

**HAYWARD REDEVELOPMENT AREA COMMITTEE
SPECIAL MEETING**

**JANUARY 18, 2012
7:00 P.M.**

**Conference Room 1C
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 of December 7, 2011 Special Meeting
- IV. Redevelopment Agency Dissolution Process Contained in AB 1X26 based on Supreme Court Ruling (verbal report only)
- V. Cinema Place Sale (verbal report only)
- VI. Future Agenda Items
- VII. Adjournment

Minutes
Hayward Redevelopment Area Committee (HRAC)
Special Meeting
December 7, 2011

Present: David Long, Rosemarie Ramos, Bill Vandenburg, Mike Brewer, and Michael Aahl

Absent: None

Staff: Kelly Morariu, Assistant City Manager/Interim Redevelopment Agency Director; Gloria Ortega, Redevelopment Project Manager

Others: Barbara Halliday, Councilmember

I. Call to Order

The meeting was called to order by the Chair at 7:05 p.m.

II. Public Comments

None

III. Approval of Minutes

The minutes of the October 19, 2011 special meeting were approved by general consensus of the Committee members present.

IV. Update on CRA/League of Cities Redevelopment Agency Lawsuit – Kelly McAdoo Morariu

The City is waiting to hear from the Supreme Court and a decision will be made before January 15, 2012 the date before the Agency is required to make the payment required by ABx1 27 if the Agency wants to stay in business. The Supreme Court will issue a 24 hour notice that their decision is forthcoming. Although the outcome is uncertain, it appears that the Supreme Court will rule in favor of the State of California's ability to dissolve the Redevelopment Agencies which it created. It is unclear how the Supreme Court will rule on ABx1 27, which allows the Agency to "pay-to-play." The implementation of the Agency dissolution is unclear but we expect that lawsuits will follow.

V. Cinema Place Sale – Kelly McAdoo Morariu

Bake Hunt Ventures put the Cinema Place Project for sale, and have received and accepted an offer for purchase of the project. The City of Hayward holds a land lease on the project and owns the Cinema Place garage. The land lease would be assigned to the new buyers of the project. The anticipated close of escrow is December 23, 2011.

VI. Downtown Plan – Gloria Ortega

The City is working with 4th Year undergraduate students from Cal Poly San Luis Obispo's City and Regional Planning Department to Update the Downtown Plan. Several meetings have been held, which have included stakeholder interviews and community workshops. The various visioning sessions will help update the six different plans, which currently cover the downtown area and have not been updated in a long time, therefore may not reflect current market conditions. The final presentation of the Downtown Plan Update to City Council and the Planning Commission will occur in March 2012.

VII. RDA Annual Report – Kelly McAdoo Morariu

A presentation of the FY2011 Fiscal Results (preliminary) and Redevelopment and Housing Accomplishments was presented (see attached Power Point Presentation).

VIII. Future Agenda Items

- Update on the City Center Site
- Updated on Foothill Façade Improvement Initiative
- Update on Retail Attraction Program

IX. Adjournment

The meeting was adjourned at 8:30 pm.