



**NOTICE AND AGENDA
CITY OF UNION CITY**

**GARY SINGH, Mayor
SCOTT SAKAKIHARA, Vice Mayor (District 4)
LANCE NISHIHARA, Councilmember (District 1)
JAIME PATIÑO Councilmember (District 2)
JEFF WANG, Councilmember (District 3)**

**CITY COUNCIL
SPECIAL MEETING
Tuesday, July 22, 2025
5:30 PM**

City Council Conference Room | 34009 Alvarado-Niles Road, Union City, CA94587

NOTICE OF PARTICIPATION:

Councilmember Jaime Patiño will participate in the meeting via teleconference from a location where the agenda will be posted and the site will be accessible to the public with an opportunity to address the Council, at

**Westin Peachtree Plaza (Lobby)
210 Peachtree St NW
Atlanta, GA 30303**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ORAL COMMUNICATIONS - Comments limited to items on the Special Meeting Agenda**
- 4. CONSENT CALENDAR**
 - 4.a. Adopt a Resolution Accepting the City of Fremont's Human Services and Family Related Services Grant for Fiscal Year 2025-2026 and Fiscal Year 2026-2027, in the Total Amount of \$437,190, to Provide Positive Youth Development Programs, and Authorizing the City Manager to Execute Task Order No. 15 to the Joint Powers Agreement**
- 5. STUDY SESSION**
 - 5.a. Economic Development – Growing Local Economies to Increase the Quality of Life, Discussion with Gurbax Sahota, President & CEO, CALED**
- 6. ADJOURNMENT**

/s/ Thai Nam Pham
Thai Nam Pham, MMC, CPMC
City Clerk

MEETING INFORMATION

Regular City Council meetings are held in person on the second and fourth Tuesday of each month at 7:00 p.m. in the Council Chambers, City Hall, 34009 Alvarado-Niles Road, Union City, CA 94587.

Meetings can also be observed via Zoom: <http://citycouncil-live.unioncity.org>

Meetings are broadcast live on UCTV Channel 15 and live-streamed on the City's website: <https://www.unioncity.org/199/City-Meetings-Video>.

Public Comment: Members of the public cannot provide comments via Zoom unless specifically permitted, as detailed below. Remote access is subject to technical availability. If the Zoom platform or other technology fails, the City Council will proceed with the meeting in person unless prohibited by law.

Public Records: Documents related to agenda items are available for review on the City's website (<https://www.unioncity.org>) or during business hours at the City Clerk's Office, 34009 Alvarado-Niles Road, Union City, CA 94587.

Accessibility: If you require special assistance to participate in the meeting, please contact the City Clerk's Office at (510) 675-5448 at least 72 hours before the meeting. Closed captioning is available for all regular City Council meetings.

ADDRESSING THE CITY COUNCIL

In-Person Public Comment:

Members of the public may address the Council on any agenda item or during the Public Input portion of the meeting. To speak, please fill out a speaker card with your name and city of residence. If you would like a follow-up from the City, you may also provide your mailing address. Completing a speaker card and providing your name, city, or mailing address are not required to make a public comment but are requested for record-keeping purposes.

Written Comment:

To submit written comments on an agenda item or during Public Comment, please email: publiccomment@unioncity.org. Include "public comment" in the subject line and reference the agenda item number. Written comments will be forwarded to the City Council and made publicly available.

Public Comment via Zoom:

As noted above, the public may not address the Council via Zoom unless required by AB 2449. If the City is required to provide this opportunity, the Mayor will announce it at the beginning of the meeting. If allowed, raise your virtual hand on Zoom to indicate that you would like to speak on a specific agenda item.

CITY COUNCIL NORMS AND GUIDELINES

(Resolution No. 6129-23; Adopted May 23, 2023)

The Union City Council abides by the following norms:

1. We conduct ourselves in a professional manner, treat everyone with respect, and act with high integrity, always putting the interests of the City of Union City ahead of self-interests in accordance with our code of ethics.
2. We respect the Council-Manager form of government, and do not interfere with the City Manager's role or any professional duties of City staff.
3. We recognize that matters of confidential nature are to be kept private and undisclosed.
4. We respect each other's opinions and are supportive of each other's work advocating for the City, and we ensure that all voices are heard. We do not criticize others for having a different point of view, and we agree to disagree respectfully.

5. We understand that the City Council acts as a body, all members are equal, and policy direction is only given by a majority vote of the City Council. Once a decision is made, all members of the City Council must respect the City Council's direction.
6. We will be prepared for City Council meetings and ask our questions of the City Manager in advance so we can avoid surprising City staff at meetings.
7. We do not criticize City staff publicly or to others and will refrain from directing them. Instead, we will take our concerns and questions privately to the City Manager.
8. We will govern on an at-large basis, although elected by districts. We will maintain a citywide perspective and consider the needs and interests of the entire community.
9. We will continue to allocate resources based on long-term strategic priorities and efforts, with consideration of citywide service levels and financial capacity.
10. We understand customer service is the priority and each member of the City Council will help constituents regardless of the district in which they reside or from which a Councilmember themselves is elected.
11. We recognize the significant importance of attendance and participation at City Council meetings in proceeding with City business. All members of the City Council should endeavor to miss no more than two regular meetings per calendar year absent extraordinary circumstances. Members of the City Council should, absent unforeseen circumstances, provide a minimum of sixty days' notice to the City Council of planned absences during the Good of the Order or Items Referred by Council portion of the City Council agenda, as appropriate.

May these Council Norms be administered and enforced in the following manner:

1. Councilmembers have the primary responsibility to assure that ethical standards are understood and met by the Council, and that the public can continue to have full confidence in the integrity of government.
2. The Mayor and the Council have the responsibility to intervene when action of its members are in violation of Council Norms.
3. The City Council can review and revise the Council Norms as needed.
4. During City Council discussions, deliberations, and proceedings, the Mayor is designated with the primary responsibility to ensure that Councilmembers adhere to the Council Norms.

CERTIFICATION OF MEETING NOTICE AND AGENDA POSTING

This notice and agenda were posted on the City's website and the City Hall bulletin board at least 24 hours prior to the meeting date, in compliance with the Ralph M. Brown Act.

/s/Thai Nam Pham, MMC, CPMC
City Clerk/Secretary to the City of Union City Successor Agency



Agenda Item



Agenda Item

DATE: 7/15/2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: JOAN MALLOY, CITY MANAGER

SUBJECT: ADOPT A RESOLUTION ACCEPTING THE CITY OF FREMONT'S HUMAN SERVICES AND FAMILY RELATED SERVICES GRANT FOR FISCAL YEAR 2025-2026 AND FISCAL YEAR 2026-2027, IN THE TOTAL AMOUNT OF \$437,190, TO PROVIDE POSTIVE YOUTH DEVELOPMENT PROGRAMS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE TASK ORDER NO. 15 TO THE JOINT POWERS AGREEMENT

BACKGROUND

DISCUSSION

FISCAL IMPACT

RECOMMENDATION

Prepared by:

Submitted by:

ATTACHMENTS:

	Description	Type
<input type="checkbox"/>	Staff Report	Staff Report
<input type="checkbox"/>	Draft Resolution	Attachment



Agenda Item

DATE: 07/22/2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: JOAN MALLOY, CITY MANAGER

SUBJECT: ADOPT A RESOLUTION ACCEPTING THE CITY OF FREMONT'S HUMAN SERVICES AND FAMILY RELATED SERVICES GRANT FOR FISCAL YEAR 2025-2026 AND FISCAL YEAR 2026-2027, IN THE TOTAL AMOUNT OF \$437,190, TO PROVIDE POSTIVE YOUTH DEVELOPMENT PROGRAMS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE TASK ORDER NO. 15 TO THE JOINT POWERS AGREEMENT

EXECUTIVE SUMMARY

Staff recommends that the City Council adopt a resolution accepting the City of Fremont's Human Services and Family Related Services Grant for Fiscal Years 2025-2026 and 2026-2027, in the total amount of \$437,190, and authorize the City Manager to execute Task Order No. 15 to the Joint Powers Agreement (JPA). The grant will fund Positive Youth Development (PYD) programs administered by Union City's Community and Recreation Services (CRS) Department.

STRAGEIC PLAN ALIGNMENT

Goal C. Economic, Community Development, and Public Safety: Promote community growth and innovation through forward-thinking strategies.

Goal E. Communication and Outreach: Build connections with community partners, residents, and employees.

BACKGROUND

In January 2025, the City of Fremont's Human Services Department (HSD), as the prime contractor, in partnership with Union City's CRS Department, was awarded a two-year grant from the Alameda County Probation Department (ACPD). The grant funds Positive Youth Development (PYD) programs for youth in Service Region 5, which includes Fremont, Newark, and Union City. The City of Fremont has approved the grant agreement and is prepared to execute the contract upon Union City's Council authorization.

DISCUSSION

Under this grant, Union City's Youth and Family Services (YFS) Division will deliver PYD services from July 1, 2025, to June 30, 2027. Services will include anger management and

gender-responsive programming tailored to at-risk (at-risk) youth, those on formal probation, or youth diverted from the juvenile justice system. Programming will incorporate trauma-informed care, evidence-based practices, and culturally sensitive outreach. Task Order No. 15 to the JPA formalizes this arrangement between Union City and Fremont.

FISCAL IMPACT

There is no impact to the General Fund. The grant revenue and expenses have already been included in the City's FY 2025-2026 and FY 2026-2027 Biennial Budget, adopted on June 24, 2025, and will be accounted for in the Youth & Family Services Fund (Fund 244). The grant totals \$437,190:

- \$214,308 for FY 2025-2026
- \$222,882 for FY 2026-2027

RECOMMENDATION

It is recommended that the City Council adopt a resolution:

1. Accepting the City of Fremont's Human Services and Family Related Services Grant for FY 2025-2026 and FY 2026-2027 in the total amount of \$437,190; and
2. Authorizing the City Manager to execute Task Order No. 15 to the Joint Powers Agreement, in a form approved by the City Attorney.

Prepared by

Laura Buzo, Community and Recreation Services Director

Submitted by

Laura Buzo, Community and Recreation Services Director

Attachments

Description:

JPA-PYD FY25-27
Exhibit A - Contract

Type:

Resolution
Exhibit

RESOLUTION NO. 2025-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNION CITY ACCEPTING THE CITY OF FREMONT'S HUMAN SERVICES AND FAMILY RELATED SERVICES GRANT FOR FISCAL YEAR 2025-2026 AND FISCAL YEAR 2026-2027, IN THE TOTAL AMOUNT OF \$437,190, TO PROVIDE POSITIVE YOUTH DEVELOPMENT PROGRAMS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE TASK ORDER NO. 15 TO THE JOINT POWERS AGREEMENT

WHEREAS, the Joint Powers Agreement from the City of Fremont provides funding for Positive Youth Development programs for at-promise (at-risk) youth who are on formal probation and youth being diverted from the Juvenile Justice System, as well as their families; and

WHEREAS, in January 2025, Fremont's Human Services Department (HSD), as the prime bidder, in partnership with Union City's Community and Recreation Services (CRS) Department (Subcontractor), was awarded a two-year grant from the Alameda County Probation Department (ACPD) to provide Positive Youth Development programs for Service Region 5: Fremont, Newark, and Union City; and

WHEREAS, the term of the Agreement is July 1, 2025, through June 30, 2027; and

WHEREAS, the Youth and Family Services (YFS) Division will provide Positive Youth Development programs that include anger management and gender responsive services that integrate a development approach, cultural awareness and sensitivity, evidence-based practices, and trauma-informed care (TIC).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Union City hereby accepts the City of Fremont's Human Services and Family Related Services Grant for Fiscal Year 2025-2026 and Fiscal Year 2026-2027, in the total amount of \$437,190, to provide Positive Youth Development programs; and

BE IT FURTHER RESOLVED that the City Council of the City of Union City hereby authorizes the City Manager to execute Task Order No. 15 to the Joint Powers Agreement.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Union City at a special meeting held on this 22nd day of July 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

GARY SINGH
Mayor

ATTESTED:

APPROVED AS TO FORM:

THAI NAM N. PHAM
City Clerk

KRISTOPHER J. KOKOTAYLO
City Attorney



Agenda Item

ATTACHMENTS:

Description		Type
	Staff Memo	Staff Report
	PowerPoint Presentation	Attachment



DATE: JULY 22, 2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: JOAN MALLOY, CITY MANAGER

SUBJECT: Economic Development – Growing Local Economies to Increase the Quality of Life, Discussion - Gurbax Sahota, President & CEO, CALED"

We are looking forward to the Special Study Session for a robust discussion with Gurbax Sahota, President and Chief Executive Officer of California Association of Economic Development and Executive Director of the CA Academy for Economic Development. As we head down the road of updating our Economic Development Strategic Plan, Gurbax's unique perspective as a state economic development leader offers the opportunity to understand the challenges and opportunities that cities across the state grapple with and the tools they utilize to achieve their goals.

Joining Gurbax is Stephen Baiter, Executive Director, East Bay Economic Development Alliance, who will be able to share his East Bay perspective.

More on Gurbax Sahota



Gurbax Sahota is an experienced association professional who believes in the importance of the need to collaborate and create meaningful partnerships to accomplish the goal of creating healthy, wealthy communities. She turns this belief into action by bringing together and leading multiple organizations aligned with the goal of helping businesses thrive in California.

July 22, 2025, Special City Council Meeting
Economic Development – Growing Local
Economies to Increase the Quality of Life,
Discussion with Gurbax Sahota, President &
CEO, CALED



Item 5.a

Introductions and Background

- **Introductions: Mayor, Councilmembers, City Staff**
- **Introduction of Special Guests**
- **Create a Shared Understanding Economic Development**
- **Update of Economic Development Strategic Plan**



Update

Economic Development Strategic Plan 2025 Timeline



CALED

Union City Economic Development Leadership Discussion

July 22, 2025

California Association for Local Economic Development

- Founded in 1980
- 1,000+Members
- Dedicated to Economic Development – helping businesses thrive and create vibrant economies



Introduction

Gurbax Sahota,
President & CEO
California Association
for Local Economic
Development (CALED)



Co-Presenter

Stephen Baiter
Executive Director
East Bay Economic
Development Alliance & CALED
Board Member, Vice Chair



WHAT WE DO

- Advocate for regional, state, and federal investments and policies that sustain and support economic development activities
- Provide timely information and data, as well as thought leadership around critical topics
- Facilitate high-level networking opportunities between public and private sector leaders

LEADERSHIP COMMITTEES

Executive Committee, Economic Development Directors' Council, Land Use & Infrastructure, Legislative Committee, Resilient East Bay



EXPERIENCES & TOURS



POLICY & ADVOCACY



NETWORKING & EVENTS



REGIONAL RESEARCH

Agenda

- 1) Union City Leadership Perspectives
- 2) Economic Development Foundation
- 3) Roles & Activities
- 4) Union City and The Region
- 5) How Do You Make a Difference?
- 6) Q & A



Council Leadership

- What's your perspective on economic development?
- Why does it matter to you?
- Is there one thing you hope we cover today?



Economic Development Foundation

Economic Development is the creation of wealth through which community benefits are realized.

“From a public perspective, local economic development involves the allocation of limited resources – land, labor, capital and entrepreneurship in a way that has positive effect on the level of business activity, employment, income distribution patterns, and fiscal solvency.”

Roles & Activities

Public Sector Economic Development “Why”

- Maintain, increase & diversify tax base
- Increase revenues faster than cost of municipal services increase
- Economic vitality for commercial and industrial areas
- Maximize property through highest & best use
- Create and retain jobs, increase per capita income



Roles & Activities

Public Sector Economic Development “Why”

Quality of Life!

More local tax dollars and jobs raise the economic tide for the community, which generally increases the overall standard of living of the residents.

Roles & Activities



ECONOMIC DEVELOPERS

Economic Developers Support Successful Businesses through:

- Connection to Resources & Capital
- Problem Solving
- Marketing the Community as a Great Place to Invest & Do Business
- Navigating the System
- Community & Economic Revitalization
- Site Development
- Strategies for Business & the Community



SUCCESSFUL BUSINESSES

Successful Businesses Provide:

- Local Tax Revenue
- Employees in the Community
- Stronger Social Fabric
 - supporting the community
 - being part of the community culture
- Growth Potential for Residents



COMMUNITY

Business Tax Revenue Supports these Community Assets:

- Public Employees
- Quality of Life
- Parks & Amenities
- Roads & Infrastructure
- Public Safety
- Housing Funding



Roles & Activities

Public Sector Actions

1. Retain & Expand Existing Business
2. Create Business
3. Attract New Business

Impacting the income side of your budget



Roles & Activities

Public Sector Actions

With 1900+ business in Union City, limited resources (funds & staff time), a need to focus on future opportunities (while addressing current issues in the environment), how do you know which ones to focus on?

\$300 Billion

East Bay

52nd Largest Global Economy

2.8 Million Population

\$275,000 GDP/East Bay Worker

vs.

\$180,000 GDP/U.S. Worker

Union City and The Region

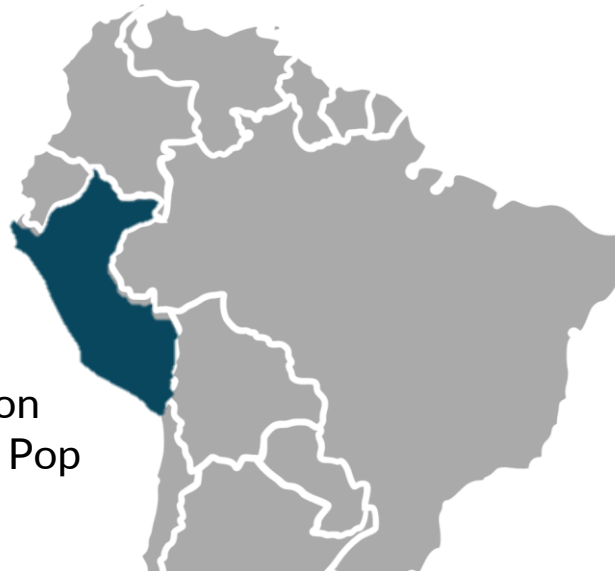
Contra Costa
+
Alameda



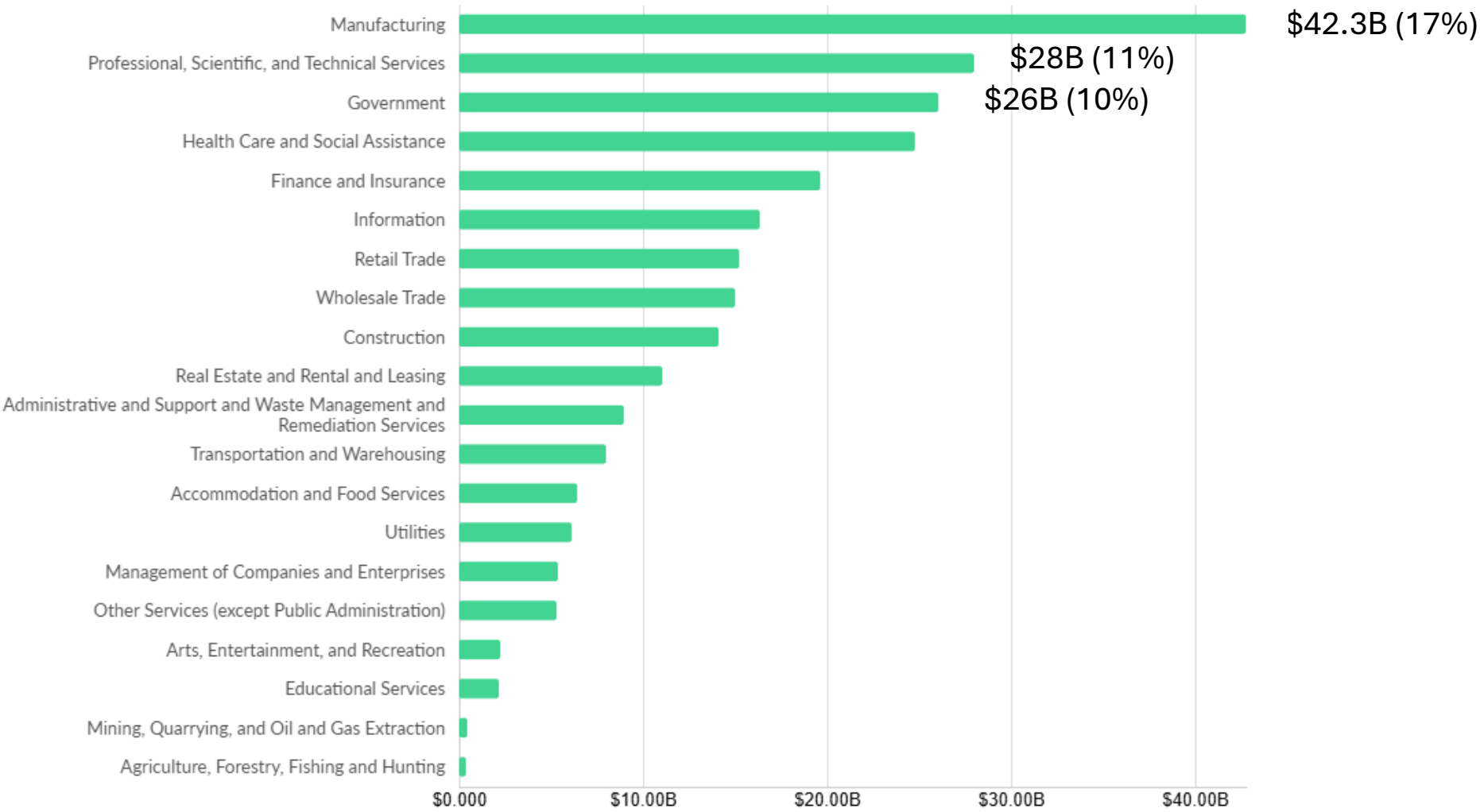
\$303 Billion
5.56 Million Pop



\$265 Billion
34.1 Million Pop









Gross Regional Product (GRP) by Industry



Source: Lightcast, 2025-Q2.

Industry Employment, 2024

Industry	2024 Jobs	2024 Average Earnings Per Worker	2024 LQ (Industry Concentration)	2019-2024 % Change in Jobs
Health Care and Social Assistance	230,267	\$88,524	1.19	13.51% 
Professional, Scientific, and Technical Services	175,913	\$122,002	1.39	3.59% 
Government	170,467	\$134,083	0.89	0.01%
Retail Trade	132,828	\$56,870	0.88	-1.48%
Manufacturing	111,061	\$137,028	1.07	4.87% 
Real Estate and Rental and Leasing	107,379	\$67,444	1.09	33.56% 
Accommodation and Food Services	101,804	\$38,027	0.86	-8.61%
Other Services (except Public Administration)	101,298	\$44,368	1.08	-1.41%
Transportation and Warehousing	97,153	\$56,798	1.02	22.34% 
Construction	96,224	\$108,075	1.02	-1.28%
Finance and Insurance	88,002	\$120,566	0.83	20.18% 
Administrative and Support and Waste Management and Remediation Ser	87,292	\$70,747	0.89	-6.08%
Wholesale Trade	46,511	\$120,248	0.87	-6.8%

Source: Lightcast, 2025-Q2.

Roles & Activities

Public Sector Partnerships

- Workforce
- Housing
- State and Federal Priorities
- Private Sector
- Other Organization (local & others) Priorities



Economic Development Partners



Strategic Considerations

Concerns and Challenges

- Tariffs and uncertainty
- Housing Affordability & Homelessness
- High Costs of Doing Business & Complex Regulations
- Drought and Climate Risks
- Local and state budget constraints
- Commercial & Retail Vacancies
- Anti-Immigration Policies

Strengths and Opportunities

- Strong R&D base and leader in advance technologies
- Diverse economy – health, manufacturing, professional services, goods movement
- Leader in renewable energy investment and climate-related innovation
- Aligning and upskilling workforce to industry needs
- Revival of Entertainment, Sports & Tourism



<https://eastbayeda.org/eastbayforward/>

How Do You Make a Difference?

What do you already have?

Plan, strategy, element, resolutions.

Who is on your team?

Staff, county, EDC, chamber, business council, district, associations, tourism groups, other agencies.

What industries are already thriving?

Use data-based approach.

How Do You Make a Difference?

What industries/retail can you support – consider the future?

Be Realistic & know your competitive advantages & disadvantages.

What is your community's long-term vision?

Have courage, leadership, & follow through.

Economic Development is not a one size fits all proposition – be true to your community & don't be led astray.

Questions?



STEPHEN BAITER

Executive Director of East Bay EDA

stephen@eastbayeda.org

GURBAX SAHOTA

President/CEO of CALED

gsahota@caled.org

