

City of Emeryville Strategic Plan

The City Council held its 2026 – 2028 Strategic Planning Session on February 20, 2026. The City Manager and Executive Team participated in this session. During the session, the Council discussed and agreed to four multi-year broad goals, and four top priorities for the coming year. Additionally, the Council and Executive Team participated in a visioning exercise.

MULTI-YEAR GOALS: Four goals were agreed to by the Council as a framework for the services and projects for which the City allocates staffing and budgets. Each of the goals is stated as a desired outcome. The key activities within each goal area are also shown.

- **Livable, Safe and Vibrant Community**
Public safety services, housing, long range and current planning, recreation, parks, events, engaged community members and partners, arts and creativity, concern for the vulnerable
- **Quality Infrastructure and Environmental Stewardship**
Maintenance and improvement of infrastructure, facilities, fleet, climate policies
- **Dynamic and Growing Businesses**
Support for existing businesses and attracting new ones, diversity of business types, proactive engagement with business community
- **Resilient Organization and Employer of Choice**
Employee training and development, recruitment and retention, information technology, process improvements, customer service

TOP PRIORITIES FY26-28

Foundational Principle:
Financial Health and
Sustainability

How We Work:
Through Innovation and Continuous Improvement

The City has many projects and initiatives that are moving forward and will continue. The City Manager and Executive Team report progress on these. The Council determine that its top priorities for the coming year are the following initiatives.

-  Sutter Health Development
-  Revenue Measures for 2026
-  40th Street Redesign
-  Art Center Project

 Icon used to distinguish priorities that fall under the top priorities

1. LIVABLE, SAFE AND VIBRANT COMMUNITY

1. 4300 San Pablo Affordable Housing							
Project Description	% Completion	Lead. Dept.	Other Dept.	25-26	26-27	27-28	Notes
68-unit affordable intergenerational housing project	20%	CD (EDH)	CA				On April 1, 2025, the City Council authorized the commitment of \$12.7m in permanent financing for the project, and authorized amendment of the Lease Disposition and Development Agreement to provide for rents at 30% of Area Median Income (rather than 20%). These actions allowed the project to apply for Multifamily Housing Program (MHP) funding in April 2025. Pending award, the Project would apply for tax credits in spring 2026, <u>however</u>. MHP Funding awards were announced on September 18, 2025, and the project was not selected for funding. Staff continued to meet with the developer to analyze the results and discuss next steps. <u>On April 21, 2026 staff presented a financing option to the City Council wherein the developer requested \$31.7m in the form of a permanent loan. The City Council did not approve the commitment letter and requested staff evaluate additional options for the property. On May 19, 2026, staff presented additional analysis and the City Council authorized execution of the commitment letter, which will allow the project to apply for Low Income Tax Credits in July 2026.</u>

2. Christie Sites Affordable Housing (The Perennial)							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
367-unit affordable housing project and park expansion, 3 phases	20%	CD (EDH)	CA				Lease Disposition and Development Agreement approved February 2024, tribal consultation completed June 2024, application for Planning approvals submitted July 2024 and comments provided, resubmitted March 2025. Environmental site review completed January 2025. Planning approval issued in June 2025. Project developer is seeking funding.

3. First Home Emeryville							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
First time homebuyer loan program	75%	CD (EDH)	FN				Guidelines revised and approved May 2024, program launched September 2024 and over 270 applications were received, staff continues to process applications. As of April 2025, 7 applications were approved. Four applicants closed on their homes as of December 2025, two applicants have active conditional approvals and are in process of finding homes to purchase, and four applicant's conditional approvals

							have expired. As of February 2026, six loans have closed.
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4. Accessible Living Initiative							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Prohousing Incentive Grant-funded program to assist with residential accessibility improvements	100%	CD (EDH)	FN				Guidelines approved June 2024, program launched July 2024 with applications due by October 2024, later extended to December 2024. By April 2025, a total of six applications were approved, totaling \$280,000 in funds. Staff continues to process the loan documents. On April 1, 2025, the City Council authorized a grant of the remaining \$266,250 in the program to Bay Bridge Apartments (6 unit affordable housing project for occupants with HIV or AIDS) for operating and replacement reserves. All loans have been closed and projects complete as of June 2025. The City has submitted invoices to HCD and awaits reimbursement. As of February 2026, HCD has reimbursed the City and the grant agreement has been closed out.

5. Housing Element Implementation							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Implementation of a variety of actions identified as “short term” in the City’s Housing Element	70%	CD (EDH, PLN)	CA				Includes updates to planning regulations and many other tasks. Program A: Affordable Housing Program Modifications: RFQ for consultant support issued in February 2025 with responses due in March 2025, as of April staff are reviewing responses. EDH staff are updating a Housing Element Workplan to respond to the HCD’s request for additional detail on Housing Element annual reporting, at the task level. In February 2025, the City was awarded a grant of \$250,000 by MTC’s Transit Oriented Communities program, which will help support evaluation of inclusionary zoning and/or tenant protections updates. In May, staff negotiated a scope of work with a consultant for the TOC-funded work on inclusionary housing which includes updates to the affordable housing program ordinance. TOC Grant acceptance item approved by City Council on June 17, 2025. Consultant contract approved by City Council on July 15, 2025, kickoff meeting held August 7, 2025. As of December 2025, consultant work continues. Program EE: Resident Engagement: in April and May, staff continued to compile committee comments on composition, engagement and recruitment. Held September 2, 2025 City Council study session, where City Council gave direction. Program MM: Monitor Changes in Federal/State Planning Zoning and Housing Laws: staff developed a tracking report on all pending state legislation that will require City to take actions if

							enacted. Program LL changes to planning regulations, Planning Commission recommended approval on December 11, 2025; scheduled for City Council 1 st reading January 20, 2026. <u>City Council 2nd reading was held February 3, 2026. Program B/HH/KK: Planning Regulations Amendments: Planning Commission Public Hearing held February 26, 2026, City Council 1st reading held April 7, 2026, 2nd reading held April 21, 2026 completing this Program. General Plan Amendment portions of Program LL recommended by Planning Commission on April 23, 2026, 1st reading by City Council held May 19, 2026, 2nd reading held June 2, 2026, completing Program LL.</u>
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6. Tenant Protection Updates							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Ordinance changes to strengthen Tenant Landlord Relations ordinance, as requested by City Council and Committees	75%	CD (EDH)	CA				February 2024 Council referral to Budget and Governance on rent control, Committee discussed item including tenant protection measures March 2024; June 2024 Council referral to Budget and Governance on tenants right to organize and tenants right to counsel, committee discussed item December 2024. Staff to address items with Housing Committee to formulate recommendations for potential ordinance changes in 2025. In February 2025, the City was awarded a grant of \$250,000 by MTC's Transit Oriented Communities program, which will help support evaluation of inclusionary zoning and/or tenant protections updates. TOC Grant acceptance item was approved by City

							Council on June 17, 2025. In July 2025, staff negotiated a contract for consultant support to analyze best practices and conduct outreach. Contract execution and a kickoff meeting occurred in September 2025. As of December 2025, consultant's work continues. In February 2026, staff met with the consultant to discuss eviction for unit repair issues and policies and reviewed the draft stakeholder and community outreach summary report. <u>An interdepartmental and outside counsel review of policy overview was held on June 4, 2026, and policy recommendations presented to the Housing Committee on June 17, 2026.</u>
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7. Cultural District Programs							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Implementation of grant-funded events, marketing, artist support and art installations associated with the Rotten City Cultural District	90%	CD(EDH)	CM				Contract for program implementation approved December 2023, activities ongoing with monthly partner meetings and monthly coordination meetings with contractor. 14 events held in 2024, program ongoing through grant period end in 2025. Residency program commenced March 2025. Through 2025, staff expects to explore potential funding models to allow continuation of some or all of the Cultural district programs beyond the end of the grant period. In March 2025, the Public Art Committee recommended further development of the marquee art installation to be located at Peladeau Park. In May 2025, the PAC recommended the City Council approve the installation, the City Council's approved the installation on June 17, 2025. Artist residencies continued through August. Activities for an annual Arts and Culture Month (October) planning advanced and launched in Q3 2025. On November 13, 2025, Public Art Committee recommended continuation of residency program using public art funds, contract amendment scheduled for City Council meeting on January 20, 2026. In February 2026, applications for residencies and film festival entries were solicited, the Emeryville Film Festival was held on March 21, 2026. <u>In Q2 2026 the residencies program began, eight residencies are programmed for 2026. Staff also continued to advocate for additional state funding to support the cultural district program.</u>

8. Measure C Bond Programs							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Foreclosure Prevention, Rental Rehabilitation, and Opportunity Sites programs	30%	CD (EDH)	CA, FN				Includes Foreclosure Prevention, Rental Rehabilitation, and Opportunity Sites programs. RFQ for consultant support issued in February 2025 with responses due in March 2025. A portion of opportunity sites funding allocated to 4300 San Pablo Avenue project on April 1, 2025, contingent on award of MHP funding to project. Staff drafted rental rehabilitation guidelines in Q3 and Q4 2025, for Committee recommendation in Q1 2026. <u>Also see update for 4300 San Pablo Avenue. This additional commitment is connected with a revision of the Affordable Housing Bond Administration and Expenditure Plan, which modified Measure C funded programs.</u>

9. Quiet Zone Project							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes

Close out the Quiet Zone Project's construction phase and establish a Quiet Zone with Federal Railroad Administration	100%						Ribbon cutting took place August 5, 2024. Final payments to UPRR will be made in FY 25/26.
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10. Sustainable Streetscapes							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Hollis Streetscape Project and Triangle Neighborhood Paving.	99%	PW	FN				<u>The Sustainable Streetscapes 2024 project construction is winding down with punchlist work to be completed in the next few weeks. In recent weeks, the green infrastructure facilities along Hollis Street received their "green" after being planted with species specifically chosen for their ability to both filter pollutants and thrive in our dry summers and wet winters. Additionally, the Contractor is helping to coordinate the repair of the sidewalk and replacement of the street trees in front of the Grocery Outlet building on Hollis between 53rd and Stanford. Closeout activities continue and project acceptance is scheduled for the July 21 City Council meeting</u>

11. General Plan Update							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Comprehensive update of General Plan	0%	CD (PLN)	CM, All				This entails a 5-8 year process with intensive work by multiple departments. Staff proposes commencing this work in FY27.

2. QUALITY INFRASTRUCTURE AND ENVIRONMENTAL STEWARDSHIPS

 Bicycle and pedestrian focused projects							
12. 40th Street Redesign							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
CEQA Analysis	60%	PW	CM, CA				<u>Completed CEQA and NEPA environmental review and secured City Council approval of the project and environmental documents on March 17, 2026. Staff and the design team are advancing final project delivery requirements, including Caltrans and EBMUD permitting, right-of-way certification, and procurement of construction management services. The project is anticipated to be advertised for construction in late 2026, with construction beginning in early 2027.</u>

13. Ashby Interchange							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Ashby Interchange aligned and approved	25%	PW	CM, CA				<u>April 2026 TSC provided feedback as to a preferred alignment which connects to both Shellmound and 65th Streets. ACTC proceeded with obtaining project funding and developing design with construction anticipated in FY 2029-30.</u>

14. Urban Tree Planting Program							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Design 100% by May 2025. Planting in fall	99%	PW					<u>Planting has concluded, currently in watering and establishment phase.</u>

15. San Pablo Avenue Corridor Project 							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
County-led. Currently 35% designed	35%	PW	CM				This is an <u>ACTC</u> project. It is currently <u>at</u> 35% design and remains unfunded.

16. Facility Resiliency Upgrades							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Evaluating Project Scope.	30%	PW	FN, CA				<u>Evaluation of cost and measure effectiveness is complete. Currently scoping priority facilities for implementation. A presentation is planned for September TSC.</u>

17. McLaughlin East Shore Park							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Grant negotiation ongoing with regional partners	55%	PW	CA				<u>The City has entered into a Grant Pass-Through Agreement to accept grant funding from East Bay Regional Parks District. The Avian Impact Assessment has been completed, and results are being incorporated into design. Completion of the Design Phase is currently scheduled for the 2nd Quarter of the 26-27 fiscal year.</u>

18. Sea Level Rise Adaptation Planning							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Regional coordination and development of a Shoreline Adaptation Plan	15%	CD (EDH, PLN)	CM, PW				Approved letter of commitment for SF Bay Estuary's application for <u>SB 1</u> grant funds in December 2024 <u>to complete a Regional Shoreline Adaptation Plan (RSAP).</u> <u>Grant includes</u> staff time for coordination of community outreach, participation in working group, review of project deliverables including Exposure Analysis, Vulnerability Assessment, and Planning Pathways for Sea Level Rise. On July 8, 2025 staff presented the Transportation and Sustainability Committee with an overview of Sea Level Rise adaptation efforts. Community outreach continued in July including: On July 9, 2025, a Youth Workshop was held at ECCL; On July 10, 2025, a Nature Explorer's Workshop was held at Golden Gate Library; on July 12, 2025, an Emeryville Crescent Community Day was held at Davenport Park. SB 1 grant for staff time to develop RSAP was awarded on September 30, 2025. Data collection and analysis currently ongoing with regular regional RSAP coordination meetings. Interagency coordination meetings were commenced in March 2026 to ensure collaboration across multiple agencies, projects and plans. <u>Agreement for RSAP funding through SFEP was substantially completed in Q2 2026, for City Council review and approval in Q3 2026.</u>

19. Art Center Project 							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Develop an Art Center including space for the Emeryville Celebration of the Arts, gallery space, and performing arts space	5%	CD (EDH)	CA				Project requires significant additional capital funding. Completed the analysis of new construction vs. adaptive reuse, City Council held a study session on November 19, 2024 where direction was given to advance the project as new construction and to secure the services of a consultant to develop a capital fundraising plan since there is insufficient funding for the project as currently envisioned. The Art Center Advisory Group (ACAG) met January 14 th to review an outline for an RFQ for fundraising consultant, RFQ was released on February 5 th , responses due February 21 st . Only one response received by deadline. ACAG affirmed staff's recommendation to recirculate RFQ for additional time, with additional outreach to encourage more submittals. RFQ re-released March 28 th responses due May 9 th . Five submittals were received in response to the RFQ. The ACAG met on May 19 th and affirmed staff's recommendation to interview the top two submitting firms. Interviews were held the week of June 9 th . The ACAG met on June 17 th and endorsed staff's recommendation to award the contract to CCS. City Council approved contract and received update on organizational model study on September 2, 2025 and a kickoff meeting with CCS was held September 5, 2025. The ACAG held an introductory meeting with CCS on September 17, 2025. CCS conducted interviews, focus groups and survey work in October and November 2025. CCS completed draft final report in December 2025, scheduled for ACAG review on January 13, 2026. The ACAG met on February 5, 2026 and recommended an "operator-first" implementation approach to the project. The City Council held a study session on March 17, 2026

							and affirmed the ACAG’s recommendations. <u>In Q2 2026,</u> <u>staff negotiated the terms of an amendment to the</u> <u>contract with Art is Luv / Jean Johnstone Consulting to</u> <u>continue the organizational development work,</u> <u>pursuant to the City Council’s direction. The contract</u> <u>amendment is anticipated to be prepared for ACAG</u> <u>review and City Council approval in July or September</u> <u>2026</u>
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20. 1245 Powell/Stanford Park Expansion							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Acquisition of 1245 Powell and development of expanded park	25%	CD (EDH, PLN)	CA, PW				Authorized acquisition of property September 2024, transaction closed, and City took possession January 2025. Next steps include contracting with environmental consultant to prepare remediation workplan and gain regulatory approval for clean-up. Scope of work for environmental received April 2025. contract approved by City Council July 1 st . Kickoff meeting held August 1, 2025. Voluntary Remedial Action Agreement (VRAA) draft provided by Alameda County August 20, 2025, comments provided to consultant September 17, 2025. Preliminary site review application submitted to Alameda County December 18, 2025. <u>After two rounds of meetings regarding the proposed scope of sampling, on June 16, 2026 the Remedial Action Workplan was submitted to Alameda County.</u>

21. Update Development Impact Fees							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Prepare new nexus studies, economic analyses, and establish new fee amounts	40%	CD (PLN)	FN, CA				RFQ for consultant support released February 2025, responses due March 2025. Review of submittals underway as of April 2025. In May 2025, a firm was selected, and scope of work negotiated. The contract was approved by the City Council on July 15, 2025. A kickoff meeting was held on August 7, 2025 and an initial meeting with the transportation subconsultant was held on August 21, 2025. As of December 2025, consultant work continues. Staff continues to meet with the consultant periodically to provide input and confirm progress. <u>An overview of the outcomes from the new nexus studies was presented to staff on June 10, 2026.</u> <u>draft studies are expected by the end of Q2, 2026.</u>

22. Building Code Cycle Update							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Updated code, including local amendments	100%	CD (BLD)	CA				Includes local amendments. Updated code received from State on July 3, 2025, analysis of local amendments conducted in Q3 2025 by Building Division and Alameda County Fire Department. City Council public hearing and first reading of ordinances held October 7, 2025, second reading adopted November 18, 2025, ordinances effective January 1, 2026.

23. CIP Projects							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Marina Park and Powell Street Lighting, 40th Street Bridge Rail Painting, Sidewalk Rehabilitation Project, Marina Dredging, Civic Center Exterior Painting	100%						Project has been closed out.

3. DYNAMIC AND GROWING BUSINESSES

24. Build BIPOC Small Business Support Program							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Support program for BIPOC owned small businesses	90%	CD(EDH)	CM				Contract with Northeastern University for needs assessment was executed, benchmarking work has begun and focus groups and interviews are underway as of February-March 2025. Focus groups were held in June 2025, initial report presented to EDAC on July 16, 2025; draft program discussed and recommended for approval by EDAC on September 17, 2025, City Council approved on November 18, 2025, program launch scheduled for January 2026. Outreach commenced in January 2026,

							and a business needs survey was developed. An update on implementation activities was provided to the EDAC on March 18, 2026.
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25. Marketing Program							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Develop website and social media campaign targeted to business decisionmakers advancing Art and Innovation brand	80%	CD (EDH)	CM				Contract with marketing firm approved February 2024, background work and brand audit completed early 2025, program to launch in late 2025. Campaign concepts reviewed by Department Heads on April 17, 2025. Final campaign concept presented to City Manager on May 29, 2025, presented to EDAC July 16 2025. Website development underway, initial content approvals 90% complete as of December 2025, first round revisions incorporated in February 2026. Additional editing through Q2 2026 culminating in website launch on May 26, 2026.

26. Economic Development Outreach							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Ongoing coordination and updates with businesses	Ongoing	CD(EDH)	CM				Ongoing activity. The City encouraged the formation of a business organization in 2024 and staff coordinates with them. The City frequently conducts outreach to new businesses and responds to business inquiries, the Community Development Director continues to serve as a single point of contact for businesses and provides periodic updates to the business community on events, policies and opportunities through an email listserv.

27. Sutter Health Development 							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Process entitlements and building permits for Sutter Health medical center	25%	CD (PLN, BLD)	PW, CA, CM				Significant City work associated with Sutter's expansion into Emeryville. Will require attention from multiple departments. Preliminary application received April 2025 for EIR consultant scoping purposes. Preparation of consultant scope of work underway. In June 2025, scope of work was finalized, City Council authorized execution of contract for EIR preparation on July 1, 2025. Meeting on preliminary circulation plans held with Sutter project team on September 3, 2025, meeting on open space requirements held on September 24, 2025. Entitlement process overview memo provided to City Council on December 9, 2025. Staff continues to meet periodically with applicant team, application submittal anticipated in January 2026. Partial application

							materials received March 3, 2026, letter of incompleteness provided to applicant March 16, 2026, status update memo provided to City Council March 20, 2026. <u>Applicant Community Meeting held May 18, 2026.</u> <u>BPAC review on June 1, 2026, Commission on Aging review on June 10, 2026, Parks and Recreation Committee review on June 17, 2026, and Planning Commission 1st Study Session held June 25, 2026.</u>
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4. RESILIENT ORGANIZATION AND EMPLOYER OF CHOICE

28. Public Website							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Launch expected Spring 2025. Finalizing content.	100%	IT	All Departments				The design and layout of the new website is complete and all pages from the existing website were migrated to the new site last fall. City staff is now working to reconcile changes that were made to the old site, as well as adding new content and cleaning up the punch list from the migration. A communication plan with the public is being worked on to inform those subscribing to page updates and mailing lists about the upcoming change. The new expected go-live is between July 1 and August 1, 2025. The City's new website launched on Wednesday, August 6. This project is now considered complete, though website will continue to evolve over time.

29. Federal Grant Plan							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Exploring staffing assistance and opportunities.	80%	CM					Continue to explore assistance in obtaining grants for City programs and projects. One federal grant has been obtained for the 40th street project, and another one is showing promise. In addition, the City issued a RFP for grant writing services and received six proposals. Award of contract(s) for this service expected to occur in <u>July 2026</u>.

30. Police Fleet Electrification							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
25% EV. Limited by infrastructure and patrol vehicle availability.	25%	PD	PW				Underway. Limited to administrative vehicles, due to needed infrastructure improvement and lack of patrol EV being manufactured. Approx. 25% of fleet is EV. Public works has installed 6 charging stations the maximum number allowed. To effectively expand and sustain a rotating EV patrol fleet, having the necessary infrastructure is crucial. Constructing a second police station alongside the PW corpyard project would support future growth and also address current safety concerns with the Police station being at the marina, which may be impractical during disasters.

31. Permit Tracking Software							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Implement new permit tracking system	75%	CD (BLD, PLN)	IT, PW				Implementation is expected to be resource-intensive over the course of 2025 and into 2026. In 2024, evaluated vendors and held software demonstrations, selected vendor December 2024, contract authorized by City Council March 18, 2025. IT completed Office 365 integration in May 2025. Held full-day kickoff meetings on July 29-31, continued implementation on August 25, 27, 29 and September 11 “Assess and Define” sessions, and September 29, 30, October 1, 2 “Fundamentals Practicum” sessions with various departments/divisions. “System setup” sessions October 15, 23, 24 and 28-30. “Workflow configuration” session held November 21. Testing sessions, data mapping and configuration sessions held in Q1 2026, <u>continued configuration, data conversion and testing held in Q2 2026.</u>

32. Agenda Management Software							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Software replacement underway.	100%	CM	IT				Replacing agenda management software. Staff completed training and OneMeeting was used to publish the City Council agenda on November 18, 2025.

33. Finance Software Upgrade							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Ongoing updates.	100%	FN	IT				Upgraded finance software

34. Cost Allocation & Fee Study							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Study in progress.	75%	FN	CD (BLD, PLN)				Cost Allocation and Master Fee Study. RFP issued 6/23/25. Proposals due 7/28/25. Interviews held and contract executed. Data gathering underway and kickoff scheduled for January 2026. Draft cost allocation plan is under review. Consultants have been meeting with departments to determine the time it takes to complete certain activities as part of the work to update fees. <u>Cost allocation plan final report is completed and user fee study is nearly complete and recommendations regarding changes to the master fee schedule will be presented to advisory committees and then to Council in September 2026.</u>

35. Revenue Measures for 2026 							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Exploring parcel, TOT, and sales tax options.	100%	CM	FN CA				Research Revenue Measures for 2026 (Parcel, TOT, Sales Tax, Business License). Contracts with consultants executed and kick off meetings held. Revenue estimates associated with tax options have been developed, presented to Budget Advisory and Budget and Governance Committees and anticipated to be presented to Council in November 2025. Council provided preliminary direction to explore business license tax modernization and parcel tax options in November. RFP for revenue measure feasibility consultant issued in December with results to be presented to Council in spring 2026. While Phase I has been completed, revenue measure feasibility analysis and public opinion surveying has commenced with a survey occurring March 30- April 10, 2026. <u>Based on direction from the Council study session on 5/16/26, staff are working on the ballot measure language and other documents to bring forth the business license reform measure to Council in July in order for the measure to be placed on the November 2026 ballot.</u>

36. Revenue Budget and Audits 							
Project Description	% Completion	Lead Dept.	Other Dept.	25-26	26-27	27-28	Notes
Review of sales tax, property tax, and business license underway.	100%	FN					Revenue Budget and Audits (Sales Tax, UUT, Business License & Property Tax) Audits underway and ongoing, with \$890,000 collected from business license audits from April-September 2025. Business license tax rate options have been modeled and will be presented to Council in November as part of the discussion on possible revenue measures (#35 above). Reviews are completed and audits are now part of ongoing operations.

CITY COUNCIL FUTURE AGENDA ITEMS

Staff will work on these tasks as time allows, following the completion of other priority items, or as opportunities arise.

Subcommittee Composition						
Council Member	Committee	Item Scheduled For	Staff Researching	In Queue for Staff Research/No Staff Resource Assigned	Status	Notes
Mourra	Budget & Governance (BGC)	BGC 5/28 for council September 2025	Navarre/ Valerie		Complete	Subcommittee Composition for Community Grants (add recommendation that people applying for committee appointments do not need to be present at council meeting to be selected) Referred 4/16/24 Study session held 9/2/25 and direction was given

See-Click-Fix						
Council Member	Committee	Item Scheduled For	Staff Researching	In Queue for Staff Research/No Staff Resource Assigned	Status	Notes
Mourra	Transportation & Sustainability (TSC)	Occurred on the 9/9/25 TSC Meeting	Mohamed		Complete	Study Session – See-Click-Fix referred 10/1/24 Mourra changed this to a TSC referral on 1/21/25.

						Discussion held at TSC 9/9/2025. A slideshow was presented that demonstrated year of year progress on stats like Requests Created, Days to Acknowledge, and Days to Close for various See Click Fix Requests.
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EMTA staff support for Emery Go-Round Strategic Planning effort						
Council Member	Committee	Item Scheduled For	Staff Researching	In Queue for Staff Research/No Staff Resource Assigned	Status	Notes
Mourra	Transportation	Pending	Mohamed			Referral to Transportation – EMTA staff support for Emery Go-Round Strategic Planning effort. Referred 1/21/25. To be agendized before the end of the year.

Promise Initiative						
Council Member	Committee	Item Scheduled For	Staff Researching	In Queue for Staff Research/No Staff Resource Assigned	Status	Notes
Priforce	Community Services (CSC)	Pending	Rebecca			Referral to Community Services – Promise Initiative. Referred 2/4/25 On CSC agenda 1/22/2026

Increase fees for pet licenses						
Council Member	Committee	Item Scheduled For	Staff Researching	In Queue for Staff Research/No Staff Resource Assigned	Status	Notes
Priforce	BGC	Pending	CAO			Referral to Budget & Governance – Increase fees for pet licenses. Referred ¾/25 9/15/2025 – LaTanya was going to speak with CM Priforce to confirm what problem needs to be remedied/what action he seeks. CM Priforce provided updated email

Review 1 Council meeting per month; monthly Council Policy Committee meeting						
Council Member	Committee	Item Scheduled For	Staff Researching	In Queue for Staff Research/No Staff Resource Assigned	Status	Notes
Kaur	BGC	Pending	CM		Complete	Referral to Budget & Governance – 1 Council meeting per month; monthly Council Policy Committee meeting. Referred 5/6/25 This item was on the agenda for the Budget and Governance Committee's

Underlined words indicate new information for this quarter

						10/7/25 meeting. Council considered the item during a study session on 12/2/25 and decided to retain the current Council meeting schedule. The Budget and Governance Committee will discuss possible changes to the Committee's meeting schedule in <u>October</u> 2026.
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Review City Ordinances related to substandard multi-family housing as there are new laws						
Council Member	Committee	Item Scheduled For	Staff Researching	In Queue for Staff Research/No Staff Resource Assigned	Status	Notes
Kaur		Pending	Chad	Memo issued by Vic on 12/26/2024 re: AB 548 (expanded code enforcement inspections in multifamily buildings)		Referral to Budget & Governance – Review City Ordinances related to substandard multi-family housing as there are new laws. Referred 5/20/25 Budget & Governance Committee meeting held February 3, 2026. Additional information requested, anticipate return to committee in October 2026.

BPAC for Sidewalk Maintenance Program						
Council Member	Committee	Item Scheduled For	Staff Researching	In Queue for Staff Research/No Staff Resource Assigned	Status	Notes
Priforce	BPAC	Pending	Mohamed		Complete	May already be on BPAC agenda Referred 6/3/2025 Discussion was held 9/8/2025

Temporary Relocation Assistance Program						
Council Member	Committee	Item Scheduled For	Staff Researching	In Queue for Staff Research/No Staff Resource Assigned	Status	Notes
Priforce	Housing Committee	Pending	Valerie			CAO to review and work with HC Referred 6/3/2025 Will be addressed through tenant protection ordinance updates.

Children's Bill Rights						
Council Member	Committee/ Department	Item Scheduled For	Staff Researching	In Queue for Staff Research/No Staff Resource Assigned	Status	Notes
Kaur	City Clerk	6/3/2025	Rebecca	Resolution Of The City Council Of The City Of Emeryville Supporting The San Francisco Children's Outdoor Bill Of Rights And Referring The Adopted Resolution To The Parks And Recreation Committee	Complete	Approved at the 6/3/2025 council meeting

Revenue sharing models for billboards						
Council Member	Committee/ Department	Item Scheduled For	Staff Researching	In Queue for Staff Research/No Staff Resource Assigned	Status	Notes
Mourra	CD		Chad			Referred 9/16/2025 <u>Will discuss in context of Shellmound Lot billboard lease renewal on or around October 2026.</u>

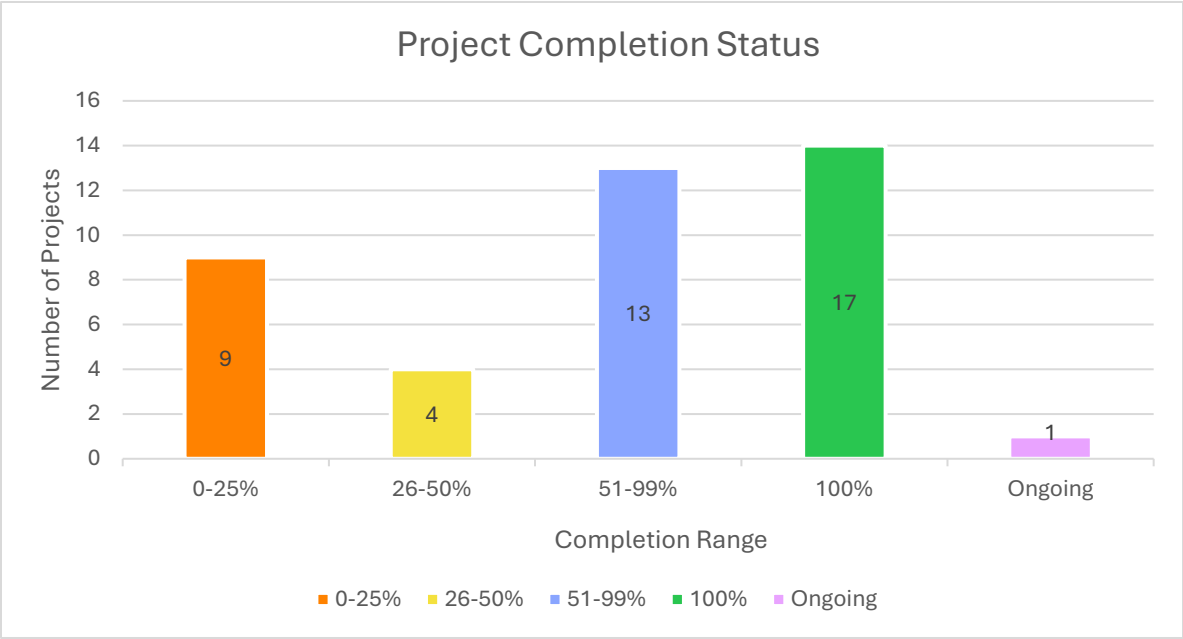
Rules of Procedures – Public Comment Reorg						
Council Member	Committee/ Department	Item Scheduled For	Staff Researching	In Queue for Staff Research/No Staff Resource Assigned	Status	Notes
Kaur					Complete	Referred 5/5/2026, went to council 5/19

Proclamation for Haitian Flag Day						
Council Member	Committee/ Department	Item Scheduled For	Staff Researching	In Queue for Staff Research/No Staff Resource Assigned	Status	Notes
Priforce					Complete	Referred 5/19/2026 and approve 6/16/2026

Resolution against the War in Iran						
Council Member	Committee/ Department	Item Scheduled For	Staff Researching	In Queue for Staff Research/No Staff Resource Assigned	Status	Notes
Priforce					Complete	Referred 4/7/2026 and approve 5/19/2026

Parking Fee/Tax on Non Res Spaces						
Council Member	Committee/ Department	Item Scheduled For	Staff Researching	In Queue for Staff Research/No Staff Resource Assigned	Status	Notes
Solomon	BGC					Referred 6/2/2026

PROGRESS SUMMARY



DEPARTMENTS LEGEND

<i>CM</i>	<i>City Manager</i>	<i>IT</i>	<i>Information Technology</i>
<i>CD</i>	Community Development (PLN) Planning (BLD) Building (EDH) Econ. Dev. & Housing	<i>CC</i>	City Clerk
<i>CA</i>	City Attorney	<i>CS</i>	Community Services
<i>FN</i>	Finance	<i>PD</i>	Police
<i>HR</i>	Human Resources	<i>PW</i>	Public Works

