



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Cover Memo

File #: CONS 20-456, **Version:** 1

DATE: September 29, 2020

TO: Mayor and City Council

FROM: Deputy City Manager

SUBJECT

Adopt a Resolution Authorizing the City Manager to Enter into an Exclusive Negotiating Rights Agreement with Integral Partners Funding, LLC, for the Proposed Development of Parcel Group 6: Carlos Bee Quarry

RECOMMENDATION

That Council adopts a resolution (Attachment II) authorizing the City Manager to enter into an Exclusive Negotiating Rights Agreement (ENRA) with Integral Partners Funding, LLC (Integral) to obtain approval of a site plan and negotiate a Disposition and Development Agreement (DDA) on the former Route 238 Parcel Group 6: Carlos Bee Quarry.

SUMMARY

The City of Hayward entered into a Purchase and Sale Agreement (PSA) 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 2027 pursuant to the latest amendment to the PSA approved by the City on September 15th. This report covers Parcel Group 6: Carlos Bee Quarry.

Over the past two years, the City has been working with the community to develop a vision and plan for the reintegration of Parcel Groups 6, 8, and 9 back into the City. The remaining Parcel Groups 3, 4, and 5 are under existing ENRAs with developers with plans being vetted with the community and 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 Integral Partners Funding, LLC to assure them that the City of Hayward will negotiate exclusively and in good faith with them on the term sheet and then the disposition and development of the City-owned Parcel Group 6, while Integral obtains approval of a site plan, and negotiates a DDA for acquisition and development of Parcel Group 6 with the City.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution