

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Special Meeting
February 18, 2026**

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 Special Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, February 18, 2026, at 5:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 5:34 p.m.

2. Roll Call

City Manager Inez Alvarez called the roll:

Council Members Present: Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Council Members Absent: Henry Lo

Also present:

City Attorney Karl Berger
Assistant City Manager Diana Garcia
Director of Human Resources and Risk Management Christine Tomikawa
Director of Finance Martha Garcia
Director of Community Development Timothy Hou

Virtually present:

Assistant City Attorney Tim Campen

3. Telecommunications Announcement, if requested

None.

4. Public Communications

None.

5. 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 5:34 p.m.

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.

5.A. Conference With Legal Counsel—Anticipated Litigation (Threat of litigation pursuant to Government Code § 54956.9(d)(2)): One matter.

Facts and Circumstances: See attached letters dated February 4, 2026 and February 10, 2026.

5.B. Conference with Legal Counsel, Initiation of Litigation (Government Code § 54956.9(d)(4)). Number of Potential Cases: One.

Name of potential defendant (voluntarily disclosed): HMC Stratcap 1977 Saturn, LLC

5.C. Conference with Legal Counsel - Existing Litigation - Government Code § 54956.9(d)(1)

Gladys Segovia v. City of Monterey Park (filed March 22, 2024) LASC Case No. 24NNCV00428

6. Adjournment

The City Council reconvened from Closed Session at 6:38 p.m. with all Council Members present.

There being no further business for consideration, the meeting was adjourned at 6:38 p.m.

Action Taken: No reportable action taken in Closed Session.



Maychelle Yee
City Clerk

Approved on April 15, 2026, at the Regular City Council meeting