



# CITY OF NEWARK CITY COUNCIL

City Administration Building, City Council Chambers

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## Minutes

Thursday, February 10, 2022  
7:00 P.M.

### A. ROLL CALL

Mayor Nagy called the meeting to order at 7:00 p.m. Present were Council Members Bucci, Collazo, Freitas, and Vice Mayor Hannon.

### B. PRESENTATIONS

#### 1. Introduction of employees

Mayor Nagy introduced Human Resources Director Jennifer Solito.

### C. PUBLIC COMMENT

Eric Bishop, Ed.D. Superintendent/President, Ohlone Community College District stated that he has been with the college for over a year and wanted to introduce himself in person.

The following speakers addressed the City Council on Project Homekey at the Towne Place Suites located at 39802 Cedar Boulevard.

Spatiel 315 audio difficulties

John the Honest Academic spoke against Project Homekey. He stated that high density, homeless, and low-income housing was a bad idea. He stated that he would request that the State decline the application. He requested that the City Council not proceed with the project.

Ro S. stated that he opposed Project Homekey. He supported the petition against the project and thought it was an unfair process to the residents. He stated that he wanted to help the homeless and the low income. He requested placing this matter on the next agenda.

Troy requested clarification on the resident qualification process, what was being provided for teachers or civil servants who make more than the minimum qualification, and consider other demographics. He suggested allocating some to homeless, to teachers, and to civil servants. He suggested providing other below market rate units to civil servants.

Mayor Nagy requested that the speakers provide new information and to not repeat comments that have been made. He stated that there was no proof that property values would be negatively impacted, notifications were mailed to residents within 500 feet of the proposed project and will receive notifications for the March 9, 2022 community meeting. He noted that the School District is a separate entity with their own funding resources and that school enrollment has declined by 50 % in recent years. The City's funding is from impact fees collected from developers specifically for projects like this one. The facility will be run by Abode Services with a staff of up to 5 employees. Residents will be screened, follow Abode's rules, and pay rent. Public Safety is a top priority and that the City is a welcoming and diverse community.

City Manager Benoun stated that a community meeting will be held on Wednesday, March 9, 2022, starting at 6:30 pm via Zoom.

Council Member Bucci stated that this is not an agenda item and the City Council are listening, but may not address the comments due to the Brown Act.

Matthew Hoffman stated that he opposed Project Homekey. He stated that Newark was not safe and safety would not improve with this project. He stated that he did not receive the notice and suggested extending the noticing perimeter. He requested placing this matter on the next agenda.

Patrick stated that he was opposed to project and did not receive the notice. He suggested extending the notice perimeter to 1000 feet.

Andrew Chau and his wife opposed the project due to young children in neighborhood and nearby schools. They stated that they learned about the project online and did not receive the notification.

Renu Soin stated that she was not notified of the project. She opposed the project and thought there were other priorities. She asked how this would be managed long term and funded. She requested placing this matter on the next agenda.

Samir Patel stated that he was opposed to the project near his home. He stated that he did not receive the notice and that resident input was needed. He expressed concern with the homeless near schools. He suggested using the funds for public safety.

YC Cheung stated that she opposed the project and did not receive the notice. She said it would impact their home value. She stated that she sells real estate, and they will have to disclose the shelter near their home.

Alan Chi stated that he opposed the project. He requested placing this matter on the next agenda. He stated that the City would lose \$1,000,000 in taxes from the hotel if it was converted and travelers spending money locally. He stated that mentally ill drug addicts will be imported to live in Newark. He suggested that Council Members could be replaced at the next election. He requested people sign his petition on Change.org.

Tarik Akbar stated that he opposed the project. He stated that he felt insulted by the Mayor's comments regarding public comment. He stated that they had million-dollar homes and wanted to see the city go in a positive direction. He stated there was not enough public safety services for this project. He stated that notification should have been sent to the entire City. He requested placing this matter on the next agenda.

Ashley M.'s husband spoke against the project and stated that he did not receive notification. He requested placing this matter on the next agenda.

Peilli stated that she did not receive the notice. She requested that the City verify that the notice that was mailed. She stated that she was offended by the Mayor's statement and she was against the project.

Rajesh stated that he opposed the project and did not receive the notice. He stated that he was concerned about neighborhood safety. He requested answers to questions posed at previous meetings. He requested placing this matter on the next agenda.

Shivani's husband stated that he did not receive notification of the project. He was concerned about the safety of his children and opposed the project.

Rutvik Choksi stated that he was opposed to project. He stated that Project Homekey presentation lacked details. He suggested a presentation template with specific details. He also suggested a larger radius notification and use of the city newsletter for notifications. He asked how citizens could oppose the project and change the decision.

Tiffany Deanda stated that she supported the project and people who opposed it should be disgusted with themselves. She stated that this project was for families with children who need help with low-income housing. She stated that it was expensive to live here, and everybody deserved a place to live.

Jai stated that he lived less than 500 feet from the project and did not receive notification. He stated that he opposes the project and worried about safety. He requested placing this matter on the next agenda. He stated that the project would negatively impact the community and that more data was needed. He stated that he felt insulted by the Mayor's statement. He requested placing this matter on the next agenda.

Annie's husband stated that he lived near the project and did not receive the notification. He stated that the majority of the speakers are against the project. He stated that the City of San Jose planned to build tiny homes in an isolated area and suggested Newark use creative thinking like that idea.

Raza Jafri spoke against the project and requested that the City Council place it on the next agenda. He stated that the City Council approved the project without answering the community concerns.

Jessica stated that she lived 30 feet from the project and did not receive notification. She stated that she was not opposed to helping low-income families. She stated that the meeting presentation lacked information and did not address support services or long-term funding.

Katelyn M. stated that she supported the project and that the previous speakers oppose the project due to false fear. She stated that people cannot get work without an address and will pay rent. She stated that the stigma around homeless was dehumanizing and that they deserve an opportunity to become members of the community.

Larry stated that he grew up in low-income family and saw how homeless shelters impact the community. He suggested researching how other cities have handled the homeless citing Los Angeles which funded homeless services through ballot measures. He requested putting the project to a vote of the residents.

Nadia stated that she opposed the project and did not receive notification.

Chirag Joshi stated that he did not receive the notification and was against the project. The location was too close to the high school and children in the neighborhood. He requested putting the project to a vote of the residents.

Sam D. agreed with the speakers who opposed the project. He did not like the proximity to the high school and would not feel safe. He shared incidents in his neighborhood of theft and thought the Police Department had minimum staffing.

Jack requested that the City Council place the project on hold and add it to next agenda. He did not receive notification and thought the City Council needed transparent feedback. He stated that the site would be a blackhole absorbing homeless from other locations. He asked about the project plans for the next 30 years and services.

Vikram Mohair stated that there was no transparency for the project. He stated that the location would be unsafe once the project was built.

Sivarim M. opposed the project, agreed with the previous comments, and requested that the item be placed on the next meeting agenda.

Chirag stated that he was not in favor of the project because it would undervalue property and posed safety risks. He stated that there were already many homeless in the area and it was not a pleasant site.

City Manager Benoun stated that there would be a community meeting March 9, 2022, beginning at 6:30 p.m. via zoom. He further stated that an affordable housing agreement would be placed on the City Council in a few months. That item will be discussed openly

and publicly on the agenda.

#### **D. CONSENT CALENDAR**

Vice Mayor Hannon requested the removal of D.6 for separate consideration.

Council Member Bucci moved, Vice Mayor Hannon seconded, to approve Consent Calendar items D.1 through D.5 that the resolutions be numbered consecutively, and that reading of the titles suffice for adoption. The motion passed, 5 AYES.

1. Approval of Audited Demands
2. Approval of January 27, 2022, minutes
3. Resolution for acceptance of work with DeSilva Gates Construction L.P. for 2020-2021 Asphalt Concrete Street Overlay Program, Project 1250  
Resolution No. 11316
4. Resolution for acceptance of work with Bond Blacktop, Inc. for 2020-2021 Street Slurry Seal Program, Project 1251  
Resolution No. 11317
5. Resolution for acceptance of work with Green Valley Landscape for Cedar Boulevard Landscape Improvements, Project 1199  
Resolution No. 11318
6. Motion to accept the Annual Comprehensive Financial Report (ACFR) for the period ended June 30, 2021  
Motion approved

Vice Mayor Hannon complimented staff for the excellent audit rating.

Moved by Vice Mayor Hannon, seconded by Council Member Collazo to, via motion, accept the Annual Comprehensive Financial Report (ACFR) for the period ended June 30, 2021. The motion passed, 5 AYES.

#### **E. PUBLIC HEARINGS**

#### **F. OTHER BUSINESS**

## **G. CITY COUNCIL MATTERS**

Vice Mayor Hannon commended Mayor Nagy for his outstanding work to the community. He noted that the Mayor sorted food for the homeless on Saturday and does community work.

Council Member Collazo stated that Mayor Nagy volunteers his time to clean graffiti in the City. She encouraged everyone to help one another and noted that she lived in a one room house with her family. She shared that serves her fellow citizens, for the love of the community. She thanked the Council for working together to make the community a better place. Shop Newark.

Council Member Bucci requested that people maintain decorum when disagreeing. He stated that the Mayor has a passion for the City and could speak to his character. He stated that he would participate in the March 9, 2022, community meeting.

Council Member Freitas stated that the Mayor had his support and deserved the support of the community.

## **H. CLOSED SESSION**

Closed Session pursuant to Government Code Section 54957, Public Employee Performance Evaluation, Title: City Manager

At 8:47 p.m. the City Council recessed to a closed session.

At 8:54 p.m. the City Council convened in closed session.

At 10:31 p.m. the City Council reconvened in open session with all Council Members present.

## **I. ADJOURNMENT**

Mayor Nagy adjourned the meeting at 10:31 p.m.

Sheila Harrington, City Clerk