



Minutes

Island City Development

Regular Meeting, July 19, 2023

In person at Independence Plaza Community Room,
703 Atlantic Avenue, Alameda Ca 94501, and
Teleconference via Zoom

1. CALL TO ORDER & ROLL CALL

Director Grob called the meeting to order at 8:38 PM. The following Board members were present: Director Janet Basta, Director Carly Grob; Director Vanessa Cooper absent; quorum established. Staff in attendance: Sylvia Martinez, Tony Weng, Jocelyn Layte, Sarah Raskin, Paris Howze, Jenny Wong, Stephen Zhou, Tonya Schuler- Cummins, Richard Yoshida, Greg Kats, and Jasmine Polar

2. AB2449 COMPLIANCE - The Chair will confirm that there are 2 members in the same, properly noticed meeting room within the jurisdiction of the City of Alameda. Each board member who is accessing the meeting remotely must disclose verbally whether they are able to be remote under AB2449: (1) just cause (max. 2 per year), or (2) emergency circumstances." For Emergency Circumstances, the request must be approved by a majority vote of the Board of Directors for the emergency circumstances to be used as a justification to participate remotely. Remote Directors must provide a general description of the circumstances relating to need to appear remotely at the given meeting. Directors must also publicly disclose at the meeting, prior to any action, whether any other individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member's relationship with such individuals. Note: A Director cannot participate in meetings of the Board of Directors solely by teleconference from a remote location for a period of more than 3 consecutive months or 20% of the regular meetings for ICD within a calendar year, or more than 2 meetings if the Board of Directors regularly meets fewer than 10 times per calendar year.

Director Grob, Chair of the meeting confirmed that directors were present at the physical location of the meeting, therefore AB 2449 compliance was established.

3. PUBLIC COMMENT (Non-Agenda) **NONE**

4. CONSENT CALENDAR (Action)

- A. Approve the minutes of the ICD Special Meeting on May 17, 2023
- B. Approve the Seventh Amendment to the Consultant Services Agreement dated 4/15/15 between Island City Development and the Housing Authority of the City of Alameda.
- C. Approve a 2.5-year agreement with Life Skills Training and Education Programs, Inc ("LifeSTEPS") in the amount of \$125,000 from Poppy Place Operations
- D. Update on North Housing Master Plan Internal Loan and Adopt



Resolution for an internal MTW Loan for \$1.2 million for the North Housing Master Plan.

- E. Accept the Monthly Development Report for Rosefield Village.
- F. Accept Update on Poppy Place and Authorize the Executive Director to Negotiate and Execute the Second Amendment to the Purchase and Sale Agreement at 1628 Webster.

No Comments. Director Grob motioned to accept consent calendar items 5A – 5H, Director Basta seconded. A call for all in favor, the motion passed unanimously.

5. NEW BUSINESS

- A. Executive Director to Appoint the new ICD board member with effective start date of August 1, 2023, for a two-year term.

Staff S. Martinez, on behalf of the Executive Director, thanked Director Basta for her years of service on the Board. Staff S. Martinez then informed the Board of Directors that per Island City Development Bylaws the Executive Director of AHA has appointed Greg Kats as the replacement of Director Basta. Staff S. Martinez expressed that Greg's expertise in Permanent Supportive Housing will be a valuable addition to the Board. His term will begin August 1st, 2023, and term to August 1st, 2025. Item 5A was a non-action item and no vote was needed.

- B. Authorize President to Negotiate and Execute a Contract Not to Exceed \$192,985 with Garavaglia Architecture, Inc.

No Comments. Director Grob motioned to accept item 5B, Director Basta seconded. A call for all in favor, the motion passed unanimously.

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

Director Grob Adjourned the meeting at 8:41PM.

