



**TRANSBAY JOINT POWERS AUTHORITY
CITIZENS ADVISORY COMMITTEE**

MEETING MINUTES
Tuesday, September 13, 2016

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

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

CITIZENS ADVISORY COMMITTEE

Bruce Agid, Chair
Lauren Post, Vice-Chair

Keysha Bailey
Paul Bendix
Anthony Birdsey
Paolo Cosulich-Schwartz
Jackson Fahnestock

Robert Feinbaum
Helen Han
Charley Lavery
Sean McGarry
Nathan Morales

Alice Rogers
Patty-Jo Rutland
Jason Smith
Pascale Soumoy

Interim Executive Director
Mark Zabaneh

Staff Liaison
Scott Boule

CAC Secretary
Eddie Phillips

1. Call to Order

Chair Agid called the meeting to order at 5:33 pm.

Members Present: Chair Agid, Vice-Chair Post, Paul Bendix, Jackson Fahnestock, Robert Feinbaum, Nathan Morales, Alice Rogers and Jason Smith.

Members Absent: Keysha Bailey, Anthony Birdsey, Paolo Cosulich-Schwartz, Helen Han, Charley Lavery, Sean McGarry and Patty-Jo Rutland.

A quorum was achieved.

2. Staff Report

Scott Boule, TJPA Legislative Affairs and Community Outreach Manager, presented the report. Mr. Boule informed the CAC of the two press statements that have been issued regarding excessive settlement and tilt of Millennium Tower. The statements are posted on the TJPA website and additional statements will follow as needed. Given pending litigation, he explained that TJPA has no further comment beyond those two statements. Chair Agid stated that if any CAC member were asked any questions regarding the Millennium Tower that they can direct people to the TJPA website or to TJPA staff. Vice-Chair Post stated that she lives in Millennium Tower, but at this time she is not part of the pending litigation and is no longer a member of the building's HOA Board. If at any point it is determined she has a conflict of interest or if participation on the TJPA CAC becomes uncomfortable for her, then she would resign her seat on the CAC. Mr. Boule informed the CAC that both the U.S. Secretary of Transportation Anthony Foxx and the California State Secretary of Transportation Brian Kelly visited the TJPA on August 24th. Secretary Kelly also had time to tour the construction site along with members of his staff. These visits were an excellent opportunity for TJPA staff to highlight construction progress on Phase 1, existing funding for Phase 2, and additional funding TJPA will be requesting from the federal and state governments to close the remaining Phase 2 funding gap. The Master Lessee Request for Proposals process yielded three respondents. One of those firms was Millennium Partners, who subsequently withdrew. However, the other members of their team requested the opportunity to continue to be considered with substitutions as required with Cushman-Wakefield as the new lead. They provided the required substitutions and the Evaluation Committee has requested additional documentation before finalizing their scores. The other two respondents, YoungWoo & Associates and Lincoln Property Company, have already scored well enough to move forward into negotiations. The TJPA anticipates making a recommendation at the November TJPA Board meeting to initiate final negotiations with one of these three teams. This keeps the process on track to execute an agreement in the first quarter of 2017. Mr. Boule informed the CAC that the 2016 summer intern program has successfully completed and a video made by the interns describing their experiences has been posted to the "Faces of Transbay" section of the TJPA website. Mr. Boule also mentioned that the November CAC meeting falls on election night so CAC members may want to consider moving that meeting to another date. TJPA staff will survey members regarding potential options. Member of the public Jim Patrick stated that the Millennium Tower press release posted to the TJPA website was well done and encouraged all to read it.

3. Approval of Meeting Minutes: July 12, 2016

There were no edits requested to the minutes and no member of the public wishing to comment. A motion to approve the minutes was made by Alice Rogers and seconded by Paul Bendix. A unanimous voice vote approved the motion.

4. Construction Update

Dennis Turchon, TJPA Senior Construction Manager, and Ron Alameida, Director of Design and Construction for the Transbay Transit Center, presented the update. Chair Agid asked

what caused the progress schedule to slip? Mr. Alameida acknowledged that there was some minor slippage, but that work was being done to gain back time. Chair Agid asked about the distinction between substantial completion of construction and the beginning of operations. Mr. Alameida clarified that substantial completion means that the building will be ready for operations, but the actual beginning of operations depends on when the operators are ready. He stated that substantial completion of the Transit Center was expected for December 2017 and that bus operations would take place as soon as possible thereafter. Interim Executive Director (ED) Mark Zabaneh reiterated that substantial completion of construction was expected by December 2017, and that TJPA will work with the operators to start training and begin operations as quickly as possible. Robert Feinbaum asked if retail would be able to open concurrent with bus operations and ED Zabaneh stated that it was unlikely that all of the retail would be in place at opening. TJPA will work with the forthcoming Master Lessee to lease out the retail space and begin tenant improvements as soon as possible. Mr. Alameida stated the team would be working with the Master Lessee and AC Transit in parallel to prepare for the beginning of operations. Chair Agid stated that he felt it was necessary to be clear about the timing of substantial completion versus the beginning of bus operations and retail. He also asked about whether the current design of the bus deck could accommodate either double-decker buses or articulated buses, depending on AC Transit's needs. The bus deck can accommodate either and discussions are ongoing with AC Transit regarding their operational needs at opening versus in the future. Vice-Chair Post mentioned that at a recent meeting, of the Greater Rincon Hill Community Benefit District Board of Directors, representatives of the developers for 524 Howard Street claimed they would have a fourth pedestrian bridge connecting to the rooftop park, but ED Zabaneh clarified that was still being negotiated. Members also raised questions about a recent San Francisco Chronicle article regarding potential changes to Mission Square. ED Zabaneh stated that there are no current plans to change the design of Mission Square and any changes would need to be approved by both TJPA and the Planning Department. Mr. Boule stated that Mission Square is the primary entry point to the Transbay Transit Center and that maintaining public access is TJPA's top priority. Member of the public Mr. Patrick reiterated concerns he has previously raised about the inclusion of elevators on the far west end of the Transit Center, which he thinks were not needed.

5. Consideration of Resolution on the Downtown Rail Extension

Chair Agid began the discussion explaining the process that produced the resolution being presented for consideration. Each member of the Working Group (Bruce Agid, Paul Bendix, Jackson Fahnestock, Robert Feinbaum, and Jason Smith) presented their views on the proposed resolution before opening up the discussion to all CAC members. Mr. Feinbaum suggested amending the resolution to demand that the San Francisco Planning Department conclude the Railyard Alternatives and I-280 Boulevard Feasibility Study (RAB) by December 2016. Member of the public Mr. Patrick reiterated the schedule for the RAB study, raised concerns about potentially delaying the Downtown Rail Extension (DTX), and expressed his opposition to the resolution. The discussion yielded three options to consider: 1) Mr. Feinbaum's suggested amendment; 2) table the decision pending further information; and 3) vote it up or down as is. Mr. Feinbaum took his amendment off the table so the first vote was on tabling the resolution. A motion to table consideration of the resolution at this

time was made by Paul Bendix and seconded by Alice Rogers. A vote by roll-call was conducted and the motion to table the resolution passed by a vote of five to three. The resolution is now tabled pending further input from the Working Group.

6. Public Comment

There was no member of the public wishing to comment on matters not on the agenda.

7. CAC Member Comments & Future Agenda Requests

Chair Agid made three requests: 1) a presentation from AC Transit to discuss timing and any issues associated with the beginning of operations at the Transit Center; 2) a discussion with the Director of the City's new Department of Homelessness and Supportive Housing regarding a proactive strategy once the Transit Center opens; and 3) additional updates on the RAB study as needed.

8. Adjourn

Chair Agid adjourned the meeting at 7:37 pm.