



Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Meeting Agenda

Bay Area Headquarters Authority

Alfredo Pedroza, Chair Nick Josefowitz, Vice Chair

Wednesday, April 24, 2024

9:50 AM

Board Room - 1st Floor

The Bay Area Headquarters Authority (BAHA) is scheduled to meet at 9:50 a.m. or immediately following the 9:45 a.m. BATA meeting.

Meeting attendees may opt to attend in person for public comment and observation at 375 Beale Street, Board Room (1st Floor). In-person attendees must adhere to posted public health protocols while in the building. The meeting webcast will be available at <https://mtc.ca.gov/whats-happening/meetings/live-webcasts>. Members of the public are encouraged to participate remotely via Zoom at the following link or phone number.

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

Attendee Link: <https://bayareametro.zoom.us/j/83773614709>

iPhone One-Tap: US:

+16699006833,,83773614709# US (San Jose)

+14086380968,,83773614709# US (San Jose)

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

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

Webinar ID: 837 7361 4709

International numbers available: <https://bayareametro.zoom.us/j/kc3y0ciD5N>

Detailed instructions on participating via Zoom are available at:

<https://bayareametro.zoom.us/j/kdR1hznEgA>

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

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

Clerk: Kimberly Ward

Roster:

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

1. Call to Order / Roll Call / Confirm Quorum

A quorum of the Authority shall be a majority of its voting members (4).

2. Chair's Report**3. Consent Calendar**

- 3a. [24-0386](#) Approval of BAHA Minutes of the March 27, 2024 meeting
- Action: Authority Approval
- Attachments: [3a 24-0386 March 27 2024 Draft BAHA Minutes.pdf](#)
- 3b. [24-0389](#) Bay Area Headquarters Authority (BAHA) Resolution No. 046, Revised - FY 2023-24 BAHA Operating and Capital Budgets, Amendment No. 1
- Action: Authority Approval
- Presenter: Oscar Quintanilla Lopez
- Attachments: [3b 24-0389 SummarySheet_BAHA_Resolution_046_Budget_Amendment1.pdf](#)
[3b 24-0389 BAHA Resolution 046.pdf](#)

4. Closed Session

- 4a. [24-0501](#) Closed Session Public Comment
- 4b. [24-0502](#) Closed Session Pursuant to Section 54956.8: CONFERENCE WITH REAL PROPERTY NEGOTIATORS
- Property: A Portion of Bay Area Metro Center, 375 Beale Street, San Francisco, CA 94105 (APN 002-3746-669 (portion))
- Agency negotiators:
- Andrew Fremier, Executive Director
 - Alix Bockelman, Chief Deputy Executive Director
 - Derek Hansel, Chief Financial Officer
 - Nick Roethel, Chief Operating Officer
 - Denise Rodrigues, Section Director, Facilities & Contract Services
 - John Walsh and Brendon Kane of Cushman & Wakefield
- Negotiating parties: Bay Area Headquarters Authority; Caltrain
- Under negotiation: Price and Terms of Payment

5. Open Session**6. Public Comment / Other Business**

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

7. Adjournment / Next Meeting

The next meeting of the Bay Area Headquarters Authority will be held on Wednesday, May 22, 2024 at the Bay Area Metro Center, 375 Beale Street, San Francisco, CA

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

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

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

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

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

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

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

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



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 24-0386 **Version:** 1 **Name:**

Type: Minutes **Status:** Consent

File created: 3/5/2024 **In control:** Bay Area Headquarters Authority

On agenda: 4/24/2024 **Final action:**

Title: Approval of BAHA Minutes of the March 27, 2024 meeting

Sponsors:

Indexes:

Code sections:

Attachments: [3a_24-0386_March_27_2024_Draft_BAHA_Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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Subject:
Approval of BAHA Minutes of the March 27, 2024 meeting

Recommended Action:
Authority Approval



Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Meeting Minutes

Bay Area Headquarters Authority

Alfredo Pedroza, Chair Nick Josefowitz, Vice Chair

Wednesday, March 27, 2024

9:55 AM

Board Room - 1st Floor

Roster:

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

Chair Pedroza called the meeting to order at 11:31 a.m.

1. Call to Order / Roll Call / Confirm Quorum

Present: 5 - Commissioner Abe-Koga, Commissioner Glover, Vice Chair Josefowitz,
Commissioner Papan and Chair Pedroza

Absent: 1 - Commissioner Fleming

2. Consent Calendar

Upon the motion by Commissioner Glover and seconded by Commissioner Papan, the Authority unanimously approved the Consent Calendar by the following vote:

Aye: 5 - Commissioner Abe-Koga, Commissioner Glover, Vice Chair Josefowitz,
Commissioner Papan and Chair Pedroza

Absent: 1 - Commissioner Fleming

2a. [24-0067](#) Approval of BAHA Minutes of the December 20, 2023 meeting

Action: Authority Approval

2b. [24-0197](#) Fiscal Year (FY) 2023-24 Bay Area Headquarters Authority (BAHA)
Statement of Revenues and Expenses for the Period Ended December 31,
2023 (Unaudited)

Action: Information

Presenter: Grace Martinez

3. Public Comment / Other Business

4. Adjournment / Next Meeting

**The next meeting of the Bay Area Headquarters Authority will be held on
Wednesday, April 24, 2024 at the Bay Area Metro Center, 375 Beale Street, San
Francisco, CA**



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	24-0389	Version:	1	Name:	
Type:	Resolution	Status:		Consent	
File created:	3/5/2024	In control:		Bay Area Headquarters Authority	
On agenda:	4/24/2024	Final action:			
Title:	Bay Area Headquarters Authority (BAHA) Resolution No. 046, Revised - FY 2023-24 BAHA Operating and Capital Budgets, Amendment No. 1				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	3b 24-0389 SummarySheet BAHA Resolution 046 Budget Amendment1.pdf 3b 24-0389 BAHA Resolution 046.pdf				

Date	Ver.	Action By	Action	Result
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Subject:

Bay Area Headquarters Authority (BAHA) Resolution No. 046, Revised - FY 2023-24 BAHA
Operating and Capital Budgets, Amendment No. 1

Presenter:

Oscar Quintanilla Lopez

Recommended Action:

Authority Approval

Bay Area Headquarters Authority (BAHA)

April 24, 2024

Agenda Item 3b - 24-0389

Bay Area Headquarters Authority (BAHA) Resolution No. 046, Revised –

FY 2023-24 BAHA Operating and Capital Budgets, Amendment No. 1

Subject:

A request for Authority approval of the Bay Area Headquarters Authority (BAHA) resolution 46 Revised, authorizing the FY2023-24 Operating and Capital Budget Amendment No. 1. The proposed amendment transfers an additional \$1.1 million from operating reserves to the capital budget. No changes are proposed to the Operating Budget.

Background:

On June 28, 2023, BAHA adopted Resolution 46, authorizing the FY 2023-24 Operating and Capital Budgets, including an estimate of assessment fees to 375 Beale Condo. The approved budget included total revenue of \$19.7 million, total expenses of \$17.6 million, and a transfer to the Capital Budget of \$14.1 million.

In August of 2023, Cushman & Wakefield engaged a third-party consultant to provide façade inspections of 375 Beale Street, the Bay Area Metro Center (BAMC) in conformance with the San Francisco Building Façade Inspection and Maintenance Program (AB-110). The inspection report identified necessary façade repairs and maintenance work.

On December 20, 2023, BAHA authorized the Executive Director to negotiate and enter into a contract amendment not to exceed \$1,540,423.50 with Cushman & Wakefield of California, Inc. (“Cushman & Wakefield”) for the repair of the building façade at BAMC.

Building Improvement Budget Amendment:

Staff is requesting an additional \$1.1 million for building improvement projects. The projects include:

- \$200,000 for Agency Space Modification Planning to fund additional design, procurement, and installation of ergonomic equipment - sit stand desks - and other ancillary furniture in the BAMC space assigned to Metropolitan Transportation Commission (MTC).

- \$1,540,424 for Cushman & Wakefield Building Improvement project to fund identified façade repairs as included in the contract amendment approved by BAHA in December 2023. The additional funds allow Cushman & Wakefield to continue with the necessary building repairs, which include repair of concrete spalls on the building's façade, without delaying previously authorized building improvement and repair projects.
- As the Air Handling Units 1-4 eyebrow installation has been completed, the remaining budget of \$649,742 is transferred to the Building Improvement project, reducing the net additional amount to \$890,682.

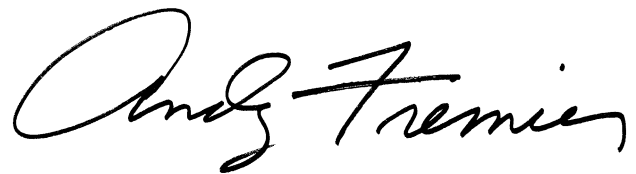
The proposed budget amendment is funded by a \$1.1 million draw from operating reserves. Such a draw would leave a projected operating reserve balance of \$16.1 million.

Recommendation:

Staff requests approval of BAHA resolution No. 46, Revised authorizing the BAHA FY 2023-24 Operating and Capital Budget Amendment No. 1.

Attachment:

- BAHA Resolution No. 46, Revised



Andrew B. Fremier

Date: June 28, 2023
W.I.: 9110, 9120, 9130
Revised: 4/24/2024-BAHA

ABSTRACT

BAHA Resolution No. 46

This resolution approves the FY 2023-24 Bay Area Headquarters Authority (BAHA) Operating and Capital Budgets.

Attachments A to this resolution was revised on April 24, 2024. The revision incorporates a transfer to the capital budget.

Further discussion of the BAHA Operating and Capital Budgets can be found in the BAHA Summary Sheet dated June 28, 2023.

Date: June 28, 2023
W.I.: 9110, 9120, 9130

Re: Bay Area Headquarters Authority FY 2023-24 Operating and Capital Budgets

BAY AREA HEADQUARTERS AUTHORITY
RESOLUTION No. 46

WHEREAS, the Metropolitan Transportation Commission (“MTC”) and the Bay Area Toll Authority (“BATA”) have executed a joint exercise of powers agreement dated September 28, 2011 which creates and establishes the Bay Area Headquarters Authority (“BAHA”); and

WHEREAS, BAHA staff has prepared a budget setting forth the anticipated revenues and expenditures of BAHA for FY 2023-24; now, therefore be it

RESOLVED, that BAHA approves the Operating and Capital Budgets for FY 2023-24, prepared in accordance with generally accepting accounting principles, attached hereto as Attachment A, and incorporated herein as though set forth at length; and, be it further

RESOLVED, that the Executive Director or designee may approve adjustments among line items in the BAHA Budget for FY 2023-24, provided that there shall be no increase in the overall BAHA Budget without prior approval of BAHA; and, be it further

RESOLVED, that the Executive Director or designee shall submit written requests to BAHA for approval of consultants, professional services, and expenditures authorized in the BAHA Budget for FY 2023-24; and be it further

RESOLVED, that the Executive Director and Chief Financial Officer are authorized to carry over and re-budget all funds and contracts properly budgeted in the prior year for which expenditures were budgeted and encumbered and which will take place in FY 2023-24; and, be it further

RESOLVED, that the Executive Director and Chief Financial Officer are authorized to

create an operating reserve equivalent to one-year operating revenue and a capital replacement reserve equivalent to the accumulated depreciation expense and to transfer all excess BAHA funds including annual surplus funds included in the annual budget to fund the reserve. Any withdrawal from the designated reserves, requires specific approval of BAHA; and, be it further

RESOLVED, that the Executive Director and Chief Financial Officer are authorized to transfer all excess annual operating surplus remaining after annual budgeted reserve transfers to BATA; and, be it further

RESOLVED, that the Executive Director and Chief Financial Officer are authorized to utilize generally available cash as an advance for project cash flow purposes provided the advance is repaid from project funds by the close of the fiscal year; and, be it further

RESOLVED, that the BAHA staff shall furnish BAHA with a quarterly financial report to reflect budgeted and actual income, expenditures, obligations for professional and consultant services, and such other information and data as may be requested by BAHA.

BAY AREA HEADQUARTERS AUTHORITY

Alfredo Pedroza, Chair

The above resolution was entered into by the Bay Area Headquarters Authority at a regular meeting of the Authority held in San Francisco, California and at other remote locations, on June 28, 2023.

Bay Area Headquarters Authority (BAHA) FY 2023-24 Amendment No. 1 Operating Budget

	Actuals as of 12/31/2023	Adopted FY 2023-24	Draft FY 2023-24 Amendment 1	Change in \$ Increase/(Decrease)	Change in % Increase/(Decrease)
Revenue:					
Assessment fee - shared services	\$ 2,055,721	\$ 4,111,441	\$ 4,111,441	\$ -	0.0%
Assessment fee - common area	2,321,661	4,643,321	4,643,321	-	0.0%
Lease income	4,871,795	10,149,405	10,149,405	-	0.0%
Expense reimbursements	604,230	258,400	258,400	-	0.0%
Other income - parking	92,863	103,515	103,515	-	0.0%
Utility reimbursements	52,735	96,784	96,784	-	0.0%
Other income	824,901	366,963	366,963	-	0.0%
Total revenue	10,823,906	19,729,829	19,729,829	-	0.0%
Expenses:					
Salaries and Benefits	748,579	1,653,147	1,653,147	-	0.0%
Overhead	418,231	826,574	826,574	-	0.0%
Temp service	-	200,000	200,000	-	0.0%
Legal services	-	52,700	52,700	-	0.0%
Other contractual services	34,933	538,750	538,750	-	0.0%
IT licenses, maintenance	699,601	2,442,884	2,442,884	-	0.0%
Audit/tax prep	89,222	125,000	125,000	-	0.0%
Supplies	40,002	167,000	167,000	-	0.0%
Parking operation	164,699	350,682	350,682	-	0.0%
Catering	17,375	30,000	30,000	-	0.0%
Other expenses	68,495	300,600	300,600	-	0.0%
Furniture Replacement		262,500	262,500	-	0.0%
Special Event Setups	16,802	91,500	91,500	-	0.0%
Insurance	48,816	84,066	84,066	-	0.0%
Art related	-	150,000	150,000	-	0.0%
Café Space Project	515	200,000	200,000	-	0.0%
Cleaning Service	791	20,000	20,000	-	0.0%
Security	-	52,500	52,500	-	0.0%
Contractual services - CW	3,877,626	10,069,429	10,069,429	-	0.0%
Total expense	6,225,688	17,617,332	17,617,332	-	0.0%
Operating surplus/(deficit) before transfers	4,598,217	2,112,496	2,112,496	-	0.0%
Transfers in/(out):					
Transfer in from Operating Reserve	\$ -	\$ 13,858,105	\$ 14,948,787	\$ 1,090,682	7.9%
Transfer to BATA	-	-	-	-	-
Transfer to BATA for FY17 Excess Assessment	-	(255,718)	(255,718)	-	0.0%
Transfer to MTC for FY17 Excess Assessment	-	(220,298)	(220,298)	-	0.0%
Transfer to Capital	-	(15,494,586)	(16,585,267)	(1,090,682)	7.0%
Total transfer	-	(2,112,497)	(2,112,497)	-	0.0%
Operating surplus/(deficit)	\$ 4,598,217	\$ -	\$ -	\$ -	\$ -

Bay Area Headquarters (BAHA) FY 2023-24 Amendment No. 1 Operating Budget

	Actuals as of 12/31/2023	Adopted FY 2023-24	Building and Commercial Operations	375 Beale Condo and Shared Services	BAHA Operating	Draft FY 2023-24 Amendment No. 1
Revenue:						
Assessment fee - shared services	\$ 2,055,721	\$ 4,111,441	\$ -	\$ 4,111,441	\$ -	\$ 4,111,441
Assessment fee - common area	2,321,661	4,643,321	-	4,643,321	-	4,643,321
Lease income	4,871,795	10,149,405	10,149,405	-	-	10,149,405
Expense reimbursements	604,230	258,400	-	-	258,400	258,400
Parking	92,863	103,515	103,515	-	-	103,515
Utility reimbursements	52,735	96,784	96,784	-	-	96,784
Other revenue	824,901	366,963	11,968	-	354,995	366,963
Total revenue	10,823,906	19,729,829	10,361,672	8,754,762	613,395	19,729,829
Expenses:						
Salaries and Benefits	748,579	1,653,147	-	1,114,238	538,910	1,653,147
Overhead	418,231	826,574	-	557,119	269,455	826,574
Temp Service	-	200,000	-	100,000	100,000	200,000
Legal services	-	52,700	-	250	52,450	52,700
Other contractual services	34,933	538,750	-	-	538,750	538,750
IT licenses, maintenance	699,601	2,442,884	-	1,659,984	782,900	2,442,884
Audit/tax prep	89,222	125,000	-	56,500	68,500	125,000
Supplies	40,002	167,000	-	132,000	35,000	167,000
Parking operation	164,699	350,682	320,682	-	30,000	350,682
Catering	17,375	30,000	-	5,000	25,000	30,000
Other expenses	68,495	300,600	-	132,350	168,250	300,600
Special Event Setups	16,802	91,500	-	91,500	-	91,500
Insurance	48,816	84,066	-	-	84,066	84,066
Furniture Replacement	1,561	262,500	-	262,500	-	262,500
Art Related	-	150,000	-	-	150,000	150,000
Café Space Project	515	200,000	-	-	200,000	200,000
Janitorial	791	20,000	-	-	20,000	20,000
Security	-	52,500	-	-	52,500	52,500
Contractual services - CW	3,877,626	10,069,429	5,426,108	4,643,321	-	10,069,429
Total expense	6,227,250	17,617,332	5,746,790	8,754,762	3,115,780	17,617,332
Operating surplus/(deficit) before transfers	4,596,656	2,112,496	4,614,882	-	(2,502,385)	2,112,496
Transfers In/(Out)						
Transfer in from Operating Reserve		13,858,105			14,948,787	14,948,787
Transfer to BATA	-	-	-	-	-	-
Transfer to BATA for FY17 Excess Assessment		(255,718)	-	-	(255,718)	(255,718)
Transfer to MTC for FY17 Excess Assessment		(220,298)			(220,298)	(220,298)
Transfer to Capital Reserve	-	(15,494,586)	-	-	(16,585,267)	(16,585,267)
Total transfers	-	(2,112,497)	-	-	(2,112,497)	(2,112,497)
Total Operating Surplus/(Deficit)	4,596,656	-	4,614,882	-	(4,614,882)	-

Distribution of Condo Area Fees

Common Area	FY 2022-23	FY 2023-24	Change \$	Change %
BAAQMD	\$ 1,856,236	\$ 2,107,138	\$ 250,902	14%
ABAG*	98,432	221,556	\$ 123,124	125%
BATA/MTC	2,135,761	2,314,627	178,866	8%
Total	\$ 4,090,429	\$ 4,643,321	\$ 552,892	14%
Shared Services				
BAAQMD	\$ 1,443,560	\$ 1,865,772	\$ 422,212	29%
ABAG	287,567	186,822	\$ (100,745)	-35%
BATA/MTC	1,449,922	2,058,847	608,925	42%
Total	\$ 3,181,049	\$ 4,111,441	\$ 930,392	29%
Grand Total	\$ 7,271,478	\$ 8,754,762	\$ 1,483,284	20%

* Max ABAG assessment fee for FY 2023-24 is \$408,378 based on CC&R Section 2.01(h)(6). Per MTC Commission approval on December 15, 2021, ABAG shared services are paid by MTC and ABAG will pay all Common Area assessments.

	RSF	
MTC/BATA	96,257	45.58%
BAAQMD	95,834	45.38%
ABAG	19,091	9.04%
	211,182 **	100.00%
375 Condo Sq. Ft		
375 Beale Condo	211,182 **	42.67%
BAHA Commercial	283,774	57.33%
Total CC&R Sq. Ft.	494,956	100.00%
** Agency Space RSF from CC&R Exhibit B and 15,600 RSF for 1st floor conference room.		

Building Development Budget FY 2023-24	LTD Budget Thru FY 2022-23	LTD Actual As of 2/28/2023	Remaining Budget As of 2/28/2023	Additions FY 2023-24	Total LTD Budget Thru FY 2023-24
Sources					
Insurance proceeds	\$ 1,817,087	\$ 1,284,457	\$ 532,630	\$ -	\$ 1,817,087
Transfer in from MTC	801,160	801,160	-	-	801,160
Transfer in from SAFE	112,910	112,910	-	-	112,910
Purchase from ABAG	1,600,000	5,015,497	(3,415,497)	-	1,600,000
Purchase from Air District	34,000,000	29,684,243	4,315,757	-	34,000,000
Reimbursement from PG&E	54,601	54,601	-	-	54,601
TFCA Grant	82,000	82,000	-	-	82,000
Grant Local Match from MTC/BATA	119,000	119,000	-	-	119,000
Grant Local Match from Air District	150,000	150,000	-	-	150,000
Capital Contribution (BATA), SPANs & staff costs	285,356,009	285,356,009	-	-	285,356,009
Interest Revenue	-	325,858	(325,858)	-	-
Reimbursement for Capital Expenditure	-	1,156,132	(1,156,132)	-	-
Miscellaneous	-	640,127	(640,127)	-	-
Transfer in from BAHA Operation	290,781	245,634	45,147	-	290,781
Total Transfer In	\$ 324,383,548	\$ 325,027,628	\$ (644,080)	\$ -	\$ 324,383,548
Uses					
Purchase Building	\$ 93,000,000	\$ 93,000,000	\$ -	\$ -	\$ 93,000,000
Building Development	154,207,882	154,127,400	80,482	-	154,207,882
Insurance	573,017	573,317	(300)	-	573,017
Furniture, Fixtures, Equipment	15,000,000	15,000,000	-	-	15,000,000
12V Feed	307,606	307,606	-	-	307,606
EV Charging Station	351,000	340,324	10,676	-	351,000
Staff Costs	8,404,890	8,290,594	114,296	-	8,404,890
Transfer Out	400,000	-	400,000	-	400,000
Total Usage	\$ 272,244,395	\$ 271,639,241	\$ 605,154	\$ -	\$ 272,244,395

LTD Actual & Encumbrances as of Feb. 2023

Remaining Balance		53,388,387	
Excess Revenue Transferred to Comm Dev Fund	52,139,153	53,388,387	(1,249,234)
Net Surplus/(Deficit)	-	-	(1,288,160)

Commercial Development Fund Life To Date thru FY 2023-24

Budget	LTD Budget Thru FY 2023-24	LTD Actual As of 1/31/2024	Remaining Budget As of 1/31/2024	FY 2023-24 Amendment No. 1			LTD Budget Amendment No. 1 FY 2023-24
				Tenant Improvements	Commissions	Total	
Transfer In	\$ 52,139,153	\$ 53,388,387	\$ (1,249,234)	\$ -	\$ -	\$ -	\$ 52,139,153
Ada's Café	465,454	279,174	186,280	-	-	-	465,454
BCDC	7,016,736	1,048,356	5,968,380	-	-	-	7,016,736
Cubic Reimbursement for TI	562,648	562,648	0	-	-	-	562,648
Air District	3,000,000	3,000,000	-	-	-	-	3,000,000
	63,183,991	58,278,564	4,905,427	-	-	-	63,183,991
T.I. Rutherford and Chekene	1,235,930	599,726	636,204	-	-	-	1,235,930
Conduent (Xerox)	110,975	110,975	(0)	-	-	-	110,975
T.I. Degenkolb	2,287,410	2,287,410	0	-	-	-	2,287,410
T.I. Twilio	10,178,398	10,178,398	1	-	-	-	10,178,398
Engineering/Architectural	350,000	218,252	131,748	-	-	-	350,000
T.I. Ada's Café	465,454	279,174	186,280	-	-	-	465,454
BCDC	7,016,736	1,048,356	5,968,380	-	-	-	7,016,736
Cubic	562,648	562,648	0	-	-	-	562,648
Temazcal	5,049,886	4,643,447	406,439	-	-	-	5,049,886
Total Tenant Improvements	27,257,437	19,928,386	7,329,051	-	-	-	27,257,437
Surplus/(deficit) before transfers	35,926,554	38,350,179	12,234,478			-	35,926,554
Transfer Out - Building Improvement	2,500,000		2,500,000	-	-	-	2,500,000
Net	\$ 33,426,554	\$ 38,350,179	\$ 14,734,478	\$ -	\$ -	\$ -	\$ 33,426,554

Building Improvement Fund Life-To-Date (LTD) thru FY 2023-24

Budget	LTD Budget Thru FY 2023-24	LTD Actuals As of 1/31/2024	Remaining Budget as of 1/31/2024	Draft Amendment No. 1 FY 2023-24	LTD Budget Amendment No. 1 Thru FY 23-24
Transfer In	\$ 22,682,661	\$ 7,188,075	\$ 15,494,586	\$ 1,090,682	\$ 23,773,342
In-House Improvement Project					
IT Improvement Project	\$ 3,299,000	\$ 1,113,571	\$ 2,185,429	\$ -	\$ 3,299,000
Agency Space Modification	7,700,000	92,328	7,607,672	200,000	7,900,000
Agency Infrastructure Improvement	3,070,000	188,174	2,881,826	-	3,070,000
Level 1 Public Space Modifications	1,411,000	6,835	1,404,165	-	1,411,000
Total In-House Project	\$ 15,480,000	\$ 1,400,908	\$ 14,079,092	\$ 200,000	\$ 15,680,000
CW Improvement Project					
AHUs1-4 Eyebrow Install	\$ 860,000	\$ 210,258	\$ 649,742	\$ (649,742)	\$ 210,258
Building Improvement	5,592,660	1,377,229	4,215,431	1,540,424	7,133,084
Total CW Project	\$ 6,452,660	\$ 1,587,487	\$ 4,865,173	\$ 890,682	\$ 7,343,342
Total Building Improvement Budget	\$ 21,932,660	\$ 2,988,396	\$ 18,944,265	\$ 1,090,682	\$ 23,023,342
Lease Commissions	\$ 750,000	\$ -	\$ -	\$ -	\$ 750,000
Net	\$ 0	\$ 4,199,679	\$ (3,449,679)	\$ (0)	\$ 0



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 24-0501 **Version:** 1 **Name:**

Type: Report **Status:** Informational

File created: 3/27/2024 **In control:** Bay Area Headquarters Authority

On agenda: 4/24/2024 **Final action:**

Title: Closed Session Public Comment

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Subject:
Closed Session Public Comment

Legislation Details (With Text)

File #:	24-0502	Version:	1	Name:	
Type:	Report	Status:		Informational	
File created:	3/27/2024	In control:		Bay Area Headquarters Authority	
On agenda:	4/24/2024	Final action:			
Title:	Closed Session Pursuant to Section 54956.8: CONFERENCE WITH REAL PROPERTY NEGOTIATORS				
	Property: A Portion of Bay Area Metro Center, 375 Beale Street, San Francisco, CA 94105 (APN 002-3746-669 (portion))				
	Agency negotiators:				
	- Andrew Fremier, Executive Director				
	- Alix Bockelman, Chief Deputy Executive Director				
	- Derek Hansel, Chief Financial Officer				
	- Nick Roethel, Chief Operating Officer				
	- Denise Rodrigues, Section Director, Facilities & Contract Services				
	- John Walsh and Brendon Kane of Cushman & Wakefield				
	Negotiating parties: Bay Area Headquarters Authority; Caltrain				
	Under negotiation: Price and Terms of Payment				
Sponsors:					
Indexes:					
Code sections:					
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