



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 06/05/01
AGENDA ITEM 5
WORK SESSION ITEM _____

TO: Mayor and City Council
Redevelopment Agency

FROM: Director of Public Works

SUBJECT: Local Improvement District No. 18, Downtown Sidewalk and Streetscape
Rehabilitation: Preliminary Approval of the Engineer's Report

RECOMMENDATION:

It is recommended that the City Council approve the attached resolution that:

1. Preliminarily approves the Engineer's Report;
2. Sets June 27, 2001, as the public meeting date and July 24, 2001, as the public hearing date; and
3. Authorizes the City Manager/Executive Director to vote in favor of Local Improvement District No. 18, on behalf of the City and the Redevelopment Agency.

BACKGROUND:

On January 11, 2000, the City Council authorized an agreement with Berryman & Henigar who, in concert with their landscape architect Callander Associates, prepared preliminary plans for new sidewalks, parking, landscaping, bus shelters, benches, lighting, kiosks, and signage in the downtown area. Foothill Boulevard, "A" Street, "D" Street, and Watkins Street generally bound the project area.

Over the past year, there have been two community workshops, meetings with several of the property owners, and Council Downtown Committee meetings to discuss the scope and costs of potential improvements to the downtown area. On May 1, 2001, Council approved the final preferred alternative for the Downtown improvements and authorized preparation of the Preliminary Engineer's Report.

On May 22, 2001, the City Council approved staff's recommendation for an approximate 30-foot street-tree spacing along "B" Street and 60-foot spacing along the other streets within the downtown area.

The Engineer's Report estimates the remaining district improvement costs at \$5.8 million, including design, bond costs, and construction. This includes the \$122,000 the City has spent toward developing the scope and costs for the assessment district. The final preferred alternative is described below.

- “B” Street sidewalks reconstructed and cellar access within the sidewalk areas closed off; selective removal of existing trees and replacement with fewer, deciduous trees; new landscaping, new patio areas with low walls, fencing, lighted columns, kiosks, and parking entrance signs.
- New sidewalks with pavers and cellar access within the sidewalk areas closed off; some new bulbouts, some new trees with grates, ornamental lighting, and parking entrance signs on Main Street.
- New sidewalks with a row of pavers, some new trees with grates, ornamental lighting, and parking entrance signs on “C” Street.
- New sidewalks with a row of pavers, some new trees with grates, and parking entrance signs on Mission Boulevard.
- New sidewalks with a row of pavers and some new trees with grates on the southerly side of “A” Street, the westerly side of Foothill Boulevard, and the easterly side of Watkins Street.

These landscape and sidewalk improvements will enhance the entire Assessment District area and attract additional consumer base to the area. The Engineer’s Report lists the following special benefits that are conferred on the property parcels within the proposed district:

- Increased economic values due to increased capacity to draw visitors and patrons to business activities within the Assessment District
- Increased safety of circulation for the property owners, visitors, tenants, businesses, and clients within the Assessment District
- Increased attractiveness of the District as a place to visit and/or conduct business
- Enhancement of economic development projects by the improved appearance of landscaping and therefore, increased ability for leased space to be successfully marketed
- Fulfillment of the property owners’ responsibility under State and City laws to maintain safe sidewalks within public rights-of-way adjacent to the property
- Increased desirability of parcels to remain economically viable and to be attractive to business activity in comparison to other similar areas that do not have the same level of improvements
- Improved signage and kiosks to provide information to property owners, clients, tenants, businesses, and visitors

Since all the property parcels have essentially the same zoning and similar land use, and since the ability to generate revenues from a business activity is directly related to the size of a parcel, the Engineer’s Report recommends that the assessment be spread evenly among all properties based on area.

To mitigate the effect on property and business owners, and because the downtown is a redevelopment area, it is appropriate to use tax increment revenue to partially fund these improvements. Accordingly, staff recommends that the Redevelopment Agency contribute \$3.1 million to this effort, which includes expenditures to date, the area based assessments for the City and RDA-owned properties, as well as a \$600,000 additional contribution to reduce property owner assessments. The Redevelopment Agency's contribution will be provided from a separate financing, since it is not appropriate to lien public property in an assessment district. The financing will be processed for approval after the final decision is reached on the District, but will most likely be based on 25-year Certificates of Participation.

The new Albertson's development is partially within the boundaries established for the district. Albertson's is already installing frontage improvements that would otherwise be required. The cost of these improvements exceeds the assessment amount and, therefore, Albertson's is deemed to have paid its assessment. This will have no net effect on other property assessments.

Bonds in the amount of \$3.1 million will be issued to finance the remaining portion of the improvements. These bonds will be paid off over 30 years through an assessment of properties within the District. The Engineer's Report is attached as Exhibit A.

Costs for a typical 5,000 square foot property, with an assumed 30-year financing, are shown in the following table.

Total Cost per 5,000 SF	Annual Cost per 5,000 SF 30-Year	RDA Financed Costs	RDA Annual Cost 25-Year
\$ 18,850	\$ 1,420	\$ 3,000,000	\$ 221,400

Based on the detailed work done for the Engineer's Report, this amount is a reduction from the earlier estimate of \$19,800 for a similar size property. By way of example, some typical properties that are approximately 5,000 square feet in area include Buon Appetito, Sapporo's, and the Masonic Building. A review of the Engineer's Report will indicate that some properties will have a significantly greater assessment, because of their size. However, it should be noted that these amounts are the total assessments and do not reflect the annual payments available through bond financing.

The principal advantages of using the assessment district to finance the project are that municipal bonds can be sold that generally carry a lower interest rate at the time of sale than other market instruments; there may be long-term (30 years) repayment of the debt; payments are collected with the property taxes; and the cost is spread equitably to all properties. Because the project budget provides for 18 months of capitalized interest to pay for the bonds until construction is complete, the assessment will not appear on the property owners' tax bill until December 2003. Property owners will be given an opportunity to pay their assessments in full prior to issuance of the bonds, in which case they will pay a lesser amount.

Once the City Council preliminarily approves the Engineer's Report and sets the public meeting and public hearing dates, notices and ballots will be sent to the property owners. At the public hearing the ballots will be tabulated. The property owners' votes are weighted in proportion to the amount of the proposed assessment. For example, a property owner who is to be assessed \$10,000 will have twice the voting power of a property owner who is to be assessed \$5,000. Since state law requires assessment of the City and the Redevelopment Agency property within the district, staff recommends that the City Council direct staff to vote in favor of the district formation. The district can only be formed if a majority of the assessment weighted ballots actually voted and received by the City are in favor of the District. The ballots will be opened and counted at the Public Hearing meeting on July 24, 2001.

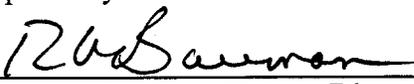
An initial study/negative declaration has been prepared by staff and will be presented for Council consideration at the July 24, 2001, meeting.

SCHEDULE:

A tentative schedule for the next steps in this process is as follows:

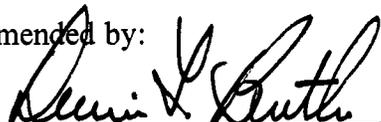
Public Meeting	June 27, 2001
Public Hearing and Ballot Tabulation	July 24, 2001

Prepared by:



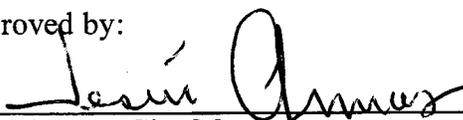
Robert A. Bauman, Deputy Director of Public Works

Recommended by:



Dennis L. Butler, Director of Public Works

Approved by:



Jesús Armas, City Manager

Attachments: Exhibit A: Engineer's Report for Local Improvement District 18

**PRELIMINARY ENGINEER'S REPORT
FOR
PROPOSED LOCAL IMPROVEMENT DISTRICT NO. 18
(Downtown Sidewalk and Streetscape Rehabilitation)**

**CITY OF HAYWARD
ALAMEDA COUNTY, CALIFORNIA**

June 4, 2001

Exhibit A

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AGENCY: CITY OF HAYWARD
PROJECT: LOCAL IMPROVEMENT DISTRICT NO. 18
(Downtown Sidewalk and Streetscape Rehabilitation)
TO: CITY COUNCIL

**ENGINEER'S REPORT PURSUANT TO THE
PROVISIONS OF SECTION 10204
OF THE STREETS AND HIGHWAYS CODE**

Pursuant to the provisions of Article XIID of the State Constitution and the Municipal Improvement Act of 1913, being Division 12 of the California Streets and Highways Code (the "Act"), and the Resolution of Intention, adopted by the City Council of the CITY OF HAYWARD, State of California, in connection with the proceedings for Local Improvement District No. 18 (Downtown Sidewalk and Streetscape Rehabilitation) (hereinafter referred to as the "Assessment District"), I, Robert Bauman, P.E., a Registered Professional Engineer, and the duly appointed Engineer of Work, herewith submits the Report for the Assessment District, consisting of six (6) parts as stated below.

PART I

This part contains the plans and specifications that describe the general nature, location and extent for the proposed improvements, and are filed herewith and made a part hereof. Said plans and specifications are on file in the Office of the Director of Public Works.

PART II

This part contains an estimate of the cost of the proposed improvements, including capitalized interest, if any, incidental costs and expenses in connection therewith as set forth herein and attached hereto.

PART III

This part consists of a proposed assessment of the total amount of the costs and expenses of the proposed improvements upon the several subdivisions of land within the Assessment District, in proportion to the estimated special benefits to be received by such subdivisions from said improvements, and includes the method of assessment and the assessment roll.

PART IV

This part contains the proposed maximum annual administrative assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the CITY OF HAYWARD, and not otherwise reimbursed, resulting from the administration and collection of assessments or from the administration and registration of any associated bonds and reserve or other related funds.

PART V

This part contains a map showing the boundaries of the Assessment District, and a diagram showing the Assessment District, the boundaries and the dimensions of the subdivisions of land within said Assessment District, as the same existed at the time of the passage of the Resolution of Intention, is filed herewith and made a part hereof, and part of the assessment.

PART VI

This part shall consist of the following information:

- A. Description of improvements

Part I Plans and Specifications

The preliminary plans to construct new sidewalks, cellar access closure from the sidewalk areas, landscaping, lighting, bus shelters and any ancillary improvements thereof, for the area described as Local Improvement District No. 18 (Downtown Sidewalk and Streetscape Rehabilitation) which describe the general nature, location and extent of the improvements for this Assessment District are referenced herein and incorporated as if attached and a part of this Report.

The preliminary plans for the improvements as approved will be on file in the office of the City Engineer.

The final plans will be approved by the City in accordance with City standards. The City will be constructing the improvements (see detailed Cost Estimate) per City standards.

**Part II
Cost Estimate**

See attached page.

**PART II
 COST ESTIMATE**

CONSTRUCTION COSTS

General (Bond, Mobilization, Layout, Traffic Control, Staging)	\$	257,000.00
Property Owner Improvements	\$	224,900.00
Demolition	\$	403,900.00
Drainage	\$	14,800.00
Electrical	\$	328,600.00
Basic Site Construction	\$	1,814,400.00
Misc. Site Construction	\$	383,000.00
Irrigation	\$	89,500.00
Planting and Soil Preparation	\$	178,100.00
Subtotal Construction Costs	\$	3,694,200.00
25% Construction Contingencies	\$	923,600.00

TOTAL CONSTRUCTION COST \$ **4,617,800.00**

ENGINEERING COSTS

Plans and Specifications (12%)	\$	443,300.00
Construction Management (5%)	\$	184,700.00
Subtotal Engineering Costs	\$	628,000.00

TOTAL ENGINEERING COSTS \$ **628,000.00**

INCIDENTAL COSTS

Trustee Fees	\$	3,000.00
Printing	\$	8,000.00
Appraisal	\$	25,000.00
Bond Counsel	\$	23,300.00
Disclosure Counsel	\$	25,000.00
Assessment Engineering	\$	122,000.00
Capitalized Interest	\$	309,300.00
Bond Reserve	\$	310,000.00
Bond Discount	\$	62,000.00
Subtotal Incidental Costs	\$	887,600.00

TOTAL INCIDENTAL COST \$ **887,600.00**

TOTAL PROJECT COST \$ **6,133,400.00**

Less City Contribution \$ **(600,200.00)**

Less Credit for Property Owner Improvements \$ **(319,300.00)**

TOTAL AMOUNT TO BE ASSESSED \$ **5,213,900.00**

**Part III
Assessment including
Assessment Method and Assessment Roll**

WHEREAS, on May 1, 2001, the City Council of the CITY OF HAYWARD, State of California, did, pursuant to the provisions of the Act, adopt its Resolution of Intention No. 01-059, for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith, in a special assessment district known and designated as

**LOCAL IMPROVEMENT DISTRICT NO. 18
(Downtown Sidewalk and Streetscape Rehabilitation)**

(hereinafter referred to as the "Assessment District"); and

WHEREAS, said Resolution of Intention, as required by law, did direct the Engineer of Work to make and file a Report, consisting of the following as required by Section 10204 of the Act:

- a. Plans;
- b. Specifications;
- c. Cost Estimates
- d. Assessment Diagram showing the Assessment District and the subdivisions of land therein;
- e. A proposed assessment of the costs and expenses of the works of improvement levied upon the parcels within the boundaries of the Assessment District;
- f. The proposed maximum annual assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the City and not otherwise reimbursed resulting from the administration and collection of assessments or from the administration and registration of any associated bonds and reserve or other related funds.

For particulars, reference is made to the Resolution of Intention No. 01-059 as previously adopted.

NOW, THEREFORE, I, Robert Bauman, P.E., pursuant to Article XIID of the California Constitution and the Act, do hereby submit the following:

1. Pursuant to the provisions of law and the Resolution of Intention, I have assessed the costs and expenses of the works of improvement to be performed in the Assessment District upon the parcels of land in the Assessment District specially benefited thereby in direct proportion and relation to the estimated special benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is attached.
 2. As required by law, a Diagram is hereto attached, showing the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions of land or parcels or lots
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respectively have been given a separate number upon said Diagram and in said Assessment Roll.

3. The subdivisions and parcels of land, the numbers therein as shown on the respective Assessment Diagram as attached hereto, correspond with the numbers as appearing on the Assessment Roll as contained herein.
4. By virtue of the authority contained in the Act, and by further direction and order of the legislative body, I hereby recommend the following Assessment to cover the costs and expenses for the acquisition of improvements for the Assessment District based on the costs and expenses as set forth below.

	As Preliminarily Approved	As Confirmed
Cost of Construction:	\$4,617,800	
Engineering Costs:	\$628,000	
Incidental Costs:	\$887,600	
Less City Contribution:	(\$600,200)	
Less Credit for Property Owner Improvements:	(\$319,300)	
Total to be Assessed:	\$5,213,900	

6. The Method of Assessment and Assessment Roll as set forth in Exhibits "A" and "B"; respectively, and are attached hereto, referenced and so incorporated.

Dated: _____, 2001

**ROBERT BAUMAN, P.E.
ASSESSMENT ENGINEER**

EXHIBIT A

METHOD OF ASSESSMENT

Since the improvements are to be funded by the levying of assessments, the Act and Article XIID of the State Constitution require that assessments must be based on the estimated special benefit that the properties receive from the works of improvement. In addition, Article XIID, Section 4, of the State Constitution requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Section 4 provides that only special benefits are assessable and the local agency levying the assessment must separate the general benefits from the special benefits. It also requires that publicly owned property that benefits from the improvements be assessed. Neither the Act nor the State Constitution specifies the method or formula that should be used to apportion the costs to properties in any special assessment district proceedings. The responsibility for recommending an apportionment of the costs to properties which specially benefit from the improvements rests with the Engineer of Work, who is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessments. In order to apportion the assessments to each parcel in direct proportion with the special and direct benefit which it will receive from the improvements, an analysis has been completed and is used as the basis for apportioning costs to each property within the Assessment District as explained below.

Based upon a review of the direct and special benefit to be received by each parcel from the construction of the works of improvement, the Engineer of Work recommends the apportionment of costs as outlined below. The final authority and action rests with the City Council after hearing all testimony and evidence presented at a public hearing and tabulating the assessment ballots previously mailed to all record owners of property within the Assessment District. Upon the conclusion of the public hearing, the City Council must make the final determination whether or not the assessment spread has been made in direct proportion to the estimated special benefits received by each parcel within the Assessment District.

The following sections define the special and general benefits and set forth the methodology used to apportion the costs of the improvements to each parcel, and confirm that the assessments are reasonable and justified.

Improvements and Benefit

The area to be improved is generally bounded by Foothill Boulevard to the east, "A" Street to the north, "D" Street to the south and Watkins Street to the west. The property in the Assessment District is comprised of a mix of retail shops, offices, restaurants and other commercial and public use properties.

The improvements to be constructed by the Assessment District include:

1. "B" Street between Foothill Boulevard and Watkins Street: sidewalks reconstructed and cellar access within the sidewalk areas closed off; selective removal of existing trees and replacement with fewer, deciduous trees with grates and guards and grates on existing trees; new landscaping, new patio areas with seat walls, fencing, lighted columns, benches, tables, kiosks, trash receptacles, street signage, bus shelters, an entry monument and minor drainage improvements.
2. Main Street between "A" Street and "D" Street: sidewalks reconstructed with a row of

pavers and cellar access within the sidewalk areas closed off; some new bulbouts, some new trees with grates and guards and grates on existing trees, ornamental street lighting, trash receptacles and parking entrance signs.

3. "C" Street between Foothill Boulevard and Watkins Street: sidewalks reconstructed with a row of pavers and cellar access within the sidewalk areas closed off, some new trees with grates and guards and grates on existing trees, trash receptacles, bus shelter, parking entrance signs and ornamental lighting.
4. Mission Boulevard between "A" Street and "D" Street: sidewalks reconstructed with a row of pavers and cellar access within the sidewalk areas closed off, some new trees with grates and guards and grates on existing trees, trash receptacles and parking entrances signs.
5. "A" Street (southerly side) between Foothill Boulevard and Watkins Street: sidewalks reconstructed with a row of pavers, some new trees with grates and guards and grates on existing trees, and trash receptacles.
6. Foothill Boulevard (westerly side) between "A" Street and "D" Street: sidewalks reconstructed with a row pavers, some new trees with grates and guards, benches and trash receptacles.
7. Watkins Street (easterly side) between "A" Street and "D" Street: sidewalks reconstructed with a row of pavers, some new trees with grates and guards and grates on existing trees, and trash receptacles.

Special Benefit

Each and every assessed parcel within the Assessment District must receive a particular and distinct benefit from the improvements. The purpose of this Assessment District is to provide public improvements to improve and enhance the area. The reconstruction of sidewalks and the enhancement of landscaping provide a specific and direct benefit to the properties within the Assessment District. The special benefit conferred to the parcels within the Assessment District from the proposed improvements includes:

- Increased economic values of property in the Assessment District due to increased capacity to draw visitors and patrons to business activities within the Assessment District
- Increased safety of circulation for the property owners, visitors, tenants, businesses, and clients within the Assessment District
- Increased attractiveness of the Assessment District as a place to visit or conduct business
- Enhancement of economic development projects by the improved appearance of landscaping and the increased ability for leased space to be successfully marketed
- Fulfillment of the property owners' responsibility under State and City laws to maintain safe sidewalks within public rights-of-way adjacent to the property
- Increased desirability of parcels to remain economically viable and be attractive to business activity in comparison to other similar areas that do not have the same level of improvements
- Improved signage will provide a safe and efficient method of conveying information and directions to property owners, clients, tenants, businesses, and visitors related to the conduct of business activities within the Assessment District.

Proportioning Special Benefit

The landscaping and sidewalk improvements to be funded enhance the parcels within the Assessment District with the purpose of attracting additional consumer base to the area and hence parcels within the Assessment District will receive a "special benefit" from the improvements. It is determined that this enhancement provides a "special benefit" to all properties in District and that benefit is proportional to lot size. All of the parcels have similar land use and the ability to generate revenues from a business activity is directly related to the size of the parcel. All property in the Assessment District is in a redevelopment area and is expected to redevelop to its highest and best use. Accordingly, public use and vacant property is also assessed at the same rate as all other property in the Assessment District.

In addition to the construction and engineering costs, there are incidental expenses of the Assessment District. These costs include: construction administration, design, surveying, assessment engineering, bond counsel, underwriting, printing, and financing costs. All of the incidental costs associated with the Assessment District are of special benefit to the parcels in the same proportion as the construction costs.

General Benefit

In addition to the special benefits received by the parcels in the Assessment District, an examination of the general benefit from the improvements was completed. It was determined that there is general benefit from the improvements that accrues to the community at large since the improvements will be located within the public rights of way and are visible to anyone passing through the area, and not just to property owners, tenants, business owners, customers or clients.

Although the improvements are primarily a direct and special benefit to those parcels in the Assessment District as discussed in the "Special Benefit" section above, it is estimated that 10% of the benefit derived from these improvements is general benefit to the community as a whole. The City contribution to the Assessment District is equal to or greater than the general benefit derived from these improvements.

Credit for Property Owner Improvements

The owner of Assessment Parcel Nos. 1-8 and 12-14 is in process of installing the sidewalk and landscaping improvements adjacent to all of its properties at a cost in excess of what would be its pro-rata share of assessments based upon this Method of Assessment. Completion of this work is assured by separate contract with the City and the owner of said parcels is given a credit for \$319,300, which would be its pro-rata share of the costs of the improvements in the Assessment District. Therefore, Assessment Parcel Nos. 1-8 and 12-14 will have a net assessment of \$0.

Future Reapportionments

Although the Assessment District is developed, the parcel configuration may change over time as redevelopment occurs. The methodology set forth in this report is easily apportioned to new parcels based on lot size. It is anticipated that as parcels redevelop to their highest and best use the size of the lot is the best measurement for special benefit from the improvements. Therefore the assessment should be apportioned to all newly subdivided lots based on lot size.

EXHIBIT B

ASSESSMENT ROLL

See attached

6/1/01

City of Hayward
Local Improvement District No. 18
(Downtown Sidewalk Rehabilitation)
Assessment Roll

Assessment No.	Assessor Parcel No.	Owner Name	Situs Address	Final Assessment	Credit for Completed Improvements	Net Assessment
1	428 0051 054 00	Albertsons Inc. and American Stores	825 A St	\$ 30,265.40	\$ (30,265.40)	\$ -
2	428 0051 055 00	ALBERTSONS INC	835 A Street	\$ 43,884.83	\$ (43,884.83)	\$ -
3	428 0051 056 00	Albertsons Inc.	873 A Street	\$ 22,699.05	\$ (22,699.05)	\$ -
4	428 0051 057 00	ALBERTSONS INC	341 S Main Street #406	\$ 22,699.05	\$ (22,699.05)	\$ -
5	428 0051 058 00	Albertsons Inc.	Mission Blvd.	\$ 62,044.08	\$ (62,044.08)	\$ -
6	428 0051 059 00	ALBERTSONS INC	22557 Mission Blvd.	\$ 13,619.43	\$ (13,619.43)	\$ -
7	428 0051 060 00	ALBERTSONS INC	Mission Blvd.	\$ 16,645.97	\$ (16,645.97)	\$ -
8	428 0051 061 01	Albertsons Inc.	22557 Mission Blvd.	\$ 69,610.43	\$ (69,610.43)	\$ -
9	428 0051 062 00	Strobel Stephen L ETAL	880 B Street	\$ 37,775.49	\$ -	\$ 37,775.49
10	428 0051 063 00	Diamantine George	808 B Street	\$ 18,066.54	\$ -	\$ 18,066.54
11	428 0051 064 00	Diamantine George A	828 B Street	\$ 24,636.19	\$ -	\$ 24,636.19
12	428 0051 065 03	Albertsons Inc.	Watkins Street	\$ 27,238.86	\$ (27,238.86)	\$ -
13	428 0051 065 04	Albertsons Inc.	Watkins Street	\$ 4,539.81	\$ (4,539.81)	\$ -
14	428 0051 066 00	Albertsons Inc.	22554 Watkins Street	\$ 6,053.08	\$ (6,053.08)	\$ -
15	428 0056 045 00	Odonnell Hui	22500 Mission Blvd	\$ 34,490.67	\$ -	\$ 34,490.67
16	428 0056 046 00	Woo Kok L & Lily	921 A St.	\$ 19,708.95	\$ -	\$ 19,708.95
17	428 0056 047 00	West Aimee L	937 A St.	\$ 14,781.71	\$ -	\$ 14,781.71
18	428 0056 048 00	Brenkwitz John M & Robert L	953 A St.	\$ 14,781.71	\$ -	\$ 14,781.71
19	428 0056 050 01	Yoo Geun S & K	22507 Main Street	\$ 18,066.54	\$ -	\$ 18,066.54
20	428 0056 051 00	Brenkwitz Jr. John M	22519 Main St.	\$ 11,496.89	\$ -	\$ 11,496.89
21	428 0056 052 00	Johnson Wiley D & Elsie	22525 Main St.	\$ 29,563.43	\$ -	\$ 29,563.43
22	428 0056 053 00	CITY OF HAYWARD	22531 Main Street	\$ 3,780.89	\$ -	\$ 3,780.89
23	428 0056 054 01	CITY OF HAYWARD	Main Street	\$ 5,671.33	\$ -	\$ 5,671.33
24	428 0056 054 03	West Aimee L	22531 Main Street	\$ 11,496.89	\$ -	\$ 11,496.89
25	428 0056 054 04	Splawn Don H	22545 Main Street	\$ 21,351.37	\$ -	\$ 21,351.37
26	428 0056 055 00	Varni Anthony B & Marlene M	22561 Main Street	\$ 6,569.65	\$ -	\$ 6,569.65
27	428 0056 056 00	Varni Anthony B & Marlene M	22567 Main Street	\$ 6,569.65	\$ -	\$ 6,569.65
28	428 0056 057 00	Zaracotas Timoleon & Corinne	966 B Street	\$ 29,563.43	\$ -	\$ 29,563.43
29	428 0056 058 00	CITY OF HAYWARD	962 B Street	\$ 7,561.76	\$ -	\$ 7,561.76
30	428 0056 059 00	MARION WILLIAM COMPANY	954 B Street	\$ 4,927.24	\$ -	\$ 4,927.24
31	428 0056 060 00	I O O F NO 129	944 B Street	\$ 24,636.19	\$ -	\$ 24,636.19
32	428 0056 061 00	MARION WILLIAM CO	938 B St.	\$ 11,496.89	\$ -	\$ 11,496.89
33	428 0056 062 00	Bringhurst Deon S & Lila J	926 B St.	\$ 19,708.95	\$ -	\$ 19,708.95
34	428 0056 063 01	CITY OF HAYWARD	Mission Blvd.	\$ 37,808.82	\$ -	\$ 37,808.82
35	428 0056 063 02	Sheills R J & Mary K	22582 Mission Blvd.	\$ 2,792.10	\$ -	\$ 2,792.10
36	428 0056 064 00	Sheills R J & Mary K	22578 Mission Blvd.	\$ 9,854.48	\$ -	\$ 9,854.48
37	428 0056 065 00	Nickles Gary N	22564 Mission Blvd.	\$ 18,066.54	\$ -	\$ 18,066.54
38	428 0056 066 00	CITY OF HAYWARD	Mission Blvd.	\$ 172,030.18	\$ -	\$ 172,030.18
39	428 0056 067 00	1995 WONG DON	22544 Mission Bl.	\$ 13,139.30	\$ -	\$ 13,139.30
40	428 0056 068 00	Sheills R J & Mary K	22538 Mission Blvd.	\$ 16,424.13	\$ -	\$ 16,424.13
41	428 0056 069 00	Odonnell Hui	22524 Mission Blvd.	\$ 19,708.95	\$ -	\$ 19,708.95
42	428 0061 037 00	Wells Fargo Bank	1015 A Street	\$ 49,272.38	\$ -	\$ 49,272.38
43	428 0061 038 00	1027 A STREET LLC % Richard Weinstein	1025 A Street	\$ 70,623.75	\$ -	\$ 70,623.75
44	428 0061 039 00	1027 A STREET LLC	1027 A Street	\$ 70,623.75	\$ -	\$ 70,623.75

6/1/01

City of Hayward
Local Improvement District No. 18
(Downtown Sidewalk Rehabilitation)
Assessment Roll

Assessment No.	Assessor Parcel No.	Owner Name	Situs Address	Final Assessment	Credit for Completed Improvements	Net Assessment
45	428 0061 040 00	CAMENZIND PROPERTIES INC	1077 A Street	\$ 141,247.50	\$ -	\$ 141,247.50
46	428 0061 041 00	SHAMCO INVESTMENTS	22519 Foothill Bl.	\$ 68,981.34	\$ -	\$ 68,981.34
47	428 0061 042 00	Luce Maxine	22533 Foothill Bl.	\$ 19,708.95	\$ -	\$ 19,708.95
48	428 0061 043 00	Chang Tinayan L & Kato Nobue	22543 Foothill Bl.	\$ 11,496.89	\$ -	\$ 11,496.89
49	428 0061 044 00	Calabrese Joel M	22549 Foothill Bl.	\$ 11,496.89	\$ -	\$ 11,496.89
50	428 0061 045 00	RUE ELL Enterprise Inc.	1090 B St.	\$ 44,345.14	\$ -	\$ 44,345.14
51	428 0061 046 01	CITY OF HAYWARD	B St.	\$ 26,466.18	\$ -	\$ 26,466.18
52	428 0061 046 02	BUFFALO PROPERTY GROUP LLC	1080 B St.	\$ 22,993.78	\$ -	\$ 22,993.78
53	428 0061 047 01	CITY OF HAYWARD	B St.	\$ 22,685.29	\$ -	\$ 22,685.29
54	428 0061 047 02	ACACIA MASONIC TEMPLE ASSOCIAT	1068 B St.	\$ 21,351.37	\$ -	\$ 21,351.37
55	428 0061 048 01	CITY OF HAYWARD	B St.	\$ 22,685.29	\$ -	\$ 22,685.29
56	428 0061 048 02	Keikha Jamal	1060 B St.	\$ 26,278.60	\$ -	\$ 26,278.60
57	428 0061 049 01	CITY OF HAYWARD	B St.	\$ 15,123.53	\$ -	\$ 15,123.53
58	428 0061 049 03	Swire Marvin S & Gloria	1058 B St.	\$ 26,278.60	\$ -	\$ 26,278.60
59	428 0061 050 01	CITY OF HAYWARD	1042 B St.	\$ 54,822.80	\$ -	\$ 54,822.80
60	428 0061 051 01	CITY OF HAYWARD	B St.	\$ 24,575.74	\$ -	\$ 24,575.74
61	428 0061 051 02	Chui Bill & Bonnie	1036 B St.	\$ 22,993.78	\$ -	\$ 22,993.78
62	428 0061 053 01	CITY OF HAYWARD	B St.	\$ 30,247.06	\$ -	\$ 30,247.06
63	428 0061 053 02	Fink Gustav A	1022 B St.	\$ 60,769.27	\$ -	\$ 60,769.27
64	428 0061 054 00	Egusa Jerry R	1014 B St.	\$ 6,569.65	\$ -	\$ 6,569.65
65	428 0061 055 00	Mitchell Ken	1010 B St	\$ 11,496.89	\$ -	\$ 11,496.89
66	428 0061 056 00	Antonini Alfred J	1004 B St.	\$ 14,781.71	\$ -	\$ 14,781.71
67	428 0061 057 00	Antonini Alfred J	22564 Main Street	\$ 22,993.78	\$ -	\$ 22,993.78
68	428 0061 058 00	Chan Beng F & Ngan F	22540 Main Street	\$ 44,345.14	\$ -	\$ 44,345.14
69	428 0061 059 00	Pintor Guillermo, Guadaupe, Manuel, Ramon	22528 Main Street	\$ 9,854.48	\$ -	\$ 9,854.48
70	428 0066 001 00	EDEN PROPERTIES	903 B St.	\$ 13,139.30	\$ -	\$ 13,139.30
71	428 0066 002 00	Antonini Alfred J & Alva J	913 B St.	\$ 13,139.30	\$ -	\$ 13,139.30
72	428 0066 003 00	Pierantoni Domingo & Eva N	921 B St.	\$ 9,854.48	\$ -	\$ 9,854.48
73	428 0066 004 00	HAYWARD PARTNERS	927 B St.	\$ 11,496.89	\$ -	\$ 11,496.89
74	428 0066 005 00	West Aimee L	935 B St.	\$ 6,569.65	\$ -	\$ 6,569.65
75	428 0066 006 00	Fernandes Anthony J & M L	939 B St	\$ 8,212.06	\$ -	\$ 8,212.06
76	428 0066 007 00	Lee Douglas M & Dianne M	943 B St	\$ 39,417.91	\$ -	\$ 39,417.91
77	428 0066 008 00	NINE-SIXTY-THREE B STREET REHA	963 B St	\$ 16,424.13	\$ -	\$ 16,424.13
78	428 0066 011 01	CENTENNIAL BANK	971 B St	\$ 50,914.80	\$ -	\$ 50,914.80
79	428 0066 012 00	Cox Alan R	22641 Main Street	\$ 26,278.60	\$ -	\$ 26,278.60
80	428 0066 013 02	CITY OF HAYWARD	Main Street	\$ 98,302.95	\$ -	\$ 98,302.95
81	428 0066 014 00	COMERICA BANK	22683 Main Street	\$ 73,908.57	\$ -	\$ 73,908.57
82	428 0066 015 00	Gilbert Maria D	948 C Street	\$ 9,854.48	\$ -	\$ 9,854.48
83	428 0066 016 00	Ramirez Ignacio & Theresa	944 C Street	\$ 9,854.48	\$ -	\$ 9,854.48
84	428 0066 018 01	Chilbert Edward J	920 C Street	\$ 36,133.08	\$ -	\$ 36,133.08
85	428 0066 019 00	CITY OF HAYWARD	22678 Mission Bl.	\$ 20,794.86	\$ -	\$ 20,794.86
86	428 0066 021 01	Gilbert Maria D	22664 Mission Bl.	\$ 65,696.51	\$ -	\$ 65,696.51
87	428 0066 022 00	EDEN PROPERTIES	22642 Mission Bl.	\$ 31,205.84	\$ -	\$ 31,205.84
88	428 0066 023 00	EDEN PROPERTIES	22636 Mission Bl.	\$ 18,066.54	\$ -	\$ 18,066.54

6/1/01

City of Hayward
Local Improvement District No. 18
(Downtown Sidewalk Rehabilitation)
Assessment Roll

Assessment No.	Assessor Parcel No.	Owner Name	Situs Address	Final Assessment	Credit for Completed Improvements	Net Assessment
89	428 0066 024 00	Crown Management	22632 Main St.	\$ 75,550.99	\$ -	\$ 75,550.99
90	428 0066 025 00	Coakley Michael J	1019 B St.	\$ 24,636.19	\$ -	\$ 24,636.19
91	428 0066 026 00	Peters Thelma N	1025 B St.	\$ 24,636.19	\$ -	\$ 24,636.19
92	428 0066 027 00	Ma Catherine S	1029 B St.	\$ 24,636.19	\$ -	\$ 24,636.19
93	428 0066 028 00	Stamatakis Nicholas D & Cather	1037 B St.	\$ 37,775.49	\$ -	\$ 37,775.49
94	428 0066 029 00	Stamatakis Nicholas D & Cather	1049 B St.	\$ 27,921.02	\$ -	\$ 27,921.02
95	428 0066 034 08	Paulsen Paul & Underwood Anne	22631 Foothill Bl.	\$ 400,748.71	\$ -	\$ 400,748.71
96	428 0066 036 00	Herndon Ralph F & Marlene R	1044 C St.	\$ 75,550.99	\$ -	\$ 75,550.99
97	428 0066 037 00	Crown Management	1026 C St.	\$ 75,550.99	\$ -	\$ 75,550.99
98	428 0066 038 01	Crown Management	1026 C St.	\$ 34,490.67	\$ -	\$ 34,490.67
99	428 0066 038 02	Crown Management	22696 Main St.	\$ 21,351.37	\$ -	\$ 21,351.37
100	428 0066 039 00	Crown Management	22654 Main St.	\$ 19,708.95	\$ -	\$ 19,708.95
101	428 0066 040 00	BAKER KENN;MACARTHUR LTD	915 C . St.	\$ 6,569.65	\$ -	\$ 6,569.65
102	428 0066 041 00	Dekker Kenneth J & Mary E	933 C St.	\$ 11,496.89	\$ -	\$ 11,496.89
103	428 0066 042 00	HYEM PARTNERSHIP	951 C St.	\$ 21,351.37	\$ -	\$ 21,351.37
104	428 0066 043 00	CITY OF HAYWARD		\$ 32,137.51	\$ -	\$ 32,137.51
105	428 0066 044 00	CITY OF HAYWARD		\$ 32,137.51	\$ -	\$ 32,137.51
106	428 0066 045 00	CITY OF HAYWARD		\$ 385,650.06	\$ -	\$ 385,650.06
107	428 0066 046 00	BAY CITIES FEDERAL CREDIT UNIO	22777 Main St.	\$ 62,411.68	\$ -	\$ 62,411.68
108	428 0066 047 00	BAY CITIES FEDERAL CREDIT UNIO	958 D. St.	\$ 29,563.43	\$ -	\$ 29,563.43
109	428 0066 048 00	CITY OF HAYWARD	944 D. St.	\$ 34,027.95	\$ -	\$ 34,027.95
110	428 0066 049 00	CITY OF HAYWARD	D. St.	\$ 22,685.29	\$ -	\$ 22,685.29
111	428 0066 053 00	Herndon Ralph F & Marlene R	C St.	\$ 37,775.49	\$ -	\$ 37,775.49
112	428 0066 054 00	Herndon Ralph F & Marlene R	1045 C St.	\$ 26,278.60	\$ -	\$ 26,278.60
113	428 0066 055 00	Herndon Ralph F & Marlene R	C St.	\$ 21,351.37	\$ -	\$ 21,351.37
114	428 0066 056 00	HAYWARD FISHERY ASSOCIATES	1055 C St.	\$ 37,775.49	\$ -	\$ 37,775.49
115	428 0066 058 01	HAYWARD FISHERY ASSOCIATES	22701 Foothill Bl.	\$ 36,133.08	\$ -	\$ 36,133.08
116	428 0066 059 00	Herndon Ralph F & Marlene R	Foothill Bl.	\$ 13,139.30	\$ -	\$ 13,139.30
117	428 0066 060 00	Tomlin Reginald C & Kathryn	22755 Foothill Bl.	\$ 14,781.71	\$ -	\$ 14,781.71
118	428 0066 063 04	Marshall Thomas L & Terry L	22789 Foothill Bl.	\$ 47,629.97	\$ -	\$ 47,629.97
119	428 0066 067 00	Angeli Larry P & Terry	22772 Foothill Bl.	\$ 11,496.89	\$ -	\$ 11,496.89
120	428 0066 069 01	Simas Kevin & Marshall Thomas	22770 Foothill Bl.	\$ 60,769.27	\$ -	\$ 60,769.27
121	428 0066 070 00	Simas Kevin & Marshall Thomas	22742 Foothill Bl.	\$ 32,848.25	\$ -	\$ 32,848.25
122	428 0066 071 00	HAYWARD FIRE FIGHTERS LOCAL #1909	22734 Main St.	\$ 16,424.13	\$ -	\$ 16,424.13
123	428 0066 083 02	Miranda Joe M	22803 Foothill Bl.	\$ 13,139.30	\$ -	\$ 13,139.30
124	428 0066 084 00	CITY OF HAYWARD	22730 C St.	\$ 138,002.23	\$ -	\$ 138,002.23
125	428 0071 018 00	REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD	22675 Mission Bl.	\$ 26,466.18	\$ -	\$ 26,466.18
126	428 0071 019 00	REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD	22695 Mission Bl.	\$ 54,822.80	\$ -	\$ 54,822.80
127	428 0071 020 00	UNITED STATES POSTAL SERVICE	822 C Street	\$ 98,544.76	\$ -	\$ 98,544.76
128	428 0071 022 01	REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD	805 B Street	\$ 325,155.93	\$ -	\$ 325,155.93
129	428 0071 023 00	CITY OF HAYWARD	835 C Street	\$ 519,871.41	\$ -	\$ 519,871.41
Totals:				\$ 5,533,196.11	\$ (319,300.00)	\$ 5,213,896.11

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the estimated special benefits that each parcel receives from the works of improvement.

Dated: _____, 2001

ROBERT BAUMAN, P.E.
ASSESSMENT ENGINEER
CITY OF HAYWARD
ALAMEDA COUNTY, STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF HAYWARD, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was filed in my office on the ____ day of _____, 2001.

CITY CLERK
CITY OF HAYWARD
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF HAYWARD, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was preliminarily approved by the City Council of the CITY OF HAYWARD, CALIFORNIA, on the ____ day of _____, 2001.

CITY CLERK
CITY OF HAYWARD
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF HAYWARD, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was approved and confirmed by the City Council of said City on the ____ day of _____, 2001.

CITY CLERK
CITY OF HAYWARD
STATE OF CALIFORNIA

I, _____, as DIRECTOR OF PUBLIC WORKS of the CITY OF HAYWARD, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on the ____ day of _____, 2001.

DIRECTOR OF PUBLIC WORKS
CITY OF HAYWARD
STATE OF CALIFORNIA

Part IV Annual Administrative Assessment

A proposed maximum annual assessment shall be levied on each parcel of land and subdivision of land within the Assessment District to pay for necessary costs incurred by the City of Hayward, and not otherwise reimbursed, resulting from the administration and collection of assessments and/or from the administration or registration of any bonds and reserve or other related funds. This maximum assessment shall not exceed the amount of \$100 per parcel per year.

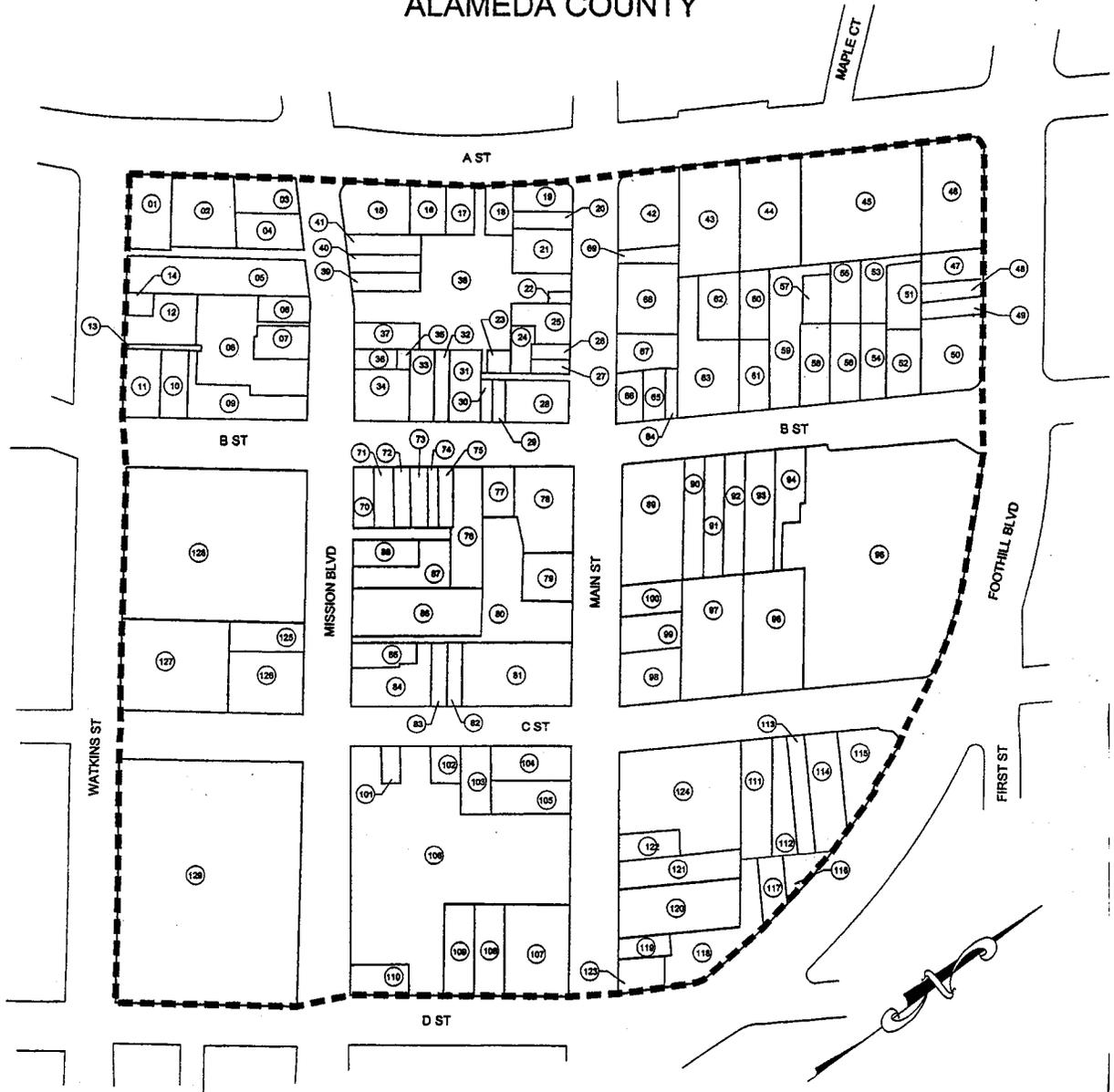
The annual administrative assessment will be collected in the same manner and in the same installments as the assessment levied to pay for the cost of the works of improvement.

Part V Assessment Diagram

A reduced copy of the Assessment Diagram is attached hereto. Full-sized copies of the Boundary Map and Assessment Diagram are on file in the Office of the City Clerk, of the City of Hayward.

[Diagram Sheet 1 of 1]

**CITY OF HAYWARD
 PROPOSED LOCAL IMPROVEMENT DISTRICT NO. 18
 (DOWNTOWN SIDEWALK REHABILITATION)
 ALAMEDA COUNTY**



LEGEND

- ⊙ DISTRICT ASSESSMENT NUMBER
- DISTRICT BOUNDARY

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT NO. 18 IN THE CITY OF HAYWARD, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF HAYWARD AT A CITY COUNCIL MEETING HELD ON THE ____ DAY OF ____ 2001

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF ____ 2001, AT THE HOUR OF ____ O'CLOCK ____ M. IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT, AT PAGES ____, AND AS INSTRUMENT NO. ____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF HAYWARD, COUNTY OF ALAMEDA, STATE OF CALIFORNIA THIS ____ DAY OF ____ 2001

BY: _____
 CITY CLERK
 CITY OF HAYWARD

BY: _____
 COUNTY RECORDER
 COUNTY OF ALAMEDA

 Pleasanton and San Mateo, California	JOB NO.	15508.00	CITY OF HAYWARD ALAMEDA COUNTY 2001/2002 FISCAL YEAR STATE OF CALIFORNIA	HAYWARD PRELIMINARY ASSESSMENT DIAGRAM	SHEET	1
	DATE	05/21/01			OF	1
	SCALE	N.T.S.				
	DRAWN BY	BJ CKD AR				

Part VI Description of Improvements

Within the City of Hayward (the "City"), County of Alameda, State of California, the construction and acquisition of the following public improvements, including the acquisition of all lands, easements, rights-of-way, licenses, franchises, and permits and the construction of all auxiliary work necessary and/or convenient to the accomplishment thereof in accordance with plans and specifications to be approved by the City:

1. "B" Street both sides from Foothill Boulevard to Watkins Street: sidewalks reconstructed and cellar access within the sidewalk areas closed off; selective removal of existing trees and replacement with fewer, deciduous trees with grates and guards and grates on existing trees; new landscaping, new patio areas with seat walls, fencing, lighted columns, benches, tables, kiosks, trash receptacles, street signage, bus shelters, an entry monument and minor drainage improvements.
 2. Main Street both sides from "A" Street to "D" Street: sidewalks reconstructed with a row of pavers and cellar access within the sidewalk areas closed off; some new bulbouts, some new trees with grates and guards and grates on existing trees, ornamental street lighting, trash receptacles and parking entrance signs.
 3. "C" Street both sides from Foothill Boulevard to Watkins Street: sidewalks reconstructed with a row of pavers and cellar access within the sidewalk areas closed off, some new trees with grates and guards and grates on existing trees, trash receptacles, bus shelter, parking entrance signs and ornamental lighting.
 4. Mission Boulevard both sides from "A" Street to "D" Street: sidewalks reconstruct with a row of pavers and cellar access within the sidewalk areas closed off, some new trees with grates and guards and grates on existing trees, trash receptacles and parking entrances signs.
 5. "A" Street southerly side from Foothill Boulevard to Watkins Street: sidewalks reconstructed with a row of pavers, some new trees with grates and guards and grates on existing trees, and trash receptacles.
 6. Foothill Boulevard westerly side from "A" Street to "D" Street: sidewalks reconstructed with a row pavers, some new trees with grates and guards, benches and trash receptacles.
 7. Watkins Street easterly side from "A" Street to "D" Street: sidewalks reconstructed with a row of pavers, some new trees with grates and guards and grates on existing trees, and trash receptacles.
-

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

A RESOLUTION PRELIMINARILY APPROVING
ENGINEER'S REPORT FOR LOCAL IMPROVEMENT
DISTRICT NO. 18 (DOWNTOWN SIDEWALK AND
STREETScape REHABILITATION), ORDERING HEARING
AND DIRECTING ACTIONS WITH RESPECT THERETO

NOW THEREFORE BE IT RESOLVED by the City Council of the City of
Hayward, as follows:

1. Resolution of Intention. On May 1, 2000, this Council adopted Resolution No. 01-059, A Resolution of Intention to Make Improvements for Local Improvement District No.18 (Downtown Sidewalk and Streetscape Rehabilitation), (the "Resolution of Intention") under the Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code of California, (the "Act") to initiate proceedings under the Act in and for the City's Local Improvement District No. 18 (Downtown Sidewalk and Streetscape Rehabilitation) (the "Assessment District").

2. Engineer's Report. The Resolution of Intention referred the improvements described therein to the person designated therein as the Engineer of Work and directed the Engineer of Work to prepare and file with the City Clerk a report (the "Engineer's Report") pursuant to the Act and containing information set forth in the Resolution of Intention, to which reference is hereby made for further particulars.

3. Engineer's Report Preliminarily Approved. The Engineer of Work has prepared and filed the Engineer's Report with the City Clerk, and this Council with the aid of City staff has reviewed the Engineer's Report, and hereby finds it to be sufficient, and that it shall stand for purposes of subsequent proceedings for the Assessment District and the Engineer's Report is hereby preliminarily approved.

4. Meeting. This Council hereby orders that a public meeting be held on Wednesday, June 27, 2001, at the hour of 7:00 o'clock p.m. with Robert Bauman, the City Engineer and the Engineer of Work for the Assessment District, in Conference Room 2A, City Hall, 777 "B" Street, Hayward, California for the purpose of providing information and answering any questions about the Assessment District, the Engineer's Report and the assessments proposed to be levied.

5. Hearing. Pursuant to the Act, this Council hereby orders that a public hearing be held before this Council, in the regular meeting place thereof, City Council Chambers, 777 "B" Street, 2nd Floor, Hayward, California on Tuesday, July 24, 2001, at the hour of 8:00 o'clock p.m., for the purposes of this Council's determination whether the public interest, convenience and necessity require the acquisitions and improvements and this Council's final action upon the Engineer's Report and the assessments therein.

6. Notice of Hearing. The City Clerk is hereby authorized and directed to cause notice of the hearing to be given by mailing, postage prepaid, in the United States mail, and such notice shall be deemed to have been given when so deposited in such mail. The envelope or cover of the mailing shall include the name of the City and the return address of the City Clerk as the sender. The mailed notice shall be given to all property owners within the Assessment District as shown in the Engineer's Report by such mailing by name to those persons whose names and addresses appear on the last equalized assessment roll of the County of Alameda or the State Board of Equalization assessment roll, as the case may be. The amount of the proposed assessment for each parcel shall be calculated and the record owner of each parcel shall be given written notice by mail of the proposed assessment, the total amount thereof chargeable to the entire Assessment District, the amount chargeable to the owner's particular parcel, the anticipated duration of payments for the assessment, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated. Each such mailed notice to owners shall contain a ballot which includes the property owner's name, identification of the parcel and support or opposition to the proposed assessment. Each notice shall include, in a conspicuous place, a summary of the procedures applicable to the completion, return and tabulation of ballots, including a disclosure that the existence of a majority protest (whereby ballots submitted in opposition exceed those submitted in favor of the assessment, with ballots weighed according to proportional financing obligation of the affected property) will result in the assessment not being imposed. Each mailed ballot shall include a sealable return envelope with the City's address for receipt of completed ballots. The notice herein provided shall be mailed not less than forty-five (45) days before the date of the public hearing.

7. Ballots. The City Clerk is hereby designated as the impartial person responsible for the tabulation of the ballots. The City Clerk shall maintain a separate and secure file for the safekeeping of the assessment ballots as they are received and pending tabulation. Ballots shall be received up to the time of the closing of the public hearing. Ballots shall remain sealed until the close of the public hearing and the beginning of the tabulation, provided that ballots may be submitted, or changed, or withdrawn by the person submitting the ballot prior to the conclusion of the public hearing. During and after tabulation, the ballots shall be disclosable public records under Section 6252 of the California Government Code.

8. Boundary Map. The proposed boundaries of the proposed Assessment District are hereby described as shown on a map thereof on file in the office of the City Clerk (the "Boundary Map"), which indicates by a boundary line the extent of the territory to be included in the proposed Assessment District and which Boundary Map shall govern for all

details for further purposes of the proceedings for the Assessment District and to which reference is hereby made for further particulars. The City Clerk is hereby authorized and directed to endorse upon the original and at least one copy of the Boundary Map the date of the filing thereof and date and adoption of this resolution and to cause a copy of the Boundary Map to be filed with the County Recorder of the County of Alameda, in which all of the proposed Assessment District is located, within fifteen (15) days of the adoption of this resolution, but in no event later than fifteen (15) days in advance of the date of the hearings ordered under Section 4 hereof The County Recorder shall endorse upon the Boundary Map the time and date of filing and shall fasten the same securely in a book of maps of assessment and community facilities districts which the County Recorder shall keep in his or her office. The County Recorder shall index the Boundary Map by the name of the City and by the distinctive designation of the proposed Assessment District.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2001

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

A RESOLUTION AUTHORIZING THE CITY MANAGER
TO VOTE IN FAVOR OF LOCAL IMPROVEMENT
DISTRICT NO. 18

BE IT RESOLVED by the City Council of the City of Hayward that the City
Manager is hereby authorized to vote in favor of Local Improvement District No. 18 on behalf
of on behalf of those properties in the District owned the City of Hayward.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2001

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

DRAFT

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-_____

Introduced by Agency Member _____

RESOLUTION AUTHORIZING THE EXECUTIVE
DIRECTOR TO VOTE IN FAVOR OF LOCAL
IMPROVEMENT DISTRICT NO. 18

BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that the Executive Director is hereby authorized to vote in favor of Local Improvement District No. 18 on behalf of those properties in the District owned by the Redevelopment Agency.

HAYWARD, CALIFORNIA _____, 2001

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____

Secretary of the Redevelopment Agency
of the City of Hayward

APPROVED AS TO FORM:

General Counsel