



EXECUTIVE DECISION DOCUMENT

GENERAL MANAGER APPROVAL:		DocuSigned by: <i>Michael Jones</i> 47000790F2D7463...	GENERAL MANAGER ACTION REQ'D: N/A		
DATE: 6/19/2026		7/2/2026	BOARD INITIATED ITEM: No		
Originator/Prepared by: Thang Nguyen Dept: Real Estate & Prop Development	General Counsel	Chief Financial Officer	District Secretary	BARC	
Signature/Date: DocuSigned by: <i>Thang Nguyen</i> 7894983E356734C 6/29/2026	DocuSigned by: <i>Jana Zelan</i> F8FD7B3A73E74E8... 6/29/2026 []	Signed by: <i>Joseph Beach</i> 7D9A7C6E7348456... 6/30/2026 []	Signed by: <i>Mag Tatum</i> 1C4FD9DBD6C34BE... 7/2/2026 []	Signed by: <i>Boris Lipkin</i> 2DFBAED027824E9... 6/30/2026 []	

Grant of Roadway Easement to City of Union City

PURPOSE:

To obtain Board authorization for the General Manager or his designee to enter into any agreements and execute all documents necessary to effectuate the sale of a roadway easement of approximately 9,152 square feet to the City of Union City.

DISCUSSION:

BART is the fee owner of a 53,470 square foot parcel of real property located adjacent to Alvarado-Niles Road in Union City CA, identified as Alameda County Assessor’s Parcel number 87-11-18-3, also known as BART Parcel O-AB74 (the “BART Property”). The BART Property is bordered by two City of Union City parcels both to the north and south and serves as an access road for BART to its tracks continuing Fox Avenue and for the adjacent property by way of an Ingress/Egress Easement.

The City of Union City (the “City”) is the fee owner of a 37-acre property adjacent to the south of the BART Property, identified as Alameda County Assessor’s Parcel number 87-11-15-14 (the “City Property”). The City is in the process of selling the City Property to City Ventures, a developer, who plans to build approximately 535 multi-family units on the site, known as the Gateway Site (“the Development”).

Implementation of the Development requires construction of various circulation improvements in and adjacent to the site, including a signalized intersection located at Alvarado-Niles Road and a roadway configuration located both within the Development as well as on a 9,152 square foot portion of the BART Property (“Roadway Improvements”).

If the Board authorizes the sale of the Roadway Easement, it will become part of the City’s



street system.

In order to comply with the obligation to construct the Roadway Improvements, the City has made an offer to purchase a 9,252 square foot Roadway Easement on the BART Property (the “Roadway Easement”). See Attachment 1 – Location Map. The Roadway Easement is identified as BART Parcel O-AB74E7. The subject easement area is part of the BART Property that has no economic development potential otherwise. It is encumbered with numerous easements, including the Ingress/Egress Easement. The City has agreed to pay BART the full appraised fair market value of \$53,290 based on an appraisal report prepared by Terry Larson of Larson Valuation, LLC, dated April 3, 2026.

The appraisal report establishes fair market value and conforms to Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (“USPAP”) and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U. S. C. 4601 et seq., (“URA”) as amended.

Prior to execution, the Office of the General Counsel will approve all documents reasonably necessary to effectuate the sale of the Easement as to form.

FISCAL IMPACT:

If the BART Board authorizes the sale of the proposed Roadway Easement, the District will receive \$53,290. BART will incur no costs in selling the Roadway Easement other than Office of General Counsel and Real Estate and Property Management staff time. The sale proceeds will be deposited into BART’s General Fund.

ALTERNATIVES:

Do not authorize the sale of the Roadway Easement, forgoing a one-time revenue of \$53,470 for BART. The developer would likely need to redesign the project, potentially reducing the number of residential units.

RECOMMENDATION:

Adopt the following Motion.

MOTION:

The Board of Directors authorizes the General Manager or his designee to enter into an agreement to sell an approximately 9,152 square foot roadway easement, and to execute any other documents reasonably necessary to effectuate said sale.

