



CITY OF
HAYWARD
HEART OF THE BAY

**Acquisition & Disposition
of Caltrans Parcels
Adjacent to the South Hayward BART
Transit-Oriented Development Project**

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Assistant City Manager*

January 17, 2012

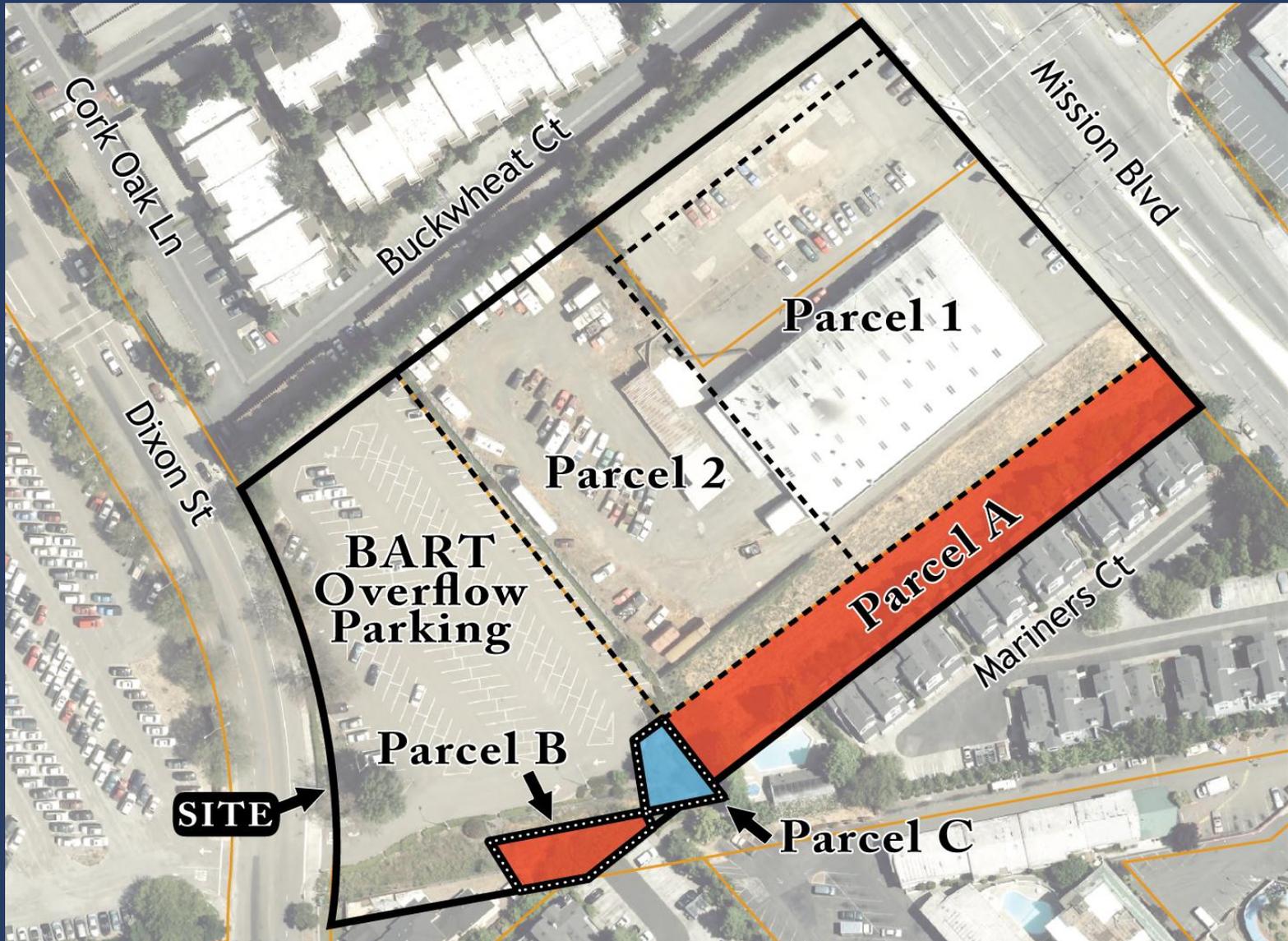


Recommended Actions

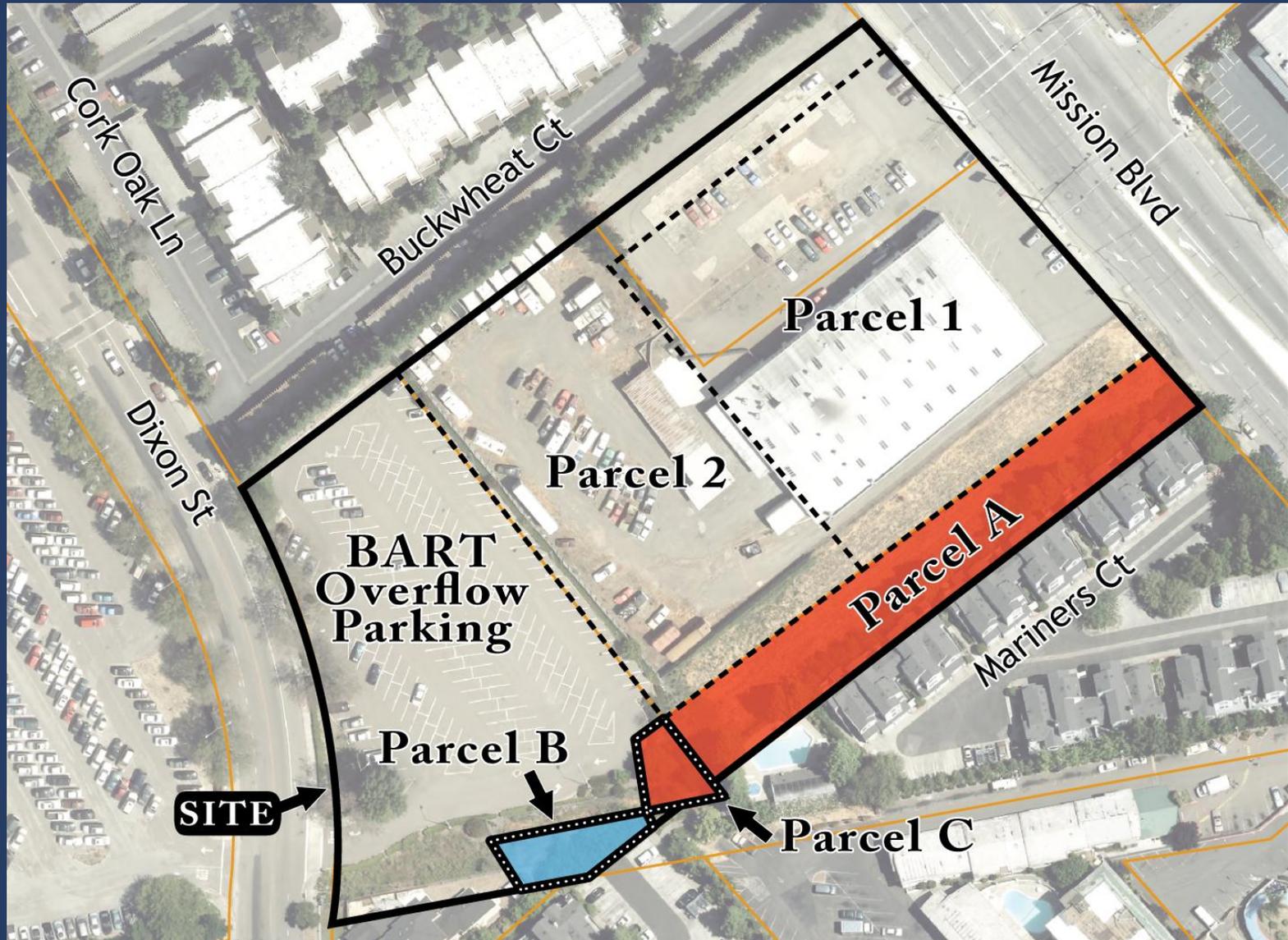
1. Authorizing the City Manager to:
 - a) Execute a certificate of acceptance of the grant deed by which the excess land parcels are being acquired from Caltrans;
 - b) Negotiate and execute a land exchange agreement with the Developers of the Market Rate Development (Wittek & Montana) portion of the Project;
 - c) Allow the Developers to draw up to \$2.2 million from the HCD Infill Infrastructure Grant (IIG) funds for predevelopment and land acquisition costs; and
2. Authorizing the use of in-lieu park dedication fees to acquire the Caltrans Property



Caltrans Parcels Land Exchange

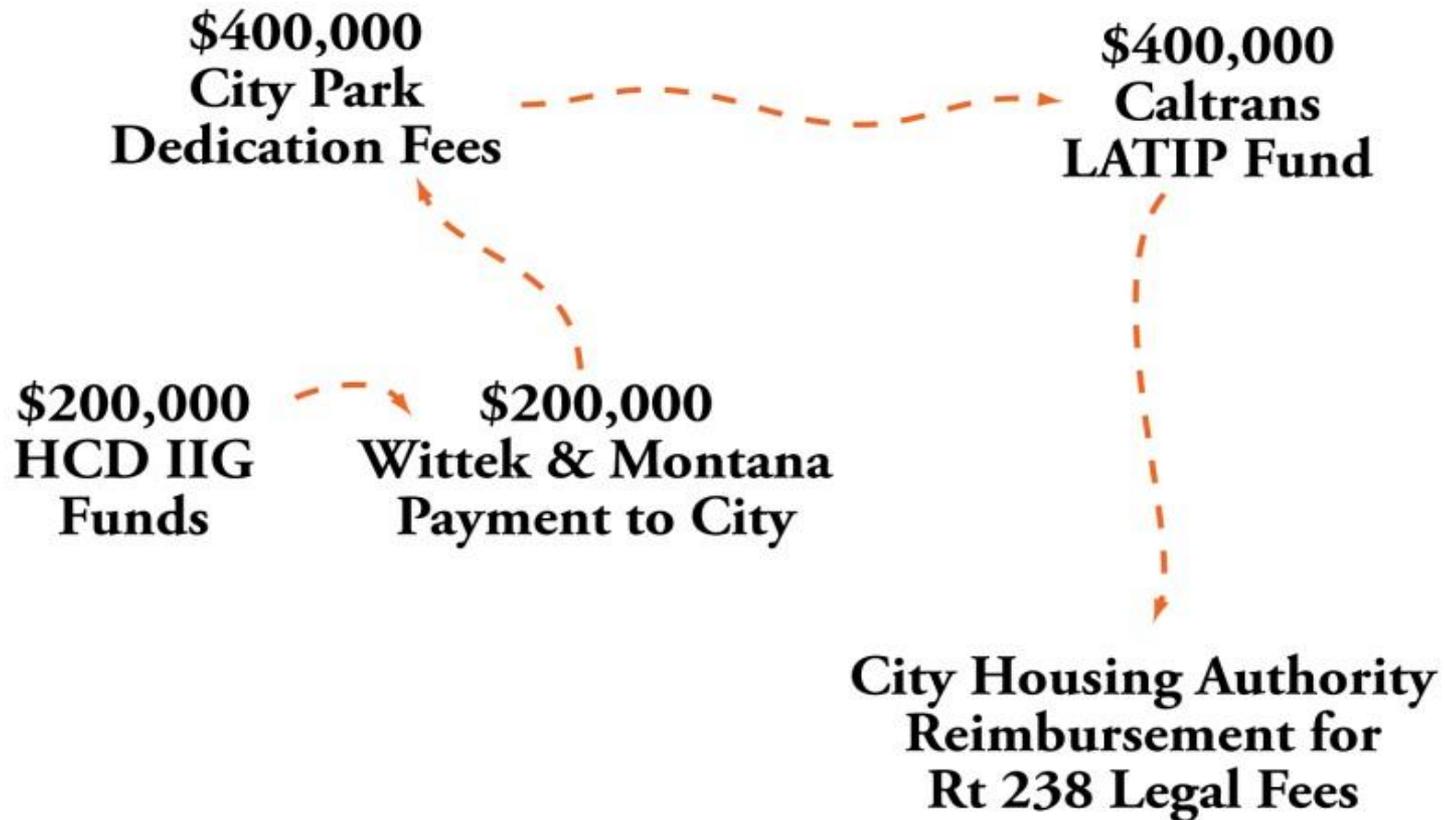


Caltrans Parcels Land Exchange



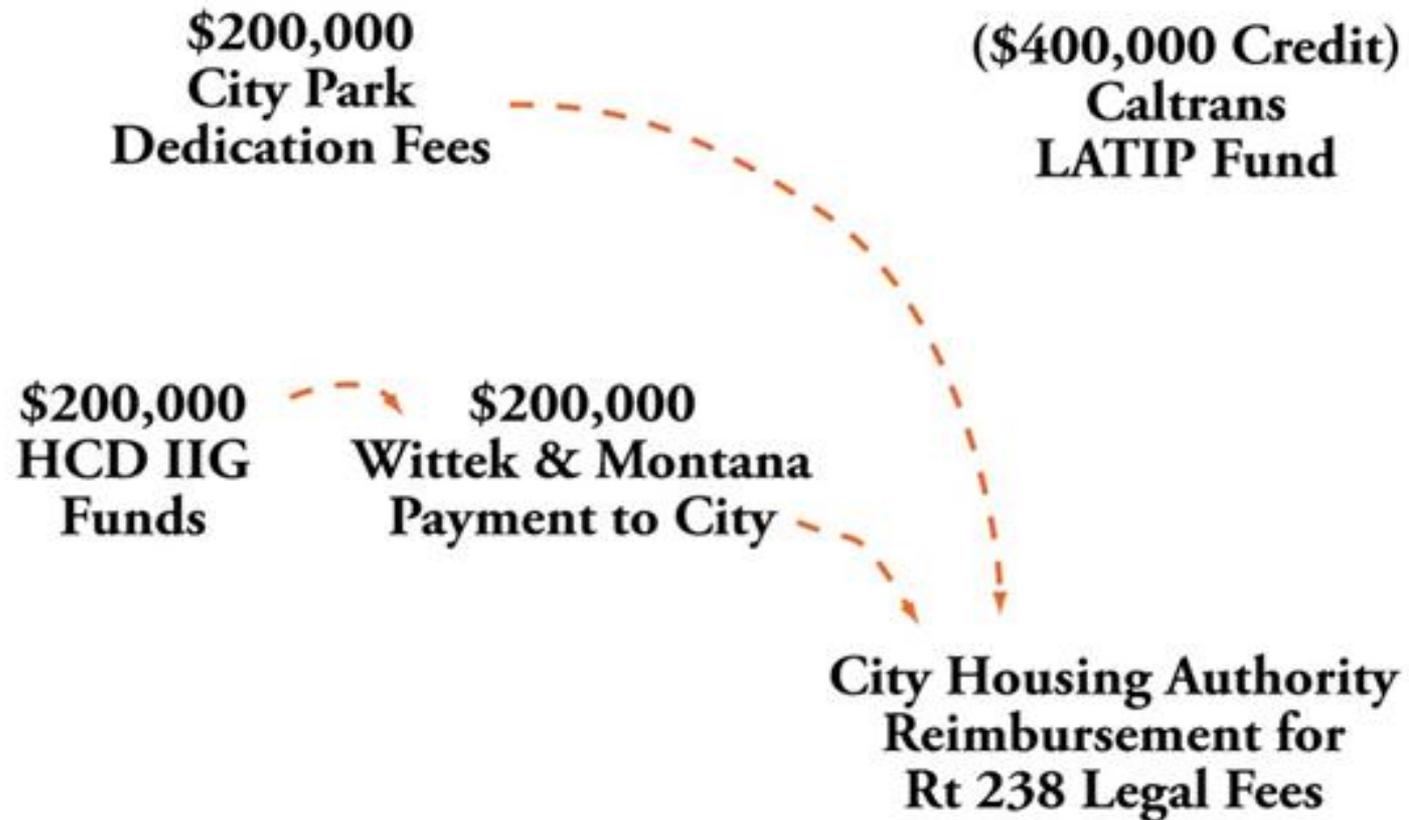
Caltrans Parcel Acquisition Cashflow Scenarios

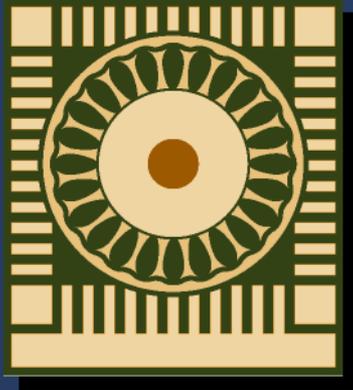
Scenario A: No Cooperation Agreement, Current Recommendation



Caltrans Parcel Acquisition Cashflow Scenarios

Scenario B: Cashless Transaction





Council Questions and Discussion

