



**Housing
Authority of the City of Alameda**

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701 Atlantic Avenue • Alameda, California 94501-2161

MINUTES

ISLAND CITY DEVELOPMENT

Special Meeting

April 29th, 2021 at 12:15 PM

Via Zoom

1. CALL TO ORDER & ROLL CALL

President Cooper called the meeting to order at 12:20 PM. The following board members were present on the zoom conference call: Director Vanessa Cooper, Director Carly Grob, and Director Janet Basta; quorum established. Staff in Attendance: Sylvia Martinez, Allyson Ujimori, Tony Weng, Louie So and Jocelyn Layte.

2. PUBLIC COMMENT: Non-Agenda (None)

3. CONSENT CALENDAR (Action)

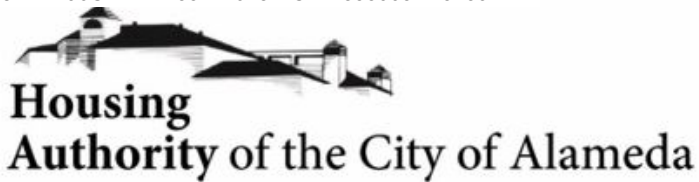
- a. Approve Minutes of the Regular Meeting of the Board of Directors held December 17th, 2020, **Page 5**

Director Grob moved to accept consent calendar Item A. Director Basta seconded the motion. Roll call was held by Director Cooper. Director Grob; Yes, Director Basta; Yes, Director Cooper; Yes. The motion carried unanimously.

4. NEW BUSINESS

- a. Approve a Contract Amendment with the Dahlin Group, Inc. for Architectural Services at Rosefield Village **Page 7**

Staff A. Ujimori provided overview to the board and requested input if more information was required in addition to report. Director Cooper asked to be reminded of initial amount in contract and what the additional amount is. Staff A. Ujimori stated the initial contact is for just over 1.8 Million dollars, and the increase will bring the total to a little over 1.9 Million dollars. This is about a \$64,000.00 increase request. Director Copper called for comments or concerns, none were heard. Director Grob moved to approve the Contract Amendment with the Dahlin Group, Inc. for additional architectural



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services at Rosefield Village. Director Basta seconded. Roll call was held by Director Cooper. Director Grob; Yes, Director Basta; Yes, Director Cooper; Yes. The motion passed unanimously.

- b. Approve second Contract Amendment with the Carle, Mackie, Power & Ross LLP for Additional Legal Services at Rosefield Village **page 10**

Staff A. Ujimori provided overview to the Board and is requesting an additional \$60,000 to get this project to permanent loan conversion. The initial contract of \$100,000 is requested to be increased to \$160,000. Director Cooper requested staff retain a complete and full set of final documentation from legal. Director Grob asked for clarification on increased fees due to COVID. Staff A. Ujimori and T. Weng stated the increase came from working with COVID restrictions to obtain signatures, and change in the initial project from an acquisition rehab to an acquisition rehab and new construction project. Director Grob moved to approve item 4b. Director Basta seconded the motion; Roll call was held by Director Cooper. Director Grob: Yes, Director Basta: Yes, Director Cooper: Yes. The motion passed unanimously.

Director Cooper suggested that the board members go by the site to see its progress.

- c. Receive and File the December 31, 2020 Audited Financial Statements for the Following Limited Partnerships: Stargell Commons LP, Sherman and Buena Vista LP and Everett and Eagle L.P. **Page 13**

Staff L. So provided an overview of financial statements to the Board noting the documents were approved with unqualified opinions from the auditors meaning that the financial statements are free of material misstatements. Director Cooper thanked staff involved in the audit process. Director Grob moved to approve item 4c. Director Basta seconded the motion. Roll call was held by Director Cooper. Director Grob; Yes, Director Basta; Yes, Director Cooper; Yes. The motion carried unanimously.

- d. Authorize to allow Comcast Cable Communications Management, LLC and AT&T Services, Inc. access to Rosefield Village **Page 78**

Staff T. Weng provided overview to the board. Director Cooper clarified that the agreement needs to also go to Alameda Housing Authority Board as they own the land. Director Cooper asked if the agreement has been approved by the Alameda Housing Authority Board. Staff T. Weng confirmed that it has already been approved. Director Grob commented on



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the use of Xfinity and AT&T when there are smaller companies that provide those services. Staff T. Weng noted they chose two providers to offer a choice to tenants. Director Copper stated it is always required to be a non-exclusive contract and the companies are not allowed to directly market to tenants. Director Grob moved to authorize item 4d. Director Basta seconded. Roll call was held by Director Cooper. Director Grob; Yes, Director Basta; Yes, Director Cooper; Yes. The motion passed unanimously.

5. NON-AGENDA: Public Comment (*None*)
6. WRITTEN COMMUNICATION (*None*)
7. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF (*None*)

Staff J. Layte commented that Agenda shown on the zoom call for the meeting reflecting a date of 4/27/2021 was not the final agenda posted to the public. She confirmed that the meeting was held on the 29th of April and the correct agenda and packet was noticed to the board and public via the Housing Authority's Website and posted in the front windows of the building for public viewing 72 hours in advance of the meeting.

8. ADJOURNMENT

President Cooper called the adjournment of the meeting at 12:34 pm.

Respectfully
Submitted,

DocuSigned by:

Janet Basta

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Janet Basta

Secretary