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## NOTICE OF SPECIAL MEETING

### PLEASANT HILL BART STATION LEASING AUTHORITY

September 3, 2014 at 2:00 p.m.

Contra Costa Transportation Authority (CCTA) Board Room,  
2999 Oak Road, First Floor  
Walnut Creek, California

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#### CLOSED SESSION

*Citizens may address the Board regarding a Closed Session item prior to the Board adjourning into the Closed Session, by first providing a speaker card to the Secretary. Closed Sessions are held in the CCTA Board Room located at 2999 Oak Road, Walnut Creek, California. Topics at Closed Session may include, but are not limited to License Permit Determinations, Conference with Real Property Negotiators, Conference With Legal Counsel (Existing & Anticipated Litigation), Liability Claims, Threat to Public Service/Facilities, Labor Negotiation, Public Employee Appointment, Evaluation or Discipline or Release, and Case Review/Planning, Report Involving Trade Secret, Hearings, and Charge Involving Information Protected By Federal Law.*

#### 1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code §54956.8

Property Location: Block C of the Pleasant Hill/Contra Costa Centre BART Station  
Transit Village, APN No. 148-221-040

#### RECONVENE IN OPEN SESSION TO ANNOUNCE RESULTS OF CLOSED SESSION

Nothing to report from closed session

#### 2. Call to Order and Roll Call

All members of the JPA board were in attendance, including BART Board Member Gail Murray and Joel Keller, and Board of Supervisors members Karen Mitchoff and Candace Andersen. Staff in attendance included Jeff Ordway and John Rennels from BART; Jason Crapo, Maureen Toms, and Kristen Lackey from Contra Costa County; Heather Gould from Golfarb & Lipman.

#### 3. Action on Resolution 11 - Resolution designating Chair and appointing Secretary of the Pleasant Hill BART Station Leasing Authority.

M/S Andersen/Murray to adopt Resolution 11 (unanimous ayes), naming Board Member Mitchoff as Chair for at least a one-year period and the Deputy Director, Building Inspection and Successor Agency as Secretary.

4. Accept the Record of the Meeting of September 3, 2013  
The record of meeting of September 3, 2013 was ACCEPTED.
5. Public Comment \*
6. For the record, received email from Walden District Improvement Association opposing the developer's new proposal to replace 100 townhomes with approximately 140 more rental units for the build-out of Block C.
7. Action on Resolution 12 - Resolution approving Execution of an Amendment to the Exclusive Negotiating Agreement with the Pleasant Hill BART Station Leasing Authority, the San Francisco Bay Area Rapid Transit District, and Pleasant Hill Transit Village Associates, LLC  
M/S Murray/Andersen to adopt Resolution 12 (unanimous ayes), approving amendment to the Exclusive Negotiating Agreement.
8. Receive Report on the anticipated amendments to the Joint Powers Authority Agreement  
Maureen Toms provided staff report on the anticipated amendments to the Joint Powers Authority Agreement. Report was unanimously accepted.
9. Action on Resolution 13 - Resolution adopting an administrative budget for the Pleasant Hill BART Station Leasing Authority.  
M/S Andersen/Keller to adopt Resolution 13 (unanimous ayes), adopting an administrative budget for the Pleasant Hill BART Station Leasing Authority.
10. Action on Resolution 14 – Resolution approving the contract between the Pleasant Hill BART Station Leasing Authority and Goldfarb Lipmann LLP for legal services.  
M/S Andersen/Murray to adopt Resolution 14 approving the contract between the Pleasant Hill BART Station Leasing Authority and Goldfarb Lipmann LLP for legal services.
11. Adjourn - Adjourn Special Meeting of the Pleasant Hill BART Leasing Authority

\* Public Comment is an opportunity for the public to comment on matters within the jurisdiction of the Pleasant Hill BART Leasing Authority, but not on the Agenda. In accordance with the Brown Act no response, discussion, or action on the item may occur.