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## SOUTH HAYWARD BART STATION ACCESS AUTHORITY

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### SPECIAL MEETING

777 B Street, Hayward, CA 94541

Room 2B

September 16, 2015

3:00 PM

### A G E N D A

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**

JPA Board members: Thomas Blalock (Chair), Francisco Zermeño (Vice Chair), John McPartland, Al Mendall.  
JPA Alternate Board members: Rebecca Saltzman, Sara Lamnin
4. **Approval of Agenda**
5. **Public Comment** - *This section provides an opportunity to address the Access Authority on items listed on the agenda, as well as other items of interest. The Board welcomes comment and requests that speakers present their remarks within established time limits. (Individual comments are set at a 3-minute time limit; comments on behalf of a group are set at a 5-minute time limit.) As the Board is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.*
6. **Approval of Meeting Minutes** (of September 10, 2014)
7. **Report from Co-Executive Directors** - Fran David and Sue Shaffer/Bruno Peguese
8. **New Business:** Review the implementation of the Action Plan
  - Receive a report regarding deleting spaces on West Tennyson and on Mission Blvd. from the JPA.
  - Receive a report regarding construction parking on Mission Blvd.
  - Receive a report regarding impacted residential parking in Twin Bridges development.
  - Receive a report regarding BART's modification of reserved spaces on the main lot.
  - Receive a report regarding increasing the daily parking charges.
9. **New Business:** Receive a report regarding BART's progress in the study of retrofitting off-street lighting with energy-efficient lighting. (no action required)
10. **New Business:** Receive a report regarding BART's implementation of parking charges at the downtown Hayward BART station and receive a report regarding the City's study of Downtown parking, including near the BART station. (no action required)
11. **New Business:** Approve staff recommendation to engage Maze and Associates as the firm responsible for performing the annual financial audits of the Access Authority and authorize expenditure of Authority funds to complete the audits for FY 2014 and FY 2015.
12. **Authority Reports, Referrals and Future Agenda Items**
13. **Adjournment** - to Special Meeting in October 2015.



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## SOUTH HAYWARD BART STATION ACCESS AUTHORITY

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### SPECIAL MEETING

777 B Street, Hayward, CA 94541

Room 4A

September 10, 2014

4:00 PM

### MINUTES

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**

JPA Board members present:  
Thomas Blalock (Chair), Francisco Zermeño (Vice Chair), John McPartland, Al Mendall.  
JPA Alternate Board members present: Rebecca Saltzman, Sara Lamnin  
JPA Board members absent: none  
City of Hayward staff present: Fran David, Kelly McAdoo, David Rizk, Denise Blohm,  
City of Hayward consultant: John DeClercq  
BART staff present: Jeff Ordway, Bruno Peguese  
JPA legal counsel present: Heather Gould (Goldfarb & Lipman)  
Project representatives: Amcal Housing  
Member(s) of the public:
4. **Approval of Agenda** – The agenda was approved with no changes
5. **Public Comment** – *There was no public comment.*
6. **Approval of Meeting Minutes** (of March 5, 2014) – the Minutes were unanimously approved as submitted
7. **Report from Co-Executive Directors Fran David and Jeff Ordway**
8. **New Business:** Resolution was adopted (M- McPartland, S- Mendall, unanimous) authorizing (1) the Board to retain Goldfarb & Lipman LLP, as legal counsel; and (2) to pay Goldfarb & Lipman, LLP, for legal services previously rendered as well as further services, as needed, up to a maximum of \$7,000. As of 8/31/14, the balance owed was \$9,442, which included the legal fees associated with the formation of the Authority. The ceiling of \$7,000 was considered reasonable and is in line with a similar authorization for legal services at the Pleasant Hill Station (the only other station in the system with a joint powers authority agreement in place).
9. **New Business:** Review the implementation of the Action Plan
  - a. Review the reduction of on-street parking spaces reserved for BART patrons (on Mission Blvd. and at the west end of Tennyson Rd). After more than a year since parking charges have begun at the Station (including the on-street spaces), there is a consistent pattern that riders are not parking on the far west end of Tennyson nor on Mission Blvd. One of the guiding principles of the implementation of parking charges is that when a parking area has been consistently full, then the parking charges at the station may be / should be increased. But if there are areas where patrons decline to park, and remain consistently unused, then the pool of the available parking needs to be examined. If patrons generally will never park in an area, then it would seem reasonable that these never-used spaces should be deleted from the pool of parking. If such

a reduction in the pool is made, then the occupancy of the truly available spaces that will be used by patrons, is, in fact, a higher percentage of occupancy, which would indicate that a increase in the parking charges at the station is reasonable.

Taking such an action, however, would be a change to the JPA Action Plan, and, therefore, would need environmental analysis and approval by both the BART Board and the City Council. No action was taken.

**b.** Receive a report regarding BART's planned modification of reserved parking. The designation and use of the on-lot parking spaces is not a matter that is included in the JPA Action Plan, i.e. the JPA Board, in setting parking rates for the lot and on-street parking, declined to become involved in the management of reserved parking spaces on the lot. The BART Board adopted policy(s) many years ago to guide their staff in the management of the number and type of reserved spaces at stations. As all of the daily reserved spaces at the South Hayward Station are routinely full and the spaces reserved for monthly reserved parking is only about half used, the BART staff is currently considering modifying the designation of spaces so as to increase the number of daily reserved spaces and decrease the number of monthly reserved spaces. No action was taken.

**c.** Review increasing daily parking charges from \$1.00 to \$1.50. As occupancy of the spaces on the lot and on the streets is averaging approximately 95%, it is within the Board's discretion to increase the daily parking charge from \$1.00 to \$1.50 per day. No action was taken.

10. **New Business:** Receive a report regarding BART's progress in the study of retrofitting off-street lighting with energy-efficient lighting. BART staff has begun analysis throughout the system of replacing the halogen lighting with energy-efficient lighting. The Board encouraged BART staff to bring a recommendation to the Board to use JPA funds to install retrofit lighting. No action was taken.

11. **New Business:** Receive a report regarding BART's implementation of parking charges at the downtown Hayward BART station and receive a report regarding the City's study of Downtown parking, including near the BART station.

As BART announced several months ago, parking charges will be implemented at the downtown Hayward Station in the near future. In the formation of the JPA, there was concern that parking charges implemented at the South Hayward Station might push patrons to park (for free) at the Hayward Station. A review of the ridership indicates that there has not been a shift of patrons from South Hayward to the Hayward Station. Staff was asked to bring to the next meeting more detailed information about the ridership at the 2 Hayward stations as well as the Union City and Fremont stations.

As the City is concerned that imposition of parking charges at the Downtown station may push patrons to park (for free) on the City streets and in the City garage on Watkins Street, just a short pleasant walk though the City Hall plaza from the station, the City has (a) performed a parking study to identify the current (baseline) parking occupancy on the streets around the station and in the garage, (b) intends to conduct a comprehensive parking study of all the downtown parking lots and (c) requested that BART delay the implementation of parking charges until the comprehensive study could be completed. BART agreed that the implementation could be delayed until November. No action was taken.

12. **Project Status:** Receive report from Developers as to status of residential Project. It was reported that Eden may likely proceed to commence construction while Amcal and Wittek/Montana work out the details of their purchase/sale agreement.

13. **Authority Reports, Referrals and Future Agenda Items**  
The Board agreed that it might be beneficial to set the JPA Board meetings so that the difficulty in polling Board members to find a convenient mutually agreeable meeting date would be eliminated. It was decided that regular meetings would be calendared on the 2nd Wednesday in March & September.

14. **Adjournment** – 5:15 pm until the 2<sup>nd</sup> Wednesday in March, 2015.