



Minutes

Island City Development
Regular Meeting, June 18, 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 6:49 PM. The following Board members were present: Director Alicia Southern, Director Carly Grob, and Director Vanessa Cooper; quorum established. Staff in attendance: Jasmine Polar, Sarah Raskin, Sylvia Martinez, Greg Kats, Nafisah Ali, Katherine Mendez, Kylie Brannon, Yasna Rahmani, Paris Howze, and Tonya Schuler-Cummins.

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 the Minutes of the Special Board of Directors Meeting on May 21, 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 Low-Income Housing Tax Credit Partnerships Audited Financial Statements, in which Island City Development or an Affiliate of Island City Development is an Equity Partner.



- F. Accept the Quarterly LIHTC Portfolio Asset Management Fiscal Year-to-Date Financial Report through March 31, 2025.
- G. Approve Agreement between Eagle and Everett Limited Partnership and ItsElectric.
- H. Approve Contract Amendment No.5 Not to Exceed \$195,032.33 with Gubb and Barshay for Linnet Corner, Approve Contract Amendment No.5 Not to Exceed \$185,032.34 with Gubb and Barshay for Estuary I, and Approve Contract Amendment No.5 Not to Exceed \$195,032.33 with Gubb and Barshay for Estuary II.
- I. Approve Contract Amendment No.4 Not to Exceed \$176,699 with Gubb and Barshay for Linnet Corner, Approve Contract Amendment No.4 Not to Exceed \$166,699 with Gubb and Barshay for Estuary I, and Approve Contract Amendment No.4 Not to Exceed \$176,699 with Gubb and Barshay for Estuary II.
- J. Accept a Loan from the Housing Authority of the City of Alameda of up to \$500,000 for Future Funding Applications for Estuary II, with the Stipulation to Seek Other Local Funding.

Director Cooper stated that item 4I is subject to AHA Board of Commissioners' approval.

Director Grob motioned to accept Consent Calendar items 4A-4J; Director Southern seconded. A call for all in favor, the motion passed unanimously.

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

Director Cooper urged Board members and AHA staff to visit the North Housing site while construction is in progress. Director Cooper thanked staff S. Martinez, her team, and the entirety of the AHA for their work in completing construction and lease-up activities.

9. ADJOURNMENT

Director Cooper adjourned the meeting at 6:52 PM.

DocuSigned by:
Alicia Southern
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