



JPB Finance Committee
Meeting of July 23, 2021

Correspondence as of July 23, 2021

Subject

1 July 26 Finance Committee Agenda: Gilroy Caltrain station acquisition

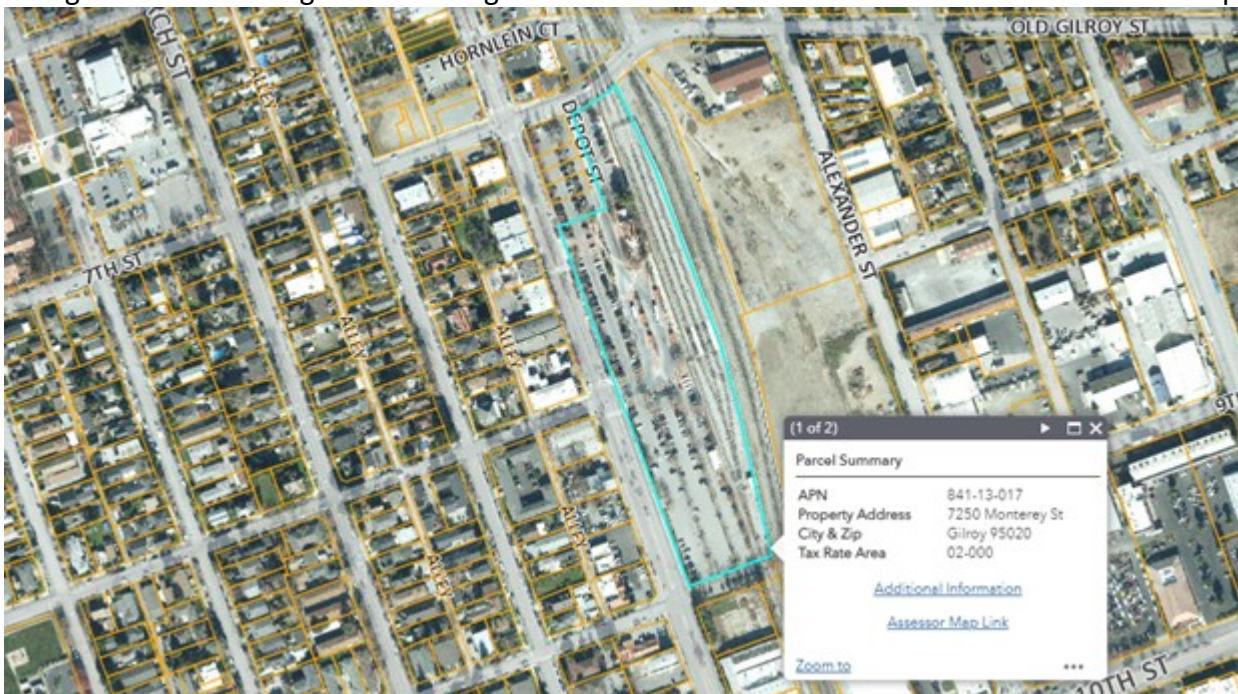
Seamans, Dora

From: Roland Lebrun <ccss@msn.com>
Sent: Monday, July 19, 2021 2:41 AM
To: Board (@caltrain.com)
Cc: MTC Info; Baltao, Elaine [board.secretary@vta.org]; cacsecretary [@caltrain.com]; cityclerk@cityofgilroy.org
Subject: July 26 Finance Committee Agenda: Gilroy Caltrain station acquisition
Attachments: Gilroy Caltrain station and parking.pdf; VTA TOD Portfolio.pdf; 841-13-017.pdf

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders.

Dear Chair Zmuda,

Further to VTA having declared its intention to turn the entire Gilroy Caltrain station and parking lot (attached over to affordable housing development (<https://www.vta.org/projects/gilroy-transit-center-transit-oriented-development>), please direct staff to agendize a Finance Committee resolution to initiate negotiations for the acquisition of a 7.38-acre parcel (APN 841-13-017) hosting the Caltrain station building, parking lot and four siding tracks for overnight train storage and forward this resolution to the Caltrain Board for approval.



Background

The Gilroy Caltrain station is the southern bookend of the Board-adopted Caltrain Business Plan and was supported by 3 separate sales tax measures approved by the voters of Santa Clara County over the last 20 years as follows:

- **2000 Measure A**

• **Improve Caltrain: Double Track to Gilroy and Electrify from Palo Alto to Gilroy**
Extend the Caltrain double track from the San Jose Tamien Station through Morgan Hill to

Gilroy. Provide VTA's funds for the partnership with San Francisco and San Mateo counties to electrify Caltrain from San Francisco to Gilroy.

- **Increase Caltrain Service, specifically**

Purchase new locomotive train sets for **increased Caltrain service in Santa Clara County from Gilroy to Palo Alto** and provide additional facilities to support the increased service.

- **2016 Measure B**

- **Caltrain Corridor Capacity Improvements—Estimated at \$314Million of Program Tax Revenues in 2017 dollars.**

To fund Caltrain corridor capacity improvements and increased service in Santa Clara County in order to ease highway congestion, including: **increased service to Morgan Hill and Gilroy, station improvements, level boarding, extended platforms, and service enhancements.**

- **2020 Measure RR**

1. To support the operation of Caltrain service levels throughout the corridor **from San Francisco to Gilroy;**
2. To support the expansion of Caltrain peak hour service from six trains per hour per direction to eight trains per hour per direction, **as well as the expansion of the Gilroy service** to a minimum of five morning and five afternoon trains;

Funding

2016 Measure B has accumulated \$39.55M in Caltrain Corridor Capacity Improvements which can be matched 50/50 with Measure RR revenues for a total of approximately \$80M

FY21: \$10.2M (\$13.1M-\$2.9M)

FY22: \$12.34M

FY23: \$17.01M

Total: \$39.55M as follows:



CALTRAIN CORRIDOR CAPACITY IMPROVEMENTS

- No 2016 Measure B activities in April or May 2021.
- Allocation through FY21: \$13.1M.
- Expenditure through May 2021: \$2.9M.

<http://santaclaravta.iqm2.com/Citizens/FileOpen.aspx?Type=6&ID=1825>

	FY2022	FY2023
Need/Capacity-based Programs		
BART Phase II	-	
Caltrain Corridor Capacity	\$ 12.34	\$17.01
County Expressways	-	
SR 85 Corridor	-	
Highway Interchanges	Board action December 2021	
Caltrain Grade Separations		
TOTAL	\$29.35	

<http://santaclaravta.iqm2.com/Citizens/FileOpen.aspx?Type=4&ID=10447&MeetingID=3389>

Thank you in advance for your support of the acquisition of this critical piece of Caltrain infrastructure.

Roland Lebrun

CC

City of Gilroy Mayor and Council

MTC Commissioners

VTA Board of Directors

VTA PAC

VTA CAC

Caltrain CAC

Attachments:

Gilroy station building and parking lot

VTA TOD Portfolio

SCC Assessor map









Google Earth



Google Earth



VTA Transit-Oriented Development Portfolio





May 2019

Dear Current and Future VTA Partners;

VTA is pleased to present this book that provides information on properties it owns throughout Santa Clara County that the VTA Board of Directors has designated as available for Transit-Oriented Development (TOD).

VTA's goals for TOD projects, as set forth in the Board-adopted policy, include:

- Revenue generation to fund other VTA transit investments and operations;
- Increased ridership on VTA transit services; and
- Catalyze the creation of Transit-Oriented Communities that provide amenities for transit riders and residents and attract TOD to privately-owned land around transit stations.

We seek to create mixed-use and mixed-income developments through public-private partnerships, with experienced developers who enter into long-term ground leases with VTA. The VTA Board has also established objectives to incorporate affordable housing development in TOD projects, and to create apprenticeship opportunities for construction careers.

We will work with developers to define an optimal approach to retention of transit parking and replacement parking.

Please note that many of these sites were acquired for federally-funded transportation projects, and therefore have a federal interest. Development on these sites is subject to approval pursuant to *Federal Transit Administration Guidance on Joint Development*, FTA Circular C 7050.1A, dated August 25, 2014 and Revision 1 dated December 29, 2016.

VTA's Real Estate & TOD Department is responsible for working with interested developers, local jurisdictions, community members, and other stakeholders to realize the full potential of the properties described in this book. We welcome the opportunity to discuss your thoughts and interests on the enclosed sites, as well as VTA's TOD Program. Please feel free to contact:

Ms. Jessie O'Malley Solis
TOD Manager
408.321.5950
Jessie.O'MalleySolis@vta.org

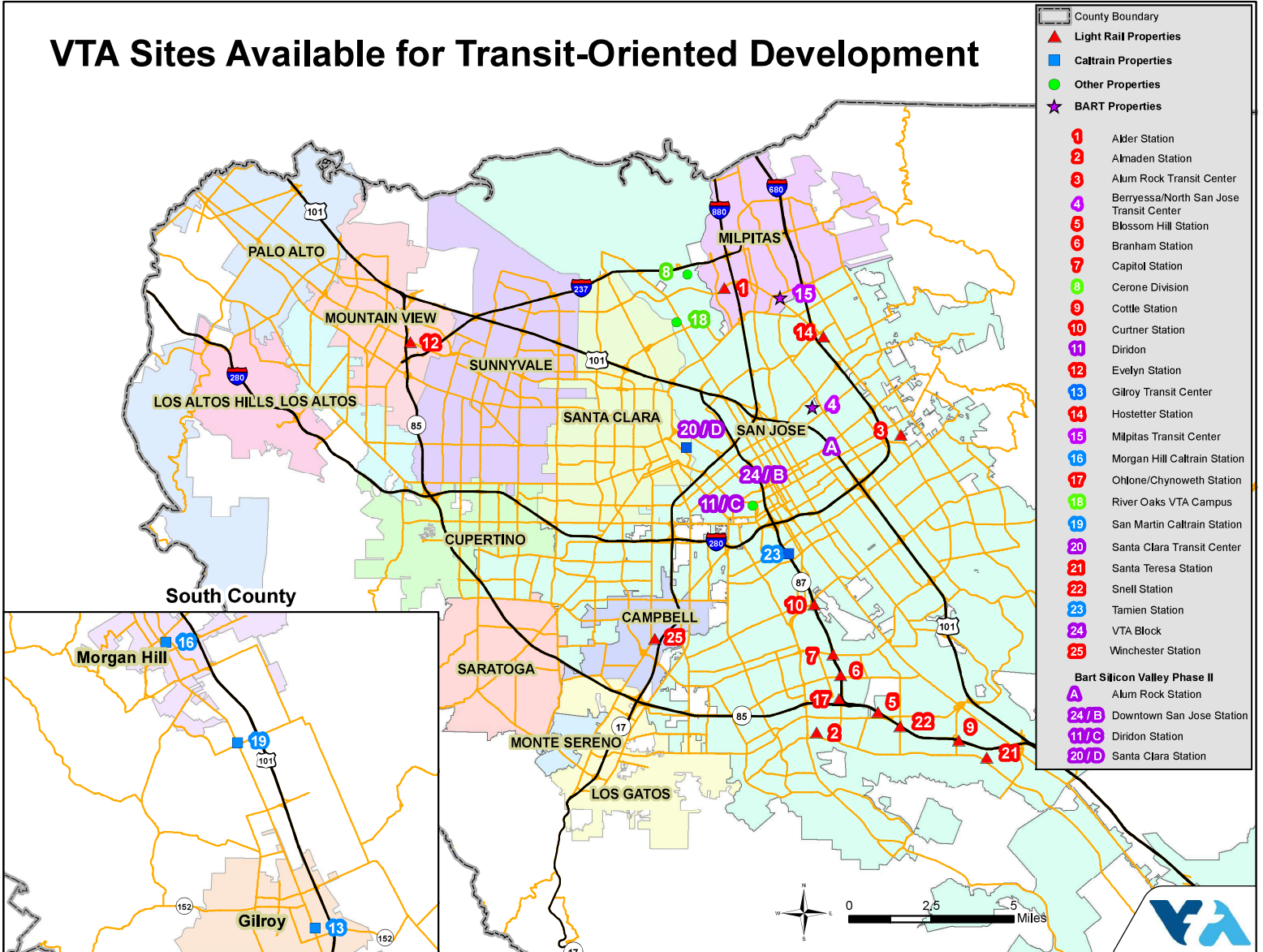
We hope to speak with you soon!

Sincerely,

A handwritten signature in blue ink that reads 'Ron Golem'.

Ron Golem
Director, Real Estate & TOD

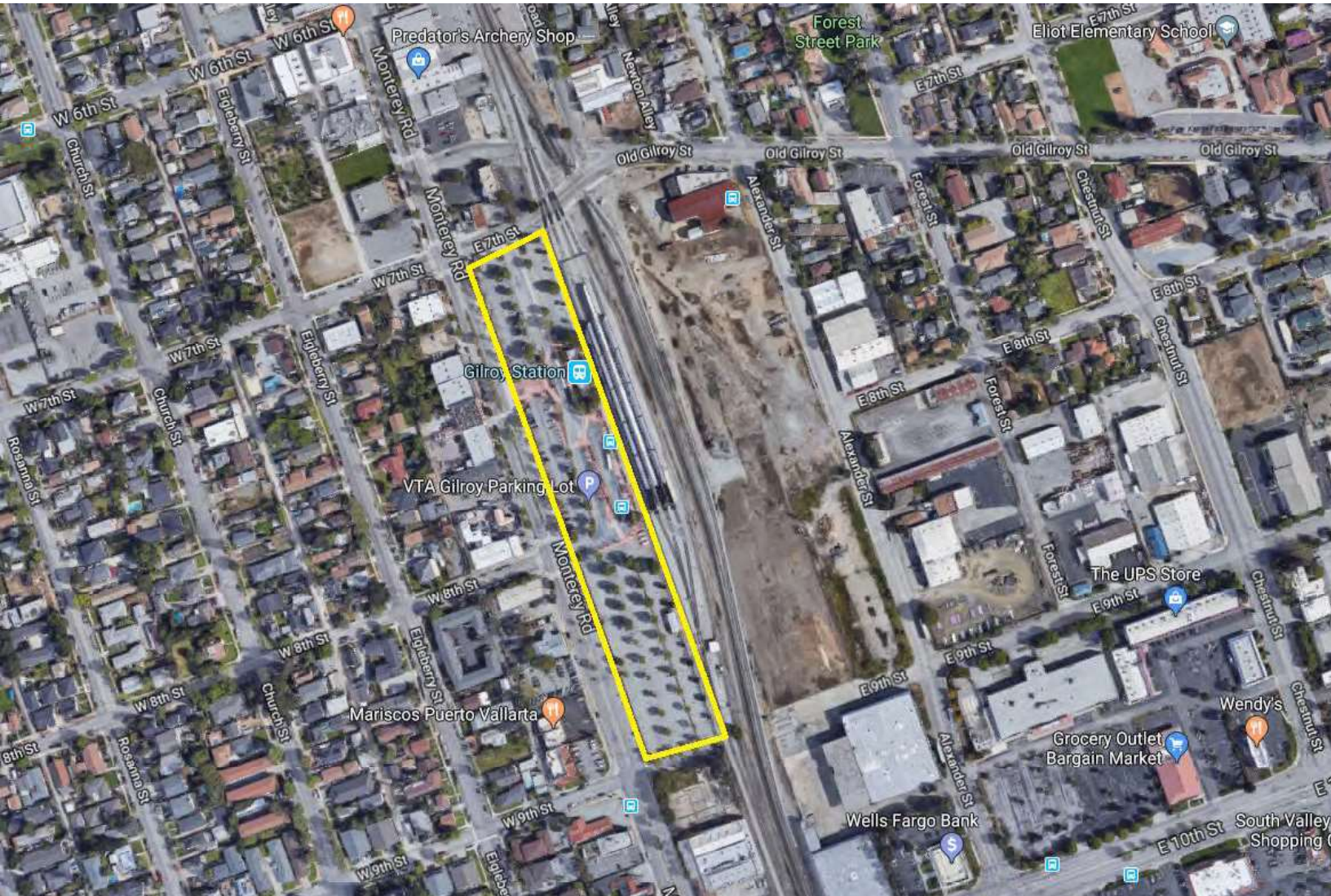
VTA Sites Available for Transit-Oriented Development



13

GILROY TRANSIT CENTER

Monterey Highway @ 7th Street, Gilroy, CA 95020



SITE DETAILS

APN: 841-13-001, 017-020

Acreage: 7.8

Title: VTA

Transit: Caltrain, Bus, Future HSR

Current Use: Park & Ride Lot

Zoning: Downtown Specific

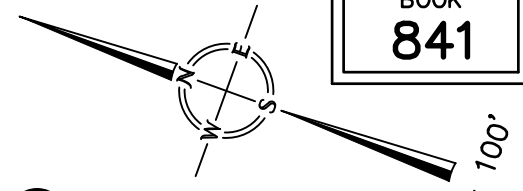
Plan Historic District

General Plan: Downtown

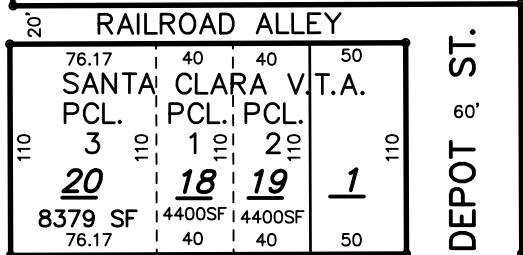
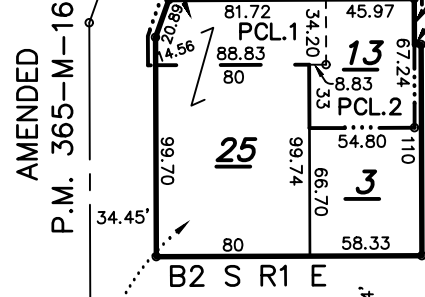
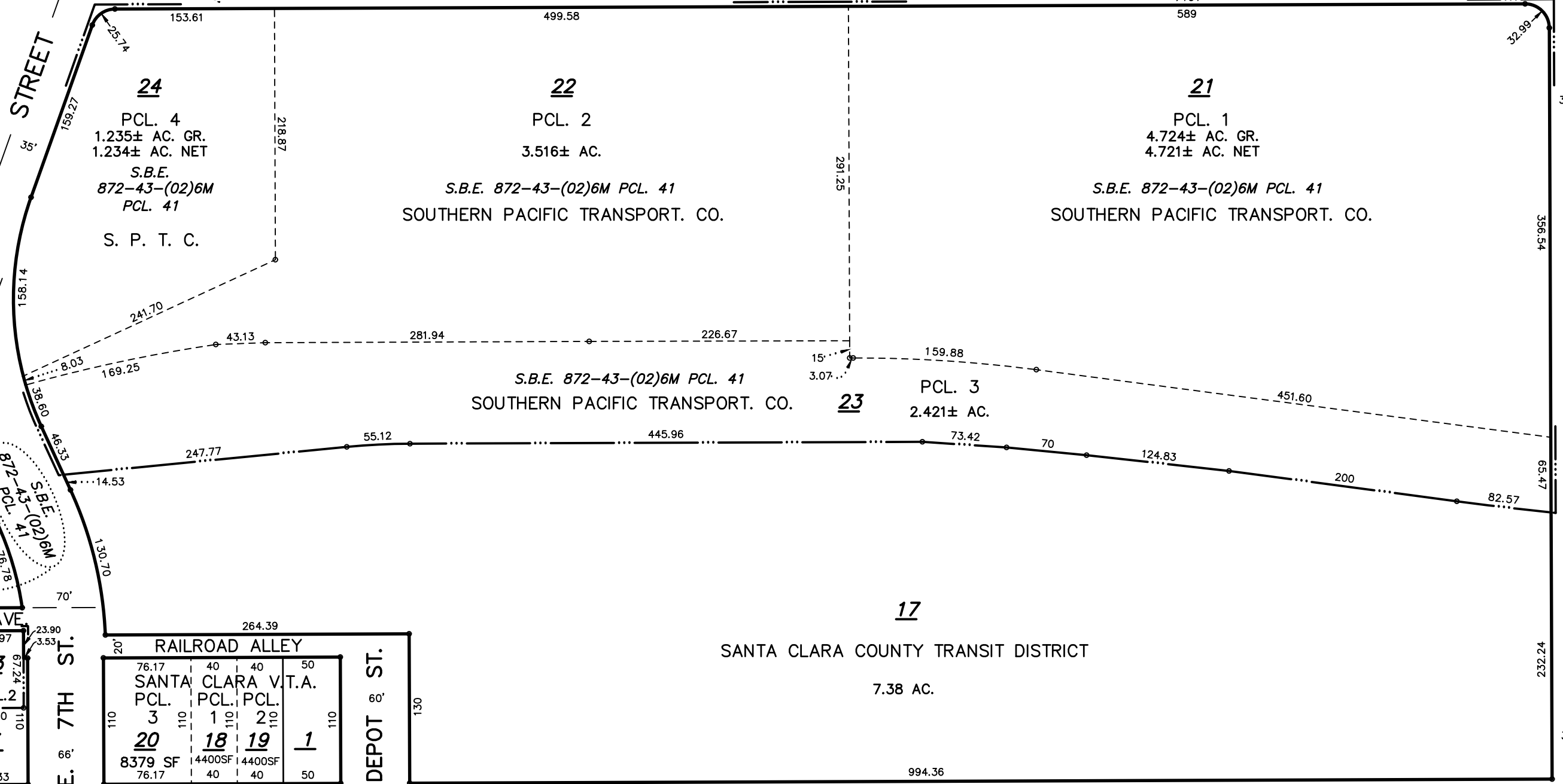
Specific Plan Historic District

School District: Gilroy

Unified



(11) ALEXANDER STREET (12) P. M. 7 6 7 - M - 4 0 8TH ST.



(8) OLD GILROY STREET (9) MONTEREY STREET (10) (799) 8 (799) 9 (799) 10 (14) (16) E. NINTH STREET

OWNER'S REQ. 2006-07

TRA DET. MAP 277 LAWRENCE E. STONE — ASSESSOR Cadastral map for assessment purposes only. Compiled under R. & T. Code, Sec. 327. Effective Roll Year 2021-2022