



**TRANSBAY JOINT POWERS AUTHORITY
CITIZENS ADVISORY COMMITTEE**

MEETING MINUTES
Tuesday, April 11, 2017

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
Keisha Bailey, Vice-Chair

Paul Bendix
Anthony Birdsey
Paolo Cosulich-Schwartz
Jackson Fahnestock

Robert Feinbaum
Helen Han
Derrick Holt
John Kutay
Charley Lavery

Sean McGarry
Nathan Morales
Patty-Jo Rutland
Jason Smith

Executive Director
Mark Zabaneh

Staff Liaison
Scott Boule

CAC Secretary
Edward Phillips

1. Call to Order

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

Members Present: Chair Agid, Paul Bendix, Keysha Bailey, Anthony Birdsey, Jackson Fahnestock, Robert Feinbaum, Helen Han, Derrick Holt, John Kutay, Sean McGarry, Nathan Morales, and Patty-Jo Rutland.

Members Absent: Charley Lavery, Paolo Cosulich-Schwartz, and Jason Smith.

A quorum was achieved.

2. Staff Report

Scott Boule, TJPA Legislative Affairs and Community Outreach Manager, presented the report. Mr. Boule began by announcing that the Asset Management Agreement was brought to the TJPA Board for consideration at a special meeting on March 24th and was approved. On April 11th, the San Francisco County Transportation Authority (SFCTA) gave initial approval to TJPA's Proposition K allocation request for funds to continue preliminary engineering and design work for the Downtown Rail Extension (DTX). The request will be considered for final approval at the April 25th SFCTA Commission meeting. Two new staff members will be joining the TJPA on April 17th to fill the roles of Chief Security Officer and Facility Manager for the Transbay Transit Center (TTC). At their January meeting, the TJPA Board agreed to invite the California High Speed Rail Authority (CHSRA) to join the TJPA Board. CHSRA staff has subsequently indicated that they intend to recommend that their board accept this invitation. Mr. Boule then described the process for electing the Chair and Vice-Chair to serve for the coming year. Chair Agid asked how long it would take to do the work funded by Proposition K and staff responded that it would take approximately 12 months to complete the planned preliminary engineering and design work. This information will facilitate a final decision on the delivery method for the DTX. Robert Feinbaum asked if any of the funds would be used toward the BART pedestrian connector. Staff explained that the connector had already been designed and environmental review of the connector is being completed as part of the Supplemental Environmental Impact Statement / Environmental Impact Report (SEIS/EIR) currently underway. Chair Agid thanked the CAC members who attended the SFCTA Commission meeting to advocate for the requested Proposition K funds. Mr. Boule gave additional details regarding how the funds would be used. Member of the public James Patrick stated that the Railyard Alternatives and I-280 Boulevard feasibility (RAB) study has been underway by San Francisco Planning for quite some time and expressed the need to make a final decision on the DTX alignment very soon so that any opportunities created by a federal infrastructure bill could be pursued. Executive Director Zabaneh stated that the Trump Administration has expressed support for infrastructure projects that demonstrate public-private partnerships, and TJPA believes the DTX is a good example of generating private sector revenues for construction of public infrastructure.

3. Election of Chair and Vice Chair

CAC member Keysha Bailey nominated Chair Agid to remain as Chair and he accepted. CAC member Paul Bendix nominated CAC member Keysha Bailey for Vice-Chair and she accepted. There was no member of the public wishing to comment. A motion to approve Bruce Agid as Chair and Keysha Bailey as Vice-Chair was made by CAC member Patty-Jo Rutland and seconded by CAC member Sean McGarry. A unanimous voice vote approved the motion. Mr. Agid and Ms. Bailey both thanked the group for their confidence in them and Chair Agid resumed chairing the meeting.

4. Approval of Meeting Minutes: March 7, 2017

Mr. Feinbaum asked that he be provided with contact information for Rodney Jeung from AECOM, who presented the SEIR/EIR update at the March 7, 2017 CAC meeting. Chair Agid asked for clarification in the next staff report on the peak hours during which Caltrain

has agreed not to cross 16th Street using the turnback tracks that were described in the SEIS/EIR update. A motion to approve the March 7, 2017 minutes was made by Sean McGarry and seconded by Anthony Birdsey. A unanimous voice vote approved the motion.

5. Presentation on Asset Management Agreement with Lincoln Property Company for the Transbay Transit Center

The presentation was made via WebEx by Shuprotim Bhaumik and Anton Walker from HR&A Advisors, retail consultants to the TJPA. Vice-Chair Keysha Bailey asked for a schedule update. Mr. Bhaumik stated that it typically takes several years to fully lease out retail space and complete tenant improvements for a facility of this size. Sean McGarry asked if there is a labor harmony agreement for the tenant improvement work and fit-outs of the retail spaces. Dennis Turchon, TJPA Senior Construction Manager, stated that the existing Project Labor Agreement will carry through this work. Robert Feinbaum stated that he was happy to see that the selected team includes extensive park management experience including Bryant Park in New York City. Mr. Feinbaum further expressed concern about the Transit Center being a desolate space given the delay in getting all of the retail space leased out. Staff stated that when bus operations begin the rooftop park and other amenities will be open and the Asset Manager is working to ensure these spaces are activated. In addition, there is potential for temporary “pop-up” retail spaces during the initial phase of operations. Mr. Feinbaum suggested short-term art exhibitions could be utilized to help create an active and welcoming environment. Chair Agid expressed concerns about the risk associated with generating estimated revenues and covering operating expenses. Mr. Bhaumik stated that there are always uncertainties, especially for a facility with no operating history. He explained that his team worked diligently with market experts to develop the estimates and incentivize the Asset Management team to maximize revenues. Mr. Feinbaum asked about the Asset Manager’s role in terms of security and Mr. Boule explained that security would be provided under a separate contract and that procurement was forthcoming. Mr. Patrick expressed concerns about the amount of time required to fully lease out the retail and he believes failing to ensure fully leased out retail space at the beginning of operations was an error.

6. Construction Update

Dennis Turchon, TJPA Senior Construction Manager, and Ron Alameida, Director of Design and Construction for the TTC, presented the update. Mr. Feinbaum asked about the status of change orders. Mr. Alameida stated that they are being managed and proceeding towards close-out with earlier subcontractors and the Bus Ramp contractor. Chair Agid expressed support for the concept of a “soft opening” approach with operators coming online as soon as they are ready rather than all at once. He asked that status updates on operations continue to be included in future construction updates. Mr. Alameida stated that commissioning and training would be timed to minimize costs while ensuring a smooth transition into operations at the TTC. Patty-Jo Rutland expressed confidence there would be strong retail interest in the TTC. Mr. Patrick expressed concerns about the impact of pigeons on cleanliness and stated that he hopes there will be sufficient plans in place to ensure cleanliness and prevent homeless encampments.

7. Public Comment

None.

8. CAC Member Comments & Future Agenda Requests

No CAC member comments. Future agenda requests include: 1) transition into operations at the TTC and AC Transit's readiness; 2) presentation of the retail program by the Asset Manager; 3) presentation from the Director of the City's new Department of Homelessness and Supportive Housing regarding a proactive strategy to prevent homeless encampments once the TTC opens; 4) review of the plans for Mission Square; 5) review of bus and traffic circulation in the area surrounding the Transit Center; and 6) coordination between the Greater Rincon Hill Community Benefit District and the Asset Management team.

9. Adjourn

Chair Agid adjourned the meeting at 7:40 pm.