

**HAYWARD REDEVELOPMENT AREA COMMITTEE
REGULAR MEETING**

July 8, 2009 at 7:00 p.m.

**Room 2A
Hayward City Hall
777 B Street
Hayward, CA 94541**

The Public Comments section provides an opportunity to address the Committee on items not listed on the agenda. The Committee welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the Committee or are within the jurisdiction of the City. As the Committee 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.

AGENDA

- I. Call to Order
- II. Public Comments
- III. Approval of Minutes – January 14, 2009
- IV. Redevelopment Activities Update
 - City Center Campus
 - South Hayward BART
 - Residual Burbank School Site
- V. Agency Budget and Planning Update
- VI. Interview of Applicant to the HRAC –
Terry Lee, President, Moreau Catholic High School
Community Organization, Mission Foothill Sub-Area
- VII. Adjournment

Minutes
Hayward Redevelopment Area Committee (HRAC)
Regular Meeting

January 14, 2009

Present: Michael Aahl, Mike Brewer, David Long, Don Orque (Chair), Rosemarie Ramos, Bonnie Peyton (Vice Chair), and Bill Vandenburg

Absent: None

Staff: Paul Dalmon, Redevelopment Project Manager
Maret Bartlett, Redevelopment Director
Fran David, Assistant City Manager

Others: None

I. Call to Order

The meeting called to order at 7:00 p.m. by the Chair.

II. Public Comments

Fran David gave an overview of the state of the City budget and indicated that serious economic times are continuing and probably will be until at least 2012. She addressed some of the measures that the City has taken to cope with the significant decline in revenues, and she also mentioned that the City is looking at a ballot measure in the spring or fall (of this year) to create a utility users tax to help balance the budget.

III. Approval of Minutes

Rosemarie Ramos motioned to approve the October 8, 2008, minutes. The motion was seconded by David Long and approved unanimously.

VI. Redevelopment Activities Update

South Hayward BART - Maret Bartlett indicated that City Council is looking at doing some refinement to the South Hayward BART Plan by preparing a "form based code" as opposed to zoning and land-use based ordinance. A form based code will assist in shaping the "form" of future development along the South Hayward Mission corridor by proposing lot sizes, building sizes, building/street relationships, and architectural themes. Ms. Bartlett indicated that Montana/Wittek entered into an Exclusive Negotiating Agreement with BART to develop the BART owned properties on the west of Dixon on a long term ground

lease, and to sell the small BART parking lot to Montana/Wittek. She gave an overview of the proposed development consisting of market rate and affordable housing (partnered with Eden Housing), a Safeway store, and parking for new residents, shoppers, and BART riders. She indicated that BART is looking at replacing 75 percent of the existing parking. Ms. Bartlett talked about the public financing component of the project, which would include State Proposition 1C funding for Transit Oriented Development for affordable housing and infill development, as well as Agency funds. Don Orque talked about a similar project at the Daly City BART station.

Mission Boulevard Properties – Maret Bartlett indicated the next activity area for the Agency is along the Mission Boulevard corridor; particularly on the west side of Mission from Pinedale south to Sycamore. She responded to comments about the Route 238 Bypass from Michael Aahl, and about the downtown mini-loop from Bonnie Payton. Ms. Bartlett indicated that the Agency acquired the former Bobby Lee’s BBQ building as well as the Mayar parcels (former Plunge Bar), and plans on taking the buildings down soon. She indicated that the Agency is acquiring properties in this area on a voluntary basis, and depending on the economy and the Agency’s budget, how the Agency proceeds with more acquisitions could be impacted. There was also discussion about Auto Nation acquiring the former Hayward Ford dealership site and the interest by other dealerships in the site currently occupied by Auto Nation/Toyota. Michael Aahl mentioned that the Chevrolet dealership is moving to Fremont.

Other – Maret Bartlett indicated that the Cinema Place theatre is now open. She indicated that business is good but could be better; hence, staff is working with the theatre operator to improve signage. Paul Dalmon talked about the progress of the City Center Campus project and responded to questions.

Rosemarie Ramos said that the remaining trucking operation (Custom Freight) at the Cannery is causing problems around the new Burbank School. Ms. Bartlett indicated that Custom Freight’s lease and use permit expires in 2010, and that the property owner would like to extend these. There was discussion among the members about not extending and other options.

VII. Adjournment

The meeting was adjourned at 8:25 pm.