METROPOLITAN TRANSPORTATION COMMISSION

Meeting Transcript

BAY AREA HEADQUARTERS AUTHORITY

WEDNESDAY, JANUARY 27, 2021, 9:40 AM

DIR. SCOTT HAGGERTY: THERE YOU HAVE IT. YOU'VE ALL BEEN DULY ADMONISHED. ALL RIGHT. KIMBERLY, LET'S ROLL INTO THE ROLL CALL VOTE. I'M SORRY. THE ROLL CALL.

KIMBERLY WARD: HAGGERTY?

DIR. SCOTT HAGGERTY: I'M HERE STILL.

ALFREDO PEDROZA: HERE.

KIMBERLY WARD: GLOVER? COMMISSIONER GLOVER IS HERE.

LIBBY SCHAAF: HERE.

KIMBERLY WARD: WORTH? SHE IS HERE. QUORUM IS PRESENT.

DIR. SCOTT HAGGERTY: THANK YOU VERY MUCH. A SMALL QUORUM. OKAY, WITH THAT, WE WILL MOVE TO THE CONSENT CALENDAR. DO I HAVE A MOTION ON CONSENT.

SPEAKER: MOVE APPROVAL.

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SPEAKER: I'LL SECOND.

DIR. SCOTT HAGGERTY: I BELIEVE THAT WAS GLOVER, SECONDED BY WORTH.

KIMBERLY WARD: THAT IS CORRECT. ANYONE ON THE PUBLIC WISH TO SPEAK?

KIMBERLY WARD: NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED AND I'VE RECEIVED NO WRITTEN PUBLIC COMMENT FOR THIS ITEM.

DIR. SCOTT HAGGERTY: ALL RIGHT. THEN LET'S DO THAT ROLL CALL.

KIMBERLY WARD: YOU GOT IT.

DIR. SCOTT HAGGERTY: YES.

ALFREDO PEDROZA: YES.

FEDERAL D. GLOVER: YES.

LIBBY SCHAAF: HERE. YES.

AMY WORTH: AYE.

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KIMBERLY WARD: THE MOTION PASSES UNANIMOUSLY.

DIR. SCOTT HAGGERTY: ALL RIGHT. MOVE TO ITEM 3A. WHICH IS BAY AREA HEADQUARTERS AUTHORITY FINANCIAL STATEMENTS FOR FISCAL YEAR 2021. FIRST QUARTER ENDING SEPTEMBER 30TH, 2020. RAYMOND WOO WILL PRESENT THIS ITEM. THIS ITEM WAS PRESENTED -- WILL BE PRESENTED FOR INFORMATION. AND THERE IS NO ACTION OF THE AUTHORITY.

BRIAN MAYHEW: MR. CHAIR, RAYMOND WOO IS ON ANOTHER ASSIGNMENT HE ASKED ME TO COVER THIS ITEM FOR HIM.

DIR. SCOTT HAGGERTY: HEAVY HITTER.

BRIAN MAYHEW: I'M A LITTLE SURPRISED HE'S LETTING ME DO IT FOR HIM. LET'S GO OVER THE FIRST QUARTER RESULTS FOR BAHA. THE IMPORTANT THING, WE HAVE A CASH FLOW SURPLUS AT THE END OF THE QUARTER OF ABOUT 1.2 MILLION. AFTER TRANSFERS AND DEPRECIATION, THOUGH, THAT'S A DEFICIT. AND SO THE DEFICIT OF 1.2 MILLION -- I MEAN NOT 1.2 MILLION BUT 200,000. BUT WE'RE RIGHT ABOUT WHERE WE WANT TO BE AS FAR AS THE ENTERPRISE IS CONCERNED. OVERALL REVENUE, 4.1 MILLION. RIGHT ON THE BUDGET. OVERALL EXPENSES, 2.9 MILLION. THEY ARE SLIGHTLY OVERSTATED BY ABOUT -- THERE IS A POSSESSORY TAX PAYMENT THAT WAS MADE AT

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THE BEGINNING OF THE YEAR THAT REALLY SHOULD BE AMORTIZED OVER ALL 12 MONTHS. SO THEY'RE SLIGHTLY OVERSTATED FOR THIS POINT OF THE YEAR. BUT IT WILL ADJUST ITSELF AS TIME GOES ON. BUT THE 2.9. SO THAT GIVES US A RELATIVELY GOOD SURPLUS GOING IN. ONLY REAL CONCERNS, WE HAD A BLIP IN THE ELECTRIC COSTS IN CUSHMAN'S OPERATING. THAT WAS IN DURING THE SUMMER FIRES WHICH REQUIRED A LOT MORE DRAIN, A LOT MORE AIR CONDITIONING, YOU TRIED TO CLEAN THE BUILDING UP. AND THERE WAS A LITTLE MORE -- WHAT WE'RE LOOKING AT RIGHT NOW IS ON A TRACK AGAINST LAST YEAR AND THEN A TRACK AGAINST WHERE WE THOUGHT WE SHOULD BE, WE ARE RUNNING ABOUT $300,000 BELOW BUDGET AFTER I ADJUST FOR THE POSSESSORY INCOME TAX. SO AT THIS STAGE, IT LOOKS PRETTY GOOD. WHAT I COULD SAY ABOUT THE CONDOMINIUM OPERATIONS IS IT LOOKS LIKE THAT'S RUNNING VERY WELL. THEY'RE RUNNING WELL BELOW BUDGET FOR THIS YEAR. SO IT LOOKS LIKE THERE WILL BE A SURPLUS FOR THE CONDOMINIUM OWNERS AT THE END OF THE YEAR. AS FAR AS CAPITAL IS CONCERNED, THE BUILDING DEVELOPMENT FUND IS ALMOST DONE. SO IS THE COMMERCIAL DEVELOPMENT FUND. IT'S JUST REALLY THE TENANT IMPROVEMENTS. AND THE BUILDING IMPROVEMENT FUND AS ABOUT 1.2 MILLION LEFT AND THAT'S MAINLY FOR THAT SPACE DOWNSTAIRS. AND AT THAT POINT, I'LL REMIND YOU THAT SEPTEMBER IS STILL A BID IN THE AIR. WE STILL GET SOME AUDIT ADJUSTMENTS THAT GET POSTED UP UNTIL ABOUT OCTOBER. SO OUR FIRST GLANCE WILL COME IN WITH THE NEXT REPORT. BUT AS I SEE

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THE EXPENSES NOW, WE LOOK LIKE WE'RE IN PRETTY DECENT SHAPE. AND WITH THAT, I'D BE HAPPY TO ANSWER QUESTIONS.

DIR. SCOTT HAGGERTY: OKAY. THANK YOU. I HAVE A FEW. AND I'LL SEE IF THERE'S ANYBODY ELSE THAT HAS A QUESTION. SO FAR NONE. SO I'LL JUST GO AHEAD. FIRST I'M GOING TO ASK THE USUAL QUESTION, BRIAN, AND I FORGET WHERE WE'RE AT. SO FORGIVE ME FROM LAST YEAR. HOW ARE WE DOING WITH THE PAYOFF OF THE LOAN? IS IT PAID OFF AT THIS POINT? OR WHERE ARE WE AT?

BRIAN MAYHEW: YOU MEAN THE BATA ADVANCES?

DIR. SCOTT HAGGERTY: NO. THE MONEY THAT CAME FROM R.M.2.

BRIAN MAYHEW: FOR BAHA?

DIR. SCOTT HAGGERTY: YEAH.

BRIAN MAYHEW: I THINK OF THE TOTAL, THERE WAS ABOUT 180 MILLION ADVANCED FROM BATA SOURCES. I DON'T REMEMBER ANY OF IT BEING RM2.

DIR. SCOTT HAGGERTY: MAYBE I WAS WRONG. BUT AS FAR AS BATA IS CONCERNED.

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BRIAN MAYHEW: WELL IF MEMORY SERVES, AND I'D HAVE TO PULL BACK SOME FILES, THE WHOLE BATA CONTRIBUTION WAS BASICALLY ABOUT $180 MILLION AFTER AIR DISTRICT PURCHASES, MTC PURCHASES AND ABAG. THAT NETTING DOWN TO ABOUT 150 MILLION. OVER THE LAST FEW YEARS, YOU HAVE AUTHORIZED THE REPAYMENT OF ABOUT $37 MILLION. SO IF I LOOK AT THE BOOKS NOW, I THINK OUR BALANCE WHAT HAS GOTTEN DOWN TO ABOUT $112 MILLION. IF YOU LOOK AT THE CASH FLOW, YOU'RE AT 1.2 MILLION. AS YOU REMEMBER, WE'RE GOING INTO THE BUDGET. WE WERE VERY -- WE'D LIKE TO GET THIS TO A REGULARLY SCHEDULED STRUCTURE. SO WHAT WE'RE TRYING TO DO THIS YEAR IS ESTABLISH THE BUILDING'S OPERATIONAL AND CAPITAL PROJECTS RESERVES, WHICH WE'RE SETTING UP AT ABOUT 2-1/2 MILLION DOLLAR. AND THE BALANCE OF EVERYTHING AFTER THAT WILL GO BACK TO BATA. I CANNOT ANTICIPATE WHAT THAT WILL BE THIS YEAR. BUDGETARILY, IT'S OVER A MILLION DOLLAR. IF YOU LOOK AT '19, WE SENT 3.9 MILLION WAS AUTHORIZED TO BE REPAID TO BATA. F.Y.20 IT WAS 2 MILLION. THIS YEAR IT WAS ONLY A MILLION BECAUSE WE'RE ESTABLISHING A RESERVE. SO WE'RE ABOUT I THINK -- LET ME SEE. ABOUT 25 PERCENT REPAID AFTER THE FIRST FIVE YEARS OF OPERATIONS. AND THAT'S JUST ABOUT RIGHT ON THE PRO FORMA.

DIR. SCOTT HAGGERTY: OKAY. AND I APPRECIATE THAT. TO YOU YOUNG PEOPLE THAT WILL BE MOVING FORWARD AND AS THE SUN SETS ON THIS WHOLE GUY HERE, I WOULD ASK THAT ALFREDO AND AMY

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CONTINUE TO MAKE SURE THAT THESE PAYMENTS ARE REPAID AND THAT BRIAN STAYS WITHIN THE PRO FORMA. I THINK YOU'RE DOING A GREAT JOB, BRIAN. YOU KNOW, I WOULD EVEN UNDERSTAND IN THIS COVID TIME WHY WE DIDN'T DO ANY PAYMENTS. BUT I THINK IT IS IMPORTANT THAT WE PAY IT BACK. AND I THINK YOU'RE DOING A GREAT JOB. SO I APPRECIATE THAT. WHEN WE TALK ABOUT THE POSSESSORY INCOME TAX, THAT'S A PAYMENT TO THE CITY AND COUNTY OF SAN FRANCISCO, WHICH, YOU KNOW, LUCKY THEM, RIGHT? BUT IS THERE A WAY TO NEGOTIATE THAT. LOOK, THAT MONEY IS SOMETHING WE CAN'T DO FOR TRANSIT OR SOMETHING ELSE. SO HAVE WE APPROACHED SAN FRANCISCO AND SAID, HEY, YOU KNOW, WE'RE A PUBLIC AGENCY, GIVE US A BREAK HERE.

BRIAN MAYHEW: INITIALLY YES, WE DID. I THINK -- AND I CAN'T REMEMBER BECAUSE IT WAS -- I DIDN'T GET PERSONALLY INVOLVED IN THOSE NEGOTIATIONS. IT WAS MAINLY THE PROPERTY MANAGERS AND A COUPLE OF OTHER PEOPLE. I THINK, OH, I CAN'T REMEMBER NOW. I WILL SAY THAT THE ANSWER CAME BACK PRETTY MUCH NO. BUT THE OTHER SIDE IS IT'S ALREADY BAKED INTO THE RENT THAT THE TENANT IS PAYING. SO WHILE THEY PAY THE TAX, THEY -- WE REIMBURSE THE TAX TO THEM, BUT IT'S ALREADY BAKED INTO THEIR RENT. SO THEY'RE AT THE -- THE NET PAYMENT INCLUDES WHAT THEIR TAXES ARE. IT'S CERTAINLY SOMETHING IF SOMEBODY WANTED TO APPROACH IT AGAIN, IT COULD BE LOOKED AT.

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DIR. SCOTT HAGGERTY: COULD I ASK YOU AND THERESE AND MAYBE KATHLEEN HAVE A DISCUSSION ABOUT THIS AND SEE IF IT'S WORTH VISITING AND TRYING TO APPROACH THE CITY AND COUNTY OF SAN FRANCISCO?

BRIAN MAYHEW: I'M HAPPY TO DO IT. BUT, REMEMBER, IT IS BAKED INTO THE RENT. SO IN THEORY WE REDUCE THE T.I.T., WE REDUCE THE RENT. IN THEORY.

DIR. SCOTT HAGGERTY: OKAY. IT'S NOT A BURNING ISSUE TO ME. BUT I WISH -- I GUESS I'D FEEL BETTER KNOWING WE TAKE A STAB AT IT. IT'S OKAY IF WE FAIL. I'M NOT SURE WHAT ALAMEDA COUNTY WOULD SAY, TO BE HONEST WITH YOU. AND THEN THE LAST QUESTION I HAVE, I THINK YOU SAID SOMETHING ABOUT ELECTRICITY BILLS OR SOMETHING. AND IT KIND OF JOGGED MY MEMORY. HAVE WE MADE ANY STRIDES TOWARDS PUTTING SOLAR ON THE TOP OF OUR BUILDING? IT SEEMS TO ME THAT WE SHOULD BE LEADING BY EXAMPLE.

BRIAN MAYHEW: I'M GOING TO HAVE TO DEFER TO SOMEBODY ELSE. I JUST PAY FOR THEM.

DIR. SCOTT HAGGERTY: DO WE HAVE SOLAR ON THE BUILDING?

ANDREW FREMIER: WE HAVE SMALL AMOUNTS OF SOLAR FOR SOME OF THE WATER SYSTEMS. BUT IF YOU RECALL, WE DID DO A LEED GOLD. SO IN

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TERMS OF DOING OUR BEST SHOT AT TRYING TO BE RESPONSIBLE, WE PUT A LOT INTO THE ORIGINAL DESIGN WORK. I DO THINK IT'S WORTH PERIODICALLY LOOKING AT WHAT MORE WE CAN DO ESPECIALLY AS THINGS MODERNIZE. I'M HAPPY TO TAKE THAT CHARGE.

DIR. SCOTT HAGGERTY: I KNOW THAT THERESE WOULD PROBABLY WANT TO BE THE ONE TO ASK YOU TO DO THAT, BUT I THINK IT'S IMPORTANT THAT THE PUBLIC AGENCIES LEAD BY EXAMPLE. AND ESPECIALLY WITH THE PRESSURE THAT'S GOING ON, THE C.C.A.S AND EVERYTHING THAT THEY'RE TRYING TO DO WITH GETTING SOLAR AND WIND AND EVERYTHING ELSE, I THINK IT'S PRUDENT THAT WE SHOW BUSINESS AND WE SHOW LANDLORDS THAT, YOU KNOW, WE'RE GOING TO PUT OUR MONEY WHERE OUR MOUTH IS, WE'RE NOT JUST GOING TO TELL YOU TO DO IT; WE'RE GOING TO DO IT, TOO. AND WE HAVE A COUPLE PUBLIC AGENCIES THAT ARE IN THIS BUILDING THAT, YOU KNOW, REALLY CARE ABOUT AIR QUALITY AND THE ENVIRONMENT, NOT TO SAY WE DON'T BECAUSE WE DO. WE DO A LOT OF THINGS THAT HELP THE ENVIRONMENT. BUT I WOULD LIKE TO SEE US PUT SOLAR ON THAT BUILDING THAT GAVE US A LOT OF POWER. ". AND SO HAVING SAID THAT, I DO HAVE ALFREDO AND AMY. I'LL GO WITH ALFREDO FIRST AND THEN AMY.

ALFREDO PEDROZA: THANK YOU. BRIAN, ANY CONCERNS ABOUT OUR TENANTS, THE STRENGTH AND HOW THEY'RE WEATHERING THE PANDEMIC?

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BRIAN MAYHEW: I'M SORRY. I COULDN'T HEAR THAT. SAY IT AGAIN.

ALFREDO PEDROZA: ANY QUESTIONS/CONCERNS ABOUT OUR TENANTS, THE STRENGTHS OF THEIR FINANCIALS AND HOW THEY'RE COPING WITH THE PANDEMIC?

BRIAN MAYHEW: THAT'S A VERY, VERY GOOD QUESTION. THE ANSWER IS YES AND NO. AT THE LEASES, I THINK WE WOULD KNOW IF THEY WERE LOOKING TO SUBLEASE. WE HAVEN'T HAD ANY NOTICE OF SUBLEASES. CERTAINLY TWILIO IS NOT MUCH OF A CONCERN SINCE THEY SEEM TO BE RUNNING RIGHT UP THERE WITH GOOGLE AS FAR AS PEOPLE THROWING MONEY AT THEM. THE SMALLER TENANTS? I THINK WE'LL HAVE TO SEE WHAT HAPPENS WHEN THEY COME BACK. NO ONE HAS ASKED FOR RELIEF UNDER COVID OR CARES. SO FOR THE MOMENT -- AND, AGAIN, THE RENTS ARE GUARANTEED, WE LOOK PRETTY GOOD RIGHT NOW. BUT, AGAIN, WE'RE TWO, THREE YEARS INTO THESE RENTS RIGHT NOW, AND WE'LL BE COMING UP ON RECYCLING AND RE-NEGOTIATIONS WITHIN 18 TO 20 MONTHS. SO THERE'S A GOOD CHANCE YOU MAY FIND -- BECAUSE I DON'T KNOW IF YOU SAW THE PAPERS THIS WEEKEND, BUT SAN FRANCISCO REAL ESTATE IS BACK WHERE IT WAS ABOUT '08. SO IT'S SUFFERING RIGHT NOW.

ALFREDO PEDROZA: THAT'S WHY I WAS ASKING.

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BRIAN MAYHEW: WE'RE CONCERNED. WE DO -- WHEN WE RUN THE MODELS, THOUGH, WE RUN THE MODELS VERY CONSISTENTLY GOING BACK TO SEE WHAT HAPPENS IF WE WERE AT THE ORIGINAL RENTS THAT WE HAD MODELED IN. AND THEN WE RUN THE CURRENT MARKET RATES. SO WE DON'T REALLY LIKE GETTING CAUGHT, YOU KNOW, UNAWARE OF WHAT COULD HAPPEN TO US. BUT OTHER THAN THAT, IT'S MAINLY JUST A WORE IT RIGHT NOW AND A PRECAUTION. WE'LL FIND OUT A LITTLE MORE IN ABOUT 18 MONTHS WHEN PEOPLE START RENEWING.

ALFREDO PEDROZA: ALL RIGHT. THANKS, BRIAN.

DIR. SCOTT HAGGERTY: AMY?

AMY WORTH: THANK YOU, MR. CHAIR. I JUST WANTED TO AFFIRM OUR CHAIR'S COMMENTS ABOUT THE REPAYMENT TO BATA. I THINK IT'S VERY IMPORTANT. YOU KNOW, WE ARE PUBLIC AGENCIES. WE RECEIVE REVENUE. AND PART OF THAT COMMITMENT, ESPECIALLY THE PUBLIC AGENCIES THAT ARE PART OF THE BATA, THE BAHA AGREEMENT, THAT WE CONTINUE THE REPAYMENT OF THOSE FUNDS. BECAUSE IN THE LONG RUN, I THINK IT'S IMPORTANT THAT THOSE BATA FUNDS BE AVAILABLE FOR THE BRIDGES. AND I THINK WE MADE A COMMITMENT WHEN WE MADE THIS PURCHASE. IT WAS A CHALLENGING PURCHASE AT THE TIME. AND I THINK IT'S INCUMBENT UPON US TO CONTINUE THOSE PAYMENTS SO THAT WE FULFILL THAT COMMITMENT AND KEEP THOSE BRIDGE FUNDS

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WHOLE. SO THANK YOU. I AGREE, SCOTT. WE'LL WORK TOGETHER IN THE NEXT FEW YEARS TO CONTINUE THAT. SO, THANKS.

DIR. SCOTT HAGGERTY: THANK YOU. I APPRECIATE THAT. SO I SEE NOBODY ELSE WISHING TO SPEAK. I DID NOT -- YOU KNOW, THERESE, I WISH THAT YOU AND ANDY WOULD HUDDLE UP AND LOOK INTO THE SOLAR ISSUE ON THE BUILDING.

THERESE W. McMILLIAN: WILL DO.

DIR. SCOTT HAGGERTY: I REALLY THINK IT'S IMPORTANT WE LEAD BY EXAMPLE. YEAH, THAT WOULD BE REALLY HELPFUL. OKAY? ALL RIGHT. SO THAT WAS AN INFORMATIONAL ITEM. IF NOBODY ELSE HAS ANYTHING, I'D LIKE TO MOVE ON. I SEE NO OTHER HANDS RAISED. SO I AM GOING TO MOVE TO PUBLIC COMMENT. I'M NOW ASK THE CLERK TO LIST THE ITEMS UNDER PUBLIC COMMENT UNDER THIS INFO AT BAY AREA -- INFO@BAYAREAINFO.GOV BY 5 P.M. YESTERDAY INTO THE RECORD. I WOULD ALSO ASK IF THERE ARE ANY MEMBERS OF THE PUBLIC PARTICIPATING WITH GENERAL COMMENTS NOT RELATED TO AN ITEM ON TODAY'S AGENDA PLEASE USE THE RAISED HAND FEATURE OR STAR 89 AND I WILL CALL UPON YOU. NO KIMBERLY WILL CALL UPON YOU TO SPEAK. ANYBODY, KIMBERLY?

KIMBERLY WARD: YES. I'VE RECEIVED NO PUBLIC COMMENTS AND I DO SEE MR. LEBRON HAS HIS HAND RAISED. PLEASE UNMUTE YOURSELF.

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SPEAKER: THANK YOU, MR. CHAIR, FOR YOUR COMMENT ABOUT SOLAR. I'VE NEVER BEEN ON TOP OF THE BUILDING, BUT I'M WONDERING IF IT WOULD BE ALSO POSSIBLE TO LOOK AT WIND. THANK YOU.

DIR. SCOTT HAGGERTY: ROWLAND, WE'LL ASK ANDY TO LOOK AT THAT, TOO. A LOT OF WIND AROUND THERE. SO NOT SO MUCH SUN.

ANDREW FREMIER: I'M LOOKING FOR WORK.

DIR. SCOTT HAGGERTY: YOU'RE LOOKING FORWARD TO IT?

ANDREW FREMIER: I'M LOOKING FORWARD TO MORE WORK.

DIR. SCOTT HAGGERTY: THERE YOU GO. THAT'S THE SPIRIT! SO WITH THAT, WE ARE ADJOURNED. THE NEXT MEETING OF THE BAY AREA HEADQUARTERS AUTHORITY IS SCHEDULED TO BE HELD ON WEDNESDAY THE 24TH. IT WILL BE REMOTELY AND BY WEBCAST AS APPROPRIATE. NO? THAT'S WHAT IT'S GOING TO BE. ANY CHANGES TO THE SCHEDULE WILL BE DULY NOTICED TO THE PUBLIC. SO WITH THAT, THIS COMMITTEE IS ADJOURNED, AND WE WILL MOVE ON TO OUR NEXT.

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