

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Special Meeting
November 19, 2025**

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Regular Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, November 19, 2025, at 5:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 5:33 p.m.

2. Roll Call

City Manager Inez Alvarez called the roll:

Council Members Present: Henry Lo, Jose Sanchez, Thomas Wong arrived at 5:37 p.m., Elizabeth Yang

Council Members Absent: Vinh Ngo

Also present:

City Attorney Karl Berger

Assistant City Manager Diana Garcia

Director of Finance Martha Garcia

Virtually present: None.

3. Public Communications

None.

4. Closed Session

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

The City Council adjourned to Closed Session at 5:37 p.m.

Linda Lee, Vice Executive President, Kidder Matthews was present for Closed Session.

4.A. Conference with Real Property Negotiators — Government Code §54956.8: 1 item

Property: 810 Monterey Pass Road, APN/Parcel ID: 5252-003-043

City Negotiators: Inez Alvarez, City Manager; Karl H. Berger, City Attorney; Diana Garcia, Assistant City Manager; Martha Garcia, Director of Finance

Negotiating Parties: JRL, LLC./ Rui Zhen Zhao

Mission Statement

The mission of the City of Monterey Park is to provide excellent service, foster growth and opportunity, and create a joyous and collaborative environment.

4.B. Conference with Real Property Negotiators — Government Code §54956.8: 1 item

Property: 2537-2543 Lee Ave., S. El Monte, CA 91733 (APN 5281012011, 5281012012)

City Negotiators: Inez Alvarez, City Manager; Karl H. Berger, City Attorney; Diana Garcia, Assistant City Manager; Martha Garcia, Director of Finance

Negotiating Parties: Tasty Factory and Mainland Enterprise Trading

4.C. Conference with Legal Counsel — Anticipated Litigation

Significant exposure to litigation pursuant to Government Code §

54956.9(d)(2): Facts and Circumstances: Abatement Warrant dated November 4, 2025 (attached to the staff report).

5. Adjournment

The City Council reconvened and adjourned from Closed Session with all Council Members present at 6:35 p.m.

There being no further business for consideration, the meeting was adjourned at 6:35 p.m.

Action Taken: No reportable action taken in Closed Session.



Maychelle Yee
City Clerk

Approved on January 21, 2026 at the Regular City Council Meeting