

SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
300 Lakeside Drive, P.O. Box 12688, Oakland, CA 94604-2688

Board of Directors
Minutes of the 1,771st Meeting
September 8, 2016

A special meeting of the Board of Directors was held September 8, 2016, convening at 2:20 p.m. in the Board Room, 344 20th Street, Oakland, California. President Radulovich presided; Kenneth A. Duron, District Secretary.

Directors present: Directors Blalock, Josefowitz, Keller, Mallett, McPartland, Murray, Raburn, Saltzman, and Radulovich.

Absent: None.

President Radulovich called for Public Comment on Item 3 only. No comments were received.

President Radulovich brought the matter of Pleasant Hill Transit Village before the Board. Mr. Sean Brooks, Department Manager, Real Estate and Property Development, and Mr. John Rennels, Principal Property Development Officer, presented the item.

Director Murray moved that the Board find that the approval of an amendment to the Ground Lease with the Pleasant Hill BART Station Leasing Authority, and the approval of a First Amendment to the First Amended and Restated Joint Exercise of Powers Agreement for the Pleasant Hill BART Station Leasing Authority qualify for a Statutory Exemption from the California Environmental Quality Act, pursuant to Public Resources Code section 21155.4. Director Saltzman seconded the motion, which carried by unanimous electronic vote. Ayes – 9: Directors Blalock, Josefowitz, Keller, Mallett, McPartland, Murray, Raburn, Saltzman, and Radulovich. Noes - 0.

Director Raburn moved that the General Manager or her designee be authorized to execute a Second Amendment to the Ground Lease and all related documents between the San Francisco Bay Area Rapid Transit District and the Pleasant Hill BART Station Leasing Authority to add Block C to the definition of “Land” contained in the Ground Lease; and that the Board direct staff to explore options with regard to the terms of the lease that are consistent with the current Transit Oriented Development Policy. Director Murray seconded the motion. The motion was discussed, and carried by electronic vote. Ayes – 7: Directors Josefowitz, Mallett, McPartland, Murray, Raburn, Saltzman, and Radulovich. Noes – 2: Directors Blalock and Keller.

There was brief discussion on the item.

Director Murray moved that the General Manager or her designee be authorized to execute the First Amendment to the First Amended and Restated Joint Exercise of Powers Agreement for the Pleasant Hill BART Station Leasing Authority to (i) reflect a change in the timing of the budget cycle, (ii) update the parties’ agreement with respect to administration expenses, and (iii) reflect the parties’ agreement with respect to how the Authority is to allocate rental income that is attributable to a sublease of Block C. Director Saltzman seconded the motion, which carried by

unanimous electronic vote. Ayes – 9: Directors Blalock, Josefowitz, Keller, Mallett, McPartland, Murray, Raburn, Saltzman, and Radulovich. Noes - 0.

The Meeting was adjourned at 2:30 p.m.

Kenneth A. Duron
District Secretary