



CITY OF
HAYWARD
HEART OF THE BAY

Hayward Airport Development, LLC

Legislative Business

January 24, 2012

Morad Fakhrai, Director of Public Works
Public Works Department



- **Staff recommendation:**

Council authorize City Manager to negotiate and execute a Phase I lease and an option agreement with Master Lease for Phases II - V with Hayward Airport Development, LLC(HAD)



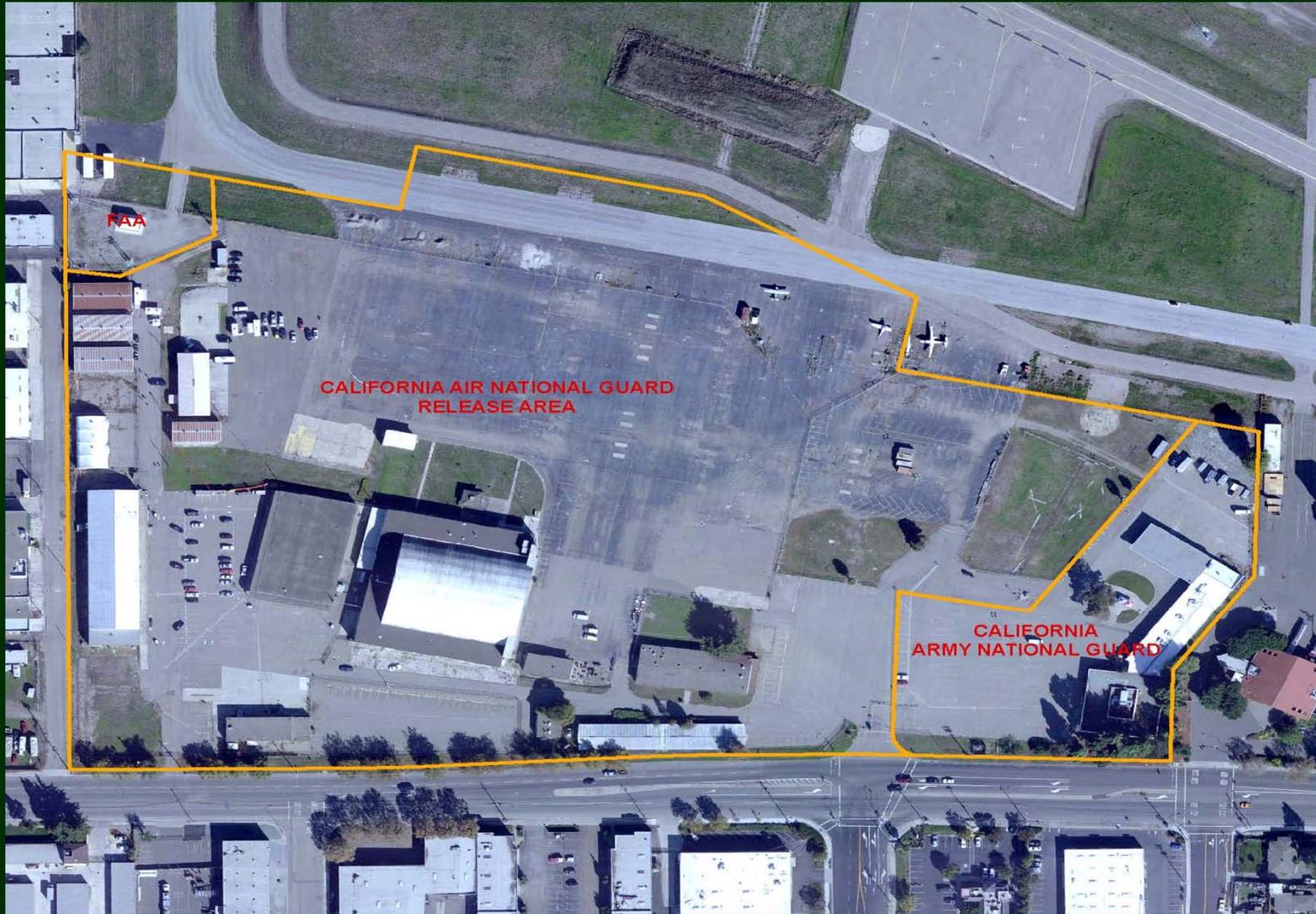
Overview

California Air National Guard (CANG) Site

- **Twenty-four acres in size**
- **Brownfield site**
- **Council authorized return of the property from CANG to the City**
- **Environmental remediation through 2015**
- **National Guard Bureau responsible for clean-up costs**
- **After an RFP process in May 2009, City selected Hayward Airport Development, LLC (HAD) to develop approximately 16.6 acres of the site**



CANG Site



Hayward Airport Development – Phase I

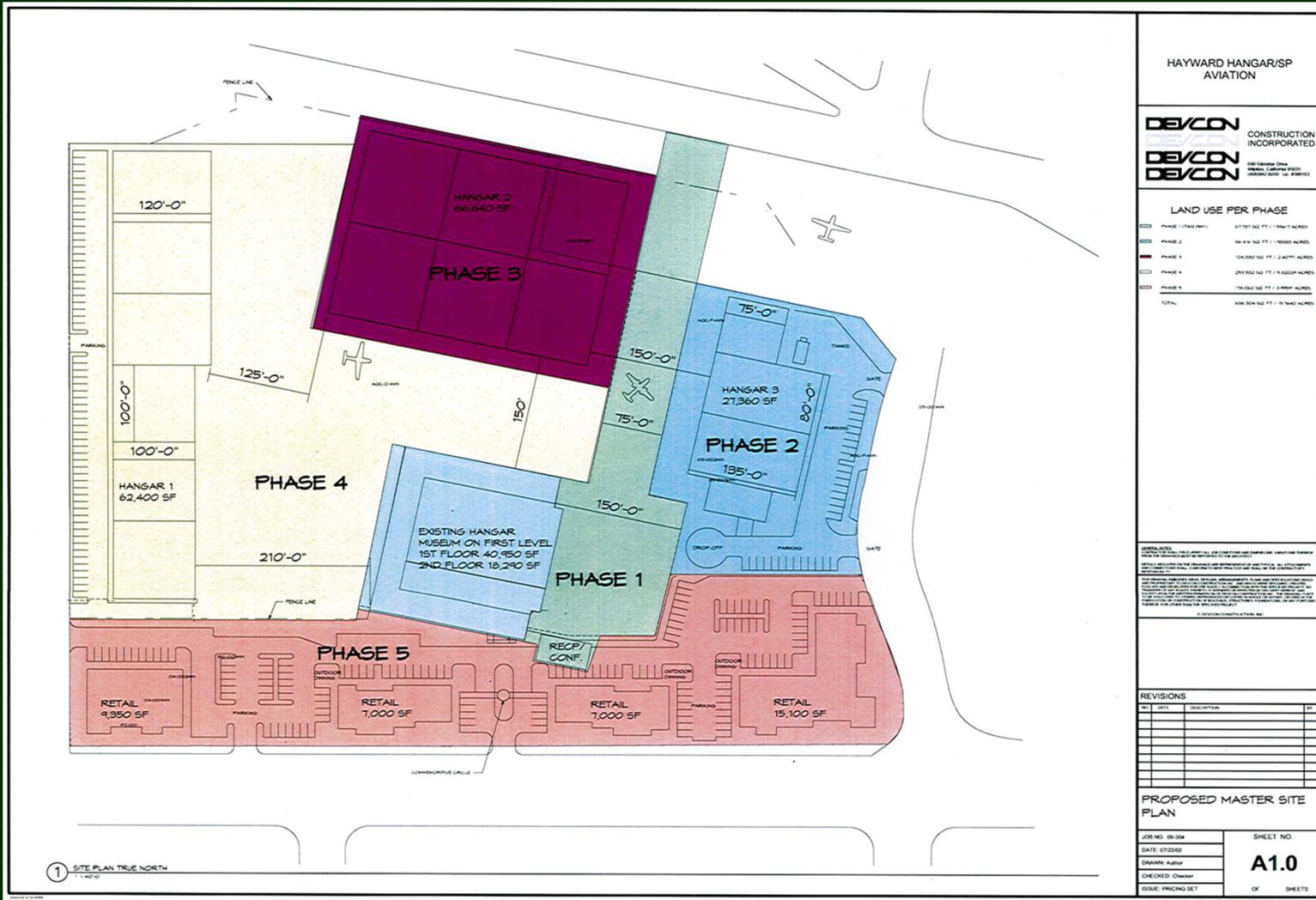


Hayward Airport Development Phase I

- HAD is investing approximately \$1.5 million in Phase I improvements
- HAD is providing 2,000 sf of office space for the Tuskegee Airmen Museum for free
- HAD must lease access space to existing hangar as well as the hangar itself
- Equivalent rent should consider return on investment for financing improvement costs
- Self-fueling provision



Hayward Airport Development Phases I - V



Hayward Airport Development Phases I - V



HAYWARD
AIRPORT
DEVELOPMENT LLC



CANG Site Development (Phases II-V)

- **After completion of all phases, the HAD project will annually contribute \$224,112 to the Airport Operating Fund**
- **HAD will contribute \$25,000 in ARFF funding prior to the issuance of a certificate of occupancy for the ANG hanger**
- **With construction of each Phase HAD will also contribute ARFF funding in the amount of \$1.00 per sf of new hanger space**





CITY OF
HAYWARD
HEART OF THE BAY

Hayward Airport Development LLC

Legislative Business

January 24, 2012

Morad Fakhrai, Director of Public Works
Public Works Department

