



# City Manager's Weekly Update

May 4, 2016

## UPCOMING MEETINGS

### 2016

- 5/9** Town Hall Meeting for Districts 1, 2 and 5  
7:00 PM, Karp Room, Main Library
- 5/16** City Council Meeting  
7:00 PM., Council Chambers
- 5/23** City Council Work Session, 7:00 PM, Council Chambers
- 6/6** City Council Meeting  
7:00 PM, Council Chambers
- 6/13** City Council Work Session 7:00 PM, Council Chambers
- 6/20** City Council Meeting  
7:00 PM, Council Chambers
- 7/5** City Council Meeting  
7:00 PM, Council Chambers
- 7/11** Town Hall Meeting for Districts 3, 4, and 5  
7:00 PM, Titan Auditorium
- 7/18** City Council Meeting  
7:00 PM, Council Chambers
- 7/25** City Council Work Session 7:00 PM, Council Chambers

### August Recess

- 9/6** City Council Meeting  
7:00 PM, Council Chambers

**To:** City Council  
**From:** Chris Zapata, City Manager

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## Mark Your Calendar

### Cinco de Mayo Celebration (Attached)

**Thurs., May 5<sup>th</sup>, 6:00 PM, Civic Center Plaza, 835 E. 14<sup>th</sup> St.**

The City's highly popular 18<sup>th</sup> Annual Cinco de Mayo Celebration will feature mariachi music and regional Mexican and Aztec dances performed by Ballet Folklorico Costa De Oro. Mexican arts and craft activities will be available for children. Prior registration for the event is not requested.

### Creek Trail Master Plan Community Workshop (Attached)

**Wed. May 11<sup>th</sup>, 6:30 PM – 8:00 PM, Main Library, Karp Room, 300 Estudillo Ave.**

**Thurs. May 12<sup>th</sup>, 5:00 PM – 6:30 PM, Madison Park Academy, 400 Capistrano Dr., Oakland.**

The Cities of San Leandro and Oakland along with Rails-To-Trails Conservancy (RTC) will be co-hosting two community workshops regarding the San Leandro Creek Trail Master Plan Study. The workshops will allow project partners and the consultant, Stantec, to gather public feedback for the study.

Outreach for the meetings included mailed notice to interested parties, property owners, and businesses. Meeting information was also published on the City's website, Nextdoor and the City's social media accounts.

### Bike to Work Day (Memo and Flyer Attached)

**Thurs., May 12<sup>th</sup>, 6:30 AM – 9:30 AM, City Wide.**

The City of San Leandro will be celebrating Bike to Work/School Day in collaboration with 511.org, Kaiser Permanente and the Metropolitan Transportation Commission. San Leandro will have 5 energizer stations throughout the City providing refreshments and resources to cyclists. The Mayor will lead a bike ride between Memorial Park and the Downtown San Leandro BART station commencing at 8:00 a.m. Six elementary schools and one middle school will also participate in the Bike to Work/School Day. Please see the attached memo for detailed information.

Beatles Tribute at the San Leandro Library

**Sat., May 14<sup>th</sup>, 2:00 PM, Main Library, 300 Estudillo Ave.**

In honor of Older Americans Month, the San Leandro Library is showcasing a Beatles tribute featuring *The Plastic Onion Band*. Admission is free and no prior registration is requested.

## **Council Information**

San Francisco Business Times Covers the Sale of the Kraft Heinz Plant in San Leandro (Attached)

The San Francisco Business Times released a piece covering the sale of the Kraft Heinz 37.85-acre site located at 100 Halcyon Drive. Please contact Katie Bowman, Business Development Specialist, at 577-3327 or [kbowman@sanleandro.org](mailto:kbowman@sanleandro.org) for more information.

Thrasher Park Play and Equipment Project Update (Memo Attached)

Thrasher Park improvements are underway and is anticipated to be completed in May of 2016. Please see the attached memo from the Engineering and Transportation Department for detailed information.

Transaction Ledger for the March Monthly Investment Report (Attached)

Consistent with the City's Investment Policy reporting requirements the Department of Finance has provided its monthly investment transaction report. The report contains a list of the City's investment dispositions, acquisitions and other transactions that occurred during the month of March 2016. All dispositions of securities for March were due to maturity.

## **San Leandro Next**

San Leandro Next is an initiative of the City of San Leandro Community Development Department providing news and updates on economic development and innovation. The following stories were posted since last week:

[Get Your Flowers Locally this Mother's Day](#)

## **News from Other Agencies**

San Leandro Unified School District Facility Improvement Planning Meeting

Thurs. May 12<sup>th</sup> 6:00 PM, Senior Community Center, 13909 E. 14<sup>th</sup> St. Childcare and translation services will be available. For more information, visit the District's [website](#).

San Leandro Unified School District State of the District Address

Tues. May 17<sup>th</sup>, 6:00 PM, Arts Education Center, 2250 Bancroft Ave. Translation service will be available. For more information, visit the District's [website](#).



# CINCO DE MAYO

**Enjoy a beautiful spring evening outside City Hall as the City of San Leandro presents a fiesta for the entire family to celebrate!**

.....  
**Thursday, May 5, 2016 - 6 PM**  
**San Leandro Civic Center Plaza**  
**835 E. 14th St**  
.....

**Ballet Folklórico de Costa De Oro | Aztec Dancers | Mariachi Music**  
**Crafts for Kids | Free Light Refreshments | Free Admission**

Special thanks to the following partners for their support in helping to sponsor this very special community event:

Costa De Oro • Optimist Club of San Leandro •  
Juan Martinez • Los Pericos Pelton Center •  
Roccab's Café & Deli • Guadalajara Bakery

CITY OF SAN LEANDRO  
RECREATION AND HUMAN SERVICES



CREATING COMMUNITY

This is a City of San Leandro  
Sponsored event.  
For information call: 577-3462

**Cinco de Mayo is an (ASL)  
Interpreted Event**





# CINCO DE MAYO

*La Ciudad de San Leandro les invita a celebrar el Cinco de Mayo.  
Es una fiesta para toda la familia.*

.....  
**Jueves 5 de Mayo 2016 - 6 PM**  
**San Leandro Civic Center Plaza**  
**835 E. 14th Street**  
.....

**Ballet Folklórico de Costa De Oro | Danza Azteca | Mariachi**  
**Crafts for Kids | Free Light Refreshments | Free Admission**

**Agradecimientos:**  
**Costa De Oro • Optimist Club of San Leandro •**  
**Juan Martinez • Los Pericos Pelton Center •**  
**Roccab's Café & Deli • Guadalajara Bakery**

CITY OF SAN LEANDRO  
RECREATION AND HUMAN SERVICES



CREATING COMMUNITY

Para Información: 577-3462  
Esta actividad es patrocinada por  
la ciudad de San Leandro.

Interpretado en lenguaje  
de señas Americano (ASL)  
La comunidad sordomuda.



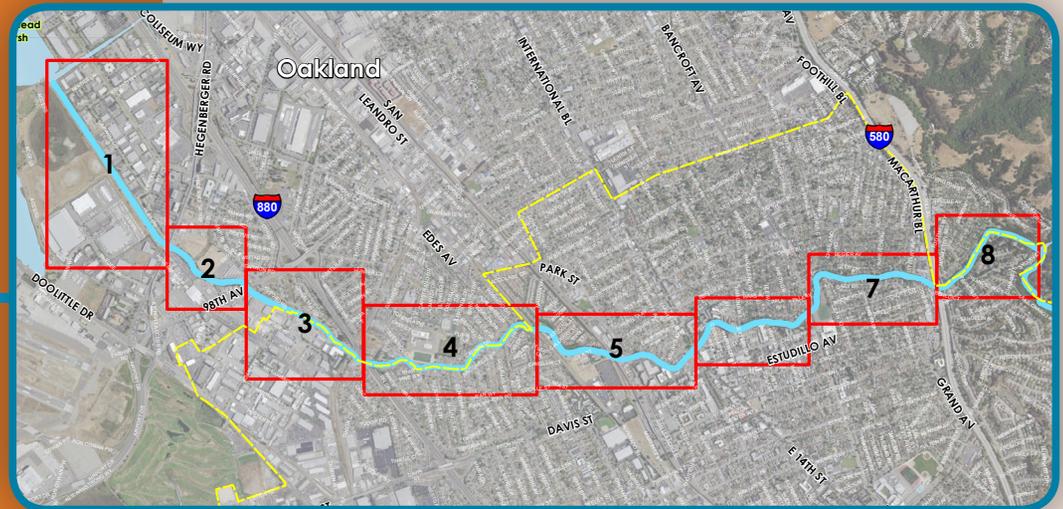
# Come Discuss the San Leandro Creek Trail Study!

You are invited to attend a public meeting to learn about the San Leandro Creek trail study and share your ideas and concerns.

**When: 6:30-8:00pm  
Wednesday,  
May 11, 2016**

**Where: San Leandro Main Library  
Dave Karp Room  
300 Estudillo Avenue  
San Leandro, CA 94577**

**When: 5:00-6:30 pm  
Thursday, May 12, 2016**  
**Where: Madison Park Academy  
400 Capistrano Drive  
Oakland, CA 94603**



Both meetings will cover the same information - choose whichever is more convenient

Hosted by:



For more information visit:  
[www.sanleandro.org/sl creek](http://www.sanleandro.org/sl creek)

# CITY OF SAN LEANDRO

## STAFF REPORT

**Date:** April 25, 2016

**To:** Chris Zapata, City Manager

**From:** Keith R. Cooke, P.E., Director  
Engineering and Transportation Department

**By:** Reh-Lin N. Chen, P.E., Senior Transportation Engineer  
Engineering and Transportation Department

**Subject:** Bike to Work/School Day - May 12, 2016

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### SUMMARY AND RECOMMENDATION

The City of San Leandro will celebrate Bike to Work/School Day, presented by 511.org, Kaiser Permanente and the Metropolitan Transportation Commission, on May 12, 2016. During the morning commute from 6:30 a.m. until 9:30 a.m., there will be five Energizer Stations throughout San Leandro that will provide refreshment and resources to cyclists. The Mayor will lead a bike ride between Memorial Park and the San Leandro BART station commencing at 8:00 a.m. Six elementary schools and one middle school will also participate in the Bike to Work/School Day. This report is for information only and no action is required.

### BACKGROUND AND DISCUSSION

May 12, 2016 is the 22<sup>nd</sup> Anniversary of Bike to Work Day and is the 6<sup>th</sup> Bike to School Day, both of which are part of the National Bike Month. Bike East Bay, in conjunction with local jurisdictions and volunteers, will host one hundred thirty Energizer Stations along commute routes throughout the East Bay, where over 20,000 cyclists participated last year.

On May 2, 2016, the San Leandro City Council will issue a proclamation to Bike East Bay, declaring May 12, 2016 as *Bike to Work/School Day*. The City of San Leandro is one of forty-seven proud sponsors of this event in the East Bay. To highlight this year's event, the Mayor will lead a bike ride, which will commence at 8:00 a.m. at Memorial Park and will finish at San Leandro BART Station.

The Engineering and Transportation Department will host the Energizer Station at the San Leandro BART station during the morning commute from 7:00 a.m. to 9:00 a.m. Staff will offer water, juice, coffee, and pastries to bicyclists and Bike East Bay will provide musette bags filled with goodies, coupons, and bike-related education for distribution to cyclists. In addition, staff will provide brochures for other City-sponsored programs. In addition to the City's Energizer Station, the following Energizer Stations will offer refreshment to participants at the specified times during the morning bike commute:

Location: San Leandro Marina (Monarch Bay & Fairway)

Time: 6:30-9:30 am

Host: Cherry City Cyclists

Offers: Coffee, fruit & munchies

Location: Fairway @ Kaiser San Leandro Medical Center  
Time: 7:00-9:00 am  
Host: Kaiser Permanente  
Offers: Music, water & giveaways

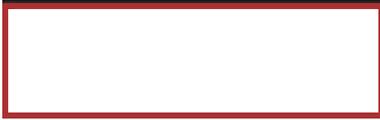
Location: Memorial Park  
Time: 7:00-9:00 am  
Host: Healing Hands Chiropractic  
Offers: Water, fruit, pastries & Zocalo coffee

Location: Bayfair BART  
Time: 6:30-8:30 am  
Host: Alameda County Public Works Agency

Garfield, Madison, McKinley, Roosevelt, and Wilson Elementary Schools of the San Leandro Unified School District, as well as Corvallis Elementary School, and Washington Manor Middle School of the San Lorenzo Unified School District, through the Alameda County Transportation Commission's Safe Routes to School Program, will participate in the Bike to School Day 2016 on May 12, 2016 to promote bicycling and walking traffic safety education in our schools.

For more information, to take the pledge to Bike to Work or find a map of all of the Energizer Stations, please visit the website at [BikeEastBay.org/BTWD](http://BikeEastBay.org/BTWD).





From the San Francisco Business Times:

<http://www.bizjournals.com/sanfrancisco/blog/real-estate/2016/04/kraft-heinz-san-leandro-industrial-sale-khc.html>

# After plant closure, 1.5 million-square-foot San Leandro site up for grabs

🔑 **SUBSCRIBER CONTENT:** Apr 27, 2016, 5:00am PDT

After food giants Kraft and Heinz merged last year, the combined company said it planned to close seven food plants in North America, including a 328,000-square-foot facility in San Leandro.

Now, Kraft Heinz (NASDAQ: KHC)'s San Leandro industrial property is nearing a sale and could become a major new development project or home to big new tenant.



CBRE

San Leandro's former Kraft Heinz factory is up for sale.

The 34.85-acre site at 100 Halcyon Drive includes a 233,000-square-foot warehouse and was a former Yuban Coffee Plant, with 130 local jobs that Kraft Heinz eliminated, according to the Mercury News. It also

has rail tracks on two sides and the potential to add hundreds of thousands of square feet of new industrial space.

The warehouse is zoned for development up to one floor on 75 percent of the entire site, which is more than 1.5 million square feet. Only 18 percent of the site is currently developed, according to marketing materials. New development would have to include site access and parking so it likely wouldn't accommodate the maximum density, said Jeff Kay, San Leandro's business development manager. New warehouse construction over 10,000 square feet would also require a conditional use permit from the city, he said.

The city isn't involved in the sale, but Kay said there was "significant interest" for potential buyers of the property. Kraft and CBRE, the brokerage marketing the property, declined to comment.

Industrial real estate has seen more development in the East Bay during the current economic cycle compared to the small amount of office development, in part because construction costs are lower than office, and demand has been strong. As of last year, 2 million square feet of new industrial space was being built in the East Bay, including a new 623,000-square-foot warehouse in Fremont developed by Prologis (NYSE: PLD).

Although industrial zoning has given way to new housing and office in some areas such as San Francisco's South of Market neighborhood, San Leandro has remained a major industrial presence. For example, projects such as the Gate at 1933 Davis St. is a former auto plant that now hosts manufacturers, startups and artists. The industrial sector is a magnet for jobs, and the city also has craft beer makers including Drake's, which has boosted the city as a tourist destination.

San Leandro's business appeal includes its highway access to nearby airports and the Port of Oakland, as well as a fiber optic network built in partnership with Patrick Kennedy, CEO of OSIsoft, a major local employer.

"I think San Leandro has an edge," said Kay.

**Roland Li**

Reporter

*San Francisco Business Times*





## CITY OF SAN LEANDRO

### MEMORANDUM

**DATE:** April 29, 2016

**TO:** Chris Zapata, City Manager  
City Manager Office

**FROM:** Keith Cooke, Director  
Engineering and Transportation Department

**BY:** Nick Thom, City Engineer  
Engineering and Transportation Department

**SUBJECT: Thrasher Park Play Equipment and Fence, Project Number 2006.0070**

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#### SUMMARY AND RECOMMENDATION

This report provides information related to construction activities at Thrasher Park and public notification of park closures. This is for information only, and no action is required.

#### BACKGROUND AND DISCUSSION

This project will replace the existing play structure and install a new age appropriate play structure and resilient rubber ground surfacing within the existing play area perimeter. The new equipment will be compliant with State of California safety regulations for playgrounds and will meet accessibility provisions of the Americans with Disabilities Act (ADA). Six foot tall sections of the ball field perimeter fence adjacent to the play area will be replaced with ten foot tall fence sections to improve safety by containing foul balls traveling at less than ten feet above the ground. Also, consistent with the Citywide ADA transition plan, park furniture in the play area vicinity will be upgraded to meet ADA standards. The construction contract was awarded to Beneman Inc. and construction commenced last week.

In anticipation of the construction activities the Parks & Recreation Department withheld picnic reservations at the park and also relocated softball games for the period when work on the fence will be in progress. A sign is placed indicating that the play area is currently closed but will be reopening later in May with a new play structure.



### Transaction Ledger

2/29/16 Thru 3/31/16

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
<b>ACQUISITIONS</b>										
Purchase	03/01/2016	60934N104	9.77	Federated Prime Value Oblig GOVT OBLIG MMF	1.000	0.20 %	9.77	0.00	9.77	0.00
Purchase	03/03/2016	60934N104	2,750.00	Federated Prime Value Oblig GOVT OBLIG MMF	1.000	0.20 %	2,750.00	0.00	2,750.00	0.00
Purchase	03/07/2016	60934N104	4,221.88	Federated Prime Value Oblig GOVT OBLIG MMF	1.000	0.20 %	4,221.88	0.00	4,221.88	0.00
Purchase	03/08/2016	60934N104	9,812.50	Federated Prime Value Oblig GOVT OBLIG MMF	1.000	0.20 %	9,812.50	0.00	9,812.50	0.00
Purchase	03/09/2016	60934N104	5,500.00	Federated Prime Value Oblig GOVT OBLIG MMF	1.000	0.20 %	5,500.00	0.00	5,500.00	0.00
Purchase	03/10/2016	60934N104	5,171.88	Federated Prime Value Oblig GOVT OBLIG MMF	1.000	0.20 %	5,171.88	0.00	5,171.88	0.00
Purchase	03/14/2016	60934N104	6,611.72	Federated Prime Value Oblig GOVT OBLIG MMF	1.000	0.20 %	6,611.72	0.00	6,611.72	0.00
Purchase	03/15/2016	60934N104	9,000.00	Federated Prime Value Oblig GOVT OBLIG MMF	1.000	0.20 %	9,000.00	0.00	9,000.00	0.00
Purchase	03/22/2016	60934N104	4,218.75	Federated Prime Value Oblig GOVT OBLIG MMF	1.000	0.20 %	4,218.75	0.00	4,218.75	0.00
Purchase	03/28/2016	60934N104	4,383.75	Federated Prime Value Oblig GOVT OBLIG MMF	1.000	0.20 %	4,383.75	0.00	4,383.75	0.00
Purchase	03/28/2016	60934N104	835,000.00	Federated Prime Value Oblig GOVT OBLIG MMF	1.000	0.20 %	835,000.00	0.00	835,000.00	0.00
Purchase	03/29/2016	3137EADM8	850,000.00	FHLMC Note 1.25% Due 10/2/2019	100.163	1.20 %	851,385.50	5,223.96	856,609.46	0.00
Purchase	03/31/2016	60934N104	13,750.00	Federated Prime Value Oblig GOVT OBLIG MMF	1.000	0.20 %	13,750.00	0.00	13,750.00	0.00
	<b>Subtotal</b>		<b>1,750,430.25</b>				<b>1,751,815.75</b>	<b>5,223.96</b>	<b>1,757,039.71</b>	<b>0.00</b>
<b>TOTAL ACQUISITIONS</b>			<b>1,750,430.25</b>				<b>1,751,815.75</b>	<b>5,223.96</b>	<b>1,757,039.71</b>	<b>0.00</b>
<b>DISPOSITIONS</b>										
Sale	03/29/2016	60934N104	856,609.46	Federated Prime Value Oblig GOVT OBLIG MMF	1.000	0.20 %	856,609.46	0.00	856,609.46	0.00
	<b>Subtotal</b>		<b>856,609.46</b>				<b>856,609.46</b>	<b>0.00</b>	<b>856,609.46</b>	<b>0.00</b>



### Transaction Ledger

2/29/16 Thru 3/31/16

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
<b>DISPOSITIONS</b>										
Maturity	03/28/2016	3133EAJU3	835,000.00	FFCB Note 1.05% Due 3/28/2016	100.000		835,000.00	0.00	835,000.00	0.00
	<b>Subtotal</b>		<b>835,000.00</b>				<b>835,000.00</b>	<b>0.00</b>	<b>835,000.00</b>	<b>0.00</b>
<b>TOTAL DISPOSITIONS</b>			<b>1,691,609.46</b>				<b>1,691,609.46</b>	<b>0.00</b>	<b>1,691,609.46</b>	<b>0.00</b>

<b>OTHER TRANSACTIONS</b>										
Interest	03/03/2016	17275RAT9	500,000.00	Cisco Systems Note 1.1% Due 3/3/2017	0.000		2,750.00	0.00	2,750.00	0.00
Interest	03/07/2016	3137EADP1	965,000.00	FHLMC Note 0.875% Due 3/7/2018	0.000		4,221.88	0.00	4,221.88	0.00
Interest	03/08/2016	3133782M2	775,000.00	FHLB Note 1.5% Due 3/8/2019	0.000		5,812.50	0.00	5,812.50	0.00
Interest	03/08/2016	3137EADC0	800,000.00	FHLMC Note 1% Due 3/8/2017	0.000		4,000.00	0.00	4,000.00	0.00
Interest	03/09/2016	313378A43	800,000.00	FHLB Note 1.375% Due 3/9/2018	0.000		5,500.00	0.00	5,500.00	0.00
Interest	03/10/2016	3133782N0	325,000.00	FHLB Note 0.875% Due 3/10/2017	0.000		1,421.88	0.00	1,421.88	0.00
Interest	03/10/2016	808513AK1	500,000.00	Charles Schwab Corp Callable Note Cont 2/10/2018 1.5% Due 3/10/2018	0.000		3,750.00	0.00	3,750.00	0.00
Interest	03/14/2016	3130A6AE7	975,000.00	FHLB Note 1.125% Due 9/14/2018	0.000		6,611.72	0.00	6,611.72	0.00
Interest	03/15/2016	912828J68	500,000.00	US Treasury Note 1% Due 3/15/2018	0.000		2,500.00	0.00	2,500.00	0.00
Interest	03/15/2016	912828L40	1,300,000.00	US Treasury Note 1% Due 9/15/2018	0.000		6,500.00	0.00	6,500.00	0.00
Interest	03/22/2016	3133EDVU3	750,000.00	FFCB Note 1.125% Due 9/22/2017	0.000		4,218.75	0.00	4,218.75	0.00
Interest	03/28/2016	3133EAJU3	835,000.00	FFCB Note 1.05% Due 3/28/2016	0.000		4,383.75	0.00	4,383.75	0.00
Interest	03/31/2016	912828C65	1,000,000.00	US Treasury Note 1.625% Due 3/31/2019	0.000		8,125.00	0.00	8,125.00	0.00



### Transaction Ledger

2/29/16 Thru 3/31/16

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
<b>OTHER TRANSACTIONS</b>										
Interest	03/31/2016	912828UV0	1,000,000.00	US Treasury Note 1.125% Due 3/31/2020	0.000		5,625.00	0.00	5,625.00	0.00
	<b>Subtotal</b>		<b>11,025,000.00</b>				<b>65,420.48</b>	<b>0.00</b>	<b>65,420.48</b>	<b>0.00</b>
Dividend	03/01/2016	60934N104	52,492.18	Federated Prime Value Oblig GOVT OBLIG MMF	0.000		9.77	0.00	9.77	0.00
	<b>Subtotal</b>		<b>52,492.18</b>				<b>9.77</b>	<b>0.00</b>	<b>9.77</b>	<b>0.00</b>
<b>TOTAL OTHER TRANSACTIONS</b>			<b>11,077,492.18</b>				<b>65,430.25</b>	<b>0.00</b>	<b>65,430.25</b>	<b>0.00</b>