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**ISLAND CITY DEVELOPMENT AMENDED AGENDA
[Pursuant to Board Approval on November 19, 2025 and
Item No. 6C]**

SPECIAL MEETING OF ISLAND CITY DEVELOPMENT

AGENDA

DATE & TIME **Wednesday, September 17, 2025 - 5:15 PM**

LOCATION

703 Atlantic Avenue, Alameda, CA 94501 - Ruth Rambeau Memorial Community Room

PUBLIC PARTICIPATION

Public access to this meeting is available as follows:

To Attend In-Person -

Independence Plaza, 703 Atlantic Avenue, Alameda - Ruth Rambeau Memorial Community Room

To Join Zoom Meeting -

<https://us06web.zoom.us/j/82617583123?pwd=BM3TenEVxEayocip8V0NHIZ9Qi0nYb.1>

Meeting ID: 826 1758 3123

Passcode: 406791

Persons wishing to address the Board of Directors are asked to submit comments for the public speaking portion of the Agenda as follows:

- Send an email with your comment(s) to sraskin@alamedahsg.org prior to or during the Board of Directors meeting
- Call and leave a message at (510) 571-1700.

When addressing the Board, on agenda items or business introduced by Directors, members of the public may speak for a maximum of three minutes per agenda item when the subject is before the Board.

Persons in need of special assistance to participate in the meetings of the Island City Development Board of Directors, please contact (510) 747-4325 (voice), TTY/TRS: 711, or sraskin@alamedahsg.org. Notification 48 hours prior to the meeting will enable the Island City Development Board of Directors to make reasonable arrangements to ensure accessibility or language assistance.

1. CALL TO ORDER & ROLL CALL
2. PUBLIC COMMENT (Non-Agenda)
3. CLOSED SESSION



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

~~(Government Code § 54956.8)~~

~~**Property:** 2437 Eagle Avenue, Alameda, CA 94501, APN: 70 193 11~~

~~**Agency Negotiation:** Vanessa Cooper, Executive Director, Nancy Gerardin, Director of Portfolio Operations, Joseph Nagel, Senior Construction Project Manager, Ani Ryder, Sylvia Martinez, Director of Housing Development,~~

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

~~**Under Negotiation:** Potential litigation~~

At the Board of Directors' meeting on November 19, 2025, the Board approved a change to:

Revised Caption

4.A. Conference with Legal Counsel -Anticipated Litigation: Significant exposure to litigation pursuant to subdivision (d)(4) of Government Code Section 54956.9: One potential case

4. CONSENT CALENDAR (Action)

- A. Approve the Minutes of the Regular Board of Directors Meeting held on June 18, 2025 and the Special Board of Directors meeting held on June 23, 2025.
- B. Accept the Monthly Construction Report for The Estuary I.
- C. Accept the Monthly Construction Report for Linnet Corner & Ratify the \$200,000 ICD - Home Depot Loan Documents
- D. Accept the Monthly Report for North Housing Offsites.
- E. Accept the Monthly Report for The Poplar.
- F. Accept the Quarterly Development Report for The Estuary II.
- G. Accept the Quarterly Overview Report for the Housing Development Department.
- H. Ratify the Contracts between ECAM and Lakehurst and Mosely LP and Mabuhay and Lakehurst LP for the North Housing Camera System for a total of \$213,702.12 dollars
- I. Authorize the President to Negotiate and Execute Two Contracts with Techordia for IT services for Lakehurst and Mosely LP (Estuary I) and Mabuhay and Lakehurst LP (Linnet Corner) In a Total Amount Not to Exceed \$90,000.

5. NEW BUSINESS

6. NON-AGENDA (Public Comment)

7. WRITTEN COMMUNICATIONS

8. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF

9. ADJOURNMENT



NOTES:

- If you need special assistance to participate in the meetings of the Island City Development Board of Directors, please contact Sarah Raskin at (510) 747-4360 (TTY/TRS: 711) or sraskin@alamedahsg.org. Notification 48 hours prior to the meeting will enable the Island City Development Board of Directors to make reasonable arrangements to ensure accessibility or language assistance.
- Documents related to this agenda are available for public inspection and copying at the Office of the Housing Authority, 701 Atlantic Avenue, during normal business hours.
- Know Your RIGHTS Under The Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Directors exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review. In order to assist Island City Development's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help Island City Development accommodate these individuals.

IF YOU WISH TO ADDRESS THE BOARD:

- Anyone wishing to address the Board on agenda items or business introduced by Board members may speak for a maximum of three (3) minutes per agenda item when the subject is before the Board. Please file a speaker's slip with the Board President. Upon recognition by the President, approach the rostrum and state your name.
- Lengthy testimony should be submitted in writing and only a summary of pertinent points presented verbally.
- Applause and demonstrations are prohibited during Board meetings.

