



**Local Business Enterprise Advisory Committee (LBEAC)
April 2, 2026 Meeting Minutes**

1. Call to Order/Introduction

Chair Galarza called the meeting to order at 10:00 AM

Committee Members Present: Matthew Ajiake, Kyndra Cox, Darolyn Davis, Elahe Enssani, Miguel Galarza, Bruce Giron, Tricia Gregory, Kamal Hubbard, Kent Lim, Queena Lu, Wayne Perry, Jae Shin (attending virtually), Tiffany Tatum

Committee Members Absent: Sailaja Kurella

CMD Staff Present: Regina Chan, Queena Chen, Helen Smolinski, Winnie Chen

Members of the Public Present: See Guest Sign-In Sheet posted on LBEAC Meeting page.

2. Project Update: Treasure Island Behavioral Health Building – Arash Baradaran, Richard Faigle, and Deven Richardson from Cahill, along with Treasure Island Development Authority’s Joey Benassini

a. The team from Cahill presented the following information:

- i. Permit approval and issuance are expected soon. Bid is set to be issued on approximately May 1st. Cahill will begin advertising and issue bid invitations upon receipt. Construction NTP anticipated November 2026. Overall construction duration is 19 months; completion is expected June 2028.
- ii. Bidding is already in progress for design-build and design-assist trades. All remaining trades will be invited to submit in May.
- iii. Outreach will include a bidders’ conference and possible kick-off with ownership, including DPH and Mercy. Estimating Team will follow up with firms who they can tell did not open the email announcing bidding opportunities. Pre-bid conference will not be mandatory. Cahill is also looking into parceling out some of the scopes of work to utilize more subs.
- iv. Joey from TIDA provided context that the development agreement was formed several years ago and as a state agency, TIDA was not permitted to establish a LBE goal. Consequently, a SBE goal is in place but there is outreach to LBEs.
- v. Committee requested data showing actual LBE participation; Joey will share report with CMD to share with the Committee.

3. Project Update: Potrero Yard Modernization - Webcor

a. Webcor team presented the following information:

- i. NTP is coming up. Approved by BOS. LBEs will be considered SBEs on this project; make sure CMD certification is up to date. SBEs, not LBEs, are being utilized because of federal money for this project.
- ii. Outreach to SBEs/LBEs will be led by Contigo and IRML consulting firms. Iris from IRML spoke and identified herself as lead SBE liaison. Webcor will continue to host matchmaking events beyond the one held at the end of January.

- iii. Q&A centered around whether the same effort and outreach are being directed at professional services firms. How are goals set for design work, for example. Webcor responded that there are two separate goals: one for construction and one for professional services. It was also noted that the City often does its own design work on construction projects. A City representative offered to examine the history of this project to determine how much of the professional services work has been done by the City.
4. DBE Certification Reevaluation: Overview and Discussion – Kamal Hubbard, MTA and LBEAC Member
- a. Kamal Hubbard presented the following information:
 - i. The Department of Transportation’s (DOT) interim final rule eliminates presumptions of social and economic disadvantages based on gender and race.
 - ii. Owners must now submit a Personal Narrative and Personal Net Worth form showing specific economic hardships and systemic barriers.
 - iii. Every DBE and ACDBE firm is required to be reevaluated under the new standards.
 - iv. There is a temporary suspension of DBE contract goals. Federal recipients are instructed to set 0% DBE goals and pause enforcement of goals in existing contracts.
 - v. What counts now as disadvantage: lack of educational opportunities, employment disadvantages, discrimination in business (borrowing/credit), and detailed incident reports with specifics like when, where, who, what, why and the economic impact to build a credible case that shows measurable economic harm.
 - vi. Q&A centered around encouraging firms to re-certify and sharing resources to help, like Kamal’s team at MTA and the information sessions announced on Caltrans’s website.
5. Director’s Report - Regina Chan, CMD Director
- a. Regina Chan presented the following information:
 - i. Highlights of FY 24-25 14B Annual Report.
 - ii. 14B Rules and Regulations Update. Hearing April 3. Comments may be submitted to CMD via email or U.S. mail. Goals included aligning rules and regs with Code and improving overall readability.
 - iii. Equal Benefits: Transformation in Form and Process. Forms are faster and easier to complete.
 - iv. LBE Program Evaluation Update: Final report by consultant and meeting is expected in June 2026.
 - v. Legislative Updates: a resolution urging MOHCD and SFMTA to prioritize affordable housing units at the Potrero Yard Modernization Project and the Prevailing Wages for Street Cleaning ordinance is the first instance of the CAO reviewing procurement-related legislation - going forward, CMD expects to know about any legislation that impacts LBEs before it passes.
 - vi. Stephanie Romero from the Office of the City Administrator has an updated forecast for private development projects.
6. Review and approval of the February 5, 2026 LBEAC meeting minutes
- a. Tricia Gregory, seconded by Darolyn Davis, moved to approve the February 5, 2026 LBEAC Meeting Minutes.
 - i. Ayes: Ajiake, Cox, Davis, Galarza, Giron, Gregory, Hubbard, Lim, Perry

- ii. Nays:
 - iii. Abstain: Enssani, Lu, Tatum
 - iv. Motion carries.
7. Vote to hold LBEAC meetings every month
- a. Tricia Gregory, seconded by Miguel Galarza, moved to approve the LBEAC meeting monthly.
 - i. Ayes: Ajiake, Davis, Enssani, Galarza, Gregory, Perry
 - ii. Nays:
 - iii. Abstain: Cox, Hubbard, Lu, Tatum
 - iv. Present at Meeting but not present at vote: Giron, Lim
 - v. Motion carries.
8. Vote to form an ad hoc subcommittee to discuss matters pertaining to “Professional Services”
- a. Matthew Ajiake, seconded by Darolyn Davis, moved to approve forming an LBEAC ad hoc subcommittee called “Professional Services”.
 - i. Ayes: Ajiake, Davis, Enssani, Galarza, Gregory, Perry,
 - ii. Nays:
 - iii. Abstain: Cox, Hubbard, Lu, Tatum
 - iv. Present at Meeting but not present at vote: Giron, Lim
 - v. Motion carries.
9. Public Comment
- a. A member of the public encouraged other attendees to show up regularly to LBEAC meetings and thanked a committee member for speaking up for smaller LBEs.
 - b. Another member of the public suggested LBEAC members take action and decide on subcommittee names now.
10. Adjournment
- a. The meeting was adjourned at 12:33 PM.