



### Minutes

Island City Development  
Special Meeting, October 16, 2024  
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 8:09 PM. The following Board members were present: Director Vanessa Cooper, Director Alicia Southern, and Director Carly Grob; quorum established. Staff in attendance: Radha Mehta, Ani Ryder, Jasmine Polar, Sean Prevette, Paris Howze, Sarah Raskin, Shanon Lampkins, Sylvia Martinez, Tony Weng, Jie Liang, Louie So, Janet Lee, and Leon Ko.*

#### 2. PUBLIC COMMENT (Non-Agenda) **NONE**

3. AB2449 COMPLIANCE - The Chair confirmed that there were 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.

#### 4. CLOSED SESSION – **Director Cooper adjourned to Closed Session at 8:09 PM**

##### A. **Conference with Real Property Negotiations**

(Government Code § 54956.8)

**Property:** 501 Mosley Street, Alameda, CA 94501, APN 074-0905-012-09  
Portion of 074-0905-010-12 and Portion 074-0905-010-03

**Agency Negotiation:** Vanessa Cooper, Executive Director, Sylvia Martinez, Director of Housing Development, Alison Torbitt (Nixon and Peabody – counsel)

**Negotiating Parties:** Housing Authority of the City of Alameda

**Under Negotiation:** Price and terms payment



*Director Cooper adjourned Closed Session at 8:23 PM.*

***Announcement of Action Taken in Closed Session, if any:***

*Informal action was taken. During Closed Session the Board discussed Item 4A.*

**5. CONSENT CALENDAR (Action)**

- A. Approve the Minutes of the Special ICD Board Meeting on August 21, 2024 and October 7, 2024.
- B. Accept the Monthly Construction Report for The Estuary I.
- C. Accept the Monthly Construction Report for Linnet Corner.
- D. Accept the Monthly Report for North Housing Offsites.
- E. Accept and Approve the Regular Meeting Schedule for Island City Development Board of Directors Meeting.
- F. Accept and Approve the Constitution & Eagle L.P. Annual Operating Budget for the Fiscal Year and Calendar Year 2025.
- G. Accept and Approve the Sherman & Buena Vista L.P. Annual Operating Budget for the Fiscal Year and Calendar Year 2025.
- H. Accept and Approve the Everett & Eagle L.P. Annual Operating Budget for the Fiscal Year and Calendar Year 2025.
- I. Ratify Three Contract Amendments No. 1 Totaling Up to \$10,650 to Carlson, Barbee, & Gibson, Inc. and Approve Three Contract Amendments No.2 Totaling Up to \$4,200 to Carlson, Barbee, & Gibson for Additional Civil Engineering Services for The Estuary I, The Estuary II, and Linnet Corner.
- J. Approve Contract Amendment No.2 Not to Exceed \$166,699.00 with Gubb and Barshay for Linnet Corner, Approve Contract Amendment No.2 Not to Exceed \$156,699.00 with Gubb and Barshay for Estuary I, and Approve Contract Amendment No.2 Not to Exceed \$166,699.00 with Gubb and Barshay for Estuary II.

*Director Southern motioned to accept Consent Calendar items 5A-5J. Director Grob seconded. A call for all in favor, the motion passed.*

**6. NEW BUSINESS**

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

**8. WRITTEN COMMUNICATIONS *NONE***

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

**10. ADJOURNMENT**

*Director Cooper adjourned the meeting at 8:24 PM.*



DocuSigned by:  
*Alicia Southern*  
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