

Potrero Yard Neighborhood Working Group Meeting #56 Minutes

April 14 2026, 5:30 p.m. to 7:00 p.m.

Virtual Meeting via Microsoft Teams

Note – The meeting minutes capture the overall tone of the group’s discussion and is not meant to be an exact transcription.

Members Present:

Amy Beinart
Christian Howes
Christian Vega
Erick Arguello
James Bryant
Jolene Yee
J.R. Eppler
Karolina (youth member)
Peter Belden
Roberto Hernandez

Members Not Present:

Claudia DeLarios Morán
Edward Hatter
Magda Freitas
Manuel Santamaria
Martha Ryan
Mary Travis-Allen
Raven McCroey
Scott Feeney

City Staff:

Bonnie Jean von Krogh
John Angelico
Tim Kempf

PNC Staff:

Chris Jauregui
Jennifer Trotter
Josh Coulter
Myrna Ortiz
Seth Furman
Chris Bardales
Gordon Gangitano
Susana Razo

Members of the public attended (online):

- Ajay Singh
- Alphonso Rhodes
- Art Garden Design
- Davis Ruiz
- Dennis Klimov
- Earl Faust
- James Mabrey
- Nathan Tyler
- Nina Greenwood
- Paula
- Shawn Amores

Purpose of the meeting: The purpose of the meeting was to discuss project updates.

Item 1. Welcome

John Angelico: (Slides 1–2) Welcomed the Working Group and presented the meeting agenda.

Item 2. Member Announcements

John Angelico: (Slide 3) Introduced Member and SFMTA Announcements.

John Angelico: (Slide 4) Invited Working Group members to provide announcements of upcoming events, activities, programs, etc.

Roberto Hernandez: (Slide 4) Wednesday, April 15 is “415 Day” – an important day for SF. Activities to commemorate 415 Day include:

- A bike ride out, starting in the Mission and go through the City. Meet up is at 2:30 p.m. but the ride out starts at 4:15 p.m. at 2028 Bryant Street. Everyone will get free gear by local sports teams (ex. 49ers, Giants, Warriors).
- Balboa Theater will be showing “La Mission” film.
- On Friday, April 17, a TV show from Guadalajara, Mexico, called Mexicanicos, will be filming lowrider community at Potrero Del Sol Park (25th and Potrero) starting at 2:00 p.m. followed by a cruise.

Item 3: the SFMTA Announcements

John Angelico: (Slide 5) Provide an overview of the SFMTA’s Vision Zero Map and High Injury Network as a tool. There will be a Vision Zero Committee Meeting on April 28 at 1:00 p.m. at the SFMTA Headquarters (1 South Van Ness).

Item 4. Project Agreement Update

John Angelico: (Slide 6) Introduced Project Agreement updates and speaker Bonnie Jean von Krogh.

Bonnie Jean von Krogh: (Slide 7) Since the last time this group met, we have received project approvals.

On March 18 the Board of Supervisors Budget and Finance Committee unanimously recommended the Project Agreement and related bond issuance to the full Board of Supervisors. An amendment was introduced and approved in Committee that acknowledges a memo from the Planning Department was added to the project file. The memo clarifies how the project relates to the Housing Element. The slide includes a link to a video of this meeting.

Bonnie Jean von Krogh: (Slide 8) On March 24, the Board of Supervisors unanimously (Supervisor Fielder excused) adopted the Project Agreement and related project bond issuance.

Two amendments (resolved clauses) were introduced and approved. The first amendment urges MOHCD to identify funding sources to construct infrastructure to enable future housing opportunities.

The second amendment urges the SFMTA to work with MOHCD to identify additional sites to deliver 465 units. During the meeting, Supervisor Melgar clarified that this amendment was open enough to urge the SFMTA and MOHCD to work on trying to identify sites for these units, but it does not limit the SFMTA to having to place them on the Potrero Yard site specifically.

The SFMTA is taking this urging from the Board seriously and looking at sites that could be opportunities for the SFMTA to generate revenue for the agency. The SFMTA will do an analysis for these opportunities by reviewing its joint development portfolio. We will provide the SFMTA Board with an update on our analysis at a later date.

- Q: Is it correct that the first resolve was for MOHCD to find the funding to build the needed infrastructure to enable building housing units above Potrero Yard. (Amy Beinart)
 - A: That same question was brought up during the Board meeting during discussion. Supervisor Melgar clarified that even the reference housing units were from the previous project plan, the resolved clause was not saying that funding for the infrastructure nor housing units was required to be applied at the physical location of Potrero Yard specifically. (Bonnie Jean von Krogh)
- Q: Not specifically, but not ruling out Potrero Yard either? (Amy Beinart)
 - A: The amendment is meant to be flexible. (Bonnie Jean von Krogh)
- Erick Arguello, myself, and others from the Working Group were part of making sure this issue was addressed by the Board of Supervisors. It's clear that the Supervisors did not vote for podium housing, however they did make a strong commitment to urge for the 465 units. We met with Supervisor Chan (on behalf of Supervisor Fielder) and she worked diligently on these amendments. The amendments were not a waste and recognize the work of this group to get those 465 units from the project. Also the SFMTA Transportation Director also apologized both privately to some Working Group members and at the SFMTA Board meeting in early March. She recognized that this project was approved two years ago and the housing reduction was a failure on the part of the SFMTA.

We also met with senior leadership at MOHCD. They said they have absolutely no money. They have a pipeline of fully approved projects that have not been built because they have no money. It does not look very bright and we do not want this error repeated.

We look forward to the SFMTA identifying sites that affordable housing could be built on. These sites can significantly reduce the cost of building. That was the problem with this project, the cost of building units above the yard. (Roberto Hernandez)

- Q: What are the next steps for the SFMTA to identify sites and when can we hear back from the SFMTA about this? Roberto Hernandez)
 - A: Earlier this year the SFMTA Board passed our Joint Development policy that includes 25 sites. We are launching an evaluation of a targeted number of those properties and analyzing those sites for potential land use, job creation, revenue to the SFMTA, and other considerations. For sites where housing could be a viable land use, it is important to note that it could include affordable housing, workforce housing, or market rate housing. We can circle back on the results of this analysis at a later date – we are anticipating updating the SFMTA Board in late 2026. (Bonnie Jean von Krogh)

Link shared in chat: <https://SFMTA.com/JointDevelopment>

Bonnie Jean von Krogh: (Slide 8) The final approved design of the bus yard is the same design reviewed by the Working Group over the past 6+ months. It includes the ability to build

approximately 100 units of affordable housing adjacent to the bus yard. The approved design does not include a podium. We are moving forward with construction now that the project has been priced and adopted by both the Board of Supervisors and the SFMTA Board.

Tim Kempf: (Slide 9) The project reached Commercial Close on April 7. Because of the war with Iran, we went to price the bonds on April 8 since we anticipated a favorable rate since there was a positive momentum in the market with news of a cease fire. There are still a few items pending to achieve financial close later this week. Wells Fargo, as the senior underwriting for Plenary, helped support getting us to this point.

Bonnie Jean von Krogh: (Slide 9) It is so interesting how global conflict can impact something so local for this project here.

Item 5. Project Transition

John Angelico: (Slide 10) Introduced Project Transition section.

Bonnie Jean von Krogh: (Slide 11) Now that we have reached the milestone of Commercial Close, we are preparing for transitions on the project. We will clarify roles and introduce some new team members. Tim Kempf and Chris Lazaro will continue to manage this project with Tim Kempf managing the Bus Yard component and Chris Lazaro acting as the SFMTA's liaison to housing developers, working closely with the MY-T team and MOHCD moving forward.

Tim Kempf: (Slide 11) In this new role as Lead Bus Yard Project Manager, I will be the point person on the bus yard moving forward. I have served in this role on many projects before and I am pleased to continue that role for the Potrero Yard project.

Josh Coulter: (Slide 12) I have been involved with the SFMTA and the project since 2022. I am excited to be here and see the project move forward.

Gordon Gangitano: (Slide 13) I am the project manager for this project representing Webcor. I have been with Webcor for 19 years. (He introduced the rest of the Webcor team [see slide]).

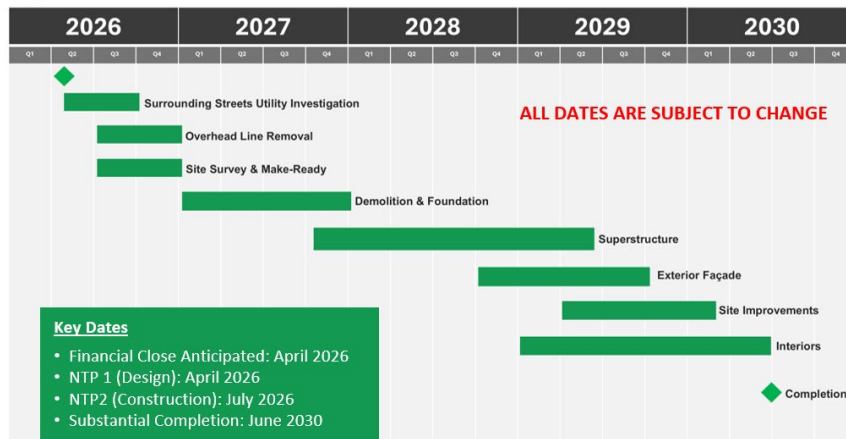
Myrna Ortiz: (Slide 14 - 15) I am happy to share that the MY-T team (MEDA and Tabernacle Community Development Corporation) will be advancing the housing project design, finalizing the unit count, and preparing to submit funding applications in the coming months. We will also take the next few months to finalize our community engagement plan and identify open decision points on the housing project.

Item 6. Bus Yard Construction Update

John Angelico: (Slide 16) Introduced Bus Yard Construction Update section.

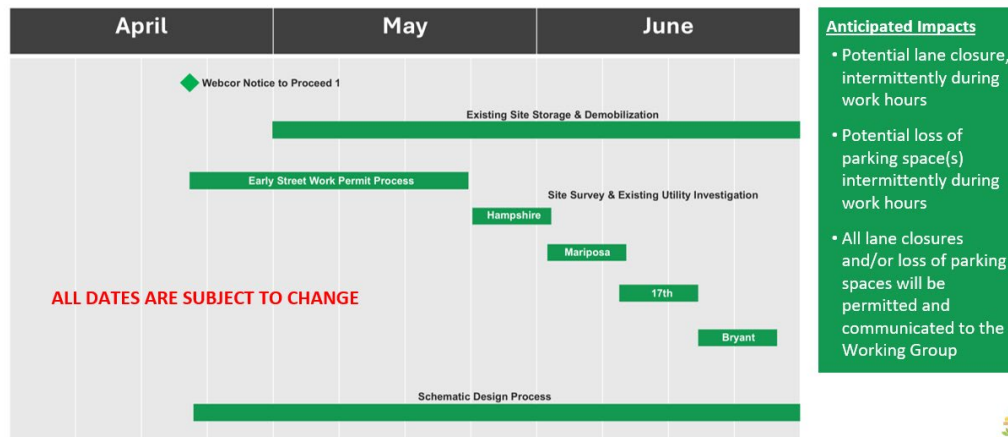
Gordon Gangitano: (Slide 17) Reviewed the Project Schedule from Spring 2026 through 2030. Details on slide 17.

Project Schedule Overview



Gordon Gangitano: (Slide 18) Provide a detailed project timeline of planned activities in the coming months after the SFMTA provides a Notice to Proceed (NTP1) this Friday.

Project Schedule – Short Term Look Ahead



It's important to note that Webcor anticipates potential lane closure and/or loss of parking spaces intermittently during the next 3 months. We are organizing work to limit traffic impacts to one street at a time. Any street closures or loss of parking spaces will be approved by permit prior to work being conducted.

Examples of work that will be done include having a surveyor identify underground utilities, verify their locations, and marking the street with the location of these utilities. This step is important to confirm actual location of utilities as compared to as-built drawings, especially since the site and surrounding neighborhood were built over 100 years ago and over time utilities were laid on top of each.

On the design front, Webcor is taking the changes from the previous pricing effort and incorporating them into a more advanced set of design drawings.

- Q: The yard has been there over 100 years and we look at all the toxic chemicals that were used in that space over time. I am a mechanic and know that there were chemicals used in the whole site to get under the buses. I did not see anything about that in your schedule. I am concerned about chemicals getting into Mother Earth. (Roberto Hernandez)
 - A: This has always been an electric bus yard, so fuel was never been stored at this yard. (John Angelico)
 - A: There are no tanks on site and there will be a comprehensive review period after getting site access. During this time we will test the soil and confirm that conditions are safe to work. Site access will be provided to Webcor in July 2026 and demolition does not start until Q1 in 2027, so there will be time to contain and remove hazardous materials from site. Labor is family and so is the community, we want to protect them. (Gordon Gangitano)

- Q: What is taking so long to build the housing on Bryant Street? (Roberto Hernandez)
 - A: We cannot build until full funding is obtained and we could not seek funding until the Bus Yard was approved by the Board of Supervisors and Mayor. We could not submit funding applications until it was clear that MY-T would have site access and control. (Myrna Ortiz)

- What is going on top of the bus yard now that it won't have housing? (Roberto Hernandez)
 - A: There is no longer a roof in the project design. The bus yard will be an open air facility on the top floor.

- How will that work with bus maintenance activities on the top floor? (Roberto Hernandez)
 - A: Similar to any parking lot structure, the top floor will be open and when it rains, there will be water collected and either reused or circulated offsite. All the maintenance will be located on the ground floor and contained inside of the bus yard so will not be impacted by rain. (Tim Kempf)
 - A: You can find project renderings of the bus yard showing an open air facility on the website and in the meeting chat function. (John Angelico)

Item 7. Bus Yard Procurement & Small Business Outreach

John Angelico: (Slide 19) Introduced Bus Yard Construction Update section.

Chris Bardales: (Slide 20) I have been with Webcor for 6 years now and am excited to work with this team and with small business locally. Introduced Contigo and IRML as part of the team to engage small business, help with compliance reporting to demonstrate we are on track for our contracting and spending with small businesses.

Small businesses (SBEs) can email questions to hello@contigo-partners.com

Chris Bardales: (Slide 21) This project has SBE goals of:

- Design & Engineering = 25%
- Construction = 20%

San Francisco Local Business Enterprises (LBEs) certified with SF Contract Monitoring Division (CMD) are considered SBEs for the purpose of this project.

Throughout this project we will host SBE outreach events similar to an outreach event that we hosted in January 2026. We will make sure that we are also providing technical assistance at these outreach events for small businesses.

Chris Bardales: (Slide 22) certain scopes of work will be set aside for SBE participation. List of set-aside scopes provided on slide.

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SBE Set-Asides

SBE Set-Aside Table		
Construction Categories	Clarifications	Set-aside %
Structural Concrete Contractor	N/A	10%
Site Concrete within Sidewalks	N/A	10%
Earthwork & Paving	Includes subbase and paving scopes. Excludes shoring, dewatering and mass excavation.	100%
Drywall (Framing and Hanging)	N/A	30%
Electrical	N/A	10%
Drywall Insulation/Acoustical	N/A	100%
Landscape	Trees, import soil and soil testing, irrigation. Does not include hardscape or site furnishings	100%
Traffic Control	Includes principal pedestrian control of the walking public during construction and traffic control of trucks (Hauling Export& Import) entering & exiting the Site Traffic Control during Utility Tie-ins with Power, Water, Sewer, Joint Trench.	100%
Trucking and Hauling	Includes off-haul of on-site soil only.	75%
Construction Clean-up	Includes Office cleaning and interior final clean .	100%

Chris Bardales: (Slide 23) The first wave of awarded scopes with lower tier SBE opportunities listed, including names of each prime contractor names. Subsequent scopes for Waves 2 and 3 listed.

BUILDING PROGRESS Project Procurement*

Wave 1 – Awarded Scopes with lower tier opportunities

- Design Team — **Arcadis**
- Demolition/Abatement — **Ferma**
- Shoring & Dewatering — **Malcolm**
- Mass Excavation — **Pacific States**
- Façade Systems — **AGA**
- Fire Protection — **Allied Fire**
- Plumbing — **JW McClenahan**
- Mechanical — **CMI**
- Electrical / Low Voltage — **REI**
- Wet Utilities — **Fontenoy**
- Dry Utilities — **Phoenix**
- Concrete — **Webcor Concrete**
- Drywall — **Webcor Drywall**
- Carpentry — **Webcor Carpentry**

Wave 2 – Anticipated Bid Release Q2, 2027

- Elevators
- Stairs
- Waterproofing
- Signage
- CMU
- Misc. Metals
- Landscaping

Wave 3 – Anticipated Bid Release Q3, 2027

- Finishes
- Site work

*Schedule Subject to Change



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Chris Bardales: (Slide 24) QR code provided for interested SBEs to complete an SBE Interest Form. Small businesses (SBEs) can email questions to hello@contigo-partners.com

Item 8. Community Engagement

John Angelico: (Slide 25) Introduced Community Engagement section.

John Angelico: (Slide 26) Historically we have met monthly, with a few exceptions. However, to give Webcor a chance to update their design documents, the next meeting will be on July 14.

We foresee that future meetings will focus on how the construction on the site is impacting immediate surroundings, real local focus on the project's effects. We expect to reach out to more local neighbors and local businesses about upcoming meetings to ensure that they are informed.

- Q: We are not going to meet in May or June? (Roberto Hernandez)
 - A: Correct, next meeting will be July 14th at 5:30 p.m. (John Angelico)

Item 9. Public Comment

John Angelico: (Slide 27) Introduced Public Comment section.

John Angelico: (Slide 28) Invite members of the public to provide comments or ask questions.

- Q: Will there be any open space for the housing units? (Art Garden Design)
 - A: The design is still not final and since we have a very small sliver of land (0.4 acre) that we are trying to maximize for the use for units on the site. Any open space, which is usually a requirement for many funding sources, would be on the rooftop for resident use. We don't foresee much space between the sidewalk and the building itself. (Myrna Ortiz)

- Q: Who was the designer of the bus yard? (Art Garden Design)
 - Arcadis has been the architect on record since PNC was selected as the Lead Developer. (Gordon Gangitano)

- Q: Is the electrical scope still available? (Paula)
 - A: We have selected a prime contractor for the electrical scope (REI). Please contact hello@contigo-partners.com for information or feel free to reach out directly to REI. (Chris Bardales)

- Q: I see Jolene has joined the meeting. Are there any events or programs coming up at Franklin Square (as part of member updates)? (John Angelico)
 - A: Yes, Friends of Franklin Square are planning a fall community event. We will provide additional details when we get closer to the date.

John Angelico: (Slide 29) Thank you to all past and new team members working on the project. On the screen is contact information for all appropriate team members. Thank you, everyone, for attending the meeting today.

Online Chat

- Roberto Hernandez: 415 Bike Ride Out Wednesday April 15 Meet up at 2:30 Pm Ride out at 4:15 PM.
- Roberto Hernandez: 100th Birthday Celebration of Balboa Theater at 7:30 PM. Feature film La Mission
- John Angelico: Meet up at 2088 Bryant St (is that correct Roberto?)
- John Angelico: Mar 18 Budget & Finance Committee meeting video: [Mar 18 Budget & Finance Committee meeting video:](#)
- Roberto Hernandez: MEXICANICOS TV Show filming on the San Francisco Lowrider Council on Friday April 17th starting at 2:00 Pm at RAZA Park aka Potrero Ave & 25th Street
- John Angelico: Mar 24 BOS meeting video on Potrero Yard [Mar 24 BOS meeting video on Potrero Yard](#)
- Art Garden Design: This is great information. Thank you.
- John Angelico: the Joint Development project page <https://SFMTA.com/JointDevelopment>
- John Angelico:



- Bonnie Jean von Krogh: Presentation deck from the March 24 BOS approval: [Presentation deck from the March 24 BOS approval](#)
- Art Garden Design: Can you write the website / link in the chat?
- John Angelico: the SFMTA.com/PotreroYard on the right hands side, look for "Past Meetings & Events for this Project" to find past Working Group meeting information, including the slide decks that have been used.
- Chris Bardales: SBE Interest List link: <https://app.smartsheet.com/b/form/019d4b01883a717eb4f1d3b8a875e96d>
chris.bardales@webcor.com
hello@contigo-partners.com
- Peter Belden: Thanks for a productive meeting.

Meeting ended at 6:50pm