



# CITY OF NEWARK CITY COUNCIL

37101 Newark Boulevard, Newark, CA 94560-3796 • 510-578-4266 • E-mail: city.clerk@newark.org

## SPECIAL MEETING

## Minutes

Thursday, March 26, 2020

City Administration Building  
7:30 p.m.  
City Council Chambers

### A. ROLL CALL

Mayor Nagy called the meeting to order at 6:00 p.m. Present were Council Members Hannon, Collazo, Bucci, and Vice Mayor Freitas.

### B. CITY MANAGER REPORTS

#### B.1 **Adopt an Urgency Ordinance of the City of Newark Enacting a Temporary Moratorium on Evictions Due to Nonpayment of Rent for Residential and Commercial Tenants Where the Failure to Pay Rent is From Income Loss Resulting From the Novel Coronavirus (COVID-19).**

#### **URGENCY ORDINANCE NO. 519-U**

Vice Mayor Freitas recused himself from Item B.1 due to his interest in real property. Vice Mayor Freitas exited the City Council Chambers.

Interim City Attorney Kokotaylo gave the staff report regarding the COVID-19 pandemic, the declaration of local, state, and national states of emergency and the financial impact the shelter-in-place order will have on residents and businesses. The proposed Urgency Ordinance would enact a temporary moratorium on evictions due to nonpayment of rent for residential and commercial tenants where the failure to pay rent is from income loss resulting from the Novel Coronavirus (COVID-19).

In response to Council Member Collazo, Mr. Kokotaylo stated that the earliest the moratorium would end is May 31. If extended through a local or State declaration of emergency the ordinance would expire 180 days after that date.

Mayor Nagy requested that Section 1.E (tenant to notify landlord of inability to pay rent within 15 days after the date that rent is due) be changed to notify the landlord within seven days with an additional eight days to get the documentation. The City Council agreed to the change.

In response to Council Member Bucci, City Manager Benoun outlined the public outreach efforts that would be used for public notification. He stated that staff would look into Council Member Bucci's suggestion of paid social media advertising.

Council Member Hannon requested that staff include in their public outreach that some banks have initiated forbearance on mortgage payments for 90 days.

No one from the audience spoke.

Council Member Bucci moved, Council Member Collazo seconded, to adopt an urgency ordinance, as amended at the meeting, that establishes a temporary moratorium on evictions due to nonpayment of rent for residential and commercial tenants where the failure to pay rent is from income loss resulting from the coronavirus (COVID-19). The motion passed, 4 AYES, 1 RECUSED (Freitas).

Vice Mayor Freitas returned to the City Council Chambers.

## **B.2 Oral Update on the City's response to COVID-19 Local Emergency.**

City Manager Benoun gave a brief update on the status of the COVID-19 local emergency.

In response to City Council questions, City Manager Benoun stated that there was no public information available at this time for additional drive-through testing facilities in Alameda County, staff would monitor Federal and State funding opportunities, and that staff could look into local Business License Tax relief.

Mayor Nagy announced that most of the mayors in Alameda County signed a letter to Governor Newsom asking that property tax payments be delayed until July.

Vice Mayor Freitas stated that Business Tax Licenses are already paid for the year.

There were no comments from the audience.

## **C. ADJOURNMENT**

At 6:48 p.m. Mayor Nagy adjourned the City Council meeting.