



**TRANSBAY JOINT POWERS AUTHORITY  
BOARD OF DIRECTORS**

**MINUTES**

Thursday, June 8, 2017  
1 Dr. Carlton B. Goodlett Place, Room 416  
San Francisco, CA

**REGULAR MEETING**  
9:30 a.m.

**BOARD OF DIRECTORS**

Mohammed Nuru, Chair  
Jeff Gee, Vice Chair  
Greg Harper  
Jane Kim  
Edward Reiskin  
Bijan Sartipi

Executive Director  
Mark Zabaneh

Secretary  
Nila Gonzales

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9:30 – REGULAR MEETING

## ORDER OF BUSINESS

### 1. Call to Order

Chair Nuru called the meeting to order at 9:35 a.m.

### 2. Roll Call

Secretary Gonzales noted that Director Kim would not be present due to a scheduling conflict.

Present: Greg Harper  
Ed Reiskin  
Jeff Gee  
Mohammed Nuru

Absent: Jane Kim  
Bijan Sartipi

### 3. Communications

Director Harper stated that AC Transit met with Caltrans regarding bus drivers' concerns of the Bay Bridge configuration and it appears all is going to work out.

### 4. Board of Director's New and Old Business

None.

### 5. Executive Director's Report

- Federal Legislative Update
- Quarterly Financial Reports

Executive Director Zabaneh reported on retail progress to date and introduced Martha Velez, TJPA Facility Manager, to present the Board approval process for retail particulars within the Asset Manager Agreement.

Executive Director Zabaneh also provided an update on letters that were sent to Phase 1 operators proposing lease terms. Additionally, he reported that the Metropolitan Transportation Commission (MTC) is proposing to provide an additional \$3 million a year in Regional Measure 2 funds to assist with operations of the Transit Center. MTC will hold a public meeting on June 14, 2017 to hear the proposal with an approval anticipated in July. With the \$5.4 million award from the San Francisco County Transportation Authority (SFCTA), design of Phase 2 continues and a Tunnel Options study workshop was held on May 30, 2017 with tunnel experts from six

firms and draft results are anticipated by September 2017 with the report completed by October 2017. He noted that the California High Speed Rail Authority (CHSRA) would be considering the invite to join the TJPA Board at their meeting on June 14, 2017 in Sacramento and he would be attending to advocate on behalf of the item.

Chuck Baker, Chambers, Conlon & Hartwell, provided the Federal Legislative Update. Director Reiskin encouraged utilizing the TJPA Jobs Across America map to advocate for the project because it is very compelling and is being replicated at transit agencies across the country. He also suggested considering a similar map for Phase 2.

Director Reiskin requested Executive Director Zabaneh notify the TJPA Board once the CHSRA Board takes action on the invite to join the TJPA Board. He also requested staff prepare a draft resolution for each member agency to bring to their respective Boards, which is the next step in the process.

Sara DeBord, TJPA Chief Financial Officer (CFO), provided the Quarterly Financial Reports.

## 6. Citizens Advisory Committee (CAC) Update

Bruce Agid, TJPA CAC Chair, indicated that some CAC members went on a site tour and were amazed with the progress. He stated there was a request for the Railyard Alternatives and I-280 Boulevard (RAB) study to be added as a standing item on the CAC agenda. He noted the CAC was disappointed with the continued slippage of the construction substantial completion date but applauded the project team for the transparency, communication, and sense of urgency. He also noted that an additional slide was requested for the Construction Update to include transitioning bus operations to the Transit Center. He provided comments on the Draft Retail Merchandising Plan and noted the CAC's two recommendations, which were to accelerate the signing of permanent retail leases and to provide a more detailed schedule outlining the steps required to open the temporary pop-ups. He reiterated the importance of addressing homelessness and the request for a presentation to be put on the CAC agenda.

Director Harper stated the RAB is being led by the San Francisco Planning Department (Planning) so it can only be requested of that agency to present. Executive Director Zabaneh indicated that Planning is working diligently to update the cost estimate but it takes time so a monthly update from the RAB team is not going to yield a lot of new information. He stated an RAB update to the CAC might be possible in August.

Chair Nuru advised Executive Director Zabaneh to take leadership on the RAB and hopefully have an alignment that all agree on in September or sooner. Executive Director Zabaneh agreed with Chair Nuru but noted he wanted to give the RAB team the time needed to complete the work.

## 7. Public Comment

Members of the public may address the Authority on matters that are within the Authority's jurisdiction and are not on today's calendar.

Roland Lebrun stated that although the Full Funding Grant Agreement was approved for Caltrain electrification, the trains would be losing seats. He provided comments regarding \$600 million in Prop 1A bonds. He made reference to a project involving Diridon Station and Google and how it may intertwine with Phase 2. He provided comments regarding the group of engineers working on the Tunnel Options study. Finally, he expressed his opinion that the CHSRA appointment should be a CHSRA Board member or a member of their peer review group.

Jim Patrick indicated that an opening date needs to be established. He mentioned the Salesforce Tower was opening about the same time and thought the two should join forces. He suggested bringing tenants in as early as possible and giving them free rent until the bus operations opening date. He stated the sink rate for Millennium Tower should be made public. He also said that what is happening at Diridon Station needs to be considered in relation to this project.

THE FOLLOWING MATTERS BEFORE THE TRANSBAY JOINT POWERS AUTHORITY ARE RECOMMENDED FOR ACTION AS STATED BY THE EXECUTIVE DIRECTOR OR THE CHAIR.

#### REGULAR CALENDAR

##### 8. Construction Update.

Dennis Turchon, TJPA Senior Construction Manager, and Ron Alameida, Director of Design and Construction, presented the update and introduced Steve Humphreys of Webcor/Obayashi to report on the mitigation plan.

Vice Chair Gee stated that the primary delay seems to be electrical and requested, at the next update, that Mr. Alameida elaborate on the first and second tier subcontractors and what the team is going to do to pull the electrical work back on schedule. He also advised to let the Board know if there was anything they could do to assist.

Chair Nuru emphasized to advise the Board if their help is needed to meet substantial completion in December.

##### 9. Approving the Fiscal Year 2017-18 (FY 2017-18) Capital Budget in an Amount Not To Exceed \$ 404,489,900 and FY 2017-18 Operating Budget in an Amount Not To Exceed \$16,105,000.

Sara DeBord, TJPA CFO, presented the item.

Director Reiskin expressed concerns regarding the assumption of operator contributions listed in the budget and suggested changing the line item language to regional contributions instead of operator contributions.

Director Reiskin asked if budget for the RAB work that TJPA is to take over is incorporated into TJPA's FY 2017-18 Capital Budget since it is expected that TJPA will take on that work within

FY 2017-18. Director Reiskin also stated he believes Planning has funds budgeted for the RAB that should be transferred to TJPA with the work so it can be programmed into TJPA's budget. Executive Director Zabaneh stated, per the Board's desire, he will work with the Director of Planning John Rahaim so the TJPA can take over the RAB to finish it but budget for the RAB work that TJPA is expected to do is not included in the current TJPA proposed budget; however, once the work and budget are confirmed to be transferred, the TJPA Board will be presented with a budget amendment to incorporate those additional funds.

Director Harper concurred with Director Reiskin's comments regarding operator contributions.

Director Reiskin made a motion to change the line item language to regional contributions instead of operator contributions and all others concurred.

No public comment.

RESOLUTION 17-020

RESOLUTION 17-021

On motion to approve as amended:

ADOPTED: AYES – Harper, Reiskin, Gee, and Nuru

10. Authorizing the Executive Director to execute a Professional Services Agreement with G4S Secure Integration in the amount of \$5,606,664, to provide the physical security information management (PSIM) system and the emergency management system/mass notification system (ECS/MNS) and Integration Services.

Sidonie Sansom, TJPA Chief Security Officer, presented the item.

No public comment.

RESOLUTION 17-022

On motion to approve:

ADOPTED: AYES – Harper, Reiskin, Gee, and Nuru

11. Authorizing the Executive Director to terminate the Agreement with the Artist Tim Hawkinson, compensate the artist the full amount of the artist fee, and consider future opportunities to enhance the TJPA's public art program.

Ron Alameida, Director of Design and Construction, presented the item.

Public Comment:

Roland Lebrun stated that Jim Patrick mentioned at the CAC meeting that the CAC previously wrote to the Board regarding their discontent with the art piece.

RESOLUTION 17-023

On motion to approve:

ADOPTED: AYES – Harper, Reiskin, Gee, and Nuru

12. Approving the Minutes of the May 11, 2017 meeting.

No public comment.

On motion to approve:

ADOPTED: AYES – Harper, Reiskin, Gee, and Nuru

13. Presentation of the Draft Retail Merchandising Plan for the Transbay Transit Center.

Martha Velez, TJPA Facility Manager, introduced the item and Julie Taylor and Erika Elliott of Colliers to present the Draft Retail Merchandising Plan.

Director Reiskin reiterated the need for all members of the public, from a broad demographic that is representative of the people of San Francisco and the Bay Area, to feel welcome. He requested the item include real dates of when retail can reasonably be expected when the item is presented at the next meeting.

Chair Nuru requested updates on the various entities or groups expressing interest. Executive Director Zabaneh stated monthly updates would be provided.

ADJOURN – Chair Nuru adjourned the meeting at 12:10 p.m.

A recording of the meeting is on file in the office of the Secretary to the Transbay Joint Powers Authority Board of Directors.

Nila Gonzales  
Board Secretary

The Ethics Commission of the City and County of San Francisco has asked us to remind individuals that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [Campaign and Gov't Conduct Code, Article II, Chapter 1, § 2.100, et seq.] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, telephone (415) 252-3100, fax (415) 252-3124 and web site: [www.sfethics.org](http://www.sfethics.org).