



Minutes

Island City Development

Special Meeting, September 20, 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 7:53 PM. The following Board members were present: Director Vanessa Cooper, Director Carly Grob, and Director Greg Kats; quorum established. Staff in attendance: Sylvia Martinez, Tony Weng, Joseph Nagel, Louie So, Janet Lee, Leon Ko, Sarah Raskin, Paris Howze, Jenny Wong, Stephen Zhou, 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, 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 August 16, 2023
- B. Accept Monthly Development Report for Rosefield Village.
- C. Accept Monthly Development Report on Poppy Place (formerly Hawthorn 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 Housing PSH I).



- F. Accept the Monthly Development Report for Linnet Corner (North Housing Senior Apartments)

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

5. NEW BUSINESS

- A. Ratify and Adopt the Resolutions for a State of California Grant and Loans, and Authorize the President or her designee to make necessary Minor Adjustments and Execute all Other Documents Required for the North Housing Senior Apartments Development.

Staff P. Howze requested a revision to the last paragraph of the previously approved Resolution No. 2023-05 from March 15, 2023's ICD Board of Directors Meeting. The revision is to include the persons who are authorized to execute loan documents and to include Secretary Kats as an authorized signer. Additionally, North Housing Senior designated a General Partner for the development of the project. Director Cooper asked for clarification on whether the above Resolutions needed to be signed tonight, and staff T. Weng stated that the resolutions did need to be physically signed to be returned to the State.

6. NON-AGENDA (Public Comment) **NONE**

7. WRITTEN COMMUNICATIONS **NONE**

8. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF

T. Weng informed the Board that the Debt and Equity RFP responses have been reviewed and the vendors were chosen.

9. ADJOURNMENT

Director Grob Adjourned the meeting at 7:58 PM.

