

Meeting Agenda

Bay Area Headquarters Authority

Authority Members:

Scott Haggerty, Chair Alfredo Pedroza, Vice Chair
Jeannie Bruins, Federal D. Glover, Libby Schaaf, Amy R. Worth

Friday, November 20, 2020

9:40 AM

Board Room - 1st Floor (REMOTE)

The Bay Area Headquarters Authority is scheduled to meet on Friday, November 20, 2020 at 9:40 a.m. or immediately following the 9:35 a.m. BATA meeting, in the Bay Area Metro Center (Remotely). In light of Governor Newsom's State of Emergency declaration regarding the COVID-19 outbreak and in accordance with Executive Order N-29-20 issued by Governor Newsom on March 17, 2020 and the Guidance for Gatherings issued by the California Department of Public Health, the meeting will be conducted via webcast, teleconference, and Zoom for committee, commission, or board members who will participate in the meeting from individual remote locations. A Zoom panelist link for meeting participants will be sent separately to committee, commission, or board members.

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.

Attendee Link: <https://bayareametro.zoom.us/j/87184477982>

Or iPhone one-tap: US: +14086380968,,87184477982# or +16699006833,,87184477982#

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

+1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or

+1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592 or

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

Webinar ID: 871 8447 7982

International numbers available: <https://bayareametro.zoom.us/j/87184477982>

Detailed instructions on participating via Zoom are available at:
<https://mtc.ca.gov/how-provide-public-comment-board-meeting-zoom>.

Committee members and members of the public participating by Zoom wishing to speak should use the "raise hand" feature or dial "*"9". In order to get the full Zoom experience, please make sure your application is up to date.

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

1. Call to Order / Roll Call / Confirm Quorum

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

2. Consent Calendar

- 2a.** [20-1253](#) Minutes of the June 24, 2020 meeting.

Action: Authority Approval

Attachments: [2a - 20-1253 June 24 BAHA Draft Minutes v1.pdf](#)

- 2b.** [20-1254](#) BAHA Unaudited Financial Statements for Fourth Quarter FY 2019-20

Action: Information

Presenter: Raymond Woo

Attachments: [2b - 20-1254 1-BAHA FY 2019-20 Financial Statements \(Unaudited\).pdf](#)

3. Public Comment / Other Business**4. Adjournment / Next Meeting**

The next meeting of the Bay Area Headquarters Authority is scheduled to be held on Wednesday, December 16, 2020 at the Bay Area Metro Center, 375 Beale Street, San Francisco, CA 94105 (remotely and by webcast as appropriate depending on the status of any shelter in place orders).

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.

Legislation Details (With Text)

File #: 20-1253 **Version:** 1 **Name:**

Type: Minutes **Status:** Authority Approval

File created: 8/10/2020 **In control:** Bay Area Headquarters Authority

On agenda: 11/20/2020 **Final action:**

Title: Minutes of the June 24, 2020 meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [2a - 20-1253 June 24 BAHA Draft Minutes v1.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Subject:
Minutes of the June 24, 2020 meeting.

Recommended Action:
Authority Approval



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

Meeting Minutes

Bay Area Headquarters Authority

Authority Members:

Scott Haggerty, Chair Alfredo Pedroza, Vice Chair
Jeannie Bruins, Federal D. Glover, Libby Schaaf, Amy R. Worth

Wednesday, June 24, 2020

9:40 AM

Board Room - 1st Floor (REMOTE)

Call Remote Meeting to Order

1. Roll Call / Confirm Quorum

Present: 6 - Commissioner Bruins, Commissioner Glover, Chair Haggerty, Vice Chair Pedroza, Commissioner Schaaf and Commissioner Worth

2. Consent Calendar

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

Aye: 6 - Commissioner Bruins, Commissioner Glover, Chair Haggerty, Vice Chair Pedroza, Commissioner Schaaf and Commissioner Worth

2a. [20-0573](#) Minutes of the March 25, 2020 meeting

Action: Authority Approval

2b. [20-0236](#) Bay Area Metro Center Main Electrical Service Replacement - Pacific Gas and Electric Company (PG&E). An update on the removal of the 34kV transformers and completion of the PG&E project.

Action: Information

Presenter: Gary Szeto

3. Authority Approval

3a. [20-0824](#) Contract Amendment - Property Management Services: Cushman & Wakefield of California, Inc. (\$1,050,000)

A request that the Authority authorize the Executive Director or designee to negotiate and enter into a contract amendment in the amount of \$1,050,000 with Cushman & Wakefield of California, Inc. ("Cushman Wakefield") to implement and administer building improvements projects at 375 Beale Street, San Francisco (Bay Area Metro Center).

Action: Authority Approval

Presenter: Gary Szeto

Upon the motion by Commissioner Bruins and the second by Commissioner Worth, the contract amendment with Cushman & Wakefield of California, Inc. was unanimously approved. The motion carried by the following vote:

Aye: 6 - Commissioner Bruins, Commissioner Glover, Chair Haggerty, Vice Chair Pedroza, Commissioner Schaaf and Commissioner Worth

3b. [20-0772](#) Contract - Webcasting, Agenda Management, and Captioning Services: Network Television Time Inc. (\$2,800,000)

A request for Authority approval of a contract with Network Television Time Inc. (NTT) for \$2,800,000 over five years for webcasting, agenda management, and closed captioning services. This is a shared service and is reimbursed proportionately by the Bay Area Air Quality Management District (BAAQMD).

Action: Authority Approval

Presenter: Nick Roethel

Upon the motion by Commissioner Worth and the second by Commissioner Bruins, the contract with Network Television Time Inc was unanimously approved. The motion carried by the following vote:

Aye: 6 - Commissioner Bruins, Commissioner Glover, Chair Haggerty, Vice Chair Pedroza, Commissioner Schaaf and Commissioner Worth

3c. [20-0859](#) BAHA Resolution No. 22 - FY 2020-21 Bay Area Headquarters Authority Operating and Capital Budgets

A request for approval of BAHA Resolution No. 22, FY 2020-21 Operating and Capital Budgets.

Action: Authority Approval

Presenter: Brian Mayhew

Upon the motion by Commissioner Worth and the second by Commissioner Bruins, the Authority unanimously adopted BAHA Resolution No. 22 - FY 2020-21 Bay Area Headquarters Authority Operating and Capital Budgets. The motion carried by the following vote:

Aye: 6 - Commissioner Bruins, Commissioner Glover, Chair Haggerty, Vice Chair Pedroza, Commissioner Schaaf and Commissioner Worth

4. Public Comment / Other Business

5. Adjournment / Next Meeting:

The next meeting of the Bay Area Headquarters Authority is scheduled to be held on Wednesday, July 22, 2020 at the Bay Area Metro Center, 375 Beale Street, San Francisco, CA 94105.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-1254 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 8/10/2020 **In control:** Bay Area Headquarters Authority
On agenda: 11/20/2020 **Final action:**
Title: BAHA Unaudited Financial Statements for Fourth Quarter FY 2019-20
Sponsors:
Indexes:
Code sections:
Attachments: [2b - 20-1254 1-BAHA FY 2019-20 Financial Statements \(Unaudited\).pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Subject:
BAHA Unaudited Financial Statements for Fourth Quarter FY 2019-20

Presenter:
Raymond Woo

Recommended Action:
Information

Bay Area Headquarters Authority (BAHA)

November 20, 2020

Agenda Item 2b - 20-1254

BAHA Unaudited Financial Statements for Fourth Quarter FY 2019-20

Background:

Attached are the BAHA Operating and Capital Financial Statements for the fiscal year ending on June 30, 2020. The June 2020 financials are preliminary, unaudited and subject to change upon completion of the annual audit process.

Combined Operations: BAHA is the operating authority and provides oversight for the entire Bay Area Metro Center (BAMC) enterprise, including the operation of the 375 Beale Condominium Corporation (375 Beale Inc.). As of the end of the fiscal year, the combined operating financials show a surplus of \$5.9 million before transfer and depreciation. (Attachment A Page 1)

BAHA Building Operations: BAHA Building Operations represents the BAHA commercial building operations. These operations reported a \$5.2 million surplus before transfer out and depreciation. Total revenue of \$10.6 million is 3% over the adopted budget. The higher revenue was due to additional rent and higher interest earnings. Total operating expense at \$5.3 million was \$1.5 million below the approved budget. The saving mainly came from staffing and contractual service in the In-House Operation. (Attachment A Page 2)

375 Beale Inc.: The board of directors of 375 Beale Inc., composed of representatives of the condominium owners, oversees the condominium operations. As of June 30, the condominium operations show a surplus of \$628,341. The FY 2019-20 surplus will be returned to the condominium owners during FY 2020-21 based on the assessment calculation formula. (Attachment A Page 3)

Property Manager: Cushman & Wakefield of California, Inc. (CW) is hired by BAHA as the property manager for the BAMC. CW is responsible for ensuring the building is in operating condition throughout the fiscal year by managing utility services, building security, janitorial service, and building maintenance. Total operating expense incurred by CW at the end of the year was \$9.1 million, 95% of the approved budget. CW expenses are split between BAHA Building Operations and 375 Beale Inc. (Attachment A Page 4)

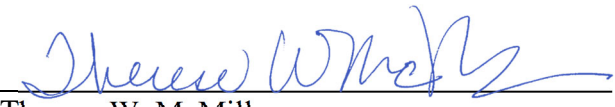
BAHA Building Development: The capital budget is 99% expended. The project budget has \$1.2 million remaining after expenditures and encumbrances. (Attachment A Page 5)

Commercial Development: Tenant improvements are 99% complete with three open projects remaining. The entire development project has \$780,187 budget remaining which is largely reserved for the first floor Retail Space project. (Attachment A Page 6)

Building Improvement: Total life-to-date budget for this capital fund is \$3.3 million. Total spent and encumbered was \$2.1 million as of the end of the fiscal year, leaving \$1.2 million for future improvements. (Attachment A Page 7)

Recommendation: None. This item provided as information only.

Attachments: Attachment A – BAHA Fourth Quarter Unaudited Financial Statements for period ending June 30, 2020


Therese W. McMillan

BAHA Building and 375 Beale Inc. Operations
BAHA Operating Budget by Group
As of June 30, 2020

| | FY2019-20 Budget | Actual YTD | Budget Bal Over/(Under) | % of Budget | Year Expired |
|--|-----------------------|-----------------------|----------------------------|-------------|-----------------|
| Revenue: | | | | | |
| Assessment Fee - Shared Services | \$ 2,006,600 | \$ 2,006,600 | \$ - | 100% | 100% |
| Assessment Fee - Common Area | 3,455,272 | 3,455,272 | - | 100% | 100% |
| Lease income | 9,645,222 | 9,892,806 | 247,584 | 103% | 100% |
| Expense reimbursements | 358,333 | 278,085 | (80,248) | 78% | 100% |
| Other income - Parking | 202,200 | 147,972 | (54,228) | 73% | 100% |
| Other income - Antenna | 3,819 | 3,847 | 28 | 101% | 100% |
| Other income | - | 33,216 | 33,216 | N/A | 100% |
| Interest Income | - | 198,589 | 198,589 | N/A | 100% |
| Total Operating Revenue | 15,671,446 | 16,016,387 | 344,941 | 102% | 100% |
| Expense: | | | | | |
| Staff Cost (In-House) | | | | | |
| Salaries and Benefits | 1,409,000 | 1,000,530 | (408,470) | 71% | 100% |
| Overhead | 711,500 | 545,687 | (165,813) | 77% | 100% |
| Total Staff Cost | 2,120,500 | 1,546,217 | (574,283) | 73% | 100% |
| Property Management Op Exp (CW) | | | | | |
| 375 Beale Inc (SSO) | 3,455,272 | 3,125,210 | (330,062) | 90% | 100% |
| Building Op Exp | 4,616,645 | 4,288,967 | (327,678) | 93% | 100% |
| Total Property Management Op Exp | 8,071,917 | 7,414,177 | (657,740) | 92% | 100% |
| In-House Op Exp | | | | | |
| 375 Beale Inc (SSO) | 1,087,000 | 747,263 | (339,737) | 69% | 100% |
| Building Op Exp | 971,020 | 433,407 | (537,613) | 45% | 100% |
| Total In-House Op Exp | 2,058,020 | 1,180,670 | (877,350) | 57% | 100% |
| Total Operating Exp | 12,250,437 | 10,141,064 | (2,109,373) | 83% | 100% |
| Total Operating Suplus (Deficit) before Transfer and Depreciation | 3,421,009 | 5,875,323 | 2,454,314 | 172% | 100% |
| Transfer In/(Out) | (3,421,009) | (2,000,000) | 1,421,009 | 58% | 100% |
| Depreciation | 6,814,218 | 5,472,245 | (1,341,973) | 80% | 100% |
| Total Operating Suplus (Deficit) | <u>\$ (6,814,218)</u> | <u>\$ (1,596,922)</u> | | | |

BAHA Building Operations

As of June 30, 2020

| | FY2019-20 Budget | Actual YTD | Budget Bal Over/(Under) | % of Budget | Year Expired |
|--|---------------------|----------------|----------------------------|-------------|-----------------|
| Revenue | | | | | |
| Lease income | \$ 9,645,222 | \$ 9,892,806 | \$ 247,584 | 103% | 100% |
| Expense reimbursements | 358,333 | 278,085 | (80,248) | 78% | 100% |
| Other income - Parking | 202,200 | 147,972 | (54,228) | 73% | 100% |
| Other income - Antenna | 3,819 | 3,847 | 28 | 101% | 100% |
| Other income | - | 31,888 | 31,888 | N/A | 100% |
| Interest Income | - | 196,542 | 196,542 | N/A | 100% |
| Total Revenue | 10,209,574 | 10,551,140 | 341,566 | 103% | 100% |
| In-House Op Exp | | | | | |
| Salaries and Benefits | 808,400 | 384,908 | (423,492) | 48% | 100% |
| Overhead | 392,500 | 196,876 | (195,624) | 50% | 100% |
| Contractual services | 252,520 | - | (252,520) | 0% | 100% |
| IT Licenses, Maintenance | 421,000 | 257,185 | (163,815) | 61% | 100% |
| Audit/Accounting/Other | 87,000 | 60,452 | (26,548) | 69% | 100% |
| Other Op Exp | 36,500 | 26,841 | (9,659) | 74% | 100% |
| Insurance | 17,000 | 17,814 | 814 | 105% | 100% |
| Art Related | 75,000 | 28,801 | (46,199) | 38% | 100% |
| Contribution to Ada's | 32,000 | - | (32,000) | 0% | 100% |
| Lease Commitment | 50,000 | 42,314 | (7,686) | 85% | 100% |
| Total In-House Op Exp | 2,171,920 | 1,015,191 | (1,156,729) | 47% | 100% |
| Property Management Op Exp (CW) | | | | | |
| Contractual services | 522,411 | 456,357 | (66,054) | 87% | 100% |
| Building Repair and Maint. | 1,103,946 | 885,071 | (218,875) | 80% | 100% |
| Security | 565,880 | 560,267 | (5,613) | 99% | 100% |
| Parking | 330,442 | 295,084 | (35,358) | 89% | 100% |
| Other Op Exp | 26,511 | 27,855 | 1,344 | 105% | 100% |
| Insurance | 166,529 | 182,473 | 15,944 | 110% | 100% |
| Utility - Ele | 356,852 | 362,090 | 5,238 | 101% | 100% |
| Utility - Gas | 36,182 | 29,182 | (7,000) | 81% | 100% |
| Utility - Water | 63,464 | 53,491 | (9,973) | 84% | 100% |
| Janitorial Service | 772,135 | 733,447 | (38,688) | 95% | 100% |
| Landscape | 52,293 | 18,745 | (33,548) | 36% | 100% |
| Possessory Tax | 620,000 | 684,905 | 64,905 | 110% | 100% |
| Total Property Management Op Exp | 4,616,645 | 4,288,967 | (327,678) | 93% | 100% |
| Total Operating Exp | 6,788,565 | 5,304,158 | (1,484,407) | 78% | 100% |
| Total Operating Suplus (Deficit) before Transfer and Depreciation | 3,421,009 | 5,246,982 | 1,825,973 | 153% | 100% |
| Transfer In/(Out) | (3,421,009) | (2,000,000) | 1,421,009 | 58% | 100% |
| Depreciation | 6,814,218 | 5,472,245 | (1,341,973) | 80% | 100% |
| Total Operating Suplus (Deficit) | \$ (6,814,218) | \$ (2,225,263) | | | |

375 Beale Inc. Operations

As of June 30, 2020

| | FY2019-20 Budget | Actual YTD | Budget Bal Over/(Under) | % of Budget | Year Expired |
|----------------------------------|---------------------|---------------|----------------------------|-------------|-----------------|
| Revenue | | | | | |
| Assessment Fee - Shared Services | \$ 2,006,600 | \$ 2,006,600 | \$ - | 100% | 100% |
| Assessment Fee - Common Area | 3,455,272 | 3,455,272 | - | 100% | 100% |
| Other income | - | 1,328 | (1,328) | #DIV/0! | |
| Interest Income | - | 2,047 | 2,047 | N/A | 100% |
| Total Revenue | 5,461,872 | 5,465,247 | 719 | 100% | 100% |
| In-House Op Exp | | | | | |
| Salaries and Benefits | 600,600 | 615,622 | 15,022 | 103% | 100% |
| Overhead | 319,000 | 348,811 | 29,811 | 109% | 100% |
| IT Licenses, Maintenance | 655,500 | 467,412 | (188,088) | 71% | 100% |
| Audit/Accounting/Other | 53,000 | 42,695 | (10,305) | 81% | 100% |
| Office Supplies | 150,000 | 82,454 | (67,546) | 55% | 100% |
| Coffee/Tea Service | 95,000 | 60,301 | (34,699) | 63% | 100% |
| Other Op Exp | 83,500 | 54,865 | (28,635) | 66% | 100% |
| Special Event Setups | 50,000 | 39,536 | (10,464) | 79% | 100% |
| Total In-House Op Exp | 2,006,600 | 1,711,696 | (294,904) | 85% | 100% |
| Property Management Op Exp (CW) | | | | | |
| Contractual services | 554,047 | 513,479 | (40,568) | 93% | 100% |
| Building Repair and Maint. | 821,653 | 658,747 | (162,906) | 80% | 100% |
| Security | 423,458 | 418,903 | (4,555) | 99% | 100% |
| Other Op Exp | 19,731 | 19,736 | 5 | 100% | 100% |
| Insurance | 128,331 | 135,813 | 7,482 | 106% | 100% |
| Utility - Ele | 569,438 | 584,950 | 15,512 | 103% | 100% |
| Utility - Gas | 26,930 | 21,720 | (5,210) | 81% | 100% |
| Utility - Water | 47,236 | 39,813 | (7,423) | 84% | 100% |
| Janitorial Service | 817,811 | 716,195 | (101,616) | 88% | 100% |
| Landscape | 46,637 | 15,854 | (30,783) | 34% | 100% |
| Total Property Management Op Exp | 3,455,272 | 3,125,210 | (330,062) | 90% | 100% |
| Total Operating Exp | 5,461,872 | 4,836,906 | (624,966) | 89% | 100% |
| Total Operating Suplus (Deficit) | \$ - | \$ 628,341 | | | |

Property Management Operations (CW)
As of June 30, 2020

| | FY2019-20 Budget | Actual YTD | Budget Bal Over/(Under) | % of Budget | Year Expired |
|--|---------------------|---------------------|----------------------------|-------------|-----------------|
| Op Exp - Split among 375 Beale Inc. and BAHA Building Operation | | | | | |
| Contractual services | 854,378 | 796,018 | (58,360) | 93% | 100% |
| Building Repair and Maint. | 1,925,599 | 1,543,818 | (381,781) | 80% | 100% |
| Security | 987,058 | 977,266 | (9,792) | 99% | 100% |
| Parking | 330,442 | 295,084 | (35,358) | 89% | 100% |
| Other Op Exp | 46,242 | 46,252 | 10 | 100% | 100% |
| Insurance | 290,474 | 318,286 | 27,812 | 110% | 100% |
| Utility - Ele | 622,453 | 631,589 | 9,136 | 101% | 100% |
| Utility - Gas | 63,112 | 50,902 | (12,210) | 81% | 100% |
| Utility - Water | 110,700 | 93,304 | (17,396) | 84% | 100% |
| Janitorial Service | 1,346,826 | 1,279,342 | (67,484) | 95% | 100% |
| Landscape | 91,214 | 32,697 | (58,517) | 36% | 100% |
| Total Op Exp | 6,668,498 | 6,064,558 | (603,940) | 91% | 100% |
| Op Exp - 375 Beale Inc. | | | | | |
| Contractual services | 189,484 | 173,818 | (15,666) | 92% | 100% |
| Security | 2,280 | 1,904 | (376) | 84% | 100% |
| Insurance | 4,386 | 1,339 | (3,047) | 31% | 100% |
| Utility - Ele | 303,837 | 315,451 | 11,614 | 104% | 100% |
| Janitorial Service | 243,120 | 170,300 | (72,820) | 70% | 100% |
| Landscape | 7,716 | 1,902 | (5,814) | 25% | 100% |
| Total Op Exp - 375 Beale Inc. | 750,823 | 664,714 | (86,109) | 89% | 100% |
| Op Exp - BAHA Building Operation | | | | | |
| Contractual services | 32,596 | 1,339 | (31,257) | 4% | 100% |
| Possessory Tax | 620,000 | 684,905 | 64,905 | 110% | 100% |
| Total Op Exp - BAHA Building Operation | 652,596 | 686,244 | 33,648 | 105% | 100% |
| Total Operating Exp | \$ 8,071,917 | \$ 7,415,516 | (656,401) | 92% | 100% |
| Depreciation - BAHA Building Operation | 1,514,218 | 1,657,590 | 143,372 | 109% | 100% |
| Total Expense | \$ 9,586,135 | \$ 9,073,106 | \$ (513,029) | 95% | 100% |

BAHA Building Development Fund
As of June 2020 - Life To Date

| | | Budget LTD | Actual LTD | Encumbrances | Total LTD | Budget Balance Over/(Under) | % of Budget |
|------------------------|---------------------------------------|-----------------------|-----------------------|---------------------|----------------------|--|--------------------|
| Revenue: | | | | | | | |
| R1 | Insurance Proceeds | \$ 1,817,087 | \$ 1,817,087 | \$ - | \$ 1,817,087 | \$ - | 100% |
| R2 | Transfer in from MTC | 801,160 | 801,160 | - | 801,160 | - | 100% |
| R3 | Transfer in from SAFE | 112,910 | 112,910 | - | 112,910 | - | 100% |
| R4 | Transfer in from BATA | 6,906,010 | 6,906,010 | - | 6,906,010 | - | 100% |
| R6 | Purchase from ABAG | 1,600,000 | 5,815,497 | - | 5,815,497 | 4,215,497 | 363% |
| R7 | Purchase from Air District | 34,000,000 | 34,141,265 | - | 34,141,265 | 141,265 | 100% |
| R8 | Reimbursement from PG&E | 54,601 | 54,601 | - | 54,601 | - | 100% |
| R9 | TFCA Grant | 151,000 | 17,128 | - | 17,128 | (133,872) | 11% |
| R10 | Grant Local Match from MTC | 119,000 | 119,000 | - | 119,000 | - | 100% |
| R11 | Grant Local Match from Air District | 150,000 | 150,000 | - | 150,000 | - | 100% |
| R12 | SPANs Savings | 33,000,000 | 33,000,000 | - | 33,000,000 | - | 100% |
| R13 | Capital Contribution (BATA) | 193,310,846 | 193,610,846 | - | 193,610,846 | 300,000 | 100% |
| R15 | Interest Revenue | - | 304,737 | - | 304,737 | 304,737 | -100% |
| R16 | Reimbursement for Capital Expenditure | - | 1,156,132 | - | 1,156,132 | 1,156,132 | -100% |
| R17 | Miscellaneous | - | 27,133 | - | 27,133 | 27,133 | -100% |
| R18 | Transfer in from BAHA Operation | 290,781 | 245,634 | - | 245,634 | (45,147) | -100% |
| Total Revenue | | 272,313,395 | 278,279,140 | - | 278,279,140 | 5,965,745 | |
| Expenses: | | | | | | | |
| | Purchase Building | \$ 93,000,000 | \$ 93,000,000 | \$ - | \$ 93,000,000 | \$ - | 100% |
| E1 | Building Development | 154,207,882 | 153,545,956 | - | 153,545,956 | (661,926) | 100% |
| E2 | Insurance | 573,017 | 573,017 | - | 573,017 | - | 100% |
| E3 | Development Contingency | 400,000 | - | - | - | (400,000) | 0% |
| E4 | Furniture, Fixtures, Equipment | 15,000,000 | 15,000,000 | - | 15,000,000 | - | 100% |
| E5 | 12V Feed | 307,606 | 307,606 | - | 307,606 | - | 100% |
| E6 | EV Station Project | 351,000 | 340,324 | - | 340,324 | (10,676) | 97% |
| E7 | Staff Costs | 8,404,890 | 8,262,311 | - | 8,262,311 | (142,579) | 98% |
| Total Expenses | | 272,244,395 | 271,029,214 | - | 271,029,214 | (1,215,181) | |
| Transfer to CDF | | | 6,034,745 | | | | |

BAHA Commercial Development Fund
As of June 2020 - Life To Date

| Program # | Budget | Tenant Improvements | Commissions | Total | LTD Expense | Enc Amt | Budget Bal Over/(Under) |
|-----------|-------------------------------------|------------------------|--------------|----------------------|----------------|------------|----------------------------|
| | Sales Proceeds | | | \$ 24,139,154 | | | |
| | Air District Contribution | | | 3,000,000 | | | |
| | BCDC | | | 2,518,283 | | | |
| | Cubic Reimbursement for TI | | | 100,000 | | | |
| | | | | <u>\$ 29,757,437</u> | | | |
| 9135 | T.I. Rutherford and Chekene | \$ 1,112,749 | \$ 123,181 | \$ 1,235,930 | \$ 1,235,930 | \$ - | \$ - |
| 9136 | Conduent | - | 110,975 | 110,975 | 110,975 | - | - |
| 9137 | T.I. Degenkolb | 1,834,670 | 452,740 | 2,287,410 | 2,287,410 | - | - |
| 9138 | T.I. Twilio | 8,341,957 | 1,836,460 | 10,178,417 | 10,178,398 | - | (19) |
| 9139 | Engineering/Architectural | 350,000 | - | 350,000 | 350,000 | - | - |
| 9140 | T.I. Ada's Café | 465,454 | - | 465,454 | 465,454 | - | - |
| 9141 | BCDC | 7,014,940 | - | 7,014,940 | 7,016,736 | - | 1,796 |
| 9142 | Cubic | 550,000 | 44,000 | 594,000 | 562,648 | - | (31,352) |
| 9144 | Retail Space | 5,000,000 | - | 5,000,000 | 4,249,388 | 309,957 | (440,655) |
| | Total Tenant Improvements | \$ 24,669,770 | \$ 2,567,356 | \$ 27,237,126 | \$ 26,456,939 | \$ 309,957 | \$ (470,230) |
| | Transfer Out - Building Improvement | | | \$ 2,100,000 | | | |
| | Total Budgeted CDF Expenses | | | \$ 29,337,126 | \$ 26,456,939 | \$ 309,957 | \$ (470,230) |
| | Net | | | \$ 420,311 | | | |

Completed Project

BAHA Building Improvement Fund
As of June 2020 - Life To Date

| Program # | Program Name | LTD FY2019-20 | LTD Expense | Enc Amt | Budget Bal Over/(Under) |
|------------------|--|--------------------------|------------------------|--------------------|------------------------------------|
| | Transfer In | \$3,325,000 | | | |
| | In-House Improvement Project | | | | |
| 9160 | IT Improvement Project | \$1,015,000 | \$340,685 | \$35,049 | -\$639,266 |
| 9161 | Agency Space Moditications | 300,000 | 8,220 | 69,167 | -\$222,613 |
| 9162 | Agency Infrastructure Improvements | 250,000 | 0 | 23,518 | -\$226,482 |
| 9163 | Level 1 Public Space Modifications | 400,000 | 0 | 300,000 | -\$100,000 |
| | Total In-House Project | <u>\$1,965,000</u> | <u>\$348,905</u> | <u>\$427,734</u> | <u>-\$1,188,361</u> |
| | CW Improvement Project | | | | |
| 9180 | AHUs1-4 Eyebrow Install | \$860,000 | \$64,425 | \$795,575 | \$0 |
| 9181 | Building Improvement | 500,000 | 325,908 | 125,000 | -\$49,092 |
| | Total CW Project | <u>\$1,360,000</u> | <u>\$390,333</u> | <u>\$920,575</u> | <u>-\$49,092</u> |
| | Total Building Improvement Budget | <u>\$3,325,000</u> | <u>\$739,238</u> | <u>\$1,348,309</u> | <u>-\$1,237,453</u> |