

Meeting Agenda

Bay Area Headquarters Authority

Authority Members:

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

Wednesday, January 27, 2021

9:40 AM

Board Room - 1st Floor (REMOTE)

The Bay Area Headquarters Authority is scheduled to meet on Wednesday, January 27, 2021 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/82036521433>

iPhone One-tap US: +16699006833,,82036521433# or +14086380968,,82036521433#

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

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

+1 253 215 8782 or +1 646 876 9923 or +1 301 715 8592 or

+1 312 626 6799 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 820 3652 1433

International numbers available: <https://bayareametro.zoom.us/j/kewL2Rte6V>

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 (3).

2. Consent Calendar

- 2a. [20-1648](#) Minutes of the November 20, 2020 meeting

Action: Authority Approval

Attachments: [2a - 20-1648 Nov 20 BAHA Draft Minutes.pdf](#)

3. Information

- 3a. [20-1705](#) Bay Area Headquarters Authority (BAHA) Financial Statements for Fiscal Year 20-21 First Quarter Ending September 30, 2020

Action: Information

Presenter: Raymond Woo

Attachments: [3a - 20-1705 1-BAHA FY 2020-21-1st Qtr Financials Summary.pdf](#)
[3a - 20-1705 2-Attachment A - BAHA FY 2020-21-1st Qtr Financials .pdf](#)

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, February 24, 2021 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 #: 20-1648 **Version:** 1 **Name:**
Type: Report **Status:** Authority Approval
File created: 11/2/2020 **In control:** Bay Area Headquarters Authority
On agenda: 1/27/2021 **Final action:**
Title: Minutes of the November 20, 2020 meeting
Sponsors:
Indexes:
Code sections:
Attachments: [2a - 20-1648 Nov 20 BAHA Draft Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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Subject:
Minutes of the November 20, 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

Friday, November 20, 2020

9:40 AM

Board Room - 1st Floor (REMOTE)

Call Remote Meeting to Order

1. Roll Call / Confirm Quorum

Present: 5 - Commissioner Bruins, Chair Haggerty, Vice Chair Pedroza, Commissioner Schaaf and Commissioner Worth

Absent: 1 - Commissioner Glover

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: 5 - Commissioner Bruins, Chair Haggerty, Vice Chair Pedroza, Commissioner Schaaf and Commissioner Worth

Absent: 1 - Commissioner Glover

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

Action: Authority Approval

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

Action: Information

Presenter: Raymond Woo

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).



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-1705 **Version:** 1 **Name:**

Type: Report **Status:** Informational

File created: 11/5/2020 **In control:** Bay Area Headquarters Authority

On agenda: 1/27/2021 **Final action:**

Title: Bay Area Headquarters Authority (BAHA) Financial Statements for Fiscal Year 20-21 First Quarter Ending September 30, 2020

Sponsors:

Indexes:

Code sections:

Attachments: [3a - 20-1705 1-BAHA FY 2020-21-1st Qtr Financials Summary.pdf](#)
[3a - 20-1705 2-Attachment A - BAHA FY 2020-21-1st Qtr Financials .pdf](#)

Date	Ver.	Action By	Action	Result
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Subject:

Bay Area Headquarters Authority (BAHA) Financial Statements for Fiscal Year 20-21 First Quarter
Ending September 30, 2020

Presenter:

Raymond Woo

Recommended Action:

Information

Bay Area Headquarters Authority (BAHA)

January 27, 2020

Agenda Item 3a - 20-1705

Bay Area Headquarters Authority (BAHA) Financial Statements for Fiscal Year 20-21 First Quarter Ending September 30, 2020

Background: Attached are the BAHA Operating and Capital Financial Statements for the Fiscal Year 2020-21 first quarter ending on September 30, 2020.

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 first quarter, BAHA had a net operating deficit of nearly \$200,000 with a cash-flow surplus of nearly \$1.2 million, before transfer out and depreciation. Overall revenue is approximately \$4.1 million or 25% of the approved budget with 25% of the operating year gone. So far, primary revenue of rents and assessments are exactly on the projected budget schedule despite the pandemic and economy.

BAHA Building Operations: BAHA Building Operations represent the commercial side of BAMC building operations. Overall building operations produced a cash-flow surplus of \$747,000, before transfer out and depreciation. The primary revenue source is lease payments and at \$2.5 million, lease payments are in line with the approved budget.

Total operating expense was nearly \$1.9 million or 27% of the approved budget. Possessory interest tax expense under property management costs have been recorded for the entire year rather than amortized by month. Otherwise expenses are generally inline or below the approved budget projection for the first quarter.

At present revenue and expense levels we can estimate BAHA will end the year with a positive cash-flow, before transfers and depreciation. However, it is still early in the operating year and we should have a better analysis as we get closer to midyear when FY 2020 year-end entries are complete and contract expenditures are more developed.

375 Beale Inc.: The board of directors of 375 Beale Inc., composed of representatives of the three condominium owners, oversees the condominium operations. As of September 30, 2020, the condominium operations show a surplus of \$409,000. Revenue is mainly assessments that are transferred on a quarterly basis to offset operating expenses. With

expenses trending slightly below budget we can currently project a year-end surplus for FY 2021. Any surplus revenue at the end of the fiscal year will be returned to the condominium owners based on the assessment allocation formula.

Property Manager: Cushman & Wakefield of California, Inc. (CW) is the property manager for the BAMC. CW is responsible for building operations including managing utility services, building security, janitorial service, and building maintenance.

Total expenses incurred by CW at the end of the first quarter were \$2.4 million or 27% of the approved budget. Except for the possessory interest tax recorded at the beginning of the year and utility costs which were impacted by the wildfires, all other expenses are at or below budget. CW expenses are split between BAHA Building Operations and 375 Beale Inc.


BAHA Building Development: The capital budget is 96% expended. The project budget has \$1.2 million remaining after expenditures and encumbrances. The work of building development is basically finished so this fund will be closed out at year end.

Commercial Development: Tenant improvements are 96% complete with three open projects remaining. The entire development project has \$1.2 million budget remaining which is largely reserved for the first floor Retail Space project.

Building Improvement: Total life-to-date budget for this capital fund is \$4.5 million. Total spent and encumbered was \$3.3 million as of the end of September, leaving \$1.3 million for future improvements.

Recommendation: None. This item provided as information only.

Attachments: Attachment A – BAHA First Quarter Financial Statements for period ending September 30, 2020


Therese W. McMillan

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

	FY2020-21 Budget	Actual YTD	Budget Bal Over/(Under)	% of Budget	Year Expired
Revenue:					
Assessment Fee - Shared Services	\$ 2,068,960	\$ 517,240	\$ (1,551,720)	25%	25%
Assessment Fee - Common Area	3,747,498	936,875	(2,810,623)	25%	25%
Lease income	10,162,288	2,516,270	(7,646,018)	25%	25%
Expense reimbursements	181,000	-	(181,000)	0%	25%
Other income - Parking	188,720	49,939	(138,781)	26%	25%
Other income - Antenna	3,935	955	(2,980)	24%	25%
Other income	-	1,660	1,660	N/A	25%
Interest Income	-	2,243	2,243	N/A	25%
Utility reimbursements	231,816	50,377	(181,439)	22%	25%
Total Operating Revenue	16,584,217	4,075,559	(12,327,219)	25%	25%
Expense:					
Staff Cost (In-House)					
Salaries and Benefits	1,275,660	184,202	(1,091,458)	14%	25%
Overhead	596,590	105,308	(491,282)	18%	25%
Total Staff Cost	1,872,250	289,510	(1,582,740)	15%	25%
Property Management Op Exp (CW)					
375 Beale Inc (SSO)	3,747,498	743,867	(3,003,631)	20%	25%
Building Op Exp	5,088,679	1,643,319	(3,445,360)	32%	25%
Total Property Management Op Exp	8,836,177	2,387,186	(6,448,991)	27%	25%
In-House Op Exp					
375 Beale Inc (SSO)	1,090,510	126,681	(963,829)	12%	25%
Building Op Exp	889,000	115,592	(773,408)	13%	25%
Total In-House Op Exp	1,979,510	242,273	(1,737,237)	12%	25%
Total Operating Exp	12,687,937	2,918,969	(9,768,968)	23%	25%
Total Operating Suplus (Deficit) before Transfer and Depreciation	3,896,280	1,156,590	(2,558,251)	30%	25%
Transfer In/(Out)	(3,896,283)	(1,000,000)	2,896,283	26%	25%
Depreciation	7,314,218	355,282	(6,958,936)	5%	25%
Total Operating Suplus (Deficit)	<u>\$ (7,314,221)</u>	<u>\$ (198,692)</u>			

BAHA Building Operations
As of September 30, 2020

	FY2020-21 Budget	Actual YTD	Budget Bal Over/(Under)	% of Budget	Year Expired
Revenue					
Lease income	\$ 10,162,283	\$ 2,516,270	\$ (7,646,013)	25%	25%
Expense reimbursements	412,816	50,377	(362,439)	12%	25%
Other income - Parking	188,720	49,939	(138,781)	26%	25%
Other income - Antenna	3,936	955	(2,981)	24%	25%
Other income	-	1,660	1,660	N/A	25%
Interest Income	-	2,209	2,209	N/A	25%
Total Revenue	10,767,755	2,621,410	(8,146,345)	24%	25%
In-House Op Exp					
Salaries and Benefits	636,150	73,244	(562,906)	12%	25%
Overhead	257,650	41,873	(215,777)	16%	25%
Contractual services	180,000	-	(180,000)	0%	25%
IT Licenses, Maintenance	461,000	101,469	(359,531)	22%	25%
Audit/Accounting/Other	75,000	14,123	(60,877)	19%	25%
Other Op Exp	58,000	-	(58,000)	0%	25%
Insurance	20,000	-	(20,000)	0%	25%
Art Related	75,000	-	(75,000)	0%	25%
Lease Commission	20,000	-	(20,000)	0%	25%
Total In-House Op Exp	1,782,800	230,709	(1,552,091)	13%	25%
Property Management Op Exp (CW)					
Contractual services	639,451	133,922	(505,529)	21%	25%
Building Repair and Maint.	1,095,701	200,657	(895,044)	18%	25%
Security	673,711	137,405	(536,306)	20%	25%
Parking	318,984	67,697	(251,287)	21%	25%
Other Op Exp	28,087	6,142	(21,945)	22%	25%
Insurance	256,657	45,659	(210,998)	18%	25%
Utility - Ele	340,807	113,868	(226,939)	33%	25%
Utility - Gas	36,007	5,038	(30,969)	14%	25%
Utility - Water	62,830	9,621	(53,209)	15%	25%
Janitorial Service	964,812	182,300	(782,512)	19%	25%
Landscape	52,828	3,246	(49,582)	6%	25%
Possessory Tax	618,804	737,764	118,960	119%	25%
Total Property Management Op Exp	5,088,679	1,643,319	(3,445,360)	32%	25%
Total Operating Exp	6,871,479	1,874,028	(4,997,451)	27%	25%
Total Operating Suplus (Deficit) before Transfer and Depreciation	3,896,276	747,382	(3,148,894)	19%	25%
Transfer In/(Out)	(3,896,283)	(1,000,000)	2,896,283	26%	25%
Depreciation	7,314,218	355,282	(6,958,936)	5%	25%
Total Operating Suplus (Deficit)	\$ (7,314,225)	\$ (607,900)			

375 Beale Inc. Operations

As of September 30, 2020

	FY2020-21 Budget	Actual YTD	Budget Bal Over/(Under)	% of Budget	Year Expired
Revenue					
Assessment Fee - Shared Services	\$ 2,068,960	\$ 517,240	\$ (1,551,720)	25%	25%
Assessment Fee - Common Area	3,747,498	936,875	(2,810,623)	25%	25%
Other income	-	-	-	0%	
Interest Income	-	34	34	N/A	25%
Total Revenue	5,816,458	1,454,149	(4,362,309)	25%	25%
In-House Op Exp					
Salaries and Benefits	639,510	110,958	(528,552)	17%	25%
Overhead	338,940	63,435	(275,505)	19%	25%
IT Licenses, Maintenance	707,510	91,144	(616,366)	13%	25%
Audit/Accounting/Other	63,000	11,724	(51,276)	19%	25%
Office Supplies	97,000	8,269	(88,731)	9%	25%
Coffee/Tea Service	110,000	-	(110,000)	0%	25%
Other Op Exp	88,000	15,216	(72,784)	17%	25%
Special Event Setups	25,000	328	(24,672)	1%	25%
Total In-House Op Exp	2,068,960	301,074	(1,767,886)	15%	25%
Property Management Op Exp (CW)					
Contractual services	473,603	100,141	(373,462)	21%	25%
Building Repair and Maint.	815,517	149,347	(666,170)	18%	25%
Security	509,584	102,269	(407,315)	20%	25%
Other Op Exp	20,904	4,571	(16,333)	22%	25%
Insurance	195,826	33,984	(161,842)	17%	25%
Utility - Ele	564,556	167,474	(397,082)	30%	25%
Utility - Gas	26,799	3,749	(23,050)	14%	25%
Utility - Water	46,763	7,161	(39,602)	15%	25%
Janitorial Service	1,046,687	170,853	(875,834)	16%	25%
Landscape	47,259	4,318	(42,941)	9%	25%
Total Property Management Op Exp	3,747,498	743,867	(3,003,631)	20%	25%
Total Operating Exp	5,816,458	1,044,941	(4,771,517)	18%	25%
Total Operating Suplus (Deficit)	\$ -	\$ 409,208			

Property Management Operations (CW)

As of September 30, 2020

	FY2020-21 Budget	Actual YTD	Budget Bal Over/(Under)	% of Budget	Year Expired
Op Exp - Split among 375 Beale Inc. and BAHA Building Operation					
Contractual services	1,050,788	233,598	(817,190)	22%	25%
Building Repair and Maint.	1,911,218	350,004	(1,561,214)	18%	25%
Security	1,175,145	239,674	(935,471)	20%	25%
Parking	318,984	67,697	(251,287)	21%	25%
Other Op Exp	48,991	10,713	(38,278)	22%	25%
Insurance	447,683	79,643	(368,040)	18%	25%
Utility - Ele	594,466	198,619	(395,847)	33%	25%
Utility - Gas	62,806	8,787	(54,019)	14%	25%
Utility - Water	109,593	16,782	(92,811)	15%	25%
Janitorial Service	1,682,909	317,983	(1,364,926)	19%	25%
Landscape	92,147	5,662	(86,485)	6%	25%
Total Op Exp	7,494,730	1,529,162	(5,965,568)	20%	25%
Op Exp - 375 Beale Inc.					
Contractual services	25,232	465	(24,767)	2%	25%
Security	8,150	-	(8,150)	0%	25%
Insurance	4,800	-	(4,800)	0%	25%
Utility - Ele	310,897	82,723	(228,174)	27%	25%
Janitorial Service	328,586	35,170	(293,416)	11%	25%
Landscape	7,940	1,902	(6,038)	24%	25%
Total Op Exp - 375 Beale Inc.	685,605	120,260	(565,345)	18%	25%
Op Exp - BAHA Building Operation					
Contractual services	37,034		(37,034)	0%	25%
Possessory Tax	618,804	737,764	118,960	119%	25%
Total Op Exp - BAHA Building Operation	655,838	737,764	81,926	112%	25%
Total Operating Exp	\$ 8,836,173	\$ 2,387,186	(6,448,987)	27%	25%
Depreciation - BAHA Building Operation	1,514,218	355,282	(1,158,936)	23%	25%
Total Expense	\$ 10,350,391	\$ 2,742,468	\$ (7,607,923)	26%	25%

BAHA Building Development Fund
As of September 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	82,000	17,128	-	17,128	(64,872)	21%
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		272,244,395	278,279,140	-	278,279,140	6,034,745	
Expenses:							
	Purchase Building	\$ 93,000,000	\$ 93,000,000	\$ -	\$ 93,000,000	\$ -	100%
E1	Building Development	154,207,882	153,548,564	-	153,548,564	(659,318)	100%
E2	Insurance	573,017	573,017	-	573,017	-	100%
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%
E8	Transfer Out	400,000	-	-	-	(400,000)	0%
Total Expenses		272,244,395	271,031,822	-	271,031,822	(1,212,573)	
Transfer to CDF			6,034,745				

**BAHA Commercial Development Fund
As of September 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	8,341,938	1,836,460	10,178,398	10,178,398	-	-
9139	Engineering/Architectural	350,000	-	350,000	350,000	-	-
9140	T.I. Ada's Café	465,454	-	465,454	465,454	-	-
9141	BCDC	7,016,736	-	7,016,736	7,016,736	-	-
9142	Cubic	518,648	44,000	562,648	562,648	-	-
9144	Retail Space	5,049,886	-	5,049,886	4,255,397	303,947	(490,542)
	Total Tenant Improvements	\$ 24,690,081	\$ 2,567,356	\$ 27,257,437	\$ 26,462,948	\$ 303,947	\$ (490,542)
	Transfer Out - Building Improvement			\$ 2,500,000	\$ 2,100,000		\$ (400,000)
	Total Budgeted CDF Expenses			\$ 29,757,437	\$ 28,562,948	\$ 303,947	\$ (890,542)
	Net			\$ -			

Completed Project

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

Program #	Program Name	LTD FY2020-21	LTD Expense	Enc Amt	Budget Bal Over/(Under)
	Transfer In	\$4,529,000			
	In-House Improvement Project				
9160	IT Improvement Project	\$984,000	\$360,377	\$229,058	-\$394,565
9161	Agency Space Moditications	350,000	9,314	128,092	-\$212,594
9162	Agency Infrastructure Improvements	320,000	0	300,000	-\$20,000
9163	Level 1 Public Space Modifications	900,000	0	300,000	-\$600,000
	Total In-House Project	<u>\$2,554,000</u>	<u>\$369,691</u>	<u>\$957,150</u>	<u>-\$1,227,159</u>
	CW Improvement Project				
9180	AHUs1-4 Eyebrow Install	\$860,000	\$71,756	\$795,575	\$7,331
9181	Building Improvement	1,115,000	317,847	740,000	-\$57,153
	Total CW Project	<u>\$1,975,000</u>	<u>\$389,603</u>	<u>\$1,535,575</u>	<u>-\$57,153</u>
	Total Building Improvement Budget	<u>\$4,529,000</u>	<u>\$759,294</u>	<u>\$2,492,725</u>	<u>-\$1,284,312</u>