

**SPECIAL CITY COUNCIL MEETING
SEPTEMBER 29, 2020**

PRESENTATIONS

ITEM 7 – WS 20-039

**FY 2020 Preliminary Unaudited
General Fund Financial Review
(Report from Finance Director Claussen)**

PRESENTATION

FY 2020 Preliminary Unaudited General Fund Financial Review

Nicole Gonzales, Deputy Director of Finance

General Fund Year-End Financial Overview

	FY 2020 Revised Budget	FY 2020 Unaudited Actuals
Beginning Fund Balance	\$36,876,960	\$36,876,960
Total Revenues	\$173,535,134	\$170,526,150
Total Expense	\$182,923,597	\$176,224,283
CHANGE IN RES-SURPLUS/(SHORTFALL)	(\$9,388,463)	(\$5,698,133)
PROJECTED ENDING FUND BALANCE	\$27,488,497	\$31,178,827

General Fund Revenue

	FY 2020 Revised Budget	FY 2020 Unaudited Actuals
Property Tax	\$56,949,310	\$58,431,803
Sales Tax	\$35,372,272	\$39,679,957
Utility Users Tax (UUT)	\$18,135,000	\$16,065,943
Real Property Transfer Tax	\$15,500,000	\$12,150,286
Transient Occupancy Tax	\$2,600,000	\$2,186,927
Cannabis Revenue	\$250,000	\$2,984
Other Taxes/Franchises	\$16,032,680	\$15,844,408
Permits & Fees	\$9,604,879	\$7,642,603
Other Revenue	\$15,126,947	\$14,557,193
Transfer In-Other Funds	\$3,964,046	\$3,964,046
Total Revenues	\$173,535,134	\$170,526,150

- **Property Tax** – \$1.5 million higher than revised budget.
- **Sales Tax** - \$4.3 million higher than revised budget.
- **UUT** – Decrease of \$2 million over revised projection.
- **RPTT** - \$3.3 million lower than revised projection.
- Overall decrease of \$3 million over revised projection.

General Fund Expenditures

	FY 2020 Revised Budget	FY 2020 Unaudited Actuals
Salaries/Wages	\$80,077,796	\$75,903,152
Overtime	\$3,330,935	\$8,769,454
Retirement	\$31,920,730	\$30,182,824
Health/Other Benefits	\$14,356,995	\$12,285,909
Retiree Medical	\$5,677,829	\$4,822,476
Workers Comp	\$7,138,698	\$6,790,537
Interdept Charges	(\$4,507,187)	(\$5,031,113)
Vacancy Savings	(\$2,630,896)	\$0
Subtotal Personnel	\$135,364,901	\$133,723,238
Supplies & Services	\$16,924,639	\$13,893,412
Internal Service Fees	\$17,162,355	\$16,858,099
Debt Service	\$3,434,180	\$2,352,431
Capital Expense	\$7,475	\$12,055
Capital Outlay/Projects	\$6,541,150	\$5,896,150
Economic Development	\$350,000	\$350,000
Insurance	\$3,138,897	\$3,138,897
Subtotal O&M	\$47,558,696	\$42,501,044
Total Expense	\$182,923,597	\$176,224,283

Salaries and Benefits:

\$1.6 million (or 1.2%)
below revised budget.

Non-Personnel Expenses:

\$5.1 million (or 10.6%) in
realized savings.

Revenue Comparison Trends

	FY 2019 March - July TOTALS	FY 2020 March - July TOTALS
GENERAL FUND		
Property Tax	\$26,777,009	\$28,809,135
Sales Tax	\$11,062,287	\$10,649,368*
Real Property Transfer Tax (RPTT)	\$5,063,263	\$1,522,709
Utility User Tax (UUT)	\$4,809,138	\$4,825,357
MEASURE C SALES TAX	\$5,359,861	\$5,320,590
TOTAL REVENUE	\$53,071,559	\$51,127,158

*In FY 2020 the City began receiving sales tax from the Supreme Courts decision in the case of South Dakota vs. Wayfair requiring out of state remote sellers to collect and remit sales tax.

Next Steps

- FY 2020 Comprehensive Annual Financial Report (CAFR) to City Council upon conclusion of the annual audit in early 2021.
- Provide Council with an update on the City's first FY 2021 revenues before the end of the calendar year.

Questions?

ITEM 8 – PH 20-064

**Subaru Disposition and Development Agreement: Adopt a Resolution: (1) Approving the Government Code Section 52201 Summary Report for the Project ; and (2) Authorizing the City Manager to Negotiate and Execute a Disposition and Development Agreement with BMODDRE2, LLC for Transfer of Specified City Owned Properties and for the Development of a New Automobile Subaru Dealership
(Report from Deputy City Manager Ott)**

PRESENTATION

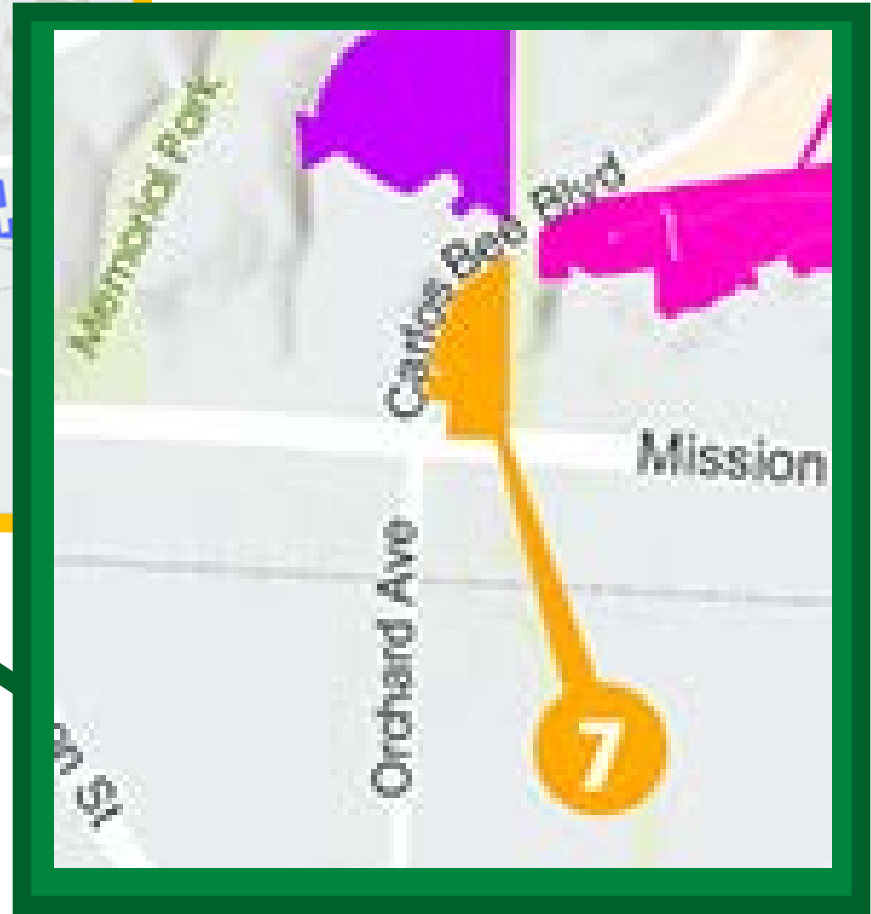


Recommended Approval of Disposition and
Development Agreement and Summary Report for
New Subaru Dealership

September 29, 2020

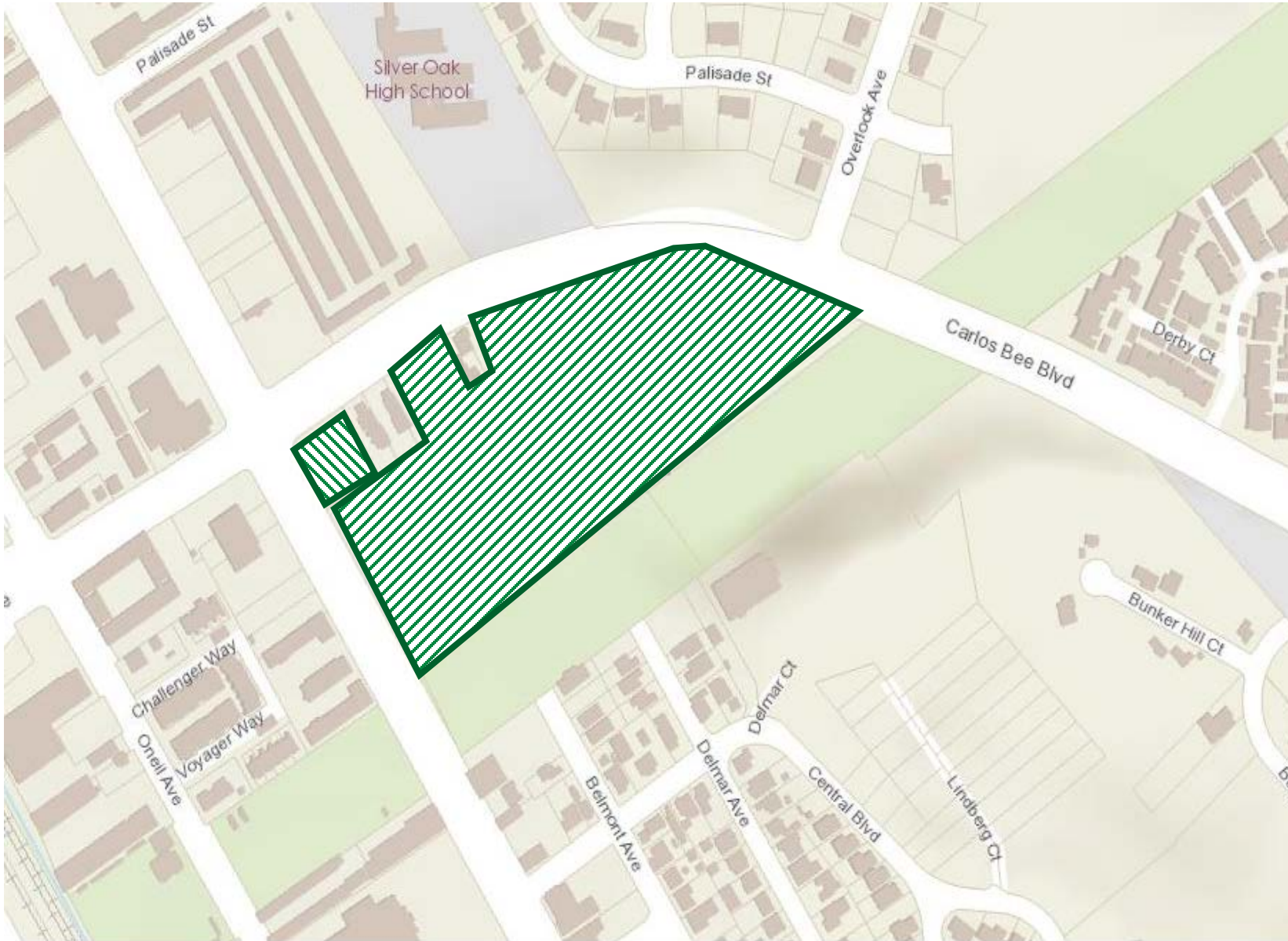
Staff Recommendation

- That Council holds a public hearing and adopts a Resolution:
 - (1) approving the Government Code Section 52201 Summary Report for the project; and
 - (2) authorizing the City Manager to negotiate and execute a Disposition and Development Agreement (DDA) with BMODDRE2, LLC (Developer) for the transfer of specified properties and for the development of a new automobile Subaru dealership



State Route 238 Parcel Groups

- Parcel Group 7 – Located at the Southeast corner of Carlos Bee and Mission Blvd



Project Site

- City owned remnant parcel used for the Mission Blvd widening
- Parcel Group 7 of the 238 Project parcels

24900 – 25000 Mission Blvd.

APNs

445-0200-009-00

445-0200-012-01

Project Overview

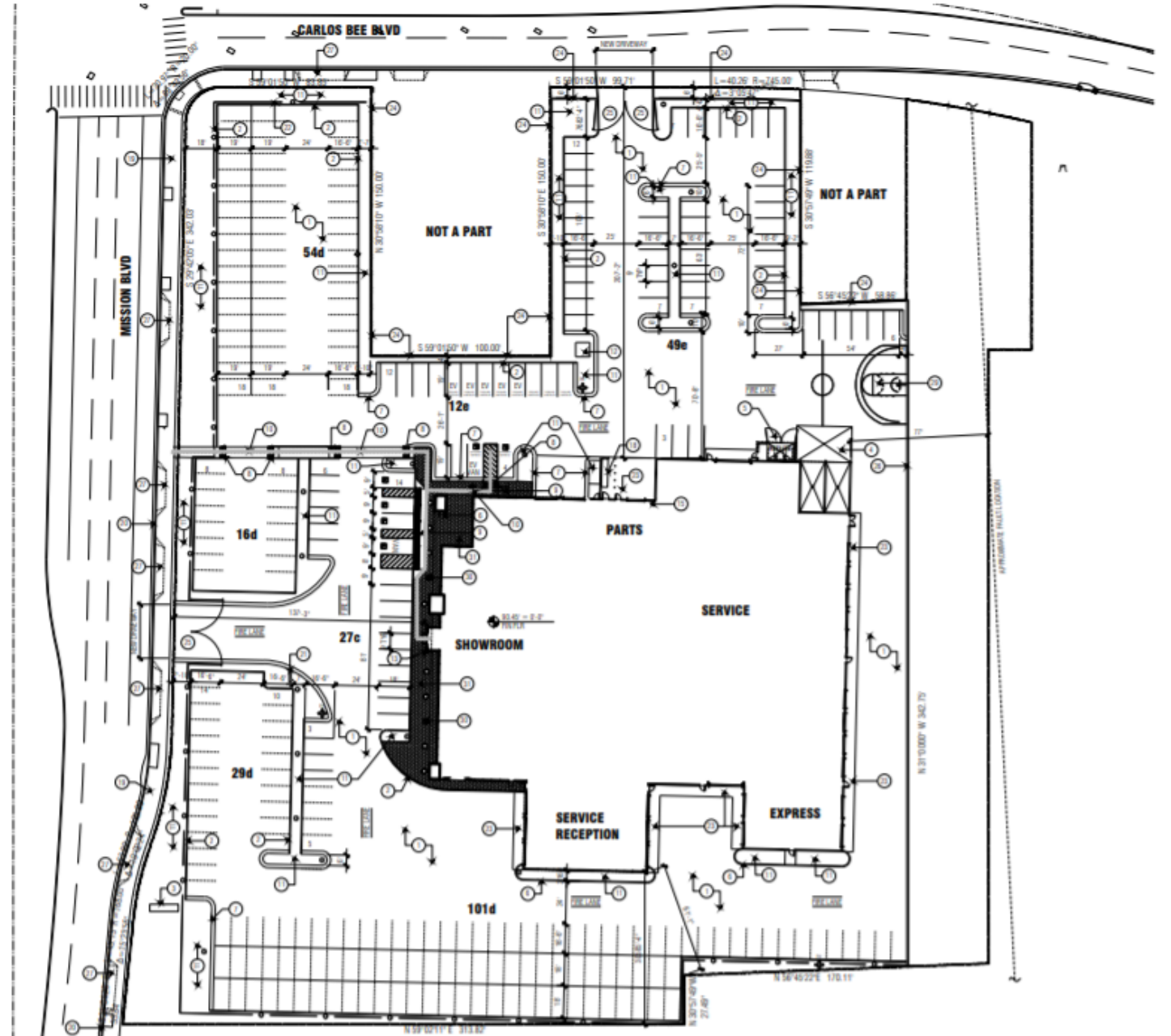


Proposed New Subaru Dealership

- Located at the southeast corner of Carlos Bee and Mission Blvd
- Construct a new 57,000 square foot facility for sale of vehicles and a service center
- Development proposed on lower 4.9 acres
- Estimated to generate between \$330,000 to \$500,000 annually in new sales tax to the City to help pay for City services

Approved Site Plan Review No. 201903791

- 4.9-acre project area located on the lower half of the total purchase area
- 3 existing residential lots located along Carlos Bee Blvd. to remain and are not a part of the project
- Main vehicle entrance/exit on Mission Blvd



Key Terms of DDA

- **Parties**
- **Purchase Price**
- **Property Transfers**
- **Operating Covenant**
- **No Financial Assistance**
- **Planning Compliance**

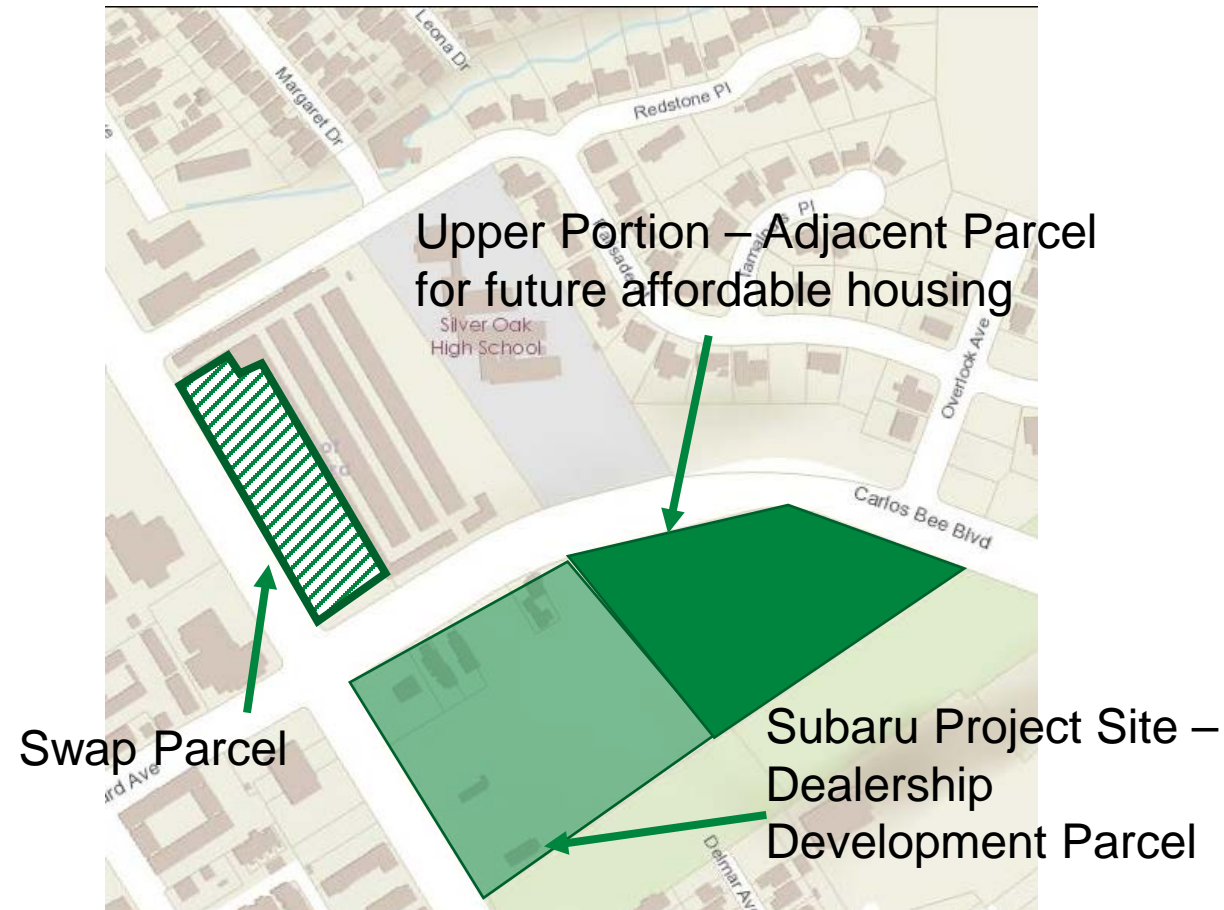
Key Terms of DDA

- **Parties** – a DDA between the City of Hayward and BMODDRE2, LLC, a qualified car dealership developer
- **Purchase Price** - \$5,421,000 for the 9.8-acre site that consists of the City owned parcel and the 238 SR Parcel Group 7 site, which will be paid to Caltrans to meet required purchase price

Key Terms of DDA

• Property Transfers

- Disposition of the Dealership Development Parcel from the City to Developer in its “as-is” condition;
- Disposition of the Adjacent Parcel, to the Developer restricted for future affordable housing development;
- Retention by Developer of the Dealership Development Parcel for construction of first-class automobile sales and full service auto repair facility;
- Transfer of the restricted Adjacent Parcel to the City from the Developer in exchange for the Swap Parcel; and
- Retention by Developer of the Swap Parcel for parking consistent with its existing use



Key Terms of DDA

- **Operating Covenant** - an operating covenant with a term of 10 years to be recorded on the Development Dealership Parcel providing oversight on the allowed use as a first-class automobile sales and full-service auto repair facility
- **No Financial Assistance** - the City will not make any form of direct or indirect financial contribution and will not be required to provide any other assistance to the Developer
- **Planning Compliance** - the proposed project on the Development Dealership Parcel complies with the requirements of the City's General Plan and Mission Boulevard Form Based Zoning Code

52200.2 Analysis - Creation of Economic Opportunity/Common Benefit

- *Creation of New Jobs* – 400 – 500 Temporary Full Time Construction jobs and 70 – 100 Full Time Permanent Jobs associated with the Dealership upon opening and full operation
- *Increase in Property Tax* - Value to increase from \$0 to approximately \$5,421,000, which will result in estimated property tax payments of approximately \$54,000 (1% of assessed value), in its unimproved state. Current property tax is \$0
- *Creation of Affordable Housing* - the City will be receiving the Adjacent Parcel, which will have a covenant restriction on the site limiting the development to affordable housing only

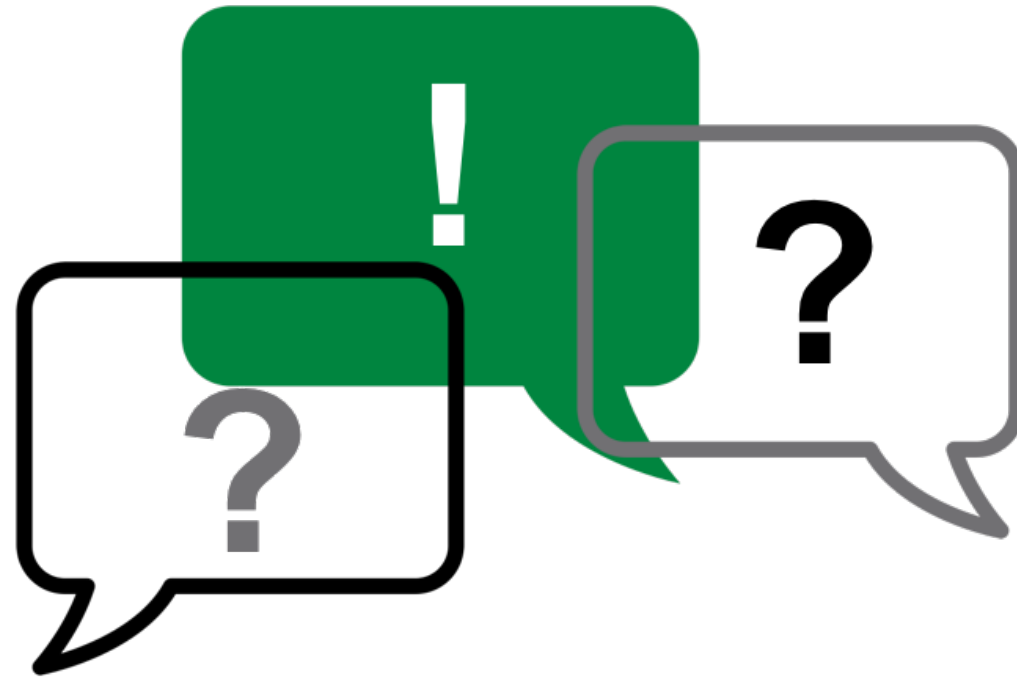
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Next Steps

- Execute Disposition and Development Agreement – September 2020
- Close on Property Transfers – September/October 2020
- Begin Construction – Early October 2020
- Open Dealership – Fall 2021

Questions



ITEM 10– LB 20-050

**2020 Bicycle and Pedestrian Master Plan:
Adopt a Resolution Accepting the
Hayward 2020 Bicycle and
Pedestrian Master Plan
(Report from Director of Public Works
Ameri)**

PRESENTATION



BICYCLE & PEDESTRIAN MASTER PLAN

City Council Meeting // September 29, 2020

Charmine Solla, PE, TE, PTOE // Charmine.Solla@hayward-ca.gov



> Plan Overview

// Vision & Goals

// Public & Stakeholder Engagement

// Network Analysis

// Plan Recommendations

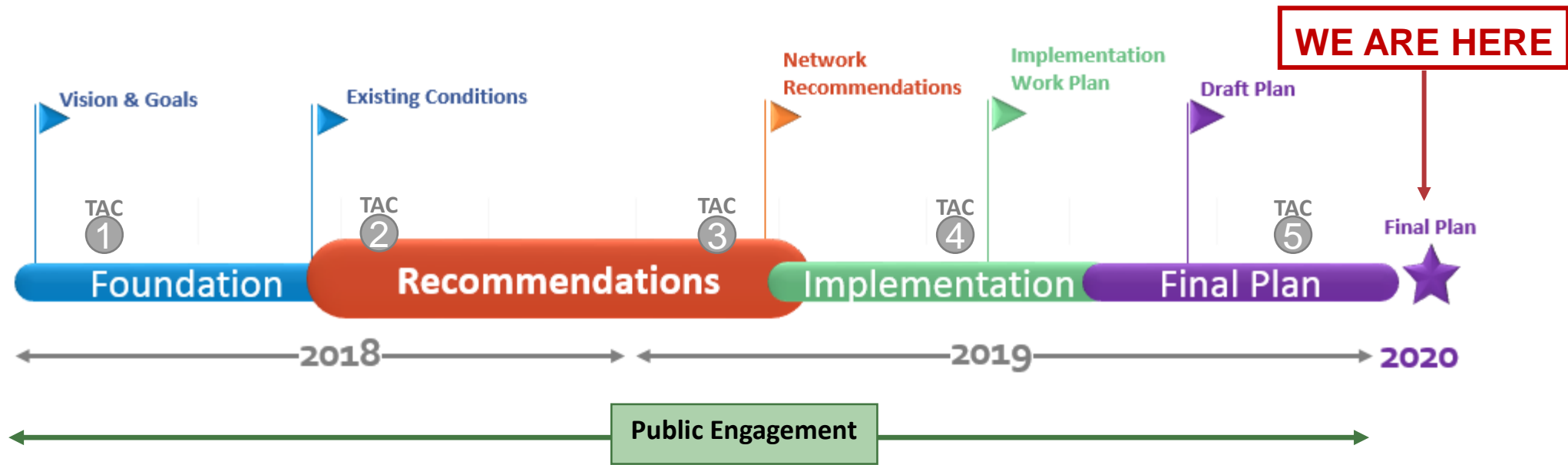
// Next Steps






PLAN OVERVIEW: Background

- **Update of the 2007 Bicycle Master Plan**
- **Complete Streets Policies**
 - 2040 General Plan
 - Complete Streets Strategic Initiative
 - Strategic Priority for Improving Infrastructure
- **Funding**

PLAN OVERVIEW: Timeline



-  Milestone
-  Phase
-  TAC Meeting

// **Plan Overview**

> **Vision & Goals**

// **Public & Stakeholder Engagement**

// **Network Analysis**

// **Plan Recommendations**

// **Next Steps**



VISION & GOALS: Vision

*The City of Hayward's transportation system provides a **safe, comfortable, convenient, and connected** walking and biking network for people of **all ages and abilities** and is supported by programs and policies that **promote sustainable transportation and complete communities.***

VISION & GOALS: Goals



1 Safety

Increase the safety of people bicycling and walking



2 Complete Streets

Balance the needs of road users



3 Access & Mobility

Create connected networks and a continuous system



4 Funding & Implementation

Maintain sufficient funding



// Plan Overview

// Vision & Goals

> Public & Stakeholder Engagement

// Network Analysis

// Plan Recommendations

// Next Steps

PUBLIC & STAKEHOLDER ENGAGEMENT

POP-UP EVENTS

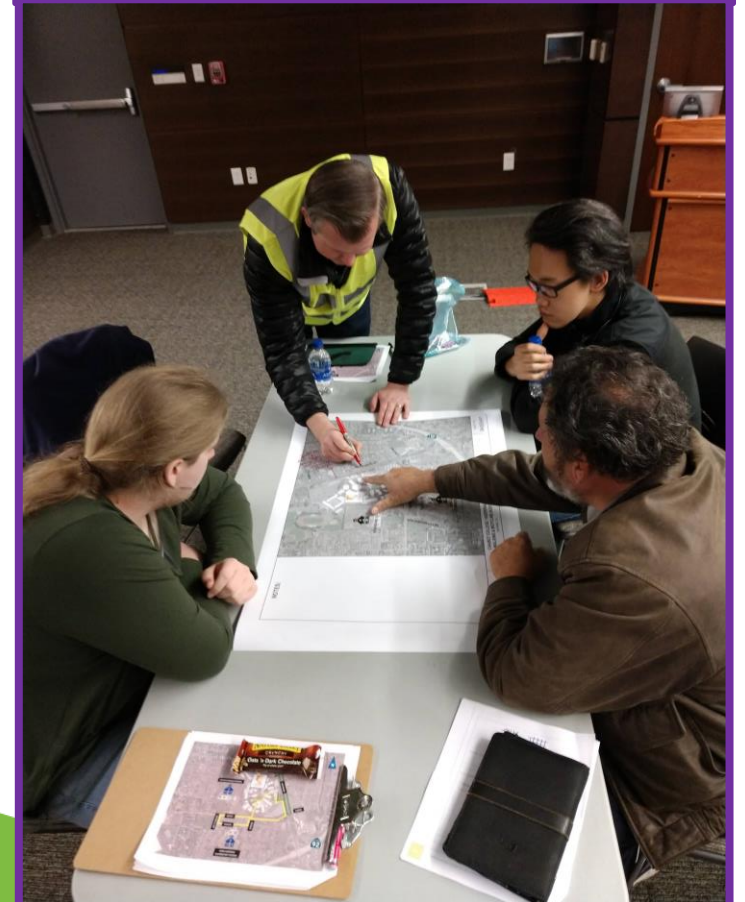


ONLINE



WALK AUDITS

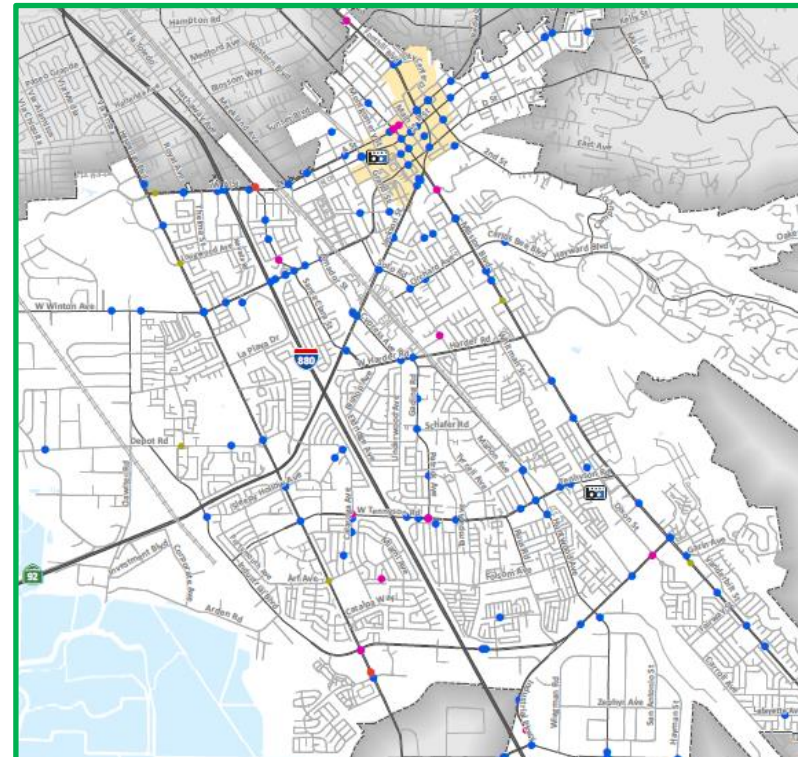
TECHNICAL ADVISORY COMMITTEES



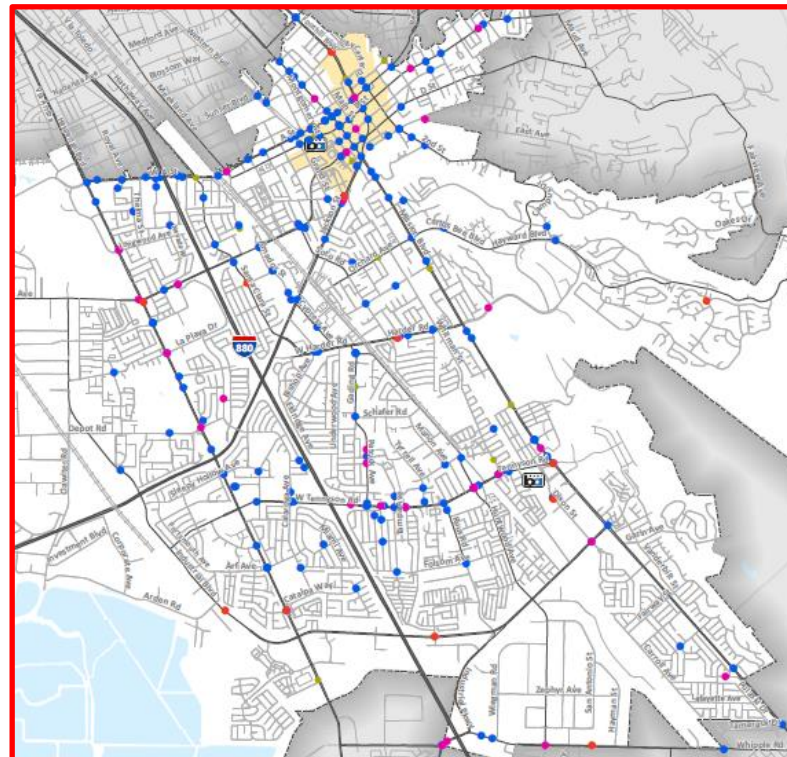
// Plan Overview
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NETWORK ANALYSIS: High Injury Network



**BICYCLIST-RELATED
COLLISIONS**

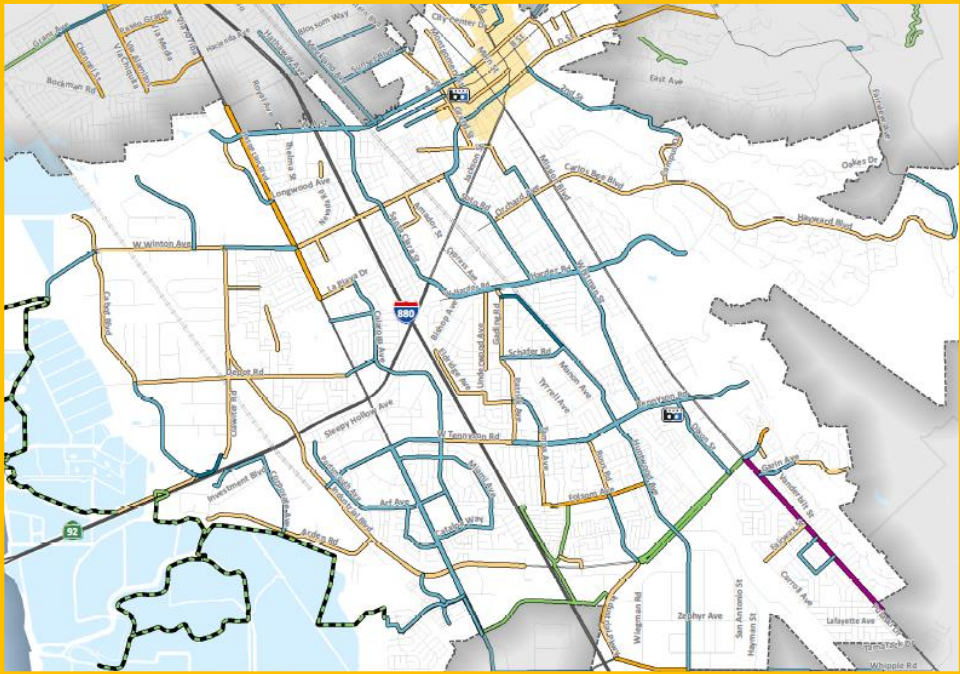


**PEDESTRIAN-RELATED
COLLISIONS**

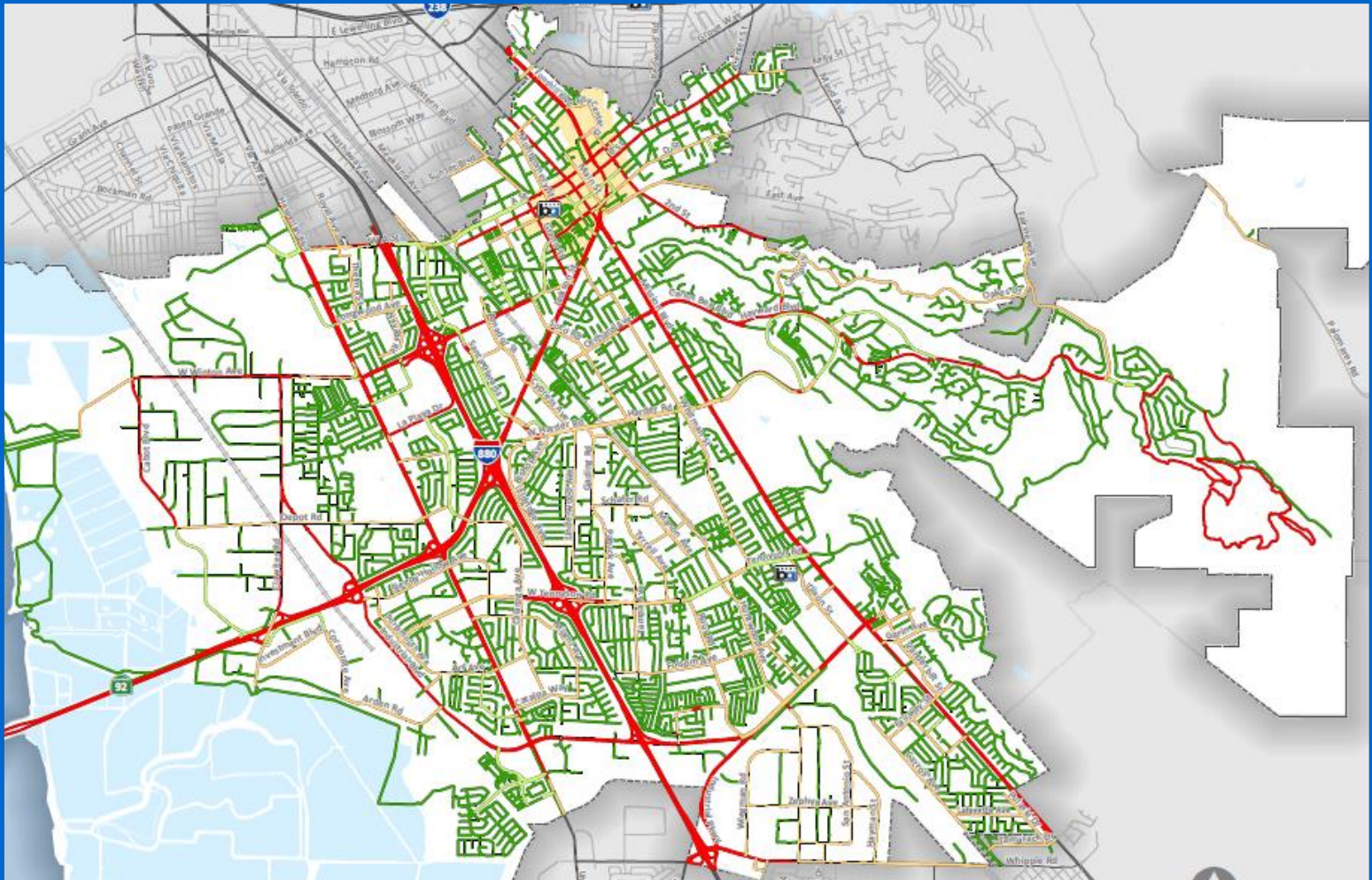


HIGH INJURY NETWORK

NETWORK ANALYSIS: Connectivity

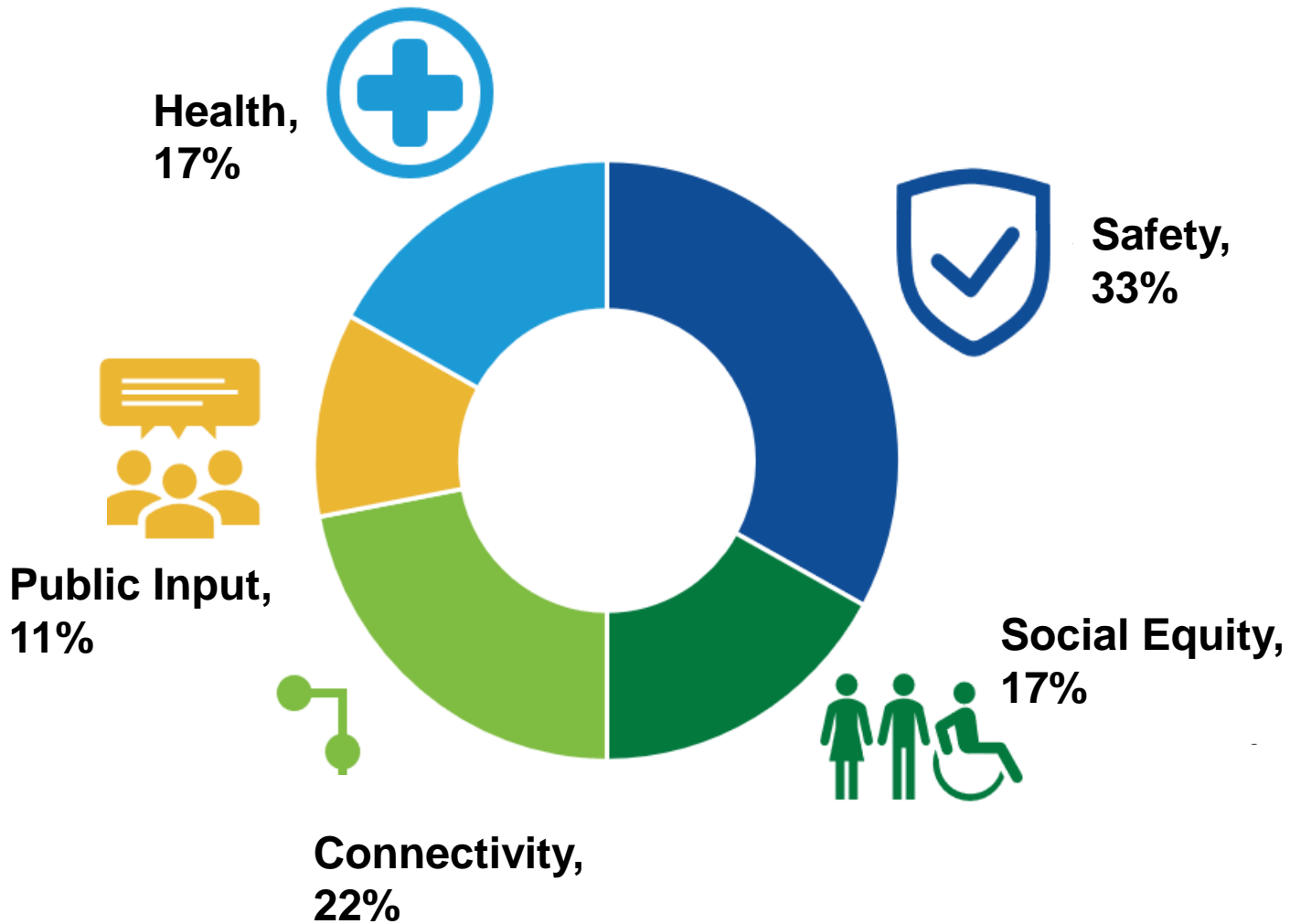


EXISTING BICYCLE NETWORK



TRAFFIC LEVEL OF STRESS

NETWORK ANALYSIS: Prioritization Process



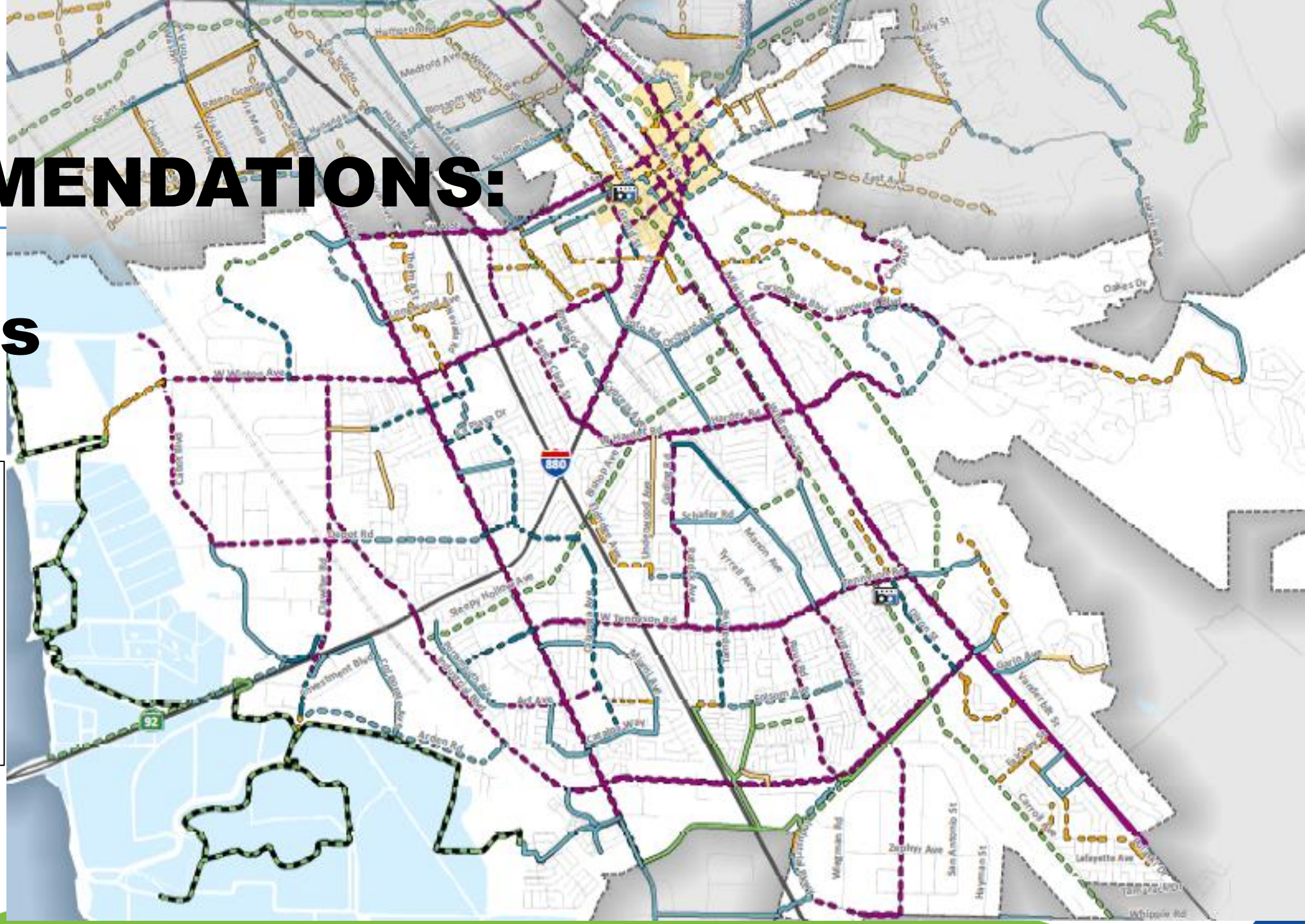
Factor	Criteria
Safety	High-Injury Corridors
Equity	Equity Index
Connectivity	Level of Traffic Stress
	Transit Access
Health	Proximity to Open Space, Schools, Senior Centers
Public Input	Positive Comments
	Negative Comments

// Plan Overview
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PLAN RECOMMENDATIONS: Bicycle Facilities

Proposed Bicycle Facilities

- Class I Multi-Use Path
- Class II Bicycle Lane
- Class II Buffered Bicycle Lane
- Class III Bicycle Boulevard
- Class III Bicycle Route
- Class IV Separated Bikeway
- Class 1 Unpaved (Existing)



PLAN RECOMMENDATIONS: Bicycle Facilities



Class I: 32 miles



Class II : 35 miles

PLAN RECOMMENDATIONS: Bicycle Facilities

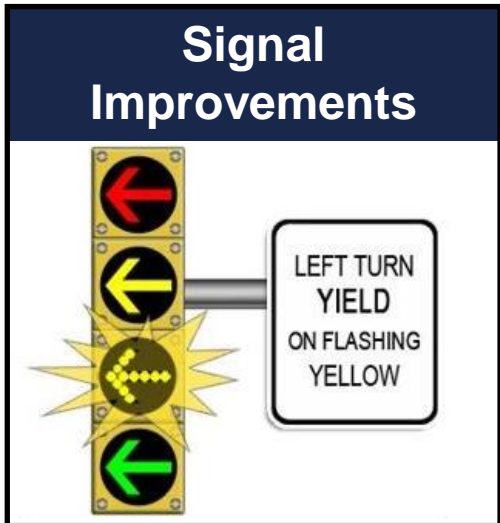


Class III: 18 miles



Class IV: 68 miles

PLAN RECOMMENDATIONS: Pedestrian Recommendations



PLAN RECOMMENDATIONS: Pedestrian Facilities

Recommended Pedestrian Network by Functional Class

- Arterial
- Collector
- Residential
- Priority Intersections

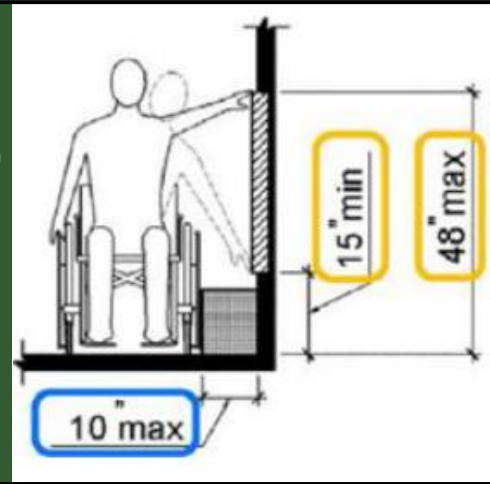


PLAN RECOMMENDATIONS: Programs & Policies

Infrastructure & Operations



Evaluation & Planning



Funding



Education & Enforcement



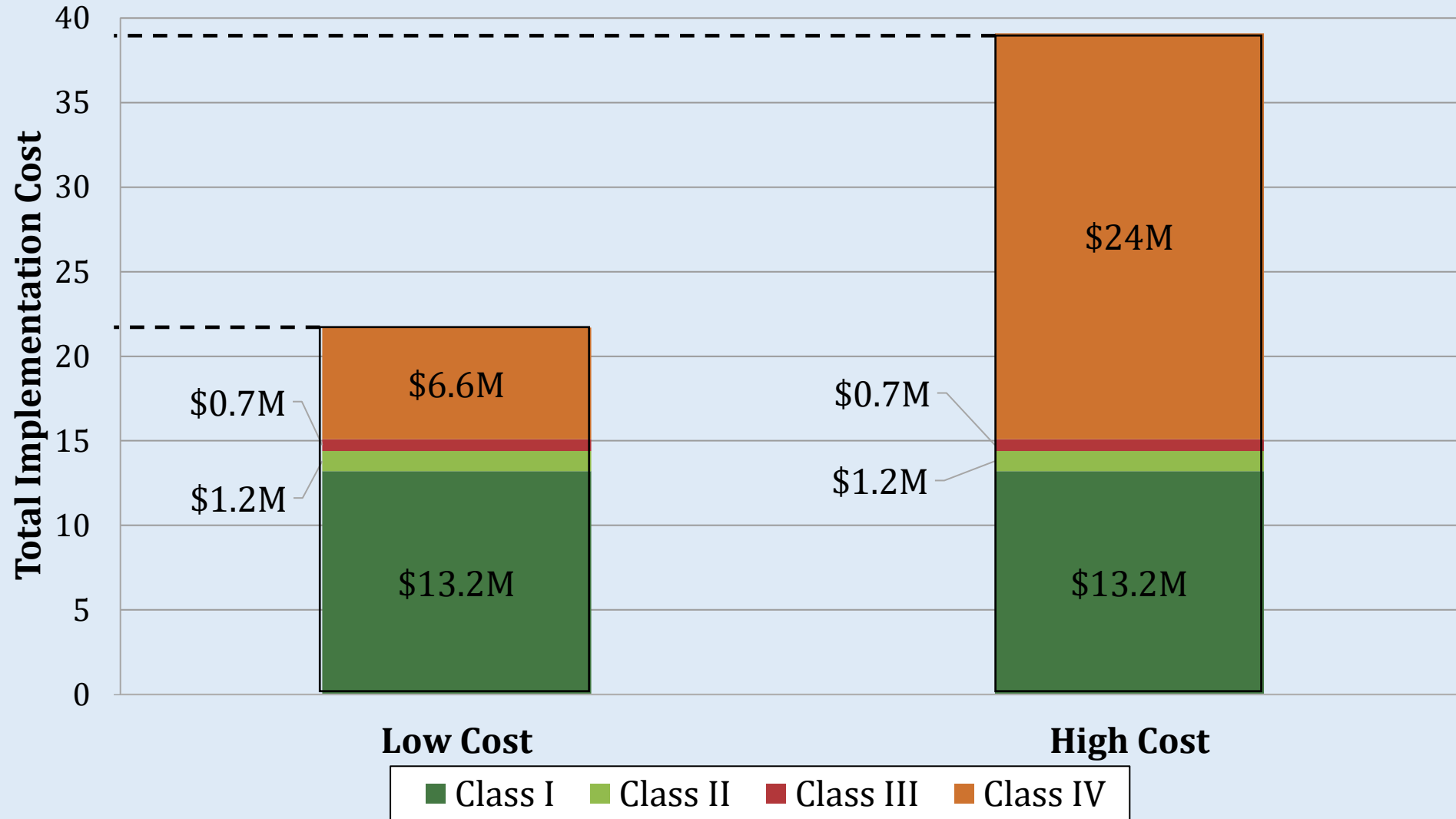
Project Implementation



- 
- The background image shows a road scene with a 'SHARE THE ROAD' sign and a bicycle symbol. The sign is a diamond shape with a bicycle icon inside, and a rectangular sign below it with the text 'SHARE THE ROAD'. The road is paved and has a guardrail on the right side. In the distance, there are buildings and a car. The overall scene is dimly lit, suggesting dusk or dawn.
- // **Plan Overview**
 - // **Vision & Goals**
 - // **Public & Stakeholder Engagement**
 - // **Network Analysis**
 - // **Plan Recommendations**
 - > Next Steps**

NEXT STEPS: Implementation

Approximate Implementation Costs



NEXT STEPS: Grants

- Upcoming Funded Projects
 - Mission Boulevard from Industrial Pkwy to Harder Rd (\$300K)
 - Hesperian Blvd and West A St Partial Protected Intersection (\$1.25M)
 - Patrick Ave and Gading Rd Complete Street Improvements (\$500K)
 - Safe Routes to Seniors Downtown Improvements
- Upcoming Grants
 - Highway Safety Improvement Program (HSIP) Grant
 - Active Transportation Program (ATP) Grant



THANK YOU!

Charmine Solla, PE, TE, PTOE // Charmine.Solla@hayward-ca.gov

