



## MINUTES

ISLAND CITY DEVELOPMENT  
SPECIAL MEETING, MAY 25, 2022  
IN PERSON AT INDEPENDENCE PLAZA COMMUNITY ROOM,  
703 ATLANTIC AVE, ALAMEDA CA 94501

***Due to error in proper posting of the May 18<sup>th</sup> 2022 ICD agenda, in compliance with the Brown Act, this meeting was held again on May 25<sup>th</sup> 2022 with the addition of Consent Item 3F.***

1. CALL TO ORDER & ROLL CALL

*President Cooper called the meeting to order at 2:30PM. The following Board members were present: Director Vanessa Cooper, Director Janet Basta; Director Grob, absent; quorum established. Staff in attendance: Sylvia Martinez, Tony Weng, Allyson Ujimori, Jocelyn Layte, Marlene Reye, Nicole Guzman, Joseph Nagel*

2. PUBLIC COMMENT (Non-Agenda)

3. CONSENT CALENDAR (Action)

A. Approve April 20 2022 ICD Minutes

B. Approve Amended and Restated ICD Bylaws and Accept Names for Appointee to the ICD Board.

C. Approve the Sixth Amendment to the Consultant Services Agreement Dated 4/15/15 between Island City Development and the Housing Authority of the City of Alameda

D. Accept the LIHTC Portfolio Asset Management Fiscal Year to Date Financial Report through the Month of March 2022.

E. Accept the 2021 Audited Financial Statement of Low-Income Housing Tax Credit Partnership - Stargell Commons, L.P.

F. Authorize the President, or her Designee, to Negotiate a Contract Amendment with the Dahlin Group, Inc. for an Amount not to exceed \$10,000 for Additional Design Services at Rosefield Village and in addition, to Negotiate up to an Additional \$10,000 for Contingency.

*Director Cooper noticed to staff, due to the meeting being in person, roll call was not needed. Director Basta motioned to accept consent items 3A – 3F, Director Cooper seconded. All in favor, the motion passed.*



4. NEW BUSINESS

- A. Discussion and Possible Adoption of Resolution 2022-10 of the Board of Directors of Island City Development Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference

*Director Cooper noted that item 4A, per legal counsel, was no longer valid as it would have been passed outside the 30 day window rendering it null. Staff asked to pass it in case there was a need for it. Director Cooper and Director Basta agreed to pass this motion but legal guidance would be sought in order to verify the validity of this resolution. Director Basta motioned to pass item 4A pending approval of validity by legal counsel, Director Cooper Seconded. All in favor, the motion passed.*

- B. Adopt Resolution 2022-11 to Accept AHA Loans and Options to Island City Development a) Up to \$8 million for an adaptive reuse acquisition and an Option to Ground Lease to Island City Development, b) Up to \$4.4 million for 2615 Eagle Avenue and an Option to Ground Lease to Island City Development, c) Up to \$3 million for North Housing PSH I, d) Up to \$1.5 million for North Housing PSH II, e) Up to \$4.538 million for North Housing Senior to Island City Development and authorize the Executive Director or her designee to sign options to ground lease and award letters and to submit to State of California funding applications

*No comment or discussion. Director Basta Motioned, Director Cooper Seconded. All in favor, the motion passed.*

- C. Authorize the Creation of Two Limited Partnerships and/or Two Limited Liability Company Entities for Tilden Commons and an Acquisition Adaptive Reuse Project

*Director Cooper mentioned Staff will need a formal name for entities. Director Basta motioned, Director Cooper Seconded. All in favor, the motion passed.*

- 5. NON-AGENDA (Public Comment) (none)
- 6. WRITTEN COMMUNICATIONS (none)
- 7. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF
- 8. ADJOURNMENT

*Director Cooper adjourned the meeting at 2:35 PM.*

Janet Basta  
Secretary,

DocuSigned by:  
*Janet Basta*  
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6/15/2022

