



City of Salinas

200 Lincoln Ave., Salinas,
CA 93901
www.cityofsalinas.org

Meeting Minutes - Unofficial

City Council

Mayor Dennis Donohue

Councilmembers:

Jose Luis Barajas, District 1 - Tony Barrera, District 2
Margaret D'Arrigo, District 3 - Gloria De La Rosa, District 4
Andrew Sandoval, District 5 - Aurelio Salazar, District 6

Rene Mendez, City Manager

Christopher A. Callihan, City Attorney

City Clerk's Office: (831) 758-7381

Tuesday, November 18, 2025

3:00 PM

SALINAS ROTUNDA

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: 7 - Councilmember Jose Barajas
Councilmember Tony Barrera
Councilmember Margaret D'Arrigo
Councilmember Gloria De La Rosa
Councilmember Aurelio Salazar
Councilmember Jose Andrew Sandoval
Mayor Dennis Donohue

CLOSED SESSION

The City Council recessed to closed session at 3:01 p.m. pursuant to:

[ID#25-529](#)

- a. **Labor Negotiations** - California Government Code Section §54957.6 with its designated labor representatives Rene Mendez, City Manager; Christopher A. Callihan, City Attorney; Katherine Hogan, Assistant City Attorney; Selina Andrews, Finance Director; Marina Horta-Gallegos, Human Resources Director; Sylvia Enriquez, Human Resources Manager; and Che Johnson, Liebert Cassidy Whitmore, regarding labor relations with Service Employees International Union (SEIU), SEIU Supervisors, Salinas Municipal Employees Association/SEIU, Association of Management Personnel, Police Officers Association, Police Management Association, International Association of Firefighters, Fire Supervisors Association, Confidential Non-Management Employees, Confidential Management Employees, and Department Directors.
- b. **Public Employee Performance Evaluation** - California Government Code section 54957(b)(1), City Manager.

THE CITY COUNCIL RECONVENED IN THE ROTUNDA AT 5:02 P.M.

PUBLIC DISCLOSURE

Pursuant to California Government Code section 54957.1, there were no reportable action on closed session matters.

PROCLAMATION

The City Council proclaimed:

Small Business Saturday

GENERAL PUBLIC COMMENTS

Received public comment from members of the public in attendance and on Zoom.

CALIFORNIA GOVERNMENT CODE §84308 - LEVINE ACT

No disclosures reported.

ADMINISTRATIVE REPORTS

[ID#25-521](#)

Salinas Youth Council Updates and Comments

Received report from Youth Councilmembers Andres Martinez and Ariana Estrada.

No action. This Youth Council report provide an administrative update on the Youth Council activities and input on agenda items to the City Council.

[ID#25-318](#)

Report on Residential Rental Registration and Rent Stabilization Program

This item was continued to December 2, 2025.

PUBLIC HEARINGS

[ID#25-480](#)

Substantial Amendments to the United States Department of Urban Development FY 2023-2024, 2024-2025, and 2025-2026 Annual Action Plans

Received report from Lisa Brinton regarding the proposed Substantial Amendments to its FY 2023-2024, 2024-2025 & 2025-2026 AAPs to ensure compliance with HUD's expenditure timeliness requirements for the Community Development Block Grant (CDBG) program and to reallocate available HOME Investment Partnership Program (HOME) funds. Amendments include the reallocation of \$1,060,000 in CDBG funds from the Chinatown Neighborhood Improvements Project to shovel-ready public improvement and affordable housing rehabilitation projects that can be completed within the current fiscal year. Additionally, \$4,431,595 in HOME funds, including prior-year allocations and Community Housing Development organization (CHDO) Set-Aside funds, will be directed to affordable multi-family rental housing developments identified through the City's recent 2025 Multi-Family Housing Notice of Funding Availability. Report filed with the City Clerk as the official record.

*The following members of the public commented on the report:
Larry Hirahara, Downtown Community Board*

Upon motion by Councilmember De La Rosa, seconded by Councilmember Barajas, Resolution authorizing the submission of Substantial Amendments to HUD Fiscal Year (FY) 2023-2024, 2024-2025, and 2025-2026 Annual Action Plans (AAPs) to the United States Department of Housing and Urban Development (HUD); the allocation of a cumulative \$5,872,412 in unspent HOME & CDBG funds from FY 2023-2024, 2024-2025 and 2025-2026 AAPs to various projects as described in the Summary of Substantial Amendments to HUD FY 2023-2024, 2024-2025, and 2025-2026 AAPs; and the City Manager, or designee, to incorporate any necessary modifications to the Substantial Amendments based on community feedback, and to execute any agreements and related documents for HUD-funded projects and activities as outlined in the Summary of Substantial Amendments to HUD FY 2023-2024, 2024-2025, and 2025-2026 AAPs was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barajas, Councilmember Barrera, Councilmember D'Arrigo, Councilmember De La Rosa, Councilmember Salazar, Councilmember Sandoval and Mayor Donohue

Enactment No: RES 23357

[ID#25-475](#)

Conditional Commitment of Fiscal Year 2025-2026 Multifamily Housing Funds

Received report from Community Development Director Lisa Brinton regarding the Multifamily Housing Notice of Funding Availability (NOFA) released on June 24, 2025, announcing the availability of approximately \$8 million in gap financing for affordable housing projects. On July 30, 2025, the City received five (5) proposals requesting a total of \$17,981,000. After reviewing and ranking the proposals, a preliminary funding recommendation of \$8,460,220 to fund four multifamily housing developments, including one City-led development was presented for Council consideration. Report filed with the City Clerk as the official record.

The following members of the public commented on the report:

Larry Hirahara

Alec, CHISPA Housing

Jeff, CHISPA

Unidentified audience member

Greg Hamer, resident

George Camacho

Aaron Bargeon, Milestone Housing

Matt Huerta, MBEP

Adam Pintrests, Monterey County Realtors Association

Eloise Shim

Ignacio Fregoso

Upon motion by Councilmember De La Rosa, seconded by Mayor Donohue, Resolution authorizing the preliminary award of \$7,169,699 in Local Housing Trust Fund, HOME Partnership Investment Program, HOME - Community Housing Development Organization Set-Aside, Permanent Local Housing Allocation, and Community Development Block Grant funding to the following applicants under the Fiscal Year 2025-2026 Notice of Funding Availability; allocation of \$1,290,521 in Local Housing Trust Fund to the Republic Cafe, located at 37 & 39 Soledad St., for the rehabilitation and stabilization; and the City Manager, or designee, to execute all applicable forms, conditional commitment letters, agreements, grant-related documents, and subsequent amendments as needed was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barajas, Councilmember Barrera, Councilmember D'Arrigo, Councilmember De La Rosa, Councilmember Salazar, Councilmember Sandoval and Mayor Donohue

Enactment No: RES 23358

[ID#25-532](#)

Land Disposition and Development Agreement Between the City of Salinas and Taylor Fresh Foods, Inc., Related to the City-Owned Parking Lots Located at Lincoln Avenue and West Gabilan Street (Parking Lot 8 and Parking Lot 12)

Received report from Community Development Director Lisa Brinton regarding the City owns property located at Salinas Street, Lincoln Avenue and W. Gabilan Street, (commonly known as "Lot 8"); and at Lincoln Avenue and W. Gabilan Street, (commonly known as "Lot 12") ("Properties"). In October and November 2020, through the Surplus Lands Act, the City declared these Properties to be surplus land no longer necessary for municipal purposes and made these two parking lots generally available for purchase. With these Properties generally available for purchase, the Developer indicated a desire to acquire and develop the Properties. The City and the Developer are requesting that the City Council adopt an ordinance, provided as Attachment 1 to this report approving a Land Disposition and Development Agreement ("Development Agreement") (Exhibit A) prepared pursuant to Government Code section 65864. Under the Development Agreement the Developer will acquire from the City Parking Lots 8 and 12 and develop thereon a hotel/retail/commercial use (Lot 8) and a multi-family residential/retail/commercial/commercial use (Lot 12). Report filed with the City Clerk as the official record.

The following members of the public commented on the report:

Unidentified audience member

Joel Hernandez Laguna, Center for Community Advocacy

Greg Hamer, Salinas City Improvement Association

Eloise Shim

Matt Huerta, Monterey Bay Economic Partnership

Jose Guerra

MOTION

Motion made by Mayor Donohue, second by Councilmember D'Arrigo to adopt an ordinance approving a Land Disposition and Development Agreement (DA 2025-001) between the City of Salinas ("City") and Taylor Fresh Foods, Inc. ("Developer") related to City parking lots 8 and 12.

SUBSTITUTE MOTION

Motion made by Councilmember Sandoval to adopt an ordinance approving the land Disposition and Development Agreement (DA 2025-001) between the City of Salinas ("City") and Taylor Fresh Foods, Inc. ("Developer") related to City parking lots 8 and 12; an require the developer to build affordable housing rental units. Motion died due to lack of second.

Upon motion by Mayor Donohue, seconded by Councilmember D'Arrigo, Ordinance o adopt an ordinance approving a Land Disposition and Development Agreement (DA 2025-001) between the City of Salinas ("City") and Taylor Fresh Foods, Inc. ("Developer") related to City parking lots 8 and 12 was introduced. The motion carried by the following vote:

Ayes: 6 - Councilmember Barajas, Councilmember Barrera, Councilmember D'Arrigo, Councilmember De La Rosa, Councilmember Salazar and Mayor Donohue

Noes: 1 - Councilmember Sandoval

CONSIDERATION

[ID#25-504](#)

Resolution of Intention to Disestablish the Salinas United Business Association Business Improvement Area

Councilmember Barajas announced recusal from this item due to conflict of interest as his employer Monterey County Business Council has an existing contract with Salinas United Business Association and left the meeting at 8:24 p.m.

Received report from Community Development Director Lisa Brinton regarding the Salinas United Business Association (SUBA) Board of Director's meeting held on September 29, 2025 where the Board voted to recommend that the City Council dissolve the SUBA Business Improvement Area (BIA) due to low collection rates rendering BIA operation financially infeasible. Under California Streets and Highway Code, (SHC) § 36550 et seq. the City Council may disestablish the BIA by adopting an ordinance after holding a public hearing on the disestablishment. The Council must adopt a Resolution of Intention (ROI) stating the reason for disestablishment, specifying the time and place of the public hearing, and including a proposal to dispose of any assets acquired with the revenues of the assessments levied within the BIA. Report filed with the City Clerk as the official record.

*The following members of the public commented on the report:
Jose Guerra*

Upon motion by Councilmember De La Rosa, seconded by Mayor Donohue, Resolution of Intention disestablish the Salinas United Business Association Business Improvement Area, and to schedule a public hearing to be held on December 9, 2025, at 4:00PM to consider the adoption of an ordinance disestablishing the SUBA Business Improvement Area and repealing the Salinas City Municipal Code Chapter 21B Article V was approved. The motion carried by the following vote:

Ayes: 6 - Councilmember Barrera, Councilmember D'Arrigo, Councilmember De La Rosa, Councilmember Salazar, Councilmember Sandoval and Mayor Donohue

Recused: 1 - Councilmember Barajas

Enactment No: ROI 661

[ID#25-517](#)

Human Trafficking and Prostitution Response; Appropriation Request to Purchase and Install Lighting and Cameras at Identified Locations

Received report from Community Development Director Lisa Brinton regarding the concerns of the residents of Las Casas de Madera and the surrounding neighborhood regarding prostitution occurring in the area and the impact it has on safety, and quality of life. In response, a cross-department coordination team made up of representatives from Police, Public Works, Community Development, Library & Community Services, and the City Attorney's office was established to identify a multi-pronged strategy to address neighborhood concerns. Identified strategies including installation of cameras and additional lighting, permit and parking restrictions, and evaluation of the correlation

between food truck and human trafficking and prostitution activities were presented to the City Council on May 27, 2025, and to neighborhood residents at a community meeting on September 16, 2025. This report outlined community feedback received on the identified strategies and staff recommendations for implementation. Report filed with the City Clerk as the official record.

The following members of the public commented on the report:

Jose Guerra

Michelle Pimentel

Upon motion by Councilmember De La Rosa, seconded by Councilmember Sandoval, Resolution authorizing an appropriation in the amount of \$620,000 of Community Development Block Grant Funds to purchase and install lighting and cameras at identified locations in the Alisal neighborhood bounded by Roosevelt Street, Kings Street, and North Madeira Avenue between East Alisal and East Market Streets was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barajas, Councilmember Barrera, Councilmember D'Arrigo, Councilmember De La Rosa, Councilmember Salazar, Councilmember Sandoval and Mayor Donohue

Enactment No: RES 23363

CONSENT AGENDA

ID#25-474

Acceptance of the Accessibility Improvements for the Closter Park Recreation Center, CIP No. 9451

Upon motion by Councilmember Barrera, seconded by Councilmember De La Rosa, Resolution accepting the Accessibility Improvements for the Closter Park Recreation Center, CIP No. 9451, for maintenance and responsibility was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barajas, Councilmember Barrera, Councilmember D'Arrigo, Councilmember De La Rosa, Councilmember Salazar, Councilmember Sandoval and Mayor Donohue

Enactment No: RES 23360

ID#25-477

Memorandum of Understanding between the County of Monterey, Coalition of Homeless Service Providers and the City of Salinas to Support an Encampment Resolution Funding Round 5 (ERF-5R) Application for Development of a Low Barrier Navigation Center (El Rey Motel), and Budget Appropriation

Upon motion by Councilmember Barrera, seconded by Councilmember De La Rosa, Resolution authorizing the Mayor to execute a four-year Memorandum of Understanding (MOU) among the City of Salinas, County of Monterey and Coalition of Homeless Services Providers (CHSP) for the purpose of collaborating on the California Department of Housing and Community Development (HCD) Encampment Resolution Funding Round 5 (ERF-5R) application and development and implementation of a low-barrier navigation center for individuals experiencing homelessness at 443 W. Market Street, commonly known as "El Rey Motel"; authorizing the City Manager to execute agreements identified in the MOU and future amendments to the MOU, where amendments do not

significantly alter the purposes; and authorizing the appropriation of up to Two Million Five Hundred Thousand (\$2,500,000) in ERF-5R grant revenue and corresponding expenditures in the Community Development Department budget contingent upon award of funding by the State of California was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barajas, Councilmember Barrera, Councilmember D'Arrigo, Councilmember De La Rosa, Councilmember Salazar, Councilmember Sandoval and Mayor Donohue

Enactment No: RES 23361

[ID#25-490](#)

Letter of Support for CHISPA's Application for Disaster Recovery Funding (CDBG-DR)

Upon motion by Councilmember Barrera, seconded by Councilmember De La Rosa, Resolution authorizing the Mayor to execute a letter of support for Community Housing Improvement Systems and Planning Association, Inc. (CHISPA) to apply for the California Housing and Community Development Department (HCD) - Community Development Block Grant Disaster Recovery (CDBG-DR) funding was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barajas, Councilmember Barrera, Councilmember D'Arrigo, Councilmember De La Rosa, Councilmember Salazar, Councilmember Sandoval and Mayor Donohue

Enactment No: RES 23362

[ID#25-501](#)

Additional Microsoft Office 365 Government Licensing

Upon motion by Councilmember Barrera, seconded by Councilmember De La Rosa, Resolution authorizing the City Manager and Purchasing Agent to increase the total compensation for Dell, LP. to purchase additional Microsoft Office 365 Government software licenses by \$50,000.00 for a total amount not to exceed \$339,476.60 from September 1, 2025 through August 31, 2026 was approved. The motion carried by the following vote:

Ayes: 7 - Councilmember Barajas, Councilmember Barrera, Councilmember D'Arrigo, Councilmember De La Rosa, Councilmember Salazar, Councilmember Sandoval and Mayor Donohue

Enactment No: RES 23363

COUNCILMEMBERS' REPORTS, APPOINTMENTS AND FUTURE AGENDA ITEMS

ADJOURNMENT

Meeting adjourned at 9:45 p.m.