



**SPECIAL JOINT MEETING OF THE HAYWARD CITY COUNCIL/REDEVELOPMENT
SUCCESSOR AGENCY/HOUSING AUTHORITY BOARD MEETING**
777 B Street, Hayward, CA 94541
Council Chambers
<https://hayward.zoom.us/j/89811873534?pwd=Hct5eWoFARctUZhdVdVRzUSBAQdaya.1>
Tuesday, June 2, 2026, 7:00 p.m.

The Special Joint City Council/Hayward Redevelopment Successor Agency (HRSA)/Hayward Housing Authority (HHA) Board Meeting was called to order by Mayor/HRSA/HHA Chair Salinas at 7:12 p.m. in the Council Chambers.

Pledge of Allegiance: Council/HRSA/HHA Board Member Syrop

ROLL CALL

Present: COUNCIL/HRSA/HHA BOARD MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop, Zermeño
MAYOR/HRSA/HHA CHAIR Salinas
Absent: None

CLOSED SESSION ANNOUNCENMENT

The City Council convened in closed session on June 2, 2026, at 5:30 p.m., with all City Council members present and no public comment, regarding two items: 1) Public employment for City Attorney pursuant to Government Code section 54957(b)(1); and 2) Conference with property negotiators pursuant to Government Code section 54956.8, regarding: City Center (APNs 415-0250-111-02, 415-0250-112-00, and 415-0250-113-00); Cinema Place (APNs 428-0066-085-00 and 428-0066-086-00); C St and Main St (APNs 428-0066-037-00, 428-0066-038-02, and 428-0066-038-01); Whitesell St and Bay Center Place (APN 439-99-77-1); Parcel Group 4 (APNs 078C-648-01-01, 078C-0800-029, 078C-0800-030, 078C-0800-031, 078C-0800-032, 078C-0800-033, 078C-0800-034, 078C-0800-035, 078C-0800-036, 078C-0800-037, 078C-0800-038, 078C-0800-039, 078C-0800-040, 078C-0800-041, 078C-0800-042, 078C-0800-043); Parcel Group 5 (APNs 445-0270-054-02, 445-0260-084-03, 445-0250-060-01, 445-0260-109-04, 445-0250-059-01, 445-0250-041-01, 445-0260-018-03, 445-0260-018-04, 445-0260-109-03, and 445-0260-002-00); Parcel Group 6 (APN 445-0180-001-00); Parcel Group 7 (APN 445-0200-012-04); Parcel Group 8 (APNs 415-0180-070-00, 415-0180-068-01, 415-0180-076-00, 415-0180-084-01, 415-0180-073-00, 415-0180-074-00, 415-0180-075-00, 415-0180-072-00, 415-0180-071-00, 415-0180-069-01, 415-0190-064-00, 415-0180-083-01, 415-0180-080-00, 415-0180-082-01, and 415-0180-081-01); and Parcel Group 9 (APNs 415-0160-001-00, 415-0160-002-00, 415-0160-003-00, 415-0160-004-00, 415-0160-005-00, 415-0160-006-00, 415-0160-007-00, 415-0160-008-00, 415-0160-009-00, 415-0160-010-00, 415-0170-002-00, 415-0170-003-00, 415-0170-004-00, 415-0170-005-00, 415-0170-006-00, 415-0170-007-00, 415-0170-008-00, 415-0170-009-00, 415-0170-010-00, 415-0170-011-00, and 415-0170-012-00).

City Attorney Lawson reported that the City Council met and discussed the second item, gave direction to staff, but took no reportable action. Mayor Salinas reported that the City Council met about the first item but took no reportable action.

SPECIAL PRESENTATION

Mayor Salinas read a proclamation declaring June 2026 as LGBTQIA+ month as Pride Month in the City of Hayward, followed by remarks from Council Member Bonilla Jr. and community leader Pastor Robert Lopez.

The following individuals received the proclamation on behalf of their community groups: California State University East Bay (CSUEB) LGTBTQIA+ Staff and Facility Association Co-Chair Kailey Jo; Chabot College QuEEN (Queer Educators Equity Network) Co-Chair Alex Karan; Hayward Gay Prom former organizer Robert Lopez; CSUEB LGBTQ+ advocates and champions Kim Smith and Jade Moncado; and Melissa Burkley and Jina Kim with the Hayward Library. Mayor Salinas added that a ceremonial Intersex Inclusive Progress Pride Flag raising is scheduled for June 11, 2026.

PUBLIC COMMENT

There were none.

CITY MANAGER'S COMMENTS

City Manager Ott announced the City will begin enforcing existing parking time limits on downtown streets, parking lots and garages starting July 1, 2026, improving parking turnover to benefit downtown businesses and visitors; and added that a future parking permit program is planned for downtown workers and residents.

CONSENT CALENDAR

Consent Items 9 and 14 were pulled from the Consent Calendar for comment.

1. Approve the City Council Minutes of the Special City Council Meeting on May 12, 2026 **MIN 26-058**

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the City Council meeting minutes of May 12, 2026.

2. Approve the City Council Minutes of the City Council Meeting on May 19, 2026 **MIN 26-059**

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the City Council meeting minutes of May 19, 2026.

3. Adopt a Resolution Adopting the Fiscal Year 2026-27 Statement of Investment Policy and Delegating Authority to Make Investments to the Director of Finance **CONS 26-195**

Staff report submitted by Finance Director Hilbrants, dated June 2, 2026, was filed.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.



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Tuesday, June 2, 2026, 7:00 p.m.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-081, "Resolution Adopting the Statement of Investment Policy and Delegating Authority to Make Investments to the Director of Finance"

4. Adopt a Resolution Confirming the Report and Special Assessment List Associated with Delinquent Water and Sewer Bills, and Authorizing the Delinquent Charges to Become a Special Assessment Against the Properties If Not Paid by August 1, 2026 **CONS 26-205**

Staff report submitted by Public Works Director Ameri, dated June 2, 2026, was filed.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-082, "Resolution Confirming the Report and Special Assessment List Associated with Delinquent Water and Sewer Bills and Authorizing the Delinquent Charges to Become a Special Assessment against the Properties if Not Paid by August 1, 2026"

5. Adopt a Resolution Authorizing the City Manager to Award a Construction Contract to Chrisp Company for the On-Call Signage and Striping Services Project, Project No. 05371 With a Maximum Compensation Amount Not-to-Exceed \$300,000 **CONS 26-206**

Staff report submitted by Public Works Director Ameri, dated June 2, 2026, was filed.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-083, “Resolution Authorizing the City Manager to Award a Construction Contract to Chrisp Company for On-Call Signage and Striping Services, Project No. 05371 With a Maximum Compensation Amount Not to Exceed \$300,000”

6. Adopt a Resolution Confirming the Report and Special Assessment List Associated with Delinquent Garbage Bills Incurred by Residential Property Owners with Cart Service **CONS 26-207**

Staff report submitted by Public Works Director Ameri, dated June 2, 2026, was filed.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-084, “Resolution Confirming the Report and Special assessment List associated With Delinquent Garbage Bills Incurred by Residential Property Owners with Cart Service”

7. Adopt a Resolution Approving Plans and Specifications and Calling for Bids for the FY 2026 Sidewalk Rehabilitation and Wheelchair Ramp Project, Project No. 05348 **CONS 26-214**

Staff report submitted by Public Works Director Ameri, dated June 2, 2026, was filed.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.



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Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-085, "Resolution Approving Plans and Specifications for the FY 2026 Sidewalk Rehabilitation and Wheelchair Ramps Project, Project No. 05348, and Call for Bids"

8. Adopt a Resolution Authorizing the City Manager to Negotiate and Execute a First Amendment to the Master Agreement and Lease with the Hayward Area Recreation and Park District for the Inclusion of the Matt Jimenez Gymnasium **CONS 26-215**

Staff report submitted by Assistant City Manager Thomas, dated June 2, 2026, was filed.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-086, "Resolution Authorizing the City Manager to Negotiate and Execute a First Amendment to the Master Agreement and Lease with the Hayward Area Recreation and Park District for Inclusion of the Matt Jimenez Gymnasium"

9. Adopt Resolutions Authorizing the City Manager to 1) Accept and Appropriate a Congressionally Designated Community Project Funding Grant in the Amount of \$1,930,000 to Support Regis Village Improvements, and 2) Execute an Agreement with Bay Area Community Services to Pass Through the Community Project Funding Grant as Designated by Congress **CONS 26-216**

Staff report submitted by Assistant City Manager Thomas, dated June 2, 2026, was filed.

Council Member Syrop sought assurance that, alongside the Regis Village fund disbursement, the City is addressing the project's impact on public safety resources. City Manager Ott confirmed that the City is in active conversations with Bay Area Community Services to reduce calls for service impacts on public safety.

Council Member Andrews requested that the City also engage with the State regarding support for the facility.

In response to Council Member Roche's request for clarification that the funding for the Regis Village did not come from the City's General Fund, City Manager Ott explained that the funds are being received by the City to support the project.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolutions.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-087, "Resolution Authorizing the City Manager to Accept and Appropriate a Fiscal Year 2024 Economic Development Initiative - Community Project Funding (CPF) Grant in the Amount of \$1,930,000 from Department of Housing and Urban Development for the St. Regis Multi-Services Campus Project"

Resolution 26-088, "Resolution Authorizing the City Manager to Execute an Agreement with Bay Area Community Services (BACS) to Pass Through a Community Project Funding Grant in the Amount of \$1,930,000"

10. Adopt a Resolution Calling for the City of Hayward General Municipal Election, to Be Consolidated with the Statewide General Election on November 3, 2026, for the Purpose of Electing One Council Member from District 1, One Council Member from District 6, and One At-large Mayor, Each to Serve Four-Year Terms; and Adopt a Resolution Establishing Regulations for Candidate Statements **CONS 26-217**

Staff report submitted by City Clerk Lens, dated June 2, 2026, was filed.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolutions.



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AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 26-089, "Resolution of the City Council of the City of Hayward Calling For a General Municipal Election to be Held on November 3, 2026, for the Purpose of Electing One Council Member from District 1, One Council Member from District 6, and One at-Large Mayor, Each to Serve Four-Year Terms; and Requesting that the Alameda County Board of Supervisors Consolidate the City of Hayward General Municipal Election with the Statewide Election"

Resolution 26-090, "Resolution of the City Council of the City of Hayward, California, Adopting Regulations for Candidates for Elective office Pertaining to Candidate Statements Submitted to the Voters at an Election to be Held on Tuesday, November 3, 2026"

11. Adopt a Resolution Approving Addendums No. 1 and No. 2, Rejecting the Bid from Devaney Engineering, Inc., and Awarding a Contract to SubTerra Construction, Inc., for the FY2024 Water Line Replacement Project, Project No. 07072, in a Not-to-Exceed Amount of \$8,665,745 **CONS 26-218**

Staff report submitted by Public Works Director Ameri, dated June 2, 2026, was filed.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 26-091, “Resolution Approving Addenda No. 1 and No. 2, Rejecting the Bid from Devaney Engineering, Inc., and awarding a Contract to Subterra Construction, Inc., For the FY24 Water Line Replacement Project, Project No. 07072, in an Amount Not to Exceed \$8,665,745”

12. Adopt a Resolution Designating City-Owned Properties at 24491, 24331, 24321, and 24311 Mission Blvd (APNs 444-0033-018-01, 444-0033-019-00, 444-0033-020-00, and 444-0033-023-00) and Spring Drive (APNs 445-0220-114-00, 445-0220-113-00, 445-0220-112-00, 445-0220-111-00, 445-0220-110-00), as Surplus Land, Authorizing Notices of Availability, and Finding the Action Exempt from California Environmental Quality Act Review **CONS 26-219**

Staff report submitted by Assistant City Manager Thomas, dated June 2, 2026, was filed.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop, Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-092, “Resolution Designating Certain City-Owned Properties Located at 24491, 24331, 24321, and 24311 Mission Boulevard (APNS 444-0033 018-01, 444-0033-019-00, 444-0033-020-00, and 444-0033-023-00) and Spring Drive (APNS 445-0220-114-00, 445-0220-113-00, 445-0220-112 00, 445-0220-111-00, and 445-0220-110-00), Hayward, California as Surplus Land Pursuant to Government Code Section 54221; Authorizing the City Manager to Issue Notices of Availability as Required by the Surplus Land Act; and Finding That the Action is Exempt from Environmental Review”

13. Adopt a Resolution Amending the Master Fee Schedule Fiscal Year 2026-2027 Removing Charges and Fees Associated with Accessory Commercial Units and Finding the Action is Exempt from California Environmental Quality Act Review **CONS 26-220**

Staff report submitted by Finance Director Hilbrants, dated June 2, 2026, was filed.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.



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AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-093, "Amending the City of Hayward Master Fee Schedule Fiscal Year 2026-2027 Removing Fees and Charges Associated with Accessory Commercial Units for the City of Hayward and Finding that the Action is Exempt from CEQA Review"

14. Adopt a Resolution Approving the Corridor Alternatives for Safe Streets Hayward Phase 1 (A Street, B Street, and Tennyson Road) CONS 26-223

Staff report submitted by Public Works Director, dated June 2, 2026, was filed.

Ahmed Sharab expressed support for the item, citing Vision Zero commitment and efforts to prevent traffic fatalities and serious injuries; and thanked City staff and the Council Infrastructure Committee members for advancing safety goals.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-094, "Resolution Approving the Corridor Alternatives for Safe Streets Hayward Phase 1 (A Street, B Street, and Tennyson Road)"

15. Adopt a Resolution of Intention to Preliminarily Approve the Engineer's Report and Assessments for Fiscal Year 2026; and Set June 16, 2026, as the Public Hearing Date for Such Actions for Consolidated Landscaping and Lighting District No. 96-1, Zones 1 through 18 CONS 26-231

Staff report submitted by Maintenance Services Director Rullman, dated June 2, 2026, was filed.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-095, "Resolution of Intention to Preliminarily Approve the Engineer's Report, Declaring Intention to Levy Assessments for Fiscal Year 2027 for Consolidated Landscaping and Lighting District No. 96-1, Zones 1-18, and Setting June 16, 2026, as the Public Hearing Date"

16. Adopt a Resolution of Intention to Preliminarily Approve the Engineer's Report and Levy Assessments for Fiscal Year 2026-27 for Maintenance District No. 1 - Storm Drainage Pumping Station and Storm Drain Conduit Located at Pacheco Way, Stratford Road and Ruus Lane, and Set June 16, 2026, as the Public Hearing Date **CONS 26-232**

Staff report submitted by Maintenance Services Director Rullman, dated June 2, 2026, was filed.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-096, "Resolution of Intention to Preliminarily Approve the Engineer's Report; Declaring Intention to Levy Assessments for Fiscal Year 2026-27; and Setting June 16, 2026, As the Public Hearing Date Concerning Maintenance District No. 1 - Storm Drainage Pumping Station and Storm Drain Conduit - Pacheco Way, Stratford Road, And Ruus Lane"



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17. Adopt a Resolution of Intention to Preliminarily Approve the Engineer's Report and Levy Assessments for Fiscal Year 2027 for Maintenance District No. 2 - Eden Shores Storm Water Facilities and Water Buffer, and Set June 16, 2026, as the Public Hearing Date **CONS 26-233**

Staff report submitted by Maintenance Services Director Rullman, dated June 2, 2026, was filed.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-097, "Resolution of Intention to Preliminarily Approve Engineer's Report, Declaring Intention to Levy Assessments for Fiscal Year 2027, and Setting June 16, 2026, as the Public Hearing Date Concerning Maintenance District No. 2 - Eden Shores Storm Water Facilities and Water Buffer"

18. Adopt a Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Professional Services Agreement with Tartaglia Engineering for Construction Management Services and Additional Design Services Related to the C.3 Stormwater Compliance for the Hayward Executive Airport Taxiway A1 and Taxiway Z West Reconstruction Project by \$1,202,300 for a Not-to-Exceed Maximum Compensation Amount of \$1,850,300 **CONS 26-236**

Staff report submitted by Public Works Director Ameri, dated June 2, 2026, was filed.

It was moved by Council Member Bonilla Jr., seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-098, “Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Professional Services Agreement with Tartaglia Engineering for Construction Management Services and Additional Design Services Related to C.3 Stormwater Compliance for the Hayward Executive Airport Taxiway A1 and Taxiway Z West Reconstruction Project by \$1,202,300 for a Not to-Exceed Maximum Compensation Amount of \$1,850,300”

WORK SESSION

19. Safe Streets Downtown Project (The Loop): Update and Recommendations (Report from Public Works Director Ameri) WS 26-014

Staff report submitted by Public Works Director Ameri, dated June 2, 2026, was filed.

Public Works Director Ameri announced the item and introduced Deputy Director of Public Works Tang who provided a synopsis of the Safe Streets Downtown (Downtown Loop Redesign) project.

Mayor Salinas opened the public comment section at 8:07 p.m.

Ahmed Shorab expressed support for the recommendations but felt the Civic Avenue concept for Foothill Boulevard needed more robust and continuous bike infrastructure; called for evaluating the off-street parking capacity in the area; and agreed the pedestrian plaza on B Street should be studied further but requested a time-bound commitment.

Alejandro Jasso expressed support for the staff recommendations, describing the Civic Avenue option as the most cost-effective approach that allows for phased implementation and pilot testing; supported studying the future pedestrianization of B Street; emphasized the importance of expanding bicycle infrastructure throughout downtown; and flagged that switching to two-way could create long traffic intervals at some intersections.

Mayor Salinas closed the public comment section at 8:12 p.m.

Discussion ensued among members of the City Council and the following clarifications were made: the Civic Avenue (staff recommendation) keeps Foothill Boulevard continuous as the main through-street (two-lanes each direction), Mission Boulevard and A Street reduced to 1 lane each direction with bike lanes; the project costs have not yet been determined and that a finalized concept is needed before pursuing funding opportunities; noted the project implementation would take several years; the pedestrian plaza requires further study due to operational considerations; the reverse-angle parking shown in conceptual renderings was only illustrative and not a required design element, noting that project details would continue to be refined during future phases; specific design elements, including bicycle infrastructure,



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will continue to be refined through future planning and community engagement; acknowledged that focus group discussions highlighted differing needs among business types that should be considered as the project advances; and the project's traffic analysis included a diversion analysis, which identified areas where traffic diversion could occur.

All members of the City Council supported advancing the Civic Avenue option indicating it provides the best safety/economic balance with lower congestion impact.

Council Member Zermeño expressed support for the project's emphasis on pedestrian safety, bicycling, and downtown economic vitality, while suggesting that the study area be expanded to include Second Street; and expressed desire to reduce cut-through (non-local) traffic.

Council Member Syrop expressed that the preferred option would reconnect key downtown destinations, build on recent public investments, improve access for residents and visitors, and support economic development; acknowledged that traffic impacts may occur initially but noted that reducing roadway capacity could discourage regional cut-through traffic over time; supported further study and potential pilot programs for a pedestrian plaza on B Street; advised against back-in-angle parking on B Street; and emphasized the importance of bike parking infrastructure.

Council Member Andrews encouraged further research into successful pedestrian plaza models; requested more targeted outreach to D Street area residents and local schools; and asked about adding high-visibility crosswalk on B Street in the interim.

Council Member Roche supported a phased pilot approach; asked about future opportunities for community input and design refinements; noted historical data showing pedestrian malls succeed only when foot traffic is already high; and favored a "First Friday" concept for B Street.

Council Member Goldstein expressed concern about traffic diversion into neighborhoods; highlighted the proposal's potential to better connect downtown destinations and expand the business district; supported adding bicycle infrastructure and bicycle parking; requested motorcycle parking be included in the plans; and stated a preference for keeping D Street continuous while deferring to the views of nearby residents.

Council Member Bonilla Jr. noted the proposed alternative provides a balanced approach to improving safety, walkability, bicycle access, and economic vitality while minimizing congestion impacts; supported converting B Street and C Street to two-way operation; encouraged continued exploration of a future pedestrian plaza on B Street while remaining mindful of business concerns; and advocated for additional pedestrian and bicycle safety improvements where feasible.

Mayor Salinas and members of the City Council thanked the Council Infrastructure and Airport Committee, City staff, and community members, including Bike Hayward, for their active and respectful participation throughout the Downtown Loop redesign process; and noted that the project has received broad support from community stakeholders, businesses, and residents.

PUBLIC HEARING

20. Fiscal Year (FY) 2026-27 Operating Budget and Capital Improvement Program Public Hearing and Adoption: Public Hearing for the Proposed FY 2026-27 Operating Budgets for the City of Hayward, Hayward Redevelopment Successor Agency, and Hayward Housing Authority; Adoption of Resolutions Approving (1) the FY 2026-27 Operating Budgets and Appropriations for FY 2026-27 and Authorizing Actions for the FY 2025-26 Operating Budget; (2) the FY 2027-36 Capital Improvement Program and Appropriations for FY 2026-27; (3) the Hayward Redevelopment Successor Agency Budget for FY 2026-27; and (4) the Hayward Housing Authority Budget for FY 2026-27 **(Report from Finance Director Hilbrants) PH 26-024**

Staff report submitted by Finance Director Hilbrants, dated June 2, 2026, was filed.

Finance Director Hilbrants provided a synopsis of the Fiscal Year 2026-27 operating budget, reporting a \$249 million General Fund budget that is balanced with a structural deficit of approximately \$30 million, and a balanced budget using short-term/one-time funds including Measure C.

Discussion ensued among members of the City Council and City staff and the following clarifications were made: GASB 31 is a standard accounting transaction that adjusts revenue and expenses to reflect whether the City's investments are above or below their purchase price; funding for the Russell City Redress Fund had previously been approved and included in the FY 2025-26 budget updates, and that the current resolution is intended to provide additional transparency regarding the authorization of those funds; revenue from the existing dispensary (Cookies) has trended down, no revenue has been assumed from the delayed second dispensary, and a budget update is planned later in the year; November/December actuals check-ins for larger items will go through the Council Budget & Finance Committee and significant items will be brought to the City Council; unbudgeted overtime is now a tracked and backed-in process; the sales tax revenue for FY 2026-27 provides a more optimistic projection and the direction is toward more conservative projections going forward; pilot programs are now added into departmental base budgets, adjustments of significance are brought to the City Council and every new program faces immediate questions about funding source and sustainability; each department has specific line items for special pays, separation costs and retirement-related items; the City is now making accounting adjustments based on CalPERS notices of unfunded actuarial liability projections; a third cannabis dispensary is subject of a CEQA lawsuit filed by neighbors and a neighboring dispensary; Cookies is still generating a meaningful contribution to cannabis tax revenue, but revenue had declined and the projection has been reduced accordingly; regarding Regis Village and public safety overtime impact, staff clarified the primary issue is not a direct overtime increase but rather capacity strain; the City



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SUCCESSOR AGENCY/HOUSING AUTHORITY BOARD MEETING**

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Tuesday, June 2, 2026, 7:00 p.m.

did not budget streaming services revenue for FY 2026-27, wanting to observe performance first; the City saw a significant drop in projected Utility Users Tax from cable; new proposals are reviewed for funding sources, sustainability, revenue generation, cost savings, and long-term budget impacts; the Police Department monitors its positions closely and can slow hiring if it appears to be running over budget mid-year; there are no new Police staff reductions – positions removed from position control were already vacant, hiring is ongoing, and mandatory patrol overtime has been eliminated through schedule adjustment and retains flexibility to use overtime when operationally necessary; and that the City plans to implement moving software and equipment expenditures out of the Capital Improvement Program (CIP) budget and into the appropriate departmental budgets to improve transparency and financial tracking beginning with the FY 2027-28 budget process.

Mayor/HRSA/HHA Chair Salinas opened the public hearing at 9:31 p.m.

Suzanne Luther with Hayward Concerned Citizens urged the City to treat the remaining Measure C funds as voter-designated resources rather than as a general budget-balancing tool; and encouraged the City to develop a plan to repay those funds and use them for their intended purpose, including toward funding the Hayward Police Department building.

TJ with Hayward Concerned Citizens expressed concerns about the City's budget priorities, citing expenditures on consultants, planning projects that currently lack funding; and urged the City to focus on core services, and exercise fiscal restraint.

Mayor/HRSA/HHA Chair Salinas closed the public hearing at 9:35 p.m.

Members of the City Council/HRSA/HHA Board expressed gratitude to the Finance staff; acknowledged Mayor/HRSA/HHA Chair Salinas, Council/HRSA/HHA Member Bonilla Jr., and Council/HRSA/HHA Member Syrop for their service on the Council Budget & Finance Committee, praised labor partners, and thanked the Executive Team.

Council/HRSA/HHA Member Syrop acknowledged the City is more fiscally disciplined through the budget recovery process; emphasized that significant challenges remain due to the structural deficit; expressed support for continued cost controls, revenue-generation efforts, and long-term financial planning; shared concerns about tapping into Measure C; and encouraged looking at other outdated measures and ordinances as creative revenue opportunities.

Council/HRSA/HHA Member Bonilla Jr. acknowledged the remaining \$30 million structural deficit and stressed the importance of continued focus on increasing revenue while staying disciplined on spending, hiring and financial practices; praised the monthly actuals-to-budget reporting as a significant improvement; emphasized the need to finalize and codify financial policies to prevent returning to past problematic practices; and urged future budget cycles and

grant opportunities to prioritize restoring library services.

Council/HRSA/HHA Member Roche expressed confidence in the new team's ability to identify past problematic practices and move forward differently; called the loss of staff, particularly in the Library Department, the most painful part of the entire process; warned the City is still relying on one-time solutions and urged the City Council to act with absolute scrutiny on every expenditure; and confirmed support for passing the budget as the most disciplined option available.

Council/HRSA/HHA Member Andrews read the full Measure C ballot language aloud for the public record, to remind everyone of the specific promises made to voters — firefighting, emergency medical services, police protection, library, potholes, fire stations, and other city services; pointed to the public safety building as still being actively planned; encouraged the public to participate in Council Infrastructure & Airport Committee meetings to follow the public safety building progress; encouraged the public to find ways to support the library; and requested that budget-to-actuals reports come to the City Council on a quarterly basis, not just to the Council Budget & Finance Committee.

Council/HRSA/HHA Member Zermeño stated that the City's ability to provide services depends on City employee efforts; and encouraged everyone to continue working together to address the City's remaining financial challenges.

Council/HRSA/HHA Member Goldstein expressed appreciation for the changes made across the Finance department; credited the Finance department for leading the stabilization of a very difficult situation; and acknowledged that additional work remains ahead but stated that the City has made significant progress toward restoring fiscal stability and is moving in the right direction.

Mayor/HRSA/HHA Chair Salinas expressed deep confidence in the Finance team and praised their individual contributions; stated the central theme going forward must be "structural and ongoing" solutions; acknowledged Council Member Andrews' reading of Measure C language and defended the Council's record of delivering on those promises as 80% of the budget committed to public safety, double-digit crime reduction in key quality-of-life categories, Pavement Condition Index improved from 68 to 78, Library built, park built, firehouse training center built as a regional hub; and expressed appreciation for the commitment shown by all parties in helping move the City toward greater fiscal stability.

City Manager Ott thanked the Mayor and Council Members for their leadership throughout the City's budget stabilization efforts; and expressed appreciation to Finance Director Hilbrants and her team, Assistant City Manager Thomas, the Executive Team, and the City's labor partners for their extensive collaboration.

It was moved by Council/HRSA/HHA Member Syrop, seconded by Council/HRSA/HHA Member Bonilla Jr., and carried unanimously, to adopt the resolutions.



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AYES: COUNCIL/HRSA/HHA BOARD MEMBERS Andrews, Bonilla Jr.,
Goldstein, Roche, Syrop, Zermeño
MAYOR/HRSA/HHA CHAIR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-099, "Resolution Approving the City of Hayward Operating Budget for Fiscal Year 2026-27 and Authorizing Appropriations for Fiscal Year 2026-27"

Redevelopment Successor Agency Resolution 26-01, "Resolution of the City Council of the City of Hayward, Acting as the Governing Board of the Successor Agency for the Redevelopment Agency of the City of Hayward, Approving the Budget of the Redevelopment Successor Agency of the City of Hayward and Adopting Appropriations for Fiscal Year 2026-27"

Hayward Housing Authority Resolution 26-01, "Resolution Authorizing the Hayward Housing Authority Budget for Fiscal Year 2026-27"

Resolution 26-100, "Approving Capital Improvement Projects for Fiscal Year 2026-27"

21. Gann Limit Adoption: Adopt a Resolution Establishing a Gann Appropriations Limit for Fiscal Year 2026-27 **(Report from Finance Director Hilbrants) PH 26-026**

Staff report submitted by Finance Director Hilbrants, dated June 2, 2026, was filed.

Without objections, Mayor Salinas forewent staff's oral presentation.

There being no public speakers, Mayor Salinas opened and closed the public hearing at 9:55 p.m.

It was moved by Council Member Andrews, seconded by Council Member Goldstein, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-101, "Resolution Adopting Appropriations Limit for Fiscal Year 2026-27 Pursuant to Article XIII B of the Constitution of the State of California"

LEGISLATIVE BUSINESS

22. Hayward Business License Tax: Adoption of Resolutions: (1) Establishing November 3, 2026, as the Date for an Election on a Proposed Ballot Measure Seeking Voter Approval of an Ordinance to Modernize the City of Hayward Business License Tax, (2) Requesting the Alameda County Board of Supervisors to Consolidate said Election with the Statewide General Election; (3) Establishing the Policy for Ballot Arguments for the Ballot Measure; and Finding that the Actions are Exempt from Environmental Review **(Report from City Manager Ott) LB 26-011**

Staff report submitted by Management Analyst Perez, dated June 2, 2026, was filed.

City Manager Ott announced the item and introduced Management Analyst Perez who along with Blue Sky Consulting Representative Newman presented the updated Business License Tax (BLT) modernization proposal.

Council Member Syrop expressed gratitude for the speed at which staff researched neighboring cities' proposed business license tax updates, ensuring Hayward would not be behind its neighbors upon adoption; upon learning the ballot measure was essentially at the 75-word limit, acknowledged the constraint and noted that the "cannot be taken by the state" principle is still a big part of why the City is pursuing this measure; and upon hearing why a phased approach to implementing the tax increase was not being recommended, he agreed that consistency and predictability for businesses, combined with the urgency of the structural deficit, made a single full implementation the better approach.

In response to Council Member Roche's inquiry on whether the City would conduct outreach and education if the Business License Tax modernization measure is approved by the City Council, Assistant City Manager Thomas confirmed that staff is already planning a neutral public education campaign, should the proposal be approved.

There being no public speakers, Mayor Salinas opened and closed the public hearing at 10:14 p.m.



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Council Member Syrop expressed support for the Business License Tax modernization proposal; described the proposal as a testament to the labor-management partnership — solutions-oriented and sensitive to both the business community and labor partners; praised the turnaround from idea to ballot-ready proposal; and thanked City Manager Ott specifically for driving the item forward.

Council Member Andrews thanked staff for bringing the proposal to this point; gave special thanks to labor partners, particularly SEIU, for reminding the City Council of when the Business License Tax was last updated (1978) and helping drive urgency around modernization; and expressed appreciation for everyone who contributed to bringing the proposal forward for City Council consideration.

Council Member Bonilla Jr. thanked everyone involved, with specific appreciation for union partners who helped think progressively about how the tax could be structured; praised the progressive nature of the gross receipts framework; acknowledged the business community and thanked them for their contributions to the city, noting the revenue generated will be reinvested in making Hayward a thriving environment for businesses; and framed the Business License Tax as part of the broader commitment to structural and ongoing solutions rather than one-time fixes.

Council Member Goldstein expressed support for the proposal and praised the transparent process used to develop it; credited SEIU for raising the visibility of the issue and identifying it as a revenue opportunity; thanked the Chamber of Commerce and business community for their engagement; and recognized the efforts of Finance staff, the Executive Team, and the City Manager in advancing the measure in a timely and collaborative manner.

Council Member Roche thanked City leadership, labor partners, the Chamber of Commerce, and the business community for their participation in the process; stated that the proposal represents a balanced approach to modernizing a tax structure that has not been updated since 1978; praised the transparency of the ballot language; and expressed support for placing the measure before voters for consideration in November.

Council Member Zermeño expressed support for the Business License Tax modernization proposal; noted that aligning Hayward's tax structure more closely with neighboring jurisdictions is a positive approach; and thanked everyone involved in developing the measure.

Mayor Salinas nominated Council Member Bonilla Jr. as the designated author of the affirmative ballot argument for the Business License Tax modernization measure.

It was moved by Council Member Andrews, seconded by Council Member Goldstein, and carried unanimously, to adopt the resolutions.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop,
Zermeño
MAYOR Salinas
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 26-102, “Resolution of the City of Hayward Establishing November 3, 2026, as the Date For an Election on a Proposed Ballot Measure Seeking Voter Approval of an Ordinance to Modernize the City of Hayward Business License Tax, and Requesting the Board of Supervisors of Alameda County to Consolidate Said Election with the Statewide General Election; Authorizing Certain Other Election Activities; and Finding that the Action is Exempt from Environmental Review”

Resolution 26-103, “Resolution Establishing the Policy for Filing Ballot arguments for the Business License Tax Measure on the November 3, 2026, General Election Ballot; and Finding that the Action is Exempt from Environmental Review”

COUNCIL REPORTS AND ANNOUNCEMENTS

Council Member Andrews thanked Assistant City Manager Thomas and Community Services Manager Ebadi for assisting with community events, including a recent proclamation related to the Russell City willow tree; and invited all to the Juneteenth celebration at the Mt. Eden campus on June 20, 2026, with activities including a 5K run, 100 bikes for Hayward High students, 150 meals, and live music by Dwyne P Wiggins Foundation.

Council Member Syrop announced the upcoming Downtown Street Party scheduled for June 18, 2026, in downtown Hayward.

Mayor Salinas announced the Pride Flag Raising ceremony at City Hall on June 11, 2026.

COUNCIL REFERRALS

There were none.

ADJOURNMENT

Mayor/HRSA/HHA Chair Salinas adjourned the Special Joint Hayward City Council/Redevelopment Successor Agency/Housing Authority Board meeting at 10:24 p.m.



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APPROVED

Mark Salinas
Mayor, City of Hayward
Chair, Hayward Redevelopment Successor Agency
Chair, Hayward Housing Authority

ATTEST:

Miriam Lens
City Clerk, City of Hayward
Secretary, Hayward Redevelopment Successor Agency
Secretary, Hayward Housing Authority