



Minutes

Island City Development

Special Meeting, August 16, 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 Cooper called the meeting to order at 8:21 PM. The following Board members were present: Director Vanessa Cooper, Director Carly Grob; Director Greg Kats absent; quorum established. Staff in attendance: Sylvia Martinez, Tony Weng, Jocelyn Layte, Sarah Raskin, Paris Howze, Jenny Wong, Stephen Zhou, Louie So, Janet Lee, Leon Ko, Richard Yoshida, 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 Cooper confirmed AB 2449 compliance was established.

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

4. CONSENT CALENDAR (Action)

- A. Approve the minutes of the ICD Regular Meeting on July 19, 2023
- B. Accept the Monthly Development Report for Rosefield Village.
- C. Accept Monthly Report on Poppy Place (formerly Hawthorne Suites Hotel)
- D. Accept the Monthly Development Report for The Poplar (2615 Eagle Avenue).
- E. Accept the Monthly Development Report for The Estuary I (North Hosing PSH I).
- F. Accept Monthly Development Report for Linnet Corner (North Housing



Senior Apartments).

- G. Accept the Quarterly Development Report for The Estuary II (North Housing PSH II).
- H. Authorize the President or Designee to negotiate and sign a contract with Aleshire & Wynder, LLP for special counsel services in an amount not to exceed \$150,000 on an as-needed basis.
- I. Accept the Update and Approve use of CELP Cash Flow and short term AHA funding up to \$1,000,000 to close the Conversion.

No Comments. Director Grob motioned to accept consent calendar items 4A – 4I, Director Cooper seconded. A call for all in favor, the motion passed unanimously.

5. NEW BUSINESS

- A. Accept a Predevelopment Loan to Island City Development for the Linnet Corner and Estuary I and Authorize the President or Designee to Negotiate and Execute the Loan Documents.

Staff T. Weng presented Item 5A to the Board of Directors. The Directors had no comments or questions. Director Grob motioned to accept the item. Director Cooper seconded. A call for all in favor, the motion passed unanimously.

- B. Hold a Discussion and Provide Guidance to Staff Regarding Operating and Services Budgets for Estuary I and Estuary II.

Staff S. Martinez led the discussion on the operating services costs for The Estuary I and The Estuary II. Highlights of the discussion emphasized Alameda as a unique location for permanent supportive housing due to its amenities and safety. Sufficient funding for both operations and services were brought to the forefront for discussion. Director Grob highlighted building relationships with residents on the west side of the Island. Director Cooper requested staff present on Permanent Supportive Housing (PSH) and its management needs at the Housing Authority of the City of Alameda's Special BOC meeting on 8/23. Director Cooper and Director Grob agreed there is a need for responsive systems that can mitigate a variety of situations. Importance was placed on strong messaging, setting expectations around PSH, who it serves, and shifting narratives away from negative stereotypes. Staff S. Martinez advised that we cannot prevent every single issue, but we are committed to collaborating with service providers and the community to ensure appropriate actions are taken. Item 5B was a non-action item and no vote was needed.



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

Director Cooper adjourned the meeting at 9:22 PM.

