ASSOCIATION OF BAY AREA GOVERNMENTS

Meeting Transcript

ASSOCIATION OF BAY AREA GOVERNMENTS

ABAG EXECUTIVE BOARD

THRUSDAY, OCTOBER 21, 2021, 4:30 P.M.

JESSE ARREGUIN, CHAIR: GOOD EVENING I'M JESSE ARREQUIN CHAIR OF THE ABAG EXECUTIVE BOARD. I WOULD LIKE TO CALL TO ORDER THE MEETING OF THE ABAG EXECUTIVE BOARD AND ASK STAFF TO ROLL THE COVID-19 MEETING RECORDING. [RECORDED MEETING PROCEDURES ANNOUNCEMENT] PURSUANT TO AB 361, WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE BROWN ACT, MEETING IS WEBCAST ON THE ABAG WEBSITE. THE CHAIR WILL CALL UPON COMMISSIONERSSTAFF, AND OTHER SPEAKERS, BY NAME, AND ASK THAT THEY SPEAK CLEARLY AND STATE THEIR NAMES BEFORE GIVING COMMENTS OR REMARKS. PERSONS PARTICIPATING VIA WEBCAST AND ZOOM, WITH THEIR CAMERAS ENABLED, ARE REMINDED THAT THEIR ACTIVITIES ARE VISIBLE TO VIEWERS. COMMISSIONERS AND MEMBERS OF THE PUBLIC PARTICIPATION BY ZOOM, WISHING TO SPEAK, SHOULD USE THE RAISE HAND FEATURE OR DIAL STAR 9, AND THE CHAIR WILL CALL UPON THEM AT THE APPROPRIATE TIME. TELECONFERENCE ATTENDEES WILL BE CALLED UPON BY THE LAST FOUR DIGITS OF THEIR PHONE NUMBER. IT IS REQUESTED THAT PUBLIC SPEAKERS STATE THEIR NAMES AND ORGANIZATION, BUT, PROVIDING SUCH INFORMATION IS VOLUNTARY. WRITTEN PUBLIC COMMENTS RECEIVED AT INFOATBAYAREAMETRO.GOV BY 5 P.M., YESTERDAY, WILL BE POSTED TO THE ONLINE AGENDA AND ENTERED INTO THE RECORD, BUT WILL NOT BE READ OUT LOUD. IF AUTHORS OF

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THE WRITTEN CORRESPONDENCE WOULD LIKE TO SPEAK, THEY ARE FREE TO DO SO. THEY SHOULD RAISE THEIR HAND AND THE CHAIR WILL CALL UPON THEM AT THE APPROPRIATE TIME. A ROLL CALL VOTE WILL BE TAKEN FOR ALL ACTION ITEMS. PANELISTS AND ATTENDEES SHOULD NOTE THAT THE CHAT FEATURE IS NOT ACTIVE. IN ORDER TO GET THE FULL ZOOM EXPERIENCE, PLEASE MAKE SURE YOUR APPLICATION IS UP TO DATE.

JESSE ARREGUIN, CHAIR: THANK YOU. WILL THE ABAG CLERK OF THE BOARD CONDUCT ROLL CALL TO CONFIRM QUORUM?

CLERK, FRED CASTRO: YES. THIS IS FOR ROLL CALL. COUNCIL MEMBER ADAMS?

SUSAN ADAMS: HERE.

CLERK, FRED CASTRO: SUPERVISOR ANDERSEN?

CANDACE ANDERSON: HERE.

CLERK, FRED CASTRO: MAYOR ARREGUIN?

JESSE ARREGUIN, CHAIR: PRESENT.

CLERK, FRED CASTRO: COUNCIL MEMBER FORTUNATO BAS?

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NIKKI FORTUNATO BAS: PRESENT.

CLERK, FRED CASTRO: MAYOR BREED IS ABSENT. MAYOR BUTT?

TOM BUTT: HERE.

CLERK, FRED CASTRO: SUPERVISOR CANEPA? ABSENT. SUPERVISOR CHAVEZ?

CINDY CHAVEZ: HERE.

CLERK, FRED CASTRO: MAYOR EKLUND?

PAT ECKLUND: HERE.

CLERK, FRED CASTRO: COUNCIL MEMBER ESPARZA.

SPEAKER: HERE.

CLERK, FRED CASTRO: FIFE?

CARROLL FIFE: PRESENT.

CLERK, FRED CASTRO: FLIGOR?

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NEYSA FLIGOR: HERE.

CLERK, FRED CASTRO: GARCIA IS ABSENT. MAYOR GIBBONS?

LIZ GIBBONS: HERE.

CLERK, FRED CASTRO: VICE MAYOR HALE?

GISELLE HALE: HERE.

CLERK, FRED CASTRO: HILLIS?

RICHARD HILLIS: HERE.

CLERK, FRED CASTRO: MAYOR HUDSON? IS ABSENT. SUPERVISOR LEE?

OTTO LEE: PRESENT.

CLERK, FRED CASTRO: COUNCIL MEMBER MAHAN IS ABSENT. SUPERVISOR MANDELMAN? ABSENT. SUPERVISOR MAR? SUPERVISOR MAR? IS ABSENT. SUPERVISOR MILEY? SUPERVISOR MILEY? IS ABSENT. SUPERVISOR MITCHOFF?

KAREN MITCHOFF: HERE.

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CLERK, FRED CASTRO: SUPERVISOR MOULTON PETERS? SUPERVISOR MOULTON PETERS IS ABSENT. COUNCILMEMBER PERALEZ? IS ABSENT. SUPERVISOR RABBIT?

DAVID RABBIT: HERE.

CLERK, FRED CASTRO: SUPERVISOR RAMOS?

BELIA RAMOS: HERE.

CLERK, FRED CASTRO: MAYOR ROMERO?

CARLOS ROMERO: ON MY -- [INDISCERNIBLE]

CLERK, FRED CASTRO: THANK YOU, SIR. SUPERVISOR SPERING?

JAMES P. SPERING: PRESENT.

CLERK, FRED CASTRO: COUNCILMEMBER TAYLOR? IS ABSENT OF THE MAYOR WILSON? MAYOR WILSON IS ABSENT. QUORUM IS PRESENT

JESSE ARREGUIN, CHAIR: THANK YOU VERY MUCH. LET'S MOVE TO ITEM TWO, PUBLIC COMMENT. AN INFORMATION ITEM. IS THERE ANY MEMBER

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OF THE PUBLIC WHO WISHES TO GIVE PUBLIC COMMENT ON ITEMS NOT ON THIS EVENING'S AGENDA. ANY PUBLIC COMMENTS ON THIS ITEM?

CLERK, FRED CASTRO: THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

JESSE ARREGUIN, CHAIR: MS. GIBBONS WE'LL GET TO YOU IN A MOMENT. WE'LL MOVE TO ITEM THREE EXECUTIVE BOARD ANNOUNCEMENTS. DIRECTOR GIBBONS?

LIZ GIBBONS: I REALIZE THIS IS NOT AN ACTION ITEM. MANY CITIES ARE CHALLENGES TO MEET THEIR CYCLE SIX HOUSING ELEMENT WHEN THERE WAS REQUEST TO EXTEND COMPLETION OF THE HOUSING ELEMENT UPDATE EFFORTS AND FUNDING BECAME AVAILABLE FOR PROGRAMS AND RESOURCES TO HELP CITIES. THANK YOU. WHAT HAS CHANGED FROM THE PREVIOUS DISCUSSION IS THAT COVID-19, IN PARTICULARLY, THE DELTA VARIANT HAS CONTINUED THE ECONOMIC AND SOCIAL IMPACT WAY BEYOND ANY PREVIOUS PREDICTION. THE PANDEMIC IS HOPEFULLY WANING, BUT IS NOT YET DONE. MANY CITY -- MANY MAJOR BUSINESSES HAVE EXTENDED THE WORK-FROM-HOME OPTIONS UNTIL JANUARY -- [AUDIO DIFFICULTIES] [INDISCERNIBLE]

JESSE ARREGUIN, CHAIR: MAYOR GIBBONS, YOU ARE MUTED.

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LIZ GIBBONS: THANK YOU. MANY MAJOR BUSINESSES HAVE EXTENDED THE WORK-FROM-HOME OPTIONS UNTIL JANUARY 2022, EVEN JANUARY 2023. SOME CORPORATIONS HAVE MADE WORK-FROM-HOME A PERMANENT OPTION. MANY URBAN CORES AND OFFICE SPACE REMAIN ABANDONED SERVICES HAVE BEEN SHUTTERED BUSINESSES IN CITIES AND COUNTIES OUTSIDE THE BAY AREA ARE ADDRESSING WORK OUTSIDE OF BALANCE, NOTABLY MANY BUSINESSES ANNOUNCING MOVING TO ANOTHER REGION OR COUNTRY. NONE PREDICTED RELUCTANT TO RETURN TO PUBLIC TRANSIT MANY ROADWAYS HAVE BEEN CONVERTED TO COMPLETE STREETS LEVELS OF SERVICE WITHOUT TIME FOR DATA GATHERING WITH RESULTS OF MODE OF TRAVEL PATTERNS 2020 CENSUS DATA JUST NOW BECOMING AVAILABLE THESE STATISTICS ARE CRITICAL FOR UNDERSTANDING DEMOGRAPHICS AND COMMUNITY PLANNING. A DIRECT IMPACT OF THE WORK-FROM-HOME AND THE PANDEMIC IS THE REDUCTION OF THE WORKFORCE, PUBLIC AGENCIES LIKE PRIVATE BUSINESS COUNTERPARTS ARE EXPERIENCING SIGNIFICANT SHORTAGE OF QUALIFIED STAFF AND AVAILABLE CONSULTANTS PEOPLE ARE EVALUATING THE WORK-FROM-HOME TRADEOFF TOO. FOR EXAMPLE, A CITY OF 40,000 NOW 44,000 HAS HAD NO RESPONSES TO THE HOUSING ELEMENT RFP WITH RELATIONSHIPS, A TEAM OF TWO CONSULTANTS WAS COBBLED TOGETHER WITH STAFF SUPPORT MEANWHILE STAFF IN THE COMMUNITY DEVELOPMENT DEPARTMENT CUT DOWN TO THREE TO HANDLE THE ENTIRE WORKLOAD IN A RESPONSIBLE AND TIMELY MANNER. DON'T FORGET MANY CITIES AND ALL COUNTIES ARE GOING THROUGH REDISTRICTING. THERE IS ALSO THE CREDIBLE IMPACT OF REMOTE VERSUS IN PERSON MEETINGS IN

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PLANNING. FACTORS SUCH AS DISRUPTION OF MEETINGS AND DISSATISFACTION WITH GOVERNING ORGANIZATIONS IS IMPINGING ON THE COLLECTION OF VISION AND COOPERATION VIRTUAL MEETINGS WERE NOT PART OF THE ENGAGEMENT PROCESS A YEAR AGO NEVER MIND TWO YEARS AGO. THE STATUS QUO IS NOT STATIC FOR ONE MAJOR REASON. THE ADDITION OF 31 NEW PIECES OF HOUSING LEGISLATION. SOME ARE ALREADY IN EFFECT ALL GO INTO EFFECT IN JANUARY 1ST, 2022. CITIES MUST REVIEW AND PREPARE IMPLEMENTATION FOR COMPLIANCE. THESE ARE NOT JUST -- THESE 31 ARE JUST HOUSING RELATED LAWS THAT REQUIRE NEW OR REVISED ORDINANCES THAT HAVE 60 DAYTIME FRAMES. [INDISCERNIBLE] --

GORDON MAR: FOR THE IMPLEMENTATION OF SUPERVISOR --

JESSE ARREGUIN, CHAIR: I WOULD LIKE TO ASK MEMBERS OF THE EXECUTIVE BOARD IF YOU ARE NOT SPEAKING MUTE YOURSELF. THANK YOU.

LIZ GIBBONS: ALL THIS AND MORE WHILE PREPARING CYCLE SIX HOUSING ELEMENT SIMPLY STATED CITIES ARE OVERWHELMED THEREFORE I AM REQUESTING THAT ABAG COME TOGETHER TO SOLICIT COMMENTS FROM MEMBER CITIES WITH THE INTENT TO SUBMIT A FORMAL REQUEST TO THE GOVERNOR TO EXTEND THE SUBMISSION DATE OF CYCLE SIX HOUSING ELEMENT FROM JANUARY 2023 TO JANUARY 2024. THANK YOU.

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JESSE ARREGUIN, CHAIR: OKAY. THANK YOU VERY MUCH DIRECTOR GIBBONS. IT'S NOT -- IT'S NOT CALENDARED FOR TODAY BUT I KNOW YOU WANTED TO, SORT OF, PROPOSED THAT TO MEMBERS OF THE EXECUTIVE BOARD FOR CONSIDERATION AS, SORT OF, AN ADVOCACY POSITION. SO, THANK YOU. MAYOR EKLUND?

PAT ECKLUND: THANK YOU VERY MUCH, PRESIDENT ARREGUIN. IF WE WANT TO PUT THIS ON THE AGENDA FOR A FUTURE ABAG MEETING, HOW DO WE GO ABOUT DOING IT? THERE IS REALLY NO PROCEDURES THEY KNOW OF, ANYWAY, ON HOW INDIVIDUAL EXECUTIVE BOARD MEMBERS CAN PUT ITEMS LIKE THIS ON THE AGENDA. SO, YOU CAN HELP US? BECAUSE I THINK IT'S -- IT'S A GOOD ISSUE FOR US TO TAKE A LOOK AT, AND, AS A COUNCIL OF GOVERNMENTS, WE SHOULD BE ADVOCATES FOR CITIES AND COUNTIES, AND IT'S REALLY PUTTING A BIG CRUNCH ON CITY STAFF TO BE ABLE TO DO SOMETHING IN A YEAR, ESPECIALLY GIVEN EVERYTHING IS MOVING. YOU KNOW? SO, HOW DO WE -- CAN WE PUT THIS ON A FUTURE AGENDA?

JESSE ARREGUIN, CHAIR: MRS. CANE MR. CASTRO YOU CAN ADDRESS HOW --

CLERK, FRED CASTRO: IS THAT TO ME.

JESSE ARREGUIN, CHAIR: YES. MEMBER EKLUND IS ASKING HOW TO REQUEST AN AGENDA ITEM CONSIDER REQUEST TO PROVE THE AGENDA --

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CLERK, FRED CASTRO: THAT'S CORRECT. THAT'S ONE WAY. THAT CAN HAPPEN. YES.

PAT ECKLUND: GREAT. PRESIDENT ARREGUIN, YOU CAN WORK WITH FRED TO PUT THIS ON A FUTURE AGENDA?

JESSE ARREGUIN, CHAIR: I WOULD LIKE TO TALK TO STAFF FIRST, INCLUDING MS. LONG, SORT OF, OUR LEGISLATIVE ADVOCATE, AROUND THE PATH TO, SORT OF, CONSIDER THIS REQUEST. SO, I WILL -- I HAVE HEARD THE REQUEST. I WILL TAKE IT INTO CONSIDERATION. I WOULD LIKE TO CONSULT STAFF TO GET THEIR INPUT, AND WE'LL FOLLOW UP WITH YOU AND MAYOR GIBBONS APPROPRIATELY.

PAT ECKLUND: SOUNDS GOOD. THANK YOU VERY MUCH.

LIZ GIBBONS: THANK YOU.

JESSE ARREGUIN, CHAIR: VICE MAYOR HALE?

GISELLE HALE: I WANT TO OFFER ALTERNATIVE OPINION MY PROBLEM IS THAT IT COULD CREATE [INDISCERNIBLE] TO CITIES ALREADY WORKING TO MEET THESE DEADLINES I WOULD PERSONALLY NOT BE IN FAVOR OF ADDING THIS TO THE AGENDA WE HAVE HAD NUMEROUS AND LENGTHY DISCUSSIONS OVER THE MANY YEARS AND WOULD RATHER HAVE

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THAT CERTAINTY FOR OUR STAFFS I DON'T KNOW HOW OTHERS FEEL, BUT PRESIDENT ARREGUIN, I JUST WANTED YOU TO HAVE ANOTHER POINT OF VIEW. THANK YOU.

JESSE ARREGUIN, CHAIR: I APPRECIATE THAT.

GISELLE HALE: I ALSO APPRECIATE THE REQUEST AND CONCERN BUT I WANTED TO OFFER A DIFFERENT OPINION. THANK YOU.

JESSE ARREGUIN, CHAIR: I APPRECIATE THAT. AND I WILL TAKE THE REQUEST INTO CONSIDERATION. I WOULD LIKE TO CONSULT STAFF. I DO AGREE WITH YOU THAT THIS HAS BEEN DISCUSSED HCD SAID THEY'RE NOT EXTENDING THE TIMELINE. I DON'T THINK WE WANT LOCAL GOVERNMENTS TO WAIT TO DO THE WORK TO UPDATE THEIR HOUSING ELEMENTS THINKING THAT HCD IS GOING TO EXTEND THIS. BECAUSE THAT WOULD PUT THEM AT SERIOUS DISADVANTAGE IF THEY'RE NOT GOING TO EXTEND IT. I WILL PUT THIS TO STAFF AND FOLLOW UP WITH THE BOARD MEMBERS WHO REQUESTED THAT THIS ITEM BE CONSIDERED. THANK YOU. ARE THERE ANY OTHER EXECUTIVE BOARD ANNOUNCEMENTS? IF SO PLEASE RAISE YOUR HAND. PUBLIC COMMENT ON THIS ITEM?

CLERK, FRED CASTRO: THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

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JESSE ARREGUIN, CHAIR: OKAY. THANK YOU. SO THAT COMPLETES ITEM THREE EXECUTIVE BOARD ANNOUNCEMENTS. ITEM FOUR, THE PRESIDENT'S REPORT. I WOULD LIKE TO THANK MY COLLEAGUES FOR MAKING THEMSELVES AVAILABLE TO ATTEND THIS SPECIAL MEETING AND I WOULD LIKE TO REMIND THAT YOU WE HAVE A JOINT MEETING WITH THE METROPOLITAN TRANSPORTATION COMMISSION AFTERWARDS AND THERE IS A SEPARATE ZOOM LINK FOR THAT MEETING, WHICH I BELIEVE WAS RESENT TO YOU ALL, SO IT SHOULD BE AT THE TOP OF YOUR INBOX. AS IMPORTANT AS THE FINAL PLANNED BAY AREA IS FOR OUR REGION, WHICH SETS A FOCUS FOR THE DISCUSSION WE'LL HAVE WITH MTC, WE ALSO HAVE AN ONGOING RESPONSIBILITY TO ENSURE ABAG'S LONG-TERM FINANCIAL STABILITY. AND WE ARE FACING, YOU KNOW, AN ONGOING STRUCTURAL DEFICIT WHICH WE NEED TO ADDRESS. AT THIS MEETING WE'LL HEAR A REPORT FROM THE FINANCE COMMITTEE ON A PATH FORWARD REGARDING REFINANCING OUR PERS PENSION OBLIGATIONS, AND ALSO THE LAST ITEM, WE WILL TAKE THE APPROPRIATION TO CONTINUE TO HOLD OUR MEETINGS VIRTUALLY UNDER THE AUTHORITY GRANTED UNDER ASSEMBLY BILL 361. THAT CONCLUDES MY REPORT. ARE THERE ANY QUESTIONS? SEEING NO QUESTIONS. MR. CASTRO, ANY PUBLIC COMMENT?

CLERK, FRED CASTRO: THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

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JESSE ARREGUIN, CHAIR: OKAY. THANK YOU VERY MUCH. SO COLLEAGUES LET'S MOVE TO THE NEXT ORDER OF BUSINESS, ITEM FIFE THE EXECUTIVE DIRECTOR'S REPORT. THERESE MCMILLAN, OUR EXECUTIVE DIRECTOR.

THERESE MCMILLAN: I DON'T HAVE A SPECIAL REPORT FOR THIS MEETING.

JESSE ARREGUIN, CHAIR: A REPORT WAS PRESENTED AND SENT TO ALL OF THE EXECUTIVE BOARD MEMBERS. IT WAS POSTED ON MTC LEGISTAR.

THERESE MCMILLAN: RIGHT AND I BELIEVE, I PERHAPS WAS GOING TO COMMENT ON THAT AT THE SPECIAL MEETING. BUT YOU KNOW WHAT? WE HAVE A LOT AHEAD OF US SO IF MY REPORT HAS BEEN POSTED FOR EVERYONE LET'S JUST CALL IT GOOD AND PROCEED AHEAD WITH WHAT THE BUSINESS OF THE EVENINGS. THANK YOU.

JESSE ARREGUIN, CHAIR: THANK YOU. COLLEAGUES, ANY QUESTIONS FOR THE EXECUTIVE DIRECTOR? IF NOT I'LL ASK FOR PUBLIC COMMENT.

CLERK, FRED CASTRO: THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

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JESSE ARREGUIN, CHAIR: OKAY. THANK YOU. LET'S MOVE TO ITEM SIX, THE EXECUTIVE BOARD CONSENT CALENDAR. ONE ITEM APPROVAL OF THE MINUTES OF OUR SEPTEMBER 16TH, 2021 MEETING. I'LL ENTERTAIN A MOTION.

CINDY CHAVEZ: SO MOVED, CHAVEZ.

JESSE ARREGUIN, CHAIR: SO MOVED SUPERVISOR CHAVEZ.

SPEAKER: SECOND.

JESSE ARREGUIN, CHAIR: THANK YOU. COLLEAGUES ANY DISCUSSION ON THE MOTION? SEEING NO RAISED HANDS I'LL ASK FOR PUBLIC COMMENT.

CLERK, FRED CASTRO: THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM. AND COULD I GET CONFIRMATION OF THE SECOND, PLEASE?

JESSE ARREGUIN, CHAIR: SUPERVISOR HAUBERT.

CLERK, FRED CASTRO:

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DAVID HAUBERT: QUESTION, SUPERVISOR HAUBERT ARE YOU HERE FOR --

DAVID HAUBERT: CARSON, YES.

JESSE ARREGUIN, CHAIR: HE'S THE ALTERNATE FOR ALAMEDA COUNTY.

CLERK, FRED CASTRO: SUPERVISOR CARSON IS HERE AS AN ALTERNATE FOR ALAMEDA COUNTY. THANK YOU.

JESSE ARREGUIN, CHAIR: SO UNLESS THERE IS ANY FURTHER QUESTIONS OR COMMENTS ON THE MOTION I'LL ASK THE CLERK TO PLEASE CALL THE ROLL.

CLERK, FRED CASTRO: MOTION ON CONSENT. [ROLL CALL VOTE] MOTION PASSES UNANIMOUSLY.

JESSE ARREGUIN, CHAIR: THANK YOU VERY MUCH. WE'LL NOW PROCEED TO ITEM SEVEN, THE REPORT FROM THE ABAG FINANCE COMMITTEE. I WOULD LIKE TO RECOGNIZE SUPERVISOR MITCHOFF.

KAREN MITCHOFF: THANK YOU. THE ABAG FINANCE COMMITTEE MET JUST PRIOR TO THIS MEETING AND APPROVED GIVING DIRECTION TO STAFF TO BEGIN THE PROCESS FOR LOOKING INTO THE REFINANCING THE ABAG PENSION THROUGH A PENSION OBLIGATION BOND. THIS WILL COME BACK

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TO THE FINANCE COMMITTEE AND ULTIMATELY TO THE EXECUTIVE BOARD AT A FUTURE MEETING ONCE ALL OF THOSE DETAILS ARE KNOWN. AND THE OPPORTUNITY, THEN, TO GO OVER THE PROS AND CONS. WHAT I WILL SAY IS WE WERE PRESENTED WITH THE FACT THAT THIS WOULD -- THE REASON THIS IS DIFFERENT THAN, I THINK ALL OF US WOULD PROBABLY AGREE, WE WOULD NOT RECOMMEND THIS TO OUR OWN JURISDICTIONS, IS THAT THERE IS A FINITE OBLIGATION. IT IS ONGOING, AND WE WILL SAVE OVER THE COURSE OF THIS, APPROXIMATELY $1.6 MILLION. THAT MONEY CAN BE PUT INTO A SPECIAL RESERVE ACCOUNT FOR US, SHOULD OTHER EXPENSES GO UP, INCLUDING, AND I KNOW MAYOR GIBBONS MADE A PUBLIC COMMENT ON THE FINANCE COMMITTEE MEETING, SHOULD THE PERS REDUCE THEIR DISCOUNT RATE, BUT AT THIS POINT WE WOULD HAVE A STEADY INTEREST RATE, AND IT WOULD NOT FLUCTUATE ACCORDING TO THE STOCK MARKET. WITH THAT, THAT IS MY REPORT. IT DOES SAY APPROVAL. SO, WE ARE RECOMMENDING THAT YOU AUTHORIZE STAFF TO MOVE FORWARD ON THIS PENSION OBLIGATION BOND, UNDERSTANDING THAT IT WILL COME BACK TO US FOR A FINAL VOTE. AND I WOULD MOVIE THAT, MR. ARREGUIN.

JESSE ARREGUIN, CHAIR: THANK YOU. MOTION, AND SECOND?

CLERK, FRED CASTRO: WHO WAS THE SECOND?

JESSE ARREGUIN, CHAIR: MAYOR GIBBONS.

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CLERK, FRED CASTRO: THANK YOU.

JESSE ARREGUIN, CHAIR: I WOULD LIKE TO SPEAK ON THIS, ONCE AGAIN AS I SAID IN THE FINANCE COMMITTEE, I WOULDN'T RECOMMEND TO MY CITY THAT WE USE PENSION OBLIGATION BONDS TO ADDRESS OUR PERS OBLIGATIONS. I THINK WHAT'S DIFFERENT ABOUT ABAG IS THAT WE ARE IN RUN-DOWN MODE. SO OUR PENSION OBLIGATIONS ARE FIXED. SO WE HAVE TWO CHOICES, ONE, WE CAN RAISE DUES AND USE THE REVENUE FROM THOSE INCREASED DUES TO PAY OUR ONGOING PENSION OBLIGATION, OR WE CAN EXPLORE THIS APPROACH TO REFINANCE THE DEBT AT A FIXED INTEREST RATE, AND GENERATE SAVINGS THAT COULD BE USED EITHER TO ADDRESS OUR STRUCTURAL DEFICIT AND CREATE AN ADEQUATE RESERVE OR ALTERNATIVELY TO HAVE A RESERVE TO ADDRESS ANY RATE FLUCTUATIONS THAT IS A POTENTIAL OVER THE COURSE OF THE 15 YEAR PERIOD. SO I REALLY WANT TO THANK MR. MAYHEW FOR COMING UP WITH, I THINK, A NUMBER OF THOUGHTFUL AND CREATIVE SOLUTIONS TO HELP ABAG ADDRESS OUR STRUCTURAL DEFICIT. I AM VERY CONCERNED ABOUT THE FACT THAT WE DO NOT HAVE AN ADEQUATE RESERVE AS AN AGENCY AND THAT PUTS US IN A VERY PRECARIOUS SITUATION, WHETHER IT'S LITIGATION RISK, WHETHER IT'S, YOU KNOW, THE NEED TO HIRE ADDITIONAL STAFF, OR UNFORESEEN FINANCIAL COMMITMENTS. SO, I AM COMMITTED TO WORKING WITH THE FINANCE COMMITTEE AND THE ENTIRE EXECUTIVE BOARD TO CLOSE THIS STRUCTURAL DEFICIT TO PUT OUR AGENCY IN A SOLID FINANCIAL

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FOOTING. AND, YOU KNOW, WHAT IS BEING REQUESTED TODAY IS TO GIVE THE AUTHORIZATION TO BEGIN THE WORK. THERE ARE FOLLOW-UP ACTIONS THAT THE EXECUTIVE BOARD AND ACFA ADVANCING CALIFORNIA FINANCING AUTHORITY WILL NEED TO TAKE TO IMPLEMENT THIS DEBT ISSUANCE. SO THIS IS NOT THE LAST TIME WE'RE GOING SEE THIS. BUT IF WE WOULD LIKE TO HAVE STAFF AND CONSULTANTS BEGIN TO EXPLORE THIS, WE DO NEED TO GIVE AUTHORIZATION THIS EVENING. AND I WILL BE SUPPORTING THE RECOMMENDATION. COUNCILMEMBER TAYLOR?

>>LOREN TAYLOR: THANK YOU FOR THAT. I APPRECIATE YOUR REMARKS, PRESIDENT ARREGUIN. I WAS SOMEWHAT CONCERNED ABOUT THE -- ABOUT THIS MECHANISM, AND DO HEAR AND UNDERSTAND THAT WE'RE SOMEWHAT DIFFERENT OR UNIQUE WITH ABAG THAN WE ARE WITH OUR OWN JURISDICTIONS. I DID HAVE A FEW QUESTIONS, JUST, THEY MAY HAVE ALREADY BEEN ADDRESSED IN THE FINANCE COMMITTEE MEETING. BUT THE 3.5% CAP THAT'S THERE, I WANTED TO JUST CONFIRM, IS THAT INCLUDING THE ISSUANCE AND LEGAL COSTS? IS THAT SEPARATE? DO WE, SORT OF, HAVE WITH WHAT THE -- I GUESS, WHAT THE FULL COSTS ARE, RELATIVE TO THE CAP? ALSO, I WAS CURIOUS, I KNOW ONE OF THE CHALLENGES WITH, WHEN WE, SORT OF, TAKE ADVANTAGE OF A MECHANISM LIKE THIS, IS IT'S -- YOU'RE ISSUING THE BONDS AT ONE POINT IN TIME, YOU'RE NOT NECESSARILY ABLE TO -- OR YOU DON'T USUALLY TAKE ADVANTAGE OF THERE COST AVERAGING RELATIVE TO KIND OF WHEN YOU ENTER THE MARKET AND I

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WAS CURIOUS HOW WE ARE APPROACHING THAT, IF THERE IS THE OPPORTUNITY TO, AS OPPOSED TO PURCHASING AT A SPIKE, OR AT A LOW, AVERAGE THAT OUT OVER TIME IN TERMS OF WHEN WE GET INTO THE MARKET, RELATIVE TO THIS VEHICLE? SO, I WASN'T SURE WHAT CONVERSATION THERE WAS, AND HOW THAT IS BEING CONSIDERED. AND THEN, THE OTHER QUESTION I HAD IS RELATED TO, JUST THE INFLATION RATE TO BEING HIGHER. I WANT SURE HOW THAT FACTORED INTO THIS CALCULUS AND I WONDERED IF SOMEONE COULD MAKE A COMMENT RELATIVE TO INFLATION RATES WHERE IT MADE IN SENSE OR LESS AS WE MOVE FORWARD. THOSE ARE MY QUESTIONS. AND THEN THE TIMING PIECE, I THINK YOU HAVE ALSO --

JESSE ARREGUIN, CHAIR: I'M GOING TO RECOGNIZE SUPERVISOR MITCHOFF FIRST, AND THEN MR. MAYHEW CAN PROVIDE TECHNICAL SUPPORT.

KAREN MITCHOFF: I'LL LET MR. MAYHEW GO AHEAD. THAT'S FINE. BRYAN IS LOSING HIS VOICE. LET ME ANSWER YOUR QUESTIONS. WE'RE GOING TO GET THE -- ALL THE INFORMATION, THAT'S WHY IT'S COMING BACK TO THE FINANCE COMMITTEE, AND ULTIMATELY TO THE BOARD. MY UNDERSTANDING AROUND THE INFLATION RATE, THAT'S WHY THAT 3.5% WE'RE CURRENTLY PAYING MUCH MORE THAN THAT, AND THAT IT WILL BE CAPPED, AND THAT'S WHY WE'RE GIVING STAFF THE OPPORTUNITY TO START MOVING FORWARD. THEY HAVE ALREADY STARTED SHOULD PRELIMINARY WORK, AND THE COMMITTEE FELT REASSURED THEY

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HAVE ENTERED THE MARKET AT THE RIGHT TIME, AND YOU WILL BE ABLE TO LOOK AT ALL THE -- BRIAN CALLED THEM CERTAIN KIND OF SHEETS, AND THE SHEETS WILL BE COMING BACK AND YOU WILL HAVE ALL THAT INFORMATION BEFORE YOU AUTHORIZE THE STAFF TO SECURE, I GUESS IS THE RIGHT WORD -- OR PURCHASE THE BONDS.

BRIAN MAYHEW: LET ME TRY A COUPLE OF THINGS. AND THANK YOU. BETTER THAN I COULD HAVE DONE T THE INTEREST RATE CAP IS JUST THAT, A CAP. INFLATION IS OUR ENEMY RIGHT NOW, IN THE -- IN THE NEED TO GET SOMETHING DONE AS INTEREST RATES GO UP, OF COURSE, [INDISCERNIBLE] INTEREST RATE TO GO UP. RIGHT AT THE MOMENT INFLATION WOULD BE OUR ENEMY. BUT THE 10-YEAR TREASURY IS AT ABOUT TEN -- 1.5, 1.6%, I THINK, RIGHT NOW. SO ANY NORMAL SPREAD IN THE MARKET, TO THAT, IS SIMPLY GOING TO BE A SPREAD TO THAT. SO, THAT'S HOW WE CAN PUT THE ESTIMATE OF WHAT THE INTEREST RATE WOULD BE, AND THAT WOULD BE CAPPED FOR THE LIFE OF THE TRANSACTION. THAT WOULD BE OUR PROPOSAL, ANYWAY.

JESSE ARREGUIN, CHAIR: COUNCILMEMBER TAYLOR, ANY OTHER COMMENTS OR QUESTIONS?

LOREN TAYLOR: I'M COMPLETE. THANK YOU.

JESSE ARREGUIN, CHAIR: SUPERVISOR LEE?

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OTTO LEE: THANK YOU, PRESIDENT ARREGUIN. MONEY IS CHEAP RIGHT NOW, AND THERE IS NO QUESTION ANYBODY WOULD IMAGINE THAT INFLATION IS NOT GOING UP. FOR THOSE OF US WHO GO SHOPPING IN SUPERMARKET AND EVERYWHERE ELSE EVERYTHING IS GOING UP, TRANSPORTATION WE'RE DEALING W THINGS ARE DEFINITELY GETTING MORE EXPENSIVE MONEY IS ESPECIALLY CHEAP RIGHT NOW THIS IS THE TIME TO REFINANCE, TO USE THAT ANALOGY, THIS IS THE RIGHT THING TO DO SO I STRONGLY URGE MY COLLEAGUE TO PROCEED. THANK YOU.

JESSE ARREGUIN, CHAIR: THANK YOU. MAYOR GIBBONS?

LIZ GIBBONS: I WAS ABLE TO SECOND THE MOTION BECAUSE I HAD ATTENDED A CAL CITY SEMINAR ON OCTOBER 14TH. I'M SURE IT'S VIDEOED, AND IT HAD TO DO WITH A CALPERS UPDATE. IT WAS A ONE HOUR, I STRONGLY RECOMMEND IF ANYONE NEEDED TO LEARN WHAT I NEEDED TO LEARN ABOUT CALPERS AND IT'S FUTURE I FOUND IT FOR INFORMATIVE IT WAS A DETAILED BOND DISCUSSION OF HOW TO PAY OFF IF YOU NEED TO, THE DISCUSSION ABOUT ABAG HAVING WHAT I'M GOING USE THE TERM WINDING DOWN OBLIGATION MADE SENSE IN THE CONTEXT OF WHAT I LEARNED DURING THAT MEETING. SO I OFFER THAT AS A RESOURCE FOR ANYONE WHO WOULD LIKE IT.

JESSE ARREGUIN, CHAIR: THANK YOU. ANY OTHER QUESTIONS OR COMMENTS FROM MEMBERS OF THE EXECUTIVE BOARD ON THE MOTION,

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WHICH IS TO APPROVE STAFF RECOMMENDATION. I'LL SAY THAT WITH THE UNDERSTANDING THERE ARE GOING TO BE FOLLOW-UP STEPS THAT WILL BE COME BACK TO THE APPROPRIATE BOARDS. I DO NOT SEE ANY RAISED HANDS. I'LL ASK THE CLERK IF THERE IS ANY PUBLIC COMMENT ON THIS ITEM?

CLERK, FRED CASTRO: THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

JESSE ARREGUIN, CHAIR: OKAY. BRING IT BACK TO THE EXECUTIVE BOARD. I'LL ASK COLLEAGUES ARE THERE ANY ADDITIONAL QUESTIONS OR COMMENTS? IF NOT -- OH, SUPERVISOR ANDERSEN?

CANDACE ANDERSON: THANK YOU. ONE QUICK QUESTION. I'M RELUCTANT SITTING ON THE FENCE I APPRECIATE LISTENING TO THE DETAILED FINANCE COMMITTEE ABOUT HOW THIS IS DISTINGUISHABLE FROM OUR CITIES COUNTIES DOING PENSION OBLIGATION BUT HOW MUCH? DO WE HAVE AN ESTIMATE OF WHAT IT'S GOING TO COST US TO BRING IT BACK I DON'T MIND EXPLORING IT AND BRINGING A FULL REPORT BACK BEFORE WE MAKE THE FINAL DETERMINATION AND IF IT'S DISTINGUISHABLE AND MAKES SENSE I WOULD SUPPORT IT BUT WHAT, SORT OF, BALLPARK ARE WE LOOKING AT IN STAFF TIME AND CONSULTANTS ET CETERA, TO BRING IT BACK TO US? HAD.

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BRIAN MAYHEW: WELL, AT THIS POINT, THE REASON FOR THIS -- THE DISCUSSION TONIGHT, IS THAT A TEAM OF PROFESSIONALS HAS TO GET STARTED, THEIR FEES ARE GENERALLY CONTINGENT UPON SUCCESSFULLY CLOSING THE DEAL. I COULDN'T GIVE YOU AN ESTIMATE RIGHT NOW, BUT GENERALLY SPEAKING A TAXABLE DEAL ROUGHLY 2% OF VALUE COMPLEXITIES AND THE PREPARATION THE REASON FOR HAVING THE DISCUSSION, THEY HAVE TO GET STARTED. THEY KNOW THE RISKS OF GETTING STARTED, BUT WE WANT TO CLEAR -- WE WANT TO MAKE SURE YOU'RE CLEAR OF WHAT WE'RE GETTING STARTED AND WHAT WE'RE DOING. THE FINANCIAL ADVISER WILL GIVE YOU A FULL GOOD FAITH ESTIMATE THE NEXT TIME WE SEE YOU.

CANDACE ANDERSON: OKAY SO WE'RE REALLY NOT ON THE HOOK IF WE DECIDE NOT TO GO WITH IT, IF AFTER -- AND I'M HOPING WHAT THEY WILL BRING IS A DETAILED PROS AND WORST-CASE SCENARIO, THAT'S MY CONCERN, WITH THE SPEED OF THE PLAN ARE THERE SOME DOWNSIDES THAT WE JUST HAVEN'T FULLY CONSIDERED?

BRIAN MAYHEW: WELL, THAT'S A GOOD QUESTION. GOOD POINT.

CANDACE ANDERSON: OKAY. BUT RIGHT NOW WE'RE NOT ON THE HOOK FOR SOME OF THE FEES IF WE CHOSE NOT TO GO IN THAT DIRECTION.

BRIAN MAYHEW: IF PROFESSIONALS GET INVOLVED THEY WILL BE TAKING ON WORK THAT'S VERY PROFESSIONAL WORK. IT'S NOT EASY

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AND IT'S NOT INCREDIBLY CHEAP. WE DO IT UNDER THE UNDERSTANDING THAT IF WE MEET THE TERMS AND CONDITIONS, THAT YOU LAY OUT, YOU'RE PREPARED TO DO THE TRANSACTION. IF YOU DON'T MEET THE TERMS AND CONDITIONS AND YOU DO NOT LIKE THE TERMS AND CONDITIONS, THAT IS ALWAYS YOU'RE RIGHT. I DO WANT YOU TO UNDERSTAND, THEY'RE BEING PAID TO PROCEED. I DON'T WANT THEM TO DO A FOOLS ERRAND WE HAVE TO BE IN EARNEST DOING IT. THEY KNOW THE RISKS. THEY KNOW THAT YOU ALWAYS HAVE THE RIGHT TO SAY NO.

CANDACE ANDERSON: OKAY, WELL WITH THAT, I'M STILL ON THE FENCE BUT IF THAT I WANT TO TAKE THE RISK AND CONVINCE ME OTHERWISE, I'M HAPPY TO SUPPORT IT.

JESSE ARREGUIN, CHAIR: THANK YOU VERY MUCH. ANY OTHER COMMENTS FROM MEMBERS OF THE EXECUTIVE BOARD? IF NOT I'LL ASK THE CLERK TO PLEASE CALL THE ROLL ON THE MOTION.

CLERK, FRED CASTRO: MOTION BY MITCHOFF, SECOND BY GIBBONS. [ROLL CALL VOTE]

BARBARA HALLIDAY: I WANT TO SUPPORT MAYOR GIBBONS AND CHAVEZ FOR THEIR INPUT INTO THIS. THANK YOU. [ROLL CALL - CONTINUED]. MOTION PASSES. THERE WERE TWO NO VOTES. 24 AYES. TWO NOS. MOTION PASSES.

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JESSE ARREGUIN, CHAIR: OKAY. THANK YOU VERY MUCH. THAT COMPLETES THIS ITEM. AND WE'LL MOVE TO OUR LAST ITEM, ITEM EIGHT ADOPTION OF A RESOLUTION REGARDING REMOTE MEETINGS PURSUANT TO A.B. 361. AND I WOULD LIKE TO RECOGNIZE OUR GENERAL COUNSEL KATHLEEN KANE.

KATHLEEN KANE: GOOD MORNING. I'M SURE WE DON'T NEED A LENGTHY DISCUSSION, BUT FOR THE MEMBERS OF THE PUBLIC WHO MAY BE WATCHING LATER THIS IS THE STATUTE THAT ALLOWS US TO CONTINUE MEETING REMOTELY DURING THE ONGOING STATE OF THE PUBLIC HEALTH EMERGENCY AND YOUR ACTION TONIGHT WOULD RATIFY BACKWARDS THE MEETINGS THAT ABAG AND RELATED ENTITIES -- THAT WOULD INCLUDE THINGS LIKE OUR RHNA APPEALS THAT HAVE TAKEN SINCE OCTOBER 1ST AND WE WOULD ALSO BRING THIS BACK IN 30 DAYS IN ORDER TO HIT THE STATUTORY TIMES LINES. WITH THAT UNLESS YOU HAVE ANY QUESTIONS, THAT IS THE END OF MY, HOPEFULLY, BRIEF REPORT.

JESSE ARREGUIN, CHAIR: OKAY. THANK YOU. SO I WOULD LIKE TO MOVE ADOPTION OF THE RESOLUTION REGARDING REMOTE MEETINGS PURSUANT TO A.B. 361. IS THERE A SECOND?

SPEAKER: SECOND.

BARBARA HALLIDAY: SECOND --

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SPEAKER:

DAVID E. HUDSON: ON CONSENT.

JESSE ARREGUIN, CHAIR: I HEARD MANY MOTIONS. BUT I'LL GIVE IT TO MAYOR HUDSON.

DAVID E. HUDSON: DID YOU HEAR TO PUT IT ON CONSENT EACH MONTH TOO.

KATHLEEN KANE: ATMOSPHERE IT'S AIRING WE'LL COME BACK.

JESSE ARREGUIN, CHAIR: THANK YOU. ANY ADDITIONAL COMMENTS OR QUESTIONS? IF NOT I'LL ASK IF THERE IS ANY PUBLIC COMMENT ON THIS ITEM?

CLERK, FRED CASTRO: THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

JESSE ARREGUIN, CHAIR: OKAY. UNLESS THERE IS ANY FURTHER DISCUSSION FROM THE EXECUTIVE BOARD. I WILL ASK THE CLERK TO PLEASE CALL THE ROLL ON THE MOTION.

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CLERK, FRED CASTRO: MOTION BY ARREGUIN SECOND HUDSON. [ROLL CALL VOTE] PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

JESSE ARREGUIN, CHAIR: MOTION CARRIES. THANK YOU VERY MUCH. COLLEAGUES WE'LL NOW TRANSITION TO THE JOINT MEETING WITH MTC, THERE WAS A SEPARATE ZOOM LINK THAT WAS SENT TO YOU ALL THIS AFTERNOON MOST LIKELY AT 3:55 P.M. AS COORDINATOR, IF TECH COULD SEND THE LINK WE WOULD APPRECIATE IT. WE WILL GO OFF THIS ZOOM AND GO TO THE NEXT ZOOM. THE NEXT MEETING OF THE ABAG EXECUTIVE BOARD IS MONDAY NOVEMBER 18TH, 2021. WITH THAT, THIS SPECIAL MEETING IS ADJOURNED. SEE YOU ALL SHORTLY. [ADJOURNED]

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