

MEETING OF THE SAN DIEGO METROPOLITAN TRANSIT SYSTEM
EXECUTIVE COMMITTEE
1255 Imperial Avenue, Suite 1000
San Diego, CA 92101

July 12, 2018

MINUTES

A. ROLL CALL

Chair Gomez called the Executive Committee meeting to order at 9:10 a.m. A roll call sheet listing Executive Committee member attendance is attached.

B. APPROVAL OF MINUTES

Ms. Cole moved for approval of the minutes of the June 7, 2018, MTS Executive Committee meeting. Mr. McWhirter seconded the motion, and the vote was 4 to 0 in favor with Mr. Arambula and Mr. Roberts absent.

G. PUBLIC COMMENTS (TAKEN OUT OF ORDER)

Jean Costa – Ms. Costa commented on greenhouse gas (GHG) emissions from transit vehicles and provided recommendations on how to reduce GHG. She stated that she would like to see public transit vehicles transition from natural gas to electricity. Ms. Costa also recommended using smaller buses during non-peak service hours.

C. COMMITTEE DISCUSSION ITEMS

1. Grantville Trolley Station Transit Oriented Development (Tim Allison and Sharon Cooney)

Sharon Cooney, Chief of Staff, introduced this item and noted that this discussion is a follow up to previous discussions related to the Grantville Trolley Station Transit Oriented Development (TOD) proposals. Tim Allison, Manager of Real Estate Assets, continued the presentation and provided a brief background on the property details. He reviewed the direction from the Executive Committee from its previous meeting which was to complete the Keyser Marston analysis and return to the Executive Committee with results of the analysis. Mr. Allison discussed the flood zone area impacts at this property. He discussed the concept flood mitigation plan developed by the City of San Diego near the property. Mr. Allison reviewed the revised proposal from Affirmed Housing and Greystar to build a joint venture affordable housing and student housing complex.

Paul Marra, with Keyser Marston Associates, provided a presentation on the analysis results regarding this property. He reviewed the details of the site area and zoning capacity for the property. Mr. Marra presented five prototype options for developing housing at this property. Mr. McWhirter asked if there was a building height restriction in this area. Mr. Marra replied there is no height restriction for this property. Mr. Marra discussed the supportable land values for the proposed prototype options. He stated that their recommendation would be to select the second prototype, a Type V Wrap style

development. He noted that having student housing also adds a potential premium in land value. Mr. Marra reviewed the results of the feasibility of mixed-income multi-family units. Karen Landers, General Counsel, noted that the purpose of this presentation is to inform the committee of the feasibility of moving forward with negotiations with Affirmed and Greystar on their proposal. She stated that if the Executive Committee does wish to move forward, then staff will bring additional details regarding negotiations on price and terms of payment in closed session at a future meeting with the Board. Mr. Marra also reviewed details of a standalone tax credit apartment scenario if a portion of the net site area was dedicated to 100% affordable multi-family development.

Ms. Cooney stated that the Affirmed/Greystar densities are consistent with the maximum densities the site will reasonably support. She also reviewed staff's recommendation to: continue discussions with Affirmed/Greystar; request exclusive negotiating agreement with Affirmed/Greystar at the next Board meeting; and return to the Board in September or October to request negotiating authority related to price and terms of payment during closed session.

PUBLIC COMMENT

Maya Rosas – Ms. Rosas commented on behalf of Circulate San Diego. She stated that this joint development proposal is positive and in line with the recommendations provided by Circulate San Diego earlier in the year. Ms. Rosas requested for changes to be made to Policy 18 related to the development of available properties. She stated that they are looking for changes to be made regarding the lowering of parking requirements at these types of developments. Ms. Rosas asked about parking requirements in the proposed prototypes presented by Keyser Marston.

Mr. Marra stated that they used 1.25 parking spaces for a one bedroom and 1.75 spaces for a two bedroom unit. He said that they used a 1.55 weighted unit parking requirement for the first two prototype recommendations. For the remaining three prototype recommendations they reduced the parking requirements to 1.4, 1.3 and 1.25 spaces per unit.

COMMITTEE COMMENTS

Chair Gomez stated that she would like to see MTS maximize its availability of land. She stated that she wants to look at maximizing land value differently and focus more on increasing ridership than on land value return for this development. Chair Gomez stated that she is interested in reducing parking requirements as an incentive for the developers. She also recommended possibly offering transit passes to the residents as an alternative to parking.

Action Taken

Mr. McWhirter moved to forward a recommendation to the Board to approve the request to negotiate exclusively with the current developers, Affirmed Housing and Greystar. Ms. Cole seconded the motion, and the vote was 4 to 0 in favor with Mr. Arambula and Mr. Roberts absent.

COMMENTS – CONTINUED

Jim Silverwood, President and CEO of Affirmed Housing, stated that they are excited about this project. He commented that a partnership with Greystar will help promote ridership and provide a benefit to the community with student housing and affordable housing. Mark Faulkner, with Greystar, commented that they have many projects in San Diego and are heavily invested in the area. He stated that they are looking forward to working with Affirmed Housing and MTS on this development project.

2. Planning Consultant for Potential Ballot Measure – Contract Award (Denis Desmond)

Ms. Cooney introduced this item and stated that staff is asking for a recommendation to go to the Board to authorize TMD to work as our planning consultant for the potential ballot measure. Denis Desmond, Director of Planning, continued the presentation and reviewed the details of the sole source award to TMD. He discussed the recent and relevant experiences with TMD. Mr. Desmond reviewed the scope of work tasks TMD will perform for MTS including data collection and market review; developing a program of projects; conducting ridership estimates; conducting a capital and infrastructure assessment; and conducting operating cost estimates.

PUBLIC COMMENTS

Maya Rosas – Ms. Rosas with Circulate San Diego commented that they are excited to see this process moving forward. She stated they have been doing their own analysis related to the ballot measure. She said they have been gathering polling information from other regions and have been putting together projects that could be included in the expenditure plan. Ms. Rosas asked that MTS consider including the following projects in the plan: safe routes to schools, bike/walk infrastructure near schools, pothole repair, local streets and roads improvements, transit to the airport, and converting specific regular bus routes to Rapid routes.

COMMITTEE COMMENTS

Ms. Rios inquired about the cost center for the budget of the TMD contract. Mr. Desmond replied that there is a specific cost center that was created for the ballot measure and is included in the approved budget.

Ms. Cooney noted that staff has been proactive and consistently working and meeting internally to discuss planning for the potential ballot measure.

Chair Gomez stated that she is excited for the potential of bringing in new revenues to MTS. She commented that she believes it should primarily be the City's responsibility to provide the infrastructure updates to streets and roads and MTS should focus on the operation of public transit.

Action Taken

Ms. Cole moved to forward a recommendation to the Board of Directors to authorize the Chief Executive Officer (CEO) to execute MTS Doc. No. G2161.0-18 with Transportation Management & Design, Inc. (TMD), for the provision of preliminary planning services for

a potential ballot measure from July 2018 to June 30, 2019. Mr. McWhirter seconded the motion, and the vote was 4 to 0 in favor with Mr. Arambula and Mr. Roberts absent.

3. Old Town Transit Center Project Update (Denis Desmond)

Mr. Desmond provided a presentation on the Old Town Transit Center (OTTC) Project. He provided some background and details of the OTTC property. He reviewed the objectives of this project including updating worn out amenities and signage; increasing capacity; reducing buses circling through the transit center; better channelizing pedestrians for safety; and shifting more transfer activity to the south end closer to the tunnel. He presented pictures and diagrams of the construction work at OTTC. Mr. Desmond reviewed the project budget, challenges and timeline.

Ms. Rios inquired about the removal of RV parking. Ms. Cooney replied that it has been planned to no longer have RV parking at this property.

Chair Gomez commented that she would like to see enhanced signage for better wayfinding at OTTC.

Action Taken

No action taken. Informational item only.

4. Update on Innovative Clean Transit (ICT) Proposal (Sharon Cooney)

Ms. Cooney provided a brief update on the ICT proposal. She stated that we have been in continued negotiations with the California Air Resources Board (CARB). She commented that there has been some progress in possibly adding benchmarks to the proposal. She noted that this proposal will likely go to the CARB Board in September as an informational item and the anticipated final ruling will likely come in December 2018 or January 2019.

Action Taken

No action taken. Informational item only.

D. REVIEW OF DRAFT July 26, 2018 BOARD AGENDA

Recommended Consent Items

6. Increased Authorization for Legal Service Contracts to Pay Projected Expenses in Fiscal Year (FY) 2019

Action would authorize the Chief Executive Officer (CEO) to execute amendments with eight law firms, increasing the spending authority to cover anticipated FY19 expenses.

7. Planning Consultant for Potential Ballot Measure - Contract Award

Action would authorize the Chief Executive Officer (CEO) to execute MTS Doc. No. G2161.0-18 with Transportation Management & Design, Inc. (TMD), for the provision of preliminary planning services for a potential ballot measure from July 2018 to June 30, 2019.

8. Semiannual Uniform Report of Disadvantaged Business Enterprise (DBE) Awards and Payments
9. Revisions to Board Policy No. 26, "Disadvantaged Business Enterprise Program"
Action would approve revisions to Board Policy No. 26, "Disadvantaged Business Enterprise Program".
10. Disadvantaged Business Enterprise (DBE) Overall Goal
Action would adopt a 3% Overall DBE Goal for DBE-participation in federally funded contracts over the Federal Fiscal Year (FFY) 2019 to FFY 2021 triennial period.
11. Fairfield Grossmont Trolley, LLC Lease: Consent to Assignment and Assumption of Ground Lease
Action would authorize the Chief Executive Officer to execute the Assignment and Assumption of Ground Lease consenting to this transfer of the Fairfield Grossmont Trolley, LLC lease to Trolley 8727 Apartments California, LLC and any additional documents necessary to close the transaction.
12. Centralized Train Control (CTC) Technology Refresh Project
Action would authorize the Chief Executive Officer (CEO) to execute Task Order 83 of Addendum 17 to the Memorandum of Understanding (MOU) between San Diego Associations of Governments (SANDAG) and MTS for the Centralized Train Control (CTC) Technology Refresh Project.
13. Investment Report - May 2018
14. Elevator and Escalator Maintenance and Repair Services - Contract Amendment
Action would: (1) Ratify Amendments 1, 2 and 3 to MTS Doc. No. PWG153.0-14; and (2) Authorize the Chief Executive Officer (CEO) to execute MTS Doc. No. PWG153.5-14 with ThyssenKrupp Elevator (TKE) for additional funds for continued maintenance of elevators and escalators.

COMMENTS – DRAFT BOARD AGENDA

Ms. Cooney stated that item 7, "Planning Consultant for Potential Ballot Measure - Contract Award", will be moved to a discussion item at the Board meeting. Ms. Landers provided comments on the DBE consent items. Chair Gomez requested for consent item 10, "Disadvantaged Business Enterprise (DBE) Overall Goal", to be moved to a discussion item at the Board meeting.

Mr. McWhirter commented that he would like congratulate staff on the successful Federal Transit Administration Triennial Audit.

Ms. Rios inquired about consent item 6, "Increased Authorization for Legal Service Contracts to Pay Projected Expenses in Fiscal Year (FY) 2019". Ms. Landers replied that we have various areas where we need outside counsel and we like to have four to seven options based on potential case load. Ms. Landers explained that the process has been to review the outside counsel contracts each year and ask for increases once per year for necessary contracts based on potential or current litigation. She noted that MTS is currently conducting a procurement for new legal service contract awards.

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E. REVIEW OF SANDAG TRANSPORTATION COMMITTEE AGENDA

Ms. Cooney stated that there is no SANDAG Transportation Committee meeting tomorrow, but there is a regular Board meeting. She stated that they will be discussing the Triennial TransNet Audit.

F. COMMITTEE MEMBER COMMUNICATIONS AND OTHER BUSINESS

There was no Committee Member Communications and Other Business discussion.

H. NEXT MEETING DATE

The next Executive Committee meeting is scheduled for September 6, 2018, at 9:00 a.m. in the Executive Committee Conference Room.

I. ADJOURNMENT

Chair Gomez adjourned the meeting at 10:46 a.m.

/s/ Georgette Gómez
Chairperson

Attachment: Roll Call Sheet

EXECUTIVE COMMITTEE
SAN DIEGO METROPOLITAN TRANSIT SYSTEM

ROLL CALL

MEETING OF (DATE) July 12, 2018

CALL TO ORDER (TIME) 9:10 a.m.

RECESS _____

RECONVENE _____

CLOSED SESSION _____

RECONVENE _____

ADJOURN 10:46 a.m.

BOARD MEMBER	(Alternate)	PRESENT (TIME ARRIVED)	ABSENT (TIME LEFT)
ARAMBULA	<input type="checkbox"/>		
Transportation Committee Rep.			
COLE	<input checked="" type="checkbox"/> (Gomez) <input type="checkbox"/>	9:10 a.m.	10:46 a.m.
GOMEZ (Chair)	<input checked="" type="checkbox"/>	9:00 a.m.	10:46 a.m.
MCWHIRTER	<input checked="" type="checkbox"/> (Arambula) <input type="checkbox"/>	9:00 a.m.	10:46 a.m.
RIOS	<input checked="" type="checkbox"/> (Salas) <input type="checkbox"/>	9:00 a.m.	10:46 a.m.
ROBERTS	<input type="checkbox"/> (Cox) <input type="checkbox"/>		

SIGNED BY THE CLERK OF THE BOARD: Julia Tuer

CONFIRMED BY THE GENERAL COUNSEL: Paul Cord