



MINUTES OF THE SPECIAL JOINT MEETING OF THE
CITY COUNCIL/REDEVELOPMENT AGENCY/
HOUSING AUTHORITY OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, January 16, 2007, 8:00 p.m.

MEETING

The Meeting of the Special Joint City Council/Redevelopment Agency/Housing Authority was called to order by Mayor/Chair Sweeney at 8:02 p.m., followed by the Pledge of Allegiance led by Council/RA/HA Member Halliday.

ROLL CALL

Present: COUNCIL/RA/HA MEMBERS Rodriguez, Quirk, Halliday, Ward,
Dowling, Henson
MAYOR/CHAIR Sweeney
Absent: COUNCIL/RA/HA MEMBERS None

PROCLAMATION: National Volunteer Blood Donor Month

Mayor Sweeney read the proclamation declaring the month of January as Volunteer Blood Donor Month. He urged all residents to pay tribute to those among us to donate for others in need and urged all Hayward residents in good health to donate regularly. He noted that on Tuesday, January 23rd, the Bloodmobile will be accepting donations at City Hall. Ms. Regina Driscoll, Director of Operations, Red Cross, accepted the proclamation and noted that there is a critical need for several types of blood. She reported that the bloodmobile is regularly at St. Joachim's Church. She thanked Council for the recognition.

PUBLIC COMMENTS

There were no public comments.

CONSENT

1. Approval of the Minutes of the Special Joint City Council/Redevelopment Agency/Housing Authority Meeting of January 9, 2007

It was moved by Council/RA/HA Member Henson, seconded by Council/RA/HA Member Dowling, and carried unanimously, to approve the Minutes of the Special Joint City Council/Redevelopment Agency/Housing Authority Meeting of January 9, 2007

2. Adoption of Ordinance Related to Waste Management Franchise Agreement

Staff report submitted by City Clerk Reyes, dated January 16, 2007, was filed.

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It was moved by Council Member Henson, seconded by Council Member Dowling, and carried unanimously, to adopt the following:

Ordinance 07-01, “An Ordinance Granting Exclusive Franchise to Waste Management of Alameda County for Solid Waste, Recyclable Materials and Organic Materials Services”

3. Acceptance of Report and Adoption of Findings Pursuant to the Mitigation Fee Act

Staff report submitted by Budget Administrator Blohm, dated January 16, 2007, was filed.

It was moved by Council Member Henson, seconded by Council Member Dowling, and carried unanimously, to adopt the following:

Resolution 07-004, “Resolution Accepting the Report and Adopting Findings Related to Fees Collected for the Development Projects Subject to the Requirements of the Mitigation Fee Act”

4. New Burbank Elementary School and Filbert Street Extension: Approval of Addenda, Rejection of Bids, and Authorization to Receive Expedited Bids

Staff report submitted by Deputy Director of Public Works Fakhrai, dated January 16, 2007, was filed.

It was moved by Council Member Henson, seconded by Council Member Dowling, and carried unanimously, to adopt the following:

Resolution 07-005, “Resolution Approving Addenda Nos. 1 through 5, Rejecting all Bids, and Authorizing the City Manager to Seek Expedited Bids from Potential Bidders on the Project Plan Holder List”

HEARING

5. Benefit District 411-06 – Saklan Road Unincorporated Island Water, Sewer, & Storm Drain Benefit District – Approve the Engineer’s Report and Order Formation of the Benefit Improvement District

Staff report submitted by Development Review Services Engineer Anastas, dated January 16, 2007, was filed.

Director of Community and Economic Development Daluddung made the report, enumerating the steps in the process including a public meeting that was held at Ochoa Middle School and that no protests were received against the formation. This formation will provide sewer, water and drainage services in this area. Mr. Dutra, the developer, is funding this project in advance and will be reimbursed by new development over the next 15 years. Director of Community and Economic Development Daluddung informed the Council that those existing property owners,

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who do not plan to develop, will not need to reimburse the developer. She responded to questions from Council related to the fees and reported that the fees will be adjusted according to inflation and there are additional fees for hookups in accordance to the City's Master Fee Resolution. It was noted that the benefit district has a duration of 15 years. It is anticipated that 225 units may be developed.

With no requests to speak, Mayor Sweeney opened and closed the public hearing at 8:14 p.m.

Council Member Henson moved, seconded by Council Member Ward to order the formation of the benefit district.

Prior to the vote there was a request to speak and Mayor Sweeney requested the vote to be held until the individual was provided opportunity to speak.

Mayor Sweeney opened the public hearing at 8:16 p.m.

Peter Mitchell, a resident on Clawiter Road, asked what financial benefit the developer would receive.

In response, City Manager Armas described the practical aspects of a benefit district. He reported that the maximum amount per parcel will be \$10,008 during the 15-year length of the district. He indicated that the interest rate is derived from the City's investment portfolio, which tends to fluctuate between three and six percent. He reviewed briefly the timeframe of the annexation proceedings, stating that on February 1st, LAFCO will consider approval of this annexation. If favorable, the annexation will take place between 30 and 60 days from LAFCO approval.

Council appreciated Mr. Dutra for funding this benefit district.

Mayor Sweeney closed the public hearing at 8:19 p.m.

It was moved by Council Member Henson, seconded by Council Member Ward, and unanimously carried to adopt the following:

Resolution 07-006, "Resolution Ordering Formation of Benefit District 411-06, Saklan Road Unincorporated Island Water, Sewer, and Storm Drain Benefit District, and Adopting and Confirming the Benefit District Diagram and Fee Schedule"

6. Tentative Tract Map 7487/PL-2003-0515 – Request for One-Year Extension of Tract Map for Centennial Towers – Property Located at 22300 Foothill – The Albert Group Inc. (Applicant)/Intercoastal Group of Properties, Inc. (Owner)

Staff report submitted by City Manager Armas, dated January 16, 2007, was filed.

City Manager Armas indicated that Planning Manager Rizk would be making the report. Planning Manager Rizk, using slides, depicted the three properties that are involved and reported on what has occurred over the past year that staff deems justifiable for the extension including the rising costs of construction and the slow down in the housing market.

City Manager Armas reported that Intercoastal Group is willing to work with staff to pursue a request for a proposal to include not only the 11-story structure but also the City's two parcels for a comprehensive and integrated development. He recommended the extension as well as requested authorization for staff to work with the Downtown Committee to seek professional service that would develop concept plans for this proposal. Subsequent to that staff would recommend approval of a request for proposals for the three parcels. It is anticipated that this proposal will be presented at the February meeting of the Downtown Committee. He responded to questions from Council related to previous actions taken by the Council. He discussed the business terms and noted that the inclusionary ordinance would not apply to this development.

Council Member Quirk indicated that he made the motion on the original development plan. He had questions to ask the developer related to his concerns about the potential development and suggested that there be give-and-takes between parties to make this proposal attractive for development. With these concerns, he would be hesitant to approve an additional extension for the developer.

Council Member Ward surmised that this developer is going through the same changes that are occurring throughout the country in the housing market. He felt that this is a good opportunity for an improvement project as this is one of the gateways to the City. Since the City owns most of this property, the City is taking charge by seeking what is the best development for this site. He was confident that there is potential for an excellent development on the three parcels.

In response to Council Member Halliday, City Manager Armas stated that a vesting map adds safeguards to a project which a tentative map does not.

Mayor Sweeney opened the public hearing at 8:34 p.m.

Bruce Albert, representing Albert Group and Intercoastal, reiterated the reasons for the request for an extension and reported that Intercoastal agrees that there are opportunities and advantages to considering all three parcels for potential development. He urged approval of the extension. He stated that he recently read that construction costs, both labor and materials will increase about six percent this year and that the cost of steel is projected to go down.

Mayor Sweeney closed the public hearing at 8:37 p.m.



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Council Member Ward, seconded by Council Member Dowling, moved the recommendation. Council Member Dowling spoke on the motion and stated that an 11-story condo project would be good for Hayward. He added that this is a good opportunity to develop a unique tower project. He had not been overly enthused about the condo development over the garage that was previously approved. He commended City Manager Armas for his creativity.

It was moved by Council Member Ward, seconded by Council Member Dowling, and unanimously carried to adopt the following:

Resolution 07-007, "Resolution Approving an Extension of Tentative Map Tract 7487/PL-2003-0515 for Centennial Towers the Albert Group, Inc. (Applicant) and Intercoastal Group of Properties, Inc. (Owner)"

COUNCIL REPORTS

There were no Council Reports.

ADJOURNMENT

Mayor Sweeney adjourned the meeting at 8:43 p.m.

APPROVED:

Michael Sweeney, Mayor, City of Hayward
Chair, Redevelopment Agency
Chair, Housing Authority

ATTEST:

Angelina Reyes, City Clerk, City of Hayward
Secretary, Redevelopment Agency
Secretary, Housing Authority

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