



Minutes

Island City Development
Special Meeting, February 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 5:47 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, Jocelyn Layte, Jenny Wong, Sarah Raskin, Steven Zhao, Sylvia Martinez, Shanon Lampkins, 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 announced that Closed Session will be moved to the March ICD Board of Directors Meeting.**

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



5. CONSENT CALENDAR (Action)

- A. Approve the Minutes of the Special ICD Board Meeting on January 15, 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 the Quarterly Development Report for The Estuary II
- F. Accept the Quarterly Development Report for The Poplar.
- G. Accept the Quarterly Overview Report for the Housing Development Department.
- H. Accept the Quarterly LIHTC Portfolio Asset Management Fiscal Year-to-Date Financial Report through December 31, 2024.
- I. Accept the Summary Memo on North Housing Predevelopment Funding.
- J. Approve Contract Amendment No.3 Not to Exceed \$170,032.33 with Gubb and Barshay for Linnet Corner, Approve Contract Amendment No.3 Not to Exceed \$160,032.34 with Gubb and Barshay for Estuary I, and Approve Contract Amendment No.3 Not to Exceed \$170,032.33 with Gubb and Barshay for Estuary II.

*Director Grob motioned to accept Consent Calendar items 5A-5J.
Director Southern 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 5:49 PM.

DocuSigned by:

E4BCBBB1BD8E439...

