



Minutes

Island City Development
Special Meeting, May 13, 2024
In person at Independence Plaza Community Room, 703
Atlantic Avenue, Alameda CA 94501, and Teleconference
via Zoom

1. CALL TO ORDER & ROLL CALL

Director Cooper called the meeting to order at 12:02 PM. The following Board members were present: Director Vanessa Cooper and Director Greg Kats. Director Carly Grob was absent; quorum established. Staff in attendance: Sarah Raskin, Jenny Wong, Stephen Zhou, Jocelyn Layte, Alicia Southern, Nancy Gerardin, Trevor Jones, Jie Liang, Louie So, and Joseph Nagel.

2. PUBLIC COMMENT (Non-Agenda) **NONE**

3. AB2449 COMPLIANCE - The Chair will confirm that there are 2 members in the same, properly noticed meeting room within the jurisdiction of the City of Alameda. Each board member who is accessing the meeting remotely must disclose verbally whether they are able to be remote under AB2449: (1) just cause (max. 2 per year), or (2) emergency circumstances." For Emergency Circumstances, the request must be approved by a majority vote of the Board of Directors for the emergency circumstances to be used as a justification to participate remotely. Remote Directors must provide a general description of the circumstances relating to need to appear remotely at the given meeting. Directors must also publicly disclose at the meeting, prior to any action, whether any other individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member's relationship with such individuals. Note: A Director cannot participate in meetings of the Board of Directors solely by teleconference from a remote location for a period of more than 3 consecutive months or 20% of the regular meetings for ICD within a calendar year, or more than 2 meetings if the Board of Directors regularly meets fewer than 10 times per calendar year.

4. CONSENT CALENDAR (Action)

- A. Approve Minutes of the Special ICD Meeting held on April 17, 2024.
- B. Accept the Monthly Construction Report for the Estuary I.
- C. Accept the Monthly Construction Report for Linnet Corner.
- D. Accept the Quarterly Overview Report for the Housing Development Department.
- E. Accept the Quarterly Development Report for The Estuary II.
- F. Accept the Quarterly Development Report for The Poplar (2615 Eagle Avenue).



- G. Approve the Amended and Restated Articles of Incorporation of Island City Development.
- H. Approve the Quarterly Write-off to March 31, 2024 of Uncollectible Accounts Receivable from Former Residents.
- I. Ratify Contract Amendment No. 1 Not to Exceed \$790,873 with HKIT Architects for Linnet Corner, Ratify Contract Amendment No. 1 Not to Exceed \$788,831 with HKIT Architects for Estuary I.

No Comments. Director Kats motioned to accept consent calendar items 4A – 4I, Director Cooper seconded. A call for all in favor, the motion passed.

5. NEW BUSINESS

- A. President to Appoint a new ICD Board member for a two-year term starting May 15, 2024.

Director Cooper thanked Director Kats for his service on the ICD Board and announced that Alicia Southern, Director of Human Resources, will be replacing Director Kats as the Secretary of the ICD Board for a two-year term starting May 15, 2024.

Staff J. Wong thanked Director Kats on behalf of the Housing Development department for his efforts with the North Housing project and expressed the department's excitement for working with the new member of the ICD Board.

Director Kats moved to appoint a new ICD Board member, and Director Cooper seconded. The motion passed.

6. NON-AGENDA (Public Comment) **NONE**

7. WRITTEN COMMUNICATIONS **NONE**

8. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF

Director Cooper thanked staff for their hard work in putting together the North Housing Construction Start Celebration Event on April 24, 2024.

9. ADJOURNMENT

Director Cooper adjourned the meeting at 12:07 PM.

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