

**VALLEJO CITY COUNCIL
SPECIAL MEETING MINUTES
APRIL 27, 2026**

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

1. CALL TO ORDER

The meeting was called to order at 5:03 p.m.

2. ROLL CALL

Present: Mayor Sorce, Vice Mayor Matulac, Councilmembers Bregenzer, Gordon, Lediju (arrived at 7:42 p.m.), Matias (arrived at 5:13 p.m.), and Palmares

Absent: None

Staff present: Acting City Manager Haen, City Attorney Nebb and Deputy City Clerk Joya

3. PLEDGE OF ALLEGIANCE

4. ACTION CALENDAR

A. PRESENTATION AND DIRECTION TO STAFF RELATING TO MARE ISLAND COMMUNITY FACILITIES DISTRICTS 2002-1, 2005-1A AND 2005-1B

Recommendation: Consider and provide direction to staff relating to the Mare Island Community Facilities Districts (CFDs) 2002-1, 2005-1A and 2005-1B. Staff recommends, as Council approved on March 26, 2024, that Council take no action at this time, but rather consider revisions to or replacement of the Mare Island CFDs in tandem with the implementation of the new Mare Island Specific Plan.

Contact: Gillian Haen, Assistant City Manager (707) 648-4163

Gillian.Haen@cityofvallejo.net

Daniel Boone and Sherianne Grimm (Mare Island Residents representing the Mare Island Special Tax Elimination Alliance (MISTEA)) presented information regarding Mare Island CFD's, including identifying potential revenue offsets, requesting approval of Councilmember Palmares' freeze requests, forming a subcommittee to improve communication and problem solving between MISTEA and the City, and consider and approval of the proposed MISTEA resolution.

Acting City Manager Haes provided introductory comments and background information.

Economic Development Project Manager Hanford, Susan Goodwin (Goodwin Consulting) and James Wawrzyniak (Jones Hall) discussed the formation of the Mare Island CFDs, background and key elements. highlighting the proper formation of the Mare Island CFDs and providing an overview of the allocation methodology and implications of eliminating existing CFD taxes.

Speakers: AJ Z., Anne Carr and Kathleen Diohep

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: *moved by Vice Mayor Matulac and carried unanimously to accept the presentation regarding the Mare Island Districts (CFDs) 2002-1, 2005-1A and 2005-1B; direct staff to return with consideration of a pause on CFD 2005 1A as part of the FY 26/27 budget proposal ; direct staff to facilitate a letter from the Mayor to the State Controller's Office regarding the MISTEA audit request submitted in 2024 concerning the CFDs; and explore the creation of alternative funding sources on Mare Island, including Enhanced Infrastructure Financing Districts (EIFDs) and Tax Increment Financing (TIFs) (Absent: Lediju).*

Mayor Sorce offered a friendly amendment to the motion which was accepted by Vice Mayor Matulac (the maker of the motion) to authorize the Mayor's office to draft and send a letter on behalf of Council to the State Controller's office, for the freeze option for 2005-1A (Facilities – Capital Improvement Projects) to be brought as part of the budget process and to explore further methods of taxation options including EIFDs and TIFs to raise revenue in Mare Island.

B. RECEIVE AN INFORMATIONAL UPDATE REGARDING THE MARE ISLAND DEVELOPMENT AGREEMENTS, SPECIFIC PLAN UPDATE, BEAUTIFICATION PLAN, CONNOLLY CORRIDOR PROJECT, AND CORAL SEA VILLAGE SUBDIVISION

Recommendation: Receive an informational update regarding the Mare Island Development Agreements, Specific Plan Update, Beautification Plan, Connolly Corridor Project, and Coral Sea Village Subdivision.

Contact: Gillian Haen, Assistant City Manager

Gillian.Haen@cityofvallejo.net

Hector Rojas, Long Range Planning Manager

Hector.Rojas@cityofvallejo.net

Acting City Manager Haes provided introductory comments.

Gerald J. Ramiza (Partner, Burke, Williams & Sorensen, LLP) provided an overview of Development Agreements and their role as long-term negotiated contracts between cities and developers that provide regulatory certainty by establishing key land use rules, enabling complex projects to proceed with predictable costs and approvals. In exchange, cities may use development agreements to secure enhanced public benefits, including infrastructure, housing, and economic development, through a structured process governed by state law and local oversight.

Long Range Planning Manager Rojas, Brian Jencek (HOK) and Trevor Mckenzie (Stantec) provided an update on Mare Island planning and development efforts, including the New Specific Plan, infrastructure and environmental review, and progress on key projects such as the Beautification Plan, Connolly Corridor, and Coral Sea Village Subdivision. Staff also outlined ongoing coordination, project challenges, and anticipated next steps for future Council consideration.

Speakers: Anne Carr, Kent Fortner, Sherianne Grimm and Daniel Boone.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

5. INFORMATION CALENDAR – None

6. ADJOURNMENT

The meeting adjourned at 10 p.m.

Signed by:

Andrea Sorce

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ANDREA SORCE, MAYOR

ATTEST:

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Angelina Joya

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ANGELINA JOYA, DEPUTY CITY CLERK