

**CITY COUNCIL OF MONTEREY PARK  
THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY OF THE  
FORMER REDEVELOPMENT AGENCY, THE HOUSING AUTHORITY, THE MONTEREY  
PARK FINANCING AUTHORITY AND THE MONTEREY PARK GEOLOGIC HAZARD  
ABATEMENT DISTRICT AGENDA**

**SPECIAL MEETING  
Monterey Park City Hall, Room 266  
320 W. Newmark Avenue, Monterey Park, CA 91754**

**Wednesday  
May 3, 2023  
5:30 p.m.**

**MISSION STATEMENT**

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

**GENERAL INFORMATION**

Documents related to an Agenda item are available to the public in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at [www.montereypark.ca.gov/AgendaCenter/City-Council-17](http://www.montereypark.ca.gov/AgendaCenter/City-Council-17).

The Special Meeting will not be televised on the city's cable channel MPKTV (AT&T U-verse, channel 99 or Charter Communications, channel 182) or on the city's website at <http://www.montereypark.ca.gov/133/City-Council-Meeting-Videos>.

**PUBLIC PARTICIPATION**

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Mayor and City Council may change the amount of time allowed for speakers. Written Communication will be accepted up to 2 hours before the meeting via email to [mpclerk@montereypark.ca.gov](mailto:mpclerk@montereypark.ca.gov).

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall at (626) 307-1359 for reasonable accommodation at least 4 hours before a meeting. Council Chambers are wheelchair accessible.

**CALL TO ORDER**

**Mayor**

**ROLL CALL**

**Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Yvonne Yiu**

**PUBLIC COMMUNICATIONS:**

While all comments are welcome, the Brown Act does not allow the City Council to take action on any item not on the agenda. The Council may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the City Council's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

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The City Council will recess to Closed Session following public comment and the Open Session items if any. Public participation is not allowed during Closed Session.

### [1.] CLOSED SESSION

#### 1-A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - GOVERNMENT CODE § 54956.8: two items

Properties: 601 Potrero Grande Drive, AIN 5265-025-058; and 2100 Saturn Street, AIN 5265-026-055

City Negotiators: Ron Bow, City Manager  
Karl H. Berger, City Attorney  
Inez Alvarez, Assistant City Manager  
Martha Garcia, Finance Director

Negotiating Party: 601 Potrero Grande Drive - BHE 601 Potrero Grande LLC/ BH Properties, LLC  
2100 Saturn Street - BHE 601 Potrero Grande LLC/ BH Properties, LLC

Under Negotiation: Lease terms, purchase price, and terms of payment

#### 1-B. CONFERENCE WITH LEGAL COUNSEL, INITIATION OF LITIGATION (Government Code § 54956.9(d)(4)). Number of Potential Cases: One. Potential Defendants (voluntarily disclosed; not legally required):

Center Int'l Investments, Inc.  
Pacific Regent Enterprises  
H Keng  
Jun Fan "Frank" Zhang  
Hsiao Chi Hsu  
Willis Do  
Karrie On  
Chau On  
Does 1-30

#### 1-C. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Threat of litigation pursuant to Government Code § 54956.9(d)(2)): 1 matter.

FACTS AND CIRCUMSTANCES: Occurrences relating to January 21, 2023 Mass Casualty Incident.

#### 1-D. CONFERENCE WITH CITY'S LABOR NEGOTIATOR (GOV'T CODE §54957.6): 1 item

Employee City Manager (unrepresented)  
Organization:

City Designated City Attorney  
Representative:

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Upon conclusion of the Closed Session, the Mayor and/or City Attorney will announce any reportable actions accordance with the Brown Act at the conclusion of this meeting.

**ADJOURN**