

**San Mateo County Transit District  
Board of Directors**

**1250 San Carlos Avenue, San Carlos, California**

**Minutes of February 4, 2026**

**Members Present:** David J. Canepa, Marina Fraser, Rico E. Medina, Josh Powell, Peter Ratto, Jackie Speier (arrived at 2:07 pm), Brooks Esser (Vice Chair), Marie Chuang (Chair)

**Members Absent:** Jeff Gee

**Staff Present:** T. Bartholomew, E. Beach, J. Cassman, A. Chan, T. Dubost, J. Epstein, C. Gomez, D. Harbour, T. Huckaby, L. Ko, L. Lumina-Hsu, J. Mello, D. Olmeda, A. Rivas, K. Yin

**1. Call to Order / Pledge of Allegiance**

Chair Marie Chuang called the meeting to order at 2:00 pm and led the Pledge of Allegiance.

**2. Roll Call**

Loana Lumina-Hsu, Deputy District Secretary, called the roll and confirmed that a Board quorum was present.

**3. Report Out from Closed Session at January 7, 2026 Board Meeting**

**3.a. Closed Session: Conference with Legal Counsel Anticipated Litigation Pursuant to Government Code Section 54956.9(d)(4)**

**Initiation of Litigation: One Case**

**3.b. Closed Session: Conference with Real Property Negotiators Pursuant to Government Code Section 54956.8 Property: Parcel Nos. 015-180-200, 015-180-110 (Southeast portion of Belle Aire Island, South San Francisco)**

**Agency negotiator: Janni Baugh, Acting Director of Real Estate**

**Negotiating parties: ELCAM Co. and Bay Investment Co.**

**Under negotiation: Price and terms of payment**

Joan Cassman, General Counsel, stated there were no reportable actions.

**4. Consent Calendar**

**4.a. Approval of Minutes of the Board of Directors Meeting of January 7, 2026**

**4.b. Accept Quarterly Investment Report**

**4.c. Bus Stop Improvement Program (BSIP) Amenity Refresh Project (including Safety and Security Improvements) – Adoption of New Standards – *Approved by Resolution No. 2026-07***

**4.d. Adopting the San Mateo County Transit District's 2025 Title VI Program –**  
*Approved by Resolution No. 2026-08*

Motion/Second: Medina/Esser

Ayes: Canepa, Fraser, Medina, Powell, Ratto, Esser, Chuang

Noes: None

Absent: Gee, Speier

**5. Public Comment for Items Not on the Agenda**

Aleta Dupree, Team Folds, commented on Clipper 2.0 integration and spoke in support of zero emission bus fleet.

**6. Report of the Chair**

Chair Chuang stated there was no report.

**6.a. Proclamation Declaring February as National African American (Black) History Month**

Tasha Bartholomew, Director, Communications, presented the proclamation that included the recognition of the history, contributions, and the culture of the African American community during February. From a 2024 triennial survey, eight percent of SamTrans' riders were African American. SamTrans commemorates National African American (Black) History Month through a bus wrap, employee-held events, and social media highlights showcasing employees.

Motion/Second: Ratto/Esser

Ayes: Canepa, Fraser, Medina, Powell, Ratto, Esser, Chuang

Noes: None

Absent: Gee, Speier

*Director Speier arrived at 2:07 pm.*

**7. Report of the General Manager/CEO**

**7.a. Report of the General Manager/CEO | January 28, 2026**

April Chan, General Manager/CEO, stated the report was in the packet and provided the following highlights:

- Black History Month, Lunar New Year, and SamTrans 50th Anniversary bus wraps
- Super Bowl preparation: shared SamTrans' participation in human trafficking prevention
- Clipper 2.0 issues, including back-end software issues and deployment of patches and troubleshooting by Cubic Corporation and Metropolitan Transportation Commission (MTC)
- Bay Area Rapid Transit District (BART) Board workshop on February 12 to determine level of service adjustments and possible station cuts

### **7.b. Monthly Headquarters Construction Status Update**

Kris McGee, Managing Principal, Urban Hive Development, and Joshua Mello, Chief Planning Officer, provided the presentation that included the following:

- Day 2 construction initiated and closeout of Day 1 items
- Tenant leasing, vehicle parking, and purchasing of the building items to come back later for board review and approval
- SamTrans' partial rent paid to landlord at the new HQ from December 22

Staff provided further clarification in response to the following Board comments and questions regarding tenant lease progress and June 1 headquarters move-in.

#### Public Comment

Aleta Dupree, Team Folds, commented on the implemented bus wraps, Super Bowl preparations and Clipper usage, and new headquarters accessibility.

### **7.c. SamTrans 50th Anniversary Activities**

Ms. Bartholomew and Taylor Huckaby, Deputy Chief, Communications, provided the presentation that included marketing events, promotions, stakeholder recognition, a bus wrap, a time capsule, and community events to celebrate SamTrans' 50th Anniversary throughout the year.

Staff provided further clarification in response to the following Board comments and questions regarding the project budget, in-house creative services, leveraged partnerships, memorabilia, and revenue sources to offset costs.

#### Public Comment

Aleta Dupree, Team Folds, commented on the 50th anniversary logo design, public transit agencies milestones and historical development celebrations, heritage tours, and time capsules.

Roland commented on the celebration budget and transparency, revenue sources, and BART workshop coordination.

### **8. Recess to Committee Meetings**

The Board meeting recessed to Committee Meetings at 2:46 pm.

### **13. Reconvene Board of Directors Meeting**

Chair Chuang reconvened the Board meeting at 4:20 pm.

**14. Matters for Board Consideration: Finance Committee**

Committee Chair Medina led the Board in voting on the following items:

**14.a. Authorizing the Purchase of up to 31 Non-Revenue Support Vehicles Through State of California, Department of General Services Contracts for a Total Not-To-Exceed Amount of \$1,338,500 and the Disposition of up to 25 Surplus Support Vehicles –**  
*Approved by Resolution No. 2026-09*

**14.b. Authorizing an Amendment to On-Call Construction Management Services Contract to Increase the Amount by \$9 Million –**  
*Approved by Resolution No. 2026-10*

Motion/Second: Speier/Ratto

Ayes: Canepa, Fraser, Medina, Powell, Ratto, Speier, Esser, Chuang

Noes: None

Absent: Gee

**15. Matters for Board Consideration: Strategic Planning, Development, and Sustainability Committee**

Committee Chair Powell led the Board in voting on the following item:

**15.a. Adopting a New Transit Oriented Development and Property Disposition Policy; and Declaring Certain Properties Exempt Surplus Land Under the Surplus Land Act Pursuant to Government Code Section 54221(f)(1)(S) and Section 54221(b)(1) and Authorizing Related Actions –**  
*Approved by Resolution No. 2026-11 and Resolution No. 2026-12*

Motion/Second: Fraser/Esser

Ayes: Canepa, Fraser, Medina, Powell, Ratto, Speier, Esser, Chuang

Noes: None

Absent: Gee

**16. Communications to the Board of Directors –** Ms. Lumina-Hsu noted the correspondence was posted online.

**17. Board Member Requests –** There were none.

**18. Date / Time of Next Regular Meeting: Wednesday, March 4, 2026 at 2:00 pm**

**19. Report of the General Counsel**

**19.a. Closed Session: Conference with Legal Counsel Anticipated Litigation Pursuant to Government Code Section 54956.9(d)(4)**  
**Initiation of Litigation: One Case**

Ms. Cassman announced the closed sessions items and stated any action taken will be reported at the next regular meeting.

*The Board adjourned to closed session at 4:23 pm.*

*Director Medina recused from closed session.*

**20. Adjourn** – The meeting adjourned at 5:24 pm.

**San Mateo County Transit District  
Community Relations Committee Meeting / Committee of the Whole**

**1250 San Carlos Avenue, San Carlos, California**

**Minutes of February 4, 2026**

**Members Present (In Person):** Rico E. Medina, Peter Ratto (Chair)

**Members Absent:** Jeff Gee

**Other Board Members Present Constituting Committee of the Whole:** David J. Canepa, Marie Chuang, Brooks Esser, Marina Fraser, Josh Powell, Jackie Speier

**Other Board Members Absent:** None

**Staff Present:** J. Cassman, A. Chan, T. Dubost, L. Ko, L. Lumina-Hsu, A. Rivas, S. van Hoften

**9.a. Call to Order**

Committee Chair Ratto called the meeting to order at 2:46 pm.

**9.b. Approval of Minutes of the Community Relations Committee Meeting of January 7, 2026**

Motion/Second: Medina/Ratto

Ayes: Canepa, Fraser, Medina, Powell, Ratto, Speier, Esser, Chuang

Noes: None

Absent: Gee

**9.c. Accessible Services Update**

Tina Dubost, Manager, Accessible Services, stated the availability of a physical and online Senior Mobility Guide, in addition to a mobility resource center, where users can learn more about available transit options.

Staff provided further clarification in response to the Committee comments and questions on presentation opportunities and distribution of the guide to stakeholders.

**9.d. Citizens Advisory Committee Update**

Dylan Finch, newly elected CAC Chair, stated Ben Mangiafico elected as Vice Chair and CAC's adoption of remote member participation under Senate Bill (SB) 707.

The Committee commented on the aid of remote member participation to increase accessibility and availability to students and Coastside participants and applicants.

**9.e. Paratransit Advisory Council Update**

Ben McMullan, PAC Chair, stated the PAC is creating an outreach plan and presentations on paratransit best practices.

**9.f. Monthly State of Service Report - December 2025**

Ana Rivas, Director, Bus Transportation, provided the presentation, which included the following:

- Weekday ridership 2.6 percent decrease and monthly ridership 0.7 percent decrease
- Microtransit 39.6 percent increase, with 35.8 percent increase for year-over-year
- Youth pass usage 0.3 percent decrease
- 1.5 service calls per 25,000 miles
- 81.3 percent on-time performance (OTP)
- 0.02 percent trip did not operate (DNO)
- 1.26 accidents per 100,000 miles
- Navigation of construction zone on El Camino Real in Burlingame

Staff provided further clarification in response to the following Board comments and questions regarding the service interruptions and adjustments surrounding the five-year construction on El Camino Real in Burlingame and the distinction of miles between ride calls reported for zero-emissions buses and diesel fleets.

Public Comment

Aleta Dupree, Team Folds, commented on ridership levels and recovery, safety, and addressing accidents.

**9.g. Adjourn** – The meeting adjourned at 3:04 pm.

**San Mateo County Transit District  
Finance Committee Meeting / Committee of the Whole**

**1250 San Carlos Avenue, San Carlos, California**

**Minutes of February 4, 2026**

**Members Present (In Person):** Josh Powell, Jackie Speier, Rico E. Medina (Chair)

**Members Absent:** None

**Other Board Members Present Constituting Committee of the Whole:** David J. Canepa, Marie Chuang, Brooks Esser, Marina Fraser, Peter Ratto

**Other Board Members Absent:** Jeff Gee

**Staff Present:** J. Cassman, A. Chan, D. Harbour, L. Ko, L. Lumina-Hsu, S. van Hoften, K. Yin

**10.a. Call to Order**

Committee Chair Medina called the meeting to order at 3:04 pm.

**10.b. Approval of Minutes of the Finance Committee Meeting of January 7, 2026**

Motion/Second: Chuang/Esser

Ayes: Canepa, Fraser, Medina, Powell, Ratto, Speier, Esser, Chuang

Noes: None

Absent: Gee

**10.c. Authorizing the Purchase of up to 31 Non-Revenue Support Vehicles Through State of California, Department of General Services Contracts for a Total Not-To-Exceed Amount of \$1,338,500 and the Disposition of up to 25 Surplus Support Vehicles**

Kevin Yin, Director, Contracts and Procurement, and David Harbour, Director, Maintenance, provided the presentation which included the lower pricing for State-sold vehicles compared to local dealerships, locally provided vehicle maintenance, sales tax collection, and cooperative contract advantages.

Staff provided further clarification in response to the following Board comments and questions regarding vehicle-purchasing and county sales tax recovery, auctioning services, and availability-dictated pricing.

Motion/Second: Speier/Canepa

Ayes: Canepa, Fraser, Medina, Powell, Ratto, Speier, Esser, Chuang

Noes: None

Absent: Gee

Public Comment

Aleta Dupree, Team Folds, commented on electric vehicles, cooperative partnership with the State, and disposal of surplus vehicles to recover costs.

**10.d. Authorizing an Amendment to On-Call Construction Management Services Contract to Increase the Amount by \$9 Million**

Mr. Yin and Zhiming Fan, Director, Bus Infrastructure and Capital Projects, provided the presentation which included implications and budget impacts of not amending the contract and work directive funding sources.

Motion/Second: Chuang/Esser

Ayes: Canepa, Fraser, Medina, Powell, Ratto, Speier, Esser, Chuang

Noes: None

Absent: Gee

**10.e. Adjourn** – The meeting adjourned at 3:27 pm.

**San Mateo County Transit District  
Legislative Committee Meeting / Committee of the Whole**

**1250 San Carlos Avenue, San Carlos, California**

**Minutes of February 4, 2026**

**Members Present (In Person):** David J. Canepa, Peter Ratto, Marina Fraser (Chair)

**Members Absent:** None

**Other Board Members Present Constituting Committee of the Whole:** Marie Chuang, Brooks Esser, Rico E. Medina, Josh Powell, Jackie Speier

**Other Board Members Absent:** Jeff Gee

**Staff Present:** J. Cassman, A. Chan, J. Epstein, L. Ko, L. Lumina-Hsu, S. van Hoften

**11.a. Call to Order**

Committee Chair Fraser called the meeting to order at 3:28 pm.

**11.b. Approval of Minutes of the Legislative Committee Meeting of January 7, 2026**

Motion/Second: Medina/Esser

Ayes: Canepa, Fraser, Medina, Powell, Ratto, Speier, Esser, Chuang

Noes: None

Absent: Gee

**11.c. Legislative Update**

Jessica Epstein, Director, Government and Community Affairs, provided the presentation, which included the following:

Federal:

- Mini-bus passed by House and State, funding removed for Homeland Security; \$250,000 earmarks, obtained by Congressman Kevin Mullin, in final language for bus stop improvements
- Department of Transportation (DOT) Fiscal Year (FY) 2025 budget changes: \$1.3 billion increase for Federal Highway Administration (FHA), \$165 million decrease for Federal Transportation Administration (FTA), \$87 million decrease for Federal Railroad Administration (FRA)

State:

- Governor Gavin Newsom budget published proposed FY26-27; decrease from \$18 billion to \$2.9 billion deficit, with revisions in May and will need to pass by June 15
- Senate Bill (SB) 125 funding; Cap-and-Invest amounts lower than expected revenue, 71 percent of projected amounts
- State bridge loan agreement for 12-year repayment term for several transit properties in the Bay Area
- \$1 billion hydrogen fueling funding cut from Alliance for Renewable Clean Hydrogen Energy Systems (ARCHES); Impact to SamTrans was loss of \$33 million, working on how to restore that funding from the State
- SB 79 (Wiener): creates upzoning around transit stations; staff to serve on California Transit Association (CTA) Committee to revise SB 908

Public Comment

Aleta Dupree, Team Folds, commented on grant and loan funding, SB 63 contingencies, and public transportation importance, and spoke in support of the regional funding measure.

**11.d. Adjourn** – The meeting adjourned at 3:38 pm.

**San Mateo County Transit District  
Strategic Planning, Development, and Sustainability Committee Meeting /  
Committee of the Whole**

**1250 San Carlos Avenue, San Carlos, California**

**Minutes of February 4, 2026**

**Members Present (In Person):** David J. Canepa, Brooks Esser, Josh Powell (Chair)

**Members Absent:** None

**Other Board Members Present Constituting Committee of the Whole:** Marie Chuang, Marina Fraser, Rico E. Medina, Peter Ratto, Jackie Speier

**Other Board Members Absent:** Jeff Gee

**Staff Present:** J. Cassman, A. Chan, C. Gomez, L. Ko, L. Lumina-Hsu, J. Mello, S. van Hoften

**12.a. Call to Order**

Committee Chair Powell called the meeting to order at 3:39 pm.

**12.b. Approval of Minutes of the Strategic Planning, Development, and Sustainability Committee Meeting of January 7, 2026**

Motion/Second: Medina/Chuang

Ayes: Canepa, Fraser, Medina, Powell, Ratto, Speier, Esser, Chuang

Noes: None

Absent: Gee

**12.c. Adopting a New Transit Oriented Development and Property Disposition Policy; and Declaring Certain Properties Exempt Surplus Land Under the Surplus Land Act Pursuant to Government Code Section 54221(f)(1)(S) and Section 54221(b)(1) and Authorizing Related Actions**

Charla Gomez, Manager, Transit Oriented Development (TOD) and Special Projects, and Joshua Mello, Chief Planning Officer, provided the presentation, which included the following:

- TOD policy revision to address concerns raised by Board and incorporated Surplus Land Act (SLA) portfolio exemption to streamline and accelerate development
- TOD policy goals based on findings from prior development locations
- SLA portfolio exemption of 25 percent for affordable housing to be distributed across all District-owned developable sites, instead of 25 percent overall

- California Department of Housing and Community Development preliminary approval and adoption process of SLA portfolio exemption
- Colma BART Station parking and San Carlos headquarters studied to determine feasibility for each site
- Reuse of existing parking structure with plans to demolish office for low-density or high-density developments

Ray Hodges, Director, County of San Mateo's Department of Housing, extended support and shared County initiatives for affordable housing development.

Staff provided further clarification in response to the following Board comments and questions regarding resolution language surrounding affordability, annual rent increase, Request for Proposals (RFP) development with the County of San Mateo Department of Housing, and density-revenue maximization.

Motion/Second: Ratto/Canepa

Ayes: Canepa, Fraser, Medina, Powell, Ratto, Speier, Esser, Chuang

Noes: None

**12.d. Adjourn** – The meeting adjourned at 4:20 pm.