



Marina Bay Neighborhood Council

## 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](mailto: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 ("unwanteds"), 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 Benicia
  - 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](mailto: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