



Board of Directors Regular Meeting

Meeting Date: 8/16/2018

Agenda Item No.: 2018-August-4.

SACOG Board of Directors

Subject: Designate SACOG Office Space Negotiators (Est. time: 0 minutes)

Consent

Prepared by: Erik Johnson

Approved by: James Corless

Attachments: No

1. Issue:

The SACOG office space lease at 1415 L Street expires in September 2019, and SACOG is exploring multiple options for its future space.

2. Recommendation:

The Government Relations and Public Affairs Committee recommends that the board identify negotiators for potential closed session on real property pursuant to California Government Code Section 54956.8 to be held on August 27, 2018. as part of the Government Relations and Public Affairs Committee beginning at 10:00 a.m., as well as any subsequent conferences with real property negotiators.

3. Background/Analysis:

In August 2003, SACOG moved into its current office space at 1415 L Street and signed a 126-month lease agreement. In December 2009, SACOG extended its lease through September 2019. SACOG was originally a tenant in common partial owner of 1415 L Street. SACOG subsequently sold its ownership stake and remained as a leaseholder.

In February, the Government Relations and Public Affairs Committee appointed a subcommittee to serve in an advisory capacity for staff as it evaluates SACOG's office space.

In March, SACOG hired CBRE to act as its real estate broker. Over the past several months, CBRE has performed a market analysis and identified several locations that meet SACOG's requirements.

In May, staff hired HGA, a national architecture firm with a local office, to assess SACOG's current use of space, and assess desired changes in space (e.g., better space to host regional meetings).

In June, staff met with the real estate subcommittee to review the preliminary information on site options. CBRE has begun to request pricing information.

4. Discussion/Analysis:

The real estate subcommittee is tentatively scheduled to meet in August to hear a detailed update on real estate options. Staff hopes to bring that information back to the full committee on August 27. Due to the sensitive nature of pricing and terms of potential real estate options, staff is recommending appointing real property negotiators.

Agency negotiators:

- James Corless, SACOG
- Kirk Trost, SACOG
- Erik Johnson, SACOG

Under negotiation: Price and terms

The properties under discussion will be provided as part of the August 27, Government Relations & Public Affairs Committee agenda.

5. Fiscal Impact/Grant Information:

There is no fiscal impact from the recommended action. Fiscal analysis of any real estate transaction will be discussed with the board in the future.

6. This staff report aligns with the following SACOG Work Plan Goals:

10. Strengthen Internal Functions and Protocols