



**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.*

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*Alicia Southern*

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Signed by:

*Gabrielle Janssens*

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