



**Amended Minutes
[pursuant to Board Approval on November 19, 2025 and
Item No. 6C]**

Island City Development
Special Meeting, September 17, 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 5:21 PM. The following Board members were present: Director Alicia Southern Director Carly Grob, and Director Vanessa Cooper; quorum established. Staff in attendance: Sarah Raskin, Sylvia Martinez, Tonya Schuler-Cummins, Steven Zhao, and Jasmine Polar.

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 taken after the Item 9: Oral Communications from the Board.**

~~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, Risk Management Analyst, and 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

Announcement of Action Taken in Closed Session, if any:

No action was taken on this agenda item.

5. CONSENT CALENDAR (Action)

- A. Approve the Minutes of the Regular ICD 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.

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

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

Director Cooper encouraged Board members, staff and others in



*attendance to attend the Grand Opening Celebration for Estuary I
and Linnet Corner on September 25, 2025 at 3:00 PM.*

10. CLOSED SESSION – **Director Cooper adjourned to Closed Session at 5:24 PM.**

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, Risk Management Analyst, and
Sylvia Martinez, Director of Housing Development~~

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

~~**Under Negotiation:** Price and terms payment~~

Revised Caption (as approved on November 19, 2025)

*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*

Director Cooper adjourned Closed Session at 5:29 PM.

Announcement of Action Taken in Closed Session, if any:

No action was taken.

11. ADJOURNMENT

Director Cooper adjourned the meeting at 5:29 PM.

DocuSigned by:

Alicia Southern

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