

**TRANSBAY JOINT POWERS AUTHORITY  
BOARD OF DIRECTORS**

**MINUTES**

Thursday, January 17, 2008  
1 Dr. Carlton B. Goodlett Place, Room 416  
San Francisco, CA

REGULAR MEETING  
9:00 a.m.

BOARD OF DIRECTORS

Jerry Hill, Chair  
Nathaniel Ford, Vice Chair  
Michael Cohen  
Chris Daly  
Elsa Ortiz  
Bijan Sartipi

Executive Director  
Maria Ayerdi

Secretary  
Nila Gonzales

201 Mission St. #1960  
San Francisco, California 94105  
415-597-4620  
415-597-4615 fax

9:00 – REGULAR MEETING

ORDER OF BUSINESS

1. Call to Order

Chairman Hill called the meeting to order at 9:10 am

2. Roll Call

Present: Michael Cohen  
Chris Daly  
Elsa Ortiz  
Bijan Sartipi  
Jerry Hill

Absent: Nathaniel Ford

3. Communications

None.

4. Board of Director's New and Old Business

None.

5. Executive Director's Report

- Funding Update

Executive Director (ED) Ayerdi reported on accomplishments of 2007, noted major milestones and listed activities planned for 2008, concluding that the TJPA is on schedule.

Nancy Whelan, Transbay Financial/Nancy Whelan Consulting, presented the Funding Update.

6. Public Comment

No members of the public wished to address the Authority on this item.

THE FOLLOWING MATTERS BEFORE THE TRANSBAY JOINT POWERS AUTHORITY ARE RECOMMENDED FOR ACTION AS STATED BY THE EXECUTIVE DIRECTOR OR THE CHAIR.

CONSENT CALENDAR

7. All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Transbay Joint Powers Authority, and will be acted upon by a single vote. There will be no

separate discussion of these items unless a member of the Board or the public so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

(7.1) Approving the Minutes of the November 16, 2007 meeting.

(7.2) Authorizing the Executive Director to execute Amendment No. 2 to the Legal Agreement with Moscone, Emblidge & Quadra, LLP; Shute, Mihaly & Weinberger, LLP; Ruiz & Sperow, LLP; and Hanson, Bridgett, Marcus, Vlahos & Rudy, LLP, to modify the Agreement to extend the term of the Legal Agreement for an additional three years without increasing the maximum compensation under the Legal Agreement.

RESOLUTION 08-001

No public comment.

On motion to approve the Consent Calendar:

ADOPTED: AYES – Cohen, Daly, Ortiz and Hill

ABSENT – Ford

REGULAR CALENDAR

8. Authorizing the Executive Director to proceed with an Integrated Project Delivery strategy for construction of the new Transbay Transit Center Building and Bus Ramps project and to issue a Request for Qualifications for Construction Management/General Contractor services.

Robert Beck, TJPA Senior Program Manager, presented the item.

No public comment.

RESOLUTION 08-002

On motion to approve:

ADOPTED: AYES – Cohen, Daly, Ortiz and Hill

ABSENT – Ford

9. Adopting the third addendum to the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report and approving an amendment to the Program Refined Locally Preferred Alternative to include the full acquisition of 546 Howard (Block 3721, Lot 16).

No public comment.

RESOLUTION 08-003

On motion to approve:

ADOPTED: AYES – Cohen, Daly, Ortiz and Hill

ABSENT – Ford

10. Approving the updated Initial Project Report dated January 17, 2008 and a Resolution of Project Compliance for the allocation of Regional Measure 2 Funds in the Amount of \$28,299,000 for the Transbay Transit Center/Caltrain Downtown Extension Project.

No public comment.

RESOLUTION 08-004

On motion to approve:

ADOPTED: AYES – Cohen, Daly, Ortiz and Hill

ABSENT – Ford

11. Authorizing the Executive Director to execute the second Intergovernmental Agreement for Professional Engineering, Survey and Mapping Services with the City and County of San Francisco, Department of Public Works for a maximum compensation of \$599,500 and for a period not to exceed five years.

No public comment.

RESOLUTION 08-005

On motion to approve:

ADOPTED: AYES – Cohen, Daly, Ortiz and Hill

ABSENT – Ford

There was no member of the public that indicated they wished to comment on items that were scheduled for closed session.

CLOSED SESSION

1. Call to Order

Chairman Hill called the closed session to order at 9:40 am

2. Roll Call

Present: Michael Cohen  
Chris Daly  
Elsa Ortiz  
Bijan Sartipi  
Jerry Hill

Absent: Nathaniel Ford

3. Pursuant to Government Code Section 54956.8, the Transbay Joint Powers Authority Board of Directors will meet in closed session to discuss real property negotiations in the following matters:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(3.1) Property: 200 Folsom Street

TJPA Negotiators: Maria Ayerdi, Executive Director, and Andrew W. Schwartz, Shute, Mihaly & Weinberger LLP, outside counsel

Negotiating parties: TJPA and Korich et al.

Under negotiation: Price and terms of payment for TJPA's purchase of 200 Folsom Street

RESOLUTION 08-006

On motion to approve:

ADOPTED: AYES – Cohen, Daly, Ortiz and Hill

ABSENT - Ford

(3.2) Property: 201, 215 and 217 Second Street

TJPA Negotiators: Maria Ayerdi, Executive Director, and Andrew W. Schwartz, Shute, Mihaly & Weinberger LLP, outside counsel

Negotiating parties: TJPA and Rob Birmingham

Under negotiation: Price and terms of payment for TJPA's purchase of 201, 215 and 217 Second Street

- (3.3) Property: Portion of Caltrans Parcel T bounded by the Transbay Terminal, Fremont, Mission, and First Streets

TJPA Negotiators: Maria Ayerdi, Executive Director; Charles Sullivan, Deputy City Attorney; and Andrew W. Schwartz, Shute, Mihaly & Weinberger LLP, outside counsel

Negotiating parties: TJPA and Hines

Under negotiation: Terms of the Exclusive Negotiating Agreement between the TJPA and Hines and the price and terms of Hines' purchase of the Property from the TJPA

- (3.4) Property: 272 Main Street

TJPA Negotiators: Maria Ayerdi, Executive Director, and Andrew W. Schwartz, Shute, Mihaly & Weinberger LLP, outside counsel

Negotiating parties: TJPA, San Francisco Redevelopment Agency, and Michael and Kathryn Abbassi

Under negotiation: Price and terms of payment for TJPA's purchase of 272 Main Street

ADJOURN CLOSED SESSION AND RECONVENE MEETING – The closed session was adjourned at 10:00 am.

## 12. Announcement of Closed Session.

Deborah Keeth, TJPA Counsel, reported that the Board took action on closed session item 3.1 authorizing the Executive Director to execute a Purchase and Sale Agreement with Korich to purchase 200 Folsom Street for \$7,140,000 with Metropolitan Transportation Commission RM2 funds. She further announced that the Board met for a conference but took no action on the remaining closed session items.

ADJOURN – Chairman Hill adjourned the meeting at 10:05 am

A tape of the meeting is on file in the office of the Secretary to the Transbay Joint Powers Authority Board of Directors.

Nila Gonzales  
Board Secretary

The Ethics Commission of the City and County of San Francisco has asked us to remind individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin. Code Sections 16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street, Suite 801, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 554-8757 and web site: [sfgov.org/ethics](http://sfgov.org/ethics).