



City of Alameda

Meeting Agenda

City Council

Tuesday, May 5, 2026

7:00 PM

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

MEETING TIMES: Closed Session - 5:00 p.m.

Joint Meeting - 6:30 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_HvEXu6IGSbCtCcHzgY6jVQ

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 879 2913 5811

Any requests for reasonable accommodations should be made by completing an online form:

<https://us.openforms.com/Form/7e338354-7abf-4852-886d-229f8c7019b9>

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

SPECIAL CITY COUNCIL MEETING - CLOSED SESSION - 5:00 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 [2026-5959](https://www.alamedaca.gov/2026-5959) Recommendation to Approve Adam Politzer, Interim City Manager, Abigail Thorne-Lyman, Base Reuse and Economic Development Director, Alesia Strauch, Base Reuse Manager, Francisco Torres,

Jones Lang LaSalle, and Len Aslanian, Assistant City Attorney, as Real Property Negotiators for 1190 West Tower Avenue (Poseidon Aerospace). (Base Reuse and Economic Development 29061822)

3 Public Comment on Closed Session Items Only

4 Adjournment to Closed Session to consider:

- 4-A** [2026-5976](#) PUBLIC EMPLOYEE APPOINTMENT/HIRING
Pursuant to Government Code § 54957
Title/Description of Positions to be Filled: City Manager
- 4-B** [2026-5950](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Pursuant to Government Code § 54956.9)
CASE NAME: In Re: National Prescription Opiate Litigation
COURT: United States District Court Northern District of Ohio Eastern
Division
CASE NUMBER: 1:17-md-2804-DAP
- 4-C** [2026-5960](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to
Government Code Section 54956.8)
PROPERTY: 1190 West Tower Avenue (Building 11) Alameda Point,
Alameda, CA
CITY NEGOTIATORS: Interim City Manager Adam Politzer, Base
Reuse and Economic Development Director Abigail Thorne-Lyman,
Base Reuse Manager Alesia Strauch, Francisco Torres, Jones Lang
LaSalle, and Assistant City Attorney Len Aslanian
NEGOTIATING PARTIES: City of Alameda and Poseidon Aerospace
UNDER NEGOTIATION: Price and Terms of Lease
- 4-D** [2026-5939](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(a)
Case Name: City of Alameda v. Greenway Golf Associates, Inc.
Court: Alameda County Superior Court
Case No: 22CV011964

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 - 6:30 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 [2026-5984](#) Minutes of the Special and Regular City Council and SACIC Meeting Held on March 3, 2026. [SACIC] (City Clerk)

3 Agenda Items

3-A [2026-5937](#) Recommendation to Accept the Fiscal Year 2024-25 Audited Financial Statements and Compliance Reports. [City Council/SACIC] (Finance 10024051)

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: Memorandum on Internal Control](#)
[Exhibit 8: Base Reuse Financial Report](#)
[Exhibit 9: Investments Agreed Upon Procedures Report](#)
[Exhibit 10: Required Communications](#)
[Exhibit 11: Single Audit Report](#)

3-B [2026-5941](#) Budget Workshop for Fiscal Year 2026-27 Proposed Mid-Cycle Budget Update to Provide Direction on Funding Changes for June 2, 2026 Midcycle Budget Adoption. [City Council/SACIC] (Finance 10024056)

Attachments: [Exhibit 1: Mid-Cycle Budget Adjustments](#)
[Exhibit 2: General Fund Budget Summary](#)
[Exhibit 3: Recommended Workforce Changes](#)

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 [2026-5660](#) Proclamation Declaring May 2026 as Jewish American Heritage Month.

3-B [2026-5661](#) Proclamation Declaring May 2026 as Asian American, Native Hawaiian, and Pacific Islander 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; 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 [2026-5963](#) Minutes of the Special and Regular City Council Meetings Held on April 7, 2026. (City Clerk)

5-B [2026-5943](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2026-5859](#) Recommendation to Accept the Annual Automated License Plate Readers Data Report from the Alameda Police Department. (Police 10031130)

Attachments: [Exhibit 1: Audit Memorandum](#)
[Exhibit 2: Policy 438](#)

5-D [2026-5914](#) Recommendation to Authorize Updates to the Existing Alameda Police Department Policy Manual to Conform to Best Practices and to Ratify Policies that Have Been Updated Pursuant to Legal Updates, Significant Liability Issues, and Imminent Safety. (Police 10031100)

Attachments: [Exhibit 1: Policy Updates](#)

5-E [2026-5949](#) Recommendation to Authorize the Interim City Manager to Execute a Twenty-Four Month Agreement with Rise Housing Solutions to Operate the Below Market Rate Purchase Program with a Total Compensation Amount Not-to-Exceed \$102,000. (City Manager 20621840)

Attachments: [Exhibit 1: Agreement](#)

5-F [2026-5777](#) 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 Murgreen Environmental Company for On-Call Plumbing Maintenance.

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 C41000)

Attachments: [Exhibit 1: Agreement](#)

- 5-G** [2026-5919](#) Recommendation to Authorize the Purchase of One Compact Wheel Loader from Petersen CAT in an Amount Not-to-Exceed \$98,257. (Public Works 60141581)

Attachments: [Exhibit 1: Quote](#)

- 5-H** [2026-5922](#) Recommendation to Authorize the Interim City Manager to Execute a Second Amendment to the Agreement with Verde Design, Inc., in an Amount Not-to-Exceed \$21,400, for a Total Agreement Amount Not-to-Exceed \$427,145, to Provide Additional Engineering Services Related to Estuary Park Phase 2 Project. This project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (existing facilities), 15302 (replacement or reconstruction), and 15303 (new construction or conversion of small structures). (Public Works C52500)

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

- 5-I** [2026-5924](#) Recommendation to Approve the Project Plans and Authorize the Interim City Manager to Execute an Agreement with Ray's Electric for Streetlight Conduit Replacement - Cornell Drive & Thompson Avenue, Moreland Drive from Fernside Boulevard to Buena Vista Avenue, P.W. No. 03-25-05, in an Amount Not-to-Exceed \$527,707, Including Contingency.

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 310)

Attachments: [Exhibit 1: Agreement](#)
[Exhibit 2: Project Plans](#)

- 5-J** [2026-5936](#) Recommendation to Authorize the Purchase of Four 2026 Rivian R1S Sport Utility Vehicles (SUVs) from Rivian LLC in an Amount Not-to-Exceed \$426,216.06, with Aftermarket Equipment from Patrol EV for Amounts Not-to-Exceed \$79,521.33; Seventeen 2026 Ford Interceptor Hybrid SUVs from Town Ford for an Amount Not-to-Exceed \$1,112,125.78 with Aftermarket Equipment from Kerr Industries in an Amount Not-to-Exceed \$351,682.12; and Radio Equipment Installation

from Metro Mobile Communications for an Amount Not-to-Exceed \$25,367.20. (Public Works)

Attachments: [Exhibit 1: Pricing for Interceptors](#)
[Exhibit 2: Towne Ford Quote for Interceptors](#)
[Exhibit 3: Kerr Industries Interceptor Upfitting Quote](#)
[Exhibit 4: Metro Mobile Communications Interceptor Radio Installation](#)
[Exhibit 5: Rivian Statewide Contract Quote](#)
[Exhibit 6: Rivian Direct Buy Program Quote](#)
[Exhibit 7: Patrol EV Rivian Upfitting Quote](#)

5-K [2026-5916](#) Adoption of Resolution Approving the Alameda County Transportation Commission Master Programs Funding Agreement for Measure BB and Vehicle Registration Fee Direct Local Distribution Funds. (Public Works 31041520)

Attachments: [Exhibit 1: Funding Agreement](#)
[Exhibit 2: Program Guidelines](#)
[Resolution](#)

5-L [2026-5935](#) Adoption of Resolution Amending the Fiscal Year 2025-26 Budget to Increase Authorized Expenditures in the Fleet Internal Service Fund for Fleet Maintenance (\$250,000) and Fleet Replacement (\$175,000). (Public Works 601)

Attachments: [Resolution](#)

5-M [2026-5921](#) Adoption of Resolution of Intention to Dissolve Zone 7 of the Island City Landscaping and Lighting District, 84-2. (Public Works 27441530)

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

5-N [2026-5933](#) 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 16, 2026 - 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-O** [2026-5945](#) 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 16, 2026 - 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-P** [2026-5904](#) Adoption of Resolution Approving a Partial Exemption from Public Art Ordinance for the McKay Respite Center (1245 McKay Avenue), Reducing the Public Art In-Lieu Fee From \$244,117 to \$100,000. (Base Reuse and Economic Development)
Attachments: [Exhibit 1: Public Art Ordinance](#)
 [Resolution](#)
- 5-Q** [2026-5910](#) Adoption of Resolution Authorizing Continued Participation of the City of Alameda in the Alameda County HOME Consortium for HOME Funds and Authorizing the Execution of the Necessary Documents to Maintain the Eligibility of the Consortium for HOME Program Funds in Accordance with the National Affordable Housing Act of 1990; and Recommendation to Authorize the Interim City Manager, or Designee, to Execute an Agreement with Alameda County Housing and Community Development to Accept HOME Funds for Fiscal Year 2026-27. (Housing and Human Services 201)
Attachments: [Exhibit 1: Partially Executed Agreement](#)
 [Resolution](#)
- 5-R** [2026-5971](#) Final Passage of Ordinance Approving a Lease Option for Three Years with Three One-Year Extensions in Furtherance of a Sixty-Six Year Ground Lease with Purchase Option with Radium Presents for Approximately 1.87 Acres of Land Located at Alameda Point, and Authorizing the City Manager to Execute a Purchase and Sale Agreement Consistent with the Purchase Option. [Requires four affirmative votes]
The Project is subject to the streamlining provision of Public Resources Code Sections 21166 and 21083.3 and Sections 15162 and 15183 of the California Environmental Quality Act Guidelines. Accordingly, a CEQA Checklist has been prepared, and no further environmental

review is required. (Base Reuse and Economic Development 29061822)

- 5-S** [2026-5972](#) Final Passage of Ordinance Approving a Purchase and Sale Agreement for the Sale of City-Owned Property Located at 650 West Ranger Avenue (Building 92) to Ernst Development Partners, Inc., and Authorizing the City Manager to Execute the Purchase and Sale Agreement and Related Documents. [Requires four affirmative votes] (Base Reuse and Economic Development 29061822)
- 5-T** [2026-5973](#) Final Passage of Ordinance Amending the Alameda Municipal Code Amending Article XVIII (Tobacco Retailers) of Chapter VI (Businesses, Occupations, and Industries) Prohibiting the Sale and Distribution of Nitrous Oxide by Tobacco Retailers, Convenience Stores, and other Retail Establishments. (City Manager)
- 5-U** [2026-5974](#) Final Passage of Ordinance Amending the Alameda Municipal Code by Amending Article 3-61 (Transient Occupancy Tax) of Chapter 3 (Finance and Taxation) to Implement Senate Bill 346 Authorizing Cities to Require Short Term Rental Platforms to Provide Additional Information to Cities. (Finance 10024051)
- 5-V** [2026-5915](#) Public Hearing to Consider Adoption of the Community Development Block Grant (CDBG) /HOME Partnership Investment Program (HOME) Fiscal Year 2026-27 Annual Action Plan; and Authorize the Interim City Manager, or Designee, to Negotiate and Execute Related Documents, Agreements, and Modifications at Funding Levels Approved by Congress. (Housing and Human Services 203, 204)
- Attachments:** [Exhibit 1: Draft Action Plan](#)
 [Exhibit 2: Draft Summary of Activities](#)
 [Exhibit 3: Needs Statement](#)
- 5-W** [2026-5927](#) Public Hearing to Consider Adoption of Resolution Confirming the Park Street Business Improvement Area Assessment Report for Fiscal Year 2026-27 and Levying an Assessment on the Park Street Business Improvement Area with a Consumer Price Index Adjustment of Three Percent (3%) for Fiscal Year 2026-27. (Base Reuse and Economic Development 10061810)
- Attachments:** [Exhibit 1: Annual Assessment Report](#)
 [Exhibit 2: Assessment Fee Schedule](#)
 [Exhibit 3: Boundaries Map](#)
 [Exhibit 4: Address List](#)
 [Resolution](#)
- 5-X** [2026-5928](#) Public Hearing to Consider Adoption of Resolution Confirming the Webster Street Business Improvement Area Assessment Report for

Fiscal Year 2026-27 and Levying an Annual Assessment on the Webster Street Business Improvement Area with a Consumer Price Index Adjustment of Three Percent (3%) for Fiscal Year 2026-27. (Base Reuse and Economic Development 10061810)

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

6 Continued Agenda Items

- 6-A [2026-5940](#) Recommendation to Approve Agreement Appointing Girard “Gerry” Beaudin as City Manager Effective June 30, 2026; and Adoption of Resolution Modifying the Council Appointee Salary Schedule Increasing the Salary Range of the City Manager Position by 1%. (City Attorney/Human Resources) [Continued from April 21, 2026]

Attachments: [Exhibit 1: Agreement](#)
[Resolution](#)

7 Regular Agenda Items

- 7-A [2026-5951](#) Public Hearing to Consider an Appeal of the Planning Board’s Decision to Approve Use Permit Amendment No. PLN25-0649 to Allow the Continued Use of an Outdoor Patio for Amplified Musical Entertainment at 1200 Park Street; and Adoption of Resolution Upholding the Appeal of Use Permit Amendment PLN25-0649 and Modifying the Use Permit to Extend Pilot to Allow Outdoor Music Events Consistent with the Noise Ordinance on a 0.29-Acre Site at 1200 Park Street.
CEQA Determination: The City Council is considering this matter on appeal and depending on the action taken by City Council at the public hearing, it may adopt, modify, or overturn the initial CEQA determination or require some further action. The appealed Use Permit was originally determined to be categorically exempt from additional environmental review pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15183 (project consistent with General Plan and Zoning). (Planning, Building & Transportation 20962710)

Attachments: [Exhibit 1: Existing Use Permit PB-23-01](#)
[Exhibit 2: Planning Board Resolution PB-26-01](#)
[Exhibit 3: Appeal Letter](#)
[Exhibit 4: Park Station Response](#)
[Exhibit 5: General Plan and Noise Ordinance Provisions Resolution](#)
[Resolution - REVISED](#)
[Supplemental Memo](#)

7-B [2026-5923](#) Introduction of Ordinance Amending the Alameda Municipal Code by Amending Section 12-2.3 (Location) of Article I (Parking Lots) of Chapter XII (Designated Parking) and by Repealing and Replacing current Section 12-4.12 (Reserved) of Article I (Parking Lots) in its Entirety to Authorize the City Manager or Designee to Establish and Modify Hours of Operation for the Civic Center Parking Structure. 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 26541641)

Attachments: [Ordinance](#)

7-C [2026-5920](#) Recommendation to Endorse the Program Concept for a Three-Year Bike Share Pilot in West Alameda and Authorize the Interim City Manager, or Designee, to Execute All Necessary Agreements to Accept Funding from Alameda County Transportation Commission and Execute a Three-Year Agreement with the Metropolitan Transportation Commission and Lyft to Begin Participation in the Regional Bay Wheels Program.
This project is exempt under Public Resources Code Section 21080.25. (Planning, Building, and Transportation 24462742)

Attachments: [Exhibit 1: Bay Wheels System Information](#)
[Exhibit 2: Sample Program Agreement](#)

7-D [2026-5901](#) Introduction of Ordinance Authorizing the Interim City Manager to Execute a Third Amendment to the Lease with Bayview Landing LP for Approximately 6.4 Acres of City-Owned Public Trust Tidelands Located at 1527 Buena Vista (Encinal Terminals). [Requires four affirmative votes]
The lease amendment authorizing the proposed temporary use of the site is exempt from further review under the California Environmental Quality Act pursuant to Class 1 and Class 4, Existing Facilities and Minor Alterations to Land, where the site is not proposed to be physically modified and will be used in a manner consistent with prior

use. (Base Reuse and Economic Development 29061822)

Attachments: [Exhibit 1: Proposed Third Lease Amendment](#)
[Exhibit 2: Existing Lease and Amendments](#)
[Exhibit 3: Encinal Terminals Site Map](#)
[Exhibit 4: Use Permit \(PLN25-0217\)](#)
[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**
- 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**
- 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 will be available upon request by contacting the City Clerk at 510-747-4800 or clerk@alamedaca.gov at least 48 hours prior to the meeting
- To request any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting, please complete an online form:
<https://us.openforms.com/Form/7e338354-7abf-4852-886d-229f8c7019b9>
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- 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.