

**VALLEJO CITY COUNCIL
SPECIAL MEETING MINUTES
JULY 5, 2022**

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

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. REPORT OUT OF CLOSED SESSION

City Attorney Nebb reported Council provided direction to its property negotiators with respect to Closed Session Items 3A and 3B.

4. ROLL CALL

Present: Mayor McConnell, Vice President Verder-Aliga, Councilmembers Arriola, Brown, Dew, Loera-Diaz, and Miessner

Absent: None

Staff present: City Manager Malone, City Attorney Nebb and City Clerk Abrahamson

5. ACTION CALENDAR

A. APPROVE ACTIONS RELATING TO THE BROADWAY PROJECT, INCLUDING THE CEQA EXEMPTIONS, DECLARATION OF RESTRICTIVE COVENANTS AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN ACQUISITION AGREEMENT FOR THE PROJECT SITE 0067-140-150.

Recommendation: Adopt:

1. Resolution City Council of the City of Vallejo finding the Homekey Project 21-HK-17234 *Broadway Project, and all actions relating thereto, exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Sections 21159.23 "Exemption for Affordable Low-Income Housing"; 21159.24 "Infill Housing Exemption" ; and 21080(b) "Ministerial"; Health and Safety Code section 50675.1.4 (Project Homekey); and CEQA Guidelines sections 15194 "Affordable Housing Exemption"; 15195 "Residential Infill"; 15268 "Ministerial"; and 15332 "In-fill Development Projects".
2. Resolution of the City Council of the City of Vallejo approving and authorizing the City Manager to Execute and Record a Declaration of Restrictive Covenants against the property at APN 0067-140-150; and
3. Resolution of the City Council of the City of Vallejo, Approving the Acquisition of the Broady Project Property (APN 0067-140-150) upon Completion of the Project and Authorizing the City Manager to Execute an Acquisition Agreement Therefor in a form acceptable to the City Manager and City Attorney and Further Authorizing The City Manager to

Execute any and All Related Documents with such changes as May be Approved by the City Attorney in order to Effectuate the Acquisition, Closing of Escrow, and Operation of the Property.

Contact: Natalie Peterson, Interim Assistant to the City Manager (707) 649-3415
Natalie.Peterson@cityofvallejo.net

Interim Assistant to the City Manager Peterson provided an overview of the project, partners and background information, outlined the permitting process, discussed the land purchase, affordability covenant and environmental review, outlined next steps, and concluded the presentation by outlining the proposed recommendations.

Speakers: William Baker, Randy Dawson, Stefan Crespo, Honar Crespo, Margaret Sharkey, Ron Waslohn, Anne Carr, and Karina Servente.

Staff responded to questions and concerns raised by the speakers and to questions from Councilmembers. Councilmembers provided comment.

Action 1: *Moved by Vice Mayor Verder-Aliga and carried to adopt Resolution No. 22-124 N.C., a resolution of the City Council of the City of Vallejo finding the Homekey Project 21-HK-17234 *Broadway Project, and all actions relating thereto, exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Sections 21159.23 "Exemption for Affordable Low-Income Housing"; 21159.24 "Infill Housing Exemption" ; and 21080(b) "Ministerial"; Health and Safety Code section 50675.1.4 (Project Homekey); and CEQA Guidelines sections 15194 "Affordable Housing Exemption"; 15195 "Residential Infill"; 15268 "Ministerial"; and 15332 "In-fill Development Projects" (Noes – Arriola).*

Action 2: *Moved by Vice Mayor Verder-Aliga and carried to adopt Resolution No. 22-125 N.C., a resolution of the City Council of the City of Vallejo approving and authorizing the City Manager to Execute and Record a Declaration of Restrictive Covenants against the property at APN 0067-140-150 (Noes – McConnell and Arriola).*

Action 3: *Moved by Vice Mayor Verder-Aliga and carried to adopt Resolution No. 22-126 N.C., a resolution of the City Council of the City of Vallejo, Approving the Acquisition of the Broadway Project Property (APN 0067-140-150) upon Completion of the Project and Authorizing the City Manager to Execute an Acquisition Agreement Therefor in a form acceptable to the City Manager and City Attorney and Further Authorizing The City Manager to Execute any and All Related Documents with such changes as May be Approved by the City Attorney in order to Effectuate the Acquisition, Closing of Escrow, and Operation of the Property (Noes – McConnell and Arriola).*

6. INFORMATION CALENDAR

A. PROJECT ROOMKEY UPDATE

Recommendation: This item is for informational purposes only. There is no staff report or action associated with this item.

Contact: Gillian Hayes, Assistant City Manager (707) 648-4576
Gillian.Hayes@cityofvallejo.net

Interim Assistant City Manager Peterson reviewed the purpose of the Project, NOFA requirements, overall Program stats and funding sources, discussed the timeline, exit Program stats, and introduced John Eckstrom from shelterinc.

Mr. Eckstrom discussed the history of shelterinc, reviewed services provided in Solano County, Project RoomKey outcomes, and discussed the Project's successes and struggles.

Staff responded to questions from Councilmembers.

Speakers: Andrea Sorce.

Councilmembers provided comment.

7. ADJOURNMENT

The meeting adjourned at 7:41p.m.

DocuSigned by:

ROBERT H. MCCONNELL

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

DAWN G. ABRAHAMSON
CITY CLERK