

**ASSOCIATION OF BAY  
AREA GOVERNMENTS  
Meeting Transcript**

MARCH 20, 2025

1

**EXECUTIVE BOARD**

2

**THURSDAY, MARCH 20<sup>TH</sup>, 2025, 5:10 PM**

3

4

5

**PRES., BELIA RAMOS:** I WOULD NOW LIKE TO CALL TO ORDER -- OH

6

I'M ON THE WRONG MEETING. HOLD ON. FAST FORWARD. I WOULD LIKE

7

TO CALL TO ORDER THE ABAG EXECUTIVE BOARD MEETING FOR MARCH

8

20TH 2025. THIS MEETING IS WEBCAST ON THE ABAG WEB SITE

9

MEMBERS OF THE PUBLIC PARTICIPATING BY ZOOM WISHING TO SPEAK

10

SHOULD USED RAISED HAND FEATURE OR DIAL STAR NINE AND I WILL

11

CALL UPON TO YOU SPEAK. SAN JOSE I THINK YOUR MICROPHONE IS O

12

MEMBERS OF THE PUBLIC PARTICIPATING BY ZOOM WHO WOULD LIKE TO

13

GIVE PUBLIC COMMENT ON ANY AGENDA ITEM SHOULD USE THE RAISED

14

THE HAND FEATURE OR DIAL STAR NINE, IN THE BOARDROOM FORM A

15

LINE NEAR THE PODIUM AND THE CLERK WILL CALL UPON YOU TO

16

SPEAK. WE HAVE ACTION ITEMS AND A VOICE VOTE WILL BE TAKEN FOR

17

REMOTE COMMITTEE AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE

18

NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR

19

ALL."

20

21

**PRES., BELIA RAMOS:** THANK YOU. WILL THE CLERK PLEASE CALL THE

22

ROLL AND ENSURE THAT WE HAVE QUORUM FOR THIS EVENING?

23

24

**CLERK OF THE BOARD:** COUNCILMEMBER ADAMS IS ABSENT. SUPERVISOR

25

ARENAS? FROM SAN JOSE?

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1

2 **SYLVIA ARENAS:** HERE.

3

4 **CLERK OF THE BOARD:** THANK YOU. COUNCILMEMBER CAMPOS?

5

6 **PAMELA CAMPOS:** PRESENT.

7

8 **CLERK OF THE BOARD:** CARLSON?

9

10 **KEN CARLSON:** PRESENT.

11

12 **CLERK OF THE BOARD:** CORZO?

13

14 **NOELIA CORZO:** HERE.

15

16 **CLERK OF THE BOARD:** DO THINK /- DOANG?

17

18 **BETTY DUONG:** HERE.

19

20 **CLERK OF THE BOARD:** DORSEY IS ABSENT. YOUNG?

21

22 **DONALD YOUNG:** HERE.

23

24 **CLERK OF THE BOARD:** ECKLUND?

25

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1 **PAT ECKLUND:** HERE .

2

3 **CLERK OF THE BOARD:** FIFE?

4

5 **CARROLL FIFE:** PRESENT .

6

7 **CLERK OF THE BOARD:** COUNCILMEMBER FIFE?

8

9 **CARROLL FIFE:** PRESENT . HELLO .

10

11 **CLERK OF THE BOARD:** AND YOU ARE AT THE TELECONFERENCE LOCATION

12 IN OAKLAND . COUNCILMEMBER FLIGOR IS ABSENT . SUPERVISOR

13 FORTUNATO BAS?

14

15 **NIKKI FORTUNATO BAS:** PRESENT IN OAKLAND CITY HALL .

16

17 **CLERK OF THE BOARD:** THANK YOU . SUPERVISOR GAUTHIER?

18

19 **LISA GAUTHIER:** HERE STILL TRYING TO GET MY CAMERA ON HERE IN

20 SAN MATEO COUNTY .

21

22 **CLERK OF THE BOARD:** THANK YOU . COUNCILMEMBER KAMEI?

23

24 **ROSEMARY KAMEI:** HERE IN SAN JOSE .

25

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1 **CLERK OF THE BOARD:** SUPERVISOR LUCAN?

2

3 **ERIC LUCAN:** HERE.

4

5 **CLERK OF THE BOARD:** LUERY IS ABSENT. MANDELMAN? IS ABSENT.

6 MARTINEZ BELTRAN? IS ABSENT. SUPERVISOR MILEY? IS ABSENT.

7 COUNCILMEMBER MOTOYAMA?

8

9 **LISA MOTOYAMA:** PRESENT.

10

11 **CLERK OF THE BOARD:** MAYOR MOY? IS ABSENT. COUNCILMEMBER NAH

12 NAGALES?

13

14 **MARK NAGALES:** HERE.

15

16 **CLERK OF THE BOARD:** RABBITT?

17

18 **DAVID RABBIT:** HERE.

19

20 **CLERK OF THE BOARD:** RAMACHANDRAN? ABSENT. RAMOS?

21

22 **PRES., BELIA RAMOS:** HERE ROMERO?

23

24 **V. PRES., CARLOS ROMERO:** HERE.

25

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1 **CLERK OF THE BOARD:** PRESTON? IS ABSENT. WASHINGTON?

2

3 **SILVA WASHINGTON. HERE.**

4

5 **>>CLERK OF THE BOARD:** WILLIAMS? MAYOR ZOLLMAN?

6

7 **STEPHEN ZOLLMAN:** HERE.

8

9 **CLERK OF THE BOARD:** TANNER? TAN.

10

11 **SPEAKER:** HERE.

12

13 **CLERK OF THE BOARD:** QUORUM IS PRESENT.

14

15 **PRES., BELIA RAMOS:** THANK YOU SUPERVISOR. THIS IS OUR CLERK  
16 FRED CASTRO, WILL YOU PLEASE READ THE AMOUNT OF \$150 AND PER  
17 DIEM IS PROVIDED AS A RESULT OF CONVENING A MEETING FOR WHICH  
18 EACH MEMBER IS ENTITLED TO COLLECT PER DIEM. THANK YOU.

19

20 **PRES., BELIA RAMOS:** THANK YOU SO MUCH. MY VICE PRESIDENT,  
21 HERE, MR. ROMERO IS INCREDIBLY IMPRESSED THAT WE HAVE 15  
22 PEOPLE JOINING US IN-PERSON. NOT TO THINK ANYTHING LESS OF  
23 THOSE IN THE SAN JOSE LOCATION OR IN OAKLAND, BUT WE DO  
24 APPRECIATE THE MASSES HERE AT BAY METRO CENTER. AT THIS TIME  
25 WE'LL BE MOVING ON TO PUBLIC COMMENT. IF THE CLERK WOULD

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1 INFORM US IF WE HAVE ANY PUBLIC COMMENT SUBMITTED IN GENERAL  
2 PUBLIC COMMENT

3

4 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM  
5 NO MEMBERS IN THE BOARDROOM FOR PUBLIC COMMENT AND NON-AT THE  
6 TELECONFERENCE LOCATIONS. NONE THERE.

7

8 **PRES., BELIA RAMOS:** AT THIS TIME I WILL ASK IF ANY MEMBERS OF  
9 THE EXECUTIVE BOARD HAVE ANNOUNCEMENTS TO SHARE WITH THE  
10 COLLECTIVE? I APPRECIATE NO COMMENTS VERY MUCH. THANK YOU. WE  
11 ARE MOVING ON TO AGENDA ITEM 4A. AROUND MY PRESIDENT'S REPORT,  
12 I WANT TO GO AHEAD AND EXTEND A WARM WELCOME TO OUR NEW  
13 COLLEAGUES THAT ARE HERE AND TO EVERYONE THAT TOOK THE TIME TO  
14 ENGAGE WITH US TONIGHT ON REGIONAL SOLUTIONS TO REGIONAL  
15 PROBLEMS. JOINING US, WE HAVE NEW APPOINTEES FROM THE CITY AND  
16 COUNTY OF SAN FRANCISCO, AND SUPERVISOR MATT DORSEY, WE HAVE A  
17 NEW COUNCILMEMBER FROM CITY OF OAKLAND. COUNCILMEMBER  
18 RACHANDRAN, AND MY MAYOR PIERRE WASHINGTON THAT'S JOINING US  
19 FROM AMERICAN CANYON. WE HAVE ALSO ACQUIRED A NEW ALTERNATE  
20 MAYOR MICHAEL HAN ON OF THE CITY OF NEWARK. FOR CONSIDERATION  
21 THIS EVENING IN OUR COMMITTEES WE HAVE SUBSTANTIVE ITEMS THAT  
22 WE'RE GOING TO BE LOOKING AT FIRST THE REPORT ON THE ABAG  
23 TECHNICAL ASSISTANCE PROGRAM AND SECOND IS ABAG FINANCIAL  
24 OUTLOOK I'LL PROVIDE COMMENTS AS WE GET TO THOSE. WE'LL BE  
25 HAVING AN APRIL 17TH MEETING TO LOOK OVER OUR PROPOSED BUDGET

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1 AND WORK PROGRAM FOR THE '25/'26 YEAR. THIS IS INCREDIBLY  
2 IMPORTANT BUT WE HAVE MAXIMUM ATTENDANCE IN APRIL BECAUSE IT'S  
3 SETTING THE STAGE FOR OUR BUDGET THAT WE'LL TAKE TO THE  
4 GENERAL ASSEMBLY IN JUNE. REMEMBER THAT WE WORK THROUGH  
5 COMMITTEE TO THE EXECUTIVE BOARD AND THEN WE GO TO THE  
6 ASSEMBLY. SO, IF YOU DON'T ALREADY HAVE JUNE 20TH, ON YOUR  
7 CALENDAR, PLEASE DO ENTER THAT NOW SO THAT YOU CAN JOIN ME.  
8 AND THEN ON APRIL 17TH, WE WILL HAVE OUR WORKPLAN MEETING. SO,  
9 PLEASE MAKE ARRANGEMENTS. I KNOW WE NORMALLY TRY AND PROMISE  
10 EVERY OTHER MONTH BUT I WANT TO SEE YOU SOONER THAN THAT.  
11 THANK YOU FOR THAT. THAT CONCLUDES MY REPORT. ARE THERE ANY  
12 EXECUTIVE MEMBER COMMENTS TO? SEEING NONE. I'LL ASK IF THERE  
13 IS PUBLIC COMMENT?

14

15 **CLERK OF THE BOARD:** SUPERVISOR GAUTHIER FROM SAN MATEO HAS  
16 RAISED HER HAND.

17

18 **PRES., BELIA RAMOS:** THANK YOU. SUPERVISOR GAUTHIER? I SEE THE  
19 RAISED HAND. THERE YOU GO.

20

21 **LISA GAUTHIER:** THANK YOU. I WAS JUST TRYING TO BE PROMOTED  
22 BACK INTO THE MEETING. HAD TO CHANGE DEVICES. THANK YOU.

23



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1 **PRES., BELIA RAMOS:** THANK YOU SO MUCH. WE BELIEVE WE HAVE  
2 PROMOTED AND YOU GIVEN YOU THE RIGHT TO BE SEEN. NEXT, THERE  
3 WAS NO PUBLIC COMMENT, CORRECT, MR. CASTRO?

4

5 **CLERK OF THE BOARD:** NO PUBLIC COMMENT.

6

7 **PRES., BELIA RAMOS:** THANK YOU. WE'LL MOVE TO THE EXECUTIVE  
8 DIRECTOR'S REPORT ATTACHED IN YOUR AGENDA THE AGENDA HAS SOME  
9 HIGHLIGHTS A COUPLE OF THINGS I WANT TO TELL BUT IS THE YOUTH  
10 LEADERSHIP PROGRAM AND THE MINETA PROGRAM THROUGH THE SUMMER  
11 PLEASE DISTRIBUTE THAT IT'S GREAT TO SEE A LOT OF YOUTH TO TRY  
12 TO BRING THEIR BRILLIANT UNJADED MINDS TO SOLVING REGIONAL  
13 ISSUES AND SO PLEASE PROMOTE FAR AND WIDE WE HAVE OPPORTUNITY  
14 THROUGH OUR LEADERSHIP TEAM TO GO TO.

15

16 **MARY SACKETT:** AND ADVOCATE JOINTLY FOR ABAG AND MTCED  
17 INCLUDING A \$30 MILLION ASK \$50 MILLION FOR OPERATIONS AND  
18 BAHFA AND 15 MILLION FOR SEED MONEY FOR REVOLVING LOAN  
19 PROGRAM. I'LL TURN IT OVER TO OUR CHIEF DEPUTY ALIX BOCKELMAN  
20 IF YOU WISH TO ADD I WANTED TO MAKE SURE I ADD MY TWO  
21 FAVORITES.

22

23 **ALIX BOCKELMAN:** THANK YOU PRESIDENT RAMOS. I'LL ADD A FEW  
24 THINGS THERE IS A LOT GOING ON IN WASHINGTON, WE HAVE CONVENED  
25 AN EXECUTIVE TEAM FOR FEDERAL ACTIONS MAKE SURE WE UNDERSTANDS

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1 HOW IT MIGHT AFFECT PROGRAMS ANY FUNDING FOR THE PROGRAMS I  
2 DID WANT TO HIGHLIGHT AND SOME OF THE WORK THAT'S BEING DONE  
3 HERE RECOGNIZED IN A UCLA REPORT IN TERMS OF BEING INNOVATIVE  
4 AND PLANNING SO THAT'S ALWAYS NICE TO SEE AND EVEN IF IT'S IN  
5 OUR SOUTHERN CALIFORNIA COLLEAGUES UCLA, AND THE WEB SITE  
6 HIGHLIGHTING SOME ASSISTANCE WORK THAT'S BEING DONE BY ABAG I  
7 THINK THAT'S REALLY SOMETHING THAT CAN BE LOOKED AT THROUGHOUT  
8 THE STATE AS GOOD WORK. THERE WAS ONE OTHER THING I WANTED TO  
9 SAY BUT I THINK YOU COVERED IT ALSO JUST TO NOTE THAT FORMER  
10 ABAG EXECUTIVE BOARD MEMBER JIM SPERING WAS HONORED ON THE  
11 SENATE FLOOR ON FEBRUARY 14TH VALENTINE'S DAY. SO THAT WAS  
12 VERY, JUST NICE THAT THAT HAPPENED.

13

14 **PRES., BELIA RAMOS:** THANK YOU SO MUCH. ARE THERE ANY QUESTIONS  
15 FROM EXECUTIVE COMMITTEE MEMBERS? SUPERVISOR WILLIAMS?

16

17 **WANDA WILLIAMS:** THANK YOU, PRESIDENT. I WANTED TO ASK, IN  
18 REFERENCE TO THE EXECUTIVE DIRECTOR REPORT, IN REFERENCE TO  
19 THE PCAS. AND I JUST WANTED TO KNOW, OR IF YOU CAN DIRECT ME  
20 TO WHERE I CAN FIND OUT IF THE PCAS ALSO INCLUDE THE FARM TO  
21 MARKET ROUTES, AS PART OF THE PCA FUNDING? WILL THAT BE A PART  
22 OF THIS FUNDING? SO, AS MY COMMUNITY LOOKS TO, FOR AREAS FOR  
23 NOMINATION, I KNOW ONE OF THE THOUGHT PROCESSES WAS TRYING TO  
24 SEE IF WE WOULD QUALIFY OR SHOULD APPLY FOR FORUM TO MARKET  
25 ROUTES.

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1

2 **ALIX BOCKELMAN:** I THINK WHEN WE'RE TRYING TO DO IS GET  
3 NOMINATIONS FOR PRIORITY CONSERVATION AREAS AND WHAT YOU'RE  
4 BRINGING UP IS, SORT OF, AN IMPORTANT LINK, THE MTC COMMISSION  
5 IS ACTUALLY SETTING ASIDE MONEY FOR PRIORITY CONSERVATION  
6 AREAS IN EACH OF ITS MOST RECENT ONE BAY AREA GRANT PROGRAMS.  
7 AND IN THE PAST, FARM TO MARKET PROJECTS HAVE BEEN AMONG THE  
8 ELIGIBLE TYPES OF PROJECTS. SO, AND IF THERE IS ANYTHING THAT  
9 MATT MALONEY WANTS TO ADD, HE CAN.

10

11 **WANDA WILLIAMS:** SO DOES THAT MEAN YES? OR?

12

13 **ALIX BOCKELMAN:** SO, AGAIN, I THINK YOU'RE ASKING ABOUT THE  
14 FUNDING AND THIS IS REALLY ABOUT NOMINATING AREAS. SO, IN THE  
15 PAST, THE FUNDING PROGRAM HAS ALLOWED THE PCA FUNDING PROGRAM  
16 HAS ALLOWED FOR FARM TO MARKET PROJECT ELIGIBILITY.

17

18 **WANDA WILLIAMS:** OKAY. I THOUGHT THAT WHEN YOU MADE THE  
19 NOMINATIONS FOR THE AREAS THAT -- THAT WOULD BE CONSIDERED  
20 LATER, DOWN THE ROAD, FOR FUNDING. IS THAT NOT CORRECT?

21

22 **ALIX BOCKELMAN:** YES. IF YOU -- THE AREAS THAT BECOME PCAS ARE  
23 THEN ELIGIBLE TO BE CONSIDERED IF THERE ARE FUTURE FUNDING  
24 ROUNDS.

25

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1 **WANDA WILLIAMS:** OKAY. SO LET ME CHANGE MY QUESTION. IF -- IF  
2 WE NOMINATE -- WE CAN NOMINATE FARM TO MARKET LOCATIONS WITHIN  
3 THE NOMINATION PROCESS IF WE WANT AND IT'S UP TO THE COMMITTEE  
4 TO MAKE THE FINAL DECISION IF THOSE QUALIFY FOR THE PCAS.  
5 CORRECT?

6

7 **ALIX BOCKELMAN:** YEAH. I THINK YES, BUT I THINK IT MIGHT BE  
8 GOOD IF WE HAVE STAFF GET IN TOUCH WITH YOU BECAUSE WE DID A  
9 WHOLE WEBINAR IN THE AREA I WANT TO MAKE SURE WE'RE GIVING YOU  
10 THE RIGHT ANSWER IN TERMS OF THE ELIGIBILITY FOR PCA AREAS.  
11 MAYBE WE'LL SHOULD TAKE IT OFFLINE.

12

13 **WANDA WILLIAMS:** THAT WOULD BE GREAT.

14

15 **ALIX BOCKELMAN:** THANKS.

16

17 **PRES., BELIA RAMOS:** EXCELLENT. SO YOU WILL CONNECT WITH  
18 SUPERVISOR WILLIAMS ON THAT. ANY OTHER QUESTIONS FROM THE  
19 BOARD? SEEING NONE. I WILL ASK IF THERE IS PUBLIC COMMENT ON  
20 THE PRESIDENT'S REPORT?

21

22 **CLERK OF THE BOARD:** THERE WERE NO WRITTEN COMMENTS RECEIVED  
23 FOR THIS ITEM AND NO MEMBERS OF THE PUBLIC IN THE BOARDROOM  
24 FOR PUBLIC COMMENT AND NONE AT THE TO THE LOCATIONS.

25

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1 **PRES., BELIA RAMOS:** EXCELLENT MOVING TO AGENDA ITEM SIX THIS  
2 IS OUR CONSENT CALENDAR FOR OUR CONSIDERATION AND APPROVAL.  
3 ITEMS 6A THROUGH 6H THIS INCLUDES RATIFICATION OF APPOINTMENTS  
4 TO ABAG COMMITTEES AND OTHER BODIES. WE TRIED TO DO -- I WILL  
5 SAY WHAT I TRIED TO DO, ENDEAVOR TO DO WITH THE HELP OF OUR  
6 CLERK AND STAFF IS TO REALLY TRY AND CREATE GEOGRAPHICAL  
7 REPRESENTATION WITHIN OUR BODIES. AT THE SAME TIME, LOOKING AT  
8 THE INTEREST THAT EACH OF YOU HAVE EXPRESSED. BY NO MEANS IS  
9 THIS A CLOSED PROCESS. WE STILL HAVE VACANCIES. SO, IF YOU ARE  
10 INTERESTED IN MOVING INTO COMMITTEE LAND, IT'S A GREAT LAND,  
11 JOIN US, PLEASE. WE'LL HAVE A WONDERFUL TIME. AND, REALLY, THE  
12 POINT HERE IS THAT A LOT OF THE WORK THAT WE DO HERE AT THESE  
13 REGIONAL BODIES HAPPEN AT THE COMMITTEE LEVEL. AND SO IF YOU  
14 ARE INTERESTED IN REALLY GETTING INTO THE INNER WORKINGS OF  
15 ABAG, AND, REALLY, THE WORK WE'RE DOING JOINTLY WITH MTC, THEN  
16 BY ALL MEANS RAISE YOUR HAND, SEND AN E-MAIL OVER TO THE CLERK  
17 AND WE'LL DO OUR BEST TO FIT YOU INTO WHATEVER YOU CONSIDER TO  
18 BE YOUR WHEELHOUSE. UNLESS THERE IS A REQUEST TO TAKE ITEMS  
19 SEPARATELY I'LL ASK FOR A MOTION.

20

21 **PAT ECKLUND:** I'LL MOVE THE CONSENT CALENDAR.

22

23 **PRES., BELIA RAMOS:** SECOND?

24

25 **SPEAKER:** SECOND.

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1

2 **PRES., BELIA RAMOS:** WE HAVE A MOTION BY ECKLUND SECOND BY  
3 WILLIAMS. IS THERE ANY EXECUTIVE BOARD MEMBER DISCUSSIONS? I  
4 SEE NONE. IS THERE ANY PUBLIC COMMENT MR. CASTRO.

5

6 **CLERK OF THE BOARD:** NO WRITTEN COMMENDATION RECEIVED FOR THIS  
7 ITEM NO MEMBERS IN THE BOARDROOM FOR PUBLIC COMMENT NO ONE AT  
8 THE TELECONFERENCE LOCATIONS AND MAY I SAY COUNCILMEMBER  
9 MARTINEZ B, AND RAMOS FROM MOUNTAIN VIEW HAVE JOINED US FROM  
10 THE SAN JOSE LOCATION.

11

12 **PRES., BELIA RAMOS:** THANK YOU SO MUCH. WELCOME. IF YOU COULD  
13 ROLL CALL ON THE CONSENT CALENDAR.

14

15 **CLERK OF THE BOARD:** MOTION BY ECKLUND SECOND WILLIAMS W  
16 COUNCILMEMBER ADAMS IS ABSENTED. SUPERVISOR RHNA'S?

17

18 **SYLVIA ARENAS:** YES.

19

20 **CLERK OF THE BOARD:** CAMPOS?

21

22 **PAMELA CAMPOS:** YES.

23

24 **CLERK OF THE BOARD:** CARLSON?

25

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1 **KEN CARLSON:** AYE.

2

3 **CLERK OF THE BOARD:** CORZO?

4

5 **NOELIA CORZO:** YES D.

6

7 **CLERK OF THE BOARD:** DUONG?

8

9 **BETTY DUONG:** YES.

10

11 **CLERK OF THE BOARD:** DORSEY IS ABSENT. YOUNG? YOUNG ECKLUND?

12

13 **PAT ECKLUND:** AYE.

14

15 **CLERK OF THE BOARD:** FORTUNATO BAS?

16

17 **NIKKI FORTUNATO BAS:** AYE.

18

19 **CLERK OF THE BOARD:** GAUTHIER?

20

21 **LISA GAUTHIER:** YES.

22

23 **CLERK OF THE BOARD:** KAMEI?

24

25 **ROSEMARY KAMEI:** YES.

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1

2 **CLERK OF THE BOARD:** LUCAN?

3

4 **ERIC LUCAN:** YES.

5

6 **CLERK OF THE BOARD:** MAPPEDLE MAN IS ABSENT. BELTRAN?

7

8 **YVONNE MARTINEZ BELTRAN:** YES.

9

10 **CLERK OF THE BOARD:** MILEY?

11

12 **NATHAN MILEY:** YES.

13

14 **CLERK OF THE BOARD:** SUPERVISOR MILEY IS -- SUPERVISOR MILEY,

15 ARE YOU AT THE OAKLAND LOCATION?

16

17 **NATHAN MILEY:** YES, SIR.

18

19 **CLERK OF THE BOARD:** THANK YOU VERY MUCH. COUNCILMEMBER

20 MOTOYAMA?

21

22 **LISA MOTOYAMA:** AYE.

23

24 **CLERK OF THE BOARD:** MAYOR MOY? IS ABSENT. NAGALES?

25



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1 **MARK NAGALES:** YES.

2

3 **CLERK OF THE BOARD:** RABBITT?

4

5 **DAVID RABBIT:** AYE.

6

7 **CLERK OF THE BOARD:** RAMACHANDRAN IS ABSENT. RAMOS?

8

9 **PRES., BELIA RAMOS:** YES.

10

11 **CLERK OF THE BOARD:** ROMERO?

12

13 **V. PRES., CARLOS ROMERO:** YES.

14

15 **CLERK OF THE BOARD:** PRESTON IS ABSENT. SILVA?

16

17 **SPEAKER:** YES.

18

19 **CLERK OF THE BOARD:** WASHINGTON?

20

21 **SPEAKER:** YES.

22

23 **CLERK OF THE BOARD:** WILLIAMS?

24

25 **WANDA WILLIAMS:** YES.

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1

2 **CLERK OF THE BOARD:** ZOLLMAN?

3

4 **STEPHEN ZOLLMAN:** AYE.

5

6 **CLERK OF THE BOARD:** TANNER?

7

8 **SPEAKER:** AYE.

9

10 **CLERK OF THE BOARD:** THANK YOU. 27 VOTES AYE MOTION PASSES.

11

12 **PRES., BELIA RAMOS:** THANK YOU SO MUCH AND THIS IS A NEW  
13 EXPERIENCE FOR ME TO HAVE ANOTHER RAMOS IN THE ROOM AND HEAR  
14 MY NAME TWICE. I WILL TRY NOT TO VOTE FOR YOU. WE'RE CURIOUS  
15 WHAT THEY'RE SERVING FOR FOOD IN SAN JOSE BECAUSE THAT SEEMS  
16 LIKE A POPULAR LOCATION. MOVING TO ITEM 7A THIS IS OUR REPORT-  
17 OUT FROM THE ABAG ADMINISTRATIVE COMMITTEE. AND I'LL GIVE THE  
18 REPORT. THE ADMINISTRATIVE COMMITTEE MET JOINTLY WITH THE MTC  
19 PLANNING COMMITTEE FEBRUARY 14TH TO APPROVE THE FOLLOWING  
20 UNDER CONSENT ITEMS ABAG RESOLUTION NUMBER 2-225 TO ENTER  
21 AGREEMENT WITH CALIFORNIA STATE COASTAL CONSERVANCY UP TO \$2  
22 MILLION TO IMPLEMENT PABLO AUTHORIZATION COOPERATIVE AGREEMENT  
23 SAN FRANCISCO ESTUARY PARTNERSHIP WITH PALO ALTO FOR THE  
24 CONSTRUCTION OF THE HORIZONTAL LEVY PROJECT WE RECEIVED  
25 REPORTS ON TRANSIT ORIENTED COMMUNITIES AND POLICIES AND

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1 PLANNING GRANT AWARDS FROM THE MTC COMMITTEE APPROVAL, GRANTS  
2 TO LOCAL JURISDICTIONS TO SUPPORT TRANSIT ORIENTED COMMUNITIES  
3 TRANSIT ORIENTED POLICIES AND AREAS WITH DENSITIES AND HOUSING  
4 POLICIES AND PARKING MANAGEMENT AND STATION ACCESS AND  
5 CIRCULATION. THE ADMINISTRATIVE COMMITTEE AND PLANNING  
6 COMMITTEE MET MARCH 14TH BECAUSE WE LIKE TO DO THAT ON A  
7 MONTHLY BASIS AND APPROVE RESOLUTION 5-2025 WITH ESTABLISHMENT  
8 OF THE MTC ABAG COMMUNITIES ADVISORY COUNCIL. WE ALSO RECEIVED  
9 REPORTS FOR THE CAPITAL IMPLEMENTATION GRANT AWARDS 40.7  
10 MILLION OF THESE COMING FROM THE MTC PLANNING COMMITTEE  
11 APPROVAL AND GRANTS TO LOCAL JURISDICTIONS TO SUPPORT CAPITAL  
12 INVESTMENTS AND FOUR PROGRAMMATIC AREAS INCLUDING PARKING  
13 MANAGEMENT, REGIONAL MOBILITY HUBS, TRANSPORTATION  
14 ELECTRIFICATION AND ACTIVE TRANSPORTATION CAPITAL DESIGN  
15 TECHNICAL ASSISTANCE. WE ALSO RECEIVED AN UPDATE ON PLANNED  
16 BAY AREA 2050+ THE IMPLEMENTATION PLAN AND PROGRESS UP-TO-DATE  
17 INCLUDING UPCOMING PHASES. ALL SUMMARY REPORTS ARE AVAILABLE  
18 ONLINE AT MTC'S LEGISTAR. THIS CONCLUDES THE ABAG  
19 ADMINISTRATIVE COMMITTEE REPORT. ARE THERE ANY QUESTIONS FROM  
20 EXECUTIVE BOARD MEMBERS? THERE AREN'T. BECAUSE I TOLD YOU  
21 EVERYTHING. IS THERE PUBLIC COMMENT

22

23 **CLERK OF THE BOARD:** NO COMMENTS RECEIVED FOR THIS ITEM NONE IN  
24 THE BOARDROOM FOR PUBLIC COMMENT AND NONE AT THE ZOOM  
25 LOCATIONS.

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1

2 **PRES., BELIA RAMOS:** THANK YOU SO MUCH. NEXT WE'LL MOVE ON TO  
3 THE REPORT-OUT OF THE MTC ABAG LEGISLATION COMMITTEE MEETING.  
4 AND BECAUSE I HAVE NO LIFE I GIVE THAT REPORT TOO. AND THAT IS  
5 ON THIS ITEM WE MET FEBRUARY 14TH AND RECEIVED A LEGISLATIVE  
6 HISTORY DETAILS REGARDING THOSE BILLS THAT ABAG AND MTC ARE  
7 TRACKING. WE ALSO RECEIVED AND DO RECEIVE ON A MONTHLY BASIS  
8 AN UPDATE FROM WASHINGTON DC AND LEGISLATIVE CHANGES AND DID  
9 YOU HEAR FROM OUR CHIEF DEPUTY THAT WE DO HAVE AN EXECUTIVE  
10 TEAM THAT IS MONITORING ON THESE CHANGES THAT ARE HAPPENING  
11 AND AFFECTING BOTH OF OUR ORGANIZATIONS. WE ALSO RECOMMENDED  
12 APPROVAL AND A SUPPORT POSITION ON SENATE BILL 71 AND THIS IS  
13 ENVIRONMENTAL STREAMLINING FOR SUSTAINABLE TRANSPORTATION. WE  
14 ALSO REVIEWED THE POLLING RESULTS OF THE REGIONAL  
15 TRANSPORTATION REVENUE MEASURE. THAT WAS PRESENTED BY EMC  
16 RESEARCH FOR THE FUTURE OF WHAT IS NOW THE ITERATION OF SB63.  
17 WE ALSO DID LOOK AT THE TRANSPORTATION REVENUE MEASURE  
18 PRINCIPLES THAT WERE RECOMMENDED FOR APPROVAL BY MTC AND THAT  
19 WE DID PRINT AND SHARE. WE ALSO HAVE RECOMMENDATIONS -- WE  
20 MADE A RECOMMENDATION THAT WE SPONSOR SENATE BILL 239 AND THIS  
21 IS A BROWN ACT TELECONFERENCING REFORM BILL BY OUR ESTEEMED  
22 FORMER COLLEAGUE, SENATOR ARREGUIN. AND WE RECOMMENDED THE  
23 ABAG EXECUTIVE BOARD APPROVE AND COSPONSOR REGIONAL HOUSING  
24 NEEDS ALLOCATION CREDIT FOR PRESERVATION. ON MARCH 14TH WE MET  
25 AGAIN, AND WE -- WE RECOMMENDED SUPPORT ON AB 334, PETRIS

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1 NORRIS, TOLLING AND OPERABILITY, WE RECEIVED LEGISLATIVE  
2 HISTORY OF ALL BILLS WE'RE TRACKING AND RECEIVED UPDATE ON  
3 SB63 THIS IS THE WIENER ARREGUIN TRANSPORTATION REVENUE  
4 MEASURE TO DEAL WITH THE FISCAL CLIFF FACED BY OUR PUBLIC  
5 TRANSIT AGENCIES WE RECOMMENDED THAT THE ABAG EXECUTIVE BOARD  
6 APPROVE A SUPPORT POSITION ON CAP-AND-TRADE WHICH YOU WILL  
7 HEAR IN JUST A LITTLE BIT. WE RECOMMENDED MTC APPROVAL OF A  
8 SUPPORT POSITION OF AB 697, WHICH IS ASSEMBLYMEMBER WILSON'S  
9 RESILIENCE STATE ROUTE 37 CORE GORE PERMITTING LEGISLATION AND  
10 WE RECOMMEND THAT THIS BOARD APPROVE AND SEEK AMENDMENTS TO  
11 ASSEMBLY BILL 36 WICKS, AND 417 CABALDON AND THIS IS THE  
12 AFFORDABLE HOUSING BOND ACT OF 2026 AND WE ALSO RECEIVED A  
13 WASHINGTON DC UPDATE ALL REPORTS AND SUMMARIES OF AVAILABLE ON  
14 LEGISTAR. THAT CONCLUDES MY REPORT. ARE THERE ANY EXECUTIVE  
15 BOARD MEMBER QUESTIONS? WISE GROUP. IF WE CAN MOVE ON TO  
16 PUBLIC COMMENT ON THIS?

17

18 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS RECEIVED NO MEMBERS OF  
19 THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT NONE IN THE  
20 ATTENDEE SPACES. THANK YOU.

21

22 **PRES., BELIA RAMOS:** THANK YOU SO MUCH WE'LL MOVE TO ITEM 8B,  
23 FOR OUR CONSIDERATION, IS GOING TO BE THE RECOMMENDATION TO  
24 PRINCIPLES TO GUIDE ABAG'S ADVOCACY ON THE EXTENSION OF THE  
25 CAP-AND-TRADE PROGRAM. AND WE DO HAVE A SUMMARY SHEET

MARCH 20, 2025

1 AVAILABLE. AND IT'S GOING BE REBECCA. REBECCA LONG WILL BE  
2 PRESENTING ON THIS ITEM. THANK YOU SO MUCH.

3

4 **REBECCA LONG:** THANK YOU MADAM PRESIDENT. REBECCA LONG,  
5 DIRECTOR OF LEGISLATION AND PUBLIC AFFAIRS. IT'S NICE TO MEET  
6 SOME NEW DIRECTORS THIS EVENING. SO, IN YOUR ITEM, IN YOUR  
7 PACKET, SHOULD YOU HAVE A HANDOUT FOR ITEM 8B WHICH INCLUDES  
8 SOME CHANGES THAT WERE MADE BASED ON THE DISCUSSION AT THE  
9 LEGISLATION COMMITTEE. AND THOSE ARE SHOWN IN UNDERLINE. SO,  
10 BASICALLY, CAP-AND-TRADE, AS YOU PROBABLY KNOW, IS NOT GOING  
11 TO CONTINUE WITHOUT AN EXTENSION AND OTHERWISE WILL SUNSET IN  
12 2030. AND SO THERE IS A LOT OF ACTIVITY TO EXTEND THE PROGRAM  
13 AND THAT CREATES AN OPPORTUNITY TO REVISIT HOW THE FUNDS ARE  
14 USED. AGAIN, THIS IS THE STATE'S MARKET BASED MECHANISM FOR  
15 REDUCING GREENHOUSE GAS EMISSIONS. AND, SO, I'LL JUST WALK  
16 REALLY QUICKLY THROUGH THESE NINE PRINCIPLES. AND HIGHLIGHT  
17 THE CHANGES. SO, THE FIRST IS TO SUPPORT A LONG-TERM  
18 EXTENSION. WE HAVEN'T SPECIFIED A DATE, BECAUSE THAT'S  
19 DEFINITELY SUBJECT TO NEGOTIATION. BUT WE WOULD LIKE IT TO BE  
20 AS LONG AS POSSIBLE. WE OBVIOUSLY WANT TO SEE SUSTAINED  
21 INVESTMENT IN TRANSPORTATION AND HOUSING. RIGHT NOW, 60% OF  
22 THE CAP-AND-TRADE FUNDS DO GO TO TRANSPORTATION AND HOUSING.  
23 SO, WE WANT TO, YOU KNOW, AT LEAST KEEP THAT LEVEL. WE WANT TO  
24 ENSURE A FAIR SHARE OF FUNDS FOR THE BAY AREA. WE HAVE DONE  
25 VERY WELL THROUGH THE COMPETITIVE PROGRAMS AND WE WANT TO MAKE

MARCH 20, 2025

1 SURE THAT THE CRITERIA, OR ANY CHANGES TO IT CONTINUE TO  
2 ENSURE THAT THE BAY AREA DOES WELL. AND ONE OF THE CHANGES  
3 THAT WE'RE RECOMMEND SUGGEST WITH RESPECT TO HIGH SPEED RAIL,  
4 WHICH RECEIVES 25% OF THE FUNDS TO ENSURE ONGOING INVESTMENT  
5 IN THE CONNECTION TO THE BAY AREA FROM THAT FUNDING, AND  
6 PROVIDE ELIGIBILITY FOR JOINT BENEFIT PROJECTS. SO, THE REGION  
7 HAS A NUMBER OF PROJECTS THAT, YOU KNOW, ARE CRITICAL TO HIGH  
8 SPEED RAIL BUT ALSO PROVIDE NEAR-TERM DISCRETE BENEFITS TO  
9 DIRIDON STATION SAN JOSE PORTAL EXTENSION OF CALTRAIN TO THE  
10 SALESFORCE TRANSIT CENTER FOR EXAMPLE, AND MAKE SURE THOSE  
11 FUNDS ARE ELIGIBLE WITHIN THAT AND ENSURE FUND ARE DISTRIBUTED  
12 EQUITABLY TO THOSE COMMUNITIES THAT ARE DISPROPORTIONATELY  
13 IMPACTED AND BY EMISSIONS AND BENEFIT THE BAY AREA'S EQUITY  
14 PRIORITY COMMUNITIES AND THIS IS OFTEN A FIGHT IN

15

16 **MARY SACKETT:** TO DEFINE ANY KINDS OF EQUITY COMMUNITIES SO WE  
17 WANT TO MAKE SURE THAT THE THE WAY THE BAY AREA DEFINES THEM  
18 IS REFLECTED IN ANY AT THE STATE LEVEL. I'LL HEIGHT ONE OF THE  
19 ADDITIONS IS TO PROTECT AFFORDABLE HOUSING -- FUNDING LEVELS  
20 AND ANY CHANGES TO THE PROGRAMS. THIS DOES CURRENTLY PROVIDE A  
21 SIGNIFICANT FUNDING THROUGH THE AHSC PROGRAM, AFFORDABLE  
22 HOUSING SUSTAINABLE COMMUNITIES PROGRAM. AND WHETHER THAT  
23 PROGRAM HAS ANY CHANGES OR NOT, WE JUST WANT TO MAKE SURE THAT  
24 HOUSING PRODUCTION CONTINUES TO RECEIVE A SIGNIFICANT SHARE OF  
25 CAP-AND-TRADE FUNDS. WITH THAT I'LL CLOSE AND SEE IF THERE IS

MARCH 20, 2025

1 ANY QUESTIONS AND WE'RE LOOKING FOR YOUR ENDORSEMENT OF THIS  
2 TONIGHT.

3

4 **PRES., BELIA RAMOS:** THANK YOU. ARE THERE QUESTIONS FROM  
5 EXECUTIVE BOARD MEMBERS? VICE PRESIDENT ROMERO?

6

7 **V. PRES., CARLOS ROMERO:** I DON'T HAVE A QUESTION. I JUST WANT  
8 TO COMMENT AND THANK STAFF. WE HAD A PRETTY SIGNIFICANT  
9 DISCUSSION ABOUT THE ISSUE, IN COMMITTEE, AND A FEW OF US HAD  
10 BROUGHT UP SOME OF THESE EQUITY PRINCIPLES AND CERTAINLY, A  
11 FAIR DISTRIBUTION OF THE CAP-AND-TRADE FUNDING, PARTICULARLY  
12 SINCE MANY COMMUNITIES OF COLOR ARE CONNECT AND IMPACTED. AND  
13 WITH THE AID OF COUNCILMEMBER BURT, MYSELF, AND STAFF, YOU  
14 INTEGRATED THAT INTO THESE CHANGES. SO I CERTAINLY APPRECIATE  
15 IT. THANK YOU.

16

17 **PRES., BELIA RAMOS:** THANK YOU. THAT CERTAINLY WAS A ROBUST  
18 DISCUSSION THAT DID HAPPEN. I DON'T SEE ANY OTHER QUESTIONS  
19 FROM BOARD MEMBERS. DO -- I'M GOING TO ASK IF WE HAVE -- WE DO  
20 NEED A MOTION TO APPROVE AND SUPPORT THE POSITION TO THESE  
21 RECOMMENDED PRINCIPLES TO GUIDE ABAG'S ADVOCACY ON THE  
22 EXTENSION OF CAP-AND-TRADE.

23

24 **MARK NAGALES:** SO MOVED, NAGALES.

25



MARCH 20, 2025

1 **PRES., BELIA RAMOS:** THANK YOU.

2

3 **V. PRES., CARLOS ROMERO:** I'LL SECOND IS MOTION BY NAG NAGALES  
4 SECOND ROMERO. EXECUTIVE BOARD MEMBER DISCUSSION? PUBLIC  
5 COMMENT.

6

7 **CLERK OF THE BOARD:** NONE IN THE BOARDROOM AND NONE AT THE  
8 TELECONFERENCE LOCATIONS.

9

10 **PRES., BELIA RAMOS:** THANK YOU VERY MUCH. ROLL CALL VOTE.

11

12 **CLERK OF THE BOARD:** ON THE MOTION NAGALES SECOND ROMERO. ADAMS  
13 IS ABSENT. SUPERVISOR ARENAS?

14

15 **SYLVIA ARENAS:** YES.

16

17 **CLERK OF THE BOARD:** THANK YOU. COUNCILMEMBER CAMPOS?

18

19 **PAMELA CAMPOS:** YES.

20

21 **CLERK OF THE BOARD:** CARLSON?

22

23 **KEN CARLSON:** YES.

24

25 **CLERK OF THE BOARD:** CORZO?

MARCH 20, 2025

1

2 **NOELIA CORZO:** YES.

3

4 **CLERK OF THE BOARD:** DUONG?

5

6 **BETTY DUONG:** YES.

7

8 **CLERK OF THE BOARD:** DORSEY IS ABSENT. SUPERVISOR YOUNG?

9

10 **DONALD YOUNG:** YES.

11

12 **CLERK OF THE BOARD:** ECKLUND?

13

14 **PAT ECKLUND:** AYE.

15

16 **CLERK OF THE BOARD:** FIFE?

17

18 **CARROLL FIFE:** AYE.

19

20 **CLERK OF THE BOARD:** BAS?

21

22 **NIKKI FORTUNATO BAS:** YES.

23

24 **CLERK OF THE BOARD:** GAUTHIER?

25

25

MARCH 20, 2025

1 **LISA GAUTHIER:** YES.

2

3 **CLERK OF THE BOARD:** KAMEI?

4

5 **ROSEMARY KAMEI:** YES.

6

7 **CLERK OF THE BOARD:** LUERY IS ABSENT. MANDELMAN IS ABSENT.

8 MARTINEZ BELTRAN?

9

10 **SPEAKER:** THAT WAS A YES.

11

12 **YVONNE MARTINEZ BELTRAN:** YES.

13

14 **CLERK OF THE BOARD:** COUNCILMEMBER MARTINEZ BELTRAN?

15

16 **YVONNE MARTINEZ BELTRAN:** YES.

17

18 **CLERK OF THE BOARD:** SUPERVISOR MILEY?

19

20 **NATHAN MILEY:** YES.

21

22 **CLERK OF THE BOARD:** MOTOYAMA?

23

24 **LISA MOTOYAMA:** AYE.

25

26

MARCH 20, 2025

1 **CLERK OF THE BOARD:** MOY? IS ABSENT. NATIONALS?

2

3 **MARK NAGALES:** AYE.

4

5 **CLERK OF THE BOARD:** RABBITT?

6

7 **DAVID RABBIT:** AYE.

8

9 **CLERK OF THE BOARD:** RAMACHANDRAN IS ABSENT. RAMOS?

10

11 **PRES., BELIA RAMOS:** YES.

12

13 **CLERK OF THE BOARD:** ROMERO.

14

15 **V. PRES., CARLOS ROMERO:** YES.

16

17 **CLERK OF THE BOARD:** PRESTON IS ABSENT. MOY?

18

19 **CATHERINE MOY:** AYE.

20

21 **CLERK OF THE BOARD:** WASHINGTON? WASH.

22

23 **SPEAKER:** AYE.

24

25 **CLERK OF THE BOARD:** WILLIAMS?

27

MARCH 20, 2025

1

2 **WANDA WILLIAMS:** AYE.

3

4 **CLERK OF THE BOARD:** TANNER? ZOLLMAN?

5

6 **STEPHEN ZOLLMAN:** YES.

7

8 **CLERK OF THE BOARD:** RAMOS?

9

10 **SPEAKER:**

11

12 **CLERK OF THE BOARD:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS  
13 PRESENT.

14

15 **PRES., BELIA RAMOS:** THANK YOU SO MUCH WE'LL MOVE TO AGENDA  
16 ITEM 8C AND THAT IS ASSEMBLY BILL 736 WICKS BILL SENATE BILL  
17 417CABALDON AFFORDABLE HOUSING BOND ACT OF 2026 PLACE A \$10  
18 BILLION GENERAL OBLIGATION BOND MEASURE ON THE JUNE 26TH  
19 STATEWIDE BALLOT FOR A VARIETY OF HOUSING PRODUCTION  
20 PRESERVATION PROGRAMS THIS IS AN ACTION ITEM FOR YOUR  
21 CONSIDERATION OF APPROVAL. AND I DO NOT SEE JULIE IN THE ROOM.  
22 OH AGAIN, REBECCA. THANK YOU SO MUCH, MISS LONG, IF YOU WOULD  
23 PLEASE GIVE THE REPORT.

24

MARCH 20, 2025

1 **REBECCA LONG:** THANK YOU. SO, THIS BILL -- THESE TWO BILLS, WE  
2 HAVE COMPANION LEGISLATION, AB736, AND SB 417, BOTH PROPOSE A  
3 \$10 BILLION GO BONDS FOR THE JUNE 2026 BALLOT. OF COURSE, IN  
4 THE ABSENCE OF REGIONAL MEASURE FOUR, OUR OWN HOPED FOR \$20  
5 BILLION BOND, THIS IS A GREAT OPPORTUNITY TO AT LEAST GET SOME  
6 SIGNIFICANT FUNDING GOING FOR AFFORDABLE HOUSING IN THE STATE,  
7 AND CERTAINLY THE BAY AREA WOULD SEE SOME OF THIS. SO WE'RE  
8 RECOMMENDING, WE ENDORSE THIS LEGISLATION WITH A FRIENDLY  
9 AMENDMENT, SO A SUPPORT AND SEEK AMENDMENT THAT WOULD ALLOW  
10 CONSIDERATION OF SOME OF THE FUNDS ACTUALLY SUPPORTING BAHFA  
11 THROUGH POTENTIALLY A \$15 MILLION, KIND OF, COLLATERAL  
12 APPROPRIATION THAT THEN BAHFA COULD USE TO DEVELOP A LOAN  
13 PROGRAM THAT WOULD ULTIMATELY ENABLE BAHFA TO BE SELF-  
14 FINANCING MODELED ON THE NEW YORK HOUSING DEVELOPMENT  
15 CORPORATION. SO THIS IS SOMETHING THAT WE TALKED ABOUT IN  
16 SACRAMENTO QUITE A BIT. AND IT WOULD REALLY HELP PAVE THE WAY,  
17 AGAIN, FOR BAHFA TO BE SELF-FUNDED THROUGH THE ISSUANCE OF  
18 FEES AND INTEREST RATE SPREAD THROUGH THE LOAN PROGRAM. SO, WE  
19 DID TALK ABOUT THIS WITH A NUMBER OF MEMBERS. THEY SEEMED, YOU  
20 KNOW, RECEPTIVE. I THINK ANY KIND OF A CARVE-OUT FROM THE  
21 BOND, YOU KNOW, IT'S CERTAINLY NOT A SLAM DUNK BUT IT'S WORTH  
22 TALKING ABOUT SO, THAT'S THE NATURE OF THE RECOMMENDATION.

23

24 **PRES., BELIA RAMOS:** SUPERVISOR RABBITT?

25

MARCH 20, 2025

1 **DAVID RABBIT:** THANK YOU FOR THAT REBECCA. I APPRECIATE THAT.  
2 AND I SHOULD KNOW THIS SINCE I WAS IN AT THE BEGINNING OF  
3 BAHFA. IS THERE RIGHT NOW AS WE SIT, IS THERE ANY OTHER  
4 ORGANIZATION IN CALIFORNIA THAT'S SIMILAR? I'M JUST WONDERING  
5 IF WE'RE NOT GOING TO BE THE ONLY CARVE-OUT THAT'S REQUESTED.

6  
7 **REBECCA LONG:** GREAT QUESTION. I THINK THIS'S ONE OF THE  
8 FEEDBACK THAT WE HAVE RECEIVED IS YOU KNOW, MAYBE BETTER TO  
9 TALK ABOUT IT AS A REGIONAL PROGRAM, MAYBE IT'S A STATE, YOU  
10 KNOW, PROGRAM, THAT REGIONS CAN APPLY FOR. WE HAVE BEEN  
11 HEARING THAT SAN DIEGO IS INTERESTED IN STANDING UP SOMETHING  
12 LIKE THIS. SO, THEY MIGHT BE INTERESTED. LACASA AS YOU  
13 PROBABLY HAVE HEARD OF, KIND OF MODELED ON OUR OWN CASA EFFORT  
14 IN LA THEY RECENTLY DID SUCCEED AT CREATING A FUNDING  
15 MECHANISM FOR THAT AGENCY THROUGH A SALES TAX THROUGH  
16 CITIZEN'S INITIATIVE. SO THAT HAVE MONEY. I THINK SAN DIEGO  
17 AND OTHERS POTENTIALLY COULD BE INTERESTED IN THIS MODEL TOO.

18  
19 **DAVID RABBIT:** AND WITH THAT IF THOSE DO COME ON -- AND I COULD  
20 SEE WHAT THEY WOULD DO IN THAT KIND OF MORE BROAD TERMS, WOULD  
21 WE THEN ALSO ASK FOR AN INCREASE IN THE CARVE-OUT TOTAL?

22  
23 **REBECCA LONG:** I THINK WE WANT TO BE OPEN SO THAT THE  
24 RECOMMENDED AMENDMENT IS NOT, YOU KNOW, PROVIDE BAHFA 15  
25 MILLION.

MARCH 20, 2025

1

2 **DAVID RABBIT:** I KNOW.

3

4 **REBECCA LONG:** SO, WE WOULD WANT TO FACILITATE US GETTING 15  
5 MILLION. SO IF IT WAS GOING TO BE A STATEWIDE PROGRAM WE WOULD  
6 PROBABLY BE LOOKING FOR SOMETHING MORE ON THE MAGNITUDE OF 50  
7 MILLION, SUBJECT TO DISCUSSION.

8

9 **DAVID RABBIT:** GREAT. THANKS.

10

11 **PRES., BELIA RAMOS:** GREAT QUESTION SUPERVISOR RABBITT. ANY  
12 OTHER QUESTIONS? I DON'T SEE ANY QUESTIONS AS OF RIGHT NOW.  
13 WOULD IT BE -- OH, COUNCILMEMBER SILVA?

14

15 **CINDY SILVA:** THANK YOU VERY MUCH FOR THE PRESENTATION. AND  
16 HOPEFULLY THE VOTERS ARE FAVORABLE TOWARD IT. IS THERE ANY  
17 POLLING DONE ON THIS ISSUE?

18

19 **REBECCA LONG:** ON THE STATEWIDE HOUSING BOND, NOT THAT I KNOW  
20 OF. RIGHT? WE'RE SOMEWHAT FAR OUT, I THINK WE DID SOME POLLING  
21 LAST YEAR, BECAUSE ASSEMBLYMEMBER WICKS WAS INTERESTED. SHE  
22 HAD A BILL LAST YEAR AND THEN THERE WAS A DECISION MADE TO  
23 PRIORITIZE THE CLIMATE BOND. YOU KNOW, YEAH, SO I HAVEN'T SEEN  
24 RECENT POLLING SINCE THEN. I THINK IT'S GENERALLY -- YOU KNOW,  
25 IT'S COMING IN AT 50%, A STATEWIDE BOND ONLY NEEDS 50%.

31



MARCH 20, 2025

1

2 **CINDY SILVA:** AND ONE OTHER QUESTION, DOES IT -- WHENEVER STATE  
3 BONDS ARE DISCUSSED AND MAYBE SOMETIMES GET 5, 6, 7 OPTIONS IN  
4 A CYCLE, THE DISCUSSION AT THE STATE LEVEL IS ABOUT THE DEBT  
5 CAPACITY OF THE STATE. HOW DOES THAT LOOK?

6

7 **REBECCA LONG:** I DON'T KNOW SPECIFICALLY. BUT I DO KNOW THAT  
8 THE BUDGET IS TIGHT. AND, YOU KNOW, WHETHER IT'S AT THE DEBT  
9 LIMIT, IT'S CERTAINLY GOING TO ADD TO THE DEBT SERVICE. SO  
10 THAT'S ALWAYS A CONSIDERATION.

11

12 **CINDY SILVA:** THANK YOU.

13

14 **PRES., BELIA RAMOS:** GREAT QUESTIONS. I SEE NO OTHER QUESTIONS.  
15 WE DO HAVE A RECOMMENDATION TO SUPPORT AND SEEK AMENDMENT AM.  
16 S? IS THERE A MOTION.

17

18 **LISA MOTOYAMA:** SO MOVED.

19

20 **DAVID RABBIT:** SECOND.

21

22 **PRES., BELIA RAMOS:** MOTION AND SECOND. DO WE

23

24 **CLERK OF THE BOARD:** THERE IS NO WRITTEN COMMENTS RECEIVED FOR  
25 THIS ITEM, AND THERE NO MEMBERS IN THE BOARDROOM OR ZOOM

32

MARCH 20, 2025

1 WISHING TO SPEAK ON THIS ITEM. AND NONE AT THE ATTENDEE  
2 LOCATIONS, THE ZOOM LOCATIONS.

3

4 **PRES., BELIA RAMOS:** THANK YOU SO MUCH. WILL THE CLERK PLEASE  
5 CONDUCT A ROLL CALL VOTE?

6

7 **CLERK OF THE BOARD:** ON THE MOTION MOTOYAMA SECOND RABBITT.  
8 COUNCIL MEMBER ADAMS IS ABSENT. AR RHNA'S?

9

10 **SYLVIA ARENAS:** YES.

11

12 **CLERK OF THE BOARD:** CAMPOS?

13

14 **PAMELA CAMPOS:** YES.

15

16 **CLERK OF THE BOARD:** CARLSON?

17

18 **KEN CARLSON:** AYE.

19

20 **CLERK OF THE BOARD:** CORZO?

21

22 **NOELIA CORZO:** YES.

23

24 **CLERK OF THE BOARD:** DUONG?

25

MARCH 20, 2025

1 **BETTY DUONG:** YES.

2

3 **CLERK OF THE BOARD:** DORIS SE ABSENT. SUPERVISOR YOUNG?

4

5 **DONALD YOUNG:** YES.

6

7 **CLERK OF THE BOARD:** ECKLUND?

8

9 **PAT ECKLUND:** AYE.

10

11 **CLERK OF THE BOARD:** FIFE?

12

13 **CARROLL FIFE:** AYE.

14

15 **CLERK OF THE BOARD:** BAS?

16

17 **NIKKI FORTUNATO BAS:** YES.

18

19 **CLERK OF THE BOARD:** GAUTHIER?

20

21 **LISA GAUTHIER:** AYE.

22

23 **CLERK OF THE BOARD:** KAMEI?

24

25 **ROSEMARY KAMEI:** YES.

MARCH 20, 2025

1

2 **CLERK OF THE BOARD:** LUCAN?

3

4 **ERIC LUCAN:** AYE.

5

6 **CLERK OF THE BOARD:** MANDELMAN IS ABSENT. COUNCILMEMBER

7 MARTINEZ BELTRAN?

8

9 **SPEAKER:** THAT'S A YES.

10

11 **YVONNE MARTINEZ BELTRAN:** YES.

12

13 **CLERK OF THE BOARD:** THANK YOU. SUPERVISOR MILEY?

14

15 **NATHAN MILEY:** YES.

16

17 **CLERK OF THE BOARD:** MOTOYAMA?

18

19 **LISA MOTOYAMA:** AYE.

20

21 **CLERK OF THE BOARD:** MAYOR MOY IS ABSENT. COUNCILMEMBER

22 NAGALES?

23

24 **MARK NAGALES:** YES.

25

35

MARCH 20, 2025

1 **CLERK OF THE BOARD:** RABBITT?

2

3 **DAVID RABBIT:** AYE.

4

5 **CLERK OF THE BOARD:** RAM CHAN DRAWN? IS ABSENT. S RAMOS?

6

7 **PRES., BELIA RAMOS:** YES.

8

9 **CLERK OF THE BOARD:** ROMERO?

10

11 **V. PRES., CARLOS ROMERO:** YES.

12

13 **CLERK OF THE BOARD:** SCALES PRESTON? IS ABSENT. SILVA?

14

15 **CINDY SILVA:** AYE.

16

17 **CLERK OF THE BOARD:** WASHINGTON? WASHINGTON AYE.

18

19 **CLERK OF THE BOARD:** WILLIAMS?

20

21 **WANDA WILLIAMS:** AYE.

22

23 **CLERK OF THE BOARD:** TANNER?

24

25 **SPEAKER:** AYE.

36

MARCH 20, 2025

1

2 **CLERK OF THE BOARD:** ZOLLMAN?

3

4 **STEPHEN ZOLLMAN:** YES.

5

6 **CLERK OF THE BOARD:** RAMOS?

7

8 **SPEAKER:** YES.

9

10 **CLERK OF THE BOARD:** THANK YOU. MOTION PASSES UNANIMOUSLY BY  
11 ALL MEMBERS PRESENT.

12

13 **PRES., BELIA RAMOS:** THANK YOU SO MUCH. NEXT WE'RE MOVING TO  
14 ITEM 9A THIS IS THE REPORT ON THE ABAG FINANCE COMMITTEE  
15 MEETING OF EARLIER TODAY AND I'LL TURN IT OVER TO MY COLLEAGUE  
16 CHAIR RABBITT OF THAT COMMITTEE.

17

18 **DAVID RABBIT:** THE ABAG FINANCE COMMITTEE MET MARCH 20TH 2025  
19 AND APPROVED THE FOLLOWING UNDER THE CONSENT CALENDAR. FIRST  
20 OFF RECOMMENDED ABAG EXECUTIVE BOARD APPROVAL OF REPORT ON  
21 FISCAL YEAR '24/'25 ASSOCIATION OF BAY AREA GOVERNMENTS  
22 STATEMENT REVENUES AND EXPENSES FOR PERIOD ENDED DECEMBER  
23 31ST, 2024 TO BE AUDITED ALSO RECOMMENDED ABAG EXECUTIVE BOARD  
24 APPROVAL OF THE REPORT ON ABAG INVESTMENTS FOR THE PERIOD  
25 ENDING DECEMBER 31ST, 2024 YET AGAIN TO BE AUDITED. I SHOULD

MARCH 20, 2025

1 CONCLUDE THE SUMMARY REPORTS ARE AVAILABLE ONLINE AT THE MTC  
2 LEGISTAR. AND THAT CONCLUDES THE COMMITTEE REPORT.

3

4 **PRES., BELIA RAMOS:** THANK YOU. ANY EXECUTIVE BOARD MEMBER  
5 COMMENTS OR QUESTIONS? SEEING NO WRITTEN COMMENTS RECEIVED FOR  
6 THIS ITEM, AND THERE NO MEMBERS IN THE BOARDROOM OR ZOOM  
7 WISHING TO SPEAK ON THIS ITEM. NONE THANK YOU.

8

9 **PRES., BELIA RAMOS:** THANK YOU. NEXT MOVING TO AGENDA ITEM 9B  
10 APPROVAL OF THE REPORT ON FISCAL YEAR 2024, 2025 FOR THE  
11 ASSOCIATION OF BAY AREA GOVERNMENTS STATEMENT OF REVENUE  
12 EXPENSES FOR THE PERIOD ENDED DECEMBER 31ST, 2024, UNAUDITED,  
13 AND IS THAT MR. DEREK HAD WHO IS GOING TO TAKE THAT ON?

14

15 **DEREK HANSEL:** NO PRESENTATION, JUST AVAILABLE FOR COMMENTS.

16

17 **PRES., BELIA RAMOS:** THANK YOU. ARE THERE ANY QUESTIONS? SEEING

18 --

19

20 **SPEAKER:** YES, DO I.

21

22 **PRES., BELIA RAMOS:** OH, THANK YOU SO MUCH. COUNCILMEMBER  
23 SILVA?

24

MARCH 20, 2025

1 **CINDY SILVA:** THANK YOU FOR THE SUMMARY. HELP ME UNDERSTAND,  
2 PLEASE, IT SEEMS IN EVERY CATEGORY THAT THE APPROVED BUDGET IS  
3 SIGNIFICANTLY HIGHER BOTH IN REVENUES AND EXPENSES. WILL CAN  
4 WE JUST CLARIFY THAT THAT BUDGET IS FOR THE ANNUALIZED AND THE  
5 CURRENTS?

6

7 **DEREK HANSEL:** IT IS.

8

9 **CINDY SILVA:** STATE OF THE NATION AND ACTUALLY THE SIX MONTHS?

10

11 **DEREK HANSEL:** IT IS.

12

13 **CINDY SILVA:** THANK YOU.

14

15 **PRES., BELIA RAMOS:** ANY OTHER COMMENTS OR QUESTIONS FROM BOARD  
16 MEMBERS? SEE NONE. I'LL ASK IF THERE IS A MOTION TO PROVE THE  
17 REPORT ON THE FISCAL YEAR STATEMENT OF REVENUES AND EXPENSES.

18

19 **SPEAKER:** SO MOVED.

20

21 **SPEAKER:** SECOND.

22

23 **PRES., BELIA RAMOS:** OKAY. SO WE HAVE A MOTION -- WHO HAD THE  
24 MOTION? OKAY. REMIND ME OF YOUR LAST NAME. IT'S SEBASTOPOL. I  
25 KNOW THAT.



MARCH 20, 2025

1

2 **SPEAKER:** THERE WE GO.

3

4 **STEPHEN ZOLLMAN:** ZOLLMAN.

5

6 **PRES., BELIA RAMOS:** THANK YOU MAYOR ZOLLMAN, AND A SECOND  
7 [LAUGHTER] BY SUPERVISOR RABBITT. ANY EXECUTIVE BOARD MEMBER  
8 DISCUSSION ON THE MOTION? SEEING NONE. I'LL ASK IF THERE IS  
9 PUBLIC COMMENT.

10

11 **CLERK OF THE BOARD:** NO PUBLIC COMMENT RECEIVED NO MEMBERS IN  
12 THE BOARDROOM FOR PUBLIC COMMENT AND NONE AT THE  
13 TELECONFERENCE LOCATIONS.

14

15 **PRES., BELIA RAMOS:** THANK YOU VERY MUCH. ROLL CALL VOTE.

16

17 **CLERK OF THE BOARD:** MOTION ZOLLMAN SECOND RABBITT.  
18 COUNCILMEMBER ADAMS IS ABSENT. SUPERVISOR ARENAS?

19

20 **SYLVIA ARENAS:** YES.

21

22 **CLERK OF THE BOARD:** COUNCILMEMBER CAMPOS?

23

24 **PAMELA CAMPOS:** YES.

25

40

MARCH 20, 2025

1 **CLERK OF THE BOARD:** CARLSON?

2

3 **KEN CARLSON:** AYE.

4

5 **CLERK OF THE BOARD:** CORZO?

6

7 **NOELIA CORZO:** YES.

8

9 **CLERK OF THE BOARD:** DUONG?

10

11 **BETTY DUONG:** YES.

12

13 **CLERK OF THE BOARD:** DORIS SE ABSENT. YOUNG?

14

15 **DONALD YOUNG:** YES.

16

17 **CLERK OF THE BOARD:** ECKLUND?

18

19 **PAT ECKLUND:** AYE.

20

21 **CLERK OF THE BOARD:** FIFE?

22

23 **CARROLL FIFE:** AYE.

24

25 **CLERK OF THE BOARD:** FORTUNATO BAS?

41

MARCH 20, 2025

1

2 **NIKKI FORTUNATO BAS:** AYE.

3

4 **CLERK OF THE BOARD:** GAUTHIER?

5

6 **LISA GAUTHIER:** YES.

7

8 **CLERK OF THE BOARD:** KAMEI?

9

10 **ROSEMARY KAMEI:** YES.

11

12 **CLERK OF THE BOARD:** LUCAN?

13

14 **ERIC LUCAN:** YES.

15

16 **CLERK OF THE BOARD:** MAYOR LUERY IS ABSENT. SUPERVISOR

17 MANDELMAN IS ABSENT. COUNCILMEMBER MARTINEZ BELTRAN?

18

19 **YVONNE MARTINEZ BELTRAN:** YES.

20

21 **CLERK OF THE BOARD:** THANK YOU. MILEY?

22

23 **NATHAN MILEY:** YES.

24

25 **CLERK OF THE BOARD:** MOTOYAMA?

42

MARCH 20, 2025

1

2 **LISA MOTOYAMA:** YES.

3

4 **CLERK OF THE BOARD:** MAYOR MOY IS ABSENT. COUNCILMEMBER  
5 NAGALES?

6

7 **MARK NAGALES:** YES.

8

9 **CLERK OF THE BOARD:** RABBITT?

10

11 **DAVID RABBIT:** AYE.

12

13 **CLERK OF THE BOARD:** RAM CHAN DRAWN IS ABSENT. RAMOS?

14

15 **PRES., BELIA RAMOS:** YES.

16

17 **CLERK OF THE BOARD:** ROMERO?

18

19 **V. PRES., CARLOS ROMERO:** YES.

20

21 **CLERK OF THE BOARD:** SCALES PRESTON IS ABSENT. SILVA?

22

23 **CINDY SILVA:** AYE.

24

25 **CLERK OF THE BOARD:** WASHINGTON?

43

MARCH 20, 2025

1

2 **SPEAKER:** YES.

3

4 **CLERK OF THE BOARD:** WILLIAMS?

5

6 **WANDA WILLIAMS:** AYE.

7

8 **CLERK OF THE BOARD:** TANNER?

9

10 **SPEAKER:** AYE.

11

12 **CLERK OF THE BOARD:** ZOLLMAN?

13

14 **STEPHEN ZOLLMAN:** YES.

15

16 **CLERK OF THE BOARD:** VICE MAYOR RAMOS?

17

18 **SPEAKER:** YES.

19

20 **CLERK OF THE BOARD:** THANK YOU. MOTION PASSES UNANIMOUSLY BY

21 ALL MEMBERS PRESENT.

22

23 **PRES., BELIA RAMOS:** THANK YOU SO MUCH. NEXT FOR OUR

24 CONSIDERATION IS ITEM 9C APPROVAL OF THE REPORT ON THE ABAG

25 INVESTMENTS PERIOD ENDING DECEMBER 31ST, 2024, UNAUDITED. I

MARCH 20, 2025

1 WOULD IMAGINE THE VERY SAME, MR. HANSEL IS AVAILABLE FOR ANY  
2 QUESTIONS YOU MAY HAVE. THE ITEM IS CATCHED TO YOUR AGENDA ARE  
3 THERE ANY QUESTIONS FROM EXECUTIVE BOARD MEMBERS? SEEING NONE.  
4 I WILL ASK FOR A MOTION TO APPROVE.

5

6 **PAT ECKLUND:** I'LL MOVE APPROVAL.

7

8 **PRES., BELIA RAMOS:** WE HAVE A MOTION BY ECKLUND SECOND BY  
9 WILLIAMS IS THERE ANY DISCUSSION FROM EXECUTIVE BOARD MEMBERS?  
10 SEEING NONE. I'LL ASK IF THERE IS PUBLIC COMMENT.

11

12 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS RECEIVED, NO MEMBERS  
13 OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT AND NONE AT  
14 THE TELECONFERENCE LOCATIONS. THANK YOU.

15

16 **PRES., BELIA RAMOS:** ROLL CALL VOTE.

17

18 **CLERK OF THE BOARD:** MOTION ECKLUND SECOND WILLIAMS. ADAMS IS  
19 ABSENT. ARENAS?

20

21 **SYLVIA ARENAS:** YES.

22

23 **CLERK OF THE BOARD:** CAMPOS?

24

25 **PAMELA CAMPOS:** YES.

45

MARCH 20, 2025

1

2 **CLERK OF THE BOARD:** CARLSON?

3

4 **KEN CARLSON:** AYE.

5

6 **CLERK OF THE BOARD:** CORZO?

7

8 **NOELIA CORZO:** YES.

9

10 **CLERK OF THE BOARD:** DUONG?

11

12 **BETTY DUONG:** YES.

13

14 **CLERK OF THE BOARD:** DORSEY IS ABSENT. YOUNG?

15

16 **DONALD YOUNG:** YES.

17

18 **CLERK OF THE BOARD:** COUNCILMEMBER ECKLUND?

19

20 **PAT ECKLUND:** AYE.

21

22 **CLERK OF THE BOARD:** FIFE?

23

24 **CARROLL FIFE:** AYE.

25

46

MARCH 20, 2025

1 **CLERK OF THE BOARD:** FORTUNATO BAS?

2

3 **NIKKI FORTUNATO BAS:** AYE.

4

5 **CLERK OF THE BOARD:** GAUTHIER?

6

7 **LISA GAUTHIER:** YES.

8

9 **CLERK OF THE BOARD:** MAY? LUCAN? LUERY IS ABSENT. MANDELMAN IS  
10 ABSENT. MARTINEZ BELTRAN?

11

12 **YVONNE MARTINEZ BELTRAN:** YES.

13

14 **CLERK OF THE BOARD:** MILEY?

15

16 **NATHAN MILEY:** YES.

17

18 **CLERK OF THE BOARD:** MOTOYAMA?

19

20 **LISA MOTOYAMA:** AYE.

21

22 **CLERK OF THE BOARD:** MOY IS ABSENT. NAGALES?

23

24 **MARK NAGALES:** AYE.

25

47



MARCH 20, 2025

1 **CLERK OF THE BOARD:** RABBITT?

2

3 **DAVID RABBIT:** AYE.

4

5 **CLERK OF THE BOARD:** RAM CHAN DRAWN? IS ABSENT. RAMOS.

6

7 **PRES., BELIA RAMOS:** YES.

8

9 **CLERK OF THE BOARD:** ROMERO.

10

11 **V. PRES., CARLOS ROMERO:** YES.

12

13 **CLERK OF THE BOARD:** PRESTON IS ABSENT. SILVA?

14

15 **CINDY SILVA:** AYE.

16

17 **CLERK OF THE BOARD:** WASHINGTON?

18

19 **SPEAKER:** YES.

20

21 **CLERK OF THE BOARD:** WILLIAMS?

22

23 **WANDA WILLIAMS:** AYE.

24

25 **CLERK OF THE BOARD:** TANNER?

48

MARCH 20, 2025

1

2 **SPEAKER:** AYE.

3

4 **CLERK OF THE BOARD:** ZOLLMAN?

5

6 **STEPHEN ZOLLMAN:** YES.

7

8 **CLERK OF THE BOARD:** RAMOS?

9

10 **SPEAKER:** YES.

11

12 **CLERK OF THE BOARD:** YOUR MOTION PASSES UNANIMOUSLY BY ALL  
13 MEMBERS PRESENT.

14

15 **PRES., BELIA RAMOS:** THANK YOU. TURNING OUR ATTENTION TO TEN A  
16 THE REPORT ON THE ABAG HOUSING COMMITTEE MEETING OF FEBRUARY  
17 12TH AND MARCH 12TH AND I'LL HAND IT OVER TO YOUR VICE  
18 PRESIDENT CHAIR OF THE HOUSING COMMITTEE CHAIR ROMERO.

19

20 **V. PRES., CARLOS ROMERO:** THANK YOU. THE HOUSING COMMITTEE HAS  
21 MET TWICE SINCE OUR LAST EXECUTIVE COMMITTEE MEETING. FIRST  
22 MEETING WAS FEBRUARY THE 12TH, WITH THE -- WE MEET WITH THE  
23 BAHFA OVERSIGHT COMMITTEE. THE ITEM, PRINCIPLE ITEM DISCUSSED  
24 WAS THE BAHFA OVERSIGHT COMMITTEE RECOMMENDATION TO APPROVE  
25 BAHFA RESOLUTION NUMBER 035 REVISED WHICH IS REALLOCATING \$30

MARCH 20, 2025

1 MILLION IN PRIORITY SITES PREDEVELOPMENT FUNDING FROM THE  
2 ORBISONIA VILLAGE PROJECT TO THE AMADOR STATION PROJECT THIS  
3 ITEM WAS ALSO A PROGRESS REPORT ON THE PRIORITY SITES  
4 PREDEVELOPMENT LOAN PROGRAM. THE ABAG HOUSING COMMITTEE ALSO  
5 MET, AGAIN, ON MARCH THE 12TH AND THANK YOU FOR THOSE WHO HAVE  
6 JOINED THE HOUSING COMMITTEE. YOU WILL BE MEETING EVERY MONTH.  
7 THREE ITEMS TO REPORT A PRELIMINARY REPORT ON THE STEPS FOR  
8 BAHFA INCLUDING A STRATEGIC PLANNING PROCESS THIS IS CRITICAL  
9 FOR US TO MOVE FORWARD. TO TRY TO GET SOMETHING ON THE BALLOT  
10 IN 2023 WE REVIEWED THE PROCESS LOOKED AT NEAR-TERM ACTIONS TO  
11 LAY GROUPED WORK FOR A FUTURE SUCCESS. SECONDLY WE HAD  
12 PROGRESS UPDATE ON OUR DOORWAY PLATFORM AND RELATED AFFORDABLE  
13 HOUSING PLACEMENT WORK. FOR ALL OF US WHO I THINK HAVE  
14 AFFORDABLE HOUSING DEVELOPMENTS IN OUR CITIES, DOORWAY,  
15 INDEED, IS A, I THINK, A FABULOUS PROJECT THAT WE HAVE CREATED  
16 OUT OF THE BAHFA PROJECT, THE \$20 MILLION THAT WE GOT FROM THE  
17 STATE THAT WILL ALLOW ALL OF OUR AFFORDABLE HOUSING DEVELOPERS  
18 AS WELL AS OUR CITIES TO MOVE THIS PROCESS OF RENT UP OF  
19 AFFORDABLE HOUSING ALSO MARKET RATE TO THE CLOUD IN WHICH  
20 BAHFA IS GOING TO HELP IN HANDLING THAT PROCESS SO IT ALEVE  
21 YATES A LOT OF WORK FOR BOTH CITIES AND DEVELOPERS SO THE  
22 DEVELOPERS CAN FOCUS ON BUILDING MORE HOUSING AND SECURING  
23 FUNDING. SO LASTLY UPDATE ON THE HOUSING ELEMENT STATUTES,  
24 REGIONAL TECHNICAL ASSISTANCE WORK AND OUR HOUSING POLICY  
25 GRANTS AND AN EDITORIAL COMMENCEMENT ON THE HOUSING ELEMENT

MARCH 20, 2025

1 STATUTES STATUS, I AM PROUD TO SAY ABAG HAS, WHAT -- 90? NO.  
2 IT'S 100-SOME ENTITIES, AT THIS POINT ARE COMPLETE WE HAVE  
3 DONE MUCH BETTER THAN SOUTHERN CALIFORNIA AND I THINK ONE OF  
4 THE REASONS WE DID IS BECAUSE OF ALL THE TECHNICAL ASSISTANCE  
5 THAT WAS PROVIDED THROUGH THE MTC ABAG AND BAHFA PROGRAM. SO,  
6 AGAIN, I THINK ALL OF YOU AROUND THE ROOM SHOULD PAT  
7 YOURSELVES ON THE BACK FOR, AGAIN, WORKING ON AN ISSUE FOR ALL  
8 OF US, THAT FROM THE INCEPTION WAS DIFFICULT, BUT WE GOT IT  
9 DONE. WE GOT IT TO THE FINISH LINE AND I THINK THE NINE-COUNTY  
10 BAY AREA IS REALLY SHINING IN TERMS OF BEING ABLE TO COMPLY  
11 WITH A NEEDED, BUT A DIFFICULT STATE MANDATE. AND WITH THAT,  
12 OH, I WILL SAY THAT CONCLUDES MY COMMITTEE REPORT HOWEVER  
13 SUMMARY OF THE REPORTS ARE AVAILABLE ON MTC LEGISTAR IF YOU  
14 WOULD LIKE TO READ THEM. THANK YOU

15

16 **PRES., BELIA RAMOS:** THANK YOU SO MUCH CHAIR ROMERO. ARE THERE  
17 ANY QUESTIONS FROM OUR EXECUTIVE BOARD MEMBERS? THANK YOU.  
18 NEXT IS THERE ANY PUBLIC COMMENT ON THIS ITEM?

19

20 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS RECEIVED. BUT THERE IS  
21 ONE MEMBER IN THE ATTENDEE SPACE WITH HIS HAND RAISED. HOW  
22 MUCH TIME, PLEASE?

23

24 **PRES., BELIA RAMOS:** TWO. TWO TWO.

25

MARCH 20, 2025

1 **CLERK OF THE BOARD:** TWO MINUTES. ONE MOMENT PLEASE. OUR  
2 SPEAKER IS KEN BUKOWSKI FOR TWO MINUTES. GO AHEAD, SIR. KEN  
3 B., GO AHEAD. KEN B., GO AHEAD, PLEASE. PLEASE UNMUTE. IT  
4 SEEMS WE MAY HAVE TROUBLE CONNECTING WITH MR. BUKOWSKI.

5

6 **PRES., BELIA RAMOS:** OKAY. MR. BUKOWSKI WE'RE TRYING TO CONNECT  
7 WITH YOU AND WE CANNOT HEAR YOU. I DO INVITE TO YOU SUBMIT  
8 PUBLIC COMMENT IN WRITING. SINCE WE'RE NOT ABLE TO HEAR YOU ON  
9 THIS ITEM. AT THIS TIME I'LL CLOSE PUBLIC COMMENT, AND I WILL  
10 RETURN IT BACK TO THIS BOARD FOR OUR NEXT ITEM THAT IS AGENDA  
11 ITEM 11 A A REPORT ON THE ABAG RESILIENCE TECHNICAL  
12 ASSISTANCE. THE VERY FITTING THAT VICE PRESIDENT ROMERO GAVE A  
13 SHOUT OUT TO THE ORGANIZATION FOR TECHNICAL ASSISTANCE BECAUSE  
14 THAT IS OUR VERY NEXT ITEM. AND TO PROVIDE THIS INFORMATIONAL  
15 REPORT THIS EVENING WE HAVE MICHAEL GERMERAAD AND HEIDI. LIKE  
16 NUTTER BUTTER. YEAH. I LOVE IT. I'M HUNGRY. OKAY. SLEPT. THANK  
17 YOU SO MUCH -- EXCELLENT. THANK YOU SO MUCH AND I TURN IT OVER  
18 TO YOU.

19

20 **MICHAEL GERMERAAD:** THANK YOU PRESIDENT RAMOS AND MEMBERS OF  
21 THE BOARD I'M MICHAEL GERMERAAD PRINCIPLE RESILIENCE PLANNER  
22 AND THE REGIONAL PLANNING SECTION AND HEIDI NUTTERS PRINCIPLE  
23 ENVIRONMENTAL PLANNER WITH THE SAN FRANCISCO ESTUARY  
24 PARTNERSHIP TWO SECTIONS AT THE AGENCY WORK TOGETHER ON  
25 REGIONAL LOCAL RESILIENCE PLANNING INITIATIVES AND I WOULD

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1 LIKE TO HIGHLIGHT OUR PAST AND CURRENT WORK WHERE WE COULD GO  
2 IN THE FUTURE. OUR REGION AND STATE HAVE BEEN SHAPED BY THE  
3 ENVIRONMENT. IN 1906, A SEVEN ARE.8 EARTHQUAKE RESHAPED THE  
4 REGION IN DEVELOPMENT ON THE PENINSULA EAST BAY LOMA PRIETA  
5 EARTHQUAKE IN '94 NORTHRIDGE EARTHQUAKE LED TO MASSIVE  
6 INVESTMENTS IN OUR TRANSPORTATION SYSTEM HIGHLIGHTED BY THE  
7 EASTERN SPAN OF THE BAY BRIDGE CLIMATE CHANGE IS INCREASING IN  
8 FREQUENCY AND IMPACT OF EVENTS AND WILDFIRES HAVE IMPACTS ON  
9 MANY BAY AREA RESIDENTS, WHIPLASH LEADING TO FREQUENT STORMS  
10 THAT ARE TACKING ON TO THE CONSTANT RISE IN SEA LEVEL. HAZARDS  
11 PRESENT INCREASING STRAINS ON LOCAL GOVERNMENTS THAT ARE  
12 WORKING TO DEVELOP THE PLANS AND POLICIES THAT ARE NEEDED TO  
13 ENHANCE RESILIENCE AND THEN IMPLEMENT THE RISK REDUCING  
14 PROJECTS AND PROGRAMS. THE ABAG TECHNICAL ASSISTANCE  
15 PROGRAMMING WORKS TO PROVIDE LOCAL GOVERNMENTS WITH REGIONAL  
16 COORDINATION AND SHARING OF RESILIENCE BEST PRACTICES, AS WELL  
17 AS TECHNICAL ASSISTANCE TO SUPPORT DECISION-MAKING. NEXT  
18 SLIDE.

19

20 **SPEAKER:** ABAG IS UNIQUELY POSITIONS TO HELP, LEAD, COORDINATED  
21 RESPONSE AND SUPPORT LOCAL GOVERNMENT ACTION ON THESE  
22 CHALLENGES. AND WE HAVE A LONG HISTORY OF DOING SO. ABAG'S  
23 MISSION REALLY EMPHASIZES THIS TO ADVANCE SHARED LOCAL AND  
24 REGIONAL PRIORITIES FOR HOUSING TRANSPORTATION AND THE  
25 ENVIRONMENT. OUR PROGRAMS, AS MICHAEL ALREADY SPOKE TO DELIVER

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1 A RANGE OF TECHNICAL ASSISTANCE ALREADY ACROSS A NUMBER OF  
2 TOPICS, ENERGY, EQUITY, HOUSING, AND LAND USE RESILIENCE. WE  
3 HAVE A LONG HISTORY OF TRUST AND PARTNERSHIP WITH LOCAL  
4 GOVERNMENT. AND IN MANY WAYS, AMONGST THE REGIONAL AGENCIES,  
5 WE HAVE THE MOST DIRECT LINE TO THOSE LOCAL GOVERNMENT THAT  
6 HELPS POSITION US TO DO THIS WORK. NEXT SLIDE. SO, GOING A  
7 LITTLE BIT INTO SEA LEVEL RISE ADAPTATION PLANNING, IN  
8 PARTICULAR, AND THEN WE'LL TALK ABOUT SOME OTHER HAZARDS.  
9 THERE IS QUITE A BIT OF WORK GOING ON ON SEA LEVEL RISE  
10 ADAPTATION WITHIN OUR REGION AND REGIONAL AGENCIES ARE WORKING  
11 TOGETHER CLOSELY ON THIS TOPIC. SEA LEVEL RISE MEMORANDUM OF  
12 UNDERSTANDING IS ADVANCING THIS WORK JOINTLY THROUGH THE  
13 LEADERSHIP OF THE BAY AREA REGIONAL COLLABORATIVE. AND WE HAVE  
14 ALLISON BROOKS HERE FROM BARC. OUR OWN ESTUARY BLUEPRINT FROM  
15 SFEP, WHICH I'LL TALK MORE ABOUT SFEP, IF YOU ARE A NEW  
16 EXECUTIVE BOARD MEMBER PROVIDES A ROADMAP FOR ADVANCING  
17 NATURE-BASED SHORELINE ADAPTATION SOLUTIONS IS BCDC'S REGIONAL  
18 SHORELINE ADAPTATION PLAN PROVIDES A REOPEN MAP FOR LOCALLY  
19 COORDINATED SEA LEVEL RISE ADAPTATIONS AND PLANNED BAY AREA  
20 2050+ AS WE ALL KNOW IDENTIFIED A \$95 BILLION NEED TO ADDRESS  
21 THESE CHALLENGES. JUST TO ALSO EMPHASIZE THAT SIGNIFICANT  
22 COORDINATION IS HAPPENING AMONGST THESE AGENCIES. BUT  
23 LEADERSHIP IS NEEDED TO SUPPORT THAT LOCAL RESPONSE AND REALLY  
24 HELP BOLSTER LOCAL GOVERNMENTS TO DO THE GOOD WORK THAT THEY  
25 DO UNDER CIRCUMSTANCES WHERE THEY'RE ALREADY LIMITED IN THEIR

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1 CAPACITY TO MAINTAIN BASIC OPERATIONS. NEXT SLIDE. SO, THE BAY  
2 -- I THINK THIS IS IS AN OLDER SLIDE DECK? YEAH. BUT THAT'S  
3 OKAY. I'LL KEEP GOING. SO, THE BAY CONSERVATION AND  
4 DEVELOPMENT COMMISSION, IN DECEMBER OF 2024 ADOPTED THE  
5 REGIONAL SHORELINE ADAPTATION PLAN. THIS PLAN WAS DRIVEN BY  
6 SB272, WHICH REQUIRES LOCAL GOVERNMENTS TO DEVELOP SUBREGIONAL  
7 ADAPTATION PLANS BOTH WITHIN THE BAY AREA AND THE OUTER COAST.  
8 DO YOU WANT ME TO KEEP GOING ON -- WITH THIS? OKAY. IT'S  
9 ROUGHLY THE SAME. SO, SB272 WILL REQUIRE LOCAL GOVERNMENTS  
10 HERE WITHIN THE BAY AREA AND ON THE OUTER COAST TO DEVELOP  
11 THESE SUBREGIONAL ADAPTATION PLANS. BCDC IS REALLY LEADING ON  
12 THE PLANNING SPACE FOR SEA LEVEL RISE BY ADOPTING THIS  
13 REGIONAL SHORELINE ADAPTATION PLAN AND THE RESPONSE FROM LOCAL  
14 GOVERNMENT IS SIGNIFICANT. THIS IS GOING TO BE A VERY HEAVY  
15 LIFT FOR OUR LOCAL GOVERNMENT PARTNERS IN ORDER TO DEVELOP  
16 THESE PLANS. WE ARE WORKING VERY CLOSELY WITH BCDC. THEY WILL  
17 BE ESTABLISHING THEIR OWN TECHNICAL ASSISTANCE PROGRAM TO  
18 SUPPORT JURISDICTIONS THROUGH THAT PROCESS. BARC IS ACTING AS  
19 A COORDINATING ENTITY FOR THIS. AND WE SEE SIGNIFICANT  
20 OPPORTUNITY TO EXPAND TECHNICAL ASSISTANCE, GIVEN THE CONTEXT  
21 OF THE R SAP. NEXT SLIDE. I'M GOING TO TALK MORE ABOUT THE  
22 MEMORANDUM OF UNDERSTANDING. JUST TO EMPHASIZE THERE WERE  
23 MULTIPLE ROLES IDENTIFIED FOR REGIONAL AGENCIES WITHIN THE  
24 MEMORANDUM OF UNDERSTANDINGED INCLUDING WHAT'S HERE PLANNING  
25 FUND MANAGEMENT TECHNICAL ASSISTANCE REGULATORY ALIGNMENT



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1 COORDINATION JUST TO EMPHASIZE ABAG/SFEP WAS IDENTIFIED AND  
2 PRIMED TO HELP COORDINATE AND LEAD AND DELIVER TECHNICAL  
3 ASSISTANCE THROUGH THE MEMORANDUM OF UNDERSTANDING. AND WHAT  
4 DO WE MEAN WHEN WE SAY TECHNICAL ASSISTANCE? THIS REPRESENTS A  
5 RANGE OF ACTIONS ANYTHING FROM WEB PORTALS OR WEB SITES THAT  
6 MIGHT BE A PORT OF ENTRY FOR LOCAL GOVERNMENT PARTNERS TO FIND  
7 OUT ABOUT FUNDING OR PLANNING SOLUTIONS TO DIRECT PLANNING  
8 ASSISTANCE, WORKSHOPS, CONVENINGS, OR EVEN DELIVERY OF  
9 PROJECTS ON THE GROUND. SO WE'RE TALKING ABOUT THAT WHOLE  
10 RANGE OF TECHNICAL ASSISTANCE HERE. AND AS I SAID, ABAG SFEP  
11 IS IDENTIFIED AS THE PRIME FOR THAT WITHIN THIS MEMORANDUM OF  
12 UNDERSTANDING. NEXT SLIDE. SO, AGAIN, THIS IS THIS, SORT OF,  
13 SPECTRUM OF TECHNICAL ASSISTANCE THAT I JUST SPOKE TO, REALLY  
14 EMPHASIZING THAT THERE ARE LOW TOUCH FORMS OF TECHNICAL  
15 ASSISTANCE AS WELL AS ALL THE WAY TO HIGH TOUCH WHERE YOU'RE  
16 DIRECTLY PARTNERS WITH LOCAL GOVERNMENTS. AND THE ACROSS OUR  
17 ABAG PROGRAMS WE'RE DOING ALL OF THAT. NEXT SLIDE.

18

19 **MICHAEL GERMERAAD:** SOME OTHER WORK THAT ABAG HAS LED IN THE  
20 PAST IS IN THE SPACE OF RESILIENT HOUSING AND IN THIS SPACE  
21 IT'S FOCUSED ON ADDRESSING THE CHALLENGES OF SEISMIC AND  
22 WILDFIRE RISKS. IN RECENT YEARS THE AGENCY HAS PUT ODD MODEL  
23 ORDINANCES AND GUIDE BOOKS FOR SEISMIC RETROFIT PROGRAMS WITH  
24 SPECIFIC MODEL ORDINANCES FOR MULTI-FAMILY BUILDINGS AS WELL  
25 AS MODEL RETROFIT PLANS FOR BRACE AND BOLT CRAWLSPACE

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1 RETROFITS. WE ALSO PARTNERED WITH THE REGIONAL HOUSING  
2 TECHNICAL ASSISTANCE PROGRAM THAT VICE PRESIDENT ROMERO HAD  
3 MENTIONED, AND PROVIDED THE LATEST WILDFIRE SCIENCE AND  
4 GUIDANCE ON HOW TO INCORPORATE THOSE ISSUES INTO THE HOUSING  
5 ELEMENT UPDATE. OUR TEAM CONTINUES TO WORK ON THESE ISSUES AND  
6 PLAN TO LAUNCH NEW INITIATIVES IN THE NEXT YEAR. NEXT SLIDE.

7

8 **HEIDI:** TALKING MORE ABOUT THE ESTUARY PARTNERSHIP, IN  
9 PARTICULAR, AND JUST, BECAUSE THERE ARE SOME NEW EXECUTIVE  
10 BOARD MEMBERS, I'LL JUST START BY EXPLAINING THE ESTUARY  
11 PARTNERSHIP, WHICH IS A PROGRAM OF ABAG. THE ESTUARY  
12 PARTNERSHIP IS A PLACE-BASED NON-REGULATORY PROGRAM OF THE  
13 U.S. ENVIRONMENTAL PROTECTION AGENCY. WE ARE 1 OF 28 ESTUARIES  
14 OF NATIONAL SIGNIFICANCE ACROSS THE UNITED STATES THROUGH THE  
15 NATIONAL ESTUARY PROGRAM WHICH WAS ESTABLISHED BY CONGRESS IN  
16 1988 TO PROTECT AND RESTORE THOSE ESTUARY. OUR PROGRAM IS  
17 COLLABORATIVE AND NON-REGULATORY. WE WORK ACROSS OUR  
18 PARTNERSHIP TO ADVANCE SEA LEVEL RISE -- SOLUTIONS TO SEA  
19 LEVEL RISE, AND A NUMBER OF OTHER ISSUES. SOME OF THE WAYS IN  
20 WHICH WE'RE DELIVERING TECHNICAL ASSISTANCE TODAY INCLUDES  
21 DRKT PLANNING ASSISTANCE, SUPPORTING PROJECT DELIVERY, AND  
22 REGIONAL TECHNICAL SUPPORT, CONVENINGS AND WORKSHOPS. NEXT  
23 SLIDE. THIS MAP SHOWS SOME OF THE PLACE WHERE IS WE'RE DOING  
24 THAT WORK ACROSS OUR REGION. AND I JUST WANT TO, SORT OF,  
25 POINT TO THE DIVERSITY OF PROJECTS AND THE WAYS THAT WE'RE

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1 PROVIDING THAT SUPPORT. SO, THAT CAN LOOK LIKE ANYTHING FROM  
2 THE WORK THAT WE'RE DOING UP IN THE NORTH RICHMOND, WITH THE  
3 LIVING LEVEE WHERE WE'RE PROVIDING DIRECT ENGAGEMENT AND  
4 WORKING WITH THE PARTNERS ON THE GROUND TO CONVENE PARTNERS,  
5 BRINGING FUNDING TO THE TABLE, BRINGING LOCAL GOVERNMENT  
6 TOGETHER WITH CBOS AND TRIBES, TO THE PALO ALTO HORIZONTAL  
7 LEVEE WHICH WAS ON THE CONSENT CALENDAR. YOU ALL APPROVED  
8 EARLIER TODAY WITH THE CONSTRUCTION CONTRACT, WHERE WE'RE  
9 ACTUALLY SUPPORTING DIRECT DELIVERY OF THOSE PROJECTS ON THE  
10 GROUND. AGAIN IN PART DUE TO CAPACITY OF LOCAL GOVERNMENT  
11 WHERE THEY WANT TO UPLIFT THESE KINDS OF PROJECTS BUT HAVE  
12 LIMITED STAFFING IN ORDER TO DO SO. WE ALSO PROVIDE DIRECT  
13 FUNDING SUPPORT OR FUNDING THROUGH SUBAWARDS IN OUR GRANTS.  
14 SO, IT'S A RANGE OF DIFFERENT KINDS OF TECHNICAL ASSISTANCE  
15 THAT WE'RE PROVIDING. I'LL JUST ALSO MENTION THAT OUR ONLY  
16 LIMITATION IS FUNDING. WE'RE FULLY GRANT FUNDED SO OUR ABILITY  
17 TO DO THIS IS LIMITED BY OUR GRANT FUNDING WE HAVE AVAILABLE.  
18 NEXT SLIDE. I WANT TO TALK ABOUT ONE PLACE IN PARTICULAR TO,  
19 SORT OF, SPEAK TO HOW THIS TECHNICAL ASSISTANCE LOOKS ON THE  
20 GROUND AND FOR EACH ONE OF THESE GEOGRAPHIES WE CAN TELL A  
21 WHOLE STORY ABOUT WHAT IT LOOKS LIKE, SO WE CHOSE ONE FOR YOU,  
22 AND THAT'S EAST BAY CRESCENT ALSO CALLED THE EMERYVILLE  
23 CRESCENT THIS WORK BEGAN WITH CALTRANS APPROACHING THE ESTUARY  
24 PARTNERSHIP TO HELP SUPPORT BRINGING TOGETHER AND FORMING A  
25 WORKING GROUP TO ADDRESS SOLUTIONS ON THE FUTURE OF THE

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1 SHORELINE LOOKING AT VULNERABILITY OF THE BAY BRIDGE AND AS  
2 WELL AS THE CRESCENT ITSELF AND UNDERSTANDING WHAT KIND OF  
3 ADAPTATION SOLUTIONS WERE POSSIBLE THERE. WE PARTNERS WITH THE  
4 CITIES OF OAKLAND, EMERY INVOLVE, BERKELEY, ALBANY, PLUS  
5 CALTRANS AND OTHER EAST BAY MUD EAST BAY PARKS AND LOOK AT  
6 SOLUTIONS SO THE WORK WE'RE DOING THERE INCLUDES CONVENING  
7 PARTNERS INTO A WORKING GROUP COORDINATING WORK TOGETHER  
8 LEADING FUND-RAISING EFFORTS TO HELP SUPPORT ADAPTATION  
9 PLANNING WITHIN THESE, AMONGST THESE CITIES RESOURCES THAT ARE  
10 SUBJECT MATTER EXPERTS AND OUR RELATIONSHIPS TO THE TABLE I  
11 MENTIONED RSAP EARLIER WE'RE HELPING TO BRING THESE CITIES TO  
12 A STATE OF READINESS TO TAKE ON THE RSAP TO BEGIN  
13 VULNERABILITY ASSESSMENT AND ADAPTATION AND PLANNING AND ALSO  
14 HAVE EARLY STAGE INNOVATIVE PROJECTS THAT WE'RE SEEKING TO  
15 ADVANCE. NEXT SLIDE. I'M GOING TO HAND IT BACK TO MICHAEL AT  
16 THIS POINT.

17

18 **JEFF GERBRACHT:** GER

19

20 **SPEAKER:** WE WANT TO TAKE ONE SLIDE TO HIGHLIGHT THE  
21 REHABILITATE SUCCESS IN THE HOUSING SPACE. REALLY BOLSTERED  
22 WITH OVER \$20 MILLION GRANT THROUGH THE REAP FUNDING. WHICH  
23 WAS ABLE TO SPIN UP WHAT BECAME AN AWARD-WINNING PROGRAM. RHTA  
24 SUPPORTED NEW STAFF POSITION THAT PUSHED FORWARD A WIDE RANGE  
25 OF SERVICES INCLUDING LOCAL GRANTS DIRECTLY TO LOCAL

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1 GOVERNMENT, DATA TOOLS, REGIONAL TRAININGS AND WORKING GROUPS,  
2 AS WELL AS TEMPLATE RESOURCES. IMPORTANTLY THIS WORK WAS  
3 EXTENDED THROUGH REAP TWO BY PROVIDING AN ADDITIONAL 4 MILLION  
4 TO CONTINUE SOME ASSIST MOST POPULAR LEFT ELEMENTS OF IT  
5 INCLUDING ADDITIONAL RESOURCES AS WELL AS STAFFING FOR THE  
6 COUNTY PLANNING COLLABORATIVES WHICH IS WHERE EACH COUNTY ON A  
7 MONTHLY BASIS BRIDGES PLANNERS TOGETHER TO TACKLE JOINT  
8 PLANNING CHALLENGES. AS I MENTIONED, IT HAS RECEIVED AN AWARD  
9 FROM THE AMERICAN PLANNING ASSOCIATION, AND MORE IMPORTANTLY,  
10 HAS BEEN USED BY 87% OF CITIES AND HAS BEEN RATED AS EASY TO  
11 USE BY 84%. NEXT SLIDE. NEXT SLIDE. WHICH WE HIT EARLIER SO WE  
12 CAN KEEP GOING TO THE NEXT SLIDE. THIS IS REALLY OUR  
13 CONCLUSION. AND WHAT WE HAVE DONE IN THE PRESENTATION TODAY IS  
14 REALLY HIGHLIGHT THE WAYS THAT WE PREVIOUSLY AND CURRENTLY  
15 HAVE WORKED WITH JURISDICTIONS ON RESILIENCE TECHNICAL  
16 ASSISTANCE. AND REALLY WANT TO PIVOT NOW TO THINKING ABOUT THE  
17 FUTURE. SO, IT'S BEEN A PLACE WHERE WE HAVE BEEN ABLE TO WORK  
18 WITH PLANNERS AND BUILDING OFFICIALS TO ADVANCE RESILIENCE.  
19 AND WE WANT TO THINK ABOUT WHAT MORE FUNDING, DIVERSIFIED  
20 FUNDING AND CONSISTENT FUNDING COULD PROVIDE FOR US. AND THE  
21 FIRST IS ENABLE US TO PROVIDE IN DIRECT FINANCIAL ASSISTANCE  
22 TO JURISDICTIONS WORKING TO ADDRESS SEA LEVEL RISE, EXPAND  
23 HIGH TOUCH STAFFING ASSISTANCE TO HELP ACCELERATE LOCAL WORK  
24 FROM PLANNING TO IMPLEMENTATION AND SUPPORT LOCAL GOVERNMENTS  
25 IN SECURING LARGE GRANTS TO EXPAND SEISMIC AND WILDFIRE

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1 RETROFIT PROGRAMS. GIVEN RANGE OF PRIORITIES IN THE REGION  
2 WE'RE SEEKING DIRECTION FROM THE BOARD ON WHETHER TO  
3 ACCELERATE EFFORTS TO SECURE MORE RELIABLE FUNDING SOURCES FOR  
4 RESILIENCE TA. I BELIEVE THERE IS ONE FINAL SLIDE THAT HAS OUR  
5 CONTACT INFORMATION ARE BUT IT MAY BE BEST TO STAY ON THIS  
6 SLIDE FOR ANY QUESTIONS. THANK YOU.

7

8 **PRES., BELIA RAMOS:** THANK YOU SO MUCH. I APPRECIATE THIS. AS  
9 VICE PRESIDENT ROMERO SAID, YOU KNOW, THE TECHNICAL ASSISTANCE  
10 THAT ABAG HAS PROVIDED HAS LED US TO A HIGH-LEVEL OF APPROVAL  
11 OF OUR HOUSING ELEMENTS. AND I THINK WHEN WE REALLY LOOK AT  
12 SPEAKING WITH MY BIFURCATED HAT IN THE BCDC CAPACITY, WHAT  
13 REALLY STUCK WITH ME, HEIDI, AS YOU SAID, THE STATE OF  
14 READINESS, OF BEING ABLE TO GET COMMUNITIES READY FOR THIS. IT  
15 IS A TREMENDOUS LIFT. I HAVE SAID RSAP FOUR TIMES THIS WEEK.  
16 AND IT'S BECAUSE I, MYSELF, ALTHOUGH I AM ONE OF THE  
17 PARTICIPANTS IN THE APPROVAL OF THE RSAP, STILL CANNOT WRAP MY  
18 MIND AROUND THE ENORMITY OF THAT. SO, I DO THINK THE NEED FOR  
19 TECHNICAL ASSISTANCE IS INCREDIBLY IMPORTANT. YOU KNOW, WE  
20 KIND OF LOOK AT, OF COURSE, FROM -- I'LL ADD MY TWO CENTS -- I  
21 DO THINK THAT STABILIZED FUNDING IS INCREDIBLY IMPORTANT AS WE  
22 GO FORWARD. I KNOW THAT AT BCDC WE HAD TALKED ABOUT STUDENTS  
23 THROUGH THE CLIMATE BOND OF BEING ABLE TO TAP INTO -- TO THOSE  
24 FUNDS. I THINK THAT WE NEED TO LOOK AT THOSE TYPES OF EXISTING  
25 SOURCES THAT WE CAN UTILIZE FOR RESILIENCY WORK. AND THOSE

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1 COMPETITIVE OPPORTUNITIES FOR US, I THINK, WOULD BE FRUITFUL.  
2 YOU KNOW, ONE OF THE THINGS I WANT TO MAKE SURE THAT WE DO,  
3 CERTAINLY PROVIDING -- (SNEEZING) -- PROVIDING A GREATER LEVEL  
4 OF SERVICE TO OUR MEMBER JURISDICTIONS IS IMPORTANT SO THAT WE  
5 CAN ALL SEEK COMPLIANCE IN THIS SPACE. AND TO BE ASPIRATIONAL  
6 TO THE BEST WAY POSSIBLE. I WOULD REALLY LIKE US TO,  
7 CERTAINLY, REAP FUNDING WAS AMAZING WHEN MONEY WAS AVAILABLE.  
8 THAT IS NOT THE STATE THAT WE ARE IN RIGHT NOW. SO, I THINK IT  
9 WOULD BE, BEHOOVE US TO LOOK AT THOSE OPPORTUNITIES THAT COULD  
10 BE GRANT BASED THROUGH THE CLIMATE BOND BUT ALSO TO LOOK AT  
11 HOW WE LOOK AT MAXIMIZING OPPORTUNITIES WHEN WE FIND OURSELVES  
12 IN ROBUST BUDGET YEARS. ESPECIALLY HOW WE POSITION OURSELVES  
13 TO ENSURE THAT SHOULD WE ENTER A GLORIOUS TIME OF GAN LIMIT  
14 BUDGETS AT THE STATE THEY'RE POSITIONED READY WITH A BIG ASK  
15 TO HAVE THIS READY TO GO SO I THINK WE NEED TO LOOK AT LEAN  
16 AND DIRECT MODEL RIGHT NOW THEN BEST CASE SCENARIO MODEL AS  
17 WELL. ANY EXECUTIVE BOARD MEMBER COMMENTS? I WON'T CALL YOU  
18 SEBASTOPOL ANYMORE. MAYOR. [LAUGHTER]

19

20 **STEPHEN ZOLLMAN:** THANK YOU MADAM PRESIDENT. YES TO ALL OF THAT  
21 COMING FROM A SMALL CITY, TECHNICAL ASSISTANCE GETTING US UP  
22 TO SPEAK TO COMPLY WITH OUR HOUSING ELEMENT WAS EVERYTHING WE  
23 NEEDED. SO YES. YES TO ALL OF THAT. THANK YOU.)

24

25 **PRES., BELIA RAMOS:** VICE PRESIDENT ROMERO?

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1

2 **V. PRES., CARLOS ROMERO:** FIRST OF ALL I WANT TO CORRECT MYSELF.  
3 IT WAS 100 JURISDICTIONS OUT OF 109 IN THE NINE-COUNTY BAY  
4 AREA THAT ARE COMPLIANT WITH RHNA. SO, DANIEL SAVER PROVIDED  
5 ME THAT STAMP. I DID WANT TO GO BACK TO SLIDE SIX AND SAY HOW  
6 IMPORTANT, YOU KNOW, THE COORDINATION IS BETWEEN ALL OF THESE  
7 ENTITIES, TO DO, AT LEAST, THE -- YOU KNOW, SEA LEVEL RISE  
8 ESTUARY WORK. AND ABAG IS PLAYING A KEY ROLE IN THAT, AS WELL  
9 AS BARC. SO, IT'S A HUGE 90, \$100 BILLION ENDEAVOR. I THINK,  
10 AND THAT'S MAYBE TO ADDRESS THE 50 PHASE OF SEA LEVEL RISE. I  
11 THINK THIS TYPE OF COORDINATION IS WHERE ABAG BRIDGES  
12 SOMETHING TO THE TABLE. AND CERTAINLY WITH OUR PARTNERS MAKES  
13 A HUGE DIFFERENCE. WE TALKED ABOUT THIS I WANT TO SAY MAYBE 18  
14 MONTHS AGO, TWO YEARS AGO, TRYING TO GET THIS TOGETHER AND  
15 MOVING FORWARD. I LOOK TO ALLISON WHO IS IN THE AUDIENCE HERE  
16 FROM BARC, AND ALL HER STAFF, AND MTC, AND I THINK THIS IS  
17 REALLY IS A VALUE-ADD, THAT I THINK WITHOUT IT IT WOULD BE  
18 REALLY HARD TO BEGIN THIS COORDINATION AND ULTIMATELY TO TRY  
19 TO FIND THE MONEY THAT'S NECESSARY TO PROTECT OUR COMMUNITIES  
20 AND ALSO TO SUSTAIN THE ENVIRONMENT. THANK YOU FOR THIS GREAT  
21 WORK.

22

23 **PRES., BELIA RAMOS:** COUNCILMEMBER MOTOYAMA?

24



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1 **LISA MOTOYAMA:** THANK YOU. THANK YOU FOR THE PRESENTATION. I  
2 JUST HAVE A QUESTION ABOUT THE LEVEL OF COORDINATION BETWEEN,  
3 YOU KNOW, THE SEA LEVEL RISE AND RESILIENCE AND THE HOUSING.  
4 ARE THERE TIMES WHEN THESE CONFLICT AND THIS COORDINATION  
5 PREVENTS, YOU KNOW, INAPPROPRIATE SITES? OR, LIKE, HOW DOES  
6 THIS WORKING TOGETHER WORK ON ISSUES LIKE THAT?

7

8 **MICHAEL GERMERAAD:** I THINK THERE IS A LOT OF ANGLES THAT WE  
9 COULD ANSWER THAT QUESTION AS SFEP WORKS KIND OF AT A LOCAL  
10 SCALE ON INDIVIDUAL LOCATIONS AND SITES I THINK WHEN WE THINK  
11 ABOUT THE REGION AS A WHOLE PLANNED BAY AREA TO REALLY HAVE  
12 THOSE CONVERSATIONS AND TALK ABOUT TRADE-OFFS. I DO THINK THE  
13 272 RSAP PLANS THAT ARE GOING TO BE DEVELOPED OVER THE COMING  
14 YEARS ARE GOING TO BE A PLACE WHERE WE FURTHER STITCH TOGETHER  
15 AND TRY AND REDUCE MAL ADAPTATION AND TAKE A STRATEGIC  
16 APPROACH AS A REGION. ON A REGIONAL SCALE, I THINK PLANNED BAY  
17 AREA AND GOING FORWARD, THE RSAP IS WHERE THAT IS HAPPENING.  
18 AND I THINK THERE IS A LOT OF STORIES TO BE TOLD, YOU KNOW, ON  
19 A CASE BY CASE BASIS.

20

21 **LISA MOTOYAMA:** THANK YOU.

22

23 **PRES., BELIA RAMOS:** ANY OTHER QUESTIONS FROM BOARD MEMBERS? I  
24 THINK, CERTAINLY, I MEAN, WE ARE FANS OF TECHNICAL ASSISTANCE.  
25 YOU KNOW, AND THAT COSTS MONEY. AND WE GET THAT. AND, SO, I

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1 THINK REALLY LOOKING AT THE PRIORITIES OF WHAT THAT SHORT-TERM  
2 AND LONG-TERM, HOW YOU'RE GOING TO COORDINATE THE TECHNICAL  
3 ASSISTANCE THAT COMES FOR RSAP VERSUS THE NEXT HOUSING  
4 ELEMENT, AND REALLY HOW WE UPLIFT, ESPECIALLY THOSE SMALLER  
5 JURISDICTIONS THAT ARE WANTING TO DO ALL THE THINGS, RIGHT, AT  
6 HOW WE CAN HAVE AN RSAP INTEGRATED WITH THE NEXT HOUSING  
7 ELEMENT. BECAUSE THE TIMING OF THOSE ACTUALLY ALIGNS REALLY  
8 BEAUTIFULLY. AND SO I THINK THAT GOES, A DEFINITELY, TO  
9 COUNCILMEMBER MOTOYAMA'S POINT OF HOW DO THEY INTERSECT. I  
10 THINK IT'S REALLY INCUMBENT UPON US TO BE ABLE TO FIND, AND  
11 ENABLE THOSE POINTS OF INTERSECTIONALITY BETWEEN THESE VARIOUS  
12 REGULATORY MANDATES AND HOW WE CAN ACHIEVE ALL THINGS. I DON'T  
13 WANT TO SAY, YOU KNOW, THE -- YOU KNOW, THE -- YOU KNOW --  
14 [LAUGHTER] WE DON'T WANT TO RISE THE TIDE HERE. THAT'S THE  
15 WRONG PUN [LAUGHTER] WRONG. BUT I DO -- I DO THINK THAT WE  
16 NEED TO FOCUS ON THAT. RIGHT? WHEN WE LOOK AT THE NEXT RHNA  
17 ALLOCATION -- THE NEXT RHNA CYCLE, AND WE LOOK AT THE RSAP  
18 DEADLINES, RIGHT? THE IMPOSED DEADLINE OF TEN YEARS, BUT THE  
19 REALITY IS THE SOONER THE BETTER SO THAT YOU CAN ACTUALLY  
20 ENGAGE AND BE QUALIFIED TO RECEIVE RESILIENCE MONEY TO DO THE  
21 WORK IS IMPORTANT. SO LOOKING AT THOSE OPPORTUNITIES FOR  
22 INNUENDOING THAT CAN REALLY MAXIMIZE BOTH WOULD BE  
23 OUTSTANDING. SEEING NO OTHER COMMENTS FROM THE BOARD I'LL ASK  
24 FOR COMMENT.

25

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1 **CLERK OF THE BOARD:** SUPERVISOR GAUTHIER HAS HER HAND RAISED.

2

3 **LISA GAUTHIER:** I WANT TO SAY THANK YOU FOR THE REPORT IT MAKES  
4 A HUGE DIFFERENCE TO LOOK AT THIS FROM A REGIONAL APPROACH. I  
5 SIT ON ONE SHORELINE SO WE'RE ADDRESSING SEA LEVEL RISE ON  
6 THIS SIDE AND ALSO BCDC. SO WHENEVER WE CAN COORDINATE I THINK  
7 IT MAKES A HUGE DIFFERENCE AND WHENEVER WE CAN LEARN FROM EACH  
8 OTHER. SO, AGAIN, THANK YOU TO THOSE WHO PUT THIS PRESENTATION  
9 TOGETHER. APPRECIATE IT.

10

11 **PRES., BELIA RAMOS:** THANK YOU SO MUCH.

12

13 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS NO MEMBERS IN THE  
14 BOARDROOM FOR PUBLIC COMMENT AND NONE AT THE TO THE LOCATIONS.

15

16 **PRES., BELIA RAMOS:** EXCELLENT. THANK YOU SO MUCH TO STAFF AND  
17 WE REALLY APPRECIATE THIS REPORT AND WE LOOK FORWARD TO YOU  
18 FINDING MONEY. AND COME ON BACK AND REPORT HOW MUCH. OUR NEXT  
19 ITEM FOR OUR CONSIDERATION IS AGENDA ITEM 12 A. AND THIS IS A  
20 REPORT ON OUR ABAG FINANCIAL OUTLOOK. AND BEFORE I GO LED AND  
21 HAND IT THIS OVER TO DEREK HANSEL, OUR CFO TO TAKE THIS ON, I  
22 WILL SAY THAT WITHIN YOUR AGENDA ITEM, YOU WILL SEE THAT WE  
23 HAVE SOME DISCUSSION ITEMS FOR US, AND I WANTED TO GO AHEAD  
24 AND ADD AN ADDITIONAL INSIGHT FOR YOU AND THAT IS THE -- THE  
25 TWO POTENTIAL ITEMS OF WHERE WE LOOK AT THE OPPORTUNITIES THAT

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1 MAY EXIST WITH THE ABAG CONDOMINIUM INTEREST HERE AT BAY METRO  
2 CENTER, AS WELL AS THE CREATION OF THE SECTION 115 TRUST FOR  
3 PURPOSES OF STABILIZING OUR CALPERS PAYMENT, THIS IS A HIGH-  
4 LEVEL DISCUSSION AT THIS POINT, WHEN IT COMES TO THE  
5 CONDOMINIUM INTEREST, CAN I TELL YOU THAT WITH YOUR -- WITH  
6 THIS BOARD'S APPROVAL, VICE PRESIDENT ROMERO AND I WILL BE  
7 MEETING WITH COUNSEL TO LOOK OVER WHAT THOSE OPPORTUNITIES, IN  
8 FACT, ARE, FOR THE SALE OF THE CONDOMINIUM FOR THOSE THAT ARE  
9 JOINING US NOW RECENTLY. THE CONDOMINIUM IS TO HOUSING PEOPLE.  
10 WE AT ABAG DO NOT HAVE PEOPLE, BECAUSE WE HAVE HAD A  
11 CONSOLIDATION OF ABAG MTC STAFF, AND THROUGH A CONTRACT FOR  
12 SERVICES, IT IS MTC'S OBLIGATION TO HOUSE THE PEOPLE. SO, WE  
13 ARE STILL PART OWNERS IN THIS BUILDING, AND SO TO REALLY  
14 UNDERSTAND OUR FINANCIAL INTEREST AND OUR OPPORTUNITIES, WE  
15 WILL BE LOOKING AT THE POSSIBILITY OF EXERCISING A BUYOUT  
16 OPTION ON THE CONDOMINIUM INTEREST. WE WILL RETURN TO YOU WITH  
17 GREATER DETAIL OF THAT. I WILL SAY THERE WAS CHANGE LEADERSHIP  
18 AT MTC. THEY HAVE A NEW CHAIR AND VICE CHAIR. AND THOSE PEOPLE  
19 WE WERE SPEAKING WITH IN LEADERSHIP PREVIOUSLY ARE NO LONGER  
20 AT MTC. SO, WE ARE STARTING FROM -- FROM THE BEGINNING AGAIN.  
21 AND, SO FAR, THE INTRODUCTORY COMMENTS HAVE BEEN POSITIVE. SO,  
22 WE LOOK FORWARD TO BEING ABLE TO BRING MORE TO YOU. THE SAME  
23 GOES FOR THE SECTION 115 TRUST. THAT OPTION WOULD BE A LOAN  
24 FROM MTC TO DEPOSIT MONEY IN AND STABILIZE OUR PENSION  
25 OBLIGATIONS FOR OUR FORMER EMPLOYEES. AGAIN, CHANGE

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1 LEADERSHIP. WE NEED TO HAVE THOSE DISCUSSIONS AND ALLOW THEM  
2 THE OPPORTUNITY. THEY'RE ON MEETING -- THEY HAVE ONLY HAD ONE  
3 MEETING AS LEADERSHIP OF THE COMMISSION [LAUGHTER] SO, WE'LL  
4 GIVE THEM A MOMENT TO GET ACQUAINTED, AND THEN WE'LL START  
5 THAT, AND THEN WE'LL REPORT BACK TO THIS BOARD. SO I'M GOING  
6 TO TURN IT OVER TO DEREK HANSEL TO GIVE US A WIDE OVERVIEW  
7 REPORT OF WHAT WE'RE LOOKING AT. AND HAPPY TO RECEIVE SOME  
8 COMMENT. BUT KNOW THAT THIS WILL BE COMING BACK TO US FOR MORE  
9 DISCUSSION.

10

11 **DEREK HANSEL:** THANK YOU MADAM PRINCIPLE PRESIDENT. I HAVEN'T  
12 ARE QUITE LOST MY VOICE I'M SURE YOU WISH I WILL HAVE, SINCE  
13 WE BROUGHT THIS INFORMATION TO THE BOARD, WE HAVE GOT A LOT OF  
14 NEW MEMBERS AND AGAIN WANT TO LEVEL SET, NOTING NONE OF THIS  
15 IS NEW INFORMATION, OTHER THAN SOME UPDATES ON NUMBERS, SOME  
16 OF THIS IS WHAT WE DISCUSS HERE IS BASED ON PRIOR EXECUTIVE  
17 BOARD DIRECTION. SO WITH THAT NEXT SLIDE PLEASE. AGAIN TRYING  
18 TO SET THE LEVEL SET. ABAG HAS A STRUCTURAL DEFICIT. IT HAS  
19 HAD A STRUCTURAL DEFICIT FOR MANY YEARS. AS PRESIDENT RAMOS  
20 SAID, WITH THE MERGER OF THE ABAG AND MTC STAFF ABAG IS LEFT  
21 WITH A CLOSED PENSION PLAN. THAT IS NO MORE MEMBERS COME IN,  
22 BUT THE UNFUNDED LIABILITY STAYS WITH ABAG. SO, WHEN WE SAY  
23 WHAT IS A STRUCTURAL DEFICIT. SOME OF YOU MAY HAVE SEEN THIS  
24 IN SOME OF YOUR COMMUNITIES. IT'S A FUNDAMENTAL CONTINUING  
25 MISMATCH BETWEEN YOUR REVENUES AND YOUR EXPENDITURES, AND THE

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1 ABAG PENSION DOES CREATE THAT. IT'S ALSO TRUE THAT THE  
2 BUDGETARY PRACTICES THAT WE HAVE TODAY WITH THE ABAG  
3 ADMINISTRATIVE BUDGETS OBSCURE THE SIZE OF THE CHALLENGE. ABAG  
4 LACKS, ALSO, SUFFICIENT RESERVES TO REALLY PROVIDE ALL THE  
5 OPERATIONAL FLEXIBILITY IT NEEDS OR TO ADDRESS THE FACT RALLY  
6 DEFICIT IN ANY MEANINGFUL WAY. NEXT SLIDE PLEASE. SO, BEHIND  
7 THE SCENES, WHEN I TALK ABOUT, HEY, THE PROBLEM IS OBSCURED BY  
8 OUR BUDGETARY PRACTICES. NO STAFF OR OVERHEAD COST IS  
9 CURRENTLY BILLION DOLLAR TO THE ABAG ADMINISTRATIVE BUDGET.  
10 SO, ABAG -- THE ABAG ADMINISTRATION BUDGET DOESN'T COVER ANY  
11 COST OF ME OR ANDY, OR ALIX, OR EVEN FRED, RIGHT? ALL OF THOSE  
12 COSTS ARE EITHER BORNE BY THE INDIVIDUAL PROGRAMS OR BY MTC  
13 PROPER. SO, WE HAVE GOT A WHOLE LOT OF FOLKS WHO ARE PROVIDING  
14 SUBSTANTIAL DIRECT SERVICE. AND THEY ARE, AGAIN, NOT DOING  
15 THEM. AGAIN, PORTIONS OF THE MTC ADMINISTRATIVE BUDGET CHARGES  
16 HAVE ALSO OFFICIALLY BEEN RESERVED WITHIN ABAG TO BALANCE  
17 OTHER PARTS OF ABAG OVER THE YEARS, INCLUDING THE SFEP  
18 CONFERENCE PROGRAM. WE ALSO DO NEED TO REVISIT THE SHARE OF  
19 APPROPRIATE CHARGES FOR SHARED SERVICES NEEDS TO PRESIDENT  
20 RAMOS'S POINT ON THE CONDO INTEREST, THERE ARE SHARED SERVICES  
21 COSTS THAT ARE ASSESSED ASSOCIATED WITH THE CONDOMINIUM  
22 INTEREST. AND DEALING WITH THE CONDOMINIUM INTEREST COULD ALSO  
23 RESOLVE THAT. SO, TODAY, IF WE WERE TO SAY WHAT IS THE TRUE  
24 ADMINISTRATIVE BUDGET DEFICIT, IT'S LIKELY AROUND \$400,000,  
25 AND THAT DOES NOT ADDRESS THE ITEMS THAT WE HAVE DISCUSSED

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1 BEFORE. NEXT PAGE. SO, AGAIN, WHEN I TALK ABOUT UNFUNDED  
2 PENSIONS OF THE PRIMARY DRIVER OF THE STRUCTURAL DEFICIT, WHAT  
3 DO I MEAN? TODAY, OVER 50% OF THE ADMINISTRATIVE BUDGET IS  
4 ASSOCIATED WITH AMORTIZATION OF THE UNFUNDED PENSION  
5 LIABILITY. AND IT TAKES APPROXIMATELY 60% OF THE DUES. NEXT  
6 SLIDE. SO, WHY IS THIS AN ISSUE? WE HAVE A CLOSED PLAN, IT'S  
7 ALSO ASSOCIATED WITH FORMER EMPLOYEES WHO RETIRED PRIOR TO THE  
8 MERGER. AS OF JUNE '24, IT WAS UNDERFUNDED BY OVER \$17  
9 MILLION. YOU HAVE CONTINUED TO MAKE PAYMENTS, \$2.1 MILLION IN  
10 JULY OF '24, AND YOU HAVE AN EXTRA 2.3 MILLION PLANNED FOR  
11 2025. SO PART OF WHAT'S HAPPENING IS THE BUDGET IS GOING UP,  
12 REGARDLESS OF WHAT HAPPENS OTHERWISE. THERE IS ANOTHER  
13 \$200,000 WE HAVE TO PAY. AND WITH THAT VOLATILITY IS  
14 ASSOCIATED WITH CALPERS PERFORMANCE FROM YEAR TO YEAR TO YEAR,  
15 AND THE WAY THAT THEIR PRACTICES END UP AMORTIZING GAINS OR  
16 LOSSES OVER THEIR DISCOUNT RATE OR AROUND THEIR DISCOUNT RATE.  
17 NOW, THE GOOD NEWS IS IN FISCAL '24, THEY DID EXCEED THE  
18 ASSUMED DISCOUNT RATE. THEY GOT OVER 9%. THAT WILL HELP  
19 MODERATE THE FUTURE YEAR PAYMENTS, BUT GIVEN RECENT  
20 PERFORMANCE, WE'LL SEE WHAT ENDS UP, YOU KNOW, FOR FISCAL '25,  
21 AND, AGAIN, THAT WILL HAVE ADJUSTMENTS GOING FORWARD. NEXT  
22 SLIDE PLEASE. SO, THERE HAVE BEEN SEVERAL OPTIONS THAT HAVE  
23 BEEN PREVIOUSLY DISCUSSED WITH THE EXECUTIVE BOARD. ONE IS,  
24 KIND OF, DO NOTHING. LEAST CURRENT CALPERS PLAN IN PLACE. IT'S  
25 UNKNOWN VOLATILITY AND THE CORRESPONDING IMPACT ON THE ABAG

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1 MEMBER DUES. ONE OPTION IS A TRADITIONAL PENSION OBLIGATION  
2 FINANCING. THAT IS A TAXABLE LOAN, WHICH COULD BE USED TO  
3 PREPAY SOME OR ALL OF THE CALPERS LIABILITY. I NOTE, I PUT  
4 THIS UP HERE BECAUSE IT'S AN OPTION. I DON'T PUT IT UP HERE  
5 BECAUSE I THINK IT'S A GOOD OPTION. BUT IT'S SOMETHING THAT  
6 COULD BE DONE. ONE OPTION THAT WE DISCUSSED AT SOME LENGTH  
7 OVER THE PAST FEW MEETINGS THAT HAVE TALKED ABOUT THIS TOPIC  
8 IS THE ESTABLISHMENT OF A SECTION 115 TRUST. THAT IS THE  
9 DEPOSIT OF PART OR ALL OF THE CURRENT UNFUNDED LIABILITY INTO  
10 AN ABAG CONTROLLED TRUST THAT COULD BE USED TO MAKE THE  
11 REQUIRED PAYMENTS TO CALPERS. ONE OF THE ADVANTAGES OF THE 115  
12 TRUST IS YOU CAN USE IT TO MUTE THAT VOLATILITY. SO, YOU CAN  
13 DRAW FROM THE TRUST WHEN YOU NEED TO, YOU CAN ADD TO THE TRUST  
14 WHEN YOU'RE ABLE TO. SO, IT DOES ALLOW YOU TO MODERATE AND  
15 KIND OF SMOOTH OUT, THAT IS, YOU KNOW, WHAT YOU WOULD DO.  
16 ANOTHER OPTION THAT WE HAVE DISCUSSED, AND, AGAIN, DON'T KNOW  
17 THAT I WOULD RECOMMEND IT, BUT IT'S A THING THAT CAN BE DONE,  
18 IS TERMINATION OF THE CALPERS PLAN. SO, MAKING A LUMP SUM  
19 PAYMENT TO CALPERS AT A DISCOUNT RATE, WHICH IS SIGNIFICANTLY  
20 LOWER THAN THEIR ASSUMED DISCOUNT RATE -- BECAUSE THEY WOULD  
21 WANT TO PUT IT IN A -- YOU KNOW, THEY SOURBALLY USE A --  
22 ESSENTIALLY USE A RISK FREE RATE SO EQUIVALENT TREASURY  
23 YIELDING THAT WOULD BE MUCH HIGHER THAN THE \$17 MILLION BUT  
24 IT'S AN OPTION TO GIVE A LUMP SUM AND SAY DON'T DARKEN OUR  
25 DOOR ANYMORE. NEXT SLIDE. THE PRESIDENT DID BRING UP THIS 375



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1 BEALE CONDO INTEREST. ONE OF THE OPTIONS WOULD BE TO SELL THAT  
2 CONDOMINIUM INTEREST. THE DETAILS ARE SHOWN ABOVE IT'S ABOUT  
3 19,000 SQUARE FEET ALSO COULD PROVIDE A BASIS FOR REDUCING THE  
4 CONDOMINIUM ASSESSMENTS THAT ARE DONE ON A PROPORTIONAL BASIS,  
5 AND SALE PROCEEDS COULD BE USED TO BOLSTER RESERVES. NEXT  
6 SLIDE. SO, WHAT ELSE ARE WE DOING? WELL, THERE IS CONTINUING  
7 WORK ON ENSURING THAT THE FULL COST FOR PROVIDING SERVICES TO  
8 ABAG IS COVERED. AGAIN, THAT'S SOMETHING THAT WE REALLY CAN'T  
9 DO TODAY, GIVEN, YOU KNOW, WHERE MEMBER DUES ARE, AND AN  
10 INTEREST IN KIND OF MODERATING DUES INCREASES OVER TIME.  
11 TRYING TO PROPERLY ALLOCATE THE STAFF TO THOSE SUPPORT  
12 ACTIVITIES, FULLY REIMBURSING MTC FOR ITS OVERHEAD COSTS, AND  
13 APPROPRIATELY ADDRESSING THE COST OF SHARED SERVICES. SO,  
14 FUNDAMENTALLY, WE DO NEED TO ADDRESS STRATEGIES TO CONSIDER  
15 GREATER COST STABILITY WITH RESPECT TO THE PENSIONS  
16 THEMSELVES. ADDRESS THOSE NEEDS FOR OPERATING RESERVES AND  
17 PROVIDE FUNDING FOR OTHER ABAG PRIORITIES AND OBJECTIVES. NEXT  
18 SLIDE. FUNDING OF THE CHALLENGES WORTH NOTING: THE ABAG  
19 EXECUTIVE BOARD AND THE GENERAL ASSEMBLY HAVE TAKEN IMPORTANT  
20 STEPS IN TRYING TO ADDRESS THIS ALREADY. FISCAL '23, WE DID A  
21 6% DUES INCREASE. 10% INCREASES IN BOTH FISCAL '24, AND FISCAL  
22 '25. STAFF ABSOLUTELY RECOGNIZES THAT THESE HAVE BEEN  
23 SIGNIFICANT INTERESTS. THEY DO PRODUCE THEIR OWN SIGNIFICANT  
24 CHALLENGES FOR THE MEMBER AGENCIES. BUT THEY HAVE ALLOWED ABAG  
25 TO SATISFY ITS ANNUAL PENSION OBLIGATIONS. UNFORTUNATELY, THEY

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1 CONTINUE TO BE INSUFFICIENT TO ADDRESS THE OTHER IDENTIFIED  
2 FISCAL CHALLENGES. LOOKING AT THAT CONDO INTEREST, AGAIN,  
3 WOULD HELP ADDRESS, BUT NOT SOLVE THOSE FISCAL NEEDS. THERE IS  
4 NO CURRENTLY IDENTIFIABLE SOURCE OF ONGOING FUNDING, OTHER  
5 THAN MEMBER DUES. WE ANTICIPATE COMING BACK TO YOU IN THE  
6 FISCAL '26 BUDGET PROPOSING A SPECIFIC ITEMIZATION TO VERY  
7 CLEARLY IDENTIFY WHICH PORTION OF THE DUES IS SPECIFICALLY  
8 BEING USED TO ADDRESS THE AMORTIZATION OF THE UNFUNDED  
9 LIABILITY AND THE BALANCE THAT IS ASSOCIATED WITH THE OTHER  
10 OPERATIONS OF ABAG. REALLY BEING ABLE TO SEE WHY THEY CALL THE  
11 TRUE COST OF THOSE PENSION OBLIGATIONS, AND, FRANKLY, A CLOSE  
12 TO TRUER COST OF THE VALUE OF ABAG'S OPERATIONS AND THE COST  
13 OF SUPPORTING THEM THROUGH THAT NON-PENSION PORTION OF THE  
14 DUES. NEXT SLIDE. I ALWAYS FORGET WHETHER THERE IS ANOTHER ONE  
15 HERE. THAT'S IT.

16

17 **PRES., BELIA RAMOS:** THANK YOU FOR THAT SOMBER NEWS. I THINK  
18 THAT ONE OF THE THINGS I WILL JUST ADD, THAT I THINK IT IS  
19 IMPORTANT FOR US TO LOOK AT, AND AS I HAVE SAID FOR THOSE THAT  
20 WERE PRESENT AT THE GENERAL ASSEMBLY LAST YEAR, THESE ARE  
21 OBLIGATIONS WE OWE TO OUR PRIOR EMPLOYEES. WE WILL CONTINUE TO  
22 LOOK AT THOSE OPPORTUNITIES, WHETHER IT BE THROUGH THE CONDO  
23 INTEREST, THROUGH THE 115 TRUST, THROUGH LOANS. WE ARE READY  
24 TO DO THIS WORK AND REPORT-OUT TO THIS BODY WHEN WE HAVE ALL  
25 THE DETAILS AND MAKE THAT AVAILABLE TO YOU. WE HAVE, IN FACT,

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1 ALSO DISCUSSED THE OPPORTUNITIES TO REFER THIS MATTER, WHETHER  
2 IT BE TO THE ADMIN COMMITTEE, OR EVEN THROUGH AN AD-HOC. SO I  
3 JUST WANTED TO LAY THAT OUT THERE FIRST. ANY COMMENTS,  
4 QUESTIONS? SUPERVISOR RABBITT?

5

6 **DAVID RABBIT:** THANK YOU VERY MUCH. THANK YOU DEREK FOR  
7 REVISITING THE ISSUE. CAN YOU REMIND US HISTORICALLY, MEMBER  
8 DUES PAY WHAT PERCENTAGE OF THE OVERALL ABAG BUDGET?

9

10 **DEREK HANSEL:** THE OVERALL -- THE ADMINISTRATION PORTION OF THE  
11 ABAG BUDGET IS ABOUT \$3 MILLION. BUT THEN ABAG ALSO HAS, AS  
12 YOU KNOW, SEVERAL PROGRAMS UNDER IT WHICH HAVE THEIR  
13 INDIVIDUAL BUDGETS. SO, THERE IS THE SFEP PROGRAM, THE SFEP  
14 CONFERENCE, BAYREN, SEPARATELY, ABAG POWER. SO, THERE ARE  
15 SEVERAL OTHER PROGRAMS. THIS IS, YOU KNOW, FRANKLY IS A  
16 PORTION OF THE OVERALL BUDGET, RELATIVELY SMALL, BUT THIS IS  
17 THE PORTION THAT'S FUNDED BY THE MEMBER DUES. FLUSH.

18

19 **DAVID RABBIT:** THEORETICALLY THOSE OTHER ENTITIES ARE ALSO  
20 BRINGING IN REVENUE?

21

22 **DEREK HANSEL:** THOSE OTHER PROGRAMS ARE, ESSENTIALLY, SELF-  
23 SUPPORTING AT THIS POINT. BUT THEY'RE NOT BRINGING IN REVENUE  
24 TO THE ABAG ADMINISTRATIVE BUDGET.

25

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1 **DAVID RABBIT:** OKAY. I GUESS MY OTHER -- I GUESS TO LOOK AT IT  
2 ANOTHER WAY, WHAT IS THE CURRENT MEMBER DUES AS IT RELATES TO  
3 THE OVERALL BUDGET?

4

5 **DEREK HANSEL:** I WOULD HAVE TO LOOK AT THAT AS A -- IT'S A  
6 SMALL FRACTION.

7

8 **DAVID RABBIT:** THAT'S WHY I'M ASKING. I KNOW IT'S A SMALL  
9 PERCENTAGE OF THE OVERALL AMOUNT.

10

11 **DEREK HANSEL:** CORRECT.

12

13 **DAVID RABBIT:** AND I KNOW THAT ONE YEAR THE COUNTY STEPPED UP  
14 AND, BECAUSE OF TIMING AND THE ECONOMY AND EVERYTHING ELSE,  
15 THE COUNTIES WERE PAYING MORE THAN THE CITIES FOR, I THINK,  
16 FOR -- MAYBE TWO OR THREE YEARS BEFORE WE MIGHT HAVE CAME  
17 BACK.

18

19 **DEREK HANSEL:** THAT'S MY UNDERSTANDING. AGAIN, ON THE  
20 ADMINISTRATIVE BUDGET, BUT THE ADMINISTRATIVE BUDGET ALONE.

21

22 **DAVID RABBIT:** OKAY. ALL RIGHT. I APPRECIATE THAT. THANK YOU.

23

24 **PRES., BELIA RAMOS:** COUNCILMEMBER SILVA?

25

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1 **CINDY SILVA:** THANK YOU VERY MUCH FOR THE PRESENTATION. I HAD A  
2 SIMILAR ONE IN WALNUT CREEK TWO NIGHTS AGO. THESE ARE ALL  
3 SOBERING NUMBERS. AND THE WAY CALPERS FUNCTIONS, AND IT'S NOT  
4 CALPERS, BUT DEFINED BENEFIT CONTRIBUTIONS FUNCTION, CERTAINLY  
5 AREN'T THE WAY YOU WOULD DO IT TODAY, I DON'T THINK. BUT, WHAT  
6 TOTAL AMOUNT DO WE PAY -- I ASSUME OUR PENSION PAYMENTS EACH  
7 YEAR THEN SINCE THE IT'S A CLOSED SYSTEM ARE REALLY UNFUNDED  
8 LIABILITIES AND YOU SAID THAT'S FOUR AND A HALF MILLION THIS  
9 YEAR WHAT'S THE BILL?

10

11 **DEREK HANSEL:** THE FISCAL '26 PAYMENT WHICH WE'LL MAKE IN JULY  
12 OF '25 BECAUSE WE GET A DISCOUNT IF WE PAY EARLY, IS  
13 APPROXIMATELY TWO. 3 MILLION AGAIN THAT'S AMORTIZING UNFUND  
14 LIABILITY NORTH OF 17 MILLION. IT DOES PRESENT A PARTICULAR  
15 CHALLENGE FOR THIS ORGANIZATION THAT'S A LITTLE DIFFERENT THAN  
16 MOST ORGANIZATIONS BECAUSE WE DON'T HAVE ANY CURRENT STAFF.  
17 AND, SO, THIS NEED TO FUND THE UNFUNDED LIABILITY IS SO  
18 VOLATILE, BECAUSE THE BUDGET IS SO SMALL. SO, IT MAGNIFIES THE  
19 CHALLENGE.

20

21 **CINDY SILVA:** I AGREE WITH YOUR ASSESSMENT THAT WE SHOULDN'T BE  
22 TAKING OUT ANOTHER DEBT IN ORDER TO PAY THIS DEBT THAT WILL  
23 CONTINUE TO GROW ANYWAY BECAUSE OF THE WAY IT'S STRUCTURED.  
24 WALNUT CREEK HAS A PENSION OF 115 TRUST AND THE SIGNIFICANT  
25 ADVANTAGE OF IT IS IT ALLOWS US TO INVEST IN DIFFERENT MARKET

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1 -- A LITTLE MORE AGGRESSIVELY, AND, SO, WE HAVE GONE FROM OUR  
2 ORIGINAL DEPOSIT IN 2018 WAS \$20 MILLION, AND IT'S NOW AT 29  
3 MILLION. AND WE WILL BE USING IT TO SMOOTH THE RISING COSTS  
4 AGAINST THE DROP IN REVENUES FROM PROPERTY TAX, ET CETERA,  
5 THAT IS CAUSING US STRUCTURAL PROBLEMS. AND WE HAVE RESTRICTED  
6 OUR USE OF IT TO PENSION DEBT ONLY. SO, IT WAS A GOOD MOVE IN  
7 2018.

8

9 **PRES., BELIA RAMOS:** SUPERVISOR WILLIAMS?

10

11 **WANDA WILLIAMS:** THANK YOU. WELL, WELL, I JUST WANT TO FIRST  
12 START WITH STRUCTURAL DEFICITS ARE HAPPENING ACROSS THE STATE.  
13 ESPECIALLY, I KNOW IN SOLANO COUNTY, WE'RE DEFINITELY DEALING  
14 WITH THAT, WITH ALL OUR CITIES AND THE COUNTY ITSELF. BUT  
15 CIRCLING BACK TO ABAG, ITSELF, ONCE THESE UNFUNDED LIABILITIES  
16 FROM THE ABAG EMPLOYMENT -- EMPLOYEE EMPLOYEES -- I CAN'T  
17 THINK OF THE WORD I'M TRYING TO USE -- BUT LET ME JUST ASK  
18 THIS QUESTION -- ONCE WE HAVE FULFILLED THIS FUND NEED, DOES  
19 THAT STILL MEAN THAT ABAG STILL HAS A PROPORTION THAT WE STILL  
20 NEED TO PAY INTO MTC, AS WELL? BECAUSE THIS IS, FROM THE  
21 PREVIOUS EMPLOYEES, AND THEN GOING FORWARD, THERE IS A  
22 PROPORTION -- AM I RIGHT? THAT WE NEED TO STILL CONTINUE TO  
23 CONTRIBUTE TO THE MTC EMPLOYEES PENSION PLAN?

24

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1 **DEREK HANSEL:** YEAH. SO THAT'S A GREAT QUESTION. SO, CERTAINLY,  
2 MTC -- AND THIS RELATES TO, AGAIN, THAT STAFF MERGER -- SO,  
3 MTC STAFF ARE ALSO BENEFITTED THROUGH THE CALPERS PENSION  
4 PLANS. SO, THOSE STAFF WHO ARE EITHER DIRECTLY CHARGED TO ABAG  
5 AND ITS PROGRAMS, OR WHO ARE COVERED THROUGH OVERHEAD COSTS  
6 ASSOCIATED WITH ABAG AND ITS PENSION PLANS, THERE IS A PORTION  
7 OF THAT UNFUNDED LIABILITY THAT ESSENTIALLY COMES THROUGH  
8 THOSE CALCULATIONS. BUT IT'S NOTHING IN THE MAGNITUDE OF THIS,  
9 FOR SURE. IT'S ALSO THE CASE THAT THE MTC'S PENSION PLANS ARE  
10 ACTUALLY PRETTY WELL FUNDED ON AN OVERALL BASIS. SO, NOT  
11 COMPLETELY FUNDED, BUT PRETTY WELL FUNDED.

12

13 **WANDA WILLIAMS:** ALL RIGHT. I WAS JUST CONCERNED IT WAS THIS  
14 PIT THAT WE WERE COMPLETELY [LAUGHTER] DIGGING IN. I DID WANT  
15 TO SAY TO THE PRESIDENT, I'M GLAD TO HEAR YOU MENTIONED THE  
16 AD-HOC COMMITTEE, OR ASSIGN TO THE FINANCE COMMITTEE, BECAUSE  
17 I WAS WONDERING IF WE WERE GOING TO PUT TOGETHER SOME TYPE OF  
18 COMMITTEE TO LOOK AT WAYS FOR WHICH LONG-TERM SUSTAINABILITY  
19 ON HOW TO MANAGE THESE UNFUNDED LIABILITIES. I'M NOT VERY  
20 VERSED ON THE 115 TRUST, BUT OFFLINE, IF SOMEONE CAN KIND OF  
21 BRING ME UP TO DATE ON THAT, I WOULD BE GREATLY -- IT WOULD BE  
22 GREATLY APPRECIATED. THANK YOU. AND GREAT JOB.

23

24 **DEREK HANSEL:** THANK YOU.

25

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1 **PRES., BELIA RAMOS:** THANK YOU. SUPERVISOR LUCAN?

2

3 **ERIC LUCAN:** YES, THANK YOU FOR THE REPORT. JUST A QUICK  
4 QUESTION ON THE CONDOMINIUM INTEREST. IS THERE ANY DEBT THAT  
5 WE CURRENTLY HAVE IN THE CONDOMINIUM INTEREST? AND IF NOT HAVE  
6 WE LOOKED AT WHETHER OR NOT IT WOULD MAKE SENSE TO ASSUME THAT  
7 DEBT AND IF SO COULD WE DO IT AT A LOWER RATE THAN MAYBE  
8 PENSION OBLIGATION BOND OR OTHER FORMS OF FINANCING THIS?

9

10 **DEREK HANSEL:** WE HAVE NOT YET LOOKED AT ANY KIND OF  
11 OPPORTUNITY TO TRY TO BORROW AGAINST THE CONDO INTEREST. WE  
12 HAVE ONLY TO DEALT THOUGHT ABOUT WHETHER IT JUST MAKES SENSE  
13 TO SELL T BUT WE HAVE NOT, AGAIN, LOOKED AT THAT PARTICULAR  
14 OPTION.

15

16 **ERIC LUCAN:** OKAY IT'S OPTION ONLY IF WE'RE LOOKING AT DEBT IN  
17 OTHER FORMS IT MIGHT MAKE SENSE TO SEE IF THERE MIGHT BE A  
18 LITTLE BIT OF RATE SAVINGS IN THERE I WILL LEAVE IT TO THE  
19 EXPERTS TO FIGURE OUT THE SITUATION.

20

21 **DEREK HANSEL:** YES.

22

23 **PRES., BELIA RAMOS:** THANK YOU. MOTOYAMA.

24



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1 **LISA MOTOYAMA:** THANK YOU FOR THE PRESENTATION IT'S ALWAYS  
2 GREAT TO HAVE DIRE NEWS. WE HAVE A 115 TRUST, AND OUR ABILITY  
3 TO PAY INTO IT IS PRETTY SMALL BUT IT'S BEEN HELPFUL TO US  
4 EVEN WITH THE SMALL AMOUNTS THAT WE PUT-AWAY EVERY YEAR. I DO  
5 HAVE A QUESTION, AND IT'S WHEN I STARTED ON THE BOARD, THIS  
6 DISCUSSION WAS ALREADY LONG GONE. BUT JUST FOR CONTEXT, IS  
7 THERE SOME REASON WHY MTC WOULDN'T -- DIDN'T TAKE THE PENSION  
8 OBLIGATION FROM ABAG? IT SEEMS LIKE -- IT'S SO RELATIVE TO  
9 MTC, IT'S VERY SMALL, AND SO IT WOULD TAKE THE VOLATILITY I  
10 SEE YOU LAUGHING BUT THERE MIGHT BE SOME REASON IT GOT LEFT  
11 BEHIND.

12

13 **PRES., BELIA RAMOS:** I'LL SAVE STAFF FROM THIS ONE, I BELIEVE I  
14 STILL HAVE BATTLE SCARS FROM THOSE DISCUSSIONS. THERE WERE  
15 CONSOLIDATION OF STAFF WAS, BY FAR, THE MOST DIFFICULT PART TO  
16 DEAL WITH. AND A LOT OF IT DEALT WITH PARODY OF SALARIES, AND  
17 SO THE TRICKLE DOWN REALLY BEING THAT THAT ADJUSTMENT IN  
18 SALARIES OF EXISTING ABAG MEMBERS TO MOVE TO MTC WAS ALREADY  
19 GOING TO INCREASE THE MTC PERS OBLIGATION. AND, SO, CLOSING  
20 THE SYSTEM OF ABAG AND DRAWING THE LINE OF THIS IS WHAT HAS  
21 ALREADY HAPPENED WAS -- WAS THE DECISION THAT WAS MADE BY OUR  
22 PREDECESSORS. BUT THIS WAS -- IT IS -- I'M NOT GOING TO SAY  
23 THIS ISN'T -- IT'S NOT LOST UPON ME HOW DIFFICULT THIS IS. AND  
24 IN COMPARISON, IT MIGHT SEEM LIKE, YOU KNOW, BUDGET DUST TO  
25 ANOTHER AGENCY, AND IT IS INCREDIBLY SIGNIFICANT TO OURS. BUT

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1 WE DO REMAIN COMMITTED TO LOOKING AT ALL OF THE OPTIONS TO BE  
2 ABLE TO ADDRESS THIS MOVING FORWARD. IN A SUSTAINABLE WAY.

3

4 **LISA MOTOYAMA:** THANK YOU.

5

6 **PRES., BELIA RAMOS:** YOU OWE ME.

7

8 **DEREK HANSEL:** I SHOULD NOTE ALSO WE DO HAVE A 115 TRUST ON THE  
9 OTHER POST EMPLOYMENT BENEFITS, SO, THE RETIREE HEALTH CARE.  
10 THIS IS NOT A NEW THING FOR ABAG.

11

12 **PRES., BELIA RAMOS:** THANK YOU. SUPERVISOR GAUTHIER?

13

14 **LISA GAUTHIER:** THANK YOU. SO, FIRST MEETING. JUST TRYING TO  
15 GET A BETTER UNDERSTANDING OF THE CONDOMINIUM INTEREST, THAT  
16 WHOLE PLAN AND WHAT IT MEANS. BRIEFLY, IF SOMEONE CAN BRING ME  
17 UP TO SPEED ON THAT, I WOULD APPRECIATE IT.

18

19 **PRES., BELIA RAMOS:** I WILL SAY TO THIS, SO AM I. SO AS SOON AS  
20 I HAVE THAT INFORMATION, AND VICE PRESIDENT ROMERO ARE ABLE TO  
21 REVIEW IT WITH STAFF, WE WILL ADVISE THIS BODY SO THAT YOU  
22 HAVE THAT INFORMATION, AS WELL. BUT FIRST WE NEED TO MAKE SURE  
23 THAT WE GET LEGALIZED ON THE DOCUMENT AND SEE WHAT OUR RIGHTS  
24 ARE FOR BEING ABLE TO SELL BEFORE WE MAKE SOME SPECIFIC  
25 RECOMMENDATIONS. BUT MOST DEFINITELY, THAT IS INFORMATION THAT

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1 WE DO WANT ALL OF TO YOU HAVE AND MAKING A DECISION REGARDING  
2 THIS PROPERTY INTEREST.

3

4 **SPEAKER:** THANK YOU.

5

6 **V. PRES., CARLOS ROMERO:** AND IF I MAY, IN ITS MOST SIMPLEST  
7 TERMS WE OWN THIS BUILDING THROUGH A CONDOMINIUM INTEREST. IT  
8 COULD BE CAPITALIZED. IT COULD BE SOLD. THE SUPERVISOR HERE  
9 SAID THERE IS PERHAPS A POSSIBILITY OF COLLATERALIZING IT. SO  
10 THE QUESTION IS DO WE WANT TO KEEP THIS CONDOMINIUM INTEREST,  
11 OR IS THERE A WAY TO MONETIZE IT, TO GET MONEY OUT OF IT, OR  
12 TO HELP PAY FOR EITHER THIS OBLIGATION OR TO POTENTIALLY PUT  
13 IT IN RESERVES. THAT'S A SUPERVISOR 10,000 FOOT EXPLANATION. I  
14 KNOW YOU'RE NEW. WELCOME ABOARD TO A FULL PLACE TO BE.

15

16 **LISA GAUTHIER:** THANK YOU CARLOS.

17

18 **V. PRES., CARLOS ROMERO:** YOU'RE WELCOME. SO JUST -- I'M GOING  
19 TO -- WE HAVE BEEN HERE BEFORE, WE HAVE HAD THIS PRESENTATION  
20 BEFORE THIS IS GOING ON, I THINK, OUR SECOND TIME. I'M GOING  
21 TO ASK OF STAFF TODAY THAT YOU PROVIDE US AT THE NEXT MEETING,  
22 A SCHEDULE IN WHICH WE, AS THE EXECUTIVE LEADERSHIP, AND  
23 PERHAPS AN AD-HOC GROUP, AND POSSIBLY THE FINANCE COMMITTEE,  
24 GET THE INFORMATION, UNDERSTAND IT, SYNTHESIZE IT, COME UP  
25 WITH SOME DECISION POINT THAT, WE BRING BACK TO THIS BODY. I

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1 DO NOT WANT TO BE HERE NEXT YEAR WITH THIS SAME, PARDON MY  
2 LANGUAGE, DAMN PRESENTATION. WE NEED TO LOOK AT THOSE  
3 SOLUTIONS. IF IT'S A HARD PILL TO SWALLOW, WE NEED TO FIGURE  
4 OUT HOW WE'RE GOING TO DO T IT, BUT KICKING THIS DOWN THE LINE  
5 IS NOT ACCEPTABLE. I WILL TAKE SOME RESPONSIBILITY. AS HAVING  
6 BEEN VICE CHAIR FOR SIX OR EIGHT MONTHS AND CERTAINLY HAVEN'T  
7 BEEN ON THE FINANCE COMMITTEE, BUT WE NEED TO TAKE ACTION. AND  
8 WE NEED TO HAVE FROM STAFF THAT ROADMAP TO DO SO. THANK YOU.

9

10 **PRES., BELIA RAMOS:** THANK YOU VICE PRESIDENT. I THINK WHAT WE  
11 WILL DO IS, WITH -- OH, I WILL LET SUPERVISOR RABBITT?

12

13 **DAVID RABBIT:** I APPRECIATE THAT AND I APPRECIATE THE  
14 PRESENTATION AND THE DISCUSSION. AND I THINK IT IS TIME TO  
15 TAKE ACTION. I THINK WHAT WAS TRUE, AND I HAVE BEEN AROUND  
16 HERE FOR A LONG TIME, FOR SOMETIME, IT WASN'T TIME TO TAKE  
17 THAT ACTION. AND, ORIGINALLY, AND THE REASON THAT THE  
18 LIABILITIES DIDN'T FLOW DIRECTLY INTO MTC, THIS IS NOT A  
19 MERGER CONSOLIDATED -- IT WAS A MERGER OF NECESSITY THAT ABAG,  
20 WAS BASICALLY GOING INSOLVENT AND COULDN'T OPERATE WITHOUT  
21 REALLY COMING INTO THE FOLD OF MTC, AND I THINK YOU SEE THAT.  
22 AND WITH THAT'S WHY I ASKED ABOUT THE MEMBER DUES. I MEAN,  
23 PRIMARILY, I BELIEVE EARLY ON ABAG WAS PRIMARILY FINANCED  
24 THROUGH MEMBER DUES AND WE PAID FOR ALL THOSE SERVICES, AND  
25 THEN, I DON'T KNOW -- I DON'T KNOW THE HISTORY OF WHERE THE

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1 GRANTS STARTED MAYBE ADDING TO AND THE MEMBER DUES BECAME  
2 SOMETHING LESS THAN 100%, AND BEFORE YOU KNOW IT, NO ONE WANTS  
3 TO INCREASE THEIR DUES, BUT YET THE COSTS ARE GOING UP AND  
4 HERE WE SIT. AND I DO -- THE DISCUSSIONS THAT WE HAD AT THE  
5 TIME OF THE MERGER, HAD A LOT TO DO ABOUT EQUITY. IMAGINE  
6 SITTING WITH 30 ELECTED'S TRYING TO MAKE SURE THAT ALL  
7 EMPLOYEES ARE MOVED INTO A UNIFIED [LAUGHTER] -- WORK  
8 ENVIRONMENT WHERE EQUITY, ACROSS THE BOARD, WAS BROUGHT  
9 FORWARD FOR THE DIFFERENT TASKS BECAUSE IT WASN'T -- THERE WAS  
10 LOTS OF DIFFERENT JOB CLASSIFICATIONS, SOME SIMILAR SOME NOT A  
11 LOT THAT NEEDED TO TAKE PLACE AND THAT'S WHERE THE  
12 CONCENTRATION AT THAT TIME HAD TO DO WITH TAKING CARE OF OUR  
13 EMPLOYEES AT THE TIME. WE ALWAYS HAD THIS ALBATROSS OF  
14 PENSIONS JUST LIKE MOST JURISDICTIONS REALLY DO. IT'S A KILLER  
15 WHEN YOU HAVE NO CURRENT EMPLOYEES TO PAY ANYTHING INTO IT AND  
16 ALL YOU'RE DOING IS PAYING DOWN THE UAL IN THAT WAY. SO, I  
17 LOOK FORWARD TO FIGURING THIS OUT AS WE GO FORWARD. WE DO HAVE  
18 THE ASSET, UPSTAIRS, AND, APPARENTLY, SOMEWHERE DOWN HERE, AS  
19 WELL. AND SO I LOOK FORWARD TO ALL THE OPTIONS THAT CAN COME  
20 FORWARD. BUT THERE IS A LONG HISTORY. AND IT WASN'T -- THIS  
21 WAS NOT MTC TAKING OVER ABAG. IT WAS ABAG ASKING MTC TO REALLY  
22 HELP US OUT SO THAT WE CAN CONTINUE TO OPERATE, QUITE FRANKLY.  
23 THANKS.  
24

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1 **PRES., BELIA RAMOS:** THANK YOU SO MUCH. IT REALLY HELPS HAVING  
2 TO KNOW G HERE TO GIVE US THE LANDSCAPE. OG. DO I HAVE TO  
3 EXPLAIN OG HERE? YOU'RE IN THE BAY. SO, IF I COULD GO AHEAD  
4 AND FIRST ASK THE CLERK IS THERE PUBLIC COMMENT ON THIS?

5

6 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS RECEIVED NO MEMBERS OF  
7 THE PUBLIC IN THE TELECONFERENCE LOCATIONS OR THE BOARDROOM  
8 BUT THERE IS ONE IN THE ATTENDEE SPACE. HOW MUCH TIME, PLEASE?

9

10 **PRES., BELIA RAMOS:** LET'S TAKE ONE MINUTE.

11

12 **CLERK OF THE BOARD:** ONE MINUTE. ONE MOMENT PLEASE.

13

14 **SPEAKER:** HELLO?

15

16 **CLERK OF THE BOARD:** ONE MOMENT, PLEASE.

17

18 **SPEAKER:** OKAY.

19

20 **CLERK OF THE BOARD:** LET ME JUST GET THE LIGHT. OKAY. OUR  
21 SPEAKER IS KEN BUKOWSKI FOR ONE MINUTE. GO AHEAD, PLEASE.

22

23 **SPEAKER:** HI. THIS IS IMPORTANT HISTORY THAT I THINK NEEDS TO  
24 BE CONSIDERED. MTC WAS CREATED IN ORDER TO TAKE OVER THE  
25 TRANSPORTATION MONEY. AT THAT TIME ABAG USED TO BE THE MPO.

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1 AND THEN THERE WAS A PROBLEM, SOME -- [INDISCERNIBLE] MONEY  
2 AND MTC WAS CREATED. SO WHEN MTC WAS CREATED THEY COOK CONTROL  
3 OF THE MONEY THEN CONTRACTED WITH ABAG TO HANDLE ALL OF THE  
4 EXISTING SERVICES. SO, I THINK MTC SHOULD REALLY BE  
5 RESPONSIBLE FOR THIS PENSION, NOT NECESSARILY ABAG BECAUSE  
6 ABAG WAS ACTUALLY CARRYING OUT THE RESPONSIBILITY FOR MTC. SO,  
7 I THINK THAT'S SOMETHING THAT NEEDS TO BE LOOKED INTO. THANK  
8 YOU.

9

10 **CLERK OF THE BOARD:** THANK YOU. THERE ARE NO OTHER MEMBERS OF  
11 THE PUBLIC FOR PUBLIC COMMENT.

12

13 **PRES., BELIA RAMOS:** THANK YOU, KEN. WE APPRECIATE YOUR PUBLIC  
14 COMMENT. I'LL BRING THIS BACK TO THE BOARD AND SAY I'M GOING  
15 TO TASK STAFF WITH BRINGING THIS MATTER BACK TO THE FINANCE  
16 COMMITTEE. I THINK THIS IS A GOOD PLACE FOR THIS TO START AND  
17 LAUNCH FROM. AND WITH THE SMALLER COMMITTEE THAT IS DEDICATED  
18 TO FINANCES WE HAVE THE ABILITY TO NOTICE AND BE MORE  
19 FLEXIBILITY IN TERMS OF MEETING TIMES TO CALL SPECIAL  
20 MEETINGS. I'M GOING TO ASK STAFF TO TAKE THIS DIRECTION TO GO  
21 AHEAD AND LOOK AT OPTIONS AND GIVE US SOME REAL SOLUTIONS AND  
22 WE MAKE 2025 THE CALENDAR YEAR -- NOT THE FISCAL -- THE  
23 CALENDAR YEAR IN WHICH WE MAKE THESE DECISIONS TO ENSURE THIS  
24 WE HAVE FINANCIAL SUSTAINABILITY GOING FORWARD FOR THE  
25 ORGANIZATION. THANK YOU SO MUCH ALL FOR YOUR COMMENTS AND YOUR

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1 CONTRIBUTIONS. I APPRECIATE THIS VERY DEPRESSING ITEM, HAVING  
2 A VERY ROBUST DISCUSSIONS. NEXT ON OUR AGENDA IS ADJOURNMENT.  
3 THE NEXT REGULAR MEETING OF THE ABAG EXECUTIVE BOARD IS  
4 SCHEDULED TO BE HELD AT THE BAY AREA METRO CENTER AT 375 BEALE  
5 STREET ON APRIL 17TH. ANY CHANGES TO THE SCHEDULE WILL BE DULY  
6 NOTICED TO THE PUBLIC. WE'RE ADJOURNED. THANK YOU SO MUCH.

7 [ADJOURNED]

8





**NTT**

*Broadcasting Government*