



City of Alameda

Meeting Agenda

City Council

Tuesday, May 6, 2025

7:00 PM

City Hall, 2263 Santa Clara Avenue, Council
Chambers, 3rd Floor, Alameda CA 94501

MEETING TIMES: Closed Session - 5:45 p.m.

Joint Meeting - 6:59 p.m.

Regular Meeting - 7:00 p.m.

Members of the public can comment on agenda items in person or remotely and must be in person to comment on Oral Communications Non-Agenda

Public Speaking Times:

Up to 4 speakers: 3 minutes

5 or more speakers: 2 minutes

Speakers cannot cede time

For general and public participation information, please click:

<https://www.alamedaca.gov/government/Public-Comment-and-City-Council-Meeting-Guide>

For Zoom registration, please click:

https://alamedaca-gov.zoom.us/webinar/register/WN_D6zkhbqgR2Git5vsRwC22A

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 834 8889 8933

Any requests for reasonable accommodations should be made by contacting the City Clerk's office: clerk@alamedaca.gov or 510-747-4800

The Council may take action on any item listed in the agenda

SPECIAL CITY COUNCIL MEETING - CLOSED SESSION - 5:45 P.M.

1 Roll Call - City Council

2 Consent Calendar - Items are routine and will be approved by one motion unless removed by Councilmembers

2-A [2025-4962](#) Recommendation to Approve Jennifer Ott, City Manager; Abby Thorne-Lyman, Director of Base Reuse and Economic Development; Nicole Franklin, Base Reuse Manager; Len Aslanian, Assistant City

Attorney; and Ted Anderson, Managing Director, Cushman & Wakefield, as Real Property Negotiators for 650 West Ranger Avenue, Alameda, CA 94501 (Building 92). (Base Resue and Economic Development 29061822)

3 Public Comment on Closed Session Items Only

4 Adjournment to Closed Session to consider:

- 4-A** [2025-4973](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: 650 West Ranger Avenue, Alameda, CA 94501 (Building 92)
CITY NEGOTIATORS: City Manager Jennifer Ott, Base Reuse and Economic Development Director Abigail Thorne-Lyman, Base Reuse Manager Nicole Franklin, Assistant City Attorney Len Aslanian, Cushman & Wakefield Managing Director Ted Anderson
NEGOTIATING PARTIES: City of Alameda and (a) Alameda Point Redevelopers (b) Best Bay Apartments Inc., dba Riaz Capital, (c) Berkeley Partners Acquisitions, LLC and (d) srmErnst Development Partners
UNDER NEGOTIATION: Price and terms of sale

5 Announcement of Action Taken in Closed Session, if any

6 Adjournment - City Council

SPECIAL JOINT MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) MEETING - 6:59 P.M.

Pledge of Allegiance

1 Roll Call - City Council and SACIC

2 Consent Calendar - Routine items are approved by one motion unless Councilmembers / Commissioners remove items for discussion; removed items are called after Agenda Items if any; Councilmembers / Commissioners may speak for up to 3 minutes

- 2-A** [2025-4975](#) Minutes of the Special Joint City Council and SACIC Meeting Held on February 18, 2025. [SACIC] (City Clerk)

3 Agenda Items

- 3-A** [2025-4970](#) Recommendation to Accept the Fiscal Year 2023-24 Audited Financial Statements and Compliance Reports. [City Council/SACIC]

Attachments: [Exhibit 1: Audited Annual Comprehensive Financial Report](#)
[Exhibit 2: Popular Annual Financial Report](#)
[Exhibit 3: Gann Limit Agreed Upon Procedures Report](#)
[Exhibit 4: Measure B Report](#)
[Exhibit 5: Measure BB Report](#)
[Exhibit 6: Measure F \(VRF\) Report](#)
[Exhibit 7: TDA \(Pedestrian and Bicycle Projects\) Report](#)
[Exhibit 8: Memorandum on Internal Control](#)
[Exhibit 9: Base Reuse Financial Report](#)
[Exhibit 10: Investments Agreed Upon Procedures Report](#)
[Exhibit 11: Required Communications](#)
[Exhibit 12: Single Audit Report](#)

4 Adjournment - City Council and SACIC

REGULAR CITY COUNCIL MEETING - 7:00 P.M.

1 Roll Call - City Council

2 Agenda Changes

3 Proclamations, Special Orders of the Day and Announcements - Limited to 15 minutes

3-A [2025-4739](#) Proclamation Declaring May 2025 as Asian American, Native Hawaiian, and Pacific Islander Heritage Month.

3-B [2025-4740](#) Proclamation Declaring May 2025 as Jewish American Heritage Month.

4 Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council in regard to any matter not on the agenda over which the Council has jurisdiction; limited to 15 minutes and in-person comments only; remaining speakers may comment under Section 9

5 Consent Calendar - Routine items are approved by one motion unless Councilmembers remove items for discussion; removed items are called after Agenda Items; Councilmembers may speak for up to 3 minutes

5-A [2025-5015](#) Minutes of the Regular City Council Meeting Held on April 1, 2025. (City Clerk)

5-B [2025-5020](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

- 5-C [2025-4871](#) Recommendation to Authorize the City Manager to Execute a Memorandum of Understanding with the Friends of the Alameda Free Library for Five Years. (Library 21052300)

Attachments: [Exhibit 1: Memorandum of Understanding](#)

- 5-D [2025-4905](#) Recommendation to Authorize the City Manager to Execute the Second Amendment to the Service Provider Agreement with Kinton Kehoe dba Patrol Solutions, LLC, for an Additional 77-Day Term, Not-to-Exceed \$70,932 and a Total Four-Year Expenditure Not-to-Exceed \$1,019,965, for Security Services at Alameda Point. (Base Reuse and Economic Development 29061822)

Attachments: [Exhibit 1: Agreement](#)
[Exhibit 2: First Amendment](#)
[Exhibit 3: Second Amendment](#)

- 5-E [2025-4920](#) Recommendation to Authorize the City Manager to Execute a Memorandum of Understanding between the Alameda Unified School District and the City of Alameda for Exterior Property Management Related to Certain Properties Located at Alameda Point for a 10-Year Term Commencing May 1, 2025 and Ending May 31, 2035. This action is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15061 (Common Sense). (Base Reuse and Economic Development 29061822)

Attachments: [Exhibit 1: Memorandum of Understanding](#)

- 5-F [2025-4971](#) Recommendation to Authorize the City Manager to Execute All Necessary Documents with the Alameda County Transportation Commission to Replace the Ralph Appezato Memorial Parkway Bus Lanes Project with Transit-Focused Multimodal Projects on Lincoln Avenue/Marshall Way/Pacific Avenue, Stargell Avenue and Westline Drive, as the Named Measure BB Bus Project in the 2014 Transportation Expenditure Plan.
The proposed projects are categorically exempt pursuant to California Environmental Quality Act Guidelines section 15301(c) Existing Facilities (Minor alterations to existing facilities including bicycle facilities) and Section 15304(h) Minor Alterations to Land and the creation of bicycle lanes on existing public rights of way. Under the National Environmental Policy Act, this project is a Categorical Exclusion under 23 Code of Federal Regulations 771.117(c): activity (c) (3) Construction of bicycle and pedestrian lanes, paths and facilities. (Planning Building and Transportation 24462742)

Attachments: [Exhibit 1: Measure BB Transportation Expenditure Plan](#)
[Exhibit 2: Proposed Project Memo](#)
[Exhibit 3: Westline Bus Queue Jump Lane Project Sheet](#)

- 5-G** [2025-4911](#) Recommendation to Authorize the City Manager to Execute a Second Amendment to the Agreement with Rojas Flores Landscaping, Inc. to Include Additional Services for Landscaped Areas for an Additional Amount Not-To-Exceed \$959,665 for a Total Five-Year Compensation Not-to-Exceed Amount of \$2,237,391.

In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Maintenance of Existing Facilities). (Public Works 26941570)

Attachments: [Exhibit 1: Agreement](#)
[Exhibit 2: First Amendment](#)
[Exhibit 3: Second Amendment](#)

- 5-H** [2025-4959](#) Recommendation to Accept the Work of Power Engineering Construction for the Alameda South Shore Lagoon 5 Dredging Project and Lagoon System Outfall Maintenance Project, P.W. No. 07-24-21. The project is included in the 2024 Addendum to the 2014 California Environmental Quality Act (CEQA) Initial Study (IS) and Mitigated Negative Declaration (MND) for the City of Alameda Dredged Material Management Program. (Public Works)

- 5-I** [2025-4960](#) Recommendation to Authorize the Purchase of One Pierce Manufacturing, Inc. Enforcer 1500 GPM Pumper/Engine from Golden State Fire Apparatus in an Amount Not-to-Exceed \$1,328,578; and Adoption of Resolution Amending the Fiscal Year 2024-25 Budget by Transferring \$732,577 of Public Safety Development Impact Fee (Fund 308) Fund Balance to the Vehicle Replacement Fund (Fund 601) and Increasing the Fiscal Year 2024-25 Vehicle Replacement Fund Expenditure Budget by \$1,328,578. (Public Works)

Attachments: [Exhibit 1: Enforcer 1500 GPM Pumper Quote Resolution](#)

- 5-J** [2025-4980](#) Adoption of Resolution Approving the Engineer's Report Declaring the City of Alameda's Intention to Order the Levy and Collection of Assessments and Providing for Notice of Public Hearing on June 17, 2025 - Island City Landscaping and Lighting District 84-2, Zones 1, 4, 5, 6 and 8.

In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities). (Public Works 27041530, 27141530, 27241530, 27341530 and

27541530)

Attachments: [Exhibit 1: District Maps \(Zones 1, 4, 5, 6 and 8\)](#)
[Exhibit 2: Engineer's Report](#)
[Resolution](#)

- 5-K** [2025-4983](#) Adoption of Resolution Approving the Engineer's Report and Declaring the City of Alameda's Intention Not to Order the Levy and Collection of Assessments for Zone 7 of the Island City Landscape and Lighting District 84-2 and Providing for Notice of Public Hearing on June 17, 2025 - Island City Landscaping and Lighting District 84-2. In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities). (Public Works 27441530)

Attachments: [Exhibit 1: Zone 7 Map](#)
[Exhibit 2: Engineer's Report](#)
[Resolution](#)

- 5-L** [2025-4984](#) Adoption of Resolution Approving the Engineer's Report Declaring the City of Alameda's Intention to Order the Levy and Collection of Assessments and Providing for Notice of Public Hearing on June 17, 2025 - Maintenance Assessment District 01-01 (Marina Cove). In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities). (Public Works 27741530)

Attachments: [Exhibit 1: Maintenance Assessment District 01-01 Map](#)
[Exhibit 2: Engineer's Report](#)
[Resolution](#)

- 5-M** [2025-4938](#) Adoption of Resolution Authorizing the City Manager to Execute All Necessary Documents with the Metropolitan Transportation Commission to Accept \$1,237,000 in Grant Funding and Provide the Necessary Local Match for the Alameda Public Electric Vehicle Charging Program. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction and Conversion of Small Structures), and Section 15304 (Minor Trenching). (Planning, Building and Transportation 26541642)

Attachments: [Resolution](#)

- 5-N** [2025-4993](#) Final Passage of Ordinance Authorizing the City Manager to Execute a Fourth Lease Amendment with Auctions by the Bay, Inc., for Building

20, Located at 2701 Monarch Street at Alameda Point for an Eleven-Month Extension to the Rent Relief Program Deferred Rent Repayment Schedule. [Requires 4 affirmative votes]

In accordance with California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities). (Base Reuse and Economic Development 29061822)

- 5-O** [2025-4961](#) Public Hearing to Consider Adoption of the Community Development Block Grant (CDBG)/HOME Partnership Investment Program (HOME) Five-Year Strategic Plan for Fiscal Year (FY) 2025-29 and the FY 2025-26 CDBG/HOME Action Plan; and Authorize the City Manager to Negotiate and Execute Related Documents, Agreements, and Modifications at Funding Levels Approved by Congress. (City Manager, 203 and 204)

Attachments: [Exhibit 1: Five-Year Consolidated Plan](#)
 [Exhibit 2: Citizen Participation Plan](#)
 [Exhibit 3: SSHRB Needs Statement](#)
 [Exhibit 4: Draft Summary of Activities](#)

- 5-P** [2025-4964](#) Public Hearing to Consider Adoption of Resolution Confirming the Park Street Business Improvement Area Report for Fiscal Year 2025-26 and Levying an Assessment on the Park Street Business Improvement Area of the City of Alameda with a Consumer Price Index Adjustment of 2.4 Percent for Fiscal Year 2025-26. (Base Reuse and Economic Development 10061810)

Attachments: [Exhibit 1: Annual Assessment Report](#)
 [Exhibit 2: Assessment Fee Schedule FY 2025-26](#)
 [Exhibit 3: Boundaries Map](#)
 [Exhibit 4: Address List](#)
 [Resolution](#)

- 5-Q** [2025-4965](#) Public Hearing to Consider Adoption of Resolution Confirming the Webster Street Business Improvement Area Report for Fiscal Year 2025-26 and Levying an Assessment on the Webster Street Business Improvement Area of the City of Alameda with a Consumer Price Index Adjustment of 2.4 Percent for Fiscal Year 2025-26. (Base Reuse and Economic Development 10061810)

Attachments: [Exhibit 1: Assessment Report](#)
 [Exhibit 2: Assessment Fee Schedule FY 2025-26](#)
 [Exhibit 3: Boundaries Map](#)
 [Exhibit 4: Address List](#)
 [Resolution](#)

6 Continued Agenda Items**7 Regular Agenda Items**

- 7-A** [2025-4968](#) Recommendation to Accept the Social Service Human Relations Board Work Plan for Fiscal Year 2025-26. (Housing and Human Services 10021830)

Attachments: [Exhibit 1: Work Plan Presentation](#)

- 7-B** [2025-4977](#) Recommendation to Authorize the City Manager to Execute a New Service Provider Agreement with Alameda Family Services to Provide Clinician and Case Management Services for the Community Assessment, Response, and Engagement (CARE) Team Covering July 1, 2025 to June 30, 2028, for a Total Not-To-Exceed Amount of \$1,681,886; and Receive an Update on CARE Team 2024 Operations. (Fire 10032270-52010)

Attachments: [Exhibit 1: 2024 Client Engagement Data](#)
 [Exhibit 2: Service Provider Agreement](#)

- 7-C** [2025-4982](#) Introduction of Ordinance Re-Adopting Alameda Municipal Code Section 6-62 (Third-Party Food Delivery Services) of Article XVIII (Fair Housing and Tenant Protections) of Chapter VI (Businesses, Occupations and Industries) to Continue Placing Limits on Charges Imposed by Third-Party Delivery Services; Define Core Product Offering to Mean a Service; and Other Amendments. (Base Reuse and Economic Development 10061810)

Attachments: [Exhibit 1: Ordinance 3339 Ordinance](#)

8 City Manager Communications - Communications from City Manager

- 9 Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council in regard to any matter not on the agenda over which the Council has jurisdiction; limited to in-person comments only**

- 10 Council Referrals - Matters placed on the agenda by Councilmembers may be scheduled as future agenda items or dispositive action may be taken on sufficiently noticed time sensitive legislative matters; presentations are limited to 5 minutes; Councilmembers may speak for up to 3 minutes**

- 10-A** [2025-4942](#) Consider Directing Staff to Take Steps Necessary to Declare the City of Alameda a Lesbian Gay Bisexual Transgender Queer (LGBTQ) Sanctuary City. (Councilmember Daysog)

11 Council Communications - Councilmembers may speak for up to 9 minutes to address any matter not on the agenda, including reporting on conferences or meetings

12 Adjournment - City Council

- Public speaking times: 3 minutes for up to four speakers and 2 minutes for five or more speakers; speakers cannot cede time
- Public comment must be submitted by noon the day of the meeting to be posted online prior to the meeting
- Visuals to be shown at a meeting must be submitted by noon the day before the meeting and must be in PDF format
- Meeting Rules of Order are available at:
<https://www.alamedaca.gov/Departments/City-Clerk/Key-Documents#section-4>
- Public Comment and Council Meeting Guide available at:
<https://www.alamedaca.gov/GOVERNMENT/Public-Comment-and-City-Council-Meeting-Guide>
- Accessible seating for persons with disabilities, including those using wheelchairs, is available
- Equipment for the hearing impaired is available for public use
- Translators and sign language interpreters available if requested prior to the meeting
- To request a translator, interpreter or any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting, please contact the City Clerk at 510-747-4800 or clerk@alamedaca.gov at least 48 hours prior to the meeting
- View documents related to this agenda or sign up to receive agendas on the City's website:
<https://alameda.legistar.com/Calendar.aspx>
- Documents related to this agenda are also available for public inspection and copying at the Office of the City Clerk (City Hall, 2263 Santa Clara Avenue, Room 380) during normal business hours
- **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE:** Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City of Alameda exist to conduct the citizen of Alameda's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.
- **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION:** the address is 2263 Santa Clara Avenue, Room 380, Alameda, CA, 94501; phone number is 510-747-4800; fax number is 510-865-4048, e-mail address is lweisiger@alamedaca.gov and contact is Lara Weisiger, City Clerk.
- In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City accommodate these individuals.