ISLAND CITY DEVELOPMENT
701 Atlantic Avenue
Alameda, CA 94501

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Initial
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AGENDA	**MEETING OF THE BOARD OF DIRECTORS**
TYPE	**Special**
DATE	**Monday, April 13, 2026**
TIME	**7:02 p.m.**

Counsel Henry Loh from Gubb and Barshay, and Brandon Stracener from Goldfarb and Lipman were present.

1. CALL TO ORDER AND ROLL CALL

The Board of Directors meeting was called to order at: 9:26 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. Motion to Accept the Order of the Board of Directors Agenda for the April 13, 2026, Meeting

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

Ayes 3
Nayes 0
Abstain 0

4. PUBLIC COMMENT (Non-Agenda)

No public comment was received.

5. Closed Session – 7:02 p.m. Adjournment to Closed Session to Consider

A. Conference with Legal Counsel – Anticipated Litigation: Consider exposure to significant litigation pursuant to subdivision (d)(2) of Government Code Section 54956.9: One potential case.

Director Cooper adjourned to Closed Session at 9:31 p.m.

Counsel Henry Loh, Counsel Brandon Stracener, Director Cooper, Director Grob, Director Southern, Housing Development Director Sylvia Martinez, and Finance Director Louie So were present for closed session.

6. Adjournment of Closed Session.

Director Cooper adjourned Closed Session and Reconvened the Special Meeting at 10:06 p.m.

Announcement of Action Taken in Closed Session, if any:

No reportable action was taken during this closed session.

7. Reconvene Special Meeting

Director Cooper reconvened the Special Meeting at 10:06 p.m.

Directors Vanessa Cooper, Carly Grob, and Alicia Southern were present.

8. 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.

8-A. Approve the Minutes of the Regular ICD Board of Directors Meeting held on March 18, 2026.

8-B. Accept the Monthly Overview Report for the Housing Development Department

8-C. Approve the Update to the 2021-2026 Reserve Policy (2026).

8-D A Receive a Report on the Reappointment of Board Member Alicia Southern for a Term Ending April 15, 2028.

8-E Authorize the President to Negotiate and Execute a Seventh Amendment to the Consultant Services Contract between Gubb and Barshay and Mabuhay and Lakehurst LP (Linnet Corner) for ongoing environmental legal services with Nixon Peabody LLP increasing the maximum not to exceed Contract Amount by $6,000.00 to a new maximum not to exceed contract amount of $204,365.66 for the total term.

8-F Authorize the President to Negotiate and Execute a Seventh Amendment to the Consultant Services Contract between Gubb and Barshay and Mosley and Mabuhay LP (Estuary II) for ongoing environmental legal services with Nixon Peabody LLP increasing the maximum not to exceed Contract Amount by $6,000.00 to a new maximum not to exceed amount of $204,365.67 for the total term, including extensions.

8-G Authorize the President to Negotiate and Execute a Seventh Amendment to the Consultant Services Contract between Gubb and Barshay and Lakehurst and Mosley LP (Estuary I) for ongoing environmental legal services with Nixon Peabody LLP increasing the maximum not to exceed Contract Amount by $6,000.00 to a new maximum not to exceed contract amount of $194,365.67 for the total term, including extensions.

8-H Authorize and Approve the President to Negotiate and Execute a Second Amendment to the Amended and Superseded Consultant Services Contract between ENGEO Incorporated, the Housing Authority of the City of Alameda, and Lakehurst and Mosley LP (Estuary I) for geotechnical and environmental services extending the contract term an additional six months to December 31, 2026.

8-I Authorize and Approve the President to Negotiate and Execute a Second Amendment to the Amended and Superseded Consultant Services Contract between ENGEO Incorporated, the Housing Authority of the City of Alameda, and Mosley and Mabuhay LP (Estuary II) for geotechnical and environmental services extending the contract term an additional six months to December 31, 2026.

8-J Authorize and Approve the President to Negotiate and Execute a Second Amendment to the Amended and Superseded Consultant Services Contract between ENGEO Incorporated, the Housing Authority of the City of Alameda, and Mabuhay and Lakehurst LP (Linnet Corner) for geotechnical and environmental services extending the contract term an additional six months to December 31, 2026.

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

Ayes 3
Nayes 0
Abstain 0

9. **NEW BUSINESS**

9-A Approve a Resolution for the Amended and Restated Procurement Policy for Island City Development effective immediately.

Staff S. Martinez presented the proposed changes to the Procurement Policy.

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

Ayes 3
Nayes 0
Abstain 0

10. NON-AGENDA (Public Comment)

No public comment was received at this time.

11. WRITTEN COMMUNICATIONS

No further written communication was presented at this time.

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

No additional oral communications were presented at this time.

10. ADJOURNMENT

The meeting was adjourned at 10:10 p.m.

DocuSigned by:
Alicia Southern
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