



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: CONS 19-772, **Version:** 1

DATE: December 3, 2019

TO: Mayor and City Council

FROM: City Manager

SUBJECT

Adopt a Resolution Authorizing the City Manager to Enter into an Exclusive Negotiating Rights Agreement with Trumark Properties, LLC, for the Proposed Development of Parcel Group 5: Bunker Hill

RECOMMENDATION

That the Council adopts a resolution (Attachment II) authorizing the City Manager to enter into an Exclusive Negotiating Rights Agreement (ENRA) with Trumark Properties, LLC to develop a site plan, zoning ordinance amendment, and negotiate a Disposition and Development Agreement (DDA) for 74 units on the former Route 238 Parcel Group 5: Bunker Hill.

SUMMARY

The City of Hayward entered into a Purchase and Sale Agreement with the California Department of Transportation (Caltrans) in January 2016 to manage the disposition and development of former right of way for the now defunct Route 238 Bypass. This land is divided into 10 parcel groups and must be disposed of by 2022. This report covers Parcel Group 5: Bunker Hill.

Over the last year, the City has been working with the community to develop a vision and plan for the reintegration of Parcel Groups 5, 6, 8, and 9 back into the City. The remaining Parcel Groups 3, 4, and 7 are under exclusive negotiation agreements with developers with plans being vetted with the community by the developers through the City's standard planning process.

The purpose of this item is to authorize the City Manager to enter into an ENRA with Trumark Properties, LLC to assure them that the City of Hayward will negotiate exclusively and in good faith with them on the disposition and development of the City-owned Parcel Group 5, while Trumark obtains approval of a site plan, zoning ordinance amendment, other planning entitlements, and negotiates a DDA for acquisition and development of Parcel Group 5 with the City.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution