

Bay Area Air Quality Management District
375 Beale Street, Suite 600
San Francisco, California 94105
(415) 749-5073

APPROVED MINUTES

Summary of Board of Directors
Ad Hoc Building Oversight Committee Meeting
Wednesday, June 6, 2018

1. CALL TO ORDER – ROLL CALL

Ad Hoc Building Oversight Committee (Committee) Chairperson, Mark Ross, called the meeting to order at 9:01 a.m.

Present: Chairperson Mark Ross; Vice Chairperson David Canepa; and Directors Teresa Barrett, Liz Kniss, Karen Mitchoff, and Jim Spering.

Absent: Directors Pauline Cutter and Scott Haggerty.

Also Present: Board of Directors Chairperson, David Hudson

2. DISCUSSION OF SPACE ON THE EIGHTH FLOOR OF 375 BEALE STREET AND RECOMMENDATION TO PURCHASE (OUT OF ORDER, ITEM 3)

Dr. Jeff McKay, Chief Financial Officer, gave the staff presentation *Discussion of Space on the Eighth Floor of 375 Beale Street and Recommendation to Purchase*, including: purchase of eighth floor space outline; Reserves designation; original purchase at 375 Beale Street; eighth floor purchase; and recommendation.

NOTED PRESENT: Director Spering was noted present at 9:04 a.m.

Public Comments:

No requests received.

Committee Comments:

The Committee and staff discussed whether the Air District (District) will be able to sublease space purchased by the District on the eighth floor of 375 Beale Street; whether the District anticipates that the newly-purchased space on the eighth floor will be fully-occupied by District staff; the total square footage that the District owns of the condominium unit at 375 Beale Street compared to the total square footage of the entire building, and which regional government agency tenant would own the most square footage after the District's eighth floor purchase; and whether the District's purchase price of the eighth floor space was agreed to by the Bay Area Headquarters Authority.

Committee Action:

Director Barrett made a motion, seconded by Director Spering, to approve the purchase of approximately 11,400 rentable square feet, but not more than 13,000 rentable square feet, on the 8th Floor of 375 Beale Street, in substantially the form of Attachment A, Purchase and Sale Agreement and Joint Escrow Instructions, at a price of \$385/rentable square feet, with a total purchase price not to exceed \$5,005,000, and authorize the Executive Officer to negotiate and execute the Purchase and Sale Agreement and Joint Escrow Instructions with the Bay Area Headquarters Authority, and to negotiate and execute amended Covenants, Conditions, and Restrictions; and the motion carried by the following vote of the Committee:

AYES: Barrett, Canepa, Hudson, Kniss, Mitchoff, Ross, and Spering.
NOES: None.
ABSTAIN: None.
ABSENT: Cutter and Haggerty.

3. APPROVAL OF THE MINUTES OF APRIL 18, 2018 (ITEM 2)

Public Comments:

No requests received.

Committee Comments:

None.

Committee Action:

Vice Chair Canepa made a motion, seconded by Director Spering, to approve the minutes of April 18, 2018; and the motion carried by the following vote of the Committee:

AYES: Barrett, Canepa, Hudson, Kniss, Mitchoff, Ross, and Spering.
NOES: None.
ABSTAIN: None.
ABSENT: Cutter and Haggerty.

CLOSED SESSION (9:13 a.m.)

4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR – *The Committee will meet in closed session pursuant to Government Code Section 54956.8 to confer with real property negotiators to discuss acquisition of real property.*

Property: 3033, 3065, and 3095 Richmond Parkway, Richmond, CA 94806

Air District Negotiators: Jack P. Broadbent, Executive Officer/APCO
Rex Sanders, Chief Administrative Officer

Negotiating Parties: Wang Brothers Investment, LLC
Under Negotiation: Price and Terms

OPEN SESSION (9:22 a.m.)

Brian Bunger, District Counsel, announced that there was no reportable action regarding Item 4.

5. PUBLIC COMMENT ON NON-AGENDA MATTERS

None.

6. COMMITTEE MEMBER COMMENTS / OTHER BUSINESS

None.

7. TIME AND PLACE OF NEXT MEETING

At the call of the Committee Chairperson.

8. ADJOURNMENT

The meeting adjourned at 9:24 a.m.

/s/ Marcy Hiratzka
Marcy Hiratzka
Clerk of the Boards