



Minutes

Island City Development
Special Meeting, August 21, 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 6:45 PM. The following Board members were present: Director Vanessa Cooper, Director Alicia Southern, and Director Carly Grob; quorum established. Staff in attendance: Sarah Raskin, Paris Howze, Jenny Wong, Jasmine Polar, Shanon Lampkins, Sylvia Martinez, Tony Weng, Greg Kats, Ani Ryder, Ron Babiera, Sepideh Kiumarsi, Ellie Lee, Maya Lindenau, Stephen Zhou, Alicia Southern, Nancy Gerardin, Trevor Jones, Jie Liang, Louie So, and Joseph Nagel.

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

3. AB2449 COMPLIANCE - The Chair confirmed that there were 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 June 26, 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. Accept the Quarterly LIHTC Portfolio Asset Management Fiscal Year-to-Date Financial Report through June 30, 2024.
- H. Accept the Update on the Resolution for the Option Agreement to Ground Lease to Island City Development for the Property at 2615 Eagle Avenue (The Poplar).
- I. Approve the Quarterly Write-off to June 30, 2024 of Uncollectible Accounts Receivable from Former Residents.
- J. Approve Contract Amendment No. 2 Not to Exceed \$833,631 with HKIT Architects for Estuary I and Approve Contract Amendment No. 2 Not to Exceed \$830,723 with HKIT Architects for Linnet Corner.

No Comments. Director Grob motioned to accept consent calendar items 4A – 4J, Director Southern seconded. A call for all in favor, the motion passed.

5. NEW BUSINESS

- A. Authorize the Creation of ICD Central Avenue LLC, a California limited liability company to enter The Alameda Islander, L.P. as a Substitute Limited Partner, authorized to accept the assignment of the withdrawing Limited Partner's 69.99% limited partner interest and subsequently accept the assignment of the withdrawing Special Limited Partner's 0.01% interest in the partnership; Authorize the Executive Director, or her designee to Negotiate and Execute a Revised Limited Partnership Agreement with a Side Letter outlining Resources for Community Development's continued operations role, effective no earlier than January 1, 2025.

Director Grob asked whether there would be a presentation for the item, and Director Cooper answered that the presentation will occur during the Board of Commissioners meeting.

Director Grob moved to accept the motion, and Director Southern seconded. A roll call for all in favor, and the motion passed.

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

7. WRITTEN COMMUNICATIONS **NONE**

8. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF **NONE**

9. ADJOURNMENT

Director Cooper adjourned the meeting at 6:49 PM.

DocuSigned by:
Alicia Southern
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