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ISLAND CITY DEVELOPMENT
701 Atlantic Avenue
Alameda, CA 94501

AGENDA **MEETING OF THE BOARD OF DIRECTORS**
TYPE **SPECIAL**
DATE **Monday, August 24, 2026**
TIME **12:00 p.m.**

Legal counsel Michelle Hernandez from Aleshire and Wynder was present.

1. CALL TO ORDER AND ROLL CALL

The Board of Directors meeting was called to order at: 12:03 p.m.

Directors Cooper, Southern, and Grob were present. Quorum was established.

2. Motion to Accept the Order of the Board of Directors for the August 24, 2026, Meeting.

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

Ayes 3
Nayes 0
Abstain 0

3. 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 three Board Directors attended in-person.

4. PUBLIC COMMENT

No written comments, or requests for in-person public comment, were received by staff.

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 Directors or a member of the public.

6-A Approve the Minutes of the Regular ICD Board of Directors Meeting held on June 03, 2026.

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6-B Approve the Minutes of the Special ICD Board of Directors Meeting held on June 17, 2026.

6-C Accept the Monthly Overview Report for the Housing Development Department Regarding Project Pre-Development and Funding, Construction Activities, and Departmental Updates.

6-D Accept the Quarterly Stabilization Report for the Linnet Corner Housing Development Pertaining to Post-Construction, Financing, and Operations Activities.

6-E Accept the Quarterly Stabilization Report for The Estuary I Housing Development Pertaining to Post-Construction, Financing, and Operations Activities.

6-F Accept the Quarterly Development Report for The Estuary II Housing Development.

6-G Accept the Quarterly Report for The Poplar Housing Development.

6-H Approve the Quarterly Write-off, to June 30, 2026, of Uncollectible Accounts Receivable from Former Residents.

6-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.

6-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.

6-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.

6-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.

Director Grob moved to approve the staff recommendations on the Consent Calendar items in their entirety. Director Southern seconded the motion. The motion passed unanimously.

Ayes 3
Nayes 0
Abstain 0

7. AGENDA

7-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

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of California with a not to exceed amount of $19,320, subject to review and approval as to form by General Counsel.

Staff person Nancy Gerardin, Director of Property Operations, shared a presentation to summarize key details of the proposed property management agreements at ICD properties, HavenCORE's qualifications, and why staff recommended transition agreements to facilitate the transition between property management firms.

Director Grob inquired if there were gaps in the services offered by the current property management firm.

Director Cooper clarified that the primary reason for moving providers after the 5-year contract maximum was that AHA was looking for better liability and indemnification terms in property management contracts.

Director Cooper noted that AHA and ICD were waiting for approval from lenders for the proposed property management agreement at Linnet Corner, and that a survey of residents' experience would be taken after a year.

Staff person Nancy Gerardin added that HavenCORE provides a full range of services and prioritizes resident experience.

Director Cooper inquired if there were any additional questions. No further questions were presented.

Director Grob moved to approve staff's recommendation. Director Southern seconded the motion. The motion passed unanimously.

Ayes 3
Nayes 0
Abstain 0

7-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.

Director Grob moved to approve staff's recommendation. Director Southern seconded the motion. The motion passed unanimously.

Ayes 3
Nayes 0
Abstain 0

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7-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.

Director Grob moved to approve staff's recommendation. Director Southern seconded the motion. The motion passed unanimously.

Ayes 3
Nayes 0
Abstain 0

7-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.

Director Grob moved to approve staff's recommendation. Director Southern seconded the motion. The motion passed unanimously.

Ayes 3
Nayes 0
Abstain 0

7-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.

Director Grob moved to approve the staff recommendation on Item 7-E. Director Southern seconded the motion. The motion passed unanimously.

Ayes 3
Nayes 0
Abstain 0

7-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.

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Staff person Steven Zhou shared a presentation on the proposed Technology Disruption Policy

Director Grob moved to approve staff's recommendation on Item 7-F. Director Southern seconded the motion. The motion passed unanimously.

Ayes 3
Nayes 0
Abstain 0

8. NON-AGENDA (Public Comment)

No written comments, or requests for in-person public comment, were received by staff.

9. WRITTEN COMMUNICATIONS

No further written communication was presented at this time.

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

No additional oral communication was provided at this time.

11. ADJOURNMENT

The meeting was adjourned at 12:37 p.m.

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Vanessa Cooper
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Vanessa Cooper
President

DocuSigned by:
Alicia Southern
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Alicia Southern
Secretary

Signed by:
Adrian R. Guerra
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Adrian Guerra
General Counsel, Aleshire and Wynder, LLP
Reviewed for form