

HAYWARD SUCCESSOR AGENCY OVERSIGHT BOARD

RESOLUTION 2012-09

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD APPROVING THE TRANSFER OF THE PROPERTY BY THE SUCCESSOR AGENCY TO URBAN DYNAMIC

WHEREAS, the California state legislature enacted Assembly Bill x1 26 (the “Dissolution Act”) to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, on January 10, 2012 and pursuant to Health and Safety Code Section 34173, the City Council of the City of Hayward (the “City Council”) declared that the City of Hayward, a charter city (the “City”), would act as successor agency (the “Successor Agency”) for the dissolved Redevelopment Agency of the City of Hayward (the “Dissolved RDA”) effective February 1, 2012; and

WHEREAS, on February 1, 2012, the RDA was dissolved pursuant to Health and Safety Code Section 34172; and

WHEREAS, pursuant to AB 1484 (“AB 1484”), enacted June 27, 2012 to amend various provisions of the Dissolution Act, the Successor Agency is now declared to be a separate legal entity from the City; and

WHEREAS, the Dissolution Act provides for the appointment of an oversight board (the “Oversight Board”) with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

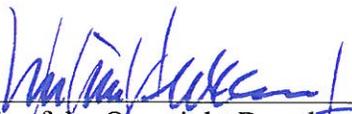
WHEREAS, on August 21, 2012, the City of Hayward (the “City”) transferred to the Successor Agency the property generally described as the “Residual Burbank Site” as more particularly described in Exhibit A to this Resolution, incorporated herein by this reference (the “Property”), which the City had acquired from the Dissolved RDA prior to its dissolution; and

WHEREAS, the City has been in negotiations with Urban Dynamic, and on June 28, 2011, the City Council approved the sale of the Property pursuant to the terms described in the staff report to the City Council entitled “Agreement for the Purchase and Sale of Real Property between the City of Hayward and Urban Dynamic, LLC for the Construction and Sale of Fifty-Seven Detached Single Family Homes – the Property is Located at 353 B Street” (the “Purchase and Sale Staff Report”), incorporated herein by this reference; and

WHEREAS, on March 20, 2012, the City Council approved the assignment of the right to purchase the property from Urban Dynamic to KB Home pursuant to the terms referenced in the staff report to the City Council entitled “Request for Assignment of the Purchase and Sales Agreement between the City of Hayward and Urban Dynamic, LLC to KB Home South Bay,

Henson
Salinas
Valle

NOES:	0	BOARD MEMBERS:	
ABSTAIN:	0	BOARD MEMBERS:	
ABSENT:	1	BOARD MEMBERS:	Armas



Chair of the Oversight Board to
the Hayward Successor Agency

Exhibit A

EXHIBIT A

LEGAL DESCRIPTION

REAL property in the City of Hayward, County of Alameda, State of California, described as follows:

ALL of PARCEL 1, as said parcel is shown on Parcel Map 9659, filed July 7, 2008 in Map Book 308, Pages 29-34, inclusive, Alameda County Records.

CONTAINING 3.8480 acres, more or less as shown on said Parcel Map 9659.

July 9, 2008

Norman Payne

NORMAN PAYNE
L.S. No. 4388
License Expires 09/30/09



APN: 431-0110-007-00