

SAN DIEGO REGIONAL BUILDING AUTHORITY (SDRBA)
JOINT POWERS AGENCY
OF THE COUNTY OF SAN DIEGO AND
THE SAN DIEGO METROPOLITAN TRANSIT SYSTEM (MTS)

MINUTES

May 12, 2020

1. Roll Call

Chair Fletcher called the meeting to order at 9:05 a.m. Authority members present included Mr. Cox, Chair Fletcher, and Mr. McClellan.

2. Approval of Minutes

Mr. McClellan moved for approval of the minutes of the October 31, 2019, San Diego Regional Building Authority (SDRBA) meeting. Chair Fletcher seconded the motion, and the vote was 3 to 0 in favor.

3. James R. Mills Building – Adoption of Operating Budget and Capital Improvement Projects for Fiscal Year 2020/2021

Marko Medved, County of San Diego Director of General Services and SDRBA Executive Director, provided a brief update on the adoption of the SDRBA operating budget and capital improvement projects for fiscal year 2020/2021. He noted that there are some shifts in the budget compared to the previous year, due to COVID-19 impacts. Mr. Medved stated that parking revenues have been impacted and the reserve levels that we used to offset the losses. He commented that the capital budget focuses on major maintenance needs for the building and its systems. Mr. Medved stated that the debt service for the Mills Building is now completely paid off, and the County is now paying ground rent to MTS as MTS owns the land underneath the facility. Lastly, Mr. Medved reviewed the major building projects that are underway at the property.

Chair Fletcher stated that the Padres reached out to him regarding their parking lease payments. He asked staff about the process to carry over and credit the Padres for parking space payments, due to the current season being postponed. Mr. Medved replied that he will initiate conversations with the Padres regarding this matter. He also noted that any changes or amendments to the lease with the Padres will need to be approved by the SDRBA, the MTS Board of Directors, the County Board of Supervisors, and the Padres.

Action Taken

Chair Fletcher moved to: (1) Approve the proposed FY 20/21 Operating Budget and authorize the Executive Officer to approve the expenditures in accordance therewith; and (2) Approve the proposed FY 20/21 Capital Improvement Budget and authorize the Executive Officer to approve the expenditure of \$1,281,825 from the Capital Reserve Account; and (3) Approve an increase in the Minimum Rent value to \$2,007,936 annually, effective November 1, 2019, pursuant to Section 3.2.2 of the Amended and Restated Ground Lease DOC # 2011-0225737 and as determined by Jones, Roach & Caringella, Inc. appraisal #2020038 dated April 8, 2020; and (4)

Approve the extension of the Property Management Agreement between Colliers International Real Estate Management Services (CA), Inc. and San Diego Regional Building Authority, by exercising the final 3-year option extending the agreement through December 31, 2023. Mr. McClellan seconded the motion, and the vote was 3 to 0 in favor.

Chair Fletcher noted for the record that Mr. Cox has had audio issues during the meeting, but wanted to note that he has been present for the meeting and approved all items on the agenda.

4. Public Comments

There were no public comments.

5. Next Meeting Date

The next SDRBA meeting will be determined.

6. Adjournment

The meeting adjourned at 9:13 a.m.

/S/ Steve Goble

Chairman

Attachment: Roll Call Sheet

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ROLL CALL

MEETING OF (DATE) May 12, 2020

CALL TO ORDER (TIME) 9:05 a.m.

RECESS _____

RECONVENE _____

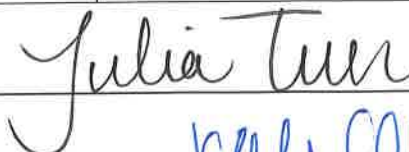
ADJOURN 9:13 a.m.

BOARD MEMBER	(Alternate)	PRESENT (TIME ARRIVED)	ABSENT (TIME LEFT)
COX	<input checked="" type="checkbox"/>	9:05 a.m.	9:13 a.m.
FLETCHER	<input checked="" type="checkbox"/>	9:05 a.m.	9:13 a.m.
MCCLELLAN	<input checked="" type="checkbox"/>	9:05 a.m.	9:13 a.m.

OTHER ATTENDEES:

NAME	REPRESENTING
Hugh Rowles	County of San Diego
Leslie Cusworth	Colliers
Rachel Witt	County of San Diego/SDRBA
Samantha Leslie	MTS
Karen Landers	MTS
Sharon Cooney	MTS
Julia Tuer	MTS
Marko Medved	County of San Diego
Joann Delgado	MTS
Jan Gardetto	MTS

SIGNED BY THE CLERK OF THE BOARD:



CONFIRMED BY OFFICE OF THE MTS GENERAL COUNSEL:

