



Approved Minutes

Island City Development

Regular Meeting, December 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 8:30 PM. The following Board members were present: Director Vanessa Cooper, Director Carly Grob, and Director Greg Kats; quorum established. Staff in attendance: Sylvia Martinez, Sarah Raskin, Paris Howze, Jenny Wong, Stephen Zhou, Richard Yoshida, Filipo De Luca, Shemika Green, Trevor Jones, Bulbul Goswami, Louie So 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.
3. Closed Session – 8:34 p.m. - Adjournment to Closed Session to Consider:
 - A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code Section 54956.8.
Property Location: 1628 Webster Street, Alameda CA 94501
Assessor's Parcel Number 73-418-4-1
Agency Negotiators: Vanessa Cooper, Executive Director, and Sylvia Martinez, Director of Housing Development, Tony Weng, Senior Project Manager, Negotiating Parties: Alameda Hospitality, LLC;



Under Negotiation: Price and Terms

4. Adjournment of Closed Session

Director Cooper adjourned Closed Session at 8:40 p.m.

5. RECONVENE REGULAR MEETING

Director Cooper reconvened the Regular Meeting at 8:40 p.m.

6. Announcement of Action Taken in Closed Session, if any.

Director Cooper announced that during Closed Session the Board discussed item 3A.

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

8. CONSENT CALENDAR (Action)

- A. Approve Minutes of the Regular Board of Directors Meeting held on November 15, 2023.
- B. Accept the Monthly Development Report for Linnet Corner.
- C. Approve the 2024 ICD Annual Budget
- D. Accept the 2022 Audited Financial Statements and Tax Returns for Island City Development
- E. Accept and Approve the Low- Income Housing Tax Credit (LIHTC) Annual Operating Budgets for the Fiscal Year and Calendar Year 2023.
- F. Authorize President to Negotiate and Enter Into Reimbursement Agreements between Lakehurst and Mosley LP, Mosley and Mabuhay LP and Mabuhay and Lakehurst LP with the Housing Authority of the City of Alameda for Repayment of An Amount Not to Exceed \$4,500,000 for North Housing Block A Offsites Work.
- G. Authorize the President to Negotiate and Enter Into Reimbursement Agreements between Lakehurst and Mosley LP, Mosley and Mabuhay LP, and Mabuhay and Lakehurst LP with the Housing Authority of the City of Alameda for Repayment of An Amount Not to Exceed \$5,003,993 for North Housing Block A Soil Stabilization Work.

No Comments. Director Grob motioned to accept consent calendar items 8A – 8G, Director Cooper seconded. A call for all in favor, the motion passed unanimously.

9. NEW BUSINESS

- A. Adopt Resolution No. 2023-13 to Apply for National Housing Trust Funds for Estuary II

Staff S. Martinez presented the Resolution which will allow ICD to accept funds from the National Housing Trust Fund. Because the National Housing Trust Fund is a federal application, ICD needs



Board approval to accept the loan. ICD is applying for fund for Estuary II in case of the event that the SuperNOFA application is unsuccessful. The amount written in the resolution may fluctuate, but ICD will apply for the most competitive amount.

Director Kats moved to accept the motion. Director Grob seconded the motion. A call for all in favor, the motion passed unanimously.

- B. Adopt the Authorizing Resolution No. 2023-12 for the Ground Lease, Seller and Cash Loans, Approve Financing and Ownership Structure for The Estuary I, Approve Amendment to the Joint Development Agreement between AHA and ICD, Approve and Authorize the President to Negotiate and Execute a Contract Not To Exceed \$26,398,006.72 with J.H. Fitzmaurice for General Contractor Services, Approve and Authorize the President to Execute the Trifurcated Consultant Services Contracts Not To Exceed a Combined Total of \$1,777,600.00 with HKIT Architects, Approve and Authorize the President to Execute the Trifurcated Consultant Services Contracts Not To Exceed a Combined Total of \$254,060.00 with Carlson, Barbee, and Gibson, Inc. for Civil Engineering Services, Approve and Authorize the President to Execute the Trifurcated Consultant Services Contracts Not To Exceed a Combined Total of \$296,200.00 with ENGEO, Inc. for Geotechnical and Engineering Services, and Approve and Authorize the President or Designee to Negotiate and Execute the Loan Documents for a Loan Up to \$165,000 to the Housing Authority of the City of Alameda for Payment of Project Management Fees.

Staff J. Wong presented the Resolution which will authorize the trifurcation of the existing architect, civil engineering, and geotechnical engineering contracts, and a potential loan to AHA for the Estuary I project. The investor and the lender for the Estuary I project requested that each of the previously approved contracts (a contract with HKIT for architectural services, a contract with Carlson Barbee and Gibson Inc for civil engineering services, and a contract with ENGEO Inc for geotechnical engineering services.) be separated into three standalone contracts, resulting in a set of consultant contracts per project for a third of the costs.

The CBG civil engineering and ENGEO geotechnical contracts will not change in total value. Staff is requesting an increase to the total HKIT contract of \$524,622 to account for expanded construction administration costs and \$90,000 in contingency. This brings the HKIT contract total to \$2,392,222, which will be divided equally among the three projects.



Staff's recommendations were:

-Approve Amendment to the Joint Development Agreement between AHA and ICD,

-Approve and Authorize the President to Negotiate and Execute a Contract Not To Exceed \$\$26,398,006.72 with J.H. Fitzmaurice for General Contractor Services,

-Approve and Authorize the President to Execute the Trifurcated Consultant Services Contracts Not To Exceed a Combined Total of \$2,392,222.00 with HKIT Architects,

-Approve and Authorize the President to Execute the Trifurcated Consultant Services Contracts Not To Exceed a Combined Total of \$254,060.00 with Carlson, Barbee, and Gibson, Inc. for Civil Engineering Services,

-Approve and Authorize the President to Execute the Trifurcated Consultant Services Contracts Not To Exceed a Combined Total of \$296,200.00 with ENGEO, Inc. for Geotechnical and Engineering Services, and

-Approve and Authorize the President or Designee to Negotiate and Execute the Loan Documents for a Loan Up to \$165,000 to the Housing Authority of the City of Alameda for Payment of Project Management Fees.

Staff J. Wong closed the presentation by thanking fellow staff members for their work on the Estuary I project. Directors Kats, Cooper, and Grob seconded their gratitude for AHA staff's efforts.

Director Grob moved to accept the motion. Director Kats seconded the motion. A call for all in favor, the motion passed unanimously.

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

11. WRITTEN COMMUNICATIONS **NONE**

12. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF **NONE**

13. ADJOURNMENT

Director Cooper adjourned the Meeting at 8:59 p.m..

DocuSigned by:

Gregory Kats

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