101 Eighth Street,
Joseph P. Bort
MetroCenter
Oakland, CA

Meeting Minutes

Bay Area Headquarters Authority

Wednesday, November 4, 2015 | **9:45 AM** | **Lawrence D. Dahms Auditorium**

Call Meeting to Order

1. Roll Call/Confirm Quorum

Present: 4 - Commissioner Rein Worth, Chairperson Cortese, Commissioner Bates and Commissioner Tissier

Absent: 2 - Commissioner Campos and Vice Chair Mackenzie

2. Consent Calendar

Upon the motion by Commissioner Rein Worth and the second by Commissioner Bates, the Consent Calendar was unanimously approved by the following vote:

Aye: 4 - Commissioner Rein Worth, Chairperson Cortese, Commissioner Bates and Commissioner Tissier

Absent: 2 - Commissioner Campos and Vice Chair Mackenzie

2a. 15-0939 Minutes of the September 23, 2015 meeting.

Action: Authority Approval

2b. 15-0940 Contract - Architectural and Engineering Services: TEF Architecture and Interior Design ($300,000)

Action: Authority Approval

Presenter: Stephen Wolf

2c. 15-0941 Contract - Mover Services: Alexander's Mobility Services ($272,599 plus a $54,520 contingency)

Action: Authority Approval

Presenter: Robert Hoffman

Information

3. 15-0943 375 Beale Street Status Report - November 2015

Action: Information

Presenter: Stephen Wolf and Teri Green

Authority Approval

4. 15-0942 Contract - Webcasting, Agenda Management and Audio Visual Services: Network Television Time Inc., formerly GovTV of California ($1,500,000)

A request for the Authority to approve a managed services contract with Network Television Time Inc. to provide webcasting, agenda management and audio visual production services for the Board and Multipurpose rooms at 375 Beale Street.

Action: Authority Approval

Presenter: Nick Roethel

Upon the motion by Commissioner Bates and the second by Commissioner Tissier, the Contract for Webcasting, Agenda Management and Audio Visual Services with Network Television Time, Inc. was unanimously approved. The motion carried by the following vote:

Aye: 4 - Commissioner Rein Worth, Chairperson Cortese, Commissioner Bates and Commissioner Tissier

Absent: 2 - Commissioner Campos and Vice Chair Mackenzie

5. 15-1017 Contract - Concession Agreement: Ada's Café ($325,000)

A request to approve a Concession Agreement with Ada's Café to provide café services at 375 Beale Street in a retail space located in Suite #103.

Action: Authority Approval

Presenter: Teri Green

Upon the motion by Commissioner Bates and the second by Commissioner Tissier, the Concession Agreement with Ada's Cafe was unanimously approved. The motion carried by the following vote:

Aye: 4 - Commissioner Rein Worth, Chairperson Cortese, Commissioner Bates and Commissioner Tissier

Absent: 2 - Commissioner Campos and Vice Chair Mackenzie

6. 15-0944 Closed Session - Conference with Real Property Negotiators

BAHA met in Closed Session pursuant to Government Code Section 54956.8 to confer with real property negotiators to discuss a potential commercial lease opportunity as follows:

Property: 375 Beale Street, Suites 300 and 400, San Francisco

Agency negotiators:
For BAHA: Bay Area Headquarters Authority, Cushman & Wakefield

BAHA Negotiators:
- Steve Heminger, Executive Director
- Andrew Fremier, Deputy Executive Director
- Brian Mayhew, Chief Financial Officer
- Teri Green, Director

Cushman & Wakefield Negotiators:
- Mark McGranahan, Director

Negotiating Parties: BAHA with broker Cushman & Wakefield, Twilio Inc. with broker Jones Lang LaSalle

Under Negotiation: Both price and terms

7. 15-0945 Open Session - Authority to enter into lease with Twilio Inc. for Suites 300 and 400 at 375 Beale Street

Action: Authority Approval

The Authority reconvened in open session. Commissioner Rein Worth reported that the Authority met pursuant to Government Code Section 54956.8 in closed session to confer with real property negotiators concerning the property identified in the agenda and that no reportable action was taken.

8. Public Comment / Other Business

9. Adjournment / Next Meeting

The next meeting of the Bay Area Headquarters Authority will be held on a date and time to be duly noticed in the Lawrence D. Dahms Auditorium, First Floor, 101 Eighth Street, Oakland, CA.