



**TRANSBAY JOINT POWERS AUTHORITY  
BOARD OF DIRECTORS**

**MINUTES**

Thursday, October 12, 2017  
1 Dr. Carlton B. Goodlett Place, Room 416  
San Francisco, CA

**REGULAR MEETING**  
9:30 a.m.

**BOARD OF DIRECTORS**

Mohammed Nuru, Chair  
Jeff Gee, Vice Chair  
Greg Harper  
Jane Kim  
Edward Reiskin  
Bijan Sartipi

Executive Director  
Mark Zabaneh

Secretary  
Nila Gonzales

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9:30 – REGULAR MEETING

## ORDER OF BUSINESS

### 1. Call to Order

Chair Nuru called the meeting to order at 9:35 a.m.

### 2. Roll Call

Secretary Gonzales announced that Director Sartipi would not be present due to a scheduling conflict and Director Kim was expected shortly.

Present: Greg Harper  
Jane Kim (*arrived during Item 5*)  
Ed Reiskin  
Jeff Gee  
Mohammed Nuru

Absent: Bijan Sartipi

### 3. Communications

None.

### 4. Board of Director's New and Old Business

None.

### 5. Executive Director's Report

- Project Labor Agreement (PLA) Quarterly Update

Executive Director Zabaneh reported that Governor Brown signed Senate Bill 595 (SB595), the Regional Measure 3 (RM3) authorization legislation into law. The next step is for RM3 to be placed on the ballot in the nine Bay Area counties and, if approved by the majority of voters, it would increase tolls on the seven State owned bridges by up to three dollars which would generate approximately \$4.4 billion dollars for transportation improvements in the Bay Area of which \$325 million would be for the Downtown Rail Extension (DTX) and \$5 million a year for operations of the Transit Center. He also reported that on September 20, 2017, he attended the kick-off of Caltrain's year-long strategic business planning effort. Additionally, he mentioned that Assemblymember Frazier, Senate Transportation Committee Chair, visited earlier in the week for a site tour; he was impressed with the scale and complexity of the project and appreciative of the amount of labor force and job creation that the Transbay Transit Center construction has generated nationwide, in the Bay Area, and particularly for his constituents in

the East Bay. He also noted that the TJPA would be hosting a site tour for Assemblymember Chiu who was instrumental in helping the TJPA secure the identified RM3 funds. Executive Director Zabaneh also acknowledged Director Harper's prior meeting request for the Board to make a policy decision on the Naming Rights funding and indicated it would be presented to the Board for consideration.

Dennis Turchon, TJPA Senior Construction Manager, present the PLA Quarterly Update.

## 6. Citizens Advisory Committee (CAC) Update

Bruce Agid, TJPA CAC Chair, provided the update. The CAC was pleased to hear about SB595. The CAC expressed concern regarding the Railyards Alternatives and I-280 Boulevard (RAB) Feasibility Study not recommending a DTX alignment by the September/October 2017 timeframe previously promised by the San Francisco Planning Department. The CAC was appreciative of the Phase 2 update on engineering and analysis work and they look forward to a comprehensive report outlining benefits, disadvantages, risks, and impacts on costs and schedule. The CAC applauded the work done by the Facility Readiness team and recommended that the interdependencies, critical paths, key milestones, risks, and mitigation measures are incorporated into the monthly updates. The CAC encouraged the project team to work with each operator to provide an additional level of work breakdown to ensure a clearly communicated start-up of bus operations and also suggested the same schedule refinement regarding Pop-Up and permanent Retail activation. The CAC appreciated the park programming presentation and, although the Construction Update still shows a 12-week delay, the CAC applauded the project team for holding the line for Substantial Completion. Mr. Agid expressed concern regarding the homeless population and requested a presentation on how issues would be addressed.

## 7. Public Comment

Members of the public may address the Authority on matters that are within the Authority's jurisdiction and are not on today's calendar.

Roland Lebrun provided comments regarding conflict of interest, government code 87100 of the State Political Reform Act, and his interpretation of how it pertains to Vice Chair Gee.

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

## CONSENT CALENDAR

8. 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.

- (8.1) Approving the Minutes of the September 14, 2017 meeting.
- (8.2) Authorizing the Executive Director to execute a lease with Block One Property Holder, L.P., for the portion of TJPA's property known as Block 2, following cessation of transit operations at the Temporary Terminal.

RESOLUTION 17-038

- (8.3) Authorizing the Executive Director to execute an agreement with Davis & Associates to provide Community & Public Outreach services for the Transbay Program for a term not to exceed two years and at a cost not to exceed \$175,000.

RESOLUTION 17-039

No public comment.

On motion to approve the Consent Calendar:

ADOPTED: AYES – Harper, Kim, Reiskin, Gee and Nuru

REGULAR CALENDAR

9. Construction Update.

Dennis Turchon, TJPA Senior Construction Manager, and Ron Alameida, Director of Design and Construction, presented the update along with Steve Humphreys of Webcor/Obayashi, Construction Manager/General Contractor, who reported on the schedule mitigation plan.

Director Reiskin stated it is concerning that the subcontractor, who is not meeting schedule and driving the critical path of the whole project, is objecting to bringing in other resources to recover schedule and he inquired if there was anything more that the TJPA could do to assist. Mr. Alameida stated that Webcor needs to be more aggressive. Director Reiskin questioned if March was still a reasonable date for operations at the transit center and Mr. Alameida replied that meeting the March date was going to be difficult and he also noted AC Transit and MUNI operator training. Director Reiskin advised that MUNI will not be a reason for operations not to start at the transit center in March. Mr. Alameida stated he will be working closely with both agencies to start operations but, based on the data he recently received from the operators, March did not look feasible. Director Reiskin indicated that any issues regarding operators that are not ready for a March opening need to be escalated. Director Harper concurred with Director Reiskin and said to bring him in if necessary for AC Transit. Chair Nuru reiterated the importance of getting the Board members involved, if necessary, to meet the deadline.

10. Facility Readiness Update.

Martha Velez, TJPA Facility Manager, and Sidonie Sansom, TJPA Chief Security Officer, presented the item.

Vice Chair Gee stated he appreciated the presentations and suggested incorporating all of the schedules into one presentation and highlighting critical items which would allow the different chapters of completion to be understood and manage expectations.

Director Reiskin commended the team on the presentation and concurred with Vice Chair Gee's suggestion.

11. Adopting a retail/commercial leasing policy that, among other things, authorizes the Executive Director to execute certain leases consistent with the policy and consistent with the applicable Board-approved budget.

Martha Velez, TJPA Facility Manager, presented the item.

Director Harper expressed concern with the lease and some of its particulars.

Director Reiskin suggested Executive Director Zabaneh provide a monthly report that would include leases entered into, deviation of standard leases, rental revenue, type, etc. and for the Chief Financial Officer to report on the Cost Review Committee process or denial regarding tenant improvement funding and any impacts on the operating budget.

Director Kim suggested working with the Mayor's Office of Economic and Workforce Development and Martha confirmed that they are working with them. Director Kim also stated she would follow up as well regarding businesses in her district looking for space.

Vice Chair Gee expressed his support of the item.

Public Comment:

Jim Patrick, Patrick & Co., stated he does not support the item and that he thought a few leases should be done first to get a feel of the market. Director Harper noted he agreed with Mr. Patrick.

Roland Lebrun stated the goal should be a Master Lessee and referenced the contract for the World Trade Center, secured for 99 years and \$1.4 billion dollars. He said to make sure there is nothing in the leases that could interfere with a future Master Lessee.

RESOLUTION 17-040

On motion to approve:

ADOPTED: AYES – Kim, Reiskin, Gee and Nuru  
NO – Harper

12. Authorizing the Executive Director to execute a lease agreement with Greyhound Lines, Inc. for certain commercial space in the transit center for about \$9,228 base rent and \$8,972 additional rent each month over a 10 year term, contingent on Greyhound reaching a separate sublease with AC Transit for Greyhound's use of certain bus bays on the bus deck level.

Martha Velez, TJPA Facility Manager, presented the item.

No public comment.

RESOLUTION 17-041

On motion to approve:

ADOPTED: AYES – Harper, Kim, Reiskin and Nuru  
ABSENT – Gee

13. Phase 2/Downtown Rail Extension (DTX) Update.

Skip Sowko, TJPA Senior Design & Engineering Manager, introduced the item and next steps.

Joe Metzler, Parsons, presented the Rail Operations Study portion of the item.

Michelle Bouchard, Caltrain Chief Operating Officer, and Bruce Armistead, California High Speed Rail Authority Director of Operations, expressed their support for the three track approach.

Keith Abey, McMillen Jacobs Tunnel Engineer, presented the Tunnel Options Study portion of the item.

Director Harper stated he does not think the BART/MUNI Pedestrian connector is a good idea because of the potential safety issues and the passenger/user has not been identified. He also provided comments regarding the three track approach and said he thought that the City was good with two tracks.

Director Reiskin thanked the team for the presentation. He stated he understood some of the Metropolitan Transportation Commission support was based on the BART/MUNI Pedestrian connector. He suggested investing in planning and modeling to determine who the riders are for the connector. He also advised it would be best to focus on preventing the area from becoming undesirable instead of focusing on the engineering. He stated the two versus three track approach presentation needed more information, such as comparative information, schedule, costs, etc. He thought the tunneling methods were a good start on the analysis and suggested the next step would be to look at potentially extending the tunneling all the way through to the stub end box if not beyond, to further reduce the amount of cut and cover on Townsend Street and, if the crossing of 5<sup>th</sup> Street can be avoided, it would be a quantum reduction in the adverse impact

to traffic circulation in the area. Executive Director Zabaneh confirmed the next steps suggested would be incorporated and advised that the study was restricted due to funding limitations.

Chair Nuru noted that this conversation is healthy and marks the beginning of the process for the next phase of the project.

Director Reiskin inquired if the studies that support the presentation would be posted to the website and Executive Director Zabaneh replied affirmatively.

**Public Comment:**

Roland Lebrun stated three tracks are not needed; only two tracks would be needed if there are four tracks at the Townsend station. He mentioned the California High Speed Rail Authority would appoint Deutsche Bank as the train operator on October 19<sup>th</sup>. He also stated there is another construction technique that does not require cut and cover.

Jim Patrick suggested a streetscape approach for the BART/MUNI Pedestrian connector.

ADJOURN – Chair Nuru adjourned the meeting at 12:05 p.m.

A recording 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 that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [Campaign and Gov't Conduct Code, Article II, Chapter 1, § 2.100, et seq.] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, telephone (415) 252-3100, fax (415) 252-3124 and web site: [www.sfethics.org](http://www.sfethics.org).