



TRANSBAY JOINT POWERS AUTHORITY

**TRANSBAY JOINT POWERS AUTHORITY  
CITIZENS ADVISORY COMMITTEE**

**MEETING MINUTES**

Tuesday, November 12, 2013

TJPA Offices  
201 Mission Street, Suite 2100  
San Francisco, CA

5:30 p.m. to 7:30 p.m.

**CITIZENS ADVISORY COMMITTEE**

Andrew Brooks, Chair  
Ted Olsson, Vice-Chair

Bruce Agid  
Helen Han  
Sandra Padilla  
Pascale Soumoy  
Marla Wilson

Michael Freeman  
Jessica Lorenz  
Nathan Rapp  
Patrick Valentino

Mark Garcia  
D'Arcy Myjer  
Joseph Scott  
Todd Williams

Executive Director  
Maria Ayerdi-Kaplan

Staff Liaison  
Scott Boule

CAC Secretary  
Margie Cleland

**1. Call to Order**

Chair Brooks called the meeting to order at 5:35 p.m.

Present: Chair Andrew Brooks, Vice-Chair Ted Olsson, Bruce Agid, Mark Garcia, D'Arcy Myjer, Sandra Padilla, and Patrick Valentino.

Absent: Michael Freeman, Helen Han, Jessica Lorenz, Nathan Rapp, Joseph Scott, Pascale Soumoy, Todd Williams and Marla Wilson.

A quorum of eight (8) members was not achieved.

**2. Approval of October 8, 2013 Meeting Minutes**

Item #2 was not brought forth due to lack of a quorum.

### **3. Staff Report**

Scott Boule, TJPA Staff Liaison, presented the Staff Report. He advised that the DTX Update will include a cost estimate, research on property value increases resulting from construction of the new Transbay Transit Center, and information on private-public partnerships. This presentation will also be given at the TJPA Board of Directors Meeting on Thursday, November 14, 2013. A CAC member site tour was attended by Andrew Brooks, Ted Olsson, and Michael Freeman earlier in the day and Mr. Boule invited requests from CAC members for future site tours. A presentation on Caltrain electrification is planned in the near future. TJPA is moving forward with the Supplemental Environmental Impact Statement / Environmental Impact Report (SEIS/EIR) with internal review planned in early 2014 and public review in the spring of 2014. Mark Zabaneh provided an update of current bid packages.

### **4. Construction Update**

Jack Adams, Turner Construction Company, presented the Construction Update.

Bruce Agid asked why the first bracing being removed is in the center and not on the ends of the site where the concrete had been poured first. Mr. Adams agreed and explained that the center zone bracing was removed first because it is on the critical path. Ted Olsson noted that the wood piles being removed from the site are in good condition and suggests they can be reused as benches in the Park. Mr. Adams replied that the wood is owned by the contractor, but that they could consider Mr. Olsson's suggestion. Bruce Agid asked about the cast node milestones and was told that Turner would see if they could add a cast node progress graph to future Construction Update presentations.

### **5. DTX Update**

Maria Ayerdi-Kaplan thanked the CAC members for their service on the Citizens Advisory Committee, advised that the DTX Update will also be provided to the TJPA Board of Directors at Thursday's Board of Directors meeting, and asked for CAC member input on the presentation.

Libby Seifel of Seifel Consulting Inc. presented a report titled *Key Investment in San Francisco's Future as a World Class City* examining economic and non-economic benefits to be realized from construction of the Transbay Transit Center, City Park, and surrounding open areas. She explained the research methodology and economic assumptions. Ms. Seifel discussed property value premium increases for new and existing properties based on their distance from the Transbay Transit Center and the value of expected development. The improved transit access, public spaces and neighborhood amenities provided by the Transbay Project are projected to add \$3.9 billion to the value of private property located within  $\frac{3}{4}$  of a mile of the Transit Center. Patrick Valentino asked if a possible "economic downturn" had been factored in and Ms. Seifel responded that their figures are conservative. Ted Olsson

asked why the research area stopped where it did on the southern end and the response was that at this point the area is closer to 4<sup>th</sup> and King and benefits derived would be coming from the 4<sup>th</sup> & King Caltrain station. Scott Boule commented that 82.6% of the forthcoming revenues from a new Mello Roos Community Facilities District would go towards funding City Park and the DTX.

The DTX Update was presented by Brian Dykes, TJPA Principal Engineer, and Jim Martling of Sperry Capital, Inc. Patrick Valentino suggested that a flow chart explaining Public-Private Partnership's (P3) would be helpful. Sandra Padilla asked if one P3 was chosen to design the P3, then would that be the only group TJPA would work with. Maria Ayerdi-Kaplan confirmed that it would be, but only after being chosen through the Request for Proposal (RFP) process. Sandra Padilla also asked if there are downsides to P3's and Mr. Martling replied that P3's are a complex procurement challenge and have a long lead time. Bruce Agid asked if there is a dollar amount connected to starting the P3 process and Mr. Martling explained that a P3 Agreement would need to be signed and that the project would have to be classified as investment grade quality.

## **6. Public Comment**

Luis Zurinaga of the San Francisco County Transportation Agency (SFCTA) expressed that the SFCTA is excited about the potential advantages of a P3 delivery method for the DTX and offered their assistance as this option is being considered. Shari Tavafrashti from the SFCTA commented that a P3 approach would reduce TJPA's risk.

## **7. CAC Member Comments & Future Agenda Requests**

Andrew Brooks feels that the P3 approach is very innovative and that TJPA is going down the right path. Bruce Agid thinks that it is a good process, but suggested keeping in mind the disadvantages as well as the advantages.

## **8. Adjourn**

Chair Brooks adjourned the meeting at 7:35 pm.

## **11. Next Meeting**

The next meeting is scheduled for December 10, 2013.

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).