



### Minutes

Island City Development  
Regular Meeting, March 19, 2025  
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 6:15 PM. The following Board members were present: Director Vanessa Cooper, Director Alicia Southern, and Director Carly Grob; quorum established. Staff in attendance: Jasmine Polar, Paris Howze, Jenny Wong, Sarah Raskin, Steven Zhao, Sylvia Martinez, Ron Babiera, Stacey Wilson, Tonya Schuler-Cummins, 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 6:16 PM.**
  - A. **Conference with Real Property Negotiations**  
(Government Code § 54956.8)  
**Property:** 2000 Lakehurst Circle, Alameda, CA 94501, APN 074-0905-012-09.  
**Agency Negotiation:** Vanessa Cooper, Executive Director, Tonya Schuler-Cummins, Director of Data and Policy, Adrian Guerra, Legal Counsel  
**Negotiating Parties:** Mabuhay and Lakehurst LP  
**Under Negotiation:** Price and terms payment



*Director Cooper adjourned Closed Session at 6:26 PM.*

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

*Informal action was taken. During Closed Session the Board discussed Item 4A and the Board gave staff direction.*

**5. CONSENT CALENDAR (Action)**

- A. Approve the Minutes of the Special ICD Board Meeting on February 19, 2025.
- 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 an Updated Fee Schedule for Third Party Real Estate Transactions.

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

**6. NEW BUSINESS**

- A. Accept Update on a Potential Change Order with J.H. Fitzmaurice Not to Exceed \$3,000,000 for North Housing Soil Offhaul Costs.
- B. Approve Amendment No. 1 to a Consultant Services Agreement Not to Exceed \$2,769,519.07 between the Housing Authority of the City of Alameda and Lakehurst and Mosley LP and Amendment No. 1 to a Consultant Services Agreement Not to Exceed \$6,639,696.14 between the Housing Authority of the City of Alameda and Mabuhay and Lakehurst LP, and Approve a Consultant Services Agreement Not to Exceed \$2,141,922.79 between the Housing Authority of the City of Alameda and Mosely and Mabuhay LP for North Housing Block A Master Development Work.

*Staff S. Martinez presented items 6A and 6B as one item. Item 6A did not require action from the Board.*

*Director Grob moved to accept item 6A. Director Southern seconded. A call for all in favor, the motion passed unanimously.*

*Item 6B asks the Board to: approve an amendment for the Consultant Services Agreement between AHA and Lakehurst and Mosley LP, the LP for The Estuary I; approve an amendment for the Consultant Services Agreement between AHA and Mabuhay and Lakehurst LP, the LP for Linnet Corner; and to approve a Consultant Services Agreement between AHA and Mosley and Mabuhay LP, the LP for the Estuary II.*

*Staff S. Martinez clarified that the Consultant Services Agreements*



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*are Reimbursement Agreements between AHA and the North Housing LPs, that are split on a pro rata basis.*

*Director Grob moved to accept item 6A; Director Southern seconded. A call for all in favor, the motion passed unanimously.*

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

*Director Cooper announced that there will be more information about the leasing process for the Estuary I and Linnet Corner at the next Board of Directors meeting.*

10. ADJOURNMENT

*Director Cooper adjourned the meeting at 6:30 PM.*

DocuSigned by:  
  
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