

**TRANSBAY JOINT POWERS AUTHORITY
BOARD OF DIRECTORS**

MINUTES

Thursday, October 18, 2007
1 Carlton B. Goodlett Place, Room 416
San Francisco, CA

REGULAR MEETING
9:00 a.m.

BOARD OF DIRECTORS

Jerry Hill, Chair
Nathaniel Ford, Vice Chair
Michael Cohen
Chris Daly
Elsa Ortiz
Bijan Sartipi

Executive Director
Maria Ayerdi

Secretary
Nila Gonzales

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9:00 – REGULAR MEETING

ORDER OF BUSINESS

1. Call to Order

Chairman Hill called the meeting to order at 9:10am

2. Roll Call

Present: Michael Cohen

Chris Daly

Nathaniel Ford (absent at roll call, arrived at 9:14am during item 5)

Elsa Ortiz

Jerry Hill

Absent: Bijan Sartipi

3. Communications

None.

4. Board of Director's New and Old Business

None.

5. Executive Director's Report

- Temporary Terminal Schematic Design
- Caltrain Downtown Extension (DTX) Update
- Funding Update

Executive Director (ED) Ayerdi reported on the items to be presented.

Phil Sandri, URS/Transbay Program Management Team-Project Manager for Temporary Terminal, presented the Temporary Terminal Schematic Design.

Bradford Townsend, URS/Transbay Program Management Team-Project Manager for DTX, presented the DTX update including the DTX loop cost analysis. ED Ayerdi announced that money has been identified for DTX Preliminary Engineering (PE) Phase 2 so that work could continue in January 2008 since PE Phase 1 money runs out at the end of this year.

Nancy Whelan, Transbay Financial/Nancy Whelan Consulting, and John Harmer, URS/Transbay Program Management Team, presented the Funding Update which included an updated (preliminary cost estimate) Baseline Budget for Phase 1, which is fully funded.

ED Ayerdi also announced that an OCIP (owner controlled insurance program) and CM At-Risk (method of contract delivery) would be presented at a future meeting as a strategy to ensure the TJPA. She further stated that the contract with Pelli/Hines is under negotiations and should be presented by April 2008.

6. Public Comment

Jane Morrison, SF Tomorrow, stated they are 1000% in support of the Transbay Project but expressed concern over City Planning approving so many high rises. They support the project's needs to have a high rise to fund the project but hope it is not as high as 1300 feet.

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

REGULAR CALENDAR

7. Approving the Minutes of the September 20, 2007 meeting.

No public comment.

On motion to approve:

ADOPTED: AYES – Cohen, Daly, Ford, Ortiz and Hill

8. Presentation by Cambridge Systematics on High Speed Rail (HSR) Ridership projections.

George Mazur, Cambridge Systematics, presented the item.

Vice Chairman Ford requested a study that would assess fuel savings from diversions of autos to HSR. Mr. Mazur stated it was not done on this study but that information is on the HSR EIR.

No public comment.

9. Authorizing the Chair of the Board of Directors to execute the Agreement with Local Government Services to provide Human Resources Management Services for a period of three years.

ED Ayerdi presented the item.

No public comment.

RESOLUTION 07-040

On motion to approve:

ADOPTED: AYES – Cohen, Daly, Ford, Ortiz and Hill

CLOSED SESSION

1. Call to Order

Chairman Hill called the closed session to order at 10:25am

2. Roll Call

Present: Michael Cohen
Chris Daly
Nathaniel Ford
Elsa Ortiz
Jerry Hill

Absent: Bijan Sartipi

3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code section 54956.8)

Property: 272 Main Street

TJPA Negotiators: Maria Ayerdi, Executive Director; Harry Quinn, URS Corporation;
and Andrew W. Schwartz, Shute, Mihaly & Weinberger LLP, outside counsel

Negotiating parties: TJPA, San Francisco Redevelopment Agency, and Michael and
Kathryn Abbassi

Under negotiation: Price and terms of payment for TJPA's purchase of 272 Main Street

ADJOURN CLOSED SESSION AND RECONVENE MEETING – The closed session was
adjourned at 10:35am.

10. Announcement of Closed Session.

Deborah Keeth, TJPA Counsel, reported that the Board met in closed session for a conference
with real property negotiators and took action by urging the Redevelopment Commission and
Agency Staff to attempt to reach an agreement with the Abbassis for their purchase of the north
half of Parcel M for the construction of a mid-rise office building to house the Abbassis'
business and other office space.

ADJOURN – Chairman Hill adjourned the meeting at 10:40am.



A tape 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 and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin. Code Sections 16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street, Suite 801, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 554-8757 and web site: sfgov.org/ethics.