

**STAFF REPORT FOR CALENDAR ITEM NO.: 14
FOR THE MEETING OF: March 13, 2025**

TRANSBAY JOINT POWERS AUTHORITY

BRIEF DESCRIPTION

On February 15, 2007, the TJPA Board of Directors approved the appointment of the fifteen inaugural members to the TJPA Citizens Advisory Committee (TJPA CAC). The inaugural CAC meeting was held in April 2007, and the newly appointed members drew lots to determine which would serve initial one-year terms and which would serve full two-year terms. The expiration of subsequent terms has been staggered accordingly. This year, eight regular seats on the committee are open to be filled.

The TJPA CAC bylaws specify that members be selected to represent the following constituent categories:

1. Daily Caltrain Rider into San Francisco
2. Daily AC Transit Transbay Rider into San Francisco
3. Daily MUNI Rider on a line that terminates at or passes through the Transbay Terminal
4. Local Resident from District 6
5. Local Business from District 6
6. Environmentalist
7. Member of a Planning or Good-Government Non-Profit Organization
8. Representative from Labor
9. Bicycle Advocate
10. Disabled Advocate
11. San Francisco Based Public Transit Advocate
12. Regional Transit Advocate
13. Regional Transit Advocate
14. Member of the Citywide (San Francisco) Business Community
15. Member with Expertise in Real Estate Development or Real Estate Finance

The criteria for membership were established to ensure a qualified committee of regional stakeholders with a diverse array of knowledge and interest/advocacy aligned with the principal components that define the Transbay Program. Membership requires affiliation with at least one category, and the bylaws further specify that this mix of representation be preserved when replacement members are appointed to the CAC. The TJPA solicited applications for new and returning members from January 2025 through February 2025. The TJPA received eleven (11) applications, including seven (7) from current members who reapplied.

After reviewing all applications, staff is recommending that the Board of Directors reappoint seven (7) members to the CAC and appoint one (1) new member to fill all eight of the open seats:

1. Paul Bendix Disabled Advocate (reappointed)
2. Gabriel Chan Daily MUNI Rider on a line that terminates at or passes through the
Transbay Terminal (reappointed)
3. Brian Larkin San Francisco Based Public Transit Advocate (reappointed)
4. Charles Lavery Member of the Citywide (San Francisco) business community (reappointed)
5. Pedro Mendez Representative from Labor (reappointed)

6. Eric Mo Member with Expertise in Real Estate Development or Real Estate Finance (new)
7. Erik Schatmeier Environmentalist (reappointed)
8. Brian Shaw Regional Transit advocate (reappointed)

APPLICATION SOLICITATION OUTREACH

Prior to forming the CAC, TJPA staff developed, and the TJPA Board of Directors approved, an application for membership that asks for qualifications for membership, a statement of the applicant's objectives and goals, and affiliation(s) and references. This same application has been used in soliciting new members.

The call for applications was posted on the TJPA website at <https://www.tjpa.org/about-tjpa/citizens-advisory-committee/recruitment>, distributed via e-mail to TJPA's various outreach lists, discussed at CAC and TJPA Board meetings, circulated to our partner agencies, published in a citywide newspaper, posted on multiple social media networks various times over the four (4) week recruitment period and distributed to various community organizations, including:

- AC Transit
- Accion Latina
- Bay Area Council
- Bay Area Transportation Working Group
- Building Owners and Managers Association of San Francisco (BOMA)
- California High Speed Rail Authority
- Caltrain
- Consulate General of Mexico
- East Cut Community Benefit District
- Executives Association of San Francisco
- Friends of Caltrain
- Friends of DTX
- Housing Action Coalition
- La Raza Community Resource Center
- Latino Association of Graduate Students in Engineering and Science (LAGESE)
- Latino Community Foundation
- Light House for the Blind and Visually Impaired
- Literacy for Environmental Justice
- Livable City
- Local Museums and Art Galleries
- Local Universities
- Local Universities Student Associations
- Metropolitan Transportation Commission (MTC)
- Office of Community Investment and Infrastructure
- Pilipino Association of Scientists, Architects, and Engineers
- Public Service Internship (PSI) program
- Regional Chambers of Commerce
- San Francisco Bay Area Society of Hispanic Professional Engineers
- San Francisco Building and Trades Council
- San Francisco County Transportation Authority

- San Francisco Filipino Cultural Center
- San Francisco La Raza Lawyers Association
- San Francisco Mayor’s Office on Disability
- San Francisco Municipal Transportation Agency (SFMTA)
- San Francisco Office of Economic and Workforce Development
- San Francisco Planning and Urban Research Association (SPUR)
- San Francisco Transit Riders
- San Francisco Youth Commission
- Save Muni
- Seamless Bay Area
- Sierra Club
- Society of Asian Scientists and Engineers (SASE)
- South of Market Business Association (SOMBA)
- The Nature Conservancy
- Transform
- Veterans Services at San Francisco State University
- Women of Color Collective (WOCC)

APPLICATIONS RECEIVED

The TJPA received 11 applications from seven men and four undeclared. Seven applicants are San Francisco residents, two are East Bay residents, one is a North Bay resident, and one is a Peninsula resident. The applicants’ ethnicities are as follows: five are undeclared, four are Caucasian, one is Asian, and one is Hispanic.

RECOMMENDATIONS FOR APPOINTMENT TO THE TJPA CAC

Staff recommends approval of candidates in eight indicated categories, pursuant to Article 2, Section 4 of the Bylaws of the TJPA CAC. The recommended members include five men and three gender undeclared. The recommended applicants’ ethnicities are as follows: four are undeclared, three are Caucasian and one is Hispanic. Five of the recommended applicants are San Francisco residents, two are East Bay residents and one is a Peninsula resident.

NEXT STEPS

The attached resolution appoints eight recommended applicants for membership on the TJPA CAC. Appointed members will be contacted and invited to the next meeting of the TJPA CAC, which will be held on April 8, 2025. CAC meetings are held at the TJPA office at 425 Mission Street, Suite 250, San Francisco, CA 94105.

TIMELINE

March 13, 2025	TJPA Board of Directors Considers Recommended CAC Membership
April 8, 2025	Next TJPA CAC Meeting

RECOMMENDATION

Adoption of the resolution approving the appointment of eight members to the TJPA CAC as recommended.

ENCLOSURES

1. Resolution
2. Applications of recommended TJPA CAC Members

**TRANSBAY JOINT POWERS AUTHORITY
BOARD OF DIRECTORS**

Resolution No. _____

WHEREAS, On October 27, 2006, the Transbay Joint Powers Authority (TJPA) Board approved the creation of the TJPA Citizens Advisory Committee (TJPA CAC) and Bylaws; and

WHEREAS, The approved TJPA CAC Bylaws call for a CAC comprised of fifteen members; and

WHEREAS, The TJPA CAC first met on April 10, 2007; and

WHEREAS, Eight positions on the CAC are open for appointment or reappointment; and

WHEREAS, The TJPA has solicited applications for membership from the public and received 11 applications; and

WHEREAS, The following current members of the TJPA CAC are recommended for reappointment:

1. Paul Bendix Disabled Advocate
2. Gabriel Chan Daily MUNI Rider on a line that terminates at or passes through the Transbay Terminal
3. Brian Larkin San Francisco Based Public Transit Advocate
4. Charles Lavery Member of the Citywide (San Francisco) business community
5. Pedro Mendez Representative from Labor
6. Erik Schatmeier Environmentalist
7. Brian Shaw Regional Transit advocate; and

WHEREAS, The following individual is recommended for appointment to the vacancy on the TJPA CAC:

1. Eric Mo Member with Expertise in Real Estate Development or Real Estate Finance; and

WHEREAS, The recommended TJPA CAC members include individuals with a diverse range of interests, expertise and backgrounds and represent the regional nature of the Transbay Program; now, therefore, be it

RESOLVED, That the TJPA Board of Directors appoints the recommended applicants to serve as members of the TJPA CAC.

I hereby certify that the foregoing resolution was adopted by the Transbay Joint Powers Authority Board of Directors at its meeting of March 13, 2025.

Secretary, Transbay Joint Powers Authority



TRANSBAY JOINT POWERS AUTHORITY

APPLICATION FOR MEMBERSHIP ON THE TJPA CITIZENS ADVISORY COMMITTEE

Name: Paul Bendix
(Please type or write legibly)

Home Address: [Redacted]

City: San Francisco County: San Francisco Zip Code: 94131

Email: [Redacted] Home Phone: [Redacted]

Contact Phone: Same Occupation: Writer

Employer: self Position:

Ethnicity: Caucasian Gender: Male
(Voluntary Information)

Affiliation(s) Please check all that apply.
Membership requires that you fit within one of the categories below.

- 1. [] Daily Caltrain rider into San Francisco
2. [] Daily AC Transit Transbay Rider into San Francisco
3. [] Daily MUNI Rider on a line that serves the Transit Center
4. [] Local Resident from District 6 (zip code 94105 or 94107)
5. [] Local Business from District 6 (zip code 94105 or 94107)
6. [] Environmentalist
7. [] Member of a planning or good-government non-profit organization
8. [] Representative from labor
9. [] Bicycle advocate
10. [x] Disabled advocate
11. [x] San Francisco based public transit advocate
12. [x] Regional Transit advocate
13. [] Member of the citywide (San Francisco) business community
14. [] Member with expertise in real estate development or real estate finance

Please explain your qualifications with respect to the affiliation(s) you checked above.
I ride BART and Muni daily, Caltrain at least once a month.
I frequently experience wheelchair accessibility on regional transit services.
I recently joined the S.F. Mayor's Disability Council.
I work with SF-MDC/MTA on robo-cab access.

Applicants who currently sit on another regional CAC that advises on matters relevant to the Transit Center will have priority for membership on the TJPA CAC.

Check here if you are a member of another regional Citizens Advisory Committee.

List CAC

#1 _____ Member since _____
#2 _____ Member since _____
#3 _____ Member since _____

Summary of Applicant's Qualifications for Membership (You may attach a resume. Please limit your attachment to no more than three pages):

Updating my 2023 résumé....

I am now on the Board of Governors of the CG Jung Institute of San Francisco.

I am helping the institute adjust to transit-friendly operation.

Statement of Applicant's Objectives/Goals if accepted for membership on the TJPA Citizens Advisory Committee:

Watch for opportunities to better publicize The Portal. As the Transit Center grows toward full, robust operation....

...stress the unique potential for disabled access across multiple transit modes and operators.

References

	Name	E-mail	Phone
1.	Steve Hargis-Bullen	[REDACTED]	[REDACTED]
2.	Deborah Kaplan	[REDACTED]	[REDACTED]

Applications are considered active for one year from the date of signature. Completed applications should be submitted to the Transbay Joint Powers Authority via email cac@tjpa.org or by mail to 425 Mission Street, Suite 250, San Francisco, CA 94105 by February 14, 2025.

Please note that the information you provide in this application and resumes, and other material provided in connection with it, may be made available to the public. If you do not want your home address, telephone number, email address, or fax number disclosed, please indicate that fact in the space below the signature line. The information will be redacted from publicly available copies. Where residence is relevant, a portion of the address (such as street name and zip code) may be disclosed.

SIGNATURE

31 JANUARY 2025

DATE

How did you hear about us? (Check all that apply.)

- TJPA Website/Search Engine (Google, Yahoo, etc.)
 Email
 Newspaper
 Word of Mouth
 Social Media
 Other _____

Paul Bendix



CURRICULUM VITAE

NONPROFIT EMPLOYMENT & CIVIC INVOLVEMENT

- **Center for Independent Living**, Berkeley, CA, staff
- **Trauma Foundation**, San Francisco, CA, staff
- **Fight Crime: Invest in Kids**, writer, advisory board member
- **Santa Clara Co. Probation Dept.**, trainer and speaker; Restorative Justice
- **Coalition to Stop Gun Violence**, PR volunteer
- **Caltrain Citizens Advisory Committee**, member
- **Foundation for the Future**, communications consultant
- **C. G. Jung Institute of San Francisco**, board member
- **California High-Speed Rail Working Group for No. Calif.**, member
- **CA DOT Rail Div. New Car Access**, DREDF volunteer

CORPORATE EMPLOYMENT

Freelance Writing, Corporate Press Relations, Menlo Park, CA, 1998-2008

Under book contract to Oliver Press, New York. Previous clients: Versalent and Sevin Rosen Funds. Specializing in articles, speeches. Business press relations.

MDL Information Systems Inc., San Leandro, CA, 1994-1998

PR specialist and writer. Expanded business coverage, with full-page feature in Forbes, front-page and Sunday business features in San Jose Mercury News.

Freelance Corporate Writer, Palo Alto, CA, 1988-1994

Clients included Apple Computer, Bell South, Nikon USA, Adobe, Xerox and Visa.

The Talbott Group, Palo Alto CA, 1985-88

Founder and partner of this public relations firm for technology companies.

Regis McKenna Inc., Palo Alto CA, 1981-85

Managed 15 writers for the largest independent PR firm in the western U.S.

Lawrence Berkeley National Laboratory, Berkeley CA, 1978-81

Handled international press relations on physics, material science, molecular biology

EDUCATION

B.A. in English, University of California, Berkeley

M.A. in English, San Francisco State University



APPLICATION FOR MEMBERSHIP ON THE TJPA CITIZENS ADVISORY COMMITTEE

Name: Gabriel Chan
(Please type or write legibly)

Home Address: [REDACTED]

City: San Francisco County: San Francisco Zip Code: 94118

Email: [REDACTED] Home Phone: _____

Contact Phone: [REDACTED] Occupation: _____

Employer: SF Bay Ferry Position: Transportation Planner

Ethnicity: _____ Gender: _____
(Voluntary Information) (Voluntary Information)

Affiliation(s) Please check all that apply.
Membership requires that you fit within one of the categories below.

- 1. Daily Caltrain rider into San Francisco
- 2. Daily AC Transit Transbay Rider into San Francisco
- 3. Daily MUNI Rider on a line that serves the Transit Center
- 4. Local Resident from District 6 (zip code 94105 or 94107)
- 5. Local Business from District 6 (zip code 94105 or 94107)
- 6. Environmentalist
- 7. Member of a planning or good-government non-profit organization
- 8. Representative from labor
- 9. Bicycle advocate
- 10. Disabled advocate
- 11. San Francisco based public transit advocate
- 12. Regional Transit advocate
- 13. Member of the citywide (San Francisco) business community
- 14. Member with expertise in real estate development or real estate finance

Please explain your qualifications with respect to the affiliation(s) you checked above.
I ride the 38 Geary, which terminates at the transit center, for both commute and local trips.

Applicants who currently sit on another regional CAC that advises on matters relevant to the Transit Center will have priority for membership on the TJPA CAC.

Check here if you are a member of another regional Citizens Advisory Committee.
List CAC

#1 _____ Member since _____
#2 _____ Member since _____
#3 _____ Member since _____

Summary of Applicant's Qualifications for Membership (You may attach a resume. Please limit your attachment to no more than three pages):

Current TJPA CAC member

Transportation planner with experience and knowledge of capital and operating funding for transit and principles and theories of transit planning.

Statement of Applicant's Objectives/Goals if accepted for membership on the TJPA Citizens Advisory Committee:

I hope to continue contributing to the Portal project through my work on the CAC, especially for San Francisco residents and workers.

References

	Name	E-mail	Phone
1.	Michael Gougherty, [REDACTED]		
2.	Michael Gougherty, [REDACTED]		

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Gabriel Chan
SIGNATURE

Digitally signed by Gabriel Chan
Date: 2025.01.22 10:25:54 -0800

1/22/2025
DATE

How did you hear about us? (Check all that apply.)

- TJPA Website/Search Engine (Google, Yahoo, etc.)
- Email
- Newspaper
- Word of Mouth
- Social Media
- Other _____

Gabriel Chan

Education

Master of Urban and Regional Planning (Transportation Concentration), UCLA 2018 – 2020
B.Sc., Ecology, Behavior, and Evolution with a minor in Urban & Regional Studies, UCLA 2013 – 2018

Leadership

Member, Transbay Joint Powers Authority Citizen Advisory Committee October 2021 – Present

Experience

Water Emergency Transportation Authority (WETA) Mar. 2022 - Present
Transportation Planner

Transdev (San Francisco Paratransit) July 2020 – Mar. 2022
Transportation Planner

- Performs SFMTA requests for paratransit data and conducts geospatial analysis to inform local planning decisions
- Prepares detailed analyses of key performance indicators of paratransit service—system efficiency and on-time performance
- Recommends, implements, and evaluates system improvements with input from key stakeholders and paratransit advisory committee to improve customer satisfaction and operational efficiency
- Designs and implements reporting procedures for emergency programs introduced during the Covid-19 emergency

San Francisco Municipal Transportation Agency (SFMTA) June – Sep. 2019
Planning Intern, Parking | Curb Management

- Developed motorcycle parking management recommendations for the SFMTA Curb Management Strategy
- Determined new parking meter rates and prices in advance of the Chase Center opening using data from surrounding areas
- Created methodology and collected/analyzed data for Chase Center loading zone study to measure neighborhood impacts
- Solicited community feedback at meetings, over the phone, and via email for the NE Mission Parking Management Project

San Francisco Municipal Transportation Agency (SFMTA) May – Sep. 2018
Planning Intern, Capital Finance

- Principally responsible for successful completion and submittal of three Caltrans grant applications totaling over \$10 million
- Collaborated with staff to create project maps, perform cost-benefit analysis, and estimate project budget and schedule
- Created detailed work plans with internal milestones in order to meet critical application deadlines
- Mentored a high school intern with ArcGIS to complete basic mapping projects independently

Los Angeles Walks Oct. 2017 – Mar. 2018
Intern, Policy and Development

- Wrote project proposals and letters of interest to pursue new funding through local foundations
- Supported the planning and execution of programs including community workshops and awareness campaigns
- Attended city council transportation meetings and reported back policy updates to the Vision Zero alliance

San Francisco Municipal Transportation Agency (SFMTA) June – Sep. 2017
Planning Intern, Capital Finance

- Accurately completed and submitted various federal, state, and local grant reports
- Worked closely with analysts and project managers across the agency to support fully automating narrative reports
- Prepared SFMTA's Bond Accountability Report in advance of issuance of General Obligation funds totaling over \$180 million
- Collected field data and measurements about TNC vehicle behavior under the guidance and instruction of a project manager

Skills

Technical:

- Microsoft Office Suite (Excel, Outlook, Word, PowerPoint, Access)
- Adobe Acrobat and Illustrator
- R
- ArcGIS and QGIS
- Trapeze's transit scheduling product PASS
- Intermediate Spanish, beginner Korean

Professional:

- Prioritizing tasks with firm deadlines
- Public speaking/presentation
- Professional communication (visual, verbal, written)
- Research, data collection and analysis, experimental design
- Event and program planning
- Project development and Management (scope, schedule, budget, cost estimate, evaluation tools)

APPLICATION FOR MEMBERSHIP ON THE TJPA CITIZENS ADVISORY COMMITTEE

Name: Brian J Larkin
(Please type or write legibly)

Home Address: [REDACTED]

City: San Francisco County: CA Zip Code: 94121

Email: [REDACTED] Home Phone: [REDACTED]

Contact Phone: [REDACTED] Occupation: Engineer

Employer: Larkin & Associates Position: Principal

Ethnicity: _____ Gender: _____
(Voluntary Information) (Voluntary Information)

Affiliation(s) Please check all that apply.

Membership requires that you fit within one of the categories below.

1. Daily Caltrain rider into San Francisco
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4. Local Resident from District 6 (zip code 94105 or 94107)
5. Local Business from District 6 (zip code 94105 or 94107)
6. Environmentalist
7. Member of a planning or good-government non-profit organization
8. Representative from labor
9. Bicycle advocate
10. Disabled advocate
11. San Francisco based public transit advocate
12. Regional Transit advocate
13. Member of the citywide (San Francisco) business community
14. Member with expertise in real estate development or real estate finance

Please explain your qualifications with respect to the affiliation(s) you checked above.

I am a professional engineer with extensive rail experience, from conceptual engineering through detail design coordination, construction and project start-up and close-out.

My experience in construction administration and dispute resolution and avoidance will be an asset during the entire length of the TJPA project.

Applicants who currently sit on another regional CAC that advises on matters relevant to the Transit Center will have priority for membership on the TJPA CAC.

Check here if you are a member of another regional Citizens Advisory Committee.

List CAC

#1 _____ Member since _____
#2 _____ Member since _____
#3 _____ Member since _____

Summary of Applicant's Qualifications for Membership (You may attach a resume. Please limit your attachment to no more than three pages):

Statement of Applicant's Objectives/Goals if accepted for membership on the TJPA Citizens Advisory Committee:

To increase rail transit options for the people of San Francisco and the SF Bay Area.

References

	Name	E-mail	Phone
1.	John Funghi	[REDACTED]	[REDACTED]
2.	Tilly Chang	[REDACTED]	[REDACTED]

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Please note that the information you provide in this application and resumes, and other material provided in connection with it, may be made available to the public. If you do not want your home address, telephone number, email address, or fax number disclosed, please indicate that fact in the space below the signature line. The information will be redacted from publicly available copies. Where residence is relevant, a portion of the address (such as street name and zip code) may be disclosed.

SIGNATURE

[REDACTED]

DATE

How did you hear about us? (Check all that apply.)

- TJPA Website/Search Engine (Google, Yahoo, etc.)
- Email
- Newspaper
- Word of Mouth
- Social Media
- Other _____



TRANSBAY JOINT POWERS AUTHORITY

APPLICATION FOR MEMBERSHIP ON THE TJPA CITIZENS ADVISORY COMMITTEE

Name: Charles Lavery
(Please type or write legibly)

Home Address: [Redacted]

City: Pacifica County: San Mateo Zip Code: 94044

Email: [Redacted] Home Phone: [Redacted]

Contact Phone: [Redacted] Occupation: Labor Representative

Employer: IUOE3 Position: SF District Rep/Trustee

Ethnicity: (Voluntary Information) Gender: Male (Voluntary Information)

Affiliation(s) Please check all that apply.
Membership requires that you fit within one of the categories below.

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5. [] Local Business from District 6 (zip code 94105 or 94107)
6. [] Environmentalist
7. [x] Member of a planning or good-government non-profit organization
8. [x] Representative from labor
9. [] Bicycle advocate
10. [] Disabled advocate
11. [x] San Francisco based public transit advocate
12. [x] Regional Transit advocate
13. [x] Member of the citywide (San Francisco) business community
14. [] Member with expertise in real estate development or real estate finance

Please explain your qualifications with respect to the affiliation(s) you checked above.

Member MTC Policy Council

Member SF Workforce Development

Executive member SF and San mateo Labor Councils

Member Transit Justice Coalition

Charles Lavery

SUMMARY

Labor professional with a practical understanding of the workforce requirements of the construction industry. First hand experience with pre-apprentice and apprenticeship programs and Union dispatch procedures. Highly effective at leveraging trust-based relationships with stakeholders to create job opportunities for San Franciscans. Manages training programs that have budget and deadline requirements. Promotes fulfilling Union careers in the construction field to diverse populations.

PROFESSIONAL EXPERIENCE

International Union of Operating Engineers Local 3, San Francisco, CA, 2006-PRESENT ***District Representative and Auditor***

- Direct a staff of 10 representing over 2,000 Operating Engineers in San Francisco.
- Work with CBOs to promote and recruit for Apprenticeship and the Citybuild Programs.
- Work with policy makers, Unions and employers to develop and expand career pipelines.
- Recruited over 250 apprentices to the Operating Engineers apprenticeship programs.
- Negotiate Labor Contracts and PLAs with Local Hire provisions.
- Work with stakeholders to generate employment opportunities in San Francisco.
- Write successful grants for collaborative training programs for local residents.
- Present annual training programs for the 80+ field staff of OE3.

IOUE & AEEGWU, USA and Europe, 1984 -2006

Critical Lift Director, Foreman and Equipment Operator

- Critical lift planning
- Design, install and operate bespoke rigging solutions.
- Write site-specific crane safety programs for major infrastructure projects.

ADDITIONAL CAREER EXPERIENCE and APPOINTMENTS

- Member Workforce Investment San Francisco*
 - Delegate San Francisco Building Trades Council*
 - Law and Leg Committee San Francisco Labor Council*
 - Trustee San Mateo Building trades Council*
 - Executive Board San Mateo Labor Council*
 - Member California Apprenticeship Coordinators Association
 - Member Transbay TJPA Joint Administrative Committee and CAC*
 - Executive Board San Francisco Metal Trades Council.*
 - Instructor, Labor and Industrial Relations Program, Stanford University*
- *Current positions.

EDUCATION and TRAINING

- Derby College of Art and Technology, Certificate in Construction Management. 1980-1983
- Operating Engineer Apprenticeship AEEGWU 1984-1987
- Construction Industry Training Board, Operating Engineer Certificate, England 1987
- Harvard University Trades Union Program 2020



TRANSBAY JOINT POWERS AUTHORITY

APPLICATION FOR MEMBERSHIP ON THE TJPA CITIZENS ADVISORY COMMITTEE

Name: Pedro Mendez
(Please type or write legibly)

Home Address: [Redacted]

City: Emeryville County: CA Zip Code: 94608

Email: [Redacted] Home Phone: [Redacted]

Contact Phone: [Redacted] Occupation: Labor Leader

Employer: Nor Cal Carpenters Union Position: Field Representative

Ethnicity: Hispanic Gender: M
(Voluntary Information) (Voluntary Information)

Affiliation(s) Please check all that apply.
Membership requires that you fit within one of the categories below.

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6. [] Environmentalist
7. [] Member of a planning or good-government non-profit organization
8. [x] Representative from labor
9. [] Bicycle advocate
10. [] Disabled advocate
11. [] San Francisco based public transit advocate
12. [] Regional Transit advocate
13. [] Member of the citywide (San Francisco) business community
14. [] Member with expertise in real estate development or real estate finance

Please explain your qualifications with respect to the affiliation(s) you checked above.

As a field representative for Carpenters Local Union No.22 I represent and advance the interests of labor. Advocating for those in the construction industry gives agency to workers, many of whom are integral to the success of projects such as the Portal and the delivery of High Speed Rail to San Francisco.

Applicants who currently sit on another regional CAC that advises on matters relevant to the Transit Center will have priority for membership on the TJPA CAC.

Check here if you are a member of another regional Citizens Advisory Committee.

List CAC

#1 _____ Member since _____
#2 _____ Member since _____
#3 _____ Member since _____

Summary of Applicant's Qualifications for Membership (You may attach a resume. Please limit your attachment to no more than three pages):

Field Representative for Carpenters Local Union No.22. Delegate to the NCCRC.

Delegate to the 46 Northern California Counties Conference Board.

Delegate to the San Francisco Labor Council.

Statement of Applicant's Objectives/Goals if accepted for membership on the TJPA Citizens Advisory Committee:

To advance and safeguard the interests of all construction workers through a fair and equitable workplace.

References

Name	E-mail	Phone
1. Jay Bradshaw		
2. Sean McGarry		

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SIGNATURE

01/31/2025
DATE

How did you hear about us? (Check all that apply.)

- TJPA Website/Search Engine (Google, Yahoo, etc.)
- Email
- Newspaper
- Word of Mouth
- Social Media
- Other _____

Pedro Mendez

Labor leader and public-sector field representative for Nor Cal Carpenters Local Union No.22. Providing agency and safeguarding the interests of all construction workers through a fair and equitable workplace.

PROFESSIONAL EXPERIENCE

2020 – Present Northern California Carpenters Regional Council San Francisco, CA
Public Sector Field Representative Carpenters Local Union No.22

- Assisted in negotiating public sector contracts, securing fair wages, benefits, and working conditions with entities such as the City and County of San Francisco, San Francisco Unified School District and Golden Gate Bridge Highway & Transportation District among others.
- Conducted research, developed proposals, and performed equity and wage analyses to support effective negotiation strategies.
- Advocated for workers' rights at local and state levels by supporting legislation including AB 2011, SB 4, and SB 423.
- Represented union members in grievance handling and disciplinary proceedings, successfully settling multiple grievances.
- Mediated conflicts between union members and employers, ensuring compliance with labor laws and collective bargaining agreements.
- Enhanced union membership through targeted outreach and education on the benefits of union membership
- Educated members about their rights, the collective bargaining process, and effective participation in union activities.
- Communicated updates on union activities and negotiations to ensure members were well-informed and engaged.

2011 – 2020 Cahill – General Contractors San Francisco, CA
Lead Journeyman Carpenter

- Supervised production on 13 mid-rise podium and concrete structures, including market-rate housing, healthcare facilities, and renovations.
- Coordinated exterior and interior processes, overseeing quality control and compliance with industry standards.
- Implemented and maintained digital QC data using PlanGrid, improving documentation accuracy.
- Led jobsite safety initiatives, ensuring OSHA compliance and maintaining comprehensive safety records.
- Managed and enforced the corporate Injury Illness Preventions Plan (IIPP), enhancing overall site safety.

2000 – 2010

Nibbi Brothers – General Contractors

San Francisco, CA

Journeyman Carpenter

- Lead multiple projects, including low-income housing and commercial concrete structures, ensuring compliance with architectural specifications and contract terms.
- Managed punch list efforts for six mid-rise residential and commercial projects, successfully meeting deadlines and passing inspections.
- Evaluated sub-contractor work for accuracy and craftsmanship, maintaining high standards of quality
- Enhanced project efficiency through effective coordination and problem-solving.

TECHNICAL SKILLS

- Microsoft - *Project, Word, and Excel*
- Autodesk- *Revit Architecture, Navis-Works*
- PlanGrid – *Mobil Construction Management Software*
- Esri – *ArcGIS (Geographic Information System)*

ACADEMIC

California State University Eastbay
Master of Science – Construction Management

Hayward, CA
2014

Bennington College
Bachelor of Arts – Liberal Arts

Bennington, VT
1987

LICENSE AND CERTIFICATION

- Transportation Worker Identification (TWIC) *Certification*
- OSHA – 30 Hour Safety and Health *Certification*
- NCCRC – UBC Journeyman: Building Leadership *Certification*
- Labor Arbitration Institute *Certification*

LEADERSHIP AND COMMITTEE MEMBERSHIP

- Transbay Joint Powers Authority, Citizens Advisory Committee *Representative from Labor*
- Carpenters Training Committee of Northern California, LTC *Secretary*
- Northern California Carpenters Regional Council *Delegate*
- Carpenters 46 Northern California Counties Conference Board *Alternate Delegate*
- San Francisco Labor Council *Delegate*
- Leadership San Francisco (LSF) *2022*
- Carpenters Local Union No.22 *Treasurer*

APPLICATION FOR MEMBERSHIP ON THE TJPA CITIZENS ADVISORY COMMITTEE

Name: Eric Schatmeier
(Please type or write legibly)

Home Address: [REDACTED]

City: Alameda County: Alameda Zip Code: 94502

Email: [REDACTED] Home Phone: (510) 864-9272

Contact Phone: [REDACTED] Occupation: _____

Employer: Retired Position: _____

Ethnicity: Caucasian Gender: Male
(Voluntary Information) (Voluntary Information)

Affiliation(s) Please check all that apply.
Membership requires that you fit within one of the categories below.

- 1. Daily Caltrain rider into San Francisco
- 2. Daily AC Transit Transbay Rider into San Francisco
- 3. Daily MUNI Rider on a line that serves the Transit Center
- 4. Local Resident from District 6 (zip code 94105 or 94107)
- 5. Local Business from District 6 (zip code 94105 or 94107)
- 6. Environmentalist
- 7. Member of a planning or good-government non-profit organization
- 8. Representative from labor
- 9. Bicycle advocate
- 10. Disabled advocate
- 11. San Francisco based public transit advocate
- 12. Regional Transit advocate
- 13. Member of the citywide (San Francisco) business community
- 14. Member with expertise in real estate development or real estate finance

Please explain your qualifications with respect to the affiliation(s) you checked above.

Please refer to the letter I submitted with my original application

Applicants who currently sit on another regional CAC that advises on matters relevant to the Transit Center will have priority for membership on the TJPA CAC.

Check here if you are a member of another regional Citizens Advisory Committee.

List CAC

#1 _____ Member since _____
#2 _____ Member since _____
#3 _____ Member since _____

Summary of Applicant's Qualifications for Membership (You may attach a resume. Please limit your attachment to no more than three pages):

Please see resume I attached with my original application

Statement of Applicant's Objectives/Goals if accepted for membership on the TJPA Citizens Advisory Committee:

I am most interested in the Portal project. For me, this should be the #1 transit priority in

I have been a vocal advocate for this in both my personal and professional life since the 1

References

Name
1. Thea Selby _____
2. Peter Straus _____

Applications are considered active for one year from the date of signature. Completed applications should be submitted to the Transbay Joint Powers Authority via email cac@tjpa.org or by mail to 425 Mission Street, Suite 250, San Francisco, CA 94105 by February 14, 2025.

Please note that the information you provide in this application and resumes, and other material provided in connection with it, may be made available to the public. If you do not want your home address, telephone number, email address, or fax number disclosed, please indicate that fact in the space below the signature line. The information will be redacted from publicly available copies. Where residence is relevant, a portion of the address (such as street name and zip code) may be disclosed.

SIGNATURE

2/4/2025

DATE

How did you hear about us? (Check all that apply.)

- TJPA Website/Search Engine (Google, Yahoo, etc.)
- Email
- Newspaper
- Word of Mouth
- Social Media
- Other current member

Dear Sir/Madam:

Since I moved to the East Bay in 1980, I suspect that there are few who've been stronger advocates than I, both personally and professionally, for extending Caltrain into Downtown San Francisco. I was first exposed to the idea of a DTX in 1983, and as Caltrain's first planning manager, participated in early considerations of routing alternatives, terminal location options and cost/benefit evaluations. I also witnessed shameful undervaluing of the project by regional agencies, hostility from local jurisdictions with priorities (such as building a Giants stadium in a current Caltrain yard) that seemed more pressing, and periodic proclamations of the project's death, even by those who you would expect to be supporters. Luckily these pronouncements were all premature.

Although I'm retired now, I'm gratified that the DTX (or Portal) project has not only not used up the last of its nine lives, but that its prospects for being built within my lifetime appear bright. As a member of the Friends of DTX citizen's organization, I've been privileged to work constructively on the political front to help hasten the day when shovels turn the first dirt indicating that this 40-year-old idea is becoming a reality. Although I've enjoyed giving "atta-boys/girls" to current TJPA staff, your recruitment of Citizens Advisory Committee members affords me the further opportunity of being more than just a cheerleader and a spectator.

Am I qualified to be a committee member? Check my resume. It shows an extensive, career-long professional background in public transportation that I hope is self-explanatory. But this background is supplemented by daily use of the transit product and a long record of community activism. On the application form, you ask applicants to check boxes that make them qualified. I've checked Daily AC Transit Transbay Rider not only because I used to commute that way between Oakland and San Francisco when I worked for Caltrain, but because today, I'm a college student at San Francisco State, and I frequently use AC's OX bus for commuting to and from Alameda. I've also checked the Daily MUNI Rider box, because I use the M line to complete that journey. I checked the environmentalist box, because for six years in the 1980's I was Transportation Chair of the San Francisco Bay Chapter of the Sierra Club. During my tenure, I transformed the committee from a group of hobbyists into advocates for better and more frequent services. We were the first advocates within the Chapter to elevate transit to a legitimate urban environmental issue. Also, although I am no longer a member, I am still the longest serving (at 11 years) past member of the City of Alameda's Transportation Commission, an advisory committee to the city council whose members are appointed by the Mayor. Rather than leave these issues to AC Transit, the city embarked on producing its first Transit plan (and subsequent updates). Although it wasn't in my title, I was considered the transit expert on the commission. As a parent of 40-year-old daughter with Down Syndrome, I have been an activist for equal educational opportunity for the disabled, but also for independent access to local transit services. As a result, I'm proud to boast that my daughter, despite her disability, is an expert user of BART and AC Transit. For the Regional Transit advocate box, I point to my being one of three co-founders of the old Peninsula Rail 2000 (so-named because we believed, in the 1980's, that the year 2000 was a reasonable time to expect DTX groundbreaking). PR2K has, over the years, morphed into other advocacy groups, but its central idea of turning Caltrain from a commuter railroad into all day-every day rapid transit by purchasing the right-of-way, electrifying the line and, yes, building the Downtown Extension, remains as relevant today, as it was then.

Thanks for your consideration.



Eric Schatmeier

Alameda, Ca. 94502

Home Phone [REDACTED]

EDUCATION

January 1978

Master of Public Administration, University of Southern California

Certificate in Intergovernmental Management

June 1972

Bachelor of Arts, American Studies, San Jose State University, Journalism minor

EMPLOYMENT

2008 to ret.(2009)

Senior Transportation Planner, Caltrans Division of Mass Transportation

Titled the "interagency Liaison Coordinator," managed programs to coordinate transportation services provided by social service agencies and transit systems. Wrote, coordinated and submitted Federal United We Ride grant application, managed statewide Mobility Action Plan consultant study.

2006 to 2008

Planning Manager, Transportation Authority of Marin

Responsible for all planning programs associated with agency's function as the County Congestion Management Agency (CMA) and as administrator of its transportation sales tax. Assembled Congestion Management Program (CMP), compiled projects from county stakeholders for Regional Transportation Plan, supervised production of Marin City Community-Based Transportation Plan, managed funding programs such as Lifeline and Safe Pathways to Schools, including calls-for-projects and award of funds, administered model Safe Routes to Schools contract, implemented Street Smarts safety marketing program in three pilot cities, secured Safe Routes to Transit program grant for City of San Rafael Bike Path connector project. Designed recently implemented van pool incentive program, work scope for the "Central/Southern Marin Transit Study."

1992 to 2006

Manager, Rail Operations and Marketing, Caltrans Division of Rail

Responsible for monitoring performance and enforcing provisions of Caltrans' \$73 million (annual) contract with Amtrak for operating intercity passenger rail service. Supervised staff of seven Rail Transportation Associates and three Amtrak contract employees charged with assessing performance against standards specified by the operating contract. Established service standards and regular program of monitoring of features such as schedule adherence, train crew behavior (courtesy, uniform standards and conduct) and

conformance with operating policies. Administered on-board food and beverage service and extensive, profit-making inter-city feeder bus contract. Managed \$5 million annual marketing budget, including \$3 million advertising contract, \$500,000 market research contract and in-house passenger information, rail safety and public relations efforts.

1980 to 1992 **Manager of Planning and Marketing, Caltrain Peninsula Commute Service**

First as an Assistant and Associate Planner, later as a Senior, authored the first three Short Range Transit Plans for the state-sponsored commuter railroad, supervised production of the next eight. Documents were necessary to secure Federal capital and operating subsidy for rebuilding and re-equipping the service. Authored the first long range plan, in 1984, including forecast need for 100 weekday trains, extension of service into downtown San Francisco, purchase of right-of-way. Conducted special studies designed to enhance service, including electrification, proof-of-payment fare collection, bicycles on trains, all now implemented or accepted parts of the Caltrain improvement strategy. Planned and implemented first reverse peak expresses. Administered \$600,000 annual marketing contract which produced nine straight years of ridership increases.

1978 to 1980 **Project Manager, Illinois Department of Transportation, Division of Public Transportation**

Provided technical assistance to Downstate transit operators in route and schedule analyses, provision of passenger information, fare policies, etc. Redesigned systems in Rock Island, Quincy and Loves Park.

1977 to 1978 **Graduate Student Assistant, Urban Mass Transportation Administration**

Conducted research into elderly and disabled access to urban rapid transit, light rail and commuter rail systems as baseline data for research into accessibility improvements.

2/77 to 9/77 **Student Assistant, Caltrans Division of Mass Transportation**

In the Bus and Paratransit Branch, coordinated intercity bus operators' input into West Coast Corridor Study, monitored implementation of state funding for intercity bus operations, conducted analyses of bills impacting Division bus programs.

1976 to 1977 **Student Assistant, City of Claremont, Ca.**

Designed city-subsidized Dial-a-Ride taxi program as substitute for under-used fixed-route Southern California Rapid Transit District bus service within the city. Represented city before Omnitrans Board of Directors, Southern California Association of Governments, and in meetings with Caltrans District 07.



TRANSBAY JOINT POWERS AUTHORITY

APPLICATION FOR MEMBERSHIP ON THE TJPA CITIZENS ADVISORY COMMITTEE

Name: Brian D. Shaw
(Please type or write legibly)

Home Address: [Redacted]

City: San Francisco County: San Francisco Zip Code: 94105

Email: [Redacted] Home Phone: [Redacted]

Contact Phone: [Redacted] Occupation: Consultant

Employer: Kimley-Horn Position: Practice Builder

Ethnicity: White Gender: Male
(Voluntary Information)

Affiliation(s) Please check all that apply.
Membership requires that you fit within one of the categories below.

- 1. [] Daily Caltrain rider into San Francisco
2. [] Daily AC Transit Transbay Rider into San Francisco
3. [] Daily MUNI Rider on a line that serves the Transit Center
4. [x] Local Resident from District 6 (zip code 94105 or 94107)
5. [] Local Business from District 6 (zip code 94105 or 94107)
6. [] Environmentalist
7. [x] Member of a planning or good-government non-profit organization
8. [] Representative from labor
9. [] Bicycle advocate
10. [] Disabled advocate
11. [] San Francisco based public transit advocate
12. [x] Regional Transit advocate
13. [] Member of the citywide (San Francisco) business community
14. [] Member with expertise in real estate development or real estate finance

Please explain your qualifications with respect to the affiliation(s) you checked above.
I am residential property owner 1.5 blocks from the Transit Center since 2019.
I use the center nearly daily as a member of Fitness SF, as well frequent the other businesses at the center.
I occasionally take the bus from the transit center to the East Bay.
I am a member of SPUR, daily BART and Muni rider and non-car owner. The center is the anchor of our neighborhood.

Applicants who currently sit on another regional CAC that advises on matters relevant to the Transit Center will have priority for membership on the TJPA CAC.

Check here if you are a member of another regional Citizens Advisory Committee.

List CAC

#1 _____ Member since _____
#2 _____ Member since _____
#3 _____ Member since _____

Summary of Applicant's Qualifications for Membership (You may attach a resume. Please limit your attachment to no more than three pages):

I am a regular transit rider and do not own a car. My wife and I have lived in the neighborhood for nearly 6 years. I regularly use the transit center

as a member of Fitness SF. My wife and I regularly frequent the restaurants at the center. We also go to the park frequently.

My professional background is in parking and transportation and had previously served on the Caltrain CAC for 9 years.

Statement of Applicant's Objectives/Goals if accepted for membership on the TJPA Citizens Advisory Committee:

I want to ensure the TJPA is aware of the residential community's concern and needs. I also want to help ensure the Portal project moves forward.

I can also help monitor and report issues I see at the Transit Center and work with the TJPA to address.

References

	Name	E-mail	Phone
1.	Lily Modjiss Wu	[REDACTED]	[REDACTED]
2.	Matthew Brown	[REDACTED]	[REDACTED]

Applications are considered active for one year from the date of signature. Completed applications should be submitted to the Transbay Joint Powers Authority via email cac@tjpa.org or by mail to 425 Mission Street, Suite 250, San Francisco, CA 94105 by February 14, 2025.

Please note that the information you provide in this application and resumes, and other material provided in connection with it, may be made available to the public. If you do not want your home address, telephone number, email address, or fax number disclosed, please indicate that fact in the space below the signature line. The information will be redacted from publicly available copies. Where residence is relevant, a portion of the address (such as street name and zip code) may be disclosed.

[REDACTED]

SIGNATURE

1/25/2025

DATE

How did you hear about us? (Check all that apply.)

- TJPA Website/Search Engine (Google, Yahoo, etc.)
- Email
- Newspaper
- Word of Mouth
- Social Media
- Other _____

Brian D. Shaw, CAPP

San Francisco, CA 94105

C

PROFILE

A nationally recognized, award-winning transportation planning executive and leader with a record of making fundamental shifts in transportation methods that save money and improve the environment. Experience includes strategic planning, budgeting, staff development, community and government relations, and public speaking. Strong planning and analysis, with the ability to create and implement large scale solutions to complex, multi-organizational issues. A good listener, communicator, and motivator with a reputation for building consensus that enables individuals and organizations to meet and exceed expectations.

PROFESSIONAL EXPERIENCE

KIMLEY-HORN, Parking & Mobility Practice, Oakland, CA **2024-Present**

One of the nation's premier engineering, planning, and design consultants.

Practice Builder **2024-Present**

Focus on helping clients solve their parking and mobility related challenges, problems and issues. Identify cost effective, sustainable and forward thinking solutions to allow clients to make the most informed, rational and relevant decisions to meet their needs.

STANFORD UNIVERSITY, Land, Buildings & Real Estate, Redwood City, California **2014-2024**

Stanford University, located in the heart of California's Silicon Valley, is one of the world's leading teaching and research universities. Since its opening in 1891, Stanford has been dedicated to finding solutions to big challenges and to preparing students for leadership in a complex world.

Executive Director for the Department of Transportation, DBA Stanford Transportation **2017-2024**

Responsible for the university's efforts to comply with its General Use Permit's no net new commute trips goal. Oversaw over 20,000 parking spaces, the 71 bus Marguerite shuttle system, the leading campus bike program in the country as well as award-winning TDM program and services. Also led the university's engagement on transportation policy, issues, and agency relationships.

- Led effort for the university's COVID-19 parking and transportation response including moving to contactless visitor parking, support for campus safety zones, bus route and operational changes and 24/7 parking enforcement
- Directed Stanford Transportation Study
- Chair Caltrain Citizen Advisory Committee
- Vice Chair Transbay Joint Powers Authority Citizen Advisory Committee
- Chair Regional Measure 3 (RM3) Independent Oversight Committee
- Oversaw transportation aspects for the university's Affordability Task Force
- Spearheaded implementation of License Plate Recognition-based parking management and enforcement and transition to a virtual parking operation.
- Implemented process for achieving "Vision Zero" for bicycle accidents on campus.
- Developed and implemented a parking and transportation program for Stanford's new Redwood City campus.

Director of Parking & Transportation Services, 2014-2017

- Oversaw development of communication effort for the campus' first vehicular roundabout
- Negotiated the use of location-based parking permit assignments for new hospital employees
- Named to Caltrain Citizen Advisory Committee
- Instituted new ride-matching and vanpool development program
- Served on university's land use planning team

UNIVERSITY OF PENNSYLVANIA, Business Services, Philadelphia, Pennsylvania 2010-2014

The University of Pennsylvania, a member of the Ivy League, is an eminent, world-class institution for the creation and dissemination of knowledge, serving as a model for colleges and universities throughout the world.

Director of Business Services, 2010-2014

Oversaw Parking, Transportation, Mail Services and the Class of 1923 Ice Rink.

- Directed the efforts to install a propane fueling station to service a growing fleet of bi-fuel transit vehicles
- Led the University's Bike Planning Committee
- Instituted demand-based parking permit pricing resulting in reduced demand while increasing revenue
- Awarded Green Fund grants for electric charging stations, bike repair stations, and ice density
- Generated a profit for the Ice Rink for the first time in over 20 years
- Developed new programs to grow carpooling, vanpooling, cycling and transit ridership
- Certified Administrator of Public Parking (CAPP) as of 2013

SAM SCHWARTZ ENGINEERING, Chicago, Illinois 2010

Sam Schwartz Engineering (SSE) is a leading traffic and transportation planning and engineering firm known for its ability to solve highly complex problems quickly.

Senior Planner, 2010

Oversaw Transportation Demand Management (TDM) practice and business development efforts for universities and campuses.

- Awarded TDM tasks for the University of Illinois at Chicago's Sustainability Assessment
- Reviewed and recommended TDM and transportation system management measures to improve the performance of the Brooklyn-Queens Expressway
- Developed commuter assessment survey for Columbia University

THE UNIVERSITY OF CHICAGO, Chicago, Illinois 2005-2009

One of the nation's leading research universities and medical centers. The University population exceeds 15,000 students, 2,200 faculty and 9,000 staff.

Director of Campus Transportation and Parking Services, 2005-2009

Directed the efforts and programs of eight staff and two transportation contractors for the \$5.2 million Transportation and Parking Division that reduced parking demand, increased public transit ridership, carpooling, biking and walking all while increasing parking revenue.

- Increased ridership on university-funded bus routes 100% in two years, lowering the cost per ride and reducing parking demand 30% by modifying routes to reflect target population trip patterns, simplifying fare payments, and improving marketing.
- Improved intermodal connectivity to the campus while lowering fares, increasing frequency and lowering costs 90% by evaluating and analyzing routing and operating options and maximizing partnership with the Chicago Transit Authority.

- Saved the university tens of millions of dollars by mitigating impacts of parking losses from campus construction at little to no cost and eliminating the need to create additional parking supply. Created and initiated new programs that fostered carpooling, biking, walking and riding public transit to campus.
- Championed and directed the campus transit study that accommodated the opening of the new 800-bed resident hall while cutting the campus transit system budget \$250,000 by prioritizing needs and eliminating redundant services.
- Improved the federally funded bike intern program by partnering with the City of Chicago to expand the program scope to include all alternative travel modes. The five largest universities in Chicago all agreed to participate and now have grown the use of travel options at their respective campuses.

EMORY UNIVERSITY, Atlanta, Georgia

2000-2005

One of leading research universities in the Southeast with 12,570 students and the largest private employer in metro Atlanta with 24,404 employees and nearly 3,600 faculty.

Director Of Alternative Transportation, 2000-2005

Directed the \$3 million transportation program with services including a bus system, carpools, vanpools, biking and walking as well as the use of alternative fuels. Led a four person staff including transportation contractor as well as managed the Clifton Corridor Transportation Management Association.

- Developed the first area vanpool program that grew to 17 operating vanpools with over 200 riders from more than six employers in less than three years by pursuing and winning then administering a federal grant. This program saved over 2.5 million vehicle miles annually.
- Pursued and was awarded federal grants for the first TMA-operated shuttle in Atlanta, the only electric-bus system in Georgia and the first at any university, and the first car-sharing program in Atlanta by partnering with Georgia Power and MARTA as well as demonstrating improvements to air quality and reducing vehicle miles.
- Developed transportation programs achieving LEED-certification for all newly-constructed buildings by researching eligible programs and modifying them to match LEED criteria. Established and managed a review process for all new projects ensuring the projects complied with LEED requirements for transportation.
- Implemented the shuttle system that serves Emory's Clairmont Campus, and moves more than 10,000 people per day by conducting demographic analysis of ridership and creating schedules and frequency that match ridership projections and budget.
- Developed and improved programs that helped Emory win the 2004 PACE award for the most outstanding commute options program - large employer in Atlanta by improving reporting and data gathering, identifying missing and needed services and implementing and marketing new programs.
- Created a para-transit service at Emory that better served the needs of the disabled community by analyzing available options and providing recommendations on the option that best fit all criteria and budget.
- Solved the challenge created when Atlanta Gas Light abandoned their compressed natural gas (CNG) vehicle program by negotiating with MARTA to make Emory the first non-government organization to buy CNG from MARTA. This has subsequently enabled other organizations to continue their CNG programs.

EDUCATION

University of Pennsylvania, Philadelphia, Pennsylvania
Master of City Planning, 1995
University of California at Los Angeles, Los Angeles, California
BA in History-1992

LEADERSHIP POSITIONS

Association for Commuter Transportation (ACT)

Southeast Chapter Vice President, 2002-3
National Board Member, 2003-4
Midwest Chapter Vice President, 2006
Midwest Chapter President, 2007-8
National Treasurer, 2005-8
National President, 2009-12
Immediate Past President 2013-14
Leadership Academy Chair, 2013-14

International Parking and Mobility Institute (IPMI)

Member, Sustainability Committee, 2013; Co-Chair, 2014-2022
Member, Conference Program Committee, 2013-15
Judge, Awards of Excellence 2021-2022
Member, Education Development Committee, 2015-2022, chair 2023-2024
Member, Board of Directors, 2014-2020

Caltrain Citizens Advisory Committee

San Francisco Member 2014-2024
Vice Chair 2016
Chair 2017-2024

Transbay Joint Powers Authority Citizens Advisory Committee

San Francisco Member & Vice Chair 2023-present

Regional Measure 3 (RM3) Independent Oversight Committee

San Francisco Member & Chair 2024

Railyard Alternatives & I-280 Boulevard (RAB) Citizens Working Group

Member 2016-2018

California Mobility & Parking Association (CMPA)

Secretary 2024
Northern California Board Member 2022-2023
Conference Chair 2023
Professional Development Committee 2021-2023

CERTIFICATION

IPMI

Certified Administrator of Public Parking (CAPP), 2012-present

TRAINING

National Association of College Auxiliary Services (NACAS)

Advanced Institute for Managers, 2014

AWARDS

IPMI

James P. Hunnicutt Industry Professional of the Year, 2021



TRANSBAY JOINT POWERS AUTHORITY

APPLICATION FOR MEMBERSHIP ON THE TJPA CITIZENS ADVISORY COMMITTEE

Name: Eric Mo
(Please type or write legibly)

Home Address: [REDACTED]

City: San Francisco County: San Francisco Zip Code: 94131

Email: [REDACTED] Home Phone: N/A

Contact Phone: [REDACTED] Occupation: Real Estate Developer

Employer Between positions Position

Ethnicity: Gender:
(Voluntary Information) (Voluntary Information)

**Affiliation(s) Please check all that apply.
Membership requires that you fit within one of the categories below.**

- 1. Daily Caltrain rider into San Francisco
- 2. Daily AC Transit Transbay Rider into San Francisco
- 3. Daily MUNI Rider on a line that serves the Transit Center
- 4. Local Resident from District 6 (zip code 94105 or 94107)
- 5. Local Business from District 6 (zip code 94105 or 94107)
- 6. Environmentalist
- 7. Member of a planning or good-government non-profit organization
- 8. Representative from labor
- 9. Bicycle advocate
- 10. Disabled advocate
- 11. San Francisco based public transit advocate
- 12. Regional Transit advocate
- 13. Member of the citywide (San Francisco) business community
- 14. Member with expertise in real estate development or real estate finance

Please explain your qualifications with respect to the affiliation(s) you checked above.

Former daily bicycle rider down Market Street into the Financial District. Working in commercial real estate development (building office and life science properties) with a deep understanding of each stage in the real estate development life cycle. Passionate about public transportation with urban design experience in major transportation hubs and developing TOD projects.

Applicants who currently sit on another regional CAC that advises on matters relevant to the Transit Center will have priority for membership on the TJPA CAC.

Check here if you are a member of another regional Citizens Advisory Committee.

List CAC

#1 _____ Member since _____
#2 _____ Member since _____
#3 _____ Member since _____

Summary of Applicant's Qualifications for Membership (You may attach a resume. Please limit your attachment to no more than three pages):

Previous urban design experience working on the Hong Kong Kowloon Station (2008) and more recently, partnered with Boston's MBTA while leading the development of a 415,000 SF office building located adjacent to the Kendall/MIT Station, which included as part of the project a head house renovation for the MBTA. Please see attached resume and company bio for additional qualifications.

Statement of Applicant's Objectives/Goals if accepted for membership on the TJPA Citizens Advisory Committee:

Bring private developer perspectives and considerations while ultimately helping to reach the goal of building The Portal. Also explore various sources of funding like Tax Increment Financing (TIF) districts or other government incentive programs (e.g., "I-Cubed" in MA).

References

	Name	E-mail	Phone
1.	Michael Tilford	_____	_____
2.	Tom Evans	_____	_____

Applications are considered active for one year from the date of signature. Completed applications should be submitted to the Transbay Joint Powers Authority via email cac@tjpa.org or by mail to 425 Mission Street, Suite 250, San Francisco, CA 94105 by February 14, 2025.

Please note that the information you provide in this application and resumes and other material provided in connection with it, may be made available to the public. If you do not want your home address, telephone number, email address, or fax number disclosed, please indicate that fact in the space below the signature line. The information will be redacted from publicly available copies. Where residence is relevant, a portion of the address (such as street name and zip code) may be disclosed.



SIGNATURE

1/26/2025
DATE

How did you hear about us? (Check all that apply.)

- TJPA Website/Search Engine (Google, Yahoo, etc.)
- Email
- Newspaper
- Word of Mouth
- Social Media
- Other _____

Experience

BOSTON PROPERTIES (NYSE: BXP) San Francisco, CA Aug 2022 – Feb 2024
Senior Project Manager, Development Boston, MA Jun 2016 – Jul 2022

- Engaged in all phases of the real estate development lifecycle and managed development budgets totaling \$1.47B in aggregate project costs, which resulted in generating over \$90M in annual NOI from the following projects:
- Led 5.6M+ SF master plan design and entitlement for a 51-acre site at Santa Monica Business Park in Santa Monica, CA
- Supervised the construction, lease-up, and delivery of 651 Gateway (327,000 office-to-lab conversion) and 751 Gateway (231,000 SF ground-up lab fully leased to Genentech) in a JV with ARE, two life science campus projects in South San Francisco, CA; master planned and entitled an additional 800,000+ SF across three future buildings
- Oversaw the delivery, construction, entitlement, special permit approval, leasing, and design for 325 Main Street, a ground-up 415,000 SF build-to-suit office/retail tower facilitating Google's expansion at the nexus of Kendall Square in Cambridge, MA; public realm mitigation included delivering a heavily programmed 0.6-acre urban park, enhanced MBTA station, Kendall Plaza improvements, Kendall Public Market, raised cycle track, stormwater culvert, and extensive public art, among others
- Assisted with the design process from concept to construction documents (CDs) for 180 CityPoint, a six-story 329,000 SF speculative life science/office/amenity complex with prominent Route 128/Interstate 95 visibility in Waltham, MA
- Speculatively reimagined and renovated 191 Spring Street, a 171,000 SF brutalist office building originally designed for a single occupant into a highly amenitized, multi-tenanted property in Lexington, MA; the project delivered 100% leased (anchored by Mimecast) in 2018 and was part of a three-building portfolio sale totaling \$191.5M (\$575/SF) in 2021
- Performed a highest and best use analysis for and negotiated the \$14.25M direct sale of a non-core, 49-acre land parcel in Marlborough, MA to a regional multi-family developer; the PSA was contingent on site plan approval and spanned 4+ years
- Evaluated and prepared RFP/RFQ responses for potential new site acquisitions including: SouthGate Boston offered by MassDOT, a collection of terra firma and air rights parcels totaling 4.6 acres in Boston's Leather District adjacent to South Station; and the Providence Intermodal Transportation Center (PITC) offered by RIDOT, 48 acres of urban property straddling Providence's Amtrak station and the Rhode Island State House; among others

CBRE GROUP (NYSE: CBRE) McLean, VA Jan 2014 – Jun 2014
Real Estate Advisor Jul 2010 – Feb 2013

- Authored offering memoranda, performed strategic analysis, and oversaw distribution of due diligence information to investors for over \$480M of headquarters dispositions for AOL, Orbital Sciences Corporation, and Intelsat
- Directed marketing efforts for the leasing of a 6.6M square foot commercial office and data center portfolio in Northern Virginia and Washington, DC with direct responsibility for an annual marketing budget of \$150,000+

VORNADO REALTY TRUST (NYSE: VNO) Arlington, VA Feb 2013 – Jan 2014
Financial Analyst

- Analyzed and approved economic terms for 125+ executed office and retail leases throughout VNO's DC portfolio

Education

MASSACHUSETTS INSTITUTE OF TECHNOLOGY Cambridge, MA Aug 2014 – Feb 2016
Center for Real Estate | SM, Master of Science in Real Estate Development

Leadership: Alumni Association Center for Real Estate (AACRE) Co-President, MIT CASE Competition Co-Chair

UNIVERSITY OF VIRGINIA Charlottesville, VA Aug 2006 – May 2009
School of Architecture | BUEP, Bachelor of Urban and Environmental Planning, Minor in Architecture

Leadership: Real Estate Club President, Beta Theta Pi Founding Father, Phi Sigma Pi Fundraising Chair

Additional Information

Certifications: ARGUS Software Certified (ASC), LEED Green Associate, Virginia Real Estate Salesperson License

Software Proficiencies: ARGUS Enterprise, Microsoft Office Suite, Adobe Creative Suite, CoStar, Real Capital Analytics

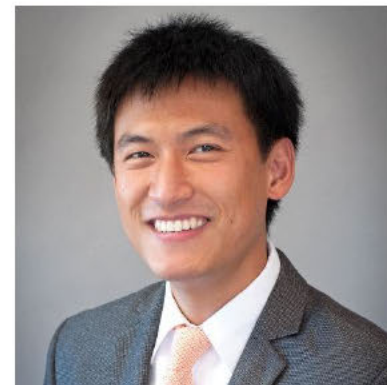
Interests: Concert piano (performed in Carnegie Hall, NY at age 11), competitive tennis, long-distance running, entrepreneurship

Eric Mo

Senior Project Manager, Development
San Francisco



Eric Mo is a Senior Project Manager at BXP, where he serves on the development team and oversees the design, financing, leasing, entitlement, construction, and delivery of various asset types including life science, office, retail, and the public realm. In addition to his development responsibilities, Eric also contributes to the firm's portfolio strategy by evaluating and executing property acquisitions and dispositions. During his tenure at BXP, Eric directly managed project budgets totaling more than \$1.47 billion in development costs, which resulted in generating over \$90 million in annual NOI from completed buildings spanning 1.5 million SF.



He is currently responsible for the delivery of 751 Gateway—a ground-up 231,000 SF build-to-suit life science campus building for Genentech and 651 Gateway—a 327,000 SF office-to-lab conversion, both located in South San Francisco, CA.

Before relocating to the west coast, Eric led the development of 325 Main Street—a ground-up 415,000 SF build-to-suit office tower facilitating Google's expansion at the nexus of Kendall Square in Cambridge, MA and 191 Spring Street—a 171,000 SF brutalist office building repositioning in Lexington, MA.

Eric began his commercial real estate career with CBRE and Vornado Realty Trust in advisory and analytical roles, respectively, prior to joining BXP in 2016. He is an active member of NAIOP, ULI, and SPUR in San Francisco and was a volunteer with Habitat for Humanity in Boston and the Coalition for Smarter Growth in Washington, DC. Eric earned a Bachelor of Urban and Environmental Planning degree from the University of Virginia and a Master of Science in Real Estate Development from the Massachusetts Institute of Technology.

Project Experience

751 Gateway	South San Francisco, CA	231,000 SF ground-up life science	Completed 2024
651 Gateway	South San Francisco, CA	327,000 SF office-to-lab conversion	Completed 2023
Gateway Master Plan	South San Francisco, CA	800,000+ SF future life science master planning and entitlement	Pre-development
Santa Monica Business Park Master Plan	Santa Monica, CA	5,600,000+ SF future mixed-use master planning and entitlement	Pre-development
180 CityPoint	Waltham, MA	329,000 SF ground-up speculative life science	Completed 2024
CIC, The Link, Kendall Public Market	Cambridge, MA	125,000 SF innovation space for equitable community growth	Completed 2019 + 2024
325 Main Street	Cambridge, MA	415,000 SF ground-up build-to-suit office and entitlement	Completed 2022
Kendall Urban Park (UP) Roof Garden	Cambridge, MA	0.6-acre public realm	Completed 2022
1000 Green District Boulevard	Marlborough, MA	49-acre non-core land disposition	Completed 2020
191 Spring Street	Lexington, MA	171,000 SF office repositioning	Completed 2017