ISLAND CITY DEVELOPMENT
AGENDA

AGENDA **REGULAR MEETING OF ISLAND CITY DEVELOPMENT**
DATE & TIME **Wednesday, October 21, 2026 - 7:02 PM**
LOCATION
Public access to this meeting is available as follows:
To Attend In-Person -
Independence Plaza, 703 Atlantic Avenue, Alameda - Ruth Rambeau Memorial Community Room

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 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 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) 747-4361 (voice), TTY/TRS: 711, or rnanavati@alamedahsg.org. Notification 48 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 October 21, 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 September 16, 2026.
    B. Accept the Monthly Overview Report for the Housing Development Department Regarding Project Pre-Development and Funding, Construction Activities, and Departmental Updates.
    C. Accept a presentation on Green Stormwater Treatment Drains located at Everett and Eagle, LP (Everett Commons), Sherman and Buena Vista, LP (Littlejohn Commons), Constitution and Eagle, LP (Rosefield Village), Lakehurst and Mosley, LP (Estuary I), Mabuhay and Lakehurst, LP (Linnet Corner).
    D. Adopt a Resolution Approving a 3-year Contracting Services Agreement for Turnover Painting Services of Vacant Residential Units Between Aiden’s Quality Painting Inc. and Everett and Eagle LP (Everett Commons), Sherman and Buena Vista LP (Littlejohn Commons), Constitution and Eagle LP (Rosefield Village), Lakehurst and Mosley LP (Estuary I), Mabuhay and Lakehurst LP (Linnet Corner), Mosley and Mabuhay LP (Estuary II) with a maximum contract amount not to exceed $150,000, and Authorizing the President to Execute Said Agreement.
    E. Adopt a Resolution Approving Individual 3-Year Agreements For Turnover Carpet Cleaning Services Between Lorraine’s Janitorial Services, LLC and Everett and Eagle LP (Everett Commons), Sherman and Buena Vista LP (Littlejohn Commons), Constitution and Eagle LP (Rosefield Village), Lakehurst and Mosley LP (Estuary I), Mabuhay and Lakehurst LP (Linnet Corner), Mosley and Mabuhay LP (Estuary II) With Maximum Contract Amounts Not To Exceed $50,000 Each, And Authorizing The President To Negotiate And Execute Said Agreements.

F. Adopt a Resolution Approving a 3-year Agreement for Turnover Cleaning services between Lorraine's Janitorial Services, LLC and Everett and Eagle LP (Everett Commons), Sherman and Buena Vista LP (Littlejohn Commons), Constitution and Eagle LP (Rosefield Village), Lakehurst and Mosley LP (Estuary I), Mabuhay and Lakehurst LP (Linnet Corner), Mosley and Mabuhay LP (Estuary II) with a maximum contract amount not to exceed $50,000, and Authorizing the President to Negotiate and Execute Said Agreement.

G. Adopt a Resolution Approving a 3-year Consultant Services Agreement for Social Services and other related services between Everett and Eagle LP (Everett Commons), Sherman and Buena Vista LP (Littlejohn Commons), Constitution and Eagle LP (Rosefield Village), Lakehurst and Mosley LP (Estuary I), Mabuhay and Lakehurst LP (Linnet Corner), Mosley and Mabuhay LP (Estuary II) and Life Skills Training and Educational Programs Inc. (LifeSTEPS) with a maximum not to exceed contract amount of $2,080,000, and Authorizing the President to Negotiate and Execute Said Agreement.

H. Adopt a Resolution Approving the Eighth Amendment to Consultant Services Contract Between Mosley and Mabuhay LP (Estuary II) and Gubb And Barshay LLP, to Extend the Contract Term to December 31, 2031 and Increase Not To Exceed Contract Amount to $218,139.80, and Authorizing the President to Negotiate and Execute Said Amendment.

I. Adopt a Resolution Approving the Eighth Amendment to Consultant Services Contract Between Lakehurst and Mosley LP (Estuary I) and Gubb and Barshay LLP, to Extend the Contract Term to December 31, 2027, and Authorizing the President to Negotiate and Execute Said Amendment.

J. Adopt a Resolution Approving the Eighth Amendment to Consultant Services Contract Between Mabuhay and Lakehurst LP (Linnet Corner) and Gubb and Barshay LLP, to Extend the Contract Term to December 31, 2027, and Authorizing the President to Negotiate and Execute Said Amendment.

K. Ratify and Approve a Two-Year Consultant Services Agreement between Nixon Peabody LLP and Everett and Eagle LP (Everett Commons) for construction defect legal services with a not to exceed amount of $60,000.

L. Adopt a Resolution to Accept a report on insurance coverages and to approve and ratify payments of insurance premiums of $373,648 for calendar year 2026 to the Housing Authorities Risk Retention Pool and its affiliates Affordable Housing Risk Pool and ORWACA Agency Insurance Services, LLC.

6. AGENDA
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.