



ISLAND CITY DEVELOPMENT AGENDA

AGENDA **REGULAR MEETING OF ISLAND CITY DEVELOPMENT**
DATE & TIME **Wednesday, May 20, 2026 - 6:32 PM**

LOCATION

Public access to this meeting is available as follows:

To Attend In-Person -

Independence Plaza - 703 Atlantic Ave, Ruth Rambeau Memorial Community Room,
Alameda, CA 94501

PUBLIC PARTICIPATION Join Zoom Meeting

<https://us06web.zoom.us/j/85229497654?pwd=ERF4c2daq8Agm7t8SwqaXfix0iHEve.1>

Meeting ID: 852 2949 7654

Passcode: 141405

One tap mobile

+16694449171,,85229497654#,,,,*141405# US

+12532158782,,85229497654#,,,,*141405# US (Tacoma)

Persons wishing to address the Board of Directors are asked to submit comments for the public speaking portion of the Agenda as follows:

- Send an email with your comment(s) to rnavati@alamedahsg.org or hainfo@alamedahsg.org prior to or during the Board of Directors meeting.
- Call and leave a message at (510) 747-4361.
- Complete a speaker card in the meeting room on the day of the meeting.

Written comments may also be submitted via US Mail to:

Island City Development

Attn: Clerk or the Board

701 Atlantic Avenue

Alameda, CA 94501

Written comments received by Island City Development prior to 12 Noon on the day of the meeting will be posted on Island City Development's website and presented at the meeting during the public comment period. Written comments received by Island City Development after 12 Noon, but prior to the meeting start time, will only be presented during the public comment period. Please mark any submission as "Public Comment" and indicate which agenda item they relate to.

- The public comment period is limited to three minutes per speaker.

Persons in need of special assistance to participate in the meetings of the Island City Development Board of Directors, please contact (510) 747-4325 (voice), TTY/TRS: 711,



or jpolar@alamedahsg.org. Notification 72 hours prior to the meeting will assist the Island City Development Board of Directors to make reasonable arrangements to ensure accessibility or language assistance.

1. CALL TO ORDER & ROLL CALL
2. REMOTE PARTICIPATION PURSUANT TO RALPH M. BROWN ACT - (Government Code Section 54950 et seq.) ("Brown Act") : The Chair will identify whether any Directors are attending the meeting via teleconference pursuant to the Brown Act.
3. Motion to Accept the Order of the Board of Directors Agenda for for the May 20, 2026 Meeting.
4. Closed Session - 6:32 p.m. - Adjournment to Closed Session to Consider:
 - A. Conference with Legal Counsel - Anticipated Litigation: Significant exposure to litigation pursuant to subdivision (d)(4) of Government Code Section 54956.9: Three potential cases
5. CONSENT CALENDAR (Action)
 - A. Approve the Minutes of the Special ICD Meeting Board of Directors Meeting held on April 13, 2026.
 - B. Accept the Monthly Overview Report for the Housing Development Department.
 - C. Accept the Quarterly Stabilization Report for Linnet Corner.
 - D. Accept the Quarterly Stabilization Report for The Estuary I.
 - E. Accept the Quarterly Development Report for The Estuary II.
 - F. Accept the Quarterly Report for The Poplar.
 - G. Approve the Quarterly Write-off, to March 31, 2026, of Uncollectible Accounts Receivable from Former Residents.
 - H. Ratify the AHA Board of Commissioners' Decision to Authorize the Executive Director to Execute a Consultant Services Agreement between the Housing Authority of the City of Alameda and Aleshire & Wynder, LLP for General Counsel services with a maximum contract amount not to exceed \$250,000 for a three-year term, with two 1-year options.
6. NEW BUSINESS
 - A. Authorize the President to Negotiate and Execute a First Amendment to the Consultant Services Agreement between Mabuhay and Lakehurst LP (Linnet Corner) and J.H. Fitzmaurice Increasing the Contract Amount by \$100,000 for a New Maximum Contract Amount Not to Exceed \$179,626, with an Existing Term of September 19, 2026, and Approved Option to Extend the Contract for One Six-Month Term to March 31, 2027.
 - B. Authorize the President to Negotiate and Execute a First Amendment to



the Consultant Services Agreement between Lakehurst and Mosley LP (The Estuary I) and J.H. Fitzmaurice Increasing the Contract Amount by \$100,000 for a New Maximum Contract Amount Not to Exceed \$307,772, with an existing term of September 19, 2026, and approved option to extend the contract for one six-month term to March 31, 2027.

7. NON-AGENDA (Public Comment)
8. WRITTEN COMMUNICATIONS
9. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF
10. ADJOURNMENT

NOTES:

- If you need special assistance to participate in the meetings of the Island City Development Board of Directors, please contact Richa Nanavati at (510) 747-4361 (TTY/TRS: 711) or rnanavati@alamedahsg.org. Notification 48 hours prior to the meeting will enable the Island City Development Board of Directors to make reasonable arrangements to ensure accessibility or language assistance.
- Documents related to this agenda are available for public inspection and copying at the Office of the Housing Authority, 701 Atlantic Avenue, during normal business hours.
- Know Your RIGHTS Under The Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Directors exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review. In order to assist Island City Development's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help Island City Development accommodate these individuals.

IF YOU WISH TO ADDRESS THE BOARD:

- Anyone wishing to address the Board on agenda items or business introduced by Board members may speak for a maximum of three (3) minutes per agenda item when the subject is before the Board. Please file a speaker's slip with the Board President. Upon recognition by the President, approach the rostrum and state your name.
- Lengthy testimony should be submitted in writing and only a summary of pertinent points presented verbally.
- Applause and demonstrations are prohibited during Board meetings.

