

MARINA BAY NEIGHBORHOOD COUNCIL **QUARTERLY MEETING**

Wednesday, November 12, 2025 – 7:00 PM

MBNC Attendees: Margarita Mitas, Amelia Berto Morgan, Lynne Therriault, Laura Freeze Ho, Nancy Kemper, Patricia Carlin, Basha Goddard, Karen Williams

Presenters: Officer Andrew Ignont, Richmond Police Department; Supervisor John Gioia, Bay Area Quality Management District; Ms. Emi Wang, Community Investment Officer, Bay Area Air District; Councilmember Sue Wilson, City of Richmond; Deputy Director Tawfik Halaby, City of Richmond

Announcements/Updates:

1.) Welcome and introductions

- President Rita Mitas started the meeting at 7:02 pm and welcomed attendees
- She announced the officers for 2026, most of whom have already been serving on the executive committee:
 - **President:** Rita Mitas
 - **Vice President:** Amelia Berto
 - **Treasurer:** Karen Williams
 - **Secretary:** Laura Freeze Ho
 - **Member-at-Large:** Patricia Carlin
 - **Technical Lead:** Kathy Watson
- She also thanked multiple outgoing and ongoing volunteers for their service this year
- She said that the council is accepting volunteer applications are encouraged to email MBNC at marinabayneighborhoodcouncil@gmail.com, if interested
- Rita also noted that the 2026 city elections are coming up
 - Next year will have significant city elections, including for the mayor and three district seats
 - MBNC will hold its usual "Meet the Candidates" forum

2.) Richmond Police Department Beat 1 Report

- Officer Andrew Ignont attended the meeting on behalf of the Richmond Police Department

- He indicated that, in the last 30 days, there were 254 total calls for service, most of low significance:
 - 45 911 disconnects
 - 30 security checks
 - 22 municipal code violations
 - 21 audible alarms
 - 14 abandoned vehicles
 - 9 traffic stops
 - 7 disturbances (“unwanted”), mostly near CVS/Starbucks
 - 16 incident reports, including:
 - 3 vehicle thefts
 - 2 mail thefts (both at Northshore)
 - 3 court-order violations
 - 1 residential burglary
 - Arrests: 3 (down 57% from previous month)
 - Incident reports overall down 60% from prior month.
- He then took resident comments and questions
 - A resident described repeated mailbox break-ins at Northshore by a woman with access to mailbox keys
 - Officer Ignont encouraged resident to collect mail promptly and stay vigilant
 - Another resident asked if he would be moving off this beat at the beginning of the new year
 - Officer Ignont has worked Beat 1 for ~1.5 years and expects to remain next year
 - Rotations occur every six months, chosen by seniority.
- Officer Ignont provided his contact information
 - For non-emergency questions: 510-965-3751 (Use only for non-urgent matters; call 911 in an emergency.)

3.) Air District Community Benefits Fund

- Supervisor John Gioia, District 1 & Bay Area Air Quality Management District (BAAQMD) Board Member and Emi Wang, Community Investments Officer, BAAQMD spoke
- They gave an overview of how the Air District regulates stationary sources of air pollution (e.g., refineries, gas stations)
- A new policy directs fines/penalties from violators back to the impacted communities, like Richmond and Benecia
 - Richmond’s allocation stems from:
 - Penalties and settlements related to Chevron air quality violations
 - A specific health mitigation fund tied to particulate matter (PM2.5) reduction
 - Total available is ~\$35 million for Richmond and surrounding areas, which is separate from the City of Richmond’s \$550 million Chevron tax settlement
 - The goals of the fund are:

- Reduce air pollution & improve health; support a just economic transition
- Support integrated, holistic community projects
- Ensure community-led decision-making and collaboration
- Communities within the Path to Clean Air (AB 617) boundary are included:
 - Richmond
 - San Pablo
 - Unincorporated North Richmond and nearby areas
 - Boundary chosen due to existing evidence of cumulative air quality and health burdens
- 3 grant types offered:
 - Catalyst Grants
 - \$10–15 million
 - Require multiple co-applicants
 - Up to 5-year project period
 - Intended for large, multi-partner, transformative initiatives
 - Opportunity Grants
 - \$500,000–5 million
 - Require at least one co-applicant
 - Up to 3 years
 - Seed Grants
 - \$100,000–200,000
 - Only 501(c)(3) nonprofits may apply
 - No co-applicant required
 - 2-year grant term
- Lead applicants may be:
 - 501(c)(3) nonprofits
 - Cities or counties
 - Schools or school districts
 - California Native American tribes
- Co-applicants may be:
 - Any lead-eligible entity
 - For-profit organizations (contractors/consultants)
- The grant requires applicants to align with one of two core strategies:
 - Reduce air pollution and improve health outcomes
 - Build economic resilience / support a just transition away from fossil fuels
- The application review and scoring process involves a dual review system
 - Agency Review Panel: air district staff, board members, local government, technical experts
 - Community Review Panel: residents with community knowledge; receives a stipend
- Currently in the public comment period until November 25, 2025 with projects likely to begin in 2027
- The Air District, Supervisor’s office, and cities will coordinate robust community outreach once applications open.

- Neighborhood councils and local organizations are encouraged to start brainstorming project ideas now.
- Residents encouraged to visit the Bay Area Air District website at <https://www.baaqmd.gov/en/community-health/community-investments-office>
- Send any questions or feedback to communityinvestments@baaqmd.gov

4.) City Council and Public Works Updates

- Councilmember Sue Wilson and Public Works Deputy Director Tawfik Halaby gave updates on key service areas, including maintenance, repairs, and public works
- Traffic safety requests
 - Residents discussed the necessity of installing a pedestrian-activated flashing beacon at the Melville Sq/Seadrift and Regatta intersection
 - All traffic safety requests undergo a formal warrant study, conducted by an independent licensed traffic engineer
 - Factors reviewed include speed data, sightlines, traffic counts, turning radii, and proximity to schools/public facilities; Results determine whether a signal or alternative control is legally warranted.
 - Requests will be included in the City's mid-year capital request process in February along with similar citywide traffic safety needs
 - The receives 30–35 similar requests annually and must prioritize due to limited resources
 - Historically, only one new traffic signal has been installed in ~15 years as a direct result of a community request
 - Flashing beacons have been installed in a few locations, but each took years from request to completion
 - Residents noted this request has been pending for ~2 years with Planning, and they want clarity on next steps and prioritization
- Operations and maintenance items
 - Tree root damage along Bay Trail by Meeker Slough
 - Public Works believes this can be handled in-house
 - Staff will map and mark impacted areas
 - Work will occur after rainy season due to paving constraints
 - Coordination required with the City's certified arborist to ensure roots are addressed appropriately
 - Sprinkler system issues at Marina Bay Park
 - Sprinkler system upgrades and repairs also appear manageable in-house
 - Discussion about moving to wireless irrigation controls
- Capital Improvement Projects (CIPs)
 - Boardwalk by Lara's
 - Requires a formal CIP, external expertise, and a funded assessment
 - No current funding source identified
 - Next steps include:
 - Developing scope of work
 - Securing evaluation and cost estimates

- Determining funding strategy
- Rusting railings
 - Approximately 180 railings identified as needing repair/replacement
 - Public Works staff can perform the labor but lack capacity to manage a project of this scale while also maintaining city facilities
 - Funding strategy and prioritization still needed
- Electrical panels
 - Considered a major capital project—likely several hundred thousand dollars
 - Too large to be funded by the Landscape & Lighting District
 - Added to the City’s list of unfunded capital projects
 - Will be included in the upcoming annual CIP budget submission in April/May timeframe
- Residents raised additional Public Works-related issues
 - Landscape & Lighting representatives emphasized that many of these items have been on the list for years, with little visible progress
 - Residents requested a clearer timeline, prioritization framework, and accountability
 - Concerns raised about safety risks (e.g., deteriorating boardwalk)
 - Councilmember Wilson acknowledged the frustration, saying new CIP prioritization processes are intended to improve transparency, but funding limitations remain a systemic challenge
- Craneway Pavilion status
 - Residents explained they are frustrated with the lack of updates about what is happening after the pickleball club closed
 - Councilmember Wilson explained that the Craneway situation is tied to real estate negotiations, which must legally be handled in closed session
 - She cannot share specifics until negotiations conclude but said they are “very close”
 - Promised to provide an update via her newsletter when possible
 - A resident added that the City issued an RFP for a structural condition assessment in October and three bids were received — a sign that progress is happening
- Marina Bay Park staffing levels
 - A resident asked about low staffing levels for Marina Bay Park upkeep and projects since Tawfik last attended a MBNC meeting in June 2024
 - Tawfik said that staffing levels are still the same as last year
 - The City has hired external contractors for tree trimming and median landscaping citywide, but not for district-specific roles
 - Funding limits prevent adding more district staff
- Special Assessment District
 - A resident brought up previous comments by Tawfik that the City may be considering eliminating special assessment districts like Marina Bay
 - Councilmember Wilson emphasized:

- No official action has been taken to remove Marina Bay's district
- She supports special districts, especially as Richmond grows
- She intends to advocate for maintaining them
- Noisy banner issue
 - A resident reported that there is a noisy "Welcome to Marina Bay" banner due to metal-on-metal contact
 - It has become partially detached from the light pole
 - Tawfik said he would follow up
- Meeker Slough cleanup
 - The City plans to remove debris from Meeker Slough before the next California clapper rail breeding season (starts March 1)
 - Numerous agencies must approve the work:
 - California Dept. of Fish & Wildlife
 - DTSC (Dept. of Toxic Substances Control)
 - UC Berkeley (adjacent landowner)
 - The slough is contaminated, and no one recalls City staff ever entering the slough before
 - A specialized contractor with hazmat training will perform the cleanup
 - The goal is to complete cleanup by end of the calendar year, but timing depends on approvals
 - The long-term plan is to establish twice-yearly cleanup cycles once processes are formalized
 - Funding will come from Parks & Landscaping Division, not Marina Bay district funds

5.) Closing

- The meeting wrapped with holiday greetings from Councilmember Wilson
- Thanks expressed to residents for attending the final quarterly meeting of the year

Meeting concluded at 8:43 pm

-Laura Freeze Ho
MBNC Secretary