

Minutes of the Special City Council Meeting  
Tuesday- -January 6, 2026- -5:30 P.M.

Mayor Ezzy Ashcraft convened the meeting at 5:31 p.m.

Roll Call – Present: Councilmembers Daysog, Boller, Jensen, Pryor and Mayor Ezzy Ashcraft – 5. [Note: Councilmember Jensen arrived at 5:33 p.m.]

Absent: None.

Consent Calendar

Councilmember Boller moved approval of the Consent Calendar.

Vice Mayor Pryor seconded the motion, which carried by unanimous voice vote – 4. [Absent: Councilmember Jensen – 1]. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(\*26-001) Recommendation to Approve Adam Politzer, Interim City Manager, Noelle White, Human Resources Director, Michael Eitner, Library Director, Doug McManaway, Assistant City Attorney, as Labor Negotiators with the Alameda City Employees Associate (ACEA) for the City of Alameda. Accepted.

The meeting was adjourned to Closed Session to consider:

(26-002) Conference with Labor Negotiators Pursuant to Government Code Section 54957.6; City Negotiators: Adam Politzer, Interim City Manager, Noelle White, Human Resources Director, Michael Eitner, Library Director, and Doug McManaway, Assistant City Attorney; Employee Organizations: Alameda City Employees Association (ACEA); Under Negotiation: Salaries, Employee Benefits and Terms of Employment.

Following the Closed Session, the meeting was reconvened and the City Clerk announced that staff provided information and Council provided information, which carried by unanimous voice vote – 5.

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 6:12 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Sunshine Ordinance.

Minutes of the Regular City Council Meeting  
Tuesday- -January 6, 2026- -7:00 p.m.

Mayor Ezzy Ashcraft convened the meeting at 7:05 p.m.

Roll Call - Present: Councilmembers Boller, Daysog, Jensen, Pryor, and Mayor Ezzy Ashcraft – 5.

Absent: None.

Agenda Changes

None.

Proclamations, Special Orders of the Day and Announcements

(26-003) Proclamation Declaring January 19, 2026 as Martin Luther King Jr. Day.

Mayor Ezzy Ashcraft read the proclamation.

Councilmember Jensen expressed disappointment over current federal administration removing Martin Luther King Jr. Day and Juneteenth from the National Park Service's free entrance days.

Oral Communications, Non-Agenda

(26-004) Brian Kennedy, Alameda, urged staff to remove the Know Your Rights information on the City's website and showed a visual.

(26-005) Jackie Zipkin, Alameda, discussed improving the access and safety of Kofman Parkway, which is adjacent to Tillman Park; urged Council to direct staff to look at the crossing and incorporate it into Phase 43 of the current paving project.

(26-006) Rayla Graber, Alameda, expressed objection to the Mecartney Road and Island Drive Improvement Project.

(26-007) Steve Bonde, Alameda, stated the proposed changes at Mecartney Road to create a bike lane ignores the needs of the community; the reduction of lanes will only create more traffic, strife, and danger.

(26-008) Deanna Marie Ferro, Alameda, discussed immigrating to Bay Farm Island; expressed concern about repaving changes made to Bay Farm Island; urged Council to listen to residents.

(26-009) William Morrison, Alameda, stated residents do not have an opportunity to participate in changes made in the City; expressed concern about changes on Fernside Boulevard and Tilden Way and the removal of the last set of railroad tracks in

the area; urged Council to consider moving the East End Neighborhood Greenway from Versailles Avenue to Pearl Street.

(26-010) Maria Piper, Alameda, stated policies such as Vision Zero and the Transportation Plan recognize that street design shapes behavior; discussed the Mecartney Road Improvement Project; stated although she understands other residents' concerns, the inconvenience of a few extra minutes a day is worth the adjustment if it keeps families safe; urged Council to station a crossing guard at Aughinbaugh Way and Mecartney Road.

### Consent Calendar

Councilmember Daysog stated in response to questions he asked prior to the meeting, staff provided bid information regarding the Request for Proposals (RFP) for keycard access [paragraph no. 26-014], as well as an explanation as to why the company selected is superior; staff also provided an explanation about where money would be drawn from to fund the South Shore Adaptation project [paragraph no. 26-019].

Mayor Ezzy Ashcraft stated it is good practice when there is an RFP with more than one applicant to include the information in the staff reports, as it furthers transparency.

Councilmember Boller stated staff also addressed his inquiries regarding the RFP; inquired whether staff could further comment on vendor selection.

The Facilities Manager responded the vendor selected provided a very comprehensive proposal and addressed all the elements staff requested; stated other vendors excluded maintenance services at other facilities.

Councilmember Boller stated the heart of the project is safety for City employees.

In response to Councilmember Boller's inquiry regarding having discretion to find ways to save money, the Facilities Manager responded staff could do so at the direction of Council; stated, in addition to security, staff would like to get rid of turnkeys altogether; staff can look at prioritizing perimeter doors, however, his understanding is the City would be getting rid of keys altogether; staff weighed several options.

Mayor Ezzy Ashcraft stated there is keen interest from staff to have security for employees; cost savings are always welcome, however, there is a cost to not being able to work in a safe environment; many factors are taken into consideration; if Council would like to cut costs, the matter would return, however, Council should want to hear from different perspectives.

Vice Mayor Pryor inquired whether she had to recuse herself from South Shore Adaptation project, since she lives on Shoreline Drive, to which the City Attorney responded in the negative.

Councilmember Daysog recorded a no vote on items ABT Associates agreement [paragraph no. 26-016] and the Matson consent to sublease [paragraph no. 26-017].

Vice Mayor Pryor moved approval of the Consent Calendar.

Councilmember Jensen seconded the motion, which carried by unanimous voice vote - 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(\*26-011) Minutes of the Joint City Council and Successor Agency to the Community Improvement Commission (SACIC) Meeting and the Regular City Council Meeting Held on December 2, 2025; and the Joint City Council and SACIC Meeting Held on December 16, 2025. Approved.

(\*26-012) Ratified bills in the amount of \$5,740,713.58.

(\*26-013) Recommendation to Authorize the Interim City Manager to Execute a First Amendment to Services Provider Agreement with CA Lobby, LLC, a Municipal Corporation, for California Legislative Advocacy, Increasing the Term by Three Years and Adding \$360,000 to the Compensation for a Total Not-to-Exceed \$720,000. Accepted.

(\*26-014) Recommendation to Authorize the Interim City Manager to Execute an Agreement with AFS Security Systems Inc., for Keycard Access and Security Control System Installation and Support Services in an Amount Not-to-Exceed \$2,349,925, including Contingency. Accepted.

(\*26-015) Recommendation to Authorize the Interim City Manager to Execute a Five-Year Service Provider Agreement in an Amount Not-to-Exceed \$75,000 per Year for a Total Amount Not-to-Exceed \$375,000 to True Blue Automation Services for On-Call Electrical Maintenance. Accepted.

(26-016) Recommendation to Authorize the Interim City Manager to Amend a Service Provider Agreement with ABT Associates, Inc. to Expand the Scope of Work and Increase Service Provider Agreement Amount by \$35,000 for a Total Not-to-Exceed \$344,940.

Note: Since Councilmember Daysog recorded a no vote, the item carried by the following vote: Ayes: Councilmembers Boller, Jensen, Pryor, and Mayor Ezzy Ashcraft – 4. Noes: Councilmember Daysog – 1.

(26-017) Resolution No. 16351, "Authorizing the Interim City Manager to Execute the Second Amendment to Consent to Sublease 8,000 Rentable Square Feet of Building 167, Located 1500 Ferry Point, between Matson Navigation Company, Inc. a Hawaii

Corporation, as Sublandlord, and Mary Susan Ubbelohde, dba as Loisos+Ubbelohde, as Subtenant.” Adopted.

Note: Since Councilmember Daysog recorded a no vote, the item carried by the following vote: Ayes: Councilmembers Boller, Jensen, Pryor, and Mayor Ezzy Ashcraft – 4. Noes: Councilmember Daysog – 1.

(\*26-018) Resolution No. 16352, “Designating Authorized Agents for the Purpose of Obtaining Certain Current or Future Grants from the Federal Emergency Management Agency (FEMA) and the California Governor’s Office of Emergency Services (CalOES).” Adopted.

(\*26-019) Resolution No. 16353, “Amending the Fiscal Year 2025-2026 Budget to Increase Authorized Expenditures in the Capital Improvement Project (CIP) Budget by Creating a New CIP Fund No. C71600 for South Shore Adaptation Project and Funding a Geomorphology and Ecology Study for South Shore by (1) Transferring \$140,000 From Estuary CIP No. C71300 To C71600; (2) Transferring \$60,000 From Available Operating Funds in Fund 10062032 - 52010 to C71600.” Adopted; and

(\*26-019A) Resolution No. 16354, “Authorizing the Interim City Manager to Execute All Necessary Documents with the Resilient Cities Catalyst to Accept \$40,000 in Grant Funding for South Shore Geomorphology and Ecology Study and Increasing the Fiscal Year 2025-26 Revenue and Expenditure Budgets of Capital Improvement Fund (C71600) by \$40,000.” Adopted.

#### Continued Agenda Items

None.

#### Regular Agenda Items

(26-020) Resolution No. 16355, “Appointing Adrienne Sancho as a Member of the Public Art Commission.” Adopted; and

(26-020A) Resolution No. 16356, “Appointing Kevin Scoles as a Member of the Mayor’s Economic Development Advisory Panel.” Adopted.

Councilmember Boller moved adoption of the resolutions.

Councilmember Daysog seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk administered the Oath of Office and Ms. Sancho and Mr. Scoles made brief comments.

(26-021) Recommendation to Accept the Final Report on The Road Home: A 5-Year Plan to Prevent and Respond to Homelessness in Alameda.

The Housing and Human Services Manager gave a Power Point presentation.

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(26-022) Mayor Ezzy Ashcraft suggested allowing five more minutes for the presentation.

Councilmember Boller moved approval of allowing the additional time.

Vice Mayor Pryor seconded the motion, which carried by unanimous voice vote - 5.

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The Housing and Human Services Manager completed the presentation.

Vice Mayor Pryor inquired the percentage of people who were unhoused in 2021 versus now.

The Housing and Human Services Manager responded the Point in Time (PIT) count is a tool the City and jurisdictions around the country use to identify how many homeless people are in cities; stated the count is a HUD mandated activity; the City conducts a count every other year; the next count will take place on January 22; in addition to the PIT count, another way to identify how many people may be homeless is through the Homeless Management Information System (HMIS); staff is now using SeeClickFix to track contacts and referrals.

Vice Mayor Pryor inquired whether the number of unhoused people has reduced or if it is hard to track, due to different circumstances.

The Housing and Human Services Manager responded that she would not look to the PIT count to determine whether services are working or not because there are many factors that impact the number of people; stated that she would encourage Council to look at the data around who is being served and how they are being served to show the efficacy of the work.

Councilmember Boller inquired whether staff could return with the number.

The Housing and Human Services Manager responded the PIT numbers are in the staff report; stated staff could also provide current outreach data is.

Thanked Council for the funding provided over the last several years; stated the housing strategy is about making sure the City is thriving and compassionate; navigation and supportive housing are essential: John Brennan, Alameda Warming Shelter.

Expressed appreciation for the work the City has done thus far to enable the production of below-market rate and market rate units, which both contribute to making housing more affordable; stated more work is needed; the homelessness count has nearly

doubled; there are more people than homes; discussed in-lieu fees and parcel taxes; suggested a lot area parcel tax: Mitch Ball, Alameda.

Mayor Ezzy Ashcraft stated flex funds are important and can make a difference for people; inquired how one can access the funds, if needed.

The Housing and Human Services Manager responded people are typically referred to the funds through a Case Manager; stated office hours are available at the second floor of the Main Library on Wednesdays and Saturdays; a social worker is also available Monday through Friday.

Mayor Ezzy Ashcraft inquired whether an additional service was recently added to the Warming Shelter this past year.

The Housing and Human Services Manager responded staff leveraged County funds, in addition to City and church funds, to add a Case Manager to help people transition to longer term programs or permanent housing; stated five additional beds have also been added.

Mayor Ezzy Ashcraft thanked Christ Episcopal Church for the years it has had Warming Shelter services; stated having a Case Manager is a huge game changer and can help make a difference; discussed success at Dignity Village; stated the City still has challenging cases that will take time, tenacity, and patience but no one will be left by the wayside; inquired whether there are any young people who have exited the foster care system within the homeless population.

The Housing and Human Services Manager responded the data may be tracked in HMIS; stated staff can confirm and pull the data, if available.

Mayor Ezzy Ashcraft inquired whether units were set aside for those who have exited the foster care system when Dignity Village opened, to which the Housing and Human Services Manager responded in the affirmative; stated the units are for transitional age youth.

Mayor Ezzy Ashcraft discussed the hardships the transitional age youths face; stated the population is overly represented in the homeless population; she would like to do whatever possible to help them.

Councilmember Jensen stated although she was not on Council in 2021, she recalls paying attention to the efforts being made; thanked Christ Episcopal Church for its support and contributions; inquired when the Wellness Center on McKay Avenue will come online and how it will support progress in increasing access to homeless emergency services for elders.

The Housing and Human Services responded currently staff does not have a definitive timeline for the project; stated staff has met with the agency regularly but is unsure

when construction will be completed.

Mayor Ezzy Ashcraft stated that she understands funding shortfalls need to be worked through.

Councilmember Jensen stated hopefully funds will be found to provide services, especially respite and healthcare services for unhoused seniors; the City has been very effective in its response to homelessness with the addition of office hours at the Library and partnerships with the CARE team and others; it is important for homeless individuals to know there are resources available; since 2021, 264 units have been made available; inquired whether most of the units are in new housing developments that have been built since 2021.

The Housing and Human Services Manager responded the units listed are below market rate and are in all new developments.

Councilmember Jensen inquired if the same goes for affordable rentals, to which the Housing and Human Services Manager responded in the affirmative.

Councilmember Jensen stated the report estimates there will be 816 to 875 new affordable units by 2029, which seems overly optimistic considering challenges; inquired how staff landed on the number of units and how the goal will be reached.

The Housing and Human Services Director responded the number does not come solely from new developments around the City; stated a large amount of units are from the Housing Authority plan to create affordable housing, as well as Rebuilding Existing Supportive Housing at Alameda Point (RESHAP); the number represents all units from partnerships with other agencies.

Councilmember Jensen inquired whether Linnet Corner and North Housing, which recently opened, are included in the number.

The Assistant City Manager responded the numbers include projects that have not been built yet, and do not include Linnet Corner and Estuary One, but Estuary Two, Poplar, the additional North Housing blocks, Skyline, and RESHAP are included; stated RESHAP is the largest with 324 units.

Councilmember Jensen stated that she will be excited if the City can get over 800 units online; inquired whether staff can explain how the units are distributed and whether unhoused people in Alameda will be prioritized.

The Housing and Human Services Director responded each housing unit depends on the funding plan and agreements in place; stated some programs go through coordinated entry, which prioritizes Alameda and mid-County, which is Alameda, San Leandro, and Hayward; some programs have preference points; each property has its own funding plan with restrictions.

Councilmember Boller inquired whether the PIT count also shows good news and progress.

The Housing and Human Services Director responded it is positive to see an increase in individuals in shelters versus the number of individuals on the street; stated the goal is for the number of sheltered people to increase and the number of people on the street to decrease, however, there are many factors at hand that may increase or decrease the count; HUD uses the PIT count number to determine funding for the jurisdiction; staff wants the most accurate count as possible in order to receive funding to continue programs.

Mayor Ezzy Ashcraft encouraged folks on the dais to volunteer for the PIT count, as it is an eye-opening experience; discussed her experience volunteering for the count in previous years.

Councilmember Daysog stated the report discusses 51 actions, 28 have been completed and 13 are ongoing; discussed the 7 actions that are incomplete; inquired what are staff's thoughts, in terms tracking, not just the 7 miscellaneous actions, but continuing to track all of the ongoing actions beyond adoption of the final report.

The Housing and Human Services Director responded a new strategic plan will be created; stated a needs assessment process is already scheduled and set to begin this month; staff will use the results from the current report to inform the new strategic plan; staff will conduct the needs assessment with partners and non-profits in the City and County; a survey will be sent out; some goals may carry forward, however, she assumes some goals may fall off.

Councilmember Daysog stated although he did not support the plan in 2021, he did not oppose it either; his concern then had to do with low-barrier shelters and the housing first element; although it is still a concern of his, the larger issue is getting people housed, which is more important right now.

The Housing and Human Services Director noted stated first can have a negative stigma attached to it because it is, at times, not funded or implemented appropriately; when funded and implemented appropriately, it works; the goal is to get people in the door and have efficient services available; once a relationship with them is built, people are able to connect and engage in the work that is unique to the individual's needs; skills can be carried into permanent homes to prevent a return to homelessness; it is very supportive, even though it is low barrier and people are not required to participate in services.

Vice Mayor Pryor stated what staff does regarding this issue is important and complex; the City and Council are in a position to help others and, therefore, should; expressed concern about foster youth; stated that she is glad units are saved for them.

Mayor Ezzy Ashcraft stated that she has long held the hope and aspiration that Alameda Point could be used at some point for a housing model for young people aging out of the foster care system; she would like to have it adjacent to and interwoven with housing for seniors, as young people can always use a good grandparent in their life; some things within building housing are out of the City's control, such as interest rates, the uncertain economy, and others.

Councilmember Daysog moved approval of accepting the report.

Vice Mayor Pryor seconded the motion, which carried by unanimous voice vote - 5.

(26-023) Introduction of Ordinance Amending Alameda Municipal Code by Repealing Chapter XXII (Streets and Sidewalks), Article I (Streets), Section 22-3 (Repairs) in Its Entirety and Repealing and Replacing Chapter XXII (Streets and Sidewalks), Article II (Sidewalks), Sections 22-18 (Repair of Sidewalks and Other Works) and 22-20 (Specifications) to Amend the Sidewalk Repair Procedures and Make Other Technical Amendments. Not introduced;

(26-023A) Introduction of Ordinance Amending Alameda Municipal Code 1-5.3 (Civil Action Enforcement) of Chapter 1 (General) to Improve the City's Collections Process. Introduced;

(26-023B) Public Hearing to Consider Adoption of Resolution Amending Master Fee Resolution No. 12191 to Add a Fee for a Formal Hearing with a Hearing Officer Regarding Sidewalk Repair Costs Owed to the City. Not adopted; and

(26-023C) Recommendation to Adopt a Collections Policy.

The Revenue Manager and Public Works Director gave a Power Point presentation.

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Councilmember Daysog left the meeting at 8:40 p.m. and returned at 8:42 p.m.

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(26-024) Mayor Ezzy Ashcraft suggested allowing five more minutes for the presentation.

Vice Mayor Pryor moved approval of allowing five more minutes.

Councilmember Jensen seconded the motion, which carried by unanimous voice vote - 5.

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The Public Works Director completed the presentation.

Mayor Ezzy Ashcraft stated that she can support the proposed amendments and

changes; inquired what civil action would include.

The Revenue Manager responded staff would be adding a bullet point to the policy stating the City Attorney may authorize any legal action to collect debts due to the City in amounts up to and including the jurisdictional limit of a limited civil case under State law; adding the City Attorney recommend adding the language to give staff the authority to proceed with collection activity; this would not include liens.

Mayor Ezzy Ashcraft inquired whether staff would have the ability to bring an action to small claims court, to which the City Attorney responded in the affirmative; stated it would allow staff to do so in limited civil cases, which are cases under \$25,000.

Mayor Ezzy Ashcraft stated the staff report discusses an ordinance amendment that would allow the City to pursue legal action in small claims court to recover delinquent revenues; inquired whether the aforementioned statement is correct.

The City Attorney responded it could be; stated small claims actions are up to \$10,000; the amendment allows both small claims and limited civil cases.

Mayor Ezzy Ashcraft inquired whether small claims court allows attorneys to participate, to which the City Attorney responded in the negative; stated the ordinance would authorize the City Attorney's office to prepare and advise Finance Department staff, who will be appear in court on behalf of the City.

Mayor Ezzy Ashcraft expressed appreciation for collection efforts; stated the City has \$1.4 million in unpaid receivables, of which \$660,000 is linked to the General Fund; inquired whether the City would be pursuing the entirety of the amount.

The City Attorney responded the ordinance allows staff to streamline smaller debts; stated for larger collection items that clearly exceed jurisdictional limits, staff would provide a briefing to Council during closed session; staff is being allowed to proceed in small collections items to not fill up the entire closed session agenda.

Mayor Ezzy Ashcraft inquired whether the largest dollar amount of unpaid collections is the Rent Program, to which the City Attorney responded in the affirmative; stated staff believes most have to do with landlords that have not reported as to whether or not they are actually in the business; he believes the numbers are overstated; he has asked the Rent Program Director to go through the laborious process of verifying that landlords have exited the rental housing business.

In response to Councilmember Daysog's inquiry regarding sidewalk repairs, the Public Works Director stated the letters sent out to property owners for a sidewalk they are responsible for repairing includes a cost estimate table in a not-to-exceed amount; staff decided as part of the pilot program not to add in any administrative costs; staff will report to Council whether or not it makes sense to continue investing staff time to leverage additional sidewalk work; invoices have ranged from \$250 to over \$8,000.

Councilmember Daysog inquired whether the City will only pursue tripping hazard work depending on how high the hazard; inquired what height the sidewalk must be raised to constitute a tripping hazard.

The Public Works Director responded a quarter inch or higher is considered a tripping hazard; stated staff will cut anything greater than a quarter inch that is cuttable; typically if the uplift is more than two inches, the concrete cannot be cut at a slope that is compliant with the American Disabilities Act (ADA); in the last year and a half since the temporary repair program was expanded, staff has removed 14,000 tripping hazards; it is quick and cost effective, however, it does not resolve underlying issues, such as tree roots uplifting sidewalks; it buys time and extends the life of the concrete.

Councilmember Daysog stated with it being in a table, it sounds as though there is transparency regarding costs.

The Public Works Director responded the amount shown on the table is a not-to-exceed amount.

Discussed the Public Works Director attending a Fernside Homeowners Association (FHA) meeting and informing residents about the sidewalk cutting efforts in the area; discussed a typo in the agenda; expressed concern about the report not discussing sidewalk damage by City-owned trees: William Morrison, FHA.

Stated fixing sidewalk damages is important for pedestrians, especially for those with disabilities who have additional difficulties safely traveling over poorly maintained sidewalks; expressed support for the collections policy; expressed concern about the share of responsibility not being equitable; encouraged Council and staff to look at Albany's parcel tax to fund sidewalk repair: Mitchell Ball, Alameda.

Mayor Ezzy Ashcraft stated she understands State law has property owners responsible for street trees, even if City planted, but she does not agree; the City has a long-standing practice of repairing sidewalk damage by street trees, which seems appropriate.

The City Attorney stated based on litigation experience, courts have generally assigned street tree responsibilities squarely on the City and have not applied it to property owners.

Mayor Ezzy Ashcraft stated everyone wants safe sidewalks; the pilot program is working well; inquired whether it has been in place for a year, to which the Public Works Director responded in the negative.

Mayor Ezzy Ashcraft stated that she is ready to support the amended proposal.

Vice Mayor Pryor expressed support for the revised recommendation, as it is fair and

equitable; stated 80% of homeowners are already complying; it is not fair to those who pay if some type of enforcement is not done; expressed appreciation for payment plans; stated that she is glad to see the City making sidewalk repairs, as it improves accessibility and safety.

Mayor Ezzy Ashcraft stated ADA accessibility is very important and maintenance of streets and roadways is imperative.

The Public Works Director outlined the revised staff recommendation: Council would be approving the civil action ordinance, adopting the collections policy with revisions to remove liens related to sidewalks, and direct staff to revise the sidewalk ordinance to remove reference to the special assessment process; stated staff will return to Council with the revised sidewalk ordinance at a later time.

Councilmember Jensen inquired whether staff would review the policy and return to Council in the future to report on the effect of the absence of liens, to which the Public Works Director responded in the affirmative; stated that, as well as the continuation of the pilot program, is part of the revised recommendation.

Councilmember Jensen moved approval of the revised staff recommendation [introduction of the civil action ordinance, approval of the collections policy with revisions to remove liens related to sidewalks, and direction to staff to revise the sidewalk ordinance to remove reference to the special assessment process].

Vice Mayor Pryor seconded the motion.

Under discussion, Councilmember Daysog stated that he appreciates the Public Works Director's quick response to his inquiry regarding transparency with the homeowner knowing the cost ahead of time.

Mayor Ezzy Ashcraft stated that she appreciates the Public Works Director for her quick and well-informed responses to Council and residents.

On the call for the question, the motion carried by unanimous voice vote - 5.

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Mayor Ezzy Ashcraft called a recess at 9:14 p.m. and reconvened the meeting at 9:25 p.m.

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(26-025) Introduction of Ordinance Authorizing the Interim City Manager to Execute a New 36-Month Lease, with Two Three-Year Renewal Options with Rhoads Property Holdings, LLC, a California Limited Liability Company, DBA CSI Mini-Storage, for Buildings 338, 608, and 608A-C Totaling Approximately 70,989 of Rentable Square Feet, Plus Associated Land and Parking, Located at 50 and 51 West Hornet Avenue in Alameda Point. Introduced.

The Base Reuse Manager gave a Power Point presentation.

Mayor Ezzy Ashcraft inquired what the initial rent increase percentage would be, to which the Base Reuse Manager responded 9.25%.

Mayor Ezzy Ashcraft stated the staff report indicates the new lease with CSI includes an adjustment to bring the monthly rent to market rate, which represents an increase of approximately 8.5% from the monthly rent under the current month-to-month tenancy; requested clarification about the percentage.

The Base Reuse Manager responded upon review, the increase is 9.25%.

Mayor Ezzy Ashcraft stated the staff report discusses CSI has operated at the current location since 2005 and the lease was renewed in 2015 for a three-year term that expired in November of 2018; since then, CSI has remained a month-to-month tenant; inquired whether CSI has been paying the 2018 rate.

The Base Reuse Manager responded that she is unsure of the answer.

Mayor Ezzy Ashcraft inquired why it took seven years for the lease to come to Council; expressed concern that the City did not look at the lease for seven years; expressed concern about the possibility of there being other similar leases.

The Base Reuse Manager responded there are a few occupancies that are considered holding tenancies; stated vacant spaces can attract issues; although temporary, occupied spaces create income; staff is currently checking the rent roll monthly, has an understanding and will be addressing month-to-month leases; current month-to-month tenants understands they are occupying the space for now and may not continue to do so in the future.

Mayor Ezzy Ashcraft inquired whether the other mini storage tenant also has a lease that has not been revisited in a while, to which the Base Reuse Manager responded in the affirmative.

Mayor Ezzy Ashcraft inquired whether other tenants have not had leases reviewed for years.

The Base Reuse Manager responded staff has reviewed all leases; stated staff will be returning to Council with new leases for other tenancies that perhaps expired several months ago; this is the longest outstanding lease.

Mayor Ezzy Ashcraft stated the City must ensure all revenue due is collected, especially with the current economy being uncertain.

In response to Councilmember Daysog's inquiry regarding the negotiation processes,

the Base Reuse Manager stated staff is ensuring the renewal is something that can be handled by the City Manager, as the lease has already been authorized by Council; if the tenant decides to renew in three year, they would inform staff; if staff feels as though the three-year renewal option is workable, staff would work with the City Manager on the new base rent and would execute a renewal; a six-month right to terminate is always included.

Councilmember Daysog inquired when the tenant seeks to renew and the City Manager is authorized to negotiate the renewal, are the parameters of the negotiations set so that as long as the tenant is in good standing, the renewal is almost automatic, to which the Base Reuse Manager responded in the affirmative; stated the report describes how the renewal base rent will be set.

Councilmember Daysog stated early termination is key; discussed a walking tour discussion of future possible plans for the area.

The City Attorney stated while staff does not have significant flexibility in how to structure the renewal, the City is able to terminate with a six-month notice.

Councilmember Daysog moved approval of the staff recommendation [introduction of the ordinance].

Councilmember Jensen seconded the motion.

Under discussion, Mayor Ezzy Ashcraft stated she looks forward to updating more leases and collecting lease revenue.

On the call for the question, the motion carried by unanimous voice vote - 5.

#### City Manager Communications

(26-026) The Interim City Manager discussed staff's response to the storm this past weekend.

#### Oral Communications, Non-Agenda

None.

#### Council Referrals

None.

#### Council Communications

(26-027) Vice Mayor Pryor stated that she attended a menorah lighting at Southshore Center on December 17; expressed appreciation for hard work during the recent storm.

(26-028) Councilmember Jensen stated she walked three miles with more than 20 community members on Sunday, January 4, to raise awareness and visibility around first responder and military suicide risks; discussed and showed a slide of collision data.

(26-029) Mayor Ezzy Ashcraft stated that she attended a menorah lighting at Southshore Center on December 17; on December 20, she helped Alameda Fire Local 689 with toy distribution at Alameda Point; on December 21, she attended Chabad of Alameda's celebration of the last day of Hanukkah and a remembrance of the recent mass shooting in Australia; expressed appreciation for work to get safety features in place at the new Central Avenue roundabouts during the recent storm.

(26-030) Mayor's Nominations for Appointment to the Golf Commission and Historical Advisory Board.

Mayor Ezzy Ashcraft nominated Yatin Shastri for appointment to the Golf Commission.

### Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 9:51 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Sunshine Ordinance.