

**VALLEJO CITY COUNCIL
SPECIAL MEETING MINUTES
SEPTEMBER 16, 2025**

**COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California**

1. CALL TO ORDER

The meeting was called to order at 7:34 p.m.

2. ROLL CALL

Present: Mayor Sorce, Vice Mayor Bregenzer, Councilmembers Gordon, Lediju, Matias, Matulac, and Palmares

Absent: None

Staff present: City Manager Murray, City Attorney Nebb, City Clerk Abrahamson, Assistant City Manager Haen, and Real Property & Lease Manager Morton.

The Council convened into Closed Session in the Council Conference Room at 7:39 p.m.

3. CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8

Property: Zio Fredo's, 23 Harbor Way, Vallejo, CA

Agency Negotiator: Gillian Haen, Assistant City Manager

Negotiating Parties: Matt Sadati; Tony La Forte

Under Negotiation: Price and Terms of Payment

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8

Property: 1 Harbor Wy, Vallejo, CA

Agency Negotiator: Gillian Haen, Assistant City Manager

Negotiating Parties: Bobby Winston; Nicolaus Parker; and Jesus Romero

Under Negotiation: Price and Terms of Payment

C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8

Property: Empress Theater, 330 Virginia St, Vallejo, CA

Agency Negotiator: Gillian Haen, Assistant City Manager

Negotiating Parties: Tim McDonald

Under Negotiation: Price and Terms of Payment

D. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8

Property: 42 Harbor Way, Vallejo, CA

Agency Negotiator: Gillian Haen, Assistant City Manager

Negotiating Parties: Hampus Idsater

Under Negotiation: Price and Terms of Payment

- E. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Pursuant to Government Code Section 54956.8
Property: Ferry Building, 289 Mare Island Way, Vallejo, CA
Agency Negotiator: Gillian Haen, Assistant City Manager
Negotiating Parties: Tom Hall, WETA
Under Negotiation: Price and Terms of Payment
- F. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Pursuant to Government Code Section 54956.8
Property: Navy PMA Housing APN 0066-010-070
Agency Negotiator: Gillian Haen, Assistant City Manager
Negotiating Parties: Charles Perry, L CIV US Navy
Under Negotiation: Price and Terms of Payment
- G. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Pursuant to Government Code Section 54956.8
Property: APNS: 0058-100-300, 0058-100-320 AND 0058-100-450
Agency Negotiator: Gillian Haen, Assistant City Manager
Negotiating Parties: Mark Tomko, Vallejo Flood and Wastewater District
Under Negotiation: Price and Terms of Payment
- H. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Pursuant to Government Code Section 54956.8
Property: 285 Mare Island Way, Vallejo, CA
Agency Negotiator: Gillian Haen, Assistant City Manager
Negotiating Parties: Wendy Stevenson
Under Negotiation: Price and Terms of Payment
- I. **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**
Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2): 1 Case

The City Council reconvened into open session at approximately 10:45 p.m.

The following report out of Closed Session was provided by City Attorney Nebb:

- Item 3A: Council provided direction to staff.
- Item 3B: Council provided direction to staff
- Item 3C: Item was not heard and continued to a future date
- Item 3D: Council provided direction to staff
- Item 3E: Council provided direction to staff
- Item 3F: Council provided direction to staff
- Item 3G: Item was not heard and continued to a future date
- Item 3H: Council provided direction to staff
- Item 3I: Council provided direction to its legal counsel

4. **ADJOURNMENT**

The meeting was adjourned at 10:50 p.m.

Signed by:

Andrea Sorce

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ANDREA SORCE, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

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DAWN G. ABRAHAMSON, CITY CLERK