



Minutes

Island City Development
Special Meeting, May 21, 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 Grob called the meeting to order at 6:45 PM. The following Board members were present: Director Alicia Southern and Director Carly Grob, Director Vanessa Cooper was absent; quorum established. Staff in attendance: Jasmine Polar, Sarah Raskin, Steven Zhao, Sylvia Martinez, Ron Babiera, Greg Kats, Tonya Schuler-Cummins, Louie So, Nancy Gerardin, and Janet Lee.

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 ICD Board Meeting on April 16, 2025.
- B. Accept the Monthly Construction Report for The Estuary I.
- C. Accept the Monthly Construction Report for Linnet Corner Accept a \$200,000 grant from The Home Depot Foundation, Ratify the Grant Agreement, and Approve the President to sign all documents.
- D. Accept the Monthly Report for North Housing Offsites.
- E. Accept the Quarterly Development Report for The Estuary II.
- F. Accept the Quarterly Overview Report for the Housing Development



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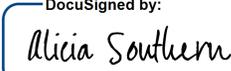
Department.

- G. Approve the Quarterly Write-off to March 31, 2025, of Uncollectible Accounts Receivable from Former Residents.
- H. Accept an Update on Camera Systems at North Housing.
- 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. Ratify Three Contract Amendments No.3 Totaling Up to \$35,090 to Carlson, Barbee, & Gibson for Additional Civil Engineering Services for The Estuary I, The Estuary II, and Linnet Corner
- K. Authorize the President to approve and sign the Second Amended and Restated Limited Partnership Agreement of Shinsei Gardens Apartments, L.P. (an ICD Affiliate).

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

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

Director Grob adjourned the meeting at 6:46 PM.

DocuSigned by:

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