



Emeryville City Hall  
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## CITY OF EMERYVILLE

### ACTION MINUTES

#### City Council

Members:

Mayor David Mourra  
Vice Mayor Sukhdeep Kaur  
Council Member Kalimah A. Priforce  
Council Member Matthew Solomon  
Council Member Courtney Welch

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Tuesday, September 2, 2025

7:16 PM

Council Chambers

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#### 1. CALL TO ORDER

The meeting was called to order at 8:35 p.m.

#### 2. ROLL CALL

**Present:** 5 - Mayor David Mourra  
Vice Mayor Sukhdeep Kaur  
Council Member Kalimah A. Priforce  
Council Member Matthew Solomon  
Council Member Courtney Welch

#### 3. APPROVAL OF FINAL AGENDA

A motion was made by Council Member Welch, seconded by Council Member Solomon, to approve the final agenda including an amendment to the staff report and resolution on item 10.6. The motion carried by the following vote:

**Ayes:** 5 - Mayor Mourra, Vice Mayor Kaur, Council Member Priforce, Council Member Solomon, and Council Member Welch

#### 4. SPECIAL ORDERS OF THE DAY

#### 5. ANNOUNCEMENT OF COMMISSION / COMMITTEE VACANCIES

City Clerk April Foran announced that there is a current advisory body recruitment open. Applications are available on the website and due September 29, 2025.

#### 6. COUNCIL MEMBER SPECIAL ANNOUNCEMENTS / REPORTS ON MEETING ATTENDANCE

#### 7. CITY MANAGER'S REPORT

#### 8. EX PARTE COMMUNICATIONS

No ex parte communications were reported.

## 9. PUBLIC COMMENT FOR CONSENT AGENDA / ITEMS NOT ON THE AGENDA

0 speakers.

## 10. CONSENT ITEMS

**A motion was made by Council Member Solomon, seconded by Council Member Welch, to approve the Consent Agenda. The motion carried by the following vote:**

**Ayes:** 5 - Mayor Mourra, Vice Mayor Kaur, Council Member Priforce, Council Member Solomon, and Council Member Welch

### 10.1. ID-2025-279 Warrants. (Sharon Friedrichsen)

**Attachments:** [Staff Report City](#)  
[Wire Transfers City](#)  
[Check Register City](#)

**A motion was made to accept this Informational Report.**

### 10.2. ID-2025-262 Action Minutes of July 15, 2025, Emeryville City Council Special Study Session. (April Foran)

**Attachments:** [Action Minutes](#)

**A motion was made to approve the Minutes.**

### 10.3. ID-2025-264 Action Minutes Of The July 15, 2025, Regular City Council Meeting. (April Foran)

**Attachments:** [Action Minutes](#)

**A motion was made to approve the Minutes.**

### 10.4. ID-2025-268 Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into An Agreement By And Between The County Of Alameda And The City Of Emeryville For The Purpose Of Carrying Out The Community Development Block Grant Program For Fiscal Year 2025-26. (Chadrick Smalley / Valerie Bernardo)

**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Exhibit A to Resolution - CDBG Agreement FY26](#)  
[APPROVED Resolution No. 25-80](#)

**A motion was made to approve this Resolution.**

Enactment No: Reso No. 25-80

- 10.5. ID-2025-265** Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Retroactively Accept And Expend A FY 2024 State Homeland Security Grant On Behalf Of The Police Department In The Amount Of \$21,120 For Automated License Plate Readers And Increase The FY25/26 Budget By \$21,120 To Recognize The Grant. (Jeff Jennings / Pablo Rojas)

**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Exhibit A - Grant Agreement](#)  
[APPROVED Resolution No. 25-81](#)

**A motion was made to approve this Resolution.**

Enactment No: Reso No. 25-81

- 10.6. ID-2025-274** Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Accept And Expend A Grant From The CHP Cannabis Tax Fund Grant Program (CTFGP) To The Police Department In The Amount Of \$67,087.20 For Reducing Impaired Driving And Improving Traffic, Bicycle, And Pedestrian Safety Within The City And Increase The FY25/26 Budget By \$67,087.20. (Jeff Jennings / Andrew Cassianos)

**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Exhibit A - CTFGP Grant Agreement](#)  
[APPROVED Resolution No. 25-82](#)

**A motion was made to approve this Resolution.**

Enactment No: Reso No. 25-82

- 10.7. ID-2025-275** Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Accept And Expend A Grant From The California Office Of Traffic Safety, Selective Traffic Enforcement Program (STEP) To The Police Department In The Amount Of \$55,000 For Improving Traffic, Bicycle, And Pedestrian Safety Within The City And Increase The FY25/26 Budget By \$55,000. (Jeff Jennings / Andrew Cassianos)

**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Exhibit A - STEP Grant Agreement](#)  
[APPROVED Resolution No. 25-83](#)

**A motion was made to approve this Resolution.**

Enactment No: Reso No. 25-83

- 10.8. ID-2025-269** Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute A Fourth Amendment To The Professional Services Contract With Urban Planning Partners Increasing The Contract Amount By \$124,989 To An As-Amended Total Contract Amount Of \$841,547 For Preparation Of A CEQA-Compliant Environmental Document For The 5801 Christie Avenue Mixed Use Project Located At 5801 And 5681 Christie Avenue; And Appropriating \$124,989 From Fund 250 - Traffic Impact Fee Fund To Division 1725, "Planning Reimbursables", Account 80050, Professional Services. (Mohamed Alaoui / Ryan O'Connell / Chadrick Smalley / Miroo Desai)

**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Exhibit A to Resolution - 4th Amendment](#)  
[APPROVED Resolution No. 25-84](#)

**A motion was made to approve this Resolution.**

Enactment No: Reso No. 25-84

- 10.9. ID-2025-270** Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute The First Amendment To The Professional Services Contract With West Coast Code Consultants, Inc. Increasing The Contract Amount By \$81,000 To An As-Amended Total Contract Amount Of \$925,455 For Interim Chief Building Official Services. (Chadrick Smalley)

**Attachments:** [Staff Report](#)  
[Attachment 1 - Original Contract](#)  
[Draft Resolution](#)  
[Exhibit A to Resolution - Contract Amendment 1](#)  
[APPROVED Resolution No. 25-85](#)

**A motion was made to approve this Resolution.**

Enactment No: Reso No. 25-85

- 10.10. ID-2025-278** Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter A One (1) Year Maintenance Contract In The Amount Of \$1,024,000 That Includes Subcontracting Vendor Services With Commercial Maintenance Management Services Inc., For Citywide Maintenance Services At Various City Owned Buildings, And Authorizing The City Manager To Execute Up To Four (4) Additional One-Year Extensions Not To Exceed A Total Contract Value Of \$4,440,424.80, Contingent Upon The City Council

Appropriating Funds For The Applicable Fiscal Year. (Mohamed Alaoui / Saleh Aboutaleb)

**Attachments:** [Staff Report](#)

[Draft Resolution](#)

[Exhibit A - CMMS Maintenance Contract](#)

[Exhibit A to Maintenance Contract](#)

[Exhibit B to Maintenance Contract](#)

[APPROVED Resolution No. 25-86](#)

**A motion was made to approve this Resolution.**

Enactment No: Reso No. 25-86

## 11. PUBLIC HEARINGS

## 12. ACTION ITEMS

- 12.1. ID-2025-266** Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute A Professional Services Contract With Community Counselling Service Co., LLC For Capital Fundraising Strategy Services For The Art Center Project For A Total Amount Not To Exceed \$97,500. (Chadrick Smalley)

**Attachments:** [Staff Report](#)

[Attachment 1 - Operating Models Analysis](#)

[Draft Resolution](#)

[Exhibit A to Resolution - Professional Services Contract - CCS](#)

[APPROVED Resolution No. 25-87](#)

Community Development Director Chadrick Smalley made a presentation and answered Council Member questions.

0 speakers.

**A motion was made by Council Member Solomon, seconded by Vice Mayor Kaur, to approve this Resolution. The motion carried by the following vote:**

**Ayes:** 5 - Mayor Mourra, Vice Mayor Kaur, Council Member Priforce, Council Member Solomon, and Council Member Welch

Enactment No: Reso No. 25-87

- 12.2. ID-2025-271** Resolution Of The City Council Of The City Of Emeryville Establishing The Fiscal Year 2026 Property Tax Levy Rate For The City's General Obligation Bond Indebtedness (Measure C Affordable Housing Bond). (Sharon Friedrichsen)

**Attachments:** [Staff Report](#)

[Draft Resolution](#)

[Exhibit A to Resolution - Tax Rate Calculation Based on Fiscal Year 2026 Assessed Values](#)

[APPROVED Resolution No. 25-88](#)

Finance Director Sharon Friedrichsen made a presentation and answered Council Member questions.

0 speakers.

**A motion was made by Vice Mayor Kaur, seconded by Council Member Welch, to approve this Resolution. The motion carried by the following vote:**

**Ayes:** 5 - Mayor Mourra, Vice Mayor Kaur, Council Member Priforce, Council Member Solomon, and Council Member Welch

Enactment No: Reso No. 25-88

### 13. DEPARTMENT HEAD REPORTS

#### 13.1. ID-2025-267 Community Development Director's Report on Planning Commission Actions at the August 28, 2025 meeting:

(a) Bay Center Life Science Project (UPDR22-002) - Consideration of a request for one-year extension of a Major Use Permit and Design Review for a new six story, 96-foot-tall building accommodating 210,000 square feet of Research and Development space and a new 595-space parking garage at 6425-6455 Christie Avenue that was approved by the Planning Commission on August 24, 2023. The project includes a Tree Removal Permit to remove one street tree on 65th Street; and removal of parking lanes along the north side of 64th Street and along the south side of 65th Street to accommodate construction of new wider sidewalks. This project was exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects, and the "common sense exemption" at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. General Plan Land Use Classification: Mixed Use with Non-Residential; Zoning District: Mixed Use with Non-Residential (MUN) and Pedestrian Priority (PP) Overlay for a portion of 64th Street frontage (Owner/Applicant: Bay Center Investors, LLC c/o Harvest Properties) (APNs: 49-1491-7; -8; and -11)

**ID-2025-287** (b) Tokyo Central Signs (SIGN25-009) - Consideration of a Major Sign Permit for three wall signs and three blade signs for Tokyo Central grocery store at 5603 Bay Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines

Section 15311(a), which applies to placement of on-premises signs; and the “common sense exemption” at State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. General Plan Land Use Classification: Mixed-Use with Residential and Regional Retail Overlay; Zoning District: PUD-4 South Bayfront. (Applicant: Nikki Vetzmadian/Arrow Sign Company) (Owner: Bay Street CenterCal, LLC c/o Kevin Hughes) (APN: 049-1039-008)

(c) Local Hazard Mitigation Plan (LHMP) (GPA24-001) - Consideration of recommendation to the City Council concerning adoption of the updated 2025-2030 Local Hazard Mitigation Plan (2025-2029) to replace the existing LHMP Appendix to the Safety Element of the General Plan in accordance with Assembly Bill 2140. This project is exempt from environmental review under State CEQA Guidelines Section 15308, which applies to actions taken by regulatory agencies to assure the maintenance, restoration, enhancement, or protection of the environment, and the “general rule” at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment.\*

\*This item is scheduled for City Council review on September 16, 2025

#### **14. FUTURE AGENDA ITEM REQUESTS FROM COUNCIL MEMBERS**

#### **15. ADJOURNMENT**

The meeting adjourned at 9:14 p.m.

**I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a meeting of the Emeryville City Council.**

**/s/ April Foran, CMC  
City Clerk**