



TRANSBAY JOINT POWERS AUTHORITY

Maria Ayerdi-Kaplan • Executive Director

**TRANSBAY JOINT POWERS AUTHORITY
CITIZENS ADVISORY COMMITTEE**

MEETING MINUTES
Tuesday, April 12, 2016

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

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

CITIZENS ADVISORY COMMITTEE

Ted Olsson, Chair
Bruce Agid, Vice Chair

Keysha Bailey
Paul Bendix
Paolo Cosulich-Schwartz
Robert Feinbaum

Helen Han
Charley Lavery
Sean McGarry
Lauren Post
Alice Rogers

Patty-Jo Rutland
Jason Smith
Pascale Soumoy
Patrick Valentino

Executive Director
Maria Ayerdi-Kaplan

Staff Liaison
Scott Boule

CAC Secretary
Barbara Pemberton

1. Call to Order

Chair Olsson called the meeting to order at 5:30 pm.

Members Present: Chair Olsson, Vice Chair Agid, Paul Bendix, Paolo Cosulich-Schwartz, Robert Feinbaum, Helen Han, Sean McGarry, Lauren Post, Alice Rogers, Jason Smith, and Pascale Soumoy.

Members Absent: Keysha Bailey, Charley Lavery, Patty-Jo Rutland, and Patrick Valentino.

A quorum was achieved.

2. Staff Report

TJPA Legislative Affairs and Community Outreach Manager Scott Boule presented the report. The process for written resolutions was researched by reviewing the CAC bylaws and consulting with legal counsel. A potential resolution can be raised when discussing future agenda requests, and this item will be considered for inclusion on a future agenda. The Community Benefit District (CBD) is recruiting for a new board member that is a non-property owning business operator within the CBD. There is no specified deadline for the end of this recruitment. The TJPA is working with the City of San Francisco to move forward with the sale of Parcel F and Block 4. Block 4 is the northern third of the Temporary Terminal and will be residential, including a significant percentage of affordable housing. Parcel F will be a mix of office, residential, and hotel space. The contract for Singer Associates, the public relations firm representing the TJPA, has not been renewed by the TJPA Board of Directors. Singer Associates' last day is April 30, 2016. Mr. Boule will be the new point of contact for all requests related to community outreach and media. We are in the final stages of the CAC recruitment process. A list of recommended candidates will be presented to the TJPA Board for consideration at the April 14, 2016 meeting. Departing members Pascale Soumoy, Patrick Valentino, and current Chair Ted Olsson were thanked for their years of service. The next CAC meeting will include the election of the Chair and Vice-Chair for the coming year. Vice-Chair Agid asked if the Parcel F purchase was on track. Mr. Boule answered that a purchase and sale agreement has been negotiated. Paul Bendix asked if Singer Associates will be replaced by another agency or will their duties be handled in-house. Mr. Boule responded that Singer Associates duties will be shifted in-house.

3. Approval of Meeting Minutes: March 8, 2016

Chair Olsson requested a motion to approve the March 8, 2016 Minutes. A motion to approve the Minutes was made by Jason Smith and seconded by Lauren Post. A unanimous voice vote approved the motion.

4. Presentation on the Railyard Alternatives and I-280 Boulevard Feasibility Study by the San Francisco Planning Department

The presentation was made by Gil Kelley, Director of Citywide Planning, and Susan Gygi, Senior Engineer/Planner. Robert Feinbaum asked if the remaining phases of the study would be on schedule since Phase 1 of the feasibility study went beyond the initial timeframe. Ms. Gygi responded that parts of Phase 2 were moved to Phase 1, and the full project timeline has not changed. Vice-Chair Agid asked if options three and four for the Transbay Transit Center Loop were being studied further. Mr. Kelley responded in the affirmative. Vice Chair Agid asked if the tunneling to the East Bay in options 3 or 4 would connect to the Transit Center. Mr. Kelley responded that discussions on alignment were not yet underway. Chair Olsson asked for a summarization of concerns learned from the public meetings on the railyard study. Mr. Kelley reported that many people attending had concerns over removal of I-280 and the number of cars that would be routed through neighborhoods if I-280 was removed. Concerns were also raised about the study potentially delaying the DTX, which Mr. Kelley said is not the intention.

Member of the Public Jerry Cauthen asked if the Mission Bay alternative alignment is underground. Ms. Gygi responded that it is and that station construction access would be from overhead. Another Member of the Public was concerned about the lack of cost information in the study. Mr. Kelley responded that cost information would be included in future phases of the study and that information from the first phase shows what is feasible without considering costs. The speaker also had concerns about congestion when traffic is moved off of I-280 and onto local streets. Member of the Public Jim Patrick commented about the need for another Transbay tube and speaking with other municipalities. Mr. Kelley said that the issue is being looked at and discussions are underway. Jason Smith expressed support for fully electrifying Caltrain and eliminating plans to initially use a combination of electric and diesel trains until the remaining diesel trains reach the end of their service life.

5. Update on Status of Financing

The presentation was made by Sara DeBord, TJPA Chief Financial Officer. Ms. Post asked about the financing and Ms. DeBord provided additional details. Vice-Chair Agid asked what the funding source was for repayment and the impact on Phase 2. Ms. DeBord answered that Community Facilities District (CFD) and net tax increment proceeds are being used, but that significant funds from both revenue streams will be available for Phase 2. Ms. Post asked who structured the funding. Ms. DeBord responded that the San Francisco Office of Public Finance and Metropolitan Transportation Commission structured the funding. Mr. Feinbaum asked if any unused funds would be utilized in Phase 2. Ms. DeBord responded that the intent is to only use funds that are necessary to complete Phase 1, leaving net tax increment and CFD funds available for Phase 2. Mr. Feinbaum stated that the San Francisco Chronicle article suggested that the TJPA is running out of money. Ms. DeBord answered that under this approach funds will continue to be available without any disruption to the construction schedule. Transportation Infrastructure Finance and Innovation Act loan funds will be used first before any drawdown on the city financing. The TJPA anticipates using the financed money in the later part of fiscal year 2017. Mr. Feinbaum asked if the loan would be repaid by the end of 2017. Ms. DeBord answered that the loan would not be paid off at that time. The loan would be rolled over and be paid off between 2020 and 2024. Paolo Cosulich-Schwartz asked why this financing structure was used. Bryant Jenkins of Sperry Capital, TJPA financial consultant, responded that the Certificate of Participation structure is used extensively.

6. Construction Update

Ron Alameida of the San Francisco Department of Public Works and Steve Rule of Turner Construction Company, Construction Management Oversight, presented the update. Mr. Feinbaum asked if substantial completion meant that buses would be in operation and if the Transit Center would be able to accommodate double-decker buses. Mr. Rule stated that substantial completion means that the building is ready for its intended use. TJPA staff clarified that the Transit Center will be able to accommodate double-decker buses if operators decide to use them.

7. Public Comment

Member of the Public Jim Patrick suggested that the Master Lessee needs more time to secure leases for retail establishments.

8. CAC Member Comments & Future Agenda Requests

Robert Feinbaum proposed a resolution for future discussion. The resolution expresses support for the DTX. The resolution will be considered as a future agenda item.

9. Adjourn

Chair Olsson adjourned the meeting at 8:00 pm.