



Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Meeting Minutes

Bay Area Headquarters Authority

Authority Members:

*Alfredo Pedroza, Chair Nick Josefowitz, Vice Chair
Margaret Abe-Koga, Victoria Fleming, Federal D. Glover,
Gina Papan*

Wednesday, July 26, 2023

9:55 AM

Board Room - 1st Floor

Chair Pedroza called the meeting to order at 11:46 a.m.

1. Roll Call / Confirm Quorum

Present: 5 - Commissioner Abe-Koga, Commissioner Glover, Vice Chair Josefowitz, Chair Pedroza and Commissioner Papan

Absent: 1 - Commissioner Fleming

2. Consent Calendar

Upon the motion by Commissioner Papan and seconded by Commissioner Abe-Koga, the Authority unanimously approved the Consent Calendar by the following vote:

Aye: 5 - Commissioner Abe-Koga, Commissioner Glover, Vice Chair Josefowitz, Chair Pedroza and Commissioner Papan

Absent: 1 - Commissioner Fleming

2a. [23-0910](#) Approval of BAHA Minutes of the June 28, 2023 meeting

Action: Authority Approval

2b. [23-0921](#) Contract Amendment - Webcasting Production Services: Network Time Television Inc. (\$954,700)

Action: Authority Approval

Presenter: Shauna Callow

2c. [23-0933](#) Contract Amendment - Property Management Services: Cushman & Wakefield of California, Inc. (\$2,757,660)

Action: Authority Approval

Presenter: DeNise Blake

3. Open Session / Closed Session

3a. [23-0909](#) State of the Real Estate Market

Staff and Cushman & Wakefield (CW) will present an update on leasing activities at the Bay Area Metro Center located at 375 Beale Street, San Francisco, CA.

Action: Information

Presenter: Denise Rodrigues, and John Walsh and Brendon Kane of CW

3b. [23-0816](#) Public Comment on agenda items 3a, 3c and 3d

3c. [23-0817](#) Closed Session Pursuant to Section 54956.8: CONFERENCE WITH REAL PROPERTY NEGOTIATORS

The Authority met in Closed Session in consideration of Property: A Portion of Bay Area Metro Center, 375 Beale Street, San Francisco, CA 94105 (APN 002-3746-669 (portion))

Agency negotiators: Andrew Fremier, Executive Director, Alix Bockelman, Chief Deputy Executive Director, Derek Hansel, Chief Financial Officer, Denise Rodrigues, Section Director, Facilities, John Walsh and Brendon Kane of Cushman & Wakefield

Negotiating parties: Bay Area Headquarters Authority; unknown at this time

Under negotiation: Price and Terms of Payment

3d. [23-0604](#) Open Session

BAHA Resolution No. 0047. Delegation of Authority Regarding Tenant Leases at 375 Beale Street, San Francisco, CA 94105 (APN 002-3746-669)

A request that the Authority adopt BAHA Resolution No. 0047 finding that the leasing of commercial space is not subject to the Surplus Lands Act and is exempt from the California Environmental Quality Act pursuant to CEQA Guideline 15301 and authorizing the Executive Director (ED) to: 1) negotiate and execute Tenant Leases for a portion of APN 002-3746-669 within BAMC located at 375 Beale Street, San Francisco, CA 94105, provided BAHA achieves positive cash flow in year 2 of the lease, and based on the direction the BAHA Board provided during closed session on July 26, 2023, and 2) take actions necessary or incidental to effectuate the leases.

Action: Authority Approval

Presenter: Denise Rodrigues

The Authority reconvened in Open Session and General Counsel, Kathleen Kane, announced that there is no reportable action.

Upon the motion by Commissioner Glover and seconded by Commissioner Abe-Koga, the Authority unanimously adopted BAHA Resolution No. 0047. The motion carried by the following vote:

Aye: 5 - Commissioner Abe-Koga, Commissioner Glover, Vice Chair Josefowitz, Chair Pedroza and Commissioner Papan

Absent: 1 - Commissioner Fleming

4. Public Comment / Other Business**5. Adjournment / Next Meeting**

The next meeting of the Bay Area Headquarters Authority is scheduled to be held on September 27, 2023. Any changes to the schedule will be duly noticed to the public.