



City of Emeryville

INCORPORATED 1896

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BUDGET AND GOVERNANCE COMMITTEE MINUTES

Regular Meeting

Emeryville City Hall, Council Chambers

1333 Park Avenue Emeryville, CA 94608

February 3, 2026 – 3:30 PM

1. Call to Order

Chair Welch called the meeting to order at 3:35 p.m.

2. Roll Call

Present – Kaur, Welch

3. Public Comment

0 speakers.

4. Approval of October 7, 2025, Meeting Minutes

Action: M/S/C (Motion/Second/Carried) Kaur/Welch

Vote: All Ayes.

5. Action Items

5.1. *Election of Committee Chair*

Mayor Kaur nominated Councilmember Welch as Committee Chair.

Action: M/S/C (Motion/Second/Carried) Kaur/Welch

Vote: All Ayes.

6. Information Items

6.1 *Residential Landlord and Tenant Relations Ordinance Definition of Small Landlord [EMC 5-40.02 (e)(2)]*

Community Development Director Chad Smalley and Economic Development and Housing Manager Valerie Bernardo presented this item and responded to Committee questions.

6.2 *State Law and City Ordinances Pertaining to Substandard Multifamily Housing*

Community Development Director Chad Smalley presented this item. Smalley, Code Enforcement Officer Nicole Ewing and Building Official Jason Willaims responded to questions from the Committee. Director Smalley indicated the Department would review the City's existing policy and procedures related to need-based expanded code

enforcement inspections in multi-family buildings to determine if any changes could be implemented to address the comments from the Budget and Governance Committee.

7. Future Agenda Items

No additional agenda items added.

8. Announcements / Member Comments

Mayor Kaur requested staff to conduct a poll of the Committee's availability and look at other options for meeting times instead of the current meeting schedule, which is often on the same day as City Council regular meetings.

9. Adjournment

The meeting adjourned at 4:39 p.m.