ISLAND CITY DEVELOPMENT
AGENDA

AGENDA **SPECIAL MEETING OF ISLAND CITY DEVELOPMENT**
DATE & TIME **Monday, August 24, 2026 - 12:00 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/81835692327?pwd=ItY7JDUZSzI2RzpKOwb00WEqZ6AbjG.1

Meeting ID: 818 3569 2327
Passcode: 085571

One tap mobile
+16694449171,,81835692327#,,,,*085571# US
+17193594580,,81835692327#,,,,*085571# US

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 rnanavati@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 9:00 a.m. 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 9:00 a.m. on the day of the meeting, but prior to the meeting start time at 12:00 p.m. 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. Motion to Accept the Order of the Board of Directors Agenda for the August 24, 2026 Meeting.
3. 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.
4. PUBLIC COMMENT (Non-Agenda)
5. CONSENT CALENDAR (Action)
    A. Approve the Minutes of the Regular ICD Board of Directors Meeting held on June 03, 2026.
    B. Approve the Minutes of the Special ICD Board of Directors Meeting held on June 17, 2026.
    C. Accept the Monthly Overview Report for the Housing Development Department Regarding Project Pre-Development and Funding, Construction Activities, and Departmental Updates.
    D. Accept the Quarterly Stabilization Report for the Linnet Corner Housing Development Pertaining to Post-Construction, Financing, and Operations Activities.
    E. Accept the Quarterly Stabilization Report for The Estuary I Housing Development Pertaining to Post-Construction, Financing, and Operations Activities.
    F. Accept the Quarterly Development Report for The Estuary II Housing Development.
    G. Accept the Quarterly Report for The Poplar Housing Development.
    H. Approve the Quarterly Write-off, to June 30, 2026, of Uncollectible Accounts Receivable from Former Residents.
    I. Ratify and Approve the Consultant Services Agreement between Burke, Williams, and Sorensen LLP, and Everett and Eagle LP (**Everett Commons)** for construction defect legal services.
    J. Adopt a Resolution to Authorize the President to Negotiate and Execute a Second Amendment to the Consultant Services Agreement between Mabuhay and Lakehurst LP (Linnet Corner) and Market Design Furniture to increase the Not to Exceed Amount by $18,445.47, to a total of $205,459.78 of which $3,660.34 is contingency, to Extend the Contract

Term to March 24, 2027 and to Authorize the President to Amend the Scope of Work with additional services.

K. Adopt a Resolution to Authorize the President to Negotiate and Execute a Second Amendment to the Consultant Services Agreement between Mabuhay and Lakehurst LP (**Linnet Corner**) and J.H. Fitzmaurice to Exercise the Option to Extend the Contract Term to March 19, 2027 and to Authorize the President to Amend the Scope of Work with additional services.

L. Accept the AHA Board of Commissioners' decision to Adopt a Resolution Approving a Consultant Services Agreement between the Housing Authority of the City of Alameda and Nixon Peabody, LLP for Specialized Eviction Counsel services with a maximum contract amount not to exceed $75,000 for a three-year term, with two 1-year options to June 30, 2029.

6. AGENDA

A. Adopt a Resolution to Authorize the President to Negotiate and Execute a Property Management Agreement between Constitution and Eagle, L.P. for **Rosefield Village**, and National Community Renaissance of California for Property Management Services (HavenCORE), with a not to exceed amount of $120,000 for the first year, and to Authorize the President to Negotiate and Execute the Management Transition Addendum between Constitution and Eagle, L.P. for **Rosefield Village** and National Community Renaissance of California with a not to exceed amount of $19,320, subject to review and approval as to form by General Counsel.

B. Adopt a Resolution to Authorize the President to Negotiate and Execute a Property Management Agreement between Everett and Eagle, L.P. for **Everett Commons**, and National Community Renaissance of California for Property Management Services (HavenCORE), with a not to exceed amount of $32,000 for the first year, and to Authorize the President to Negotiate and Execute the Management Transition Addendum between Everett and Eagle, L.P. for **Everett Commons** and National Community Renaissance of California with a not to exceed amount of $4,200, subject to review and approval as to form by General Counsel.

C. Adopt a Resolution to Authorize the President to Negotiate and Execute a Property Management Agreement between Mabuhay and Lakehurst, L.P. for **Linnet Corner**, and National Community Renaissance of California for Property Management Services (HavenCORE), with a not to exceed amount of $70,000 for the first year, and to Authorize the President to Negotiate and Execute the Management Transition Addendum between Mabuhay and Lakehurst, L.P. for Linnet Corner and National Community Renaissance of California with a not to exceed amount of $13,440, subject to review and approval as to form by General Counsel.

D. Adopt a Resolution to Authorize the President to Negotiate and Execute a Property Management Agreement between Lakehurst and Mosley, L.P. for **Estuary I**, and National Community Renaissance of California for Property Management Services (HavenCORE), with a not to exceed amount of $55,000 for the first year, and to Authorize the President to Negotiate and Execute the Management Transition Addendum between Lakehurst and Mosley, L.P. for Estuary I and National Community Renaissance of California with a not to exceed amount of $9,450, subject to review and approval as to form by General Counsel.

E. Adopt a Resolution to Authorize the President to Negotiate and Execute a Property Management Agreement between Sherman and Buena Vista, L.P. for **Littlejohn Commons**, and National Community Renaissance of California for Property Management Services (HavenCORE), with a not to exceed amount of $40,000 for the first year, and to Authorize the President to Negotiate and Execute the Management Transition Addendum between Sherman and Buena Vista, L.P. for **Littlejohn Commons** and National Community Renaissance of California with a not to exceed amount of $6,510, subject to review and approval as to form by General Counsel.

F. Adopt a Resolution for a Technology Disruption Policy as a voluntary policy to align with the July 1st, 2026 Brown Act changes required of larger entities.

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.