



HAYWARD AREA RECREATION & PARK DISTRICT

Meeting Date: June 21, 2021

Agenda Item: 4.3

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Approval of a New Capital Improvement Program Project for the D & Clay Street Project RESOLUTION R-2021-57

Executive Summary:

The Board of Directors will consider approval of the creation of a new Capital Improvement Program project for the D & Clay Street Acquisition Project and authorization for the General Manager to enter into a Purchase and Sales Agreement for the property at D and Clay Streets in Hayward.

Financial Impact:

The Five-Year Capital Improvement Program 2020-2025 (CIP) does not include funding allocated to this project. A new CIP project would need to be created and funded by the reallocation of funds from the Aquatic Center CIP budget of \$14,000,000. The following is a summary of the estimated acquisition costs and proposed funding source:

COST OF ACQUISITION:

Purchase Price:	\$1,000,000
Title Company & Closing fees	5,000
Buyer's Broker Commission	30,000
Due Diligence/Environmental Analysis	5,000
Legal Counsel	5,000
Reserve	50,000
Estimated Acquisition Cost	\$1,095,000
Project Management	5,000
<u>10% Contingency on Variable Costs</u>	<u>\$105,000</u>
TOTAL COST OF ACQUISITION	\$1,200,000

PROPOSED FUNDING SOURCE

Aquatic Center Budget	\$14,000,000
<u>Reallocation to D & Clay Street CIP</u>	<u>\$1,200,000</u>
Revised Aquatic Center Budget	\$12,800,000

Staff Recommendation:

By motion, the Board of Directors:

1. Direct Staff to create a new Capital Improvement Program project for the D & Clay Street Project; and
2. Approve a Budget Change to allocate funding to the D & Clay Street Project; and
3. Approve a Resolution authorizing the General Manager to finalize the purchase and sale agreement for the acquisition of the property at D & Clay Streets and to execute a Certificate of Acceptance of the Director's Deed and such other documents necessary to complete the acquisition; and
4. Authorize the General Manager to approve a \$100,000 deposit and the balance of purchase price, and associated closing costs, upon approval by California Transportation Commission; and
5. Authorize the General Manager to approve consulting services in an amount not to exceed \$30,000 related to professional services required during due diligence.

Description of Item:

On April 19, 2021, the Board of Directors directed Staff to pursue the acquisition of three (3) parcels totaling 1.83-acres located at D and Clay Streets in Hayward for park and recreational purposes. The acquisition will increase parkland in an area of Hayward that was determined to be deficient in park access in the Park & Recreation Master Plan 2019 and addresses the District's goals to provide safe and attractive parks and facilities and to focus on equity in access to parks and recreation.

The property is currently owned by Caltrans and is located on the corner of D Street and Clay Streets in Hayward (APN: 427-0026-038-01, 427-026-039-00, 427-0026-040-00). It is composed of three parcels totaling 1.83-acre that were formerly a part of the Caltrans 238 by-pass properties. The site is undeveloped and consists mainly of grasslands and trees with a segment of Sulphur Creek running through the southern portion.

The site is directly adjacent to the 1350 E Street property that HARD is currently in negotiations to purchase. Together the two (2) sites will add 4.25-acres of new parkland in Hayward and host a portion of the future Foothill Trail.

The purchase price is \$1,000,000. Funding for this project is not included in the Five-Year Capital Improvement Program 2020-2025 (CIP). Staff recommends reallocating \$1,200,000 of the Measure F1 Bond funds for the future Aquatic Center to the D & Clay Street project. The funds will cover the cost of acquisition, fees for studies and professional services related to acquisition, pre-development and associated costs.

This item was reviewed by the Capital Outlay Committee on April 27 and recommended for presentation to the full Board.

ATTACHMENTS:

Description	Upload Date	Type
Approval of a New Capital Improvement Program Project for the D & Clay Street Project RESOLUTION R-2021-57	6/17/2021	Resolution Letter
Exhibit 1 - Purchase and Sales Agreement	6/15/2021	Exhibit
Exhibit 2- Budget Change	6/17/2021	Budget Amendment