

## MINUTES

### ISLAND CITY DEVELOPMENT

Special meeting

August 2<sup>nd</sup> , 2021 at 6:01PM

#### 1. CALL TO ORDER & ROLL CALL

*President Cooper called the meeting to order at 6:36 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)

#### 3. CONSENT CALENDAR (**Action**)

- a. Approve Minutes of the Regular Meeting of the Board of Directors held April 29th, 2021, **Page 1**

*Director Grob moved to accept consent calendar item. Director Basta seconded the motion. The meeting was held via zoom, a roll call was held by Director Cooper. Director Grob; Yes, Director Basta; Yes, Director Cooper; Yes. The motion carried unanimously.*

#### 4. NEW BUSINESS

- a. Authorize the President, or Her Designee, of Island City Development to Execute a Promissory Note with the Housing Authority of City of Alameda for an Amount Not to Exceed \$1,223,000, Authorize the President, or Her Designee, of Constitution and Eagle LP to Execute a Promissory Note with Island City Development for an Amount Not to Exceed \$1,223,000 for Rosefield Village, Authorize Island City Development to Advance an Amount Not to Exceed \$198,000 to Pay for Rosefield Village's Property Taxes, and Authorize Constitution and Eagle LP to pay applicable fees and enter into necessary agreements with East Bay Municipal Utility District. **Page 4**

*Staff S. Martinez introduced Staff A. Ujimori who provided a walk-through of the project's current status and the reasons for the promissory note request.*

*Director Cooper asked clarifying questions about the promissory note and values. Staff A. Ujjimori and S. Martinez clarify it will be one promissory note and the separate costs are included in the total.*

*Director Basta moved to approve item 4a. Director Grob seconded. The meeting was held via zoom, a roll call vote was held by Director Cooper. Director Basta; Yes, Director Grob; Yes, Director Cooper; yes. The motion passed unanimously.*

- b. North Housing: Authorize the President, or Designee, to Negotiate and Execute the First Amendment to Consultant Agreement with HKIT Architects, **Page 40**

*Staff T. Weng provided an update on the project status of North Housing Phase A that is focused on supportive housing and senior housing. Staff T. Weng requests that the board accept the development report and 1<sup>st</sup> amendment to the HKIT agreement.*

*Director Cooper asked if allocation of costs for the architect contract would be per unit or other method such as land. Staff T. Weng confirmed that it will be allocated per unit cost and that the parking would be prorated per unit as well.*

*Director Cooper expressed support for combining everything together at one time and asked that each building is designed independently. Staff T. Weng commented that this process has displayed design cost savings and efficiency and confirmed that all buildings are under separate permits.*

*Director Cooper asked to be reminded of where the funds are coming from. Staff T. Weng stated funds are dispersed as invoices occur and Staff L. So, & S. Martinez confirmed. Director Cooper expressed thanks to staff for their work.*

*Director Grob moved to accept Item 4b. Director Basta Seconded. The meeting was held via zoom, a roll call was held by Director Cooper. Director Basta; yes, Director Grob; Yes, Director Cooper; Yes. The motion passed unanimously.*

5. NON-AGENDA (Public Comment)

6. WRITTEN COMMUNICATIONS

7. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF

*Director Cooper encouraged directors to tour Rosefield Village and see the progress of construction.*

8. ADJOURNMENT

*The meeting was adjourned at 7:05PM.*

Respectfully submitted,

DocuSigned by:  
  
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Janet Basta

Secretary

11/23/2021