



## Minutes

Island City Development  
Special Meeting, December 18, 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 6:25 PM. The following Board members were present: Director Vanessa Cooper, Director Alicia Southern, and Director Carly Grob; quorum established. Staff in attendance: Sarah Raskin, Paris Howze, Jasmine Polar, Shanon Lampkins, Sylvia Martinez, Tony Weng, Stephanie Easter, Greg Kats, Sepideh Kiumarsi, Tonya Schuler-Cummins, Eileen Luo, Alicia Southern, Nancy Gerardin, Trevor Jones, Jie Liang, Louie So, and Joseph Nagel.*

### 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. CONSENT CALENDAR (Action)

- A. Approve Minutes of the Regular Annual ICD Meeting held on November 20, 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. Authorize the Increases included in the Housing Authority of the



City of Alameda Master Contract - Amendment No. 1 for an amount not to exceed \$420,027 and a two-year extension with Life Skills Training and Education Programs, Inc ("LifeSTEPS") for ICD tax credit sites.

- F. Authorize the President to amend and sign the regulatory agreements on ICD sites as necessary and as permitted by other lenders and investors.).

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

## 5. NEW BUSINESS

- A. Authorize the President to Negotiate and Execute License Agreements with the Housing Authority of the City of Alameda for Construction Laydown and Stockpile Activities.

*Staff S. Martinez presented the proposed license agreements between the two limited partnerships (LPs) for Linnet Corner and Estuary I and the Housing Authority of the City of Alameda (AHA) to the Board. S. Martinez explained that the ongoing construction occurring on Block A is under the two ground leases, but the area adjacent to the new developments, where construction staging and soil stockpiling activities occur, is AHA-held land that is not under the ground leases. The AHA-held land that the soil stockpile is currently stored on has been placed under a Stormwater Pollution Protection Plan (Plan) per the State of California and is also under a Soil Management Plan approved by the Department of Toxic Substance Control, which includes various monitoring and maintenance responsibilities which AHA needs the LPs to fulfill.*

*S. Martinez explained that the final agreement will cover activities stemming back to the start of Construction. S. Martinez asked the Board to allow the President to negotiate and execute the license agreement to cause Linnet Corner and Estuary I to meet these obligations.*

*Director Cooper commented that several AHA staff members walked the North Housing site today and saw the land in question.*

*Director Grob motioned to accept the motion, and Director Southern seconded. A roll call for all in favor, and the motion passed.*

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

*A member of the public named Betsy asked to speak to the Board of Commissioners and Staff G. Kats informed them that they can address the Board of Commissioners during their meeting.*



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7. WRITTEN COMMUNICATIONS **NONE**
8. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF **NONE**
9. ADJOURNMENT

*Director Cooper adjourned the meeting at 6:34 PM.*

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