

Bay Area Air Quality Management District
939 Ellis Street
San Francisco, California 94109
(415) 771-6000

APPROVED MINUTES

Summary of Board of Directors
Executive Committee Meeting
Monday, December 17, 2012

1. Call to Order – Roll Call

Chairperson John Gioia called the meeting to order at 9:34 a.m.

Present: Chairperson John Gioia; Secretary Nate Miley; and Directors John Avalos, Carole Groom, Scott Haggerty, Mark Ross and Brad Wagenknecht.

Absent: Vice Chairperson Ash Kalra and Director Tom Bates.

Also Present: None.

2. Public Comment Period: None.

3. Approval of the Minutes of October 22, 2012

Committee Comments: None.

Public Comments: None.

Committee Action: Director Avalos made a motion to approve the Minutes of October 22, 2012; Director Ross seconded; and the motion carried unanimously without objection.

4. Hearing Board Quarterly Report – July through September 2012

Hearing Board Chairperson Thomas M. Dailey, M.D., presented the quarterly report of the Air District Hearing Board for July through September of 2012.

Committee Comments:

Chairperson Gioia asked about the nature of accusations, which questions were answered by Brian Bunger, District Counsel.

Public Comments: None.

Committee Action: None; informational only.

5. Contractor Selection on Disposition of 939 Ellis Street

Jack Broadbent, Executive Officer/Air Pollution Control Officer (APCO), gave the initial staff presentation Real Estate Broker Selection for Disposition of 939 Ellis Street, through slide #3, Update on Building Negotiations, including a presentation outline and an update on negotiations regarding the building at 390 Main Street.

Mr. Broadbent introduced Andrew Fremier, Deputy Executive Director, Operations, Metropolitan Transportation Commission (MTC), who provided the Committee an update from the perspective of MTC.

NOTED PRESENT: Directors Haggerty and Miley were noted present at 9:44 a.m.

Chairperson Gioia asked for the specific parameters of the purchase, as authorized by the Board of Directors, and discussed with Mr. Broadbent the cost, positive outlook, number of variables involved and the Committee agenda for January.

Director Haggerty asked about the editorial regarding the project, published in the Contra Costa Times on December 4, 2012, and the status of the condominium agreement, which questions were answered by Messrs. Broadbent and McKay.

Director Haggerty suggested the Air District is being treated unfairly and questioned the wisdom of selling 939 Ellis Street at this time. Director Haggerty and Mr. Broadbent discussed the scope and nature of staff's request before the Committee today.

Chairperson Gioia and Mr. Broadbent discussed the timing of hiring a real estate broker and negotiations with the Bay Area Headquarters Authority.

Mr. Broadbent introduced Jeffrey McKay, Deputy APCO (DAPCO), who concluded the staff presentation Real Estate Broker Selection for Disposition of 939 Ellis Street, including an overview of the current headquarters at 939 Ellis Street, summaries of the request for proposals (RFP) work, process and scores, an overview of commission fees, RFP score summary and staff recommendation.

Committee Comments:

Director Haggerty asked that more details of the purchase and sale be delivered to the Committee and Chairperson Gioia echoed the request.

Director Ross said the timing of the sale and purchase is crucial and suggested an informal survey of the market to identify alternative purchase properties.

The Committee members discussed their concerns relative to a possible collapse of the purchase agreement. The Committee and staff discussed the scope and parameters of the proposed contract with a real estate broker for the building disposition.

Public Comments: None.

Committee Action:

Director Ross made a motion, seconded by Director Haggerty and carried unanimously without objection, to recommend the Board of Directors authorize the Executive Officer/APCO to enter into a contract with Cassidy Turley to develop and implement marketing strategies for disposition of 939 Ellis Street, including contingencies for withdrawal from the offer process, to develop marketing strategies for disposition of 939 Ellis Street.

6. Update on Production System

Mr. Broadbent gave the staff presentation Authorize Additional Funding for Web Site and Production System Integration, including progress to date, 2012 achievements, current status, next steps, direction for 2013, additional resources needed, and recommended action.

Committee Comments:

Chairperson Gioia asked about the total contract amount for Lightmaker, Inc., estimated project completion date, expected results, and the total information services budget, which questions were answered by Lisa Fasano, Director of Communications & Outreach, Jean Roggenkamp, DAPCO, and Mr. Broadbent.

Director Haggerty, Chairperson Gioia and Mr. Broadbent discussed the lifespan of this project and related projects that preceded it.

Directors Wagenknecht and Groom commended progress to date and the project goal of enhanced public accessibility.

Public Comments: None.

Committee Action:

Director Groom made a motion, seconded by Director Avalos, and carried unanimously without objection, to recommend the Board of Directors:

1. Authorize the Executive Officer/APCO to amend existing contract with Lightmaker, Inc., by \$120,000;
2. Increase the Information Services fiscal year 2012 – 2013 budget by \$200,000; and
3. Authorize the Executive Officer/APCO to enter into contracts for services not to exceed \$200,000, with IntelliBridge Partners, Inc.

7. Update on Regional Plug-In Electric Vehicle (PEV) Plan

Damian Breen, Director of Strategic Incentives, introduced Karen Schkolnick, Air Quality Program Manager, who gave the staff presentation PEV Update, including the United States

Department of Energy grant plan elements, readiness key findings, regional siting analysis, implementation actions, outreach and next steps.

Committee Comments:

Director Haggerty asked about the cost of charging vehicles at various public chargers, which questions were answered by Mr. Breen.

Director Haggerty asked about the identification of impacted communities, which questions were answered by Mr. Broadbent.

Chairperson Gioia suggested that cities and counties are seeking direction for planning purposes and Mr. Breen responded that the Air District has been and will continue to contact them to offer assistance.

Director Ross asked about the availability and accessibility of internet resources, which questions were answered by Mr. Breen and Ms. Schkolnick.

Public Comments: None.

Committee Action: None; informational only.

8. **Committee Member Comments/Other Business:** None.
9. **Time and Place of Next Committee Meeting:** Monday, March 18, 2013, Bay Area Air Quality Management District Office, 939 Ellis Street, San Francisco, CA 94109 at 9:30 a.m.
10. **Adjournment:** The meeting adjourned at 11:18 a.m.

151 Sean Gallagher
Sean Gallagher
Clerk of the Boards