



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 04/22/03  
AGENDA ITEM 5  
WORK SESSION ITEM \_\_\_\_\_

**TO:** Redevelopment Agency Board Members  
**FROM:** Director of Community and Economic Development  
**SUBJECT:** Authorization to Acquire 231 C Street

**RECOMMENDATION:**

It is recommended that the Redevelopment Agency Board adopt the attached resolution authorizing acquisition of 231 C Street, and appropriating \$305,000 for this purpose.

**BACKGROUND:**

In June 2002, the Redevelopment Agency notified owners of 12 privately-owned parcels adjacent to the Cannery that the Agency would be interested in acquiring or renting their property on a voluntary basis should the opportunity arise. The estate for the deceased owner of the single-family home at 231 C Street notified the Redevelopment Agency that they were planning to sell the property. Voluntary sales such as this allow the Agency the opportunity to begin assembling property for the implementation of the Cannery Area Design Plan.

The estate completed an appraisal of the property. However, upon inspection of the property, it was determined that the appraised value was based on incorrect information regarding the size of the home. Staff completed additional market research and recommended that the purchase price be established at \$290,000 to reflect the actual square footage of the home. The beneficiary of the estate has agreed to accept \$295,000. Staff considers this fair market value for the property.

The property, as shown on Attachment A, is approximately 9,180 square feet in size and has been improved with an 1,100 square foot single-family home and attached garage. The 2-bedroom/1-bath home was constructed in 1949. The purchase agreement is subject to a full inspection by the Agency.

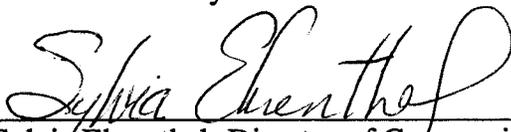
The home is vacant and does not involve relocation.

The FY 2002-2003 budget did not include funds for the acquisition of property in the Burbank neighborhood. Therefore the staff recommends appropriating \$295,000 to acquire the property and an additional \$10,000 for closing costs, security, maintenance, and environmental testing.

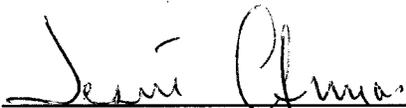
Prepared by:

  
\_\_\_\_\_  
Maret Bartlett, Redevelopment Director

Recommended by:

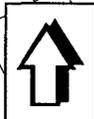
  
\_\_\_\_\_  
Sylvia Ehrental, Director of Community and  
Economic Development

Approved by:

  
\_\_\_\_\_  
Jesús Armas, City Manager

Exhibits:      Exhibit A - Map  
                     Resolutions

**EXHIBIT A**



"A" Street

"B" Street

Burbank Street

"C" Street

**231 "C" Street**

Myrtle Street

Filbert Street

Lion Street

Kiwanis Street

Optimist Street

Rotary Street

Meek Avenue



**DRAFT**

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-03

Introduced by Agency Member \_\_\_\_\_

RESOLUTION AUTHORIZING THE ACQUISITION OF 231  
C STREET

WHEREAS, the Redevelopment Agency was approached by the owners of 231 C Street with an offer to sell the property to the Redevelopment Agency for a fair market value of \$295,000 plus \$10,000 for closing costs; and

WHEREAS, the property is approximately 9,180 square feet and has been improved with a 1,100 square foot 2-bedroom/1-bath single family home and attached garage; and

WHEREAS, the home is vacant and will not require relocation benefits; and

WHEREAS, the acquisition was not included in the 2002-03 budget and therefore staff recommends appropriation of \$295,000 for purchase of the property and an additional \$10,000 for closing costs, security, maintenance, and environmental testing.

NOW THEREFORE BE IT RESOLVED that the Agency Board of the Redevelopment Agency of the City of Hayward hereby authorizes the acquisition of 231 C Street in the amount of \$305,000.

HAYWARD, CALIFORNIA \_\_\_\_\_, 2003

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:  
CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST: \_\_\_\_\_  
Secretary of the Redevelopment Agency  
of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel

**DRAFT**



REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-\_\_\_\_

Introduced by Agency Member \_\_\_\_\_

RESOLUTION AMENDING RESOLUTION NO. RA 02-09,  
THE BUDGET RESOLUTION FOR THE REDEVELOPMENT  
AGENCY OF THE CITY OF HAYWARD FOR FISCAL  
YEAR 2002-2003, RELATING TO A SUPPLEMENTAL  
APPROPRIATION TO BE USED FOR ACQUISITION OF  
THE PREMISES AT 231 C STREET

BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that Resolution No. RA 02-09, the Budget Resolution for the Redevelopment Agency of the City of Hayward for fiscal year 2002-2003, is hereby amended by an appropriation of \$305,000 from the Redevelopment Agency Fund Balance (Fund 451) to Redevelopment Account No. 451-5124-9534 to be used for a loan to the Redevelopment Agency for acquisition of the premises, closing cost and securing the property at 231 C Street.

HAYWARD, CALIFORNIA \_\_\_\_\_, 2003

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:  
CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST: \_\_\_\_\_

Secretary of the Redevelopment Agency  
of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel