



ISLAND CITY DEVELOPMENT  
701 Atlantic Avenue  
Alameda, CA 94501

**AGENDA**                    **MEETING OF THE BOARD OF DIRECTORS**  
**TYPE**                        **Regular**  
**DATE**                       **Wednesday, March 18, 2026**  
**TIME**                        **7:02 p.m.**

*Counsel Gabrielle Janssens from Goldfarb and Lipman was present.*

**1. CALL TO ORDER AND ROLL CALL**

*The Board of Directors meeting was called to order at: 8:36 p.m.*

*Directors Vanessa Cooper, Carly Grob, and Alicia Southern were present. Quorum was established.*

**2. REMOTE PARTICIPATION PURSUANT TO RALPH M. BROWN ACT - Chair will identify whether any Directors are attending the meeting via teleconference pursuant to the Brown Act.**

*Director Cooper identified that all Board Directors attended in-person and not via teleconference.*

**3. PUBLIC COMMENT (Non-Agenda)**

No public comment was received.

**4. Motion to Accept the Order of the Board of Directors Agenda for the March 18, 2026 Meeting**

Director Grob moved to accept the motion. Director Southern seconded the motion. Passed Unanimously.

Ayes 3  
Nays 0  
Abstain 0



**5. CONSENT CALENDAR (Action)**

■ Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Board of Commissioners or a member of the public.

- 5-A.** Approve the Minutes of the Regular ICD Board of Directors Meeting held on January 21, 2026.
- 5-B.** Accept the Quarterly Stabilization Report for The Estuary I.
- 5-C.** Accept the Quarterly Development Report for The Estuary II.
- 5-D.** Accept the Quarterly Stabilization Report for Linnet Corner.
- 5-E.** Accept the Quarterly Overview Report for the Housing Development Department.
- 5-F.** Accept the Quarterly Report on the Property Financials for properties owned by the Housing Authority of the City of Alameda (AHA), Alameda Affordable Housing Corporation (AAHC), and Island City Development (ICD) for the period ending December 31, 2025.
- 5-G.** Approve the Quarterly Write-off, to December 31, 2025, of Uncollectible Accounts Receivable from Former Residents.
- 5-H.** Accept the Monthly Overview Report for the Housing Development Department and Authorize the Executive Director to Negotiate with the State of California regarding Potential Funding for Estuary II (NH PSH II).
- 5-I.** Accept a Report on Estuary I and Linnet Corner Cost Certification Draft Results.
- 5-J.** Authorize the President to Negotiate and Execute a Consultant Services Agreement between Mabuhay and Lakehurst LP (Linnet Corner) and J.H. Fitzmaurice for building upgrades with a maximum contract amount not to exceed \$80,000 to September 19, 2026, and, authorizing the President to approve a one time six-month extension to March 19, 2027, if needed.
- 5-K.** Authorize the President to Execute a Small Construction Contract between Lakehurst and Mosely LP (Estuary I) and J.H. Fitzmaurice for building upgrades with a maximum contract amount not to exceed \$208,000, to September 19, 2026, with authorization for the President to approve one six month extension to March 19, 2027, if needed.

Director Grob moved to accept the motion. Director Southern seconded the motion. Passed Unanimously.

Ayes 3  
 Nays 0  
 Abstain 0

**6. NEW BUSINESS**

- 6-A.** Adopt a Resolution to Adopt the Second Amended and Restated By-Laws of Island City Development.

Director Grob moved to accept the motion. Director Southern seconded the motion. Passed Unanimously.



Ayes 3  
Nays 0  
Abstain 0

**7. NON-AGENDA (Public Comment)**

No public comment was received at this time.

**8. WRITTEN COMMUNICATIONS, (to me)**

No further written communication was presented at this time.

**9. ORAL COMMUNICATIONS, Non-Agenda (Board and Staff)**

No additional oral communications were presented at this time.

**10. ADJOURNMENT**

*The meeting was adjourned at 8:45 p.m.*

DocuSigned by:  
*Alicia Southern*  
E4BCBBB1BD8E439...

4/15/2026

