

# Transbay Joint Powers Authority

## Annual Financial Report

Fiscal Year Ended June 30, 2024



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**TRANSBAY JOINT POWERS AUTHORITY  
SAN FRANCISCO, CALIFORNIA**

**ANNUAL FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
JUNE 30, 2024**

**PREPARED BY THE FINANCE DEPARTMENT**



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TRANSBAY JOINT POWERS AUTHORITY

Adam Van de Water • Executive Director

Jan 30, 2025

Board of Directors  
Transbay Joint Powers Authority  
San Francisco, California

I am pleased to present the Transbay Joint Powers Authority's (TJPA) Annual Financial Report for the fiscal year ending June 30, 2024. This report provides a comprehensive overview of the TJPA's financial performance and the progress of the Transbay Program, complemented by the independent auditors' report prepared by Maze & Associates.

At TJPA, transparency and accountability are foundational principles of our financial reporting. Our robust internal controls are designed to ensure the accuracy and reliability of the financial statements. While no system is entirely immune to error, these controls provide a strong framework for financial integrity.

The financial data and analysis in this report accurately reflect the TJPA's fiscal health and operational performance for the year. Additional details are provided in the accompanying Management's Discussion and Analysis (MD&A).

### **Governance**

The TJPA has primary jurisdiction with respect to all matters concerning the financing, design, development, construction, and operation of the Transbay Program. The TJPA is a joint exercise of powers authority created by the City and County of San Francisco, the Alameda-Contra Costa Transit District, the Peninsula Corridor Joint Powers Board, the California High Speed Rail Authority, and Caltrans (ex officio). The TJPA is managed by TJPA staff and is overseen by an eight-member Board of Directors.

### **Overview**

The Transbay Program is a transformative, multi-billion-dollar transportation infrastructure project designed to connect eight Bay Area counties and the State of California through 11 bus and rail systems, including AC Transit, BART, Caltrain, and future high-speed rail service. It consists of three key elements:

- Replacing the former Transbay Terminal with the Salesforce Transit Center.
- Developing the Downtown Rail Extension (DTX), branded as "The Portal," to connect Caltrain and future high-speed rail to the Transit Center.
- Creating a vibrant transit-oriented neighborhood with homes (including at least 35% affordable), offices, parks, and shops around the Transit Center.

The Program is divided into two phases. Phase 1 focuses on the design and construction of the above-grade levels of the Salesforce Transit Center and its key components. This includes the core and shell of the below-grade train box, a bus ramp connecting the station to the San Francisco-Oakland Bay Bridge, a bus storage facility for off-peak layovers, a temporary terminal, and a utility relocation project to clear the area for excavation.

Phase 2 encompasses the Downtown Rail Extension (DTX), now rebranded as "The Portal." This phase will extend Caltrain commuter rail from its current terminus at Fourth and King Streets directly into the Transit Center, while also accommodating future high-speed rail service between San Francisco and Los Angeles.

## Highlights of Fiscal Year 2024

### The Portal:

During the fiscal year, the Federal Transit Administration (FTA) approved TJPA's entry into the New Starts Capital Investment Grants program, committing \$3.38 billion in grant funding. Simultaneously, the FTA assigned the Portal project a rating of "Medium High" and recommended a \$500 million appropriation in the President's fiscal year 2025 budget.

TJPA issued a Request for Qualifications (RFQ) for the Civil and Tunnel Progressive Design-Build (PDB) contract, reviewed four submissions, and shortlisted three qualified teams to receive a future Request for Proposal (RFP). Additionally, a Public Hearing was held to adopt the Final Relocation Impact Study, a requirement for Right-of-Way Acquisition.

To facilitate connection to the Portal, an adjusted contract packaging and delivery approach was developed for construction at the Caltrain Railyard. TJPA also approved additional scope reductions and deferrals to reduce the overall Portal program cost and awarded a Program Management Construction Management (PMCM) contract to support project implementation.

### Post-Pandemic Recovery:

The TJPA continued to experience indirect effects of the COVID-19 pandemic, including reduced commercial activity and rents. While a new restaurant opened in 2024, construction delays reduced expected rent revenues. Additionally, lease terminations by SHO and Poke House further impacted income. Advertising revenues also fell short due to lower-than-expected ridership, despite a 22% year-over-year increase in foot traffic. Private park events similarly underperformed, generating less revenue than anticipated.

### Phase 1 closeout:

TJPA staff and consultants have been diligently working to reduce the agency's potential financial exposure from legal claims associated with the closeout of phase 1 construction. During the fiscal year, the TJPA Board of Directors amended the Phase 1 Baseline Budget to complete the closeout of all claims related to the construction of the Phase 1 project, including the Construction Manager/General Contractor (CM/GC) contract with Webcor Obayashi JV and all 49 trade package subcontractors, for a total Phase 1 Baseline Budget amount of \$2.3B.

### **Appreciation**

I extend my heartfelt gratitude to the Finance team for their commitment to TJPA's daily operations and their exceptional efforts in preparing this report. Their dedication ensures that we uphold the highest standards of financial stewardship.

Sincerely,



Shima Mirzaei  
Chief Financial Officer



## **TRANSBAY JOINT POWERS AUTHORITY**

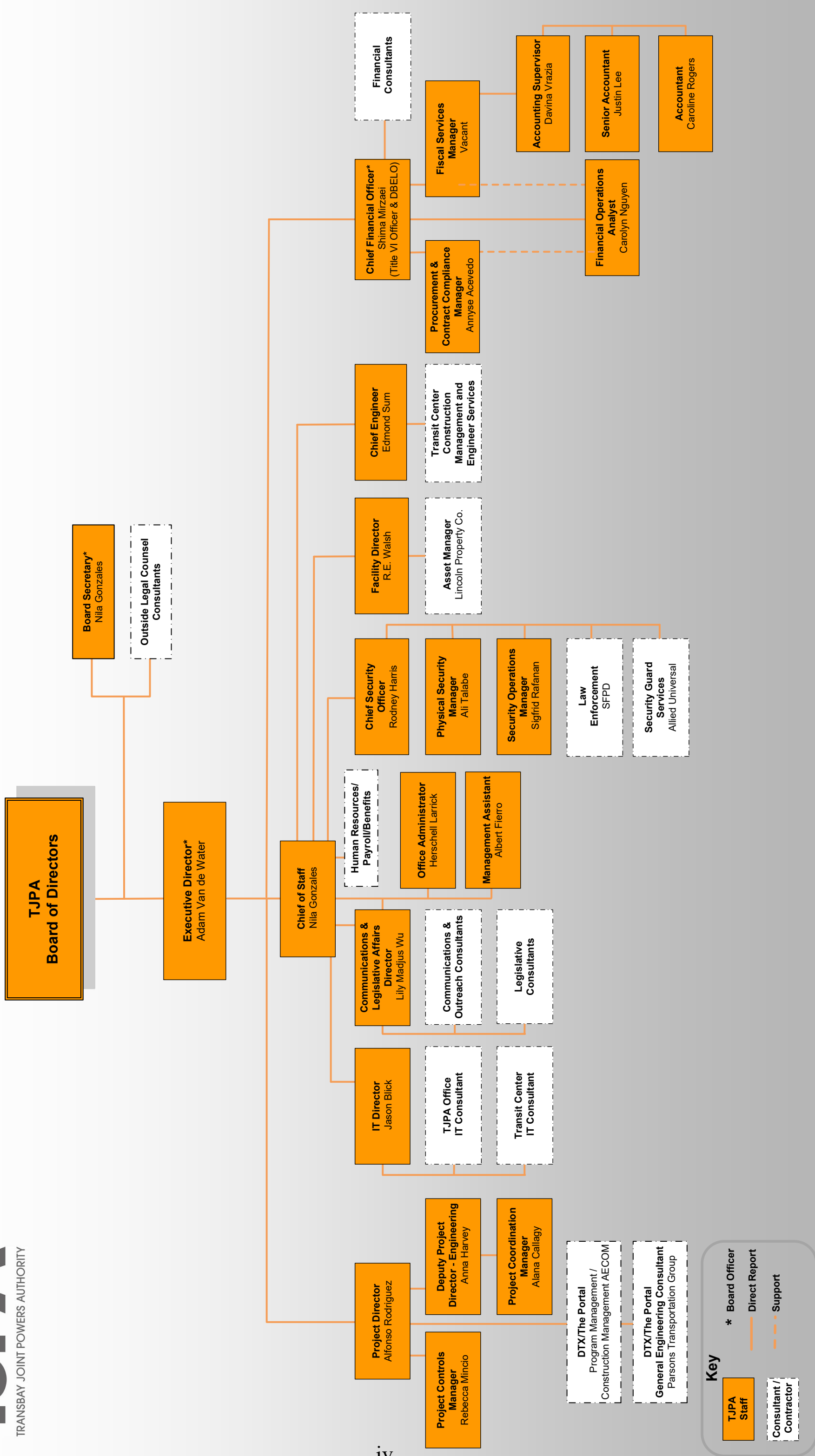
### **GOVERNING BOARD**

Jeff Gee, *Chair (Peninsula Corridor Joint Powers Board Representative)*  
Rafael Mandelman, *Vice Chair (San Francisco Board of Supervisors Representative)*  
Elaine Forbes, *Board Member (Office of the San Francisco Mayor Representative)*  
Alicia John-Baptiste, *Board Member (San Francisco Board of Supervisors Representative)*  
Boris Lipkin, *Board Member (California High Speed Rail Authority Representative)*  
Sarah Syed, *Board Member (Alameda-Contra Costa Transit Representative)*  
Jeff Tumlin, *Board Member (San Francisco Municipal Transportation Agency Representative)*  
Dina El-Tawansy, *Ex officio Board Member (Caltrans Representative)*

### **AUTHORITY STAFF**

Adam Van de Water, *Executive Director*  
Shima Mirzaei, *Chief Financial Officer*  
Nila Gonzales, *Secretary*

Deborah Miller (Shute Mihaly & Weinberger LLP), *General Counsel*



## INDEPENDENT AUDITOR'S REPORT

Board of Directors of the  
Transbay Joint Powers Authority  
San Francisco, California

### Report on the Audit of the Financial Statements

#### *Opinion*

We have audited the accompanying financial statements of the business-type activities of the Transbay Joint Powers Authority (Authority), California, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the Table of Contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Authority as of June 30, 2024, and the changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirement relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is substantial likelihood that individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and other required supplementary information as listed in the Table of Contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the Introductory Section listed in the Table of Contents, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated January 7, 2025 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



Pleasant Hill, California  
January 7, 2025

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**TRANSBAY JOINT POWERS AUTHORITY**  
Management's Discussion and Analysis  
(Required Supplementary Information-Unaudited)  
For the Year Ended June 30, 2024

The following management discussion and analysis ("MD&A") provides a narrative overview of the Transbay Joint Powers Authority's ("TJPA") financial activities for the year ended June 30, 2024, with comparative information for the year ended June 30, 2023. The MD&A section is required by the provisions of the Governmental Accounting Standards Board ("GASB") Statement No. 34 and should be read in conjunction with the TJPA's basic financial statements, which follow this section.

The TJPA's financial activities are reported based on a twelve-month fiscal year, which starts on July 1 of one calendar year and ends on June 30 of the next calendar year; the fiscal year is named by the calendar year in which the fiscal year ends. Therefore, the basic annual financial statements presented in this report are for Fiscal Year 2023-24 (FY24).

**Purpose of the TJPA**

The TJPA is a local government agency formed in 2001 in accordance with California Government Code to design, build, develop, operate and maintain a new regional transit terminal (the "transit center") and associated facilities in downtown San Francisco (collectively, the "Transbay Program"), replacing the former Transbay Terminal. An extension of rail lines for Caltrain and future California High Speed Rail from the current Caltrain San Francisco terminus at Fourth and King Streets to the transit center, referred to as the Downtown Rail Extension ("DTX"), currently known as The Portal, is the second phase ("Phase 2") of the Transbay Program. See Note 1 for additional information.

**Financial Highlights**

- At the close of the fiscal year, assets and deferred outflows of the TJPA exceeded its liabilities and deferred inflows, resulting in a net position of \$1,801,812,039 due to recognizing Transbay Transit Center in capital assets.
- TJPA experienced an operating loss of \$157,192,464, largely driven by the depreciation of the transit center asset, the inclusion of debt service as operating expenses, and a decline in revenue from commercial activities and rents. These challenges were exacerbated by the sluggish economic recovery following the pandemic.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the TJPA's basic financial statements. The annual financial report for the TJPA includes this management's discussion and analysis ("MD&A"), the basic financial statements and notes to the basic financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

The TJPA is reported as an *enterprise fund*. Enterprise funds are a type of proprietary fund used to report information in a manner similar to a private-sector business. An enterprise fund is used to account for functions that are intended to recover all or a significant portion of their costs through user fees and charges. Under the Joint Powers Agreement creating the TJPA, dated April 4, 2001, the new transit center and related facilities are to be managed and operated as an enterprise operation.

The basic financial statements include the Statement of Net Position; Statement of Revenues, Expenses, and Changes in Fund Net Position; and Statement of Cash Flows.

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Management's Discussion and Analysis  
(Required Supplementary Information-Unaudited)  
For the Year Ended June 30, 2024

The *Statement of Net Position* presents information on all of the TJPA's assets, deferred outflows of resources, deferred inflows of resources, and liabilities, with the difference between assets plus deferred outflows of resources and liabilities plus deferred inflows of resources reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the TJPA is improving or deteriorating.

The *Statement of Revenues, Expenses, and Changes in Fund Net Position* presents information showing how the TJPA's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The *Statement of Cash Flows* presents the cash inflows and outflows from operating activities, capital and related financing activities, and investing activities, and the resulting cash position at fiscal year-end.

The *Notes to the Basic Financial Statements* provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* ("RSI") concerning the TJPA's progress in funding its obligation to provide pension and other post-employment benefits to its employees.



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Management's Discussion and Analysis  
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For the Year Ended June 30, 2024

**Financial Statement Analysis**

In accordance with GASB requirements, a comparative analysis of financial data is presented in the following condensed formats to compare amounts from the current fiscal year (2024) to amounts from the prior fiscal year (2023).

**TJPA'S CONDENSED STATEMENTS OF NET POSITION**

	2024	2023	Dollar Change	Percent Change
<b>Assets:</b>				
Current and other assets	\$ 69,821,995	\$ 70,544,463	\$ (722,468)	-1%
Restricted assets	69,052,128	114,569,747	(45,517,619)	-40%
Capital assets	<u>1,962,494,213</u>	<u>2,012,229,625</u>	<u>(49,735,412)</u>	<u>-2%</u>
<b>Total assets</b>	<u>2,101,368,335</u>	<u>2,197,343,835</u>	<u>(95,975,500)</u>	<u>-4%</u>
<b>Deferred outflows of resources:</b>				
OPEB related	177,094	186,126	(9,032)	-5%
Pension related	1,157,898	1,225,659	(67,761)	-6%
Change in fair value of hedging derivative	-	-	-	0%
<b>Total deferred outflow of resources</b>	<u>1,334,992</u>	<u>1,411,785</u>	<u>(76,793)</u>	<u>-5%</u>
<b>Liabilities:</b>				
Current and other liabilities	27,406,252	21,802,419	5,603,833	26%
Tax allocation bonds	256,398,102	266,683,254	(10,285,152)	-4%
Intergovernmental liability to the City for re-conveyance of State transferred land	<u>4,364,206</u>	<u>4,364,206</u>	<u>-</u>	<u>0%</u>
<b>Total Liabilities</b>	<u>288,168,561</u>	<u>292,849,879</u>	<u>(4,681,318)</u>	<u>-2%</u>
<b>Deferred inflows of resources:</b>				
OPEB related	211,930	32,376	179,554	555%
Pension related	44,159	83,059	(38,900)	-47%
Lease related	<u>12,466,639</u>	<u>13,499,834</u>	<u>(1,033,195)</u>	<u>-8%</u>
<b>Total deferred inflows of resources</b>	<u>12,722,728</u>	<u>13,615,269</u>	<u>(892,541)</u>	<u>-7%</u>
<b>Net position:</b>				
Net investment in capital assets	1,697,251,905	1,737,682,165	(40,430,260)	-2%
Restricted				
Construction of Transit Center and DTX	39,470,051	81,672,031	(42,201,980)	-52%
Debt services	29,035,125	39,857,486	(10,822,361)	-27%
Unrestricted	<u>36,054,958</u>	<u>33,078,790</u>	<u>2,976,168</u>	<u>9%</u>
<b>Total net position</b>	<u>\$ 1,801,812,039</u>	<u>\$ 1,892,290,472</u>	<u>\$ (90,478,432)</u>	<u>-5%</u>

Current assets consisted of cash and equivalents, receivables, and other assets.

Restricted assets consisted of restricted cash, investments, and other restricted assets. The \$45.5 million net decrease is mainly due to payment of the remaining claims and closeout of the phase 1 in FY24.

Deferred inflows and outflows consisted of pension-related costs, OPEB-related costs, and lease-related costs.

Total net position on June 30, 2024, includes net investment in capital assets, which is comprised of \$2,263,538,224 worth of depreciable capital assets prior to depreciation, construction in progress of \$160,510,083, land scheduled to be permanently and temporarily retained by the TJPA of \$164,595,641, and permanent easements of \$137,374. The construction in progress includes design, construction,

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Management's Discussion and Analysis  
(Required Supplementary Information-Unaudited)  
For the Year Ended June 30, 2024

construction management, program management, and administrative costs necessary to support the development of the transit center additions (tenant improvements) and DTX.

In addition to the capital asset, \$39,470,051 restricted for construction, is a combination of bond proceeds from Tax Allocation Bonds ("TABs") and net tax increment, land sales for the continued construction of the transit center and DTX, and reserves for capital replacements.

**TJPA'S CONDENSED STATEMENTS OF CHANGES IN NET POSITION**

	2024	2023	Dollar Change	Percent Change
<b>Operating income</b>				
Operating revenues	\$ 15,589,873	\$ 14,134,575	\$ 1,455,298	10%
Operating expenses	(172,782,335)	(160,707,038)	(12,075,297)	8%
<b>Operating income (loss)</b>	<b>(157,192,462)</b>	<b>(146,572,463)</b>	<b>(10,619,999)</b>	<b>7%</b>
<b>Nonoperating revenues (expenses)</b>				
Operating grant revenue	11,141,809	14,672,860	(3,531,051)	-24%
Operating grant expenses	-	-	-	0%
Net Operating grant	11,141,809	14,672,860	(3,531,051)	-24%
Investment Income (loss)	6,054,470	3,380,808	2,673,662	79%
Miscellaneous revenues	1,056,258	16,500,000	(15,443,742)	-94%
Tax Increment Revenue	26,906,969	28,416,761	(1,509,792)	-5%
CFD impact fee revenue	-	-	-	0%
Land contribution to City & County of San Francisco	-	-	-	0%
<b>Total nonoperating revenues</b>	<b>45,159,507</b>	<b>62,970,429</b>	<b>(17,810,922)</b>	<b>-28%</b>
<b>Income before capital contributions</b>	<b>(112,032,955)</b>	<b>(83,602,034)</b>	<b>(28,430,921)</b>	<b>34%</b>
<b>Capital contributions</b>				
Federal government capital grants	-	-	-	0%
Local government capital grants	11,719,067	318,966	11,400,101	3574%
Community Facilities District reimbursements	9,579,891	27,059,490	(17,479,599)	-65%
Caltrain Capital Contribution	255,565	1,500,000	(1,244,435)	-83%
Other capital contributions	-	134,089	(134,089)	-100%
<b>Total capital contributions</b>	<b>21,554,523</b>	<b>29,012,545</b>	<b>(7,458,022)</b>	<b>-26%</b>
<b>Change in net position</b>	<b>(90,478,433)</b>	<b>(54,589,489)</b>	<b>(35,888,944)</b>	<b>66%</b>
Net position - Beginning	1,892,290,472	1,946,879,961	(54,589,489)	-3%
<b>Net position - Ending</b>	<b>\$ 1,801,812,039</b>	<b>\$ 1,892,290,472</b>	<b>\$ (90,478,433)</b>	<b>-5%</b>

Operating revenues

The source of FY24 operating revenues of \$15.5 million was comprised primarily of Operator contributions, naming rights revenue, lease and rental revenues, Community Benefit District ("CBD") revenue, and advertising revenues combined with cellular antennae licensing agreement revenue for the transit center.

**TRANSBAY JOINT POWERS AUTHORITY**  
Management’s Discussion and Analysis  
(Required Supplementary Information-Unaudited)  
For the Year Ended June 30, 2024

Nonoperating revenues

The TJPA funds a portion of facility management, security, Information Technology, and operating expenses of the Transit Center from MTC Regional Measure 2 (“RM-2”) and RM-3 operating grants.

The FY24 investment gain of \$6 million is attributable to increased interest revenue related to the implementation of GASB Statement No.87, and other interests received from investment portfolio.

Capital contributions

The year-over-year decrease in capital contributions is primarily due to the status of the Community Facilities District (CFD) funding. TJPA fully expended CFD19B funds and the majority of 2021B funds during FY23, resulting in lower carryover balances from these sources into FY24.

**Budgetary Highlights**

Quarterly budget-to-actual reports are presented to the TJPA Board of Directors (“TJPA Board”) by the TJPA Chief Financial Officer. During the fiscal year, three administrative amendments to the Operating Budget were approved. These amendments reallocated amounts among line items without increasing the total appropriations. Additionally, the TJPA Board approved three budget amendment for Phase 1, increasing the total authorized amount to \$61.9 million to fund continued legal services related to construction claims and the closeout of various trade packages under the Webcor/Obayashi JV Contract

**Capital Asset and Debt Administration**

Capital assets

The TJPA’s investment in capital assets as of June 30, 2024, amounts to \$1.9 billion. This investment in capital assets includes land, easements, information technology, transit center, tenant improvements, equipment and construction in progress. Major capital asset events during the fiscal year included the following:

- With the completion of construction activities at the transit center, construction-related activities remaining are construction contract close-out and claims resolutions.
- With four full years of operations, the transit center is a depreciable capital asset with a useful life of 5-50 years. As such, it has been depreciated by \$606 million.

See Note 4 for additional information on the TJPA’s capital assets.

Long-term debt

At the end of the current fiscal year, the TJPA had total debt outstanding of \$256.4 million. All of the debt is due to the 2020 tax allocation bonds that refinanced the \$186 million of TIFIA loan debt. See Note 5 for more detailed information on the TJPA’s long-term debt.

**Next Year’s Budgets**

**TRANSBAY JOINT POWERS AUTHORITY**  
Management's Discussion and Analysis  
(Required Supplementary Information-Unaudited)  
For the Year Ended June 30, 2024

The TJPA Board approved the Fiscal Year 2024-25 (FY25) budget on June 13, 2024.

The Operating budget totals \$27.6 million in revenues and expenses. Approximately a third of the revenues will be provided by RM-2 and RM-3 operating funds. The remainder will be covered through transit center revenues, operator contributions from the Primary Tenants of the transit center, AC Transit and SFMTA, and park reimbursements from The East Cut Community Benefit District.

The Debt Service Budget totals \$15.7 million for debt payments and reserves due to the Series 2020 tax allocation bonds.

The TJPA's FY25 Capital Budget of \$99 million anticipates expenses for The Portal (DTX), Tenant Improvements, and Capital Maintenance, Repair and Replacement. Budgeted revenues will be provided primarily by 2020 tax allocation bond proceeds, bond proceeds from Transit Center CFD special tax, RM-3 capital funds, State of California Transit and Intercity Rail Capital Program (TIRCP) funds, San Francisco Proposition K and L Sales Tax, Caltrain contribution for engineering, miscellaneous revenue, and interest income and reimbursements.

The FY25 budgets are explained in detail in the Staff Reports which were submitted with the proposed budget to the TJPA Board for adoption at its May 9 and June 13, 2024, meetings.

**Request for Information**

Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Transbay Joint Powers Authority, 425 Mission Street, Suite 250, San Francisco, California 94105.

## **BASIC FINANCIAL STATEMENTS**

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**Transbay Joint Powers Authority**  
Statement of Net Position  
June 30, 2024

**Assets:**

Current assets:

Cash and equivalents	
Cash in banks	\$ 8,427,799
Cash in State of California pool	7,518,582
Total cash and cash equivalents	15,946,381

Receivables:

Metropolitan Transportation Commission	5,943,161
San Francisco County Transportation Authority	6,295,756
AC Transit	1,100
Federal Transit Administration	5,684
Accounts receivable	25,074,154
Total receivables	37,319,855

Other current assets:

OPEB Asset	86,915
Prepaid items	694,614
Security deposits held by others	1,365
Total other current assets	782,894

Total current assets

54,049,130

Noncurrent assets:

Restricted assets:

Cash	4,000
Cash in State of California pool	40,013,003
Investments	29,035,125
Total restricted assets	69,052,128

Other noncurrent assets:

Interest receivable	217,891
Lease receivable	15,554,974
Total other noncurrent assets	15,772,865

Capital assets, nondepreciable:

Land	164,595,641
Permanent easements	137,374
State transferred land to be re-conveyed to the City and County of San Francisco	4,364,206

Construction in progress:

Caltrain Downtown Extension	140,740,004
Parcel F	1,622,948
Transbay Transit Center	17,655,102
Tenant Improvements	492,029
Total nondepreciable capital assets	329,607,304

Capital assets, depreciable:

Information technology	11,716,527
Transbay Transit Center	2,196,617,455
Tenant Improvements	54,490,177
Equipment	714,065
Less: Accumulated depreciation	(630,651,315)

Total depreciable capital assets 1,632,886,909

Total noncurrent assets 2,047,319,206

**Total assets** **2,101,368,336**

**Deferred outflows of resources:**

OPEB related	177,094
Pension related	1,157,898

**Total deferred outflows of resources** **1,334,992**

See accompanying notes to the financial statements

**Transbay Joint Powers Authority**  
Statement of Net Position  
June 30, 2024

**Liabilities:**

Current liabilities:

Accounts, contracts and intergovernmental payables	17,506,663
Accrued payroll	154,614
Retainage payable	3,164
Accrued interest payable	2,834,552
Unearned revenue	89,300
Deposits payable	462,945
Tax allocation bonds	4,480,000
<b>Total current liabilities</b>	<b>25,531,238</b>

Noncurrent liabilities:

State transferred land to be reconveyed	4,364,206
Tax allocation bonds	256,398,102
Compensated absences, accrued vacation	233,624
Net pension liability	1,641,391
<b>Total noncurrent liabilities</b>	<b>262,637,323</b>

**Total liabilities**

**288,168,561**

**Deferred inflows of resources:**

OPEB related	211,930
Pension related	44,159
Lease related	12,466,639
<b>Total deferred inflows of resources</b>	<b>12,722,728</b>

**Net position:**

Net investment in capital assets	1,697,251,905
Restricted:	
Construction of Transit Center	39,470,051
Debt Service	29,035,125
Unrestricted	36,054,958
<b>Total net position</b>	<b>\$ 1,801,812,039</b>

See accompanying notes to the financial statements



**Transbay Joint Powers Authority**  
Statement of Revenues, Expenses and Changes in Fund Net Position  
For the Year Ended June 30, 2024

**Operating revenues:**

Neutral host distributed antennae system revenue	\$	193,639
Naming rights revenue		3,477,822
Community Benefits District revenue		1,842,883
Reimbursements from others		436,502
Lease revenue		3,859,220
Other rental revenue		505,265
Advertising revenue		203,718
Operator contributions:		
SFMTA		1,313,182
AC Transit		3,737,516
Miscellaneous revenue		20,126
<b>Total operating revenues</b>		<b><u>15,589,873</u></b>

**Operating expenses:**

Personnel services		2,410,701
Materials and supplies		163,669
Utilities		1,435,552
Other expenses		4,006,552
Facility management		1,271,057
Security		8,392,589
Insurance		2,383,751
Maintenance		5,050,198
Marketing & wayfinding		322,665
Park expenses		2,089,479
Depreciation expense		136,819,713
Debt service		8,436,409
<b>Total operating expenses</b>		<b><u>172,782,335</u></b>
<b>Operating loss</b>		<b><u>(157,192,462)</u></b>

**Nonoperating revenues and expenses:**

Operating grant revenue		11,141,809
Investment income		6,054,470
Miscellaneous revenues		1,056,258
Net tax increment revenue		26,906,969
<b>Total nonoperating revenues and expenses</b>		<b><u>45,159,506</u></b>
<b>Income before capital contributions</b>		<b><u>(112,032,956)</u></b>

**Capital contributions:**

Local government capital grants:		
Regional Measures, bridge tolls		11,719,067
Community Facilities District reimbursements		9,579,891
Caltrain capital contribution		255,565
<b>Total capital contributions</b>		<b><u>21,554,523</u></b>
Change in net position		(90,478,433)
Net position, beginning of year		1,892,290,472
<b>Net position, end of year</b>	<b>\$</b>	<b><u>1,801,812,039</u></b>

See accompanying notes to the financial statements

## Transbay Joint Powers Authority

### Statement of Cash Flows

For the Year Ended June 30, 2024

#### Cash flows from operating activities:

Cash receipts from rental revenues	\$ 505,265
Cash receipts from Transit Center neutral host distributed antennae system revenues	193,639
Cash receipts from Transit Center naming rights revenue	3,477,822
Cash receipts from Community Benefits District revenue	1,842,883
Cash receipts from lease revenue	1,927,769
Cash receipts from operator contributions	5,050,698
Cash payments to employees for salaries and benefits	(1,967,982)
Cash payments to suppliers for goods and services	(20,825,332)
Other receipts (payments)	(2,521,722)

**Net cash used for operating activities** (12,316,960)

#### Cash flows from noncapital financing activities:

Net tax increment revenue received	26,906,969
Operating grant	11,141,809
Deposits received (paid)	(6,808)
Other miscellaneous revenue received	1,056,258

**Net cash provided by noncapital financing activities** 39,098,228

#### Cash flows from capital and related financing activities:

Local government capital grants received	11,974,632
Community facilities district reimbursements received	9,579,891
Acquisition of capital assets	(87,084,302)
Principal payments on long-term debt	(6,590,000)
Interest payments on long-term debt	(8,436,409)

**Net cash used for capital and related financing activities** (80,556,188)

#### Cash flows from investing activities:

Purchases of investment securities	(61,315,727)
Proceeds from maturities of investment securities	109,073,749

**Net cash used for investing activities** 47,758,022

Net Decrease in Cash and Cash Equivalents (6,016,898)

Cash and Cash Equivalents, Beginning of Year 61,980,282

**Cash and cash equivalents, end of year** \$ 55,963,384

#### Cash and cash equivalents, end of year:

Cash and cash equivalents, unrestricted	\$ 15,946,381
Cash and cash equivalents, restricted	40,017,003

**Cash and cash equivalents, end of year** \$ 55,963,384

*(Continued on next page)*

See accompanying notes to the financial statements

**Transbay Joint Powers Authority**

Statement of Cash Flows

For the Year Ended June 30, 2024

**Reconciliation of operating income to net cash provided by operating activities:**

Operating loss	\$ (157,192,462)
Adjustments to reconcile operating income to net cash provided by operating activities	
Depreciation	136,819,713
Interest	8,436,409
(Increase) in accounts receivables	(3,227,758)
(Increase) in prepaid items and deposits	(7,697)
(Increase) in interest receivables	(80,360)
(Increase) in lease receivable and related deferrals	(1,851,091)
Increase (decrease) in:	
Pensions, OPEB and related deferrals	280,991
Accrued payroll	148,574
Unearned revenue	45,690
Accounts payable and retainage payable	4,297,877
Compensated absences	13,154
<b>Net cash provided by (used for) operating activities</b>	<b><u><u>\$ (12,316,960)</u></u></b>

**Supplemental disclosures of cash flow information**

**Noncash capital financing activities:**

Retirement of capital assets	<u><u>\$ (2,657,874)</u></u>
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**Noncash investing activities:**

Net change in fair market value of investments	<u><u>\$ 6,054,470</u></u>
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See accompanying notes to the financial statements

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**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 1 – ORGANIZATION**

In April 2001, the City of San Francisco (“the City”), Alameda - Contra Costa Transit District (“AC Transit”), and the Peninsula Corridor Joint Powers Board (“PCJPB”) entered into an agreement creating the Transbay Joint Powers Authority (“TJPA”) to design, develop, finance, build, operate and maintain the transit center and DTX. In November 2017, the California High-Speed Rail Authority was added as a new member agency of the TJPA based on the unanimous concurrence of the original member agencies (the original member agencies and new member agency referred to collectively as “Member Agencies”). The 8-member TJPA Board is composed of a director appointed by each of the following:

Alameda-Contra Costa Transit District  
California High-Speed Rail Authority  
City and County of San Francisco, Board of Supervisors (2 members)  
City and County of San Francisco, Mayor’s Office  
San Francisco Municipal Transportation Agency  
Peninsula Corridor Joint Powers Board  
State of California Department of Transportation (ex-officio)

The Member Agencies of the TJPA have granted to the TJPA most of their jointly held powers, including the authority to buy and sell property, to enter into contracts, and to accept and expend grants of cash and property. The TJPA’s management functions include contract oversight, policy direction, financing, investment supervision, and coordinating and collaborating with, among others, the U.S. Department of Transportation, the State and local entities including but not limited to the Member Agencies.

Based upon the TJPA Board’s adopted implementation plan, the Transbay Program is divided into two phases: the design and construction of the transit center, including the core-and-shell of the rail levels, as Phase 1, and the design and construction of the DTX, currently known as The Portal, as Phase 2. Phase 1 was completed in Fiscal Year 2020. Phase 2 is at approximately a 30 percent design level; final design and construction will commence when the required revenues and financing have been secured.

The TJPA is legally separate and financially independent and is not considered a component unit of the State, California High-Speed Rail Authority, the City, AC Transit, or the PCJPB. Therefore, these financial statements represent solely the activities, transactions and status of the TJPA.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Basis of Accounting and Measurement Focus**

The TJPA is a single enterprise fund. The activities of the TJPA are reported using the economic resources measurement focus and its records are maintained on the accrual basis of accounting. Under this method, revenues are recorded when earned and Program capital outlay and operating expenses are recorded when the related liability is incurred.

The TJPA distinguishes operating revenues and expenses from nonoperating revenues and expenses. Operating revenues and expenses generally result from providing services in connection with the principal ongoing operations. In fiscal year 2024, the principal operating revenues of the TJPA are comprised of operator contributions, revenues from neutral host distributed antennae system, naming rights, rentals and leases and the Community Benefits District reimbursements (“CBD”). Operating expenses for the TJPA include the cost of operations and administrative expenses.

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Any revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

As noted above, nonoperating revenues result from an operating grant, impact fees, net tax increment revenue, as well as investment. Capital grants are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met and qualifying expenditures are incurred.

**Net Position Flow of Assumptions**

When Program costs are incurred, if there is both restricted and unrestricted net position available to finance the costs, it is the TJPA's policy to first apply restricted grant and revenue sharing resources to such Program costs.

**Unearned Revenue**

Resource inflows that do not yet meet the criteria for revenue recognition are recorded as unearned revenue. Capital contribution revenue from the TJPA's expenditure-driven grants and from other contributors such as adjacent property developers or tenants is recognized only when qualifying expenditures are incurred or the rental period begins. At June 30, 2024, the total amount of unearned revenue is \$89,300 which is primarily from prepaid rent from various tenants.

**Prepaid Items**

Resource outflows that do not yet meet the criteria for expenditure recognition, in that they benefit a future fiscal period, are recorded as prepaid items. At June 30, 2024, the total amount of prepaid items is \$694,614..

**Security Deposits Payable**

The TJPA may require deposits from tenants of TJPA-owned rental property. Deposits may also be required from adjacent property developers for temporary leasing of access easements.

**Cash and Equivalents, and Investments**

The TJPA reports demand deposits, deposits in investment pools, money market funds, and all other highly liquid investments with a maturity of twelve months or less when purchased as cash equivalents or investments at cost. Investments that are not highly liquid, or had maturities longer than twelve months at purchase, would be reported at fair value derived from the investment account statements.

All deposits are made in TJPA Board-designated official depositories. Investments are made per the TJPA Investment Policy, also approved by the TJPA Board. For more information on cash and investments, see Note 3.

**Restricted Assets**

Restricted assets consist of cash and investments that are held in trust as well as other assets that are restricted for specific purposes.

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Capital Assets**

The TJPA generally defines capital assets as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Land, including land transferred by the State that may be re-conveyed to the City or the Office of Community Investment and Infrastructure (“OCII”) for future use or sale, and permanent easements are recorded as non-depreciable capital assets. Information technology, transit center, and DTX capital asset costs are classified as construction in progress until such assets are completed and placed in service, at which time the TJPA will commence recording depreciation expense on depreciable capital assets.

All construction in progress costs associated with the planning and construction of the Program that are not directly associated with either the transit center or the DTX are accumulated as indirect program-wide costs. The annual increase in accumulated indirect program-wide costs is allocated to the transit center and DTX based on the respective percentage increase of annual direct costs of each project and capitalized.

Non-depreciable land capital assets include the cost of the land and associated acquisition costs. Under the TJPA Board-approved Capitalization Policy for Capital Assets, land costs include the following in addition to the actual acquisition costs: title and closing costs; relocation services, consultation and assistance; appraisal services; environmental consulting – soil hazardous materials; land surveys; cost to remove or demolish a building or structure existing at the time of acquisition; and site preparation; and reconstruction of property of others (rails, utilities, parking lots, fencing, and landscaping) including demolition.

**Capital Contributions**

The TJPA receives expenditure-driven restricted capital grants from the federal, state and local governments. Capital grants and contributions from external sources are recognized as capital contributions earned when the related allowable expenditures are incurred.

Contributions of donated noncash, nonland assets are recorded at estimated acquisition value in the period received as in-kind contributions.

Federal and state grants, State-conveyed land scheduled to be retained by the TJPA, grants from local agency shared revenues, and in-kind contributions for the Transbay Program are reported in the Statement of Revenues, Expenses, and Changes in Fund Net Position as capital contributions.

**Net Position**

The difference between assets plus deferred outflows of resources and liabilities plus deferred inflows of resources in the Statement of Net Position is classified as Net Position and is subdivided into the following three categories:

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Net Position-Net investment in capital assets**

This component of net position consists of capital assets, net of related debt and of accumulated depreciation (when applicable), reduced by obligations to re-convey State-transferred land. At June 30, 2024, the TJPA has \$260,878,102 in debt related to acquisition of capital assets and obligations to rec-convey State-transferred land in the amount of \$4,364,206. Total invested in capital assets net of related debt is \$1,697,251,905.

**Net Position-Restricted**

Restricted net position has external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation, that restrict the use of net position.

Restricted net position at June 30, 2024 is as follows:

<b>Net position - restricted</b>	
Restricted for construction	\$ 39,470,051
Restricted for debt service	29,035,125
Total restricted net position	<u>\$ 68,505,176</u>

**Net Position-Unrestricted**

This component of net position consists of net position that does not meet the definition of “restricted” or “net investment in capital assets”. At June 30, 2024, unrestricted net position is \$36,054,958.

**Pensions and OPEB**

For purposes of measuring the net pension liability or net OPEB liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions and OPEB, and pension and OPEB expense, information about the fiduciary net position of the California Public Employees Retirement System (“CalPERS”) plans and additions to/deductions from the plans’ fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Pension and OPEB plan investments are reported at fair value.

Deferred inflows and outflows of resources are reported in accordance with generally accepted accounting principles. Deferred outflows of resources represent a consumption of net position that applies to a future period and thus will not be recognized as an expense until then. Deferred inflows of resources represent an acquisition of net position that applies to a future period and so will not be recognized as revenue until that time. See Note 6 for detailed information on the TJPA’s pension and OPEB benefits.



**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles (GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Leases**

A lease is defined as a contract that conveys control of the right to use another entity's nonfinancial asset (the underlying asset) as specified in the contract for a period of time in an exchange or exchange-like transaction. Examples of nonfinancial assets include buildings, land, vehicles, and equipment.

*Lessor* – The Authority is a lessor for a noncancellable lease of a building. The Authority recognizes a lease receivable and a deferred inflow of resources in the Statement of Net Position.

At the commencement of a lease, the Authority initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Authority determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts as follows:

- The Authority uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.
- Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The Authority monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

**Subscription-Based Information Technology Arrangements**

A subscription is defined as a contract that conveys control for the right to use another entity's subscription-based information technology software as specified in the contract for a period of time in an exchange or exchange-like transaction. The Agency will record significant subscription liabilities and intangible right-to-use subscription assets with a net present value exceeding 1% of the Authority's total assets at fiscal year-end.

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**New Governmental Accounting Board Statement**

**GASB Statement No. 100** – In June 2022, GASB issued Statement No. 100, *Accounting for Changes and Error Corrections*. This Statement defines accounting changes as changes in accounting principles, changes in accounting estimates, and changes to or within the financial reporting entity and describes the transactions or other events that constitute those changes. As part of those descriptions, for (1) certain changes in accounting principles and (2) certain changes in accounting estimates that result from a change in measurement methodology, a new principle or methodology should be justified on the basis that it is preferable to the principle or methodology used before the change. This Statement also addresses corrections of errors in previously issued financial statements. The provisions of this Statement were implemented during fiscal year 2024. The implementation had no effect on the financial statements.

**NOTE 3 – CASH AND CASH EQUIVALENTS AND INVESTMENTS**

The TJPA’s investment policy allows the TJPA to invest cash balances in insured savings or money market accounts in a qualified public depository as established by California state law, the City Treasurer’s investment pool, the State’s Local Agency Investment Fund (“LAIF”), or through trust accounts required by debt covenants, agreements, including the 2003 Cooperative Agreement with the State and for the deposit of various types of revenues and debt proceeds.

The TJPA’s cash held in the State investment pool is considered to be cash and cash equivalents because it has the same characteristics as a demand deposit. The TJPA’s investments in the pool may be deposited or withdrawn without notice or penalty. Because the TJPA’s short-term position in the pool is considered to be a demand deposit, the TJPA does not record any allocated share of unrealized gains or losses. Investments held in the State Pool at June 30, 2024, are as follows:

Account Name	State Pool
Equity in pooled cash and investments	\$ 47,531,585

LAIF is not registered with the Securities and Exchange Commission. LAIF is a voluntary program created by statute as an investment alternative for California’s local governments and special districts. Oversight for LAIF is provided by the Local Investment Advisory Board (“LIAB”), consisting of five members appointed by the California State Treasurer.

Additional information regarding LAIF is available online at [www.treasurer.ca.gov/pmia-laif/laif.asp](http://www.treasurer.ca.gov/pmia-laif/laif.asp).

All investments below are reported at cost, rather than fair value because the difference between the cost and market value was insignificant.

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 3 – CASH AND CASH EQUIVALENTS AND INVESTMENTS (Continued)**

The Authority’s cash and investments consist of the following as of June 30, 2024:

Type	Value	Percent of Total Portfolio
<b>Restricted Cash and Pooled Investments</b>		
Cash	\$ 4,000	0%
Money Market Funds	12,385,038	15%
<b>Restricted Investments</b>		
U.S. Treasury Obligations	16,650,087	20%
Local Agency Investment Fund	40,013,003	47%
Total restricted cash and investments	<u>69,052,128</u>	<u>81%</u>
<b>Current Assets</b>		
Local Agency Investment Fund	7,518,582	9%
Cash in banks	8,427,799	10%
	<u>15,946,381</u>	<u>19%</u>
<b>Total Cash and Investments</b>	<u>\$ 84,998,509</u>	<u>100%</u>

**Fair Value Hierarchy**

TJPA categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Level 1 inputs are quoted prices in active markets for identical assets. Level 1 assets may include debt and equity securities that are traded in an active exchange market, are highly liquid, and are actively traded in over-the-counter markets.

Level 2 inputs are significant other observable inputs such as quoted prices for similar assets in active markets, quoted prices for identical or similar assets in markets that are not active, or other inputs that are observable, such as interest rates and curves observable at commonly quoted intervals, implied volatilities, and credit spreads.

Level 3 inputs are unobservable and should be developed using the best information available under the circumstances; TJPA does not have any Level 2 or 3 investments at June 30, 2024. TJPA’s fair value measurements would be categorized as follows at June 30, 2024:

- U.S. Treasury Obligations are Level 1, valued using quoted market prices
- Money Market Funds are measured at amortized cost

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 3 – CASH AND CASH EQUIVALENTS AND INVESTMENTS (Continued)**

TJPA’s investments in the State investment pool is uncategorized; they are not measured using the input levels described above because TJPA’s transactions are based on a stable net asset value of \$1 per share.

**Credit Risk**

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the actual rating as of June 30, 2024 for each investment type as provided by Moody’s investment rating system:

Investment Type	Aaa	AAAm	Not Rated	Total
Local Agency Investment Fund	\$ -	\$ -	\$ 47,531,585	\$ 47,531,585
Money Market Funds	-	12,385,038	-	12,385,038
U.S. Treasury Obligations	16,650,087	-	-	16,650,087
 Total Investments	 <u>\$ 16,650,087</u>	 <u>\$ 12,385,038</u>	 <u>\$ 47,531,585</u>	 <u>\$ 76,566,710</u>

**Concentration of Credit Risk**

Concentration of credit risk is the risk of loss attributed to the magnitude of investments in a single issuer. There are no instances of concentration risk as of June 30, 2024.

**Interest Rate Risk**

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. California Government Code limits investments in U.S. Treasury Obligations, commercial paper, and negotiable certificates of deposit to a maximum maturity of five years, 270 days, and five years, respectively, which helps to mitigate this risk since the prices of fixed-income securities with a longer time to maturity tend to be more sensitive to changes in interest rates.

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 3 – CASH AND CASH EQUIVALENTS AND INVESTMENTS (Continued)**

Information about the sensitivity of the fair values of the Authority’s investments (including investments held by bond trustees) to market interest rate fluctuations is provided by the following table that shows the distribution of the Authority’s investments by maturity as of June 30, 2024:

Investment Type	Investment Maturities (in years)		
	Less than 1 year	1 - 5 years	Total
Local Agency Investment Fund	\$ 47,531,585	\$ -	\$ 47,531,585
Money Market Funds	12,385,038	-	12,385,038
U.S. Treasury Obligations	14,507,476	2,142,611	16,650,087
Total Investments	<u>\$ 74,424,099</u>	<u>\$ 2,142,611</u>	<u>76,566,710</u>
Cash in banks and on hand			8,431,799
Total Cash and Investments			<u>\$ 84,998,509</u>

**Custodial Credit Risk**

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. TJPA investment policy limits deposits to qualified public depositories as established by state law. The amounts placed on deposit with the bank were covered by federal depository insurance and were collateralized by the pledging financial institutions as required by Section 53652 of the California Government Code. Such collateral is held by the pledging financial institutions’ trust department or agent but not in the TJPA’s name.

Custodial credit risk for investments is the risk that, in the failure of the counterparty to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. As of June 30, 2024, \$16,650,087 of U.S. Treasury Obligations were held by an affiliated company to the broker-dealer (counterparty) that was used to purchase the securities.

**NOTE 4 – CAPITAL ASSETS**

The TJPA’s capital assets consist of land, including land transferred by the State and land acquired by the TJPA that may be re-conveyed to the City or OCII, permanent easements, information technology, transit center, tenant improvements, equipment, and accumulated construction in progress related to the transit center and DTX. Construction in progress also includes intangible assets that are recorded as Information Technology in the statement of net position, which consists of costs to develop the TJPA’s website and labor compliance software licensing, Transit Center Data Network and Audio Visual Equipment and Systems. Capital assets are recorded at historical cost if purchased or constructed. Capital assets not purchased or constructed are recorded at estimated fair value at the time of acquisition.

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 4 – CAPITAL ASSETS (Continued)**

Depreciation is provided using the straight-line method for assets other than land and construction in process. Estimated useful lives are as follows:

Information Technology	5 years
Transbay Transit Center	5-50 years
Caltrain Downtown Extension	25 years
Tenant Improvements	15 years
Equipment	5-10 years

Capital Asset Activity for the fiscal year ended June 30, 2024 is as follows:

	Beginning of Fiscal Year	Current Year Acquisitions	Current Year Retirements	End of Fiscal Year
Capital assets not being depreciated:				
Land	\$ 164,595,641	\$ -	\$ -	\$ 164,595,641
Permanent easements	137,374	-	-	137,374
State transferred land to be re-conveyed to the City	4,364,206	-	-	4,364,206
Construction in progress:				
Caltrain Downtown Extension	114,489,029	26,250,975	-	140,740,004
Parcel F	1,238,455	384,493	-	1,622,948
Transbay Transit Center	9,140,018	8,515,084	-	17,655,102
Tenant Improvements	492,029	-	-	492,029
Total capital assets not being depreciated	294,456,752	35,150,552	-	329,607,304
Capital assets being depreciated:				
Information Technology	11,716,527	-	-	11,716,527
Transbay Transit Center	2,145,162,829	54,112,500	(2,657,874)	2,196,617,455
Tenant Improvements	54,029,536	460,641	-	54,490,177
Equipment	695,583	18,482	-	714,065
Total capital assets being depreciated	2,211,604,475	54,591,623	(2,657,874)	2,263,538,224
Less accumulated depreciation for:				
Information Technology	(9,373,223)	(2,343,306)	-	(11,716,529)
Transbay Transit Center	(475,058,133)	(131,357,895)	-	(606,416,028)
Tenant Improvements	(8,902,216)	(2,988,085)	-	(11,890,301)
Equipment	(498,030)	(130,427)	-	(628,457)
Total accumulated depreciation	(493,831,602)	(136,819,713)	-	(630,651,315)
Net capital assets being depreciated	1,717,772,873	(82,228,090)	(2,657,874)	1,632,886,909
Total capital assets, net	\$ 2,012,229,625	\$ (47,077,538)	\$ (2,657,874)	\$ 1,962,494,213

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 4 – CAPITAL ASSETS (Continued)**

**Land Acquisition**

The total land value at June 30, 2024 of \$164,595,641 is made up of 29 parcels of land acquired by purchase, eminent domain, or transfer from the State over the life of the Program. The additional costs included in the land value are primarily for demolition of the old terminal and bus ramps, relocation assistance and loss of goodwill for relocated businesses, appraisals, surveying, environmental remediation and monitoring, garage easement interests, and title and closing costs. No property was acquired during the year ended June 30, 2024.

**Land Acquisition Summary**

<b>Scheduled disposition:</b>	<b>Parcels</b>	<b>Land Value</b>	<b>Additional Costs</b>	<b>Total Land Value</b>
Retained for:				
Transit Center	18	\$ 125,409,458	\$ 21,607,336	\$ 147,016,794
Downtown Extension	11	15,691,890	1,886,957	17,578,847
Total value to be retained	<u>29</u>	<u>\$ 141,101,348</u>	<u>\$ 23,494,293</u>	<u>\$ 164,595,641</u>

TJPA is scheduled to permanently retain title to 29 parcels valued at \$164,595,641. The TJPA will hold title to one remaining parcel transferred by the State, with a value of \$4,364,206, for a temporary period; it will then be conveyed to the City or OCII when no longer needed for the Transbay Program. The fiscal year in which the TJPA transfers the parcels to the City or OCII, the TJPA will remove the liability related to the one former State-owned parcel.

**Land transferred from the State by fiscal year and Land scheduled to be transferred to the City or OCII:**

	<b>Total Transferred From the State</b>		<b>Scheduled To be Retained</b>		<b>Scheduled To be Transferred To City/OCII For Sale</b>	
	<b>No.</b>	<b>Value</b>	<b>No.</b>	<b>Value</b>	<b>No.</b>	<b>Value</b>
FY 2009	4	\$ 16,683,315	0	\$ -	4	\$ 16,683,315
FY 2011	14	72,007,574	9	53,186,468	5	18,821,106
FY 2013	0	(6,985,999)	0	(6,985,999)	0	-
FY 2014	1	7,476,962	0	-	1	7,476,962
FY 2015	0	-	0	-	0	-
FY 2016	0	-	0	-	0	-
FY 2017	0	-	0	-	0	-
FY 2018	0	-	0	-	0	-
FY 2019	0	-	0	-	0	-
FY 2020	0	-	0	-	0	-
FY 2021	0	-	0	-	0	-
FY 2022	0	-	0	-	0	-
FY 2023	0	-	0	-	0	-
FY 2024	0	-	0	-	0	-
Total Transferred	<u>19</u>	<u>\$ 89,181,852</u>	<u>9</u>	<u>\$ 46,200,469</u>	<u>10</u>	<u>\$ 42,981,383</u>
Total State Parcels transferred to the City/OCII					<u>(9)</u>	<u>\$ (38,617,177)</u>
Remaining State Parcels to be transferred to the City/OCII					<u>1</u>	<u>4,364,206</u>
Total land scheduled to be transferred to the City/OCII					<u>1</u>	<u>\$ 4,364,206</u>

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 4 – CAPITAL ASSETS (Continued)**

The TJPA has applied one of two valuation methods for each land parcel transferred from the State to the TJPA. Parcels that the State was leasing to third parties prior to transfer to the TJPA are valued by the TJPA using the lease rate. For parcels that were not being leased by the State at or near the date of transfer, the TJPA has used the sale price of comparable parcel(s) sold in the vicinity of the transit center. This valuation is for purposes of compliance with GASB Statement No. 34 accounting and reporting requirements only and should not be construed as current market value for the parcels.

Land parcels transferred from the State which are scheduled to be retained by the TJPA are recorded as a capital contribution and included as a component of the land capital asset account. At June 30, 2024, the value of the land transferred from the State which is scheduled to be retained by the TJPA is \$46,200,469 according to the described valuation methodology.

At June 30, 2024, the TJPA held title to one land parcel valued at \$4,364,206 which is temporarily needed by the TJPA only for the construction of the Transbay Program. Upon completion of the construction period, this parcel is scheduled to be transferred to the City or OCII for future sale.

Land parcels transferred from the State which are scheduled to be re-conveyed to the City or OCII upon completion of the Transbay Program are recorded as an intergovernmental liability to the City and as State-transferred land to be re-conveyed to City capital asset account. At June 30, 2024, the total value of the land to be re-conveyed to the City recorded in these liability and capital asset accounts is \$4,364,206. In the fiscal year the TJPA transfers the parcels to be re-conveyed to the City or OCII, the TJPA will record the liquidation of the intergovernmental liability to the City and accordingly reduce the State-transferred land capital asset account.

**Future Transfers of State Parcels**

Of the three State parcels to be transferred, one is scheduled to be transferred to the TJPA when required for construction purposes or development. Another parcel is scheduled to be transferred directly from the State to the City or OCII and will not be recorded in the TJPA's accounting records. And the third parcel that had been planned for transfer is no longer required and will be retained by the State.

**Contract Commitments**

At year end, the TJPA had contract commitments of \$57,712,977 for construction, design, engineering, planning and administrative costs.



**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 5 – LONG TERM OBLIGATIONS**

The changes in long-term obligations for the year ended June 30, 2024 are as follows:

	Balance June 30, 2023	Additions	Retirements	Balance June 30, 2024	Amount due within one year
Accrued compensated absences	\$ 220,470	\$ 13,154	\$ -	\$ 233,624	\$ -
Total compensated absences	220,470	13,154	-	233,624	-
Senior Tax Allocation Bonds					
Series 2020A	187,745,000	-	-	187,745,000	-
Premium - Series 2020A	33,209,187	-	(2,319,784)	30,889,403	-
Series 2020A-T	20,730,000	-	(2,750,000)	17,980,000	3,545,000
Subordinate Tax Allocation Bonds					
Series 2020B Bonds	25,560,000	-	(3,840,000)	21,720,000	935,000
Premium - Series 2020B	2,939,067	-	(395,368)	2,543,699	-
Total bonds	270,183,254	\$ -	\$ (9,305,152)	260,878,102	\$ 4,480,000
Less Current Portion	3,500,000			4,480,000	
Long Term Portion	\$ 266,683,254			\$ 256,398,102	

As of June 30, 2024, TJPA does not have any lines of credit.

**2020 Tax Allocation Bonds (Green Bonds)**

On June 25, 2020, the TJPA issued tax allocation bonds in the amount of \$271,205,000 comprised of \$189,480,000 Senior Tax Allocation Bonds Series 2020A (Tax-Exempt) (Green Bonds) (the “Senior 2020A Bonds”), \$28,355,000 Senior Tax Allocation Bonds Series 2020A-T (Federally Taxable) (Green Bonds) (the “Senior 2020A-T Bonds”), and \$53,370,000 Subordinate Tax Allocation Bonds Series 2020B (Tax-Exempt) (Green Bonds) (the “Subordinate 2020B Bonds”) (together the “2020 Bonds”). The TJPA is designating the 2020 Bonds as “Green Bonds” that finance environmentally beneficial projects. The particular capital improvements that the TJPA has defined as “Green Projects” in connection with the 2020 Bonds are part of the development of Phase 1 and Phase 2 of the Transbay Program. In addition to financing a portion of the costs related to the construction of Phase 1 and Phase 2 of the Transbay Program, the proceeds of the 2020 Bonds were also used to refinance the TIFIA Loan, to fund a debt service reserve for the Senior 2020A and Senior 2020A-T Bonds and a debt service reserve for Subordinate 2020B Bonds, and to pay costs of issuance of the 2020 Bonds. The Senior 2020A Bonds and Subordinate 2020B Bonds, both tax exempt, bear interest at a rate of 5%, except for certain Subordinate 2020B turbo bonds (the “2020B Turbo Bonds”), which bear interest at a rate of 2.4%. The Senior 2020A-T Bonds bear interest at a rate ranging from 1.9% - 4.1%. Principal payments are payable annually on October 1, commencing on October 1, 2020. Interest on the 2020 Bonds are payable semiannually on April 1 and October 1 of each year, commencing October 1, 2020.

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 5 – LONG TERM OBLIGATIONS (Continued)**

The annual debt service requirements are shown below for the above debt issues:

<b>Senior Series 2020A Tax-Exempt Bonds</b>			<b>Senior Series 2020A-T Taxable Bonds</b>		
<b>Year Ending June 30:</b>	<b>Principal</b>	<b>Interest</b>	<b>Year Ending June 30:</b>	<b>Principal</b>	<b>Interest</b>
2025	\$ -	\$ 9,387,250	2025	\$ 3,545,000	\$ 572,660
2026	3,330,000	9,304,000	2026	1,030,000	516,994
2027	3,500,000	9,133,250	2027	1,055,000	485,337
2028	3,675,000	8,953,875	2028	1,090,000	446,942
2029	3,855,000	8,765,625	2029	1,135,000	407,114
2030-2034	22,385,000	40,657,375	2030-2034	6,300,000	1,382,539
2035-2039	32,385,000	34,087,125	2035-2037	3,825,000	214,346
2040-2044	46,135,000	24,111,875	Total	<u>\$ 17,980,000</u>	<u>\$ 4,025,932</u>
2045-2049	58,880,000	11,046,750			
2050	13,600,000	340,000			
	<u>187,745,000</u>	<u>\$ 155,787,125</u>			
Plus: Unamortized Bond Premium	30,889,403				
Total	<u>\$ 218,634,403</u>				

<b>Subordinate Series 2020B Tax-Exempt Bonds</b>		
<b>Year Ending June 30:</b>	<b>Principal</b>	<b>Interest</b>
2025	\$ 935,000	\$ 1,062,625
2026	1,130,000	1,011,000
2027	1,185,000	953,125
2028	1,245,000	892,375
2029	1,310,000	828,500
2030-2034	7,580,000	3,068,250
2035-2039	8,335,000	955,125
	<u>21,720,000</u>	<u>\$ 8,771,000</u>
Plus: Unamortized Bond Premium	2,543,699	
Total	<u>\$ 24,263,699</u>	

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 5 – LONG TERM OBLIGATIONS (Continued)**

**Pledged Revenues**

The TJPA receives net tax increment revenues generated by certain former State-owned parcels sold for development and committed to the TJPA, pursuant to a pledge agreement with the City and OCII. The net tax increment revenue that is received by TJPA and income derived from permitted investments (“Pledged Revenues”) is pledged as security under the 2020 Bonds. Pledged Revenues are only available for debt service of the 2020 Bonds, and certain other specified uses as set forth in the 2020 Bonds indenture of trust between the TJPA and the trustee (e.g., funding of the 2020 Bonds debt service reserve funds if required, payment of administrative expenses up to a cap), until the 2020B Turbo Bonds are repaid in full, which occurred on October 1, 2023. In accordance with the indenture of trust, following repayment in full of the 2020B Turbo Bonds, on each October 2 excess Pledged Revenues remaining after higher priority payments are made, including the payment of 2020 Bonds debt service, is available to the TJPA for design and construction of the Transbay Program and/or any lawful purpose. The 2020 Bonds current final maturity date of the 2020 Bonds is October 1, 2049.

Under the pledge agreement, all net tax increment attributable from the former State-owned parcels, and any interest thereon, is pledged to the TJPA for costs associated with the construction and design of Phase 1 and Phase 2 of the Transbay Program. Net tax increment excludes (a) charges for City administrative charges, fees, or costs, (b) the portion of the tax increment revenues that OCII is required by law to set-aside for affordable housing, and (c) pass-through payments to taxing entities. Under the terms of the pledge agreement, the pledge of net tax increment remains in effect for 45 years after the effective date of the ordinance adopting the Transbay Redevelopment Plan, which termination date would occur no earlier than June 21, 2050.

**NOTE 6 – RETIREMENT AND OTHER POST-EMPLOYMENT BENEFITS**

**A. Pension Plan**

**Plan Description and Benefits Provided**

All full-time employees are eligible to participate in the Public Agency Cost-Sharing Multiple-Employer Defined-Benefit Pension Plan administered by CalPERS. CalPERS acts as a common investment and administrative agent for its participating member employers.

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 if classic or PEPRA safety; age 52 if PEPRA misc. with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2w Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees’ Retirement Law.

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 6 – RETIREMENT AND OTHER POST-EMPLOYMENT BENEFITS (Continued)**

TJPA contracted with CalPERS effective January 1, 2012. Prior to that date, full-time employees participated in the CalPERS pension plan via Local Government Services (“LGS”), previously TJPA’s employer of record under contract. CalPERS processed a merger, transferring TJPA employees from LGS’ plan to TJPA’s plan. Due to its small number of employees, TJPA participates in the CalPERS risk pool for Miscellaneous Employees. There are two retirement formulas for TJPA employees, depending upon date of hire: “2% at 55” risk pool for “Classic” CalPERS employees, and “2% at 62” for employees hired after January 1, 2013 who are not already CalPERS members, per the California Public Employees’ Pension Reform Act (“PEPRA”).

Participants in the pension plan include 19 active employees, 14 inactive/separated employees, and 10 retirees.

Detailed information about the pension plan’s fiduciary net position is publicly available in separately issued CalPERS reports. The reports and other details referenced below may be obtained from CalPERS, [www.calpers.ca.gov](http://www.calpers.ca.gov).

**Contributions**

The contribution requirements of plan members are established by State statute, and the employer contribution rate is actuarially established and may be amended by CalPERS. PEPRA members are required to contribute 7.750% of their annual covered salary, and Classic members are required to contribute 7% of their annual covered salary. TJPA pays this required contribution on behalf of Classic employees, amounting to \$76,924 for the year ended June 30, 2024. For Fiscal Year 2023-2024, the actuarially determined employer contribution rate was 12.47% of covered payroll costs for Classic employees, amounting to \$137,034, and 7.68% for PEPRA employees, amounting to \$153,715. The employer contribution, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. For the year ended June 30, 2024, TJPA employer contributions that are included in the calculation of net pension expense were \$370,978.

**Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

Generally accepted accounting principles require employers that participate in a defined benefit pension plan administered as a trust or equivalent arrangement to record the net pension liability, pension expense, and deferred outflows/deferred inflows of resources related to pensions in their financial statements as part of their financial position. Net pension liability is the plan’s total pension liability based on the entry age normal actuarial cost method less the plan’s fiduciary net position.

Pension expense is the change in net pension liability from the previous fiscal year to the current fiscal year less adjustments. Deferred outflows and deferred inflows of resources related to pensions are certain changes in total pension liabilities and fiduciary net position that are to be recognized in future pension expense. Each participating cost-sharing employer, such as TJPA, is required to report its proportionate share of the collective net pension liability, pension expense, and deferred outflows/deferred inflows of resources in their financial statements. The disclosures below are thus based on an actuarial valuation provided by CalPERS.

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 6 – RETIREMENT AND OTHER POST-EMPLOYMENT BENEFITS (Continued)**

At June 30, 2024, TJPA reported a liability of \$1,641,391 for its proportionate share of the net pension liability. The net pension liability was measured by CalPERS as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2022 rolled forward to June 30, 2023 using standard update procedures. TJPA’s proportion of the net pension liability was based on a projection of TJPA’s long-term share of contributions to the pension plan relative to the projected contributions of all participating local governments, actuarially determined. TJPA’s proportionate share of the net pension liability for the plan as of June 30, 2023 and 2024 was as follows:

Proportion - June 30, 2023	0.0299%
Proportion - June 30, 2024	0.0328%
Change - Increase (Decrease)	0.0029%

For the year ended June 30, 2024, the TJPA recognized pension expense of \$258,937. At June 30, 2024, TJPA reported deferred outflows of resources and deferred inflows of resources related to pension from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Contributions subsequent to the measurement date	\$ 370,978	\$ -
Differences between actual and expected experience	83,851	(13,007)
Changes in assumptions	99,098	-
Difference in actual contributions and net projected contributions	36,187	(31,152)
Changes in proportion	302,027	-
Net differences between projected and actual earnings on pension plan investments	265,757	-
Total	\$ 1,157,898	\$ (44,159)

Of the \$1,157,898 total deferred outflows of resources, \$370,978 resulting from TJPA employer contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

	<b>Annual Amortization</b>
Year Ended June 30:	
2025	\$ 302,899
2026	201,846
2027	230,392
2028	7,624
Total	\$ 742,761

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 6 – RETIREMENT AND OTHER POST-EMPLOYMENT BENEFITS (Continued)**

**Actuarial Assumptions**

For the measurement period ended June 30, 2023, the total pension liability was determined by rolling forward the June 30, 2022 total pension liability. The June 30, 2022 total pension liabilities were based on the following actuarial methods and assumptions for all benefit tiers:

**Actuarial Assumptions**

Valuation Date	June 30, 2022
Measurement Date	June 30, 2023
Actuarial Cost Method	Entry Age Normal Cost
Actuarial Assumptions:	
Discount Rate	6.90%
Inflation	2.30%
Salary Increases	(1)
Investment Rate of Return	6.9% (2)
Mortality	Derived using CalPERS Membership Data for all Funds (3)
Post Retirement Benefit Increase	Contract COLA up to 2.30% until Purchasing Power Protection Allowance Floor on Purchasing Power applies

- (1) Depending on age, service and type of employment
- (2) Net of pension plan investment expenses, including inflation
- (3) The mortality table used was developed based on CalPERS' specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study for the period from 2001 to 2019. Pre-retirement and Post-retirement mortality rates include generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the CalPERS Experience Study and Review of Actuarial Assumptions report from November 2021 that can be found on the CalPERS website.

**Discount Rate**

The discount rate used to measure the total pension liability for the Plan was 6.90%. The projection of each cash flows used to determine the discount rate for the Plan assumed the contributions from all plan members in the Public Employees Retirement Fund (PERF) will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 6 – RETIREMENT AND OTHER POST-EMPLOYMENT BENEFITS (Continued)**

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical and forecasted information for all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the rounded single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.

The table below reflects the expected real rates of return by asset class:

Asset Class (a)	Assumed Asset Allocation	Real Return (a) (b)
Global Equity - Cap-Weighted	30.0%	4.54%
Global Equity - Non-Cap-weighted	12.0%	3.84%
Private Equity	13.0%	7.28%
Treasury	5.0%	0.27%
Mortgage-backed security	5.0%	0.50%
Investment grade Corporates	10.0%	1.56%
High Yield	5.0%	2.27%
Emerging Market Debt	5.0%	2.48%
Private Debt	5.0%	3.57%
Real Assets	15.0%	3.21%
Leverage	-5.0%	-0.59%
Total	<u>100%</u>	

(a) An expected inflation of 2.30% used for this period.

(b) Figures are based on the 2021 Asset Liability Management study.

**Sensitivity of TJPA's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate**

The following presents TJPA's proportionate share of the net pension liability for the plan, calculated using the discount rate of 6.90%, as well as what TJPA's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	Discount Rate -1 (5.90%)	Discount Rate (6.90%)	Discount Rate +1 (7.90%)
Net pension liability	\$ 2,932,286	\$ 1,641,391	\$ 578,874

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 6 – RETIREMENT AND OTHER POST-EMPLOYMENT BENEFITS (Continued)**

**Pension Plan Fiduciary Net Position**

Detailed information about the pension plan’s fiduciary net position is available in the separately issued CalPERS financial reports.

**Payable to the Pension Plan**

At June 30, 2024, TJPA reported a payable of \$8,667 for the outstanding amount of contributions to the pension plan required for the year ended June 30, 2024.

**B. Defined Contribution Retirement Plan**

TJPA participates in the California Public Agencies Self-Directed Tax-Advantaged Retirement System Plan (the “STARS Plan”), which provides retirement benefits for employees of the member public agencies. The STARS Plan includes a deferred compensation plan in accordance with Internal Revenue Code Section 457(b), whereby employees may elect to defer portions of their compensation in a self-directed investment plan for retirement, and a defined contribution plan in accordance with Internal Revenue Code Section 401(a), whereby TJPA matches employee contributions up to two percent of the employee’s base annual salary. All employees are eligible for plan participation. Plan assets are invested in each individual’s name with a deferred compensation plan provider. The STARS Plan deferred compensation and defined contribution assets are not reflected in these financial statements. Each of the STARS Plan’s participants directs the investments of their separate accounts. Employer contributions vest immediately. Distributions are made upon the participant’s termination, retirement, death or total disability. During the year ended June 30, 2024, the TJPA and participating employees made contributions to the STARS Plan totaling \$37,048 and \$157,444, respectively. At June 30, 2024, TJPA had a payable of \$8,667 for the outstanding amount of contributions to the defined contribution plan required for the fiscal year.

**C. Other Post-Employment Benefits**

**Plan Description and Benefits Provided**

TJPA contracts with CalPERS under the Public Employees’ Medical and Hospital Care Act (“PEMHCA”), which provides healthcare insurance programs for both active and retired employees of public employer contracting agencies. TJPA has a program in place to partially pay CalPERS medical insurance premiums for eligible retiring employees. Retiree benefit provisions are established and amended through agreements between TJPA and its employees; at a minimum TJPA will contribute the amount required by PEMHCA, which is \$157 per month per employee in calendar year 2024 and \$158 in 2025. Participating retirees pay the difference between the benefit they receive and the monthly premium. Medical insurance premiums for retiree’s spouses or dependents are not covered under these agreements, nor are dental or vision premiums. The plan does not issue a separate financial report. The total OPEB liability was determined based on an actuarial valuation date of June 30, 2023 and measurement date of June 30, 2023.



**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 6 – RETIREMENT AND OTHER POST-EMPLOYMENT BENEFITS (Continued)**

**Contribution**

TJPA joined the California Employers’ Retiree Benefit Trust (“CERBT”), an irrevocable trust established under Internal Revenue Code Section 115 to fund other post-employment benefits (“OPEB”), in Fiscal Year 2016. CERBT, an agent multiple-employer plan, is administered and managed by CalPERS and issues a financial report available on the CalPERS website. For Fiscal Year 2024, TJPA did not accrue a payable to CERBT. TJPA participates in the CERBT Strategy 3 portfolio, the most conservative of the three available investment strategies, and the ending trust balance at June 30, 2024 was \$542,980.

**Employees Covered**

At the June 30, 2023 actuarial valuation date, the TJPA had twenty-one active employees and two retirees receiving benefits.

**Discount Rate**

The discount rate used to measure the total OPEB liability was 5.20%. The projection of cash flows used to determine the discount rate assumed that the TJPA contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan’s fiduciary net position was greater than the Total OPEB Liability, which represents the portion of future OPEB costs assigned to past service worked. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB asset. The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<b>Asset Class</b>	<b>Target Allocation</b>
Global Equity	23%
Fixed Income	51%
Global Real Estate (REITS)	14%
Treasury Inflation Protected Securities	9%
Commodities	3%
	100%

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 6 – RETIREMENT AND OTHER POST-EMPLOYMENT BENEFITS (Continued)**

**Net OPEB Liability (Asset)**

The changes in TJPA’s net OPEB liability (asset) is as follows:

	<b>Increase (Decrease)</b>		<b>Net OPEB Liability (Asset)</b>
	<b>Total OPEB Liability</b>	<b>Plan Fiduciary Net Position</b>	
Balance at June 30, 2023	\$ 576,171	\$ 483,168	\$ 93,003
Changes for the year:			
Service cost	33,623	-	33,623
Interest	30,792	-	30,792
Plan experience	-	-	-
Contribution - employer	-	32,461	(32,461)
Net investment income	-	25,159	(25,159)
Changes of Assumptions	(204,355)	(17,505)	(186,850)
Benefit payments	(12,043)	(12,043)	-
Administrative expense	-	(137)	137
Net changes	(151,983)	27,935	(179,918)
Balance at June 30, 2024	<u>\$ 424,188</u>	<u>\$ 511,103</u>	<u>\$ (86,915)</u>

**Actuarial Assumptions**

Projections of benefits are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits in force at the valuation date and the pattern of sharing benefit costs between TJPA and the plan members to that point. The methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

The 2023 actuarial valuation used the following actuarial methods and assumptions:

Discount rate	5.20%
Inflation	2.50%
Payroll growth	3.00%
Healthcare cost trend rate	6.5% in 2025, trending down to 3.9% in 2075

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 6 – RETIREMENT AND OTHER POST-EMPLOYMENT BENEFITS (Continued)**

**Sensitivity of the Net OPEB Liability (Asset) to Change in Discount Rate**

The following presents the net OPEB liability (asset) of the TJPA, as well as what the TJPA's net OPEB liability (asset) would be if it were calculated using a discount rate that is one percentage point lower, or one percentage point higher, than the current discount rate (in thousands):

Net OPEB Liability (Asset) at 1% increase	\$	(135,172)
Net OPEB Liability (Asset) at Current Rate		(86,915)
Net OPEB Liability (Asset) at 1% decrease		(28,216)

**Sensitivity of the Net OPEB Liability (Asset) to Change in Healthcare Costs**

The following presents the net OPEB liability (asset) of the TJPA, as well as what the TJPA's net OPEB liability (asset) would be if it were calculated using healthcare cost trend rates that are one percentage point lower, or one percentage point higher, than the current healthcare cost trend rates (in thousands):

Net OPEB Liability (Asset) at 1% increase	\$	(14,828)
Net OPEB Liability (Asset) at Current Rate		(86,915)
Net OPEB Liability (Asset) at 1% decrease		(144,266)

**Recognition of Deferred Outflows and Deferred Inflows of Resources**

Gains and losses related to changes in total OPEB liability (asset) and fiduciary net position are recognized in OPEB expense systematically over time. Amounts are first recognized in OPEB expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to OPEB and are to be recognized in future OPEB expense. The recognition period differs depending on the source of the gain or loss. The net difference between projected and actual earnings on OPEB plan investments is amortized over a five-year period. All other amounts are amortized over the expected average remaining service lifetime (EARSLS) of 10.8 years.

**OPEB Expense (Income) and Deferred Outflows/Inflows of Resources Related to OPEB**

For the fiscal year ended June 30, 2024, the TJPA recognized OPEB expense of \$42,102. As of the fiscal year ended June 30, 2024, the TJPA reported deferred outflows/inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
OPEB Contributions Subsequent to measurement date	\$ 33,434	\$ -
Assumption changes	35,220	(19,957)
Differences between expected and actual experience	58,040	(191,973)
Net differences between projected and actual earnings on plan investments	50,400	-
Total	<u>\$ 177,094</u>	<u>\$ (211,930)</u>

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 6 – RETIREMENT AND OTHER POST-EMPLOYMENT BENEFITS (Continued)**

The reported deferred outflows (inflows) of resources related to OPEB will be recognized as expense as follows:

<b>For the Fiscal Year Ending June 30</b>	<b>Annual Amortization</b>
2025	\$ 3,551
2026	3,864
2027	10,274
2028	(8,041)
2029	(8,672)
Thereafter	(69,246)
Total	\$ (68,270)

**NOTE 7 – LEASES**

**Leases as Lessor**

The transit center is comprised of 96,772 square feet of retail space, currently divided into 59 retail spaces. As of June 30, 2024, 27 leases have been executed, which correlates to leasing rates of 46% of the retail spaces and 71% of the retail square footage.

	Total	Total Executed	% Executed
Square Footage	96,772	68,376	71%
Number of Retail Spaces	59	27	46%
Average Annual Rent	4,584,701	3,239,403	70%

As part of the Authority’s implementation of Governmental Accounting Standards Board Statement No. 87, *Leases*, in fiscal year 2022, the Authority determined only one lease met the threshold for capitalizing the lease as discussed below.

On December 27, 2019, the Authority began leasing building space to a tenant with monthly payments ranging from \$120,778 - \$177,774 through September 1, 2036. As of June 30, 2024, the lease receivable and deferred inflows of resources related to the lease amounted to \$15,554,975 and \$12,466,639, respectively. During fiscal year 2024, the Authority recognized \$1,313,140 in lease revenue and \$631,927 in interest revenue, and \$817,895 in lease receivable write-off expenses due to rent relief provided by the Authority to the tenant. The deferred inflow of resources associated with this lease will be recognized as revenue over the lease term.

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 8 – RISK MANAGEMENT**

The TJPA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The TJPA participates in the Special District Risk Management Authority (“SDRMA”), a joint powers agency established in 1986 to provide pooled joint protection programs among the members of SDRMA. The purpose of SDRMA is to reduce the amount and frequency of losses and to decrease the cost incurred by its members in the handling and litigation of claims and to purchase excess or re-insurance as a group, thereby reducing costs.

The TJPA’s deductibles and maximum coverages under the SDRMA pool are as follows:

Coverage Description	Deductibles	Coverage
General Liability	\$ 25,000	\$ 10,000,000
Auto Liability	25,000	10,000,000
Property Coverage	1,000	1,000,000,000
Boiler and Machinery Coverage	1,000	100,000,000
Uninsured/Underinsured Motorist:		
Bodily Injury	-	1,000,000
Property Damage	25,000	10,000
Employees & Public Officials:		
Errors and Omissions Liability	25,000	10,000,000
Employee Benefits Liability	25,000	10,000,000
Employment Practices Liability	25,000	10,000,000
Employee & Public Official Dishonesty	-	1,000,000
Personal Liability for Board Members	500	500,000
Cyber Liability	50,000	2,000,000
Pollution Liability	250,000	2,000,000

The property insurance noted above covers the Temporary Terminal, leased property, and other miscellaneous TJPA property. For the above package, the TJPA pays an annual contribution, determined by the Board of Directors of SDRMA, and any additional amounts which the SDRMA Board of Directors deems necessary in accordance with the bylaws of SDRMA. The TJPA’s annual contribution for the fiscal year ended June 30, 2024 was \$794,350.

In addition, the TJPA purchased an excess liability policy to provide additional coverage of \$5,000,000. There was a reduction in coverage for this policy over the prior year of \$5,000,000. The premium for the fiscal year ended June 30, 2024 for this policy was \$108,339. There is no deductible under this policy. The TJPA does not maintain earthquake insurance coverage.

The TJPA maintains property insurance for the Transit Center (including a supplemental endorsement for terrorism under the Terrorism Risk Insurance Act) with FM Global with a limit of \$1,000,000,000. The deductible for this policy is \$250,000. The premium for the fiscal year ended June 30, 2024 was \$1,470,451.

The TJPA also maintains workers’ compensation insurance in compliance with statutory limits. The premiums for the fiscal year ended June 30, 2024 for this coverage were \$30,690.

The TJPA also holds a public officials bond (as required under the TJPA Bylaws for the Chief Financial Officer) placed in 2024, for \$875.

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 9 – RELATED PARTY TRANSACTIONS**

Note 9 identifies agencies of State and local government that appoint members to the TJPA Board of Directors. The TJPA also purchases goods and services from some of these TJPA Board Member Agencies and these Agencies are therefore considered to be related parties to the TJPA. Below is a summary of goods and services purchased by the TJPA from these related parties during the fiscal year ended June 30, 2024.

**A. City and County of San Francisco**

During the year ended June 30, 2024, the City provided services including management and administration to the TJPA totaling to \$5,588,807.

Services were provided by the following organizations/departments:

SF Tax Collector	\$	232,358
Department of Public Works		29,114
Department of Technology		18,880
Police Department		2,746,320
Public Utilities Commission		1,843,279
Department of Public Health		2,611
San Francisco Municipal Transaction Agency		23,089
Office of Economic and Workforce Development		691,703
Repro Mail		778
SF Fire Department		675
Total	\$	5,588,807

The TJPA has entered into an Interagency Cooperation Agreement (ICA) with 10 city agencies (Port of San Francisco, Department of Building Inspection, Department of Technology, San Francisco Fire Department, San Francisco Municipal Transportation Agency, Office of Economic and Workforce Development [OEWD], San Francisco Planning Department, San Francisco Public Utility Commission, San Francisco Public Works, and the Department of Real Estate) so that those agencies can consult and cooperate with TJPA to facilitate the planning, design, and construction of the Phase 2 of the Transbay Program, the Downtown Rail Extension, now also known as “The Portal.” Under this ICA OEWD is responsible for submitting one invoice for all work done in support of the ICA. In Fiscal Year 2023/2024 this amounted to \$691,703.39 and represents work such as monthly technical advisory meetings, design review services, coordination meetings related to the utility relocation package, site inspections and investigation work, and permit coordination.

Within payment to Tax Collector, Community Benefit District special assessments of \$230,531.94 were paid to the San Francisco Tax Collector during the fiscal year. Also, at June 30, 2024, the TJPA held title to land parcels which are temporarily needed by the TJPA only for the construction of the Transbay Program. Upon completion of the construction period, these parcels will be transferred to the City or OCII (see Note 4).

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 9 – RELATED PARTY TRANSACTIONS (Continued)**

The City, through the San Francisco Municipal Transportation Agency (SFMTA), oversees transit, streets, and taxis in the City. Under a 2018 Transit Center Lease, SFMTA has made the transit center a point of destination/departure for a portion of SFMTA’s public transportation operations. The term of the Lease commenced on July 13, 2019 and expires on July 13, 2022, subject to SFMTA's three (3) options to extend the Lease term by one year. SFMTA exercised the first Extension Option on June 8, 2022, the second Extension Option on July 27, 2023, and the third Extension Option on March 25, 2024 for a Lease End Date of July 13, 2025. The lease is for a three year term plus three options to extend for one year each. The lease addresses payments SFMTA will make for its share of operating and maintenance costs at the transit center, should operating expenses exceed revenues. The lease allows for subtenant agreements, where subtenants can be allocated a share of SFMTA’s operating and maintenance costs.

**B. Alameda-Contra Costa Transit District (AC Transit)**

AC Transit provides bus services between Alameda and Contra Costa counties and the City and County of San Francisco. Under the Program, the transit center is the point of destination/departure for AC Transit’s bus services in San Francisco. On September 29, 2008, the TJPA Board of Directors approved a comprehensive Lease and Use Agreement that controls AC Transit’s bus operations at the transit center through at least the year 2050. The Agreement sets forth all the rights and obligations of the parties with respect to the facility. It addresses payments AC Transit will make for its share of operating and maintenance costs at the transit center should operating expenses exceed revenues, as well as its contribution in the sum of \$57,000,000 (discounted to 2011 dollars) to the capital cost of the new transit center. Additionally, the Agreement allows for subtenant agreements, where subtenants can be allocated a share of the primary tenant’s operating and maintenance costs.

**C. State of California Department of Transportation (“Caltrans”)**

See also Note 4, Capital Assets, for information regarding State-conveyed land to be retained by the TJPA and re-conveyed to the City or OCII.

**D. Peninsula Corridor Joint Powers Board (Caltrain)**

During the year ended June 30, 2024, Caltrain provided services to the TJPA, including participation in the integrated Project Delivery Team (IPDT); procurement document development/contractor engagement; conducted studies to support design, procurement, environmental and grant documents; CIG program/federal funding support; and MCA development/negotiation/completion, as related to the delivery of the Downtown Rail Extension.

**E. California High Speed Rail Authority (CHSRA)**

As of June 30, 2024, the California High-Speed Rail Authority (CHSRA) does not provide services to the TJPA and TJPA has not reported any amounts due to or from CHSRA.

**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 10 – CONTINGENT LIABILITIES**

**A. Due from Grantors**

Amounts received or receivable from federal, state, and local funders are subject to audit and adjustment by these agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by these agencies cannot be determined at this time although the TJPA expects such amounts, if any, to be immaterial.

**B. Pollution Remediation**

TJPA has conducted pollution remediation activities as a matter of course in its demolition and construction. The expenditures associated with these activities are capitalized as costs to prepare property for use. As such, the TJPA capitalizes remediation outlays as incurred and does not record a pollution remediation liability.

Life-to-date remediation expenditures through June 30, 2024 total \$17,545,459 and are associated with the following project components:

Temporary Terminal	\$	948,283
Transit Center		15,071,322
Bus Storage Facility		1,524,846
Caltrain Downtown Extension		1,008
Total	<u>\$</u>	<u>17,545,459</u>

**C. COVID-19 Pandemic**

The TJPA continued to face the lingering indirect effects of the COVID-19 pandemic throughout the year. While foot traffic increased by an encouraging 22% year-over-year, it did not translate into a proportional recovery in commercial activity or rental income. A new restaurant opening was delayed due to construction and a couple of tenants terminated their leases entirely, leaving some retail spaces vacant longer than anticipated. Advertising revenues fell short of expectations, largely due to lower-than-projected ridership levels as many commuters continued to work remotely or adopt hybrid work models. This decline in transit usage affected advertising demand, compounding the revenue shortfall. Private events hosted in the park also underperformed financially. While there was some return of public interest, event bookings and attendance levels remained below pre-pandemic benchmarks, resulting in lower-than-expected revenue generation from this source.

These combined challenges underscored the ongoing economic headwinds from the pandemic, even as incremental progress was made in other areas. TJPA continues to focus on adapting to these shifts and exploring strategies to drive long-term recovery and growth.



**TRANSBAY JOINT POWERS AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended June 30, 2024**

**NOTE 10 – CONTINGENT LIABILITIES (Continued)**

**D. Phase 1 Construction Close Out, Claims and Litigation**

On October 16, 2018, Webcor/Obayashi Joint Venture (WOJV) filed a lawsuit against the TJPA alleging that the TJPA caused delays and additional costs to WOJV on the transit center construction project due to (a) late delivery of defective design documents, (b) delay and extension of the bidding process resulting from re-scoping and re-bidding of certain critical trade packages, (c) conversion of several trade packages from a bid-build basis to design-build basis, (d) enhancement and expansion of a Risk and Vulnerability Assessment, (e) failure by the TJPA to grant full access to the project site when required, (f) delayed responses to RFIs and Change Order Requests by the TJPA and/or its design team, (g) TJPA directed code compliance decisions, and (h) failure by the TJPA to timely close out the project. WOJV asserted causes of action for breach of contract, declaratory of relief, and prompt payment penalties, and sought damages of at least \$140 million. In a series of related action, various subcontractors asserted claims against WOJV for breach of contract and, in turn, WOJV asserted claims for indemnity and contribution against the TJPA. The TJPA denied WOJV's allegations. In 2018, the TJPA filed a cross-complaint, as amended, against WOJV for breach of contract, indemnity, declaratory relief, and negligence. Subsequently, amended complaints and cross-complaints were filed by various Trade Subcontractors.

As of June 30, 2024, the TJPA reached a settlement of the final remaining claims against the TJPA in the litigation in the amount of about \$40.7 million. The TJPA received dismissals of all outstanding causes of action against it in the litigation, and the parties to the settlement generally released all claims against the TJPA arising out of the Phase 1 construction. With this settlement, Phase 1 is formally completed and closed out.

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**REQUIRED SUPPLEMENTARY INFORMATION**

**TRANSBAY JOINT POWERS AUTHORITY**  
 Required Supplementary Information  
 For the Year Ended June 30, 2024

**SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY**  
**CalPERS Public Agency Cost-Sharing Multiple-Employer Plan**

	June 30, 2023	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019
Measurement date	0.0328%	0.0299%	0.0064%	0.0239%	0.0213%
Proportion of the net pension liability	\$ 1,641,391	\$ 1,397,929	\$ 121,267	\$ 1,010,880	\$ 851,768
Proportionate share of the net pension liability	\$ 3,493,927	\$ 2,977,425	\$ 2,230,533	\$ 2,205,113	\$ 2,163,436
Covered payroll					
Proportionate share of the net pension liability as a percentage of its covered payroll	46.98%	46.95%	5.44%	45.84%	39.37%
Plan fiduciary net position as a percentage of the total pension liability	76.21%	76.68%	88.29%	85.70%	85.65%
Measurement date	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015	June 30, 2014
Proportion of the net pension liability	0.0188%	0.0186%	0.0164%	0.0144%	0.0171%
Proportionate share of the net pension liability	\$ 708,735	\$ 732,892	\$ 569,938	\$ 394,754	\$ 423,397
Covered payroll	\$ 1,852,299	\$ 1,932,209	\$ 2,215,123	\$ 2,125,171	\$ 2,087,405
Proportionate share of the net pension liability as a percentage of its covered payroll	38.26%	37.93%	25.73%	18.58%	20.28%
Plan fiduciary net position as a percentage of the total pension liability	75.26%	73.31%	74.06%	78.40%	79.82%

**Changes of Benefit Terms and Assumptions**

The figures in the schedule of contributions above do not include any liability impact that may have resulted from plan changes which occurred after June 30, 2014. The discount rate was changed from 7.65% (net of administrative expense) to 7.15% beginning in Fiscal Year 2018. The discount rate went to 6.90% beginning in Fiscal Year 2021.

**TRANSBAY JOINT POWERS AUTHORITY**  
 Required Supplementary Information  
 For the Year Ended June 30, 2024

**SCHEDULE OF PENSION CONTRIBUTIONS**

	FY 2024	FY 2023	FY 2022	FY 2021	FY 2020
Actuarially determined contribution	\$ 370,978	\$ 377,670	\$ 335,239	\$ 250,258	\$ 236,895
Contributions in relation to the					
actuarially determined contribution	(370,978)	(377,670)	(335,239)	(250,258)	(236,895)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 3,531,253	\$ 3,493,927	\$ 2,977,425	\$ 2,230,533	\$ 2,205,113
Contributions as a percentage of covered payroll	10.51%	10.81%	11.26%	11.22%	10.74%
Actuarially determined contribution	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015
Contributions in relation to the	\$ 180,519	\$ 182,740	\$ 174,875	\$ 174,033	\$ 254,524
actuarially determined contribution	(180,519)	(182,740)	(174,875)	(174,033)	(254,524)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 2,163,436	\$ 1,852,299	\$ 1,932,209	\$ 2,215,123	\$ 2,125,171
Contributions as a percentage of covered payroll	8.34%	9.87%	9.05%	7.86%	11.98%

**TRANSBAY JOINT POWERS AUTHORITY**  
**Required Supplementary Information**  
**Agent Multiple Employer Plan**  
**For the Year Ended June 30, 2024**

**SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS**

	FY 2024	FY 2023 <sup>1</sup>	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018
<b>Total OPEB liability</b>							
Service cost	\$ 33,623	\$ 29,994	\$ 39,971	\$ 38,807	\$ 29,063	\$ 26,314	\$ 25,486
Interest	30,792	28,878	21,972	18,916	18,126	15,841	13,518
Differences between actual and expected experience	(186,222)	-	84,422	-	(49,734)	-	-
Changes in assumptions	(18,133)	30,846	(5,096)	-	11,644	16,402	-
Benefit payments	(12,043)	(7,740)	(5,994)	(1,650)	(1,735)	(1,566)	(640)
Net changes	<u>(151,983)</u>	<u>81,978</u>	<u>135,275</u>	<u>56,073</u>	<u>7,364</u>	<u>56,991</u>	<u>38,364</u>
Total OPEB liability - beginning	<u>576,171</u>	<u>494,193</u>	<u>358,918</u>	<u>302,845</u>	<u>295,481</u>	<u>238,490</u>	<u>200,126</u>
Total OPEB liability - ending	<u>\$ 424,188</u>	<u>\$ 576,171</u>	<u>\$ 494,193</u>	<u>\$ 358,918</u>	<u>\$ 302,845</u>	<u>\$ 295,481</u>	<u>\$ 238,490</u>
<b>Fiduciary net position</b>							
Contribution - employer	\$ 32,461	\$ 41,106	\$ 39,972	\$ 38,957	\$ 26,987	\$ 26,135	\$ 20,195
Net investment income	7,654	(53,927)	56,339	22,271	22,097	12,817	10,149
Benefit payments	(12,043)	(7,740)	(5,994)	(1,650)	(1,735)	(1,566)	(640)
Administrative expense	(137)	(128)	(146)	(174)	(66)	(141)	(127)
Other expense	-	-	-	-	-	(358)	-
Net changes	<u>27,935</u>	<u>(20,689)</u>	<u>90,171</u>	<u>59,404</u>	<u>47,283</u>	<u>36,887</u>	<u>29,577</u>
Total OPEB liability - beginning	<u>483,168</u>	<u>503,857</u>	<u>413,686</u>	<u>354,282</u>	<u>306,999</u>	<u>270,112</u>	<u>240,535</u>
Total OPEB liability - ending	<u>\$ 511,103</u>	<u>\$ 483,168</u>	<u>\$ 503,857</u>	<u>\$ 413,686</u>	<u>\$ 354,282</u>	<u>\$ 306,999</u>	<u>\$ 270,112</u>
Plan net OPEB liability (asset) - ending	<u>\$ (86,915)</u>	<u>\$ 93,003</u>	<u>\$ (9,664)</u>	<u>\$ (54,768)</u>	<u>\$ (51,437)</u>	<u>\$ (11,518)</u>	<u>\$ (31,622)</u>
Plan fiduciary net position as a percentage of the total OPEB liability	120%	84%	102%	115%	117%	104%	113%
Covered-employee payroll	\$ 3,493,927	\$ 2,977,425	\$ 2,230,534	\$ 2,228,339	\$ 2,163,436	\$ 1,852,299	\$ 1,932,209
Plan net OPEB liability as a percentage of covered-employee payroll	-2.49%	3.12%	-0.43%	-2.46%	-2.38%	-0.62%	-1.64%

<sup>1</sup> Historical information is required only for measurement periods for which GASB 75 is applicable. TJPA currently has only five years of data to present in the schedule. As future years' data is calculated, it will be added to the schedule until ten years of data is presented.

**TRANSBAY JOINT POWERS AUTHORITY**  
**Required Supplementary Information**  
**Agent Multiple Employer Plan**  
**For the Year Ended June 30, 2024**

**SCHEDULE OF OPEB CONTRIBUTIONS**

	FY 2024	FY 2023 <sup>1</sup>	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018
Actuarially determined contribution	\$ 33,434	\$ 32,461	\$ 41,106	\$ 39,972	\$ 38,957	\$ 26,987	\$ 26,135
Contributions in relation to the actuarially determined contribution	(33,434)	(32,461)	(41,106)	(39,972)	(38,957)	(26,987)	(26,135)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 3,531,253	\$ 3,493,927	\$ 2,977,425	\$ 2,230,534	\$ 2,228,339	\$ 2,163,436	\$ 1,852,299
Contributions as a percentage of covered payroll	0.95%	0.93%	1.38%	1.79%	1.75%	1.25%	1.41%

<sup>1</sup> Historical information is required only for measurement periods for which GASB 75 is applicable. TJPA currently has only five years of data to present in the schedule. As future years' data is calculated, it will be added to the schedule until ten years of data is presented.

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**TRANSBAY JOINT POWERS AUTHORITY  
MEMORANDUM ON INTERNAL CONTROL  
AND  
REQUIRED COMMUNICATIONS  
FOR THE YEAR ENDED JUNE 30, 2024**

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**TRANSBAY JOINT POWERS AUTHORITY  
MEMORANDUM ON INTERNAL CONTROL  
AND  
REQUIRED COMMUNICATIONS**

**For The Year Ended June 30, 2024**

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## MEMORANDUM ON INTERNAL CONTROL

To the Board of Directors  
Transbay Joint Powers Authority  
San Francisco, California

In planning and performing our audit of the basic financial statements of the Transbay Joint Powers Authority (Authority) as of and for the year ended June 30, 2024, in accordance with auditing standards generally accepted in the United States of America, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to error or fraud may occur and not be detected by such controls. Given these limitations during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Included in the Schedule of Other Matters are recommendations not meeting the above definitions that we believe are opportunities for strengthening internal controls and operating efficiency.

This communication is intended solely for the information and use of management, Board of Directors, others within the organization, and agencies and pass-through entities requiring compliance with *Government Auditing Standards*, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in blue ink that reads 'Maze & Associates' in a cursive script.

Pleasant Hill, California  
January 7, 2025

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## MEMORANDUM ON INTERNAL CONTROL

### SCHEDULE OF OTHER MATTERS

#### **NEW GASB PRONOUNCEMENTS OR PRONOUNCEMENTS NOT YET EFFECTIVE**

The following comment represents new pronouncements taking affect in the next few years. We have cited them here to keep you informed of developments.

#### **EFFECTIVE FISCAL YEAR 2024/25:**

#### **GASB 101 – *Compensated Absences***

The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

#### *Recognition And Measurement*

This Statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. Leave is attributable to services already rendered when an employee has performed the services required to earn the leave. Leave that accumulates is carried forward from the reporting period in which it is earned to a future reporting period during which it may be used for time off or otherwise paid or settled. In estimating the leave that is more likely than not to be used or otherwise paid or settled, a government should consider relevant factors such as employment policies related to compensated absences and historical information about the use or payment of compensated absences. However, leave that is more likely than not to be settled through conversion to defined benefit postemployment benefits should not be included in a liability for compensated absences.

This Statement requires that a liability for certain types of compensated absences—including parental leave, military leave, and jury duty leave—not be recognized until the leave commences. This Statement also requires that a liability for specific types of compensated absences not be recognized until the leave is used.

This Statement also establishes guidance for measuring a liability for leave that has not been used, generally using an employee’s pay rate as of the date of the financial statements. A liability for leave that has been used but not yet paid or settled should be measured at the amount of the cash payment or noncash settlement to be made. Certain salary-related payments that are directly and incrementally associated with payments for leave also should be included in the measurement of the liabilities.

With respect to financial statements prepared using the current financial resources measurement focus, this Statement requires that expenditures be recognized for the amount that normally would be liquidated with expendable available financial resources.

#### *Notes To Financial Statements*

This Statement amends the existing requirement to disclose the gross increases and decreases in a liability for compensated absences to allow governments to disclose only the net change in the liability (as long as they identify it as a net change). In addition, governments are no longer required to disclose which governmental funds typically have been used to liquidate the liability for compensated absences.

## MEMORANDUM ON INTERNAL CONTROL

### SCHEDULE OF OTHER MATTERS

#### **GASB 101 – Compensated Absences (Continued)**

##### ***How the Changes in this Statement Will Improve Financial Reporting***

The unified recognition and measurement model in this Statement will result in a liability for compensated absences that more appropriately reflects when a government incurs an obligation. In addition, the model can be applied consistently to any type of compensated absence and will eliminate potential comparability issues between governments that offer different types of leave.

The model also will result in a more robust estimate of the amount of compensated absences that a government will pay or settle, which will enhance the relevance and reliability of information about the liability for compensated absences.



## REQUIRED COMMUNICATIONS

To the Board of Directors  
Transbay Joint Powers Authority  
San Francisco, California

We have audited the basic financial statements of the Transbay Joint Powers Authority (Authority) for the year ended June 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated June 24, 2024. Professional standards also require that we communicate to you the following information related to our audit.

### **Significant Audit Matters**

#### ***Qualitative Aspects of Accounting Practices***

*Accounting Policies* – Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Authority are described in Note 2 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during the year, except as follows:

The following pronouncements became effective, but did not have a material effect on the financial statements:

#### **GASB 100 – *Accounting Changes and Error Corrections***

*Unusual Transactions, Controversial or Emerging Areas* – We noted no transactions entered into by the Authority’s during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

*Accounting Estimates* – Accounting estimates are an integral part of the financial statements prepared by management and are based on management’s knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Authority’s financial statements were:

*Estimated Net Pension Liabilities and Pension-Related Deferred Outflows and Inflows of Resources:* Management’s estimate of the net pension liability and deferred outflows/inflows of resources are disclosed in Note 6 to the financial statements and are based on actuarial studies determined by a consultant, which are based on the experience of the Authority. We evaluated the key factors and assumptions used to develop the estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole.

*Estimated Net OPEB Liabilities and OPEB-Related Deferred Outflows and Inflows of Resources:* Management's estimate of the net OPEB liability and deferred outflows/ inflows of resources are disclosed in Note 6 to the financial statements and are based on actuarial studies determined by a consultant, which are based on the experience of the Authority. We evaluated the key factors and assumptions used to develop the estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole.

*Estimated Fair Value of Investments:* The Authority's cash and investments held at June 30, 2024 as measured by fair value are disclosed in Note 3 to the financial statements. Fair value is essentially market pricing in effect as of June 30, 2024. These fair values are not required to be adjusted for changes in general market conditions occurring subsequent to June 30, 2024.

*Disclosures* – The financial statement disclosures are neutral, consistent, and clear.

### ***Difficulties Encountered in Performing the Audit***

We encountered no significant difficulties in dealing with management in performing and completing our audit.

### ***Corrected and Uncorrected Misstatements***

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Professional standards require us to accumulate all known and likely uncorrected misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. We have no such misstatements to report to the Board of Directors.

### ***Disagreements with Management***

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

### ***Management Representations***

We have requested certain representations from management that are included in a management representation letter dated January 7, 2025.

### ***Management Consultations with Other Independent Accountants***

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

***Other Audit Findings or Issues***

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Authority auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

**Other Matters**

We applied certain limited procedures to the required supplementary information that accompanies and supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the required supplementary information and do not express an opinion or provide any assurance on the required supplementary information.

We were not engaged to report on the Introductory Section which accompany the financial statements, but are not required supplementary information. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

\*\*\*\*\*

This information is intended solely for the use of the Board of Directors and management and is not intended to be, and should not be, used by anyone other than these specified parties.



Pleasant Hill, California  
January 7, 2025

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