ISLAND CITY DEVELOPMENT
AGENDA

AGENDA **ANNUAL MEETING OF ISLAND CITY DEVELOPMENT**
DATE & TIME **Wednesday, November 18, 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

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 November 18, 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. Closed Session - 7:02 p.m. - Adjournment to Closed Session to Consider:

5.A. **CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**
Initiation of Litigation
[Pursuant to Government Code sections 54954.5, 54956.9 (d)(4)]

Number of Cases: Two

6. Adjournment of Closed Session
7. RECONVENE REGULAR MEETING
8. CONSENT CALENDAR (Action)
   A. Approve the Minutes of the Regular ICD Board of Directors Meeting held on October 21, 2026.
   B. Accept the reappointment of Board President Cooper for a term ending November 30th, 2028.
   C. Approve the 2026 Third Quarter Write-off of Uncollectible Accounts Receivable from Former Residents.
   D. Accept the Quarterly Investment Report for the Period Ending September 30, 2026.
   E. Adopt a Resolution Approving the Second Amendment to Consultant Services Agreement Between Mosley and Mabuhay LP (Estuary II) and HKIT Architects, to Extend the Contract Term to December 31, 2031, and Increase the Not-To-Exceed Contract Amount to $848,810.00, and Authorizing the President to Negotiate and Execute Said Amendment.
   F. Adopt a Resolution Approving the Fourth Amendment to Amended and Superseded Consultant Services Contract Between Mosley and Mabuhay LP (Estuary II) and Carlson, Barbee, and Gibson, Inc., to Extend the Contract Term to December 31, 2031, and Increase the Not-To-Exceed

Contract Amount to $107,531, and Authorizing the President to Negotiate and Execute Said Amendment.

G. Adopt a Resolution Approving the Fourth Amendment to the Amended and Superseded Consultant Services Contract between Mabuhay and Lakehurst LP (Linnet Corner) and Carlson, Barbee, and Gibson, Inc., to Extend the Contract Term to March 31, 2027, and Increase Not-To-Exceed Contract Amount to $118,485.50 and Authorizing the President to Negotiate and Execute Said Amendment.

H. Adopt a Resolution Approving the First Amendment to the Consultant Services Agreement between Nixon Peabody LLP and Everett and Eagle LP (Everett Commons) for Construction Defect Legal Services to Increase the Not-to-Exceed Contract Amount to $150,000; and Authorizing the President to Negotiate and Execute Said Amendment and Approving an Assignment of Contract Rights and Claims between Island City Development and Everett and Eagle LP regarding the Monarch Mechanical Water Heater Expansion Tank Contracts and Authorizing the President to Negotiate and Execute Said Assignment; and Authority for President to take all actions and execute all documents to file any legal and arbitration claims authorized by the Board, including up to $250,000 in total costs, and to report back at the next board meeting.

9. AGENDA

A. Adopt a Resolution to Approve the 2027 Island City Development Budget.

B. Accept the 2025 Island City Development Audited Financial Statements, Tax Return Filings and the Annual Report from the President.

10. NON-AGENDA (Public Comment)

11. WRITTEN COMMUNICATIONS

12. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF

13. 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.