



EXECUTIVE DECISION DOCUMENT

GENERAL MANAGER APPROVAL:		DocuSigned by: <i>Michael Jones</i> 47000790F2D7463...	GENERAL MANAGER ACTION REQ'D: N/A		
DATE: 6/18/2026		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> 7894983E358734C 6/29/2026	DocuSigned by: <i>Jeanne 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 []

Sale of Parcel to City of Oakland

PURPOSE:

Adoption of a Resolution declaring BART Parcel O-A108-X1 to be “exempt surplus land” in conformance with State law, and to request Board authorization for the General Manager or his designee to enter into a Purchase and Sale Agreement with the City of Oakland for the sale of Parcel O-A108-X1.

DISCUSSION:

BART is interested in selling, and the City of Oakland is interested in purchasing, BART parcel, O-A108-X1 (Alameda County Assessor Parcel Number 19-42-1-2), a 17,027+/- square foot parcel of land in the city of Oakland (the “Parcel”). The Parcel is depicted and described in “Exhibit A” and “Exhibit B” to the proposed resolution attached to this EDD as Attachment 1. The Parcel is bordered by E. 12th Streets to the north and south. See Attachment 2 – Location Map attached. This property was among many acquired for street widening and modification purposes along East 8th Street, between 5th Avenue and 31st Avenue in connection with BART’s A-Line construction in the City of Oakland in 1966. In accordance with the Oakland East Agreement between BART and the City of Oakland, BART conveyed over two dozen parcels along this corridor to the City of Oakland in 1976. This property, however, was left out of the conveyance.

Approximately 8,000 square feet of the parcel is in the City street right-of-way and the remainder serves as a median strip between the westbound lane to the north and eastbound lane to the south. It has since been unused by BART and is considered an uneconomic remnant parcel due to its location in the city right-of-way.



Historically over many years, this parcel has been subjected to encampments and unauthorized use that has required clean-up and policing efforts by BART in conjunction with the City of Oakland.

The City of Oakland is interested in purchasing the BART remnant parcel for its current use as street right-of-way. This parcel has no economic development potential otherwise. BART is offering the Parcel to the City of Oakland for a nominal value of \$1.00

As recently amended, the California Surplus Land Act, codified by Government Code sections 54220 *et seq.* (“SLA”), imposes a number of substantive and procedural requirements on the disposition by local government agencies of public land that is no longer necessary for that agency’s use. Certain dispositions of land, including the transfer of surplus land from one local agency to another local agency for the receiving agency’s use, are considered transfers of “exempt surplus land” that are exempt from a number of those requirements. The proposed resolution attached to this EDD would declare the Parcel to be “exempt surplus land,” and make certain findings to support that declaration, in compliance with the SLA.

The Office of the General Counsel will approve all documents reasonably necessary to effectuate the Purchase and Sale Agreement as to form prior to execution.

FISCAL IMPACT:

BART will receive \$1.00 for the sale of the parcel. Once the parcel transfer takes place, the sale proceeds will be deposited into BART’s General Fund.

ALTERNATIVES:

Do not authorize the sale of the parcel. BART would then retain ownership, maintenance responsibility, and liability for the Parcel.

RECOMMENDATION:

Adopt the following Motions.

MOTION:

1. The Board of Directors adopts the attached resolution declaring BART Parcel O-A108-X1 to be exempt surplus land pursuant to Government Code section 54221(f)(1)(D).
2. The Board of Directors authorizes the General Manager or his designee to enter into a Purchase and Sale Agreement with the City of Oakland for the sale of BART Parcel O-A108-X1, and to execute any other documents reasonably necessary to effectuate said Purchase and Sale Agreement.

