



STATE PUBLIC WORKS BOARD

Gavin Newsom ■ Governor

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STATE PUBLIC WORKS BOARD

December 15, 2025

FINAL MINUTES

MEMBERS PRESENT:

Michele Perrault, Chief Deputy Director, for the Department of Finance
Jason Kenney, Chief Deputy Director, for the Department of General Services
Erin Holbrook, Chief Counsel, for the Department of Transportation

MEMBERS ABSENT:

None.

CALL TO ORDER AND ROLL CALL:

Michele Perrault, Chairperson of the State Public Works Board (Board), called the meeting to order at 10:00 a.m. Karina Garay, Staff to the Board, called the roll. A quorum was established.

BOND ITEMS

None.

MINUTES

The first order of business was to approve the minutes from the November 14, 2025, Board meeting.

Ms. Lukenbill stated that staff had prepared and reviewed the minutes from the November 14, 2025, Board meeting and recommended approval of the meeting minutes.

Ms. Perrault asked if there were any questions or comments from the Board, or from the public. There were none.

A motion was made by Mr. Kenney and seconded by Ms. Holbrook to approve the minutes. The motion passed unanimously through a 3-0 roll-call vote (Ms. Perrault, Mr. Kenney, and Ms. Holbrook all voting aye).

CONSENT ITEM 1

The next order of business before the Board was to consider one Consent Item.

CONSENT ITEM 1:

Sally Lukenbill, Executive Director of the Board, indicated that Consent Item 1 would authorize an augmentation of \$2,175,000 Public Buildings Construction Fund, for the Delano Field Office Replacement in Kern County for the Department of Motor Vehicles.

The requested augmentation of \$2,175,000 was driven by the need to redesign the fire sprinkler system. The fire sprinkler system requires web steel trusses which were ordered early in the project to best ensure supply chain issues wouldn't affect the project schedule. However, the trusses were not engineered to accommodate the weight of the fire sprinkler system. This resulted in the need to redesign the fire sprinkler system so it could be supported by the trusses, and also required the project to stop construction activities until State Fire Marshal approval could be obtained.

Ms. Lukenbill noted that this item required a 20-day notice to the Joint Legislative Budget Committee and the fiscal committees in each house. The letter was sent on November 25, 2025, and that the notification period expired on the day of the meeting without adverse comment.

Ms. Perrault asked if there were any questions from the Board or from the public on Consent Item 1. There were none.

A motion was made by Ms. Holbrook and seconded by Mr. Kenney to approve Consent Item 1. The motion passed unanimously through a 3-0 roll-call vote (Ms. Perrault, Mr. Kenney, and Ms. Holbrook all voting aye).

ACTION ITEMS:

The next order of business was to consider one Action Item.

ACTION ITEM 1:

Ms. Lukenbill stated that this action would adopt two Resolutions of Necessity authorizing the use of eminent domain by the High-Speed Rail Authority, to acquire the following properties or interests in properties for the High-Speed Train System:

DBH Family Property (Fresno County)
Jaime Property (Kern County)

The Authority notified the Board's staff that in June 2025, the respective property owners were provided with a first written offer to purchase the subject properties, as required by Government Code section 7267.2. The Authority has informed the Board's staff that negotiations to acquire the properties are continuing; however, to keep the project on schedule, the adoption of Resolutions of Necessity to authorize the use of eminent domain were required.

On November 19, 2025, and November 20, 2025, Notices of Intent to adopt a Resolution of Necessity were mailed by Board staff to the owners. These notices were sent in accordance with Code of Civil Procedure section 1245.235.

Ben Chandler, serving as counsel to the Board on Eminent Domain items, presented the Resolutions of Necessity indicating that the Resolutions of Necessity that are before the Board this morning have been reviewed to ensure there is prima facie evidence that the factors set forth in Code of Civil Procedure Section 1245.230 are present. Specifically, the Resolutions provide:

The public interest and necessity require the Project.

That the proposed Project is planned and located in a manner that will provide the greatest public good with the least private injury.

The acquisition property described in Exhibit A of the Resolutions is necessary for the project; and the offer of just compensation required by Government Code section 7267.2 has been made to all owners of record as required by the statute, except where an offer could not be made because the owner of record or any appropriate heirs, descendants, or devisees could not be located.

Ms. Lukenbill indicated that the adoption of the Resolutions of Necessity for the DBH Family Property in Fresno County and the Jaime Property in Kern County, authorizing the use of eminent domain to acquire property or interest in property for High-Speed Rail.

Ms. Perrault asked if there were any questions or comments from the Board, from the property owners or their counsel, or from the public.
There were none.

A motion was made by Mr. Kenney and seconded by Ms. Perrault to approve the minutes. The motion passed through a 2-0 roll-call vote (Ms. Perrault and Mr. Kenney voting aye, and Ms. Holbrook abstaining).

OTHER BUSINESS:

Ms. Lukenbill noted the business item before the Board was the adoption of a resolution authorizing the delegation of certain functions and approvals to Board staff, to allow for administrative efficiencies.

Pursuant to Government Code Section 15770.2, the Board may delegate any duties it deems proper. This proposed resolution would delegate to the Executive Director and any of the Deputy Directors certain functions and approvals, provided that there are no controversial issues or policy concerns with such approvals. The proposed resolution would replace resolutions approved by the Board on March 9, 2018, and December 13, 2019.

A motion was made by Ms. Holbrook and seconded by Mr. Kenney to adopt the resolution. The motion passed unanimously through a 3-0 roll-call vote (Ms. Perrault, Ms. Holbrook, and Mr. Kenney all voting aye).

GENERAL PUBLIC COMMENT:

None.

REPORTABLES:

Ms. Lukenbill presented the Reportable Items for the period of November 3, 2025 through December 3, 2025.

NEXT MEETING:

Ms. Perrault stated that the next Board meeting was scheduled for Monday, January 12, 2026. The time and location of the meeting would be posted on the Board's website.

Ms. Perrault asked if there were any questions or comments from the Board or from the public.

Ms. Lukenbill introduced Sydney Tanimoto, who would be assuming the activities of the Executive Director for the Board, starting with the week of January 12, 2026. Ms. Perrault welcomed Ms. Tanimoto.

Ms. Perrault asked if there were any other questions or comments from the Board or from the public. There were none. The meeting concluded at 10:09 a.m.