



MINUTES

CITY COUNCIL SPECIAL MEETING

November 5, 2024
City Council Chamber
1 Civic Center Plaza
Irvine, CA 92606

CALL TO ORDER

The special meeting of the Irvine City Council was called to order at 11:35 a.m. on November 5, 2024, in the City Council Chamber, Irvine Civic Center, 1 Civic Center Plaza, Irvine, California; Mayor Khan presiding.

ROLL CALL

Present: 5	Councilmember:	Mike Carroll
	Councilmember:	Tammy Kim*
	Councilmember:	Kathleen Treseder
	Vice Mayor:	Larry Agran
	Mayor:	Farrah N. Khan

* Councilmember Kim arrived at 12:27 p.m.

1. COUNCIL BUSINESS

1.1 CONSIDERATION OF A REQUEST BY MAYOR KHAN TO DISCUSS THE PURCHASE OF PROPERTY FOR HOMELESS SHELTER AFTER RECEIPT OF NEW INFORMATION

This item was agendized at the request of Mayor Khan, who asked for City Council consideration to discuss the purchase of properties at 17572 and 17622 Armstrong Avenue for a homeless shelter after the receipt of new information.

Prior to discussion, Mayor Khan noted a deadline of 12:30 p.m. to provide notification of the City's intention to terminate or complete the real estate transaction, and further noted that while terminating the transaction would result in a loss of the City's non-refundable \$1 million deposit, doing so would not breach the terms of the purchase and sale agreement.

City Council discussion included: summarizing the proposed real estate purchase transaction and clarifying current ownership of the properties at 17572 and 17622 Armstrong Avenue; inquired about the timeline for negotiations; questioned the purchase price for the properties; inquired about the involvement of other parties in the process; discussed potential alternatives to the proposed sites; and provided clarification regarding "The System" bridge housing program.

Oliver Chi, City Manager, responded to questions. Pete Carmichael, Assistant City Manager/Chief Development Officer, was also available for questions.

Jeff Melching, City Attorney, provided information on Brown Act provisions that allowed for an accelerated vote by the City Council, which included the consideration of as many public comments as possible prior to the 12:30 p.m. deadline, following consideration of the remainder of public comments following a vote by the City Council.

ACTION: Moved by Councilmember Carroll, seconded by Mayor Khan, to:

Terminate the Real Estate Purchase and Sale Agreement for the property at 17572 and 17622 Armstrong Avenue.

The following individuals spoke in support of terminating the Purchase and Sale Agreement:

- Mona
- Adita, Irvine resident
- Hope
- Maverick Young, Irvine resident
- Christina
- Andrea Serrano
- Chan Tran

Michael Shepherd spoke in opposition to terminating the Purchase and Sale Agreement.

Aaron Binkowski, resident of a nearby community, suggested that City Council weigh the risks and opportunities pertaining to the Purchase and Sale Agreement, and in opposition to the potential financial gain by a third party.

Lee Sun, Irvine resident and Finance Commissioner, spoke in support of reviewing the Purchase and Sale Agreement by various City Commissions prior to moving forward.

Additional City Council discussion included: inquiring about the entity(ies) listed on the property title; discussed the use of restricted or unrestricted funds for the property purchase; inquired about due diligence in the transaction process; questioned the types of individuals that would utilize the services of the bridge housing facility; suggested scheduling study sessions with the new City Council on larger systemic challenges; discussed options for additional negotiations.

Following discussion, the City Council took a vote on the motion.

ACTION: Moved by Councilmember Carroll, seconded by Mayor Khan, to:

Terminate the Real Estate Purchase and Sale Agreement for the property at 17572 and 17622 Armstrong Avenue.

The motion carried as follows:

AYES: 3 COUNCILMEMBERS: Carroll, Kim, and Khan

NOES: 2 COUNCILMEMBERS: Agran and Treseder

ABSENT: 0 COUNCILMEMBERS: None

ABSTAIN: 0 COUNCILMEMBERS: None

Councilmembers Kim and Treseder left the meeting at 12:28 p.m.

Following City Council action, the remainder of public comments were considered.

The following individuals spoke in support of terminating the Purchase and Sale Agreement:

- Calvin Mai
- Rose Tsai
- Natalie, Irvine resident
- Daniela Garret, Irvine resident
- Massis Chahbazian, Irvine businessowner
- Kerri
- Mario Emanuel Mota De Albuquerque
- Barry Calvert
- Michelle Johnson, Irvine resident and Planning Commissioner
- Dennis Lo, Irvine resident
- Eric Neshanian, Irvine resident
- Ben Harrison
- Gil Nelsen, Irvine resident
- Lulu Hammad

The following individuals spoke in opposition to the termination of the Purchase and Sale Agreement:

- Rana
- Joshua Moore, Irvine resident
- Maria AP
- David Shafie, Irvine resident

John McGregor spoke in support of increased transparency related to the City's real estate transactions.

Leif Heras spoke in opposition to Councilmembers Kim and Treseder's actions and expressed concern about the forfeited \$1 million.

Don Geller, Irvine resident and Finance Commission Chair, spoke in support of reviewing the Purchase and Sale Agreement by various City Commissions prior to moving forward.

Sarah Rhee spoke in opposition to actions taken by Councilmember Kim related to the Purchase and Sale Agreement.

Lesley Tan spoke in opposition to the forfeiture of \$1 million.

Brian R., Irvine resident, spoke in opposition to the public's perception related to homeless individuals.

“Kennedy Commission” spoke in support of a City partnership with that organization regarding future affordable housing initiatives.

ADJOURNMENT

Moved by Councilmember Carroll, seconded by Vice Mayor Agran, and unanimously carried by those members present (Councilmembers Kim and Treseder absent), to adjourn the meeting at 1:14 p.m.



CITY CLERK OF THE CITY OF IRVINE



MAYOR OF THE CITY OF IRVINE

November 26, 2024