



CITY OF
HAYWARD
HEART OF THE BAY

**COUNCIL ECONOMIC
DEVELOPMENT COMMITTEE**

FEBRUARY 2, 2015

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**COUNCIL ECONOMIC DEVELOPMENT COMMITTEE
REGULAR MEETING**

**Monday, February 2, 2015
Conference Room 2A
4:00 PM**

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS: *(The Public Comment section provides an opportunity to address the City Council Committee on items not listed on the agenda. The Committee welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Committee is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.)*

1. Economic Development Catalyst Site Concept Review – Shea Properties – Industrial Flex Space (Eden Shores)

[Report](#)
[Attachment I](#)

2. Update on High Speed Hayward (**Oral Report**)
3. Economic Indicators: Latest Unemployment Data (**Oral Report**)
4. Economic Development Activity Update - Strategic Plan, Shop Hayward, and Southland Mall

[Report](#)
[Attachment I](#)

5. Approval of Minutes for Regular Meeting on December 1, 2014

[Minutes](#)

COMMITTEE MEMBER ANNOUNCEMENTS/REFERRALS/ FUTURE AGENDA ITEMS

- Impact Report of Paid Parking at Hayward BART Station

ADJOURNMENT

NEXT MEETING:

MONDAY, MARCH 2, 2015, 4 P.M.

****Materials related to an item on the agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, City Hall, 777 B Street, 4th Floor, Hayward, during normal business hours. An online version of this agenda and staff reports are available on the City's website. All Council Meetings are broadcast simultaneously on the website and on Cable Channel 15, KHRT. ****

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CITY HALL, 777 B STREET, HAYWARD, CA 94541
[HTTP://WWW.HAYWARD-CA.GOV](http://www.hayward-ca.gov)



DATE: February 2, 2015

TO: Council Economic Development Committee

FROM: Economic Development Manager

SUBJECT: Economic Development Catalyst Site Concept Review – Shea Properties – Industrial Flex Space – Marina Drive at Industrial Boulevard (Eden Shores)

PURPOSE OF REVIEW

The concept review of preliminary project proposals is a service offered through the City’s Economic Development Program and is targeted for catalyst developments where upfront feedback would provide beneficial information for potential development. Since the concept is in a preliminary phase, there are no technical studies or complete plans to evaluate and formulate staff recommendations from a land use entitlement perspective. The purpose of the review should be for the CEDC to gain a basic understanding of what is being proposed and to provide high-level feedback to the project proponents as to whether or not the project concepts, particularly related to land use, meet the City goals for the catalyst opportunity site. This is not to be considered by either the City or the proponents as any formal “approval” or “denial” of the project itself, as there is no formal application.

BACKGROUND

The proposed project site off of Marina Drive is part of the South of Route 92 Specific Plan Area that was adopted in 1992 for the development of 332 acres including business park, light manufacturing, retail, residential, parks and open space. A majority of the residential, retail, and parks and open space have been built or are in the process of entitlement. The only remaining properties that have not been entitled and have received limited development interest are the properties designated as Business Park (BP). Recently, Mission Hills Middle School presented a concept plan to the City Council on January 27, 2015 and received general feedback that the Council was willing to consider other potential land uses besides office park development.

STAFF DISCUSSION

The Shea Properties proposal would construct a 272,567 square foot Class “A” light industrial/flex park on 14.5 acres west of Marina Drive. A preliminary project description from the project developer is shown in Attachment I.

The Marina Drive site is identified as a catalyst location within the Economic Development Strategic Plan. The subject property is one of the last sizable vacant lands within Hayward. Land use designation and potential job creation are the underlying economic development drivers. The property is currently zoned Business Park, which would permit office development and ancillary uses to serve office users.

It has been twenty years since the vision of an office campus was originally contemplated and office campuses have been built throughout the Bay Area increasing the market supply. Limited development proposals have been presented on the site. Based on limited development activity for the BP designated site, the City should evaluate additional land uses that could provide for quality jobs and revenue to the City.

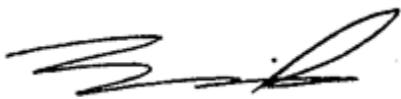
The proposed Class “A” light industrial/flex space would be in line with space requirements of City-targeted employment sectors for small to mid-size light manufacturing, food manufacturing, biotechnology, and research and development firms. Based on the developer’s description of the proposed use, a zone change would need to be approved. The City land use designation that would be generally consistent with the proposal would be Light Manufacturing (LM) or potentially a Planned District.

PROJECT/POLICY-RELATED ISSUES:

- Land Use Designation – The proposed concept would convert land designated as Business Park to Light Industrial/ Flex development. Is this a desired land use?
- Job Creation – Would the job creation from the proposed industrial flex project meet the expected job creation for the economic development catalyst site?
- Transitional Uses – Would the industrial flex be an appropriate transitional use for this site as it is adjacent to residential and commercial?
- Project Design - The architectural design will be a key component of the project given the site’s visible location.

Prepared by: Micah Hinkle, Economic Development Manager

Approved by:



Fran David, City Manager

Attachments:

Attachment I: Project Description

PRELIMINARY PROJECT DESCRIPTION

EDEN SHORES /OLIVER EAST BUSINESS PARK

[APN 456-0097-003,-004,-024]

The Eden Shores/Oliver East Business Park presents an opportunity to complement and enhance the overall master plan community by bringing in employment adjacent to residential communities, in addition to furthering the industrial-technology core along Industrial Boulevard.

PROJECT SITE

The site is located within the Eden Shores/Oliver East Business Park, bounded by Industrial Boulevard to the north, SP/UP Railroad tracks to the south, existing residential to the east and existing industrial to the west. The site comprised of approximately 14.5 acres and is currently a vacant dirt lot. (Attachment 1, Location Map). The Land Use designation of the site is Industrial-Technology (“IC”) and zoned Business Park (“BP”). The site falls within the Oliver East Zoning Plan in the South Route 92 Specific Plan.

PROPOSED PROJECT DESCRIPTION

Use

Shea Properties is seeking consideration to develop the site with light industrial uses that could comprise of manufacturing, warehousing, support office and sales. This format of industrial requires smaller footprint buildings, accommodating both at grade loading docks (i.e. roll-up doors) and limited truck wells. The concept plan assumes up to 272,567 square feet on 14.5 acres (roughly, .45 FAR). The proposed industrial/business park would include four buildings, ranging in size from 20,800 square feet to 112,000 SF. A site plan is attached for your reference (Attachment 1, Concept Site Plan).

The two larger buildings would be demised into two parts so as to attract smaller industrial/manufacturing and warehousing users. The smallest building of the four is planned for incubator office/industrial space, providing smaller suites and in-line office facing Industrial Boulevards. The proposed building format of the four buildings is designed so as to adapt to the changing markets, and optimize floor area to attract and retain desired tenants.

Site Improvements

The site is proposed to be improved in conformance with the adopted South of Route 92 Oliver/Weber Properties Development Guidelines as it relates to landscape parkway improvements along Industrial Boulevard, setbacks and height limits. The concept site plan attached reflects these requirements.

Requiring further study is the evaluation of the project access so as to minimize impacts to the adjacent residential development to the east. The existing master plan assumed access to the site off Marina Drive, with a local collector between the residents and the future business/industrial development. This local collector road has been constructed, and currently serves the residents. Thus, further evaluation of this local collector will be part of our site analysis. A preferred option would to have the primary access off of Industrial Boulevard.

Architecture Style

Since we are only at concept planning stage, the architecture style is not known at this time. Similar to other Shea Properties industrial type projects, we anticipate the architecture will apply contemporary elements, having straight lines and using clean materials. Enclosed for the city's reference are other similar properties that Shea Properties has built and currently manages (Attachment 3, Example Properties built by Shea Properties).

MARKET DEMAND

Recent employment growth (not including farm employees, "nonfarm" employment) has been particularly impressive in the San Francisco-San Mateo-Redwood City MD and the San Jose-Sunnyvale-Santa Clara MSA, each achieving recent nonfarm employment growth at more than five times their respective long-term averages. The San Francisco-San Mateo-Redwood City MD has additionally benefited from a ramp-up in venture capital funding that has targeted this region. Going forward, these regions are projected to achieve positive nonfarm employment growth.

Recent industrial employment has strongly favored the San Francisco-San Mateo-Redwood City MD, as evidenced by industrial employment growth of 4.3 percent per year over the last three years. Going forward, market analysts are projecting that industrial employment growth will exceed total nonfarm employment growth for the region.

Based on market studies prepared for Shea Properties, the strong industrial-related employment growth over the last three years coupled with negligible new industrial deliveries since 2001 have resulted in near record low industrial vacancy rates within the region, as evidenced by mid-year 2014 industrial vacancy rates ranging from 4.3 percent (San Francisco region) to 8.8 percent (Solano County region).

Based on these positive market studies, Shea Properties views Hayward as a strategic location to meeting the growing demand for these flex-industrial spaces in the region. As a commercial property developer, the project site meets our long-term business plan and profile.

SHEA PROPERTIES BACKGROUND

Founded in 1881, the J.F. Shea Company is one of the oldest and largest privately held businesses in the country and is now enjoying its second century of operation. The company has established itself as one of the acknowledged leaders in the construction industry and has worked on projects that include some of the most recognized landmarks in our history — The Golden Gate Bridge, Hoover Dam, and tunnels for the transit systems under some of the country’s biggest cities.

Over time, the Shea Family of Companies has strengthened its position by diversifying into a number of related industries, including heavy construction, material production, residential construction, commercial property development and venture capital. This story of remarkable accomplishment can be attributed to firmly established traditions developed by the founders over 100 years ago — traditions that will remain an important part of the company’s history of growth and prosperity well into the 21st century.

Shea Properties, the commercial and multi-family arm of the larger entity, is a diversified real estate company responsible for the acquisition, design, development, construction and management of business parks, shopping centers, apartment communities and mixed-use environments. Since beginning operations in 1969, annual revenues have grown steadily to more than \$200 million, while the overall value of the stabilized portfolio has grown from \$150 million to more than \$2 billion. Shea Properties currently owns and operates approximately 6,000 apartment units and 6 million square feet of office, industrial and retail space in California, Colorado and Arizona. The development pipeline holds an additional 2,700 apartment units and 2 million square feet of commercial space.

DATE: February 2, 2015

TO: Council Economic Development Committee

FROM: Economic Development Manager

SUBJECT: Economic Development Activity Update - Strategic Plan, Shop Hayward, and Southland Mall

Economic Development Strategic Plan Update

Economic Development staff is currently compiling data and information for the annual update to the Economic Development Strategic Plan. Data collection for establishment of the industrial and retail baselines is nearing completion and staff anticipates a presentation to the CEDC in March. Staff was anticipating presenting to the CEDC for this meeting but encountered a delay sorting and mapping the 14,000 business records for the industrial sector.

Shop Hayward

Over 175 shoppers participated in the Shop Hayward campaign and staff is still gathering program totals from participating merchants. Initial feedback from merchants is that the coupons provided in the “goodie bag” have not been heavily utilized; however, merchants enjoyed the program and would participate in the future. We are awaiting final feedback from all merchants and will present a report outlining the program details at the March CEDC meeting.

Southland Mall

Southland Mall recently submitted concept plans for Mall improvements and the potential addition of a movie theatre to the Development Services Department for pre-application consideration. The initial feedback from City staff was positive; however, there are some additional details that need to be vetted for the project. Rouse Properties is anticipating submittal of permit applications within the upcoming months. Staff has requested a presentation to the CEDC from Rouse Properties and will add the item to the agenda once we get confirmation on scheduling. Attached are concept plans (see Attachment I).

Prepared by: Micah Hinkle, Economic Development Manager

Approved by:



Fran David, City Manager

Attachments:

Attachment I: Southland Mall Concept Plans



01.14.15

Kohl's Box Redevelopment - exterior concept sketch

ROUSE
PROPERTIES SOUTHLAND MALL

CANNONDESIGN

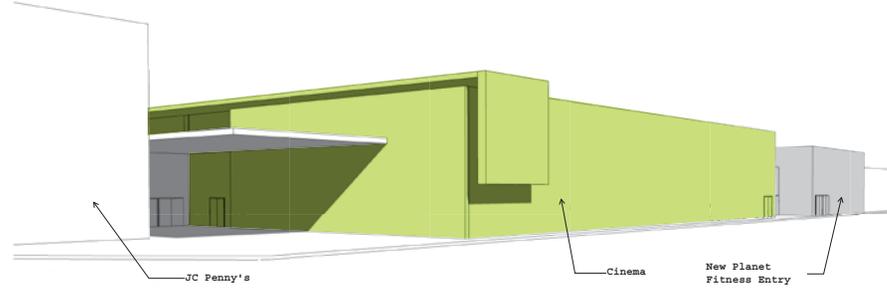
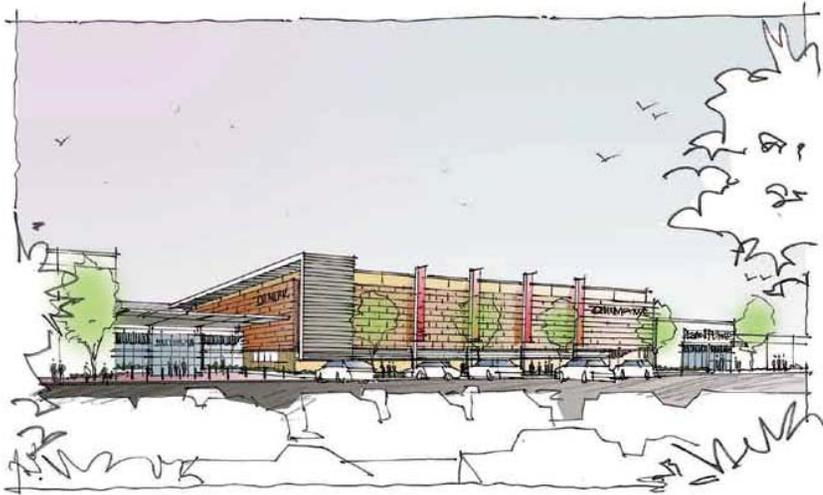


Kohl's Box Redevelopment - second floor tenant lobby concept sketch

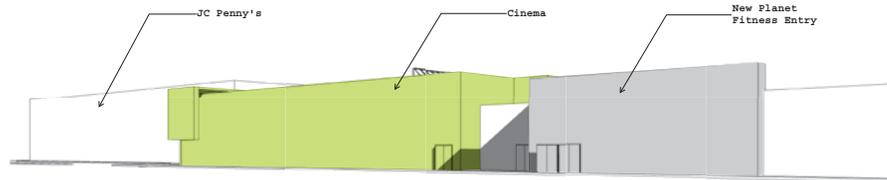
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ROUSE
PROPERTIES SOUTHLAND MALL

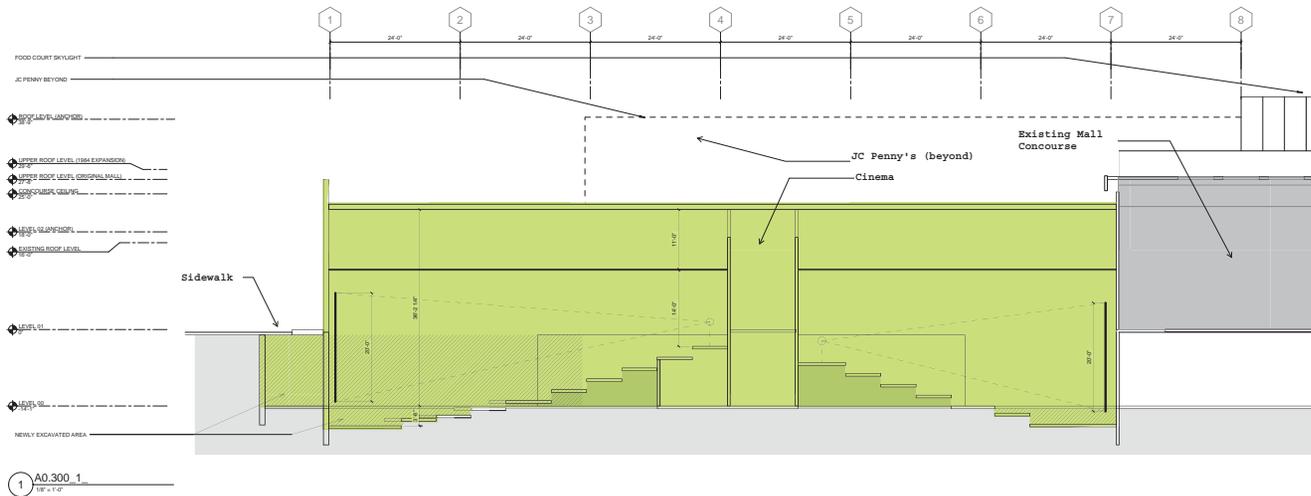
CANNONDESIGN



3 CINEMA MASSING STUDY 1



2 CINEMA MASSING STUDY 2



1 A0.300 - 1
1/8" = 1'-0"

Cinema Redevelopment - section & massing images



01.14.15

ROUSE
PROPERTIES SOUTHLAND MALL

Cinema Redevelopment - interior lobby images

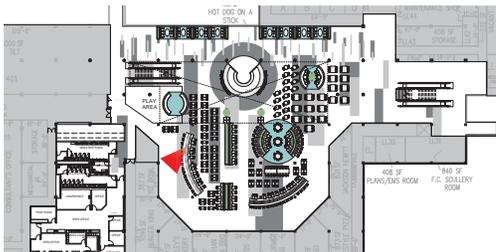
CANNONDESIGN



existing



concept images



sketch key plan

DEMO EXISTING CEILING, SOFFITS, COLUMN ENCLOSURES AND LIGHTING

NEW DRYWALL CEILING WITH RECESSED DOWNLIGHTS

PENDANT LIGHTS AT COUNTERS

**Pre Application Submittal Notes:
1.14.2015**

- The lower level food court improvements as shown are not part of the interior current scope. The new Food Court branding wall and first floor improvements are in current scope.

NEW, LOWER DRYWALL CEILING PLANE WITH RECESSED CIRCULAR LIGHTING. SEE OVERALL CEILING PLAN FOR QUANTITIES



concept sketch from lower level

NEW METAL ENCLOSURES AT FREESTANDING COLUMNS (26) TOTAL

PORCELAIN TILE FLOOR

COUNTERS AND FFE BY OTHERS



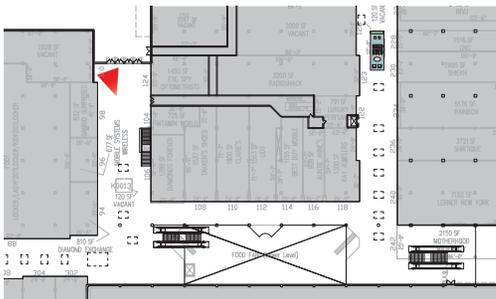
existing

MODIFIED CEILING- REMOVAL OF CENTER PORTION OF COVE IN ORDER TO CREATE A WIDER RAISED CEILING AREA. NEW LED COVE LIGHTING- SEE CEILING PLAN FOR QUANTITIES

RAISED METAL LETTERS

NEW DRYWALL WALL/CEILING ELEMENT

REPAIR CEILINGS, SOFFITS AND WALLS RELATIVE TO ANY EXISTING DAMAGE AS WELL AS NEW LIGHTING WORK, RE-TEXTURE TO MATCH EXISTING, AND PAINT. ALSO REMOVE ALL NON-USED HOLIDAY DECOR SUPPORTS (COORDINATE WITH MALL OPERATIONS) AND REPAIR/REPAINT



sketch key plan

FFE BY OTHERS

PORCELAIN TILE FLOOR

RECESSED LED LINEAR FIXTURES - SEE CEILING PLAN FOR QUANTITIES

NEW LED CAN LIGHTS (AT THIS ENTRY CORRIDOR ONLY) - SEE CEILING PLAN FOR QUANTITIES

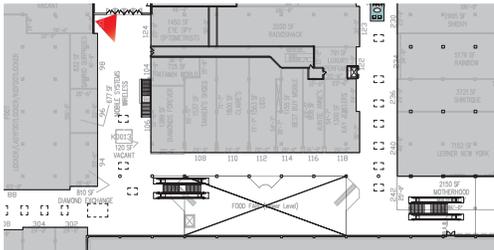


concept sketch

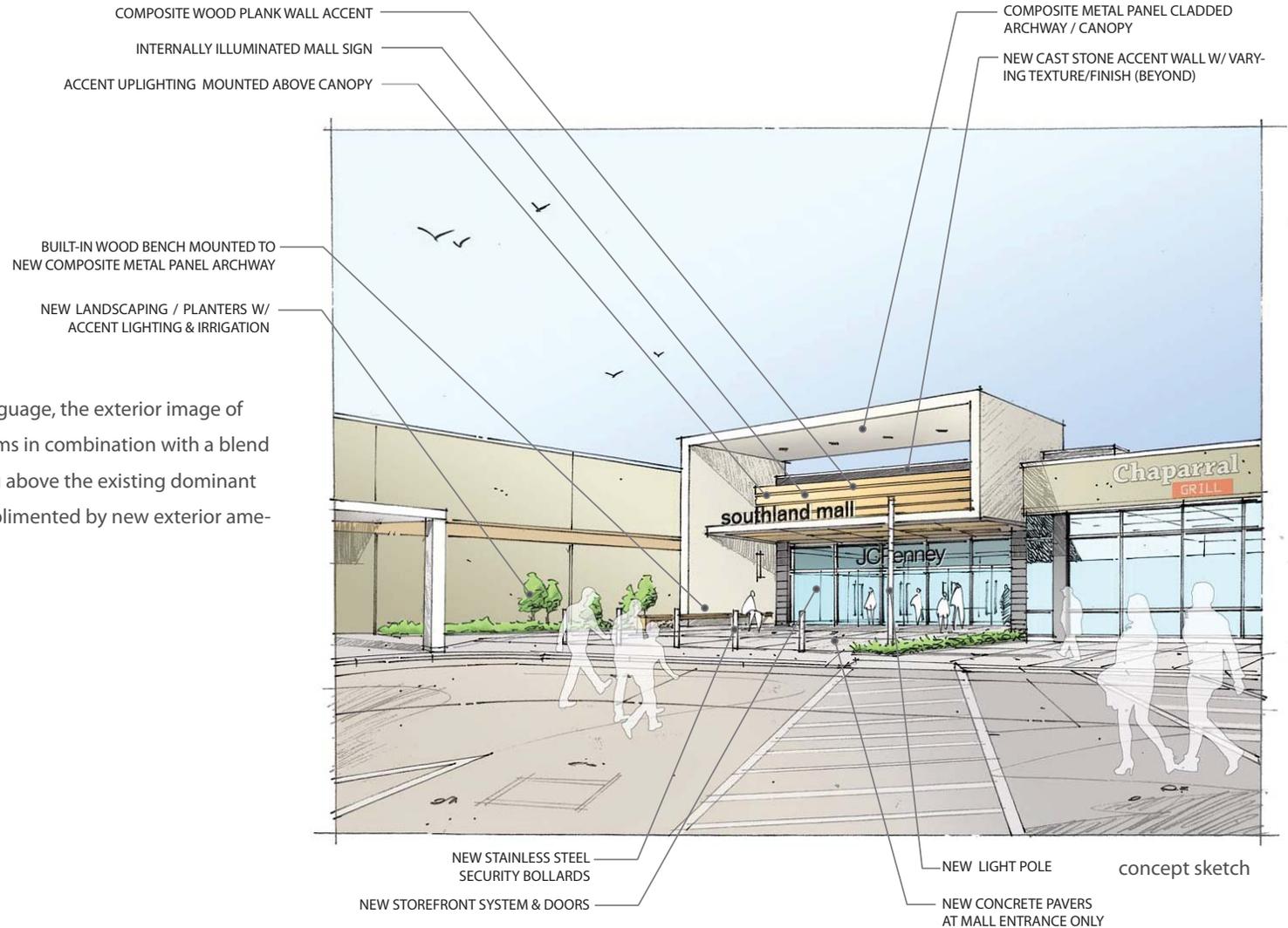


existing

Designed as an extension of the interior design language, the exterior image of Southland is reshaped through bold geometric forms in combination with a blend of contemporary materials and new signage. Rising above the existing dominant horizontal roofline, the iconic new entries are complimented by new exterior amenities and landscape features.



sketch key plan



10.03.14 (revised 01.14.15)

ENTRY #4

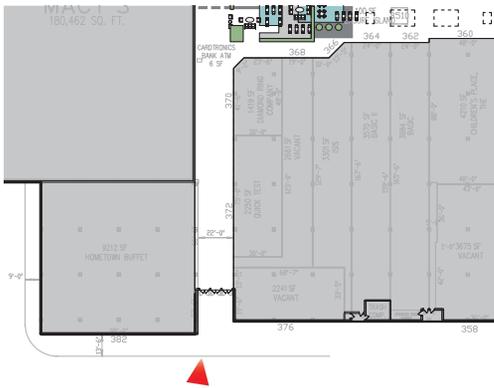
INTERIOR DESIGN AND ENTRY CONCEPT

ROUSE
PROPERTIES SOUTHLAND MALL

CANNONDESIGN



existing



sketch key plan



**Pre Application Submittal Notes:
1.14.2015**

- This entry renovation is not part of the current scope

10.03.14 (revised 01.14.15)

ENTRY #8 (#6 SIMILAR)

INTERIOR DESIGN AND ENTRY CONCEPT



COUNCIL ECONOMIC DEVELOPMENT COMMITTEE

MEETING MINUTES – December 1, 2014

CALL TO ORDER: Mayor Halliday called the regular meeting to order at 4:00 p.m.

ATTENDANCE:

Committee Member	Present 11/3/2014	All Meetings Year to Date		Meetings Mandated By Resolution	
		Present	Absent	Present	Absent
Michael Ly	✓	4	0	3	0
Didacus-Jeff Joseph Ramos	✓	4	0	3	0
Navneet Ratti	✓	3	1	2	1
Anjanette Scott	✓	3	1	2	1
Mayor Halliday (Chair)	✓	4	0	3	0
Council Member Jones	✓	4	0	3	0
Council Member Mendall	✓	4	0	3	0

OTHERS IN ATTENDANCE:

Fran David, City Manager; Kelly McAdoo, Assistant City Manager; David Rizk, Development Services Director; Sara Buizer, Planning Manager; Micah Hinkle, Economic Development Manager; Frank Holland, Community & Media Relations Officer; Paul Nguyen, Economic Development Specialist; Ramona Thomas, Economic Development Specialist; Donna Kenney, Associate Planner; John Stefanski, Management Fellow; Suzanne Philis, Senior Secretary; Kim Huggett, President and CEO of the Hayward Chamber of Commerce

PUBLIC COMMENTS

None.

1. UPDATE ON DRAFT SIGN ORDINANCE, DEVELOPMENT SERVICES

Contract Associate Planner Kenney gave the presentation noting the project started in 2011 with a survey of staff and stakeholders from which four issues were identified: clarification of definitions; improved

violation enforcement; reconsideration of A-frame signage; and a reevaluation of fee schedule. Ms. Kenney provided a timeline and noted the new ordinance would not be applicable in areas with the form-based code zoning.

Council Member Mendall expressed concern the draft ordinance would not be a complete overhaul that captured all current complaints. Planning Manager Buizer said outreach and community meetings should identify all concerns and commented that some complaints weren't based on restrictive signage but the lack of other marketing tools used by the business. She commented that when appropriate, the City had tried to be flexible, but clearer graphics in the new ordinance would help eliminate any questions. Council Member Mendall was very supportive of providing better examples and offering more flexibility if the signage was good quality.

Council Member Jones said temporary signs, such as campaign signs, should be removed after 30 days. He also opposed "Grand Opening" signs that were left up for as long as a year. He said design standards for major corridors should be consistent regardless of zoning. Council Member Jones said the City should offer more flexibility in the number of signs allowed on buildings with multiple tenants.

Member Ramos said the City should give businesses the option of either following sign guidelines or proving their template is better; set time limits for temporary signs; and develop a policy for graphic signs that act like a mural on the side of a building. He said the mural shouldn't count toward the total amount of signage allowed.

Member Scott liked the idea of mural-like signs, but wondered about the approval process and quality standards. City Manager David said an internal process controlled quality and content of City murals.

Mayor Halliday asked about A-frame signs and wind sock or dancing men signs. Associate Planner Kenney explained that the proposal update did not expand allowances for A-frame signs, which were limited to certain streets and distances away from businesses. Ms. Kenney also noted wind socks, dancing men, and corner sign spinners would be prohibited. Ms. Kenney suggested charging a deposit, rather than a fee, for "Grand Opening" signs so business owners would get their money back only after they took the sign down.

Mayor Halliday questioned whether guidelines should be consistent under the form-based code zoning and suggested the topic be addressed during community meetings. She emphasized that outreach to businesses for public meeting notification should be thorough.

2. INTRODUCTION OF BUSINESS CONCIERGE PROGRAM

Economic Development Manager Hinkle and Economic Development Specialist Nguyen gave the presentation noting the Business Concierge Program would provide enhanced customer service including one point of contact for businesses interested in locating or expanding to Hayward, a checklist to make the process streamlined and predictable, and identification or elimination of potential issues before they become costly. Mr. Nguyen said Economic Development staff would also act as liaison with business and workforce assistance programs. Mr. Hinkle said staff would continue to conduct business outreach to discover what services were still needed.

Member Ratti asked what business types were being targeted for the Concierge Program and pointed out available bandwidth was still a concern. ED Manager Hinkle said all businesses were being welcomed but as the pace picked up staff might have to pick and choose which businesses required enhanced services.

Council Member Mendall said the Concierge Program was meeting an identified need and he was not surprised to hear reception had been positive. He asked when City Council would be included in pre-development meetings and how the City could help market businesses. ED Manager Hinkle said Council would be involved if the business was considering a catalyst site or needed special approvals.

Community and Public Relations Officer Holland said marketing assistance for businesses walked a fine line between advocacy and favoritism. He said the City was still developing parameters for community vehicles that could highlight new businesses, business expansion, and recognition of business awards received.

Member Scott spoke favorably of creating a positive environment for businesses and noted her experience with getting a business license had been poor. ED Manager Hinkle said good customer services should be across the board and staff was working on making more processes available online and more streamline in person.

Member Ramos suggested storing project information in one computer file so comments and changes were immediately available to everyone. He also suggested providing information like traffic counts and customer profiles for vacant buildings online to assist potential businesses in finding a suitable location.

Council Member Jones pointed out everyone at the City was part of Economic Development and expressed his support for strong internal relationships.

Member Ratti said staff needed to be more responsive to potential businesses. ED Manager Hinkle said that was the goal of the permit center process review and that included improving access so people could search and find information online.

Member Ly asked when the Concierge Program would be finalized. ED Manager Hinkle said staff would have a marketing package ready in 2015. Mr. Ly warned staff not to over-promise and under-develop. He said having one point of contact was the most important improvement staff could offer.

Member Scott asked how the City could avoid different department representatives giving different answers. ED Manager Hinkle said by understanding relationships and creating pathways for answers. Member Ramos suggested assigning projects to department representatives.

Mayor Halliday spoke in favor of the Concierge Program noting ED staff would learn and eliminate problems over time and eventually known processes would replace the need for individual business hand-holding.

3. UPDATE ON SHOP HAYWARD CAMPAIGN

Economic Development Specialist Thomas announced the Shop Hayward Campaign would take place the following weekend (Dec. 5, 6 and 7) and noted shoppers who spent \$150 on eligible purchases in Hayward would receive a goodie bag that included two free movie tickets, gifts and discounts to local businesses. A logo had been created for the event, she said, so the campaign could be expanded to year-round if desired. Ms. Thomas noted a matrix would be provided in January to measure the success of the event.

Member Scott asked how the campaign was being advertised and staff indicated via social media outlets, by the businesses themselves, posters, post cards and flyers, an advertisement in the CSUEB Pioneer Newspaper, and via email if folks were already signed up for City news and announcements.

Mayor Halliday suggested passing out flyers and postcards at the Light Up the Season event.

Council Member Mendall requested matrix to measure the success of the event. Member Ramos added that he would like to see articles with pictures bragging about the success and giving business owners something to display in their stores.

Council Member Jones requested that business addresses be added to the list of participating businesses included in every tote.

4. UPDATE ON LIGHT UP THE SEASON

Senior Secretary Philis announced the event noting the ice skating rink, children's rides, and the lighting of the huge Christmas tree in City Hall would all be part of the celebration.

Hayward Chamber of Commerce President Kim Huggett noted that over two dozen businesses were participating by staying open late and offering holiday specials.

5. APPROVAL OF MINUTES FOR SPECIAL MEETING ON OCTOBER 27, 2014

Member Ramos moved to approve the minutes and Member Ly seconded the motion. Minutes were unanimously approved.

COMMITTEE MEMBER ANNOUNCEMENTS AND REFERRALS

Council Member Mendall mentioned he attended the Grand Opening of the Black Bear Diner, located across from Chabot Community College, the night before. Council Member Mendall said he spoke with the owner who told him he hired 125 people, 90% of which were Hayward residents. The owner also mentioned to him that there were problems getting the building ready, but City staff had been extremely helpful. Council Member Mendall noted the restaurant opened to the public that morning for breakfast.

City Manager David noted that the opening of the Black Bear Diner revealed a situation unique to Hayward and that was how the City charged for sewer connection fees. She said explained what happened and noted staff was working to revise the ordinance to eliminate the problem.

Chamber President Huggett announced that January was Restaurant Month nationwide and also in Hayward. He said sixteen local restaurants participating and coupon books should be available for purchase later that week. He said the proceeds from the \$10 charge per book would be shared between Leadership Hayward and Friends of the Library after school homework program.

He also mentioned that for the first time ever, the Chamber's Person of the Year was actually a whole family and he announced the Ly Family, of Sugar Bowl Bakery, would receive the award at the 71st Annual Chamber Award Gala on Jan. 31, 2015, at CSUEB. Also receiving rewards are Firefighter of the Year Capt. Don Nichelson, Hayward Bicycle Police Officers of the Year Craig Fovel and Aaron Runolfson, and Educator of the Year Jessica Saavedra, principal of Glassbrook Elementary School.

Mayor Halliday mentioned Governor Jerry Brown attended the Grand Opening of Tins Teapot Bistro on Jackson Street back in November. Economic Development Specialist Nguyen said the restaurant was originally located in Oakland, then moved to Walnut Creek but only lasted a few months before closing

their doors and moving to Hayward. The Mayor said the people at the Grand Opening came from all over the Bay Area.

Mayor Halliday suggested the Committee review the Economic Development Strategic Plan at an upcoming meeting. Economic Development Manager Hinkle said staff was preparing a report for February (January meeting being cancelled due to the holidays).

ADJOURNMENT: The meeting was adjourned at 5:36 p.m.

STAFF	ACTION ITEMS
Econ. Dev.	Update/review of the Economic Development Strategic Plan
Public Works	Impacts from paid parking at Hayward BART station
Econ. Dev.	Update on developments at Southland Mall