



Meeting Agenda

Bay Area Headquarters Authority

Authority Members:

*Alfredo Pedroza, Chair Nick Josefowitz, Vice Chair
Margaret Abe-Koga, Victoria Fleming, Federal D. Glover,
Gina Papan*

Wednesday, July 26, 2023

9:55 AM

Board Room - 1st Floor

The Bay Area Headquarters Authority (BAHA) is scheduled to meet on Wednesday, July 26, 2023 at 9:55 a.m. or immediately following the 9:50 a.m. BAIFA meeting, in the Bay Area Metro Center at 375 Beale Street, Board Room (1st Floor). This meeting shall consist of a simultaneous teleconference call at the following location(s):
Ibis Ciboure, 13 rue Georges Olascuaga, 64500 Ciboure, France

Meeting attendees may opt to attend in person for public comment and observation. In-person attendees must adhere to posted public health protocols while in the building.

The meeting webcast will be available at

<https://mtc.ca.gov/whats-happening/meetings/live-webcasts>.

Commissioners and members of the public participating by Zoom wishing to speak should use the “raise hand” feature or dial *9. When called upon, unmute yourself or dial *6. In order to get the full Zoom experience, please make sure your application is up to date.

Members of the public are encouraged to participate remotely via Zoom at the following link or phone number.

Zoom Attendee Link: <https://bayareametro.zoom.us/j/86005091247>

iPhone One-Tap: US:

+13462487799,,86005091247# US (Houston)

+16694449171,,86005091247# US

Join by Telephone (for higher quality, dial a number based on your current location) US:

888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 860 0509 1247

International numbers available: <https://bayareametro.zoom.us/j/86005091247>

Detailed instructions on participating via Zoom are available at:

<https://mtc.ca.gov/how-provide-public-comment-board-meeting-zoom>.

Members of the public may participate by phone or Zoom or may submit comments by email at info@bayareametro.gov by 5:00 p.m. the day before the scheduled meeting date. Please include the committee or board meeting name in the subject line. Due to the current circumstances there may be limited opportunity to address comments during the meeting. All comments received will be submitted into the record.

1. Call to Order / Roll Call / Confirm Quorum

Quorum: A quorum of this Authority shall be a majority of its regular voting members (4).

2. Consent Calendar

- 2a. [23-0910](#) Approval of BAHA Minutes of the June 28, 2023 meeting
Action: Authority Approval
Attachments: [2a 23-0910 06-28-2023 Draft BAHA Minutes.pdf](#)
- 2b. [23-0921](#) Contract Amendment - Webcasting Production Services: Network Time Television Inc. (\$954,700)
Action: Authority Approval
Presenter: Shauna Callow
Attachments: [2b 23-0921 Webcasting Services Contract Amendment NTT Inc.pdf](#)
- 2c. [23-0933](#) Contract Amendment - Property Management Services: Cushman & Wakefield of California, Inc. (\$2,757,660)
Action: Authority Approval
Presenter: DeNise Blake
Attachments: [2c 23-0933 Property Management Contract Amendment C&W Inc.pdf](#)

3. Open Session / Closed Session

- 3a. [23-0909](#) State of the Real Estate Market

Staff and Cushman & Wakefield (CW) will present an update on leasing activities at the Bay Area Metro Center located at 375 Beale Street, San Francisco, CA.
Action: Information
Presenter: Denise Rodrigues, and John Walsh and Brendon Kane of CW
Attachments: [3a 23-0909 State of Real Estate Market.pdf](#)
[3a 23-0909 Attachment A Presentation 375 Beale Street.pdf](#)
- 3b. [23-0816](#) Public Comment on agenda items 3a, 3c and 3d

3c. [23-0817](#) Closed Session Pursuant to Section 54956.8: CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: A Portion of Bay Area Metro Center, 375 Beale Street, San Francisco, CA 94105 (APN 002-3746-669 (portion))

Agency negotiators: Andrew Fremier, Executive Director, Alix Bockelman, Chief Deputy Executive Director, Derek Hansel, Chief Financial Officer, Denise Rodrigues, Section Director, Facilities, John Walsh and Brendon Kane of Cushman & Wakefield

Negotiating parties: Bay Area Headquarters Authority; unknown at this time

Under negotiation: Price and Terms of Payment

3d. [23-0604](#) Open Session

BAHA Resolution No. 0047. Delegation of Authority Regarding Tenant Leases at 375 Beale Street, San Francisco, CA 94105 (APN 002-3746-669)

A request that the Authority adopt BAHA Resolution No. 0047 finding that the leasing of commercial space is not subject to the Surplus Lands Act and is exempt from the California Environmental Quality Act pursuant to CEQA Guideline 15301 and authorizing the Executive Director (ED) to: 1) negotiate and execute Tenant Leases for a portion of APN 002-3746-669 within BAMC located at 375 Beale Street, San Francisco, CA 94105, provided BAHA achieves positive cash flow in year 2 of the lease, and based on the direction the BAHA Board provided during closed session on July 26, 2023, and 2) take actions necessary or incidental to effectuate the leases.

Action: Authority Approval

Presenter: Denise Rodrigues

Attachments: [3d_23-0604_BAHA_Resolution_47_Lease_Delegated_Authority.pdf](#)

4. Public Comment / Other Business

*Commissioners and members of the public participating by Zoom wishing to speak should use the "raise hand" feature or dial *9. When called upon, unmute yourself or dial *6.*

5. Adjournment / Next Meeting

The next meeting of the Bay Area Headquarters Authority is scheduled to be held on September 27, 2023. Any changes to the schedule will be duly noticed to the public.

Public Comment: The public is encouraged to comment on agenda items at Authority meetings by completing a request-to-speak card (available from staff) and passing it to the Authority secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Authority may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Authority meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

Accessibility and Title VI: MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章: MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者，請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知，以滿足您的要求。

Acceso y el Titulo VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to Authority members, key staff and others as appropriate. Copies will be available at the meeting.

All items on the agenda are subject to action and/or change by the Authority. Actions recommended by staff are subject to change by the Authority.