

**EMAILS TO WHICH THE UNCONDITIONAL
COMMITMENT LETTERS IN AGENDA
ITEMS 10.A AND 10.B RESPOND**

ATTACHMENT 1



Housing Authority
— of the —
City of Alameda

PHONE: (510) 747-4300
FAX: (510) 522-7848
TTY/TRS: 711

701 Atlantic Avenue • Alameda, California 94501-2161

Sent:
Tuesday, September 16, 2025
10:24 AM

Subject:
Error in released Board of
Commissioners Agenda

Vanessa Cooper

From: Jay Faustini [REDACTED]
Sent: Tuesday, September 16, 2025 10:24 AM
To: Jasmine Polar; Vanessa Cooper; [REDACTED]
Cc: Robert Shaye
Subject: Error in released Board of Commissioner Agenda

[External Email]

Dear Ms. Cooper, Ms. Torbitt and Ms. Polar.

I am writing to you it appears that there is an error in the agenda that has been released for of Alameda Housing Authority's meeting of Board Members/Commissioners. on Wednesday September 17th.

Stakeholders within the community are seeking clarification due to this apparent error.

The section of the agenda that pertains to the portion of closed session regarding the property at 2615 Eagle Ave. cites Gov. Code Sect. 54956.8. as authorization for this portion of the closed session, However, it also cites "potential litigation" as the topic under negotiation.

Section 54956.8 only covers the purchase, sale exchange or lease of real property. This section does not appear to apply, nor give authorization to discuss a pending litigation topic in closed session.

If the topic of pending litigation is actually incorrect, and the discussions will actually be limited to the purchase, sale exchange or lease of the property at 2615 Eagle Ave., kindly inform stakeholders that "pending litigation" appearing as the topic under negotiation is in error.

The following Section 54956.9 actually covers litigation and potential litigation. And to discuss a potential litigation that is not yet filed, the section adds additional public disclosure requirements, including which sub-part of Section 54956.9 is being relied upon.

As the extra disclosures must be in the agenda or announced prior to the closed session, please inform us of any corrections and any additional required disclosures prior to the meeting, if possible.

If not possible, kindly confirm that a clarification of this apparent error will be announced at the meeting prior to the closed session.

I will also will like time to make a comment, obviously during the public comment section that is prior to the closed session.

Thank you.

Best Regards,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



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— of the —
City of Alameda

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701 Atlantic Avenue • Alameda, California 94501-2161

Sent:
Wednesday, September 17, 2025
7:50 AM

Subject:
Request to Speak at AHA Board
Meeting



Jasmine Polar

From: Jay Faustini [REDACTED]
Sent: Wednesday, September 17, 2025 7:50 AM
To: Jasmine Polar
Subject: Request to Speak at AHA Board Meeting

[External Email]

Hello Ms. Polar,

Can you confirm that I will be granted the opportunity to speak during the public comment portion of today's meeting?

Thank you,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

----- Forwarded Message -----

Subject: Error in released Board of Commissioner Agenda

Date: Tue, 16 Sep 2025 10:23:42 -0700

From: Jay Faustini [REDACTED]

To: Jasmine Polar <jpolar@alamedahsg.org>, Vanessa Cooper <vcooper@alamedahsg.org>, atorbitt@nixonpeabody.com

CC: Robert Shaye [REDACTED]

Dear Ms. Cooper, Ms. Torbitt and Ms. Polar.

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F. Jay Faustini Jr.
[REDACTED]
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[REDACTED]



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Sent:
Thursday, September 18, 2025
12:13 PM

Subject:
Re: Error in released Board of
Commissioners Agenda

Vanessa Cooper

From: Jay Faustini [REDACTED]
Sent: Thursday, September 18, 2025 12:13 PM
To: Jasmine Polar; Vanessa Cooper; atorbitt@nixonpeabody.com
Cc: Robert Shaye
Subject: Re: Error in released Board of Commissioners Agenda

[External Email]

Dear Ms. Cooper, Ms. Torbitt and Ms. Polar,

Thank you again for your prompt remediation of the accidental mis-categorization in the agenda for the September 17th Board of Commissioners meeting.

Unfortunately, this is not the first time AHA staff made this same mis-categorization error regarding a discussion of the 2615 Eagle Ave. site in closed session.

The April 16 meeting also had a mis-categorization on its Agenda (Item 5C) and the minutes do not indicate any announcement at the meeting regarding the mis-categorization. Stakeholders within the community are also seeking clarification regarding the required disclosures for this closed session due to the error.

If the authorization cite of Section 54656.8 is correct, kindly provide the correct real estate transaction topic (purchase, sale, exchange or lease) that was the actual discussed topic under negotiation in the closed session (i.e. replacing "potential litigation").

If potential litigation was in fact the actual topic under negotiation that was discussed in the closed session, then kindly provide the additional Section 54656.9 disclosures required. We trust that you will agree the public is clearly entitled to the proper disclosures and the existing facts and circumstances regarding any potential litigation that may have been discussed in closed session last spring.

To correct the mis-categorization error, the correct information that should have been disclosed must be made public. We understand that a correction would only apply to the existing facts and circumstances as of the date of the closed session.

We look forward to the Board providing the required additional public information. Your prompt attention to this matter is appreciated.

Best Regards,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

On 9/17/2025 9:29 AM, Jasmine Polar wrote:

Hello, Mr. Faustini:

Thank you for your participation and cooperation in identifying this accidental mis-categorization in our agenda. This Board of Commissioner agenda item will not be discussed during the September 17, 2025 meeting and will be moved to the next meeting (October 15, 2025).

We again thank you for your good attention.

Best regards,
Jasmine Polar
Senior Executive Assistant
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
Phone: 510-747-4325
Email: jpolar@alamedahsg.org
Pronouns I use: she, her, hers



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Sent: Tuesday, September 16, 2025 10:24 AM
To: Jasmine Polar <jpolar@alamedahsg.org>; Vanessa Cooper <vcooper@alamedahsg.org>; atorbitt@nixonpeabody.com
Cc: Robert Shaye [REDACTED]
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[External Email]

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[REDACTED]



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Sent:
Friday, September 19, 2025
7:48 AM

Subject:
Fwd: Error in released Board of
Commissioners Agenda



Jasmine Polar

From: Jay Faustini <[REDACTED]>
Sent: Friday, September 19, 2025 7:48 AM
To: Jasmine Polar
Subject: Fwd: Error in released Board of Commissioners Agenda

[External Email]

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Best Regards,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

----- Forwarded Message -----

Subject:Re: Error in released Board of Commissioners Agenda

Date:Thu, 18 Sep 2025 12:12:53 -0700

From:Jay Faustini <[REDACTED]>

To:Jasmine Polar <jpolar@alamedahsg.org>, Vanessa Cooper <vcooper@alamedahsg.org>, atorbitt@nixonpeabody.com <atorbitt@nixonpeabody.com>

CC:Robert Shaye <[REDACTED]>

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Best regards,
Jasmine Polar
Senior Executive Assistant
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
Phone: 510-747-4325
Email: jpolar@alamedahsg.org
Pronouns I use: she, her, hers



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To: Jasmine Polar <jpolar@alamedahsg.org>; Vanessa Cooper <vcooper@alamedahsg.org>;
atorbitt@nixonpeabody.com
Cc: Robert Shaye [REDACTED]
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[External Email]

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[Redacted]
[Redacted]
[Redacted]



Housing Authority
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City of Alameda

PHONE: (510) 747-4300
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701 Atlantic Avenue • Alameda, California 94501-2161

Sent:
Monday, September 22, 2025
5:46 PM

Subject:
Agendas/Minutes for meetings
prior to April 2025

Jasmine Polar

From: Jay Faustini [REDACTED]
Sent: Monday, September 22, 2025 5:46 PM
To: Jasmine Polar
Subject: Agendas/Minutes for meetings prior to April 2025

[External Email]

Hi Jasmine,

I do not see any documents (agenda/minutes) for Board of Directors and Board of Commissioners meetings on the AHA website covering meeting prior to April 2025. (Only four meetings in 2025 are actually searchable.)

How may I obtain copies of the agenda and minutes for meeting held earlier this year and in prior years?

Best Regards,
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Housing Authority
— of the —
City of Alameda

PHONE: (510) 747-4300
FAX: (510) 522-7848
TTY/TRS: 711

701 Atlantic Avenue • Alameda, California 94501-2161

Sent:
Thursday, September 25, 2025
9:44 AM

Subject:
Re: Error in released Board of
Commissioners Agenda

Vanessa Cooper

From: Jay Faustini <[REDACTED]>
Sent: Thursday, September 25, 2025 9:44 AM
To: Jasmine Polar; Vanessa Cooper; atorbitt@nixonpeabody.com
Cc: [REDACTED]
Subject: Re: Error in released Board of Commissioners Agenda

[External Email]

Dear Ms. Cooper, Ms. Torbitt and Ms. Polar,

Thank you for the prompt response regarding the additional misclassification errors that occurred in the agenda and Board approved minutes for the April meeting.

As I discussed with Jasmine, the offered corrections/clarifications are a bit confusing and not entirely complete. They do not fully address all the apparent errors and do not offer clarification between the erroneous disclosures provided and actual factual information. Specifically, it does not fully address which specific entries listed in the approved minutes and agendas were in error and which were not.

Other community members and I believe that correction of the accidental mis-classifications requires a complete and full correction of the multiple disclosure errors that have been made. The provided response clearly does not do that. The specific corrections necessary to address the specific disclosure errors have not been provided. And for some errors, the offered corrections offer only general information about closed sessions, not specific information pertaining to the meetings with disclosure errors.

In addition to the agenda for the April meeting, the Board approved minutes verified that the topic under negotiation which was actually discussed was "Potential Litigation". The fact that no action was

taken in April is not relevant, the required disclosures still need be made correctly. From the provided response, it is not entirely clear whether the verification by all members of the Board that litigation was discussed was, in fact, in error or not.

Simply put, we believe that the mis-classification error, referencing two different and incompatible sections of the Brown Act, in the approved minutes could have been a result of three different occurrences in the April closed session. Section 54656.8 real estate transactions issues were discussed AND/OR Section 5465.9 "Potential Litigation" issues were discussed. The correction offered to date only clarifies general information regarding all "Section 54656.8" disclosures for the site, not the specific error in the April approved minutes and agenda. And the correction offered does not specifically address whether the verification in the minutes that "Potential Litigation" was discussed is correct or an error.

A complete correction and clarification of the disclosure errors made require these three questions to be answered:

1. Were the repeated specific disclosures of "Potential Litigation" as a topic under negotiation (in the April agenda and) and specific verification of litigation having been discussed (in the April approved minutes) correct or accidental errors?
2. Should these specific line items that reference "Potential Litigation" be deleted and replaced by the one or both of the two topics put forward as a possible topics under negotiation: "*now completed purchase of the real property*" and/or "*future lease(s) of the real property*"?
3. Or is the versification made by the Board in the approved minutes correct in describing that "Potential Litigation" was actually discussed in April?

Thank you for the assurance that "*no information has been shared in closed session that should have been made public*". But please know that this assurance was not necessary. Neither I, nor anyone in the neighborhood that I am aware of, are concerned about the content of Board discussions when closed sessions are correctly authorized and when the topics under negotiation are correctly disclosed. We are, however, concerned with AHA fully correcting the errors in its disclosures about litigation related discussions in closed session and providing any applicable missing disclosures.

Although this assurance may seem to address the community's concerns about the closed session disclosure errors, in fact, this assurance actually does not fully foreclose the possibility that additional disclosures are necessary under Section 54656.9.

The closed session "Potential Litigation" topic description appeared in the approved minutes for the April meeting, and was seen by all staff and verified by all board members in the approval process. It remained uncorrected. If the litigation reference is untrue and litigation was not discussed, then please simply state so.

To date, the Boards responses to inquires about these errors makes it appear to the public that discussion of a "Potential Litigation" may very well have been something that did occur. The response provided dances around, yet purposefully avoids, simply addressing the obvious correction that is specifically needed. This does not encourage community trust.

Again, to correct its error, further information must be provided to fully clarify what part of the discloses are true and which were accidental errors/are false. Full correction and clarification of the errors made in the approved minutes clearly requires specific corrections for each individual error. And if litigation was

discussed, the disclosures made were incomplete and additional Section 54656.9 disclosures are necessary.

If litigation was not discussed, the community stakeholders are requesting that the offered assurance be extended to include an assurance that all the "Potential Litigation" references in the approved minutes/agendas were in error and that, despite the verification by the Board in the approved minutes, "Potential Litigation" was not in fact discussed

The approved minutes for the April meeting contain the specific verification by the Board that "Potential Litigation" was discussed in closed session. At a minimum, the public is entitled to know if this specific verification by the Board is in and of itself true, or if it is also included in the accidental disclosure errors made by AHA and is not true.

After references in both the agenda and Board verified minutes, I trust you will agree that it clearly does not foster the public trust for AHA to refuse to fully correct its disclosure error. Kindly address the most apparent issue raised by the disclosure errors made by AHA: whether or not litigation was actually discussed.

Best Regards,

F. Jay Faustini Jr.

On 9/22/2025 4:35 PM, Jasmine Polar wrote:

Good afternoon, Mr. Faustini:

Thank you again for your participation. 2615 Eagle Ave. is a development site owned by the Housing Authority of the City of Alameda, with additional information available here: <https://link.edgepilot.com/s/835ade4b/UuLakKYkAUuKQ-W1jvzXIA?u=https://www.alamedahsg.org/project/poplar/>.

Closed Session Item No. 5A was pulled and the Board did not discuss the matter during closed session on September 17, 2025. In addition, no action was taken in connection

with Closed Session Item No. 5.C on April 16, 2025. We will clarify the record in open session at the October Board meeting to notify the public of the mis-categorization.

I would like to assure you that no information has been shared in closed session that should have been made public.

All Board closed session discussions regarding 2615 Eagle Ave. to date have been authorized under Section 54656.8 in regard to the now completed purchase and future lease(s) of the real property. Additional public information will be available at several upcoming community meetings. We look forward to your continued participation.

Best regards,
Jasmine Polar
Senior Executive Assistant
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
Phone: 510-747-4325
Email: jpolar@alamedahsg.org
Pronouns I use: she, her, hers



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From: Jay Faustini [REDACTED]
Sent: Sunday, September 21, 2025 1:59 PM
To: Jasmine Polar <jpolar@alamedahsg.org>
Subject: Re: Error in released Board of Commissioners Agenda

[External Email]

Great. And thank you for the prompt response Jasmine.

Have a nice weekend,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]

On 9/19/2025 9:37 AM, Jasmine Polar wrote:

Good morning, Mr. Faustini:

The Housing Authority of the City of Alameda (AHA) expects to respond to your inquiry next week.

Best regards,
Jasmine Polar
Senior Executive Assistant
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701 Atlantic Avenue
Alameda, CA 94501
Phone: 510-747-4325
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Date:Thu, 18 Sep 2025 12:12:53 -0700

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Jasmine Polar <jpolar@alamedahsg.org>, Vanessa Cooper <vcooper@alamedahsg.org>
atorbitt@nixonpeabody.com <atorbitt@nixonpeabody.com>

To:

CC: [REDACTED]

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Subject: Error in released Board of Commissioner Agenda

[External Email]

Dear Ms. Cooper, Ms.Torbitt and Ms. Polar.

I am writing to you it appears that there is an error in the agenda that has been released for of Alameda Housing Authority's meeting of Board Members/Commissioners. on Wednesday September 17th.

Stakeholders within the community are seeking clarification due to this apparent error.

The section of the agenda that pertains to the portion of closed session regarding the property at 2615 Eagle

Ave. cites Gov. Code Sect. 54956.8. as authorization for this portion of the closed session, However, it also cites "potential litigation" as the topic under negotiation.

Section 54956.8 only covers the purchase, sale exchange or lease of real property. This section does not appear to apply, nor give authorization to discuss a pending litigation topic in closed session.

If the topic of pending litigation is actually incorrect, and the discussions will actually be limited to the purchase, sale exchange or lease of the property at 2615 Eagle Ave., kindly inform stakeholders that "pending litigation" appearing as the topic under negotiation is in error.

The following Section 54956.9 actually covers litigation and potential litigation. And to discuss a potential litigation that is not yet filed, the section adds additional public disclosure requirements, including which sub-part of Section 54956.9 is being relied upon.

As the extra disclosures must be in the agenda or announced prior to the closed session, please inform us of any corrections and any additional required discloses prior to the meeting, if possible.

If not possible, kindly confirm that a clarification of this apparent error will be announced at the meeting prior to the closed session.

I will also will like time to make a comment, obviously during the public comment section that is prior to the closed session.

Thank you.

Best Regards,

F. Jay Faustini Jr.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Housing Authority
— of the —
City of Alameda

PHONE: (510) 747-4300
FAX: (510) 522-7848
TTY/TRS: 711

701 Atlantic Avenue • Alameda, California 94501-2161

Sent:

**Wednesday, October 1, 2025
7:01 PM**

Subject:

**Re: Error in released Board of
Commissioners Agenda**

Vanessa Cooper

From: Jay Faustini [REDACTED]
Sent: Wednesday, October 1, 2025 7:01 PM
To: Jasmine Polar
Cc: [REDACTED]; Vanessa Cooper; atorbitt@nixonpeabody.com; Jhaila R. Brown
Subject: Re: Error in released Board of Commissioners Agenda

[External Email]

Dear Ms. Cooper, Ms. Torbitt, Ms. Brown and Ms. Polar,

I've also requested additional information regarding the Section 54656.8 authorized closed sessions referenced in your response of September 22, 2025 (below). Specifically, the request was for information about the site's completed real estate transaction agreements for which the price and payment terms were negotiated in the closed sessions, including the March 2022 and April 2025 closed sessions.

I could be wrong, but I don't think that such post-closed session requests for information are typically responded to via agenda materials.

If the responses to the information requests will be included in the agenda materials you reference, please let us know. Or, if they will be provided separately, when can we expect the responses?

Regards,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On 10/1/2025 3:49 PM, Jasmine Polar wrote:

Good afternoon, Mr. Faustini:

Thank you for your below email.

AHA is working on this issue expects to publish the Board Agenda and Packet by Friday, October 10, 2025, with corrections.

We appreciate your patience on this matter.

Best regards,
Jasmine Polar
Senior Executive Assistant

Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
Phone: 510-747-4325
Email: jpolar@alamedahsg.org
Pronouns I use: she, her, hers



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From: Jay Faustini [REDACTED]
Sent: Wednesday, October 1, 2025 10:43 AM
To: Jasmine Polar <jpolar@alamedahsg.org>; Vanessa Cooper <vcooper@alamedahsg.org>; atorbitt@nixonpeabody.com
Cc: [REDACTED]
Subject: Re: Error in released Board of Commissioners Agenda

[External Email]

Dear Ms. Cooper, Ms. Torbitt and Ms. Polar,

I sincerely wish that members of the community and I could be assured that one of these errors was "an unintentional and inadvertent error" and another was an "accidental mis-classification". But the series of these errors, after being seen, verified and left uncorrected by many sets of eyes, indicates otherwise.

Although the series of errors, in and of itself, does not indicate intentional Brown Act violations, they certainly do indicate, at a minimum, carelessness and negligence in providing required disclosures to the public.

And AHA's failure to be forthcoming and promptly make all the necessary corrections to these disclosure errors further indicates intentional concealment of required disclosures. Especially since full corrections require little more than drafting few lines of text and possibly releasing some documents.

If these were, in fact, "unintentional and inadvertent errors", then please provide the complete disclosure that was actually intended to be made in the April/September agenda drafting and in May, during the minute approval process.

If these errors were, in fact, "accidental mis-classifications," kindly explain what accident was made during the classification process in the April/September agenda drafting and in May, during the minute approval process.

The Board provided very quick responses for the prior incomplete corrections. The Board has been aware of these errors for two weeks now and have still not offered a viable explanation of the errors made nor compliant corrections. There is no reason, other than intentional obfuscation, for further delay in answering the obvious issue which arises from the disclosures: Was "Potential Litigation" discussed? And if so, the required Section 54656.9 disclosures must be provided.

Additionally, the general corrections offered to date are incomplete. They do not fully correct the errors, nor provide all the required disclosures for the discussion topics claimed to be authorized under Section 54656.8. Please provide the actual disclosures language that was intended to be included in the agenda for the Section 54656.8 authorizations. Also please provide the exact language that should have been approved in May, in place of the inaccurate information that was verified by the board inadvertently.

The Board prior partial corrections list future lease(s) and AHA's 2022 purchase of the property as the real estate transactions which were topics under negotiation. The price and payment terms of the 2022 sale were negotiated and completed with a final agreement reached three years ago. Any discussion of the sale's price and payment terms in 2025 would not fall under a Section 54656.8 authorization, as the terms are no longer under negotiation. Thus any 2025 closed session authorized by Section 54656.8 is not authorized to discuss the sale without additional required disclosures. So, if the the sale's price and payment terms were, in fact, discussed in closed session, despite the agreement no longer being under negotiation, kindly also provide the additional disclosures which are obviously necessary for a closed session discussion of a real estate transaction that is NOT under negotiation.

If the claimed Section 54656.8 authorization were, in fact, based upon discussions regarding the negotiation of a lease, I assume that negotiations have concluded by now, five months later. Please provide the substance of the agreement reached, if any. And please allow this message to serve as a standing request for disclosure of the substance of all of the site's real estate transaction agreements which are discussed in closed session, once the agreements are finalized.

Continued refusal by the Board to promptly disclose the truth about a series of erroneous closed session disclosures indicates continued intentional reluctance to make required disclosures. Disclosures, I remind you, that the public should have seen over five months ago. Further delay does not foster a constructive partnership with the community.

Thank you for your time and consideration.

Regards,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On 9/29/2025 9:36 AM, Jasmine Polar wrote:

Dear Mr. Faustini,

Thank you for your patience. Our Public Records staff will provide the agendas and minutes early this week for your review.

Your other question about the closed session is being reviewed, and Staff will get back to you in writing before the next Board meeting. Any errors will also be corrected publicly in that meeting.

Please be assured that any mis-listing was an unintentional and inadvertent error.

Best regards,
Jasmine Polar
Senior Executive Assistant
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501

Phone: 510-747-4325
Email: jpolar@alamedahsg.org
Pronouns I use: she, her, hers



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From: Jay Faustini [REDACTED]
Sent: Thursday, September 25, 2025 9:44 AM
To: Jasmine Polar <jpolar@alamedahsg.org>; Vanessa Cooper <vcooper@alamedahsg.org>; atorbitt@nixonpeabody.com
Cc: [REDACTED]
Subject: Re: Error in released Board of Commissioners Agenda

[External Email]

Dear Ms. Cooper, Ms. Torbitt and Ms. Polar,

Thank you for the prompt response regarding the additional mis-classification errors that occurred in the agenda and Board approved minutes for the April meeting.

As I discussed with Jasmine, the offered corrections/clarifications are a bit confusing and not entirely complete. They do not fully address the all the apparent errors and do not offer

clarification between the erroneous disclosures provided and actual factual information. Specifically, it does not fully address the which specific entries listed in the approved minutes and agendas were in error and which were not.

Other community members and I believe that correction of the accidental mis-classifications requires a complete and full correction of the multiple disclosure errors that have been made. The provided response clearly does not do that. The specific corrections necessary to address the specific disclosure errors have not been provided. And for some errors, the offered corrections offer only general information about closed sessions, not specific information pertaining the meetings with disclosure errors.

In addition to the agenda for the April meeting, the Board approved minutes verified that the topic under negotiation which was actually discussed was "Potential Litigation". The fact that no action was taken in April is not relevant, the required disclosures still need be made correctly. From the provided response, it is not entirely clear whether the verification by all members of the Board that litigation was discussed was, in fact, in error or not.

Simply put, we believe that the mis-classification error, referencing two different and incompatible sections of the Brown Act, in the approved minutes could have been a result of three different occurrences in the April closed

session. Section 54656.8 real estate transactions issues were discussed AND/OR Section 5465.9 "Potential Litigation" issues were discussed. The correction offered to date only clarifies general information regarding all "Section 54656.8" disclosures for the site, not the specific error in the April approved minutes and agenda. And the correction offered does not specifically address whether the verification in the minutes that "Potential Litigation" was discussed is correct or an error.

A complete correction and clarification of the disclosure errors made require these three questions to be answered:

1. Were the repeated specific disclosures of "Potential Litigation" as a topic under negotiation (in the April agenda and) and specific verification of litigation having been discussed (in the April approved minutes) correct or accidental errors?
2. Should these specific line items that reference "Potential Litigation" be deleted and replaced by the one or both of the two topics put forward as a possible topics under negotiation: "*now completed purchase of the real property*" and/or "*future lease(s) of the real property*"?
3. Or is the versification made by the Board in the approved minutes correct in describing that "Potential Litigation" was actually discussed in April?

Thank you for the assurance that "*no information has been shared in closed session that should have been made public*". But please know that this assurance was not necessary. Neither I, nor anyone in the neighborhood that I am aware of, are concerned about the content of Board discussions when closed sessions are correctly authorized and when the topics under negotiation are correctly disclosed. We are, however, concerned with AHA fully correcting the errors in its disclosures about litigation related discussions in closed session and providing any applicable missing disclosures.

Although this assurance may seem to address the community's concerns about the closed session disclosure errors, in fact, this assurance actually does not fully foreclose the possibility that additional disclosures are necessary under Section 54656.9.

The closed session "Potential Litigation" topic description appeared in the approved minutes for the April meeting, and was seen by all staff and verified by all board members in the approval process. It remained uncorrected. If the litigation reference is untrue and litigation was not discussed, then please simply state so.

To date, the Boards responses to inquiries about these errors makes it appear to the public that discussion of a "Potential Litigation" may very well have been something that did occur. The

response provided dances around, yet purposefully avoids, simply addressing the obvious correction that is specifically needed. This does not encourage community trust.

Again, to correct its error, further information must be provided to fully clarify what part of the discloses are true and which were accidental errors/are false. Full correction and clarification of the errors made in the approved minutes clearly requires specific corrections for each individual error. And if litigation was discussed, the discloses made were incomplete and additional Section 54656.9 disclosures are necessary.

If litigation was not discussed, the community stakeholders are requesting that the offered assurance be extended to include an assurance that all the "Potential Litigation" references in the approved minutes/agendas were in error and that, despite the verification by the Board in the approved minutes, "Potential Litigation" was not in fact discussed

The approved minutes for the April meeting contain the specific verification by the Board that "Potential Litigation" was discussed in closed session. At a minimum, the public is entitled to know if this specific verification by the Board is in and of itself true, or if it is also included in the accidental disclosure errors made by AHA and is not true.

After references in both the agenda and Board verified minutes, I trust you will agree that it clearly does not foster the public trust for AHA to refuse to fully correct its disclosure error. Kindly address the most apparent issue raised by the disclosure errors made by AHA: whether or not litigation was actually discussed.

Best Regards,

F. Jay Faustini Jr.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On 9/22/2025 4:35 PM, Jasmine Polar wrote:

Good afternoon, Mr. Faustini:

Thank you again for your participation. 2615 Eagle Ave. is a development site owned by the Housing Authority of the City of Alameda, with additional information available here: <https://link.edgepilot.com/s/835ade4b/UuLakKYkAUuKQ-W1jvzXIA?u=https://www.alamedahsg.org/project/poplar/>.

Closed Session Item No. 5A was pulled and the Board did not discuss the matter during closed session on September 17, 2025. In addition, no action was taken in connection with Closed Session Item No. 5.C on April 16, 2025. We will clarify the record in open session at the October Board meeting to notify the public of the mis-categorization.

I would like to assure you that no information has been shared in closed session that should have been made public.

All Board closed session discussions regarding 2615 Eagle Ave. to date have been authorized under Section 54656.8 in regard to the now completed purchase and future lease(s) of the real property. Additional public information will be available at several upcoming community meetings. We look forward to your continued participation.

Best regards,
Jasmine Polar
Senior Executive Assistant
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501

Phone: 510-747-4325

Email: jpolar@alamedahsg.org

Pronouns I use: she, her, hers



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From: Jay Faustini [REDACTED]
Sent: Sunday, September 21, 2025 1:59 PM
To: Jasmine Polar <jpolar@alamedahsg.org>
Subject: Re: Error in released Board of Commissioners Agenda

[External Email]

Great. And thank you for the prompt response Jasmine.

Have a nice weekend,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On 9/19/2025 9:37 AM, Jasmine Polar wrote:

Good morning, Mr. Faustini:

The Housing Authority of the City of Alameda (AHA) expects to respond to your inquiry next week.

Best regards,
Jasmine Polar
Senior Executive Assistant
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
Phone: 510-747-4325
Email: jpolar@alamedahsg.org
Pronouns I use: she, her, hers



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From: Jay Faustini [REDACTED]
Sent: Friday, September 19, 2025 7:48 AM
To: Jasmine Polar <jpolar@alamedahsg.org>
Subject: Fwd: Error in released Board of Commissioners Agenda

[External Email]

Hi Jasmine,

I was wondering when this error will be corrected. When can community can expect to receive the disclosures that should have been made last April?

Thank you for the prompt correction to the other accidental error. That correction was made in about 24 hours. Can we expect the same for this correction?

Best Regards,

F. Jay Faustini Jr.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

----- Forwarded Message -----

Subject:Re: Error in released Board of Commissioners Agenda

Date:Thu, 18 Sep 2025 12:12:53 -0700

From:Jay Faustini [REDACTED]

Jasmine Polar <jpolar@alamedahsg.org>, Vanessa Cooper <vcooper@alatorbitt@nixonpeabody.com>

To:

CC: [REDACTED]

Dear Ms. Cooper, Ms.Torbitt and Ms. Polar,

Thank you again for your prompt remediation of the accidental mis-categorization in the agenda for the September 17th Board of Commissioners meeting.

Unfortunately, this is not the first time AHA staff made this same mis-categorization error regarding a discussion of the 2615 Eagle Ave. site in closed session.

The April 16 meeting also had a mis-categorization on its Agenda (Item 5C) and the minutes do not indicate any announcement at the meeting regarding

the mis-categorization. Stakeholders within the community are also seeking clarification regarding the required disclosures for this closed session due to the error.

If the authorization cite of Section 54656.8 is correct, kindly provide the correct real estate transaction topic (purchase, sale, exchange or lease) that was the actual discussed topic under negotiation in the closed session (i.e. replacing "potential litigation").

If potential litigation was in fact the actual topic under negotiation that was discussed in the closed session, then kindly provide the additional Section 54656.9 disclosures required. We trust that you will agree the public is clearly entitled to the proper disclosures and the existing facts and circumstances regarding any potential litigation that may have been discussed in closed session last spring.

To correct the mis-categorization error, the correct information that should have been disclosed must be made public. We understand that a correction would only apply to the existing facts and circumstances as of the date of the closed session.

We look forward to the Board providing the required additional public information. Your prompt attention to this matter is appreciated.

Best Regards,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On 9/17/2025 9:29 AM, Jasmine Polar wrote:

Hello, Mr. Faustini:

Thank you for your participation and cooperation in identifying this accidental mis-categorization in our agenda. This Board of Commissioner agenda item will not be discussed during the September 17, 2025 meeting and will be moved to the next meeting (October 15, 2025).

We again thank you for your good attention.

Best regards,
Jasmine Polar
Senior Executive Assistant
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
Phone: 510-747-4325
Email: jpolar@alamedahsg.org
Pronouns I use: she, her, hers



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action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this electronic mail transmission in error, please notify the sender at (510) 747-4325 and delete it.

From: Jay Faustini
[REDACTED]

Sent: Tuesday, September 16, 2025
10:24 AM

To: Jasmine Polar
<jpolar@alamedahsg.org>; Vanessa
Cooper <vcooper@alamedahsg.org>;
atorbitt@nixonpeabody.com

Cc: [REDACTED]
[REDACTED]

Subject: Error in released Board of
Commissioner Agenda

[External Email]

Dear Ms. Cooper, Ms.Torbitt
and Ms. Polar.

I am writing to you it appears
that there is an error in the
agenda that has been released
for of Alameda Housing
Authority's meeting of Board
Members/Commissioners. on
Wednesday September 17th.

Stakeholders within the
community are seeking
clarification due to this
apparent error.

The section of the agenda that
pertains to the portion of
closed session regarding the
property at 2615 Eagle
Ave. cites Gov. Code Sect.

54956.8. as authorization for this portion of the closed session, However, it also cites "potential litigation" as the topic under negotiation.

Section 54956.8 only covers the purchase, sale exchange or lease of real property. This section does not appear to apply, nor give authorization to discuss a pending litigation topic in closed session.

If the topic of pending litigation is actually incorrect, and the discussions will actually be limited to the purchase, sale exchange or lease of the property at 2615 Eagle Ave., kindly inform stakeholders that "pending litigation" appearing as the topic under negotiation is in error.

The following Section 54956.9 actually covers litigation and potential litigation. And to discuss a potential litigation that is not yet filed, the section adds additional public disclosure requirements, including which sub-part of Section 54956.9 is being relied upon.

As the extra disclosures must be in the agenda or announced prior to the closed session, please inform us of any corrections and any additional

required discloses prior to the meeting, if possible.

If not possible, kindly confirm that a clarification of this apparent error will be announced at the meeting prior to the closed session.

I will also will like time to make a comment, obviously during the public comment section that is prior to the closed session.

Thank you.

Best Regards,

F. Jay Faustini Jr.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Housing Authority
— of the —
City of Alameda

PHONE: (510) 747-4300
FAX: (510) 522-7848
TTY/TRS: 711

701 Atlantic Avenue • Alameda, California 94501-2161

Sent:

**Wednesday, October 1, 2025
10:43 AM**

Subject:

**Re: Error in released Board of
Commissioners Agenda**

Vanessa Cooper

From: Jay Faustini [REDACTED]
Sent: Wednesday, October 1, 2025 10:43 AM
To: Jasmine Polar; Vanessa Cooper; [REDACTED]
Cc: Robert Shaye
Subject: Re: Error in released Board of Commissioners Agenda

[External Email]

Dear Ms. Cooper, Ms. Torbitt and Ms. Polar,

I sincerely wish that members of the community and I could be assured that one of these errors was "an unintentional and inadvertent error" and another was an "accidental misclassification". But the series of these errors, after being seen, verified and left uncorrected by many sets of eyes, indicates otherwise.

Although the series of errors, in and of itself, does not indicate intentional Brown Act violations, they certainly do indicate, at a minimum, carelessness and negligence in providing required disclosures to the public.

And AHA's failure to be forthcoming and promptly make all the necessary corrections to these disclosure errors further indicates intentional concealment of required disclosures. Especially since full corrections require little more than drafting few lines of text and possibly releasing some documents.

If these were, in fact, "unintentional and inadvertent errors", then please provide the complete disclosure that was actually intended to be made in the April/September agenda drafting and in May, during the minute approval process.

If these errors were, in fact, "accidental mis-classifications," kindly explain what accident was made during the classification process in the April/September agenda drafting and in May, during the minute approval process.

The Board provided very quick responses for the prior incomplete corrections. The Board has been aware of these errors for two weeks now and have still not offered a viable explanation of the errors made nor compliant corrections. There is no reason, other than intentional obfuscation, for further delay in answering the obvious issue which arises from the disclosures: Was "Potential Litigation" discussed? And if so, the required Section 54656.9 disclosures must be provided.

Additionally, the general corrections offered to date are incomplete. They do not fully correct the errors, nor provide all the required disclosures for the discussion topics claimed to be authorized under Section 54656.8. Please provide the actual disclosures

language that was intended to be included in the agenda for the Section 54656.8 authorizations. Also please provide the exact language that should have been approved in May, in place of the inaccurate information that was verified by the board inadvertently.

The Board prior partial corrections list future lease(s) and AHA's 2022 purchase of the property as the real estate transactions which were topics under negotiation. The price and payment terms of the 2022 sale were negotiated and completed with a final agreement reached three years ago. Any discussion of the sale's price and payment terms in 2025 would not fall under a Section 54656.8 authorization, as the terms are no longer under negotiation. Thus any 2025 closed session authorized by Section 54656.8 is not authorized to discuss the sale without additional required disclosures. So, if the the sale's price and payment terms were, in fact, discussed in closed session, despite the agreement no longer being under negotiation, kindly also provide the additional disclosures which are obviously necessary for a closed session discussion of a real estate transaction that is NOT under negotiation.

If the claimed Section 54656.8 authorization were, in fact, based upon discussions regarding the negotiation of a lease, I assume that negotiations have concluded by now, five months later. Please provide the substance of the agreement reached, if any. And please allow this message to serve as a standing request for disclosure of the substance of all of the site's real estate transaction agreements which are discussed in closed session, once the agreements are finalized.

Continued refusal by the Board to promptly disclose the truth about a series of erroneous closed session disclosures indicates continued intentional reluctance to make required disclosures. Disclosures, I remind you, that the public should have seen over five months ago. Further delay does not foster a constructive partnership with the community.

Thank you for your time and consideration.

Regards,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On 9/29/2025 9:36 AM, Jasmine Polar wrote:

Dear Mr. Faustini,

Thank you for your patience. Our Public Records staff will provide the agendas and minutes early this week for your review.

Your other question about the closed session is being reviewed, and Staff will get back to you in writing before the next Board meeting. Any errors will also be corrected publicly in that meeting.

Please be assured that any mis-listing was an unintentional and inadvertent error.

Best regards,
Jasmine Polar
Senior Executive Assistant
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
Phone: 510-747-4325
Email: jpolar@alamedahsg.org
Pronouns I use: she, her, hers



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From: Jay Faustini [REDACTED]
Sent: Thursday, September 25, 2025 9:44 AM
To: Jasmine Polar <jpolar@alamedahsg.org>; Vanessa Cooper <vcooper@alamedahsg.org>; [REDACTED]
Cc: Robert Shaye [REDACTED]
Subject: Re: Error in released Board of Commissioners Agenda

[External Email]

Dear Ms. Cooper, Ms. Torbitt and Ms. Polar,

Thank you for the prompt response regarding the additional mis-classification errors that occurred in the agenda and Board approved minutes for the April meeting.

As I discussed with Jasmine, the offered corrections/clarifications are a bit confusing and not entirely complete. They do not fully address the all the apparent errors and do not offer clarification between the erroneous disclosures provided and actual factual information. Specifically, it does not fully address the which specific entries listed in the approved minutes and agendas were in error and which were not.

Other community members and I believe that correction of the accidental mis-classifications requires a complete and full correction of the multiple disclosure errors that have been made. The provided response clearly does not do that. The specific corrections necessary to address the specific disclosure errors have not been provided. And for some errors, the offered corrections offer only general information about closed sessions, not specific information pertaining the meetings with disclosure errors.

In addition to the agenda for the April meeting, the Board approved minutes verified that the topic under negotiation which was actually discussed was "Potential Litigation". The fact that no action was taken in April is not relevant, the required disclosures still need be made correctly. From the provided response, it is not entirely clear whether the verification by all members of the Board that litigation was discussed was, in fact, in error or not.

Simply put, we believe that the mis-classification error, referencing two different and incompatible sections of the

Brown Act, in the approved minutes could have been a result of three different occurrences in the April closed session. Section 54656.8 real estate transactions issues were discussed AND/OR Section 5465.9 "Potential Litigation" issues were discussed. The correction offered to date only clarifies general information regarding all "Section 54656.8" disclosures for the site, not the specific error in the April approved minutes and agenda. And the correction offered does not specifically address whether the verification in the minutes that "Potential Litigation" was discussed is correct or an error.

A complete correction and clarification of the disclosure errors made require these three questions to be answered:

1. Were the repeated specific disclosures of "Potential Litigation" as a topic under negotiation (in the April agenda and) and specific verification of litigation having been discussed (in the April approved minutes) correct or accidental errors?
2. Should these specific line items that reference "Potential Litigation" be deleted and replaced by the one or both of the two topics put forward as a possible topics under negotiation: *"now completed purchase of the real property"* and/or *"future lease(s) of the real property"*?
3. Or is the versification made by the Board in the approved minutes correct in describing that "Potential Litigation" was actually discussed in April?

Thank you for the assurance that *"no information has been shared in closed session that should have been made public"*. But please know that this assurance was

not necessary. Neither I, nor anyone in the neighborhood that I am aware of, are concerned about the content of Board discussions when closed sessions are correctly authorized and when the topics under negotiation are correctly disclosed. We are, however, concerned with AHA fully correcting the errors in its disclosures about litigation related discussions in closed session and providing any applicable missing disclosures.

Although this assurance may seem to address the community's concerns about the closed session disclosure errors, in fact, this assurance actually does not fully foreclose the possibility that additional disclosures are necessary under Section 54656.9.

The closed session "Potential Litigation" topic description appeared in the approved minutes for the April meeting, and was seen by all staff and verified by all board members in the approval process. It remained uncorrected. If the litigation reference is untrue and litigation was not discussed, then please simply state so.

To date, the Boards responses to inquires about these errors makes it appear to the public that discussion of a "Potential Litigation" may very well have been something that did occur. The response provided dances around, yet purposefully avoids, simply addressing the obvious correction that is specifically needed. This does not encourage community trust.

Again, to correct its error, further information must be provided to fully clarify what part of the discloses are true and which were accidental errors/are false. Full correction and clarification of the errors made in the approved minutes clearly requires specific corrections for

each individual error. And if litigation was discussed, the disclosures made were incomplete and additional Section 54656.9 disclosures are necessary.

If litigation was not discussed, the community stakeholders are requesting that the offered assurance be extended to include an assurance that all the "Potential Litigation" references in the approved minutes/agendas were in error and that, despite the verification by the Board in the approved minutes, "Potential Litigation" was not in fact discussed

The approved minutes for the April meeting contain the specific verification by the Board that "Potential Litigation" was discussed in closed session. At a minimum, the public is entitled to know if this specific verification by the Board is in and of itself true, or if it is also included in the accidental disclosure errors made by AHA and is not true.

After references in both the agenda and Board verified minutes, I trust you will agree that it clearly does not foster the public trust for AHA to refuse to fully correct its disclosure error. Kindly address the most apparent issue raised by the disclosure errors made by AHA: whether or not litigation was actually discussed.

Best Regards,

[REDACTED]

On 9/22/2025 4:35 PM, Jasmine Polar wrote:

Good afternoon, Mr. Faustini:

Thank you again for your participation. 2615 Eagle Ave. is a development site owned by the Housing Authority of the City of Alameda, with additional information available

here: <https://link.edgepilot.com/s/835ade4b/UuLakKYkAUuKQ-W1jvzXIA?u=https://www.alamedahsg.org/project/poplar/>.

Closed Session Item No. 5A was pulled and the Board did not discuss the matter during closed session on September 17, 2025. In addition, no action was taken in connection with Closed Session Item No. 5.C on April 16, 2025. We will clarify the record in open session at the October Board meeting to notify the public of the mis-categorization.

I would like to assure you that no information has been shared in closed session that should have been made public.

All Board closed session discussions regarding 2615 Eagle Ave. to date have been authorized under Section 54656.8 in regard to the now completed purchase and future lease(s) of the real property. Additional public information will be available at several upcoming community meetings. We look forward to your continued participation.

Best regards,
Jasmine Polar
Senior Executive Assistant
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
Phone: 510-747-4325
Email: jpolar@alamedahsg.org
Pronouns I use: she, her, hers



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From: Jay Faustini [REDACTED]
Sent: Sunday, September 21, 2025 1:59 PM
To: Jasmine Polar <jpolar@alamedahsg.org>
Subject: Re: Error in released Board of Commissioners Agenda

[External Email]

Great. And thank you for the prompt response Jasmine.

Have a nice weekend,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On 9/19/2025 9:37 AM, Jasmine Polar wrote:

Good morning, Mr. Faustini:

The Housing Authority of the City of Alameda (AHA) expects to respond to your inquiry next week.

Best regards,
Jasmine Polar
Senior Executive Assistant
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
Phone: 510-747-4325
Email: jpolar@alamedahsg.org
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From: Jay Faustini [REDACTED]
Sent: Friday, September 19, 2025 7:48 AM
To: Jasmine Polar <jpolar@alamedahsg.org>
Subject: Fwd: Error in released Board of Commissioners Agenda

[External Email]

Hi Jasmine,

I was wondering when this error will be corrected. When can community can expect to receive the disclosures that should have been made last April?

Thank you for the prompt correction to the other accidental error. That correction was made in about 24 hours. Can we expect the same for this correction?

Best Regards,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

----- Forwarded Message -----

Subject:Re: Error in released Board of Commissioners Agenda

Date:Thu, 18 Sep 2025 12:12:53 -0700

From:Jay Faustini [REDACTED]

Jasmine Polar <jpolar@alamedahsg.org>, Vanessa Cooper <vcooper@alamedaatorbitt@nixonpeabody.com> <atorbitt@nixonpeabody.com>

To:

CC:Robert Shaye [REDACTED]

Dear Ms. Cooper, Ms.Torbitt and Ms. Polar,

Thank you again for your prompt remediation of the accidental mis-categorization in the agenda for the September 17th Board of Commissioners meeting.

Unfortunately, this is not the first time AHA staff made this same mis-categorization error regarding a discussion of the 2615 Eagle Ave. site in closed session.

The April 16 meeting also had a mis-categorization on its Agenda (Item 5C) and the minutes do not indicate any announcement at the meeting regarding the mis-categorization. Stakeholders within the community are also seeking clarification regarding the required disclosures for this closed session due to the error.

If the authorization cite of Section 54656.8 is correct, kindly provide the correct real estate transaction topic (purchase, sale, exchange or lease) that was the actual discussed topic under negotiation in the closed session (i.e. replacing "potential litigation").

If potential litigation was in fact the actual topic under negotiation that was discussed in the closed session, then kindly provide the additional Section 54656.9 disclosures required. We trust that you will agree the public is clearly entitled to the proper disclosures and the existing facts and circumstances regarding any potential litigation that may have been discussed in closed session last spring.

To correct the mis-categorization error, the correct information that should have been disclosed must be made public. We understand that a correction would only apply to the existing facts and circumstances as of the date of the closed session.

We look forward to the Board providing the required additional public information. Your prompt attention to this matter is appreciated.

Best Regards,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On 9/17/2025 9:29 AM, Jasmine Polar wrote:

Hello, Mr. Faustini:

Thank you for your participation and cooperation in identifying this accidental mis-categorization in our agenda. This Board of Commissioner agenda item will not be discussed during the September 17, 2025 meeting and will be moved to the next meeting (October 15, 2025).

We again thank you for your good attention.

Best regards,
Jasmine Polar
Senior Executive Assistant
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
Phone: 510-747-4325
Email: jpolar@alamedahsg.org
Pronouns I use: she, her, hers



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From: Jay Faustini [REDACTED]
Sent: Tuesday, September 16, 2025 10:24 AM
To: Jasmine Polar <jpolar@alamedahsg.org>; Vanessa Cooper <vcooper@alamedahsg.org>; atorbitt@nixonpeabody.com
Cc: Robert Shaye [REDACTED]
Subject: Error in released Board of Commissioner Agenda

[External Email]

Dear Ms. Cooper, Ms.Torbitt and Ms. Polar.

I am writing to you it appears that there is an error in the agenda that has been released for of Alameda Housing Authority's meeting of Board Members/Commissioners. on Wednesday September 17th.

Stakeholders within the community are seeking clarification due to this apparent error.

The section of the agenda that pertains to the portion of closed session regarding the property at 2615 Eagle Ave. cites Gov. Code Sect. 54956.8. as authorization for this portion of the closed session, However, it also cites "potential litigation" as the topic under negotiation.

Section 54956.8 only covers the purchase, sale exchange or lease of real property. This section does not appear to apply, nor give authorization to discuss a pending litigation topic in closed session.

If the topic of pending litigation is actually incorrect, and the discussions will actually be limited to the purchase, sale exchange or lease of the property at 2615 Eagle Ave., kindly inform stakeholders that

"pending litigation" appearing as the topic under negotiation is in error.

The following Section 54956.9 actually covers litigation and potential litigation. And to discuss a potential litigation that is not yet filed, the section adds additional public disclosure requirements, including which sub-part of Section 54956.9 is being relied upon.

As the extra disclosures must be in the agenda or announced prior to the closed session, please inform us of any corrections and any additional required disclosures prior to the meeting, if possible.

If not possible, kindly confirm that a clarification of this apparent error will be announced at the meeting prior to the closed session.

I will also will like time to make a comment, obviously during the public comment section that is prior to the closed session.

Thank you.

Best Regards,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Vanessa Cooper

From: Jay Faustini [REDACTED]
Sent: Wednesday, October 1, 2025 7:01 PM
To: Jasmine Polar
Cc: Robert Shaye; Vanessa Cooper; atorbitt@nixonpeabody.com; Jhaila R. Brown
Subject: Re: Error in released Board of Commissioners Agenda

[External Email]

Dear Ms. Cooper, Ms. Torbitt, Ms. Brown and Ms. Polar,

I've also requested additional information regarding the Section 54656.8 authorized closed sessions referenced in your response of September 22, 2025 (below). Specifically, the request was for information about the site's completed real estate transaction agreements for which the price and payment terms were negotiated in the closed sessions, including the March 2022 and April 2025 closed sessions.

I could be wrong, but I don't think that such post-closed session requests for information are typically responded to via agenda materials.

If the responses to the information requests will be included in the agenda materials you reference, please let us know. Or, if they will be provided separately, when can we expect the responses?

Regards,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On 10/1/2025 3:49 PM, Jasmine Polar wrote:

Good afternoon, Mr. Faustini:

Thank you for your below email.

AHA is working on this issue expects to publish the Board Agenda and Packet by Friday, October 10, 2025, with corrections.

We appreciate your patience on this matter.

Best regards,
Jasmine Polar
Senior Executive Assistant

Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
Phone: 510-747-4325
Email: jpolar@alamedahsg.org
Pronouns I use: she, her, hers



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From: Jay Faustini [REDACTED]
Sent: Wednesday, October 1, 2025 10:43 AM
To: Jasmine Polar <jpolar@alamedahsg.org>; Vanessa Cooper <vcooper@alamedahsg.org>;
atorbitt@nixonpeabody.com
Cc: Robert Shaye [REDACTED]
Subject: Re: Error in released Board of Commissioners Agenda

[External Email]

Dear Ms. Cooper, Ms. Torbitt and Ms. Polar,

I sincerely wish that members of the community and I could be assured that one of these errors was "an unintentional and inadvertent error" and another was an "accidental mis-classification". But the series of these errors, after being seen, verified and left uncorrected by many sets of eyes, indicates otherwise.

Although the series of errors, in and of itself, does not indicate intentional Brown Act violations, they certainly do indicate, at a minimum, carelessness and negligence in providing required disclosures to the public.

And AHA's failure to be forthcoming and promptly make all the necessary corrections to these disclosure errors further indicates intentional concealment of required disclosures. Especially since full corrections require little more than drafting few lines of text and possibly releasing some documents.

If these were, in fact, "unintentional and inadvertent errors", then please provide the complete disclosure that was actually intended to be made in the April/September agenda drafting and in May, during the minute approval process.

If these errors were, in fact, "accidental mis-classifications," kindly explain what accident was made during the classification process in the April/September agenda drafting and in May, during the minute approval process.

The Board provided very quick responses for the prior incomplete corrections. The Board has been aware of these errors for two weeks now and have still not offered a viable explanation of the errors made nor compliant corrections. There is no reason, other than intentional obfuscation, for further delay in answering the obvious issue which arises from the disclosures: Was "Potential Litigation" discussed? And if so, the required Section 54656.9 disclosures must be provided.

Additionally, the general corrections offered to date are incomplete. They do not fully correct the errors, nor provide all the required disclosures for the discussion topics claimed to be authorized under Section 54656.8. Please provide the actual disclosures language that was intended to be included in the agenda for the Section 54656.8 authorizations. Also please provide the exact language that should have been approved in May, in place of the inaccurate information that was verified by the board inadvertently.

The Board prior partial corrections list future lease(s) and AHA's 2022 purchase of the property as the real estate transactions which were topics under negotiation. The price and payment terms of the 2022 sale were negotiated and completed with a final agreement reached three years ago. Any discussion of the sale's price and payment terms in 2025 would not fall under a Section 54656.8 authorization, as the terms are no longer under negotiation. Thus any 2025 closed session authorized by Section 54656.8 is not authorized to discuss the sale without additional required disclosures. So, if the the sale's price and payment terms were, in fact, discussed in closed session, despite the agreement no longer being under negotiation, kindly also provide the additional disclosures which are obviously necessary for a closed session discussion of a real estate transaction that is NOT under negotiation.

If the claimed Section 54656.8 authorization were, in fact, based upon discussions regarding the negotiation of a lease, I assume that negotiations have concluded by now, five months later. Please provide the substance of the agreement reached, if any. And please allow this message to serve as a standing request for disclosure of the substance of all of the site's real estate transaction agreements which are discussed in closed session, once the agreements are finalized.

Continued refusal by the Board to promptly disclose the truth about a series of erroneous closed session disclosures indicates continued intentional reluctance to make required disclosures. Disclosures, I remind you, that the public should have seen over five months ago. Further delay does not foster a constructive partnership with the community.

Thank you for your time and consideration.

Regards,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On 9/29/2025 9:36 AM, Jasmine Polar wrote:

Dear Mr. Faustini,

Thank you for your patience. Our Public Records staff will provide the agendas and minutes early this week for your review.

Your other question about the closed session is being reviewed, and Staff will get back to you in writing before the next Board meeting. Any errors will also be corrected publicly in that meeting.

Please be assured that any mis-listing was an unintentional and inadvertent error.

Best regards,
Jasmine Polar
Senior Executive Assistant
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501

Phone: 510-747-4325

Email: jpolar@alamedahsg.org

Pronouns I use: she, her, hers



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From: Jay Faustini [REDACTED]
Sent: Thursday, September 25, 2025 9:44 AM
To: Jasmine Polar <jpolar@alamedahsg.org>; Vanessa Cooper <vcooper@alamedahsg.org>; atorbitt@nixonpeabody.com
Cc: Robert Shaye [REDACTED]
Subject: Re: Error in released Board of Commissioners Agenda

[External Email]

Dear Ms. Cooper, Ms. Torbitt and Ms. Polar,

Thank you for the prompt response regarding the additional mis-classification errors that occurred in the agenda and Board approved minutes for the April meeting.

As I discussed with Jasmine, the offered corrections/clarifications are a bit confusing and not entirely complete. They do not fully address all the apparent errors and do not offer

clarification between the erroneous disclosures provided and actual factual information. Specifically, it does not fully address the which specific entries listed in the approved minutes and agendas were in error and which were not.

Other community members and I believe that correction of the accidental mis-classifications requires a complete and full correction of the multiple disclosure errors that have been made. The provided response clearly does not do that. The specific corrections necessary to address the specific disclosure errors have not been provided. And for some errors, the offered corrections offer only general information about closed sessions, not specific information pertaining the meetings with disclosure errors.

In addition to the agenda for the April meeting, the Board approved minutes verified that the topic under negotiation which was actually discussed was "Potential Litigation". The fact that no action was taken in April is not relevant, the required disclosures still need be made correctly. From the provided response, it is not entirely clear whether the verification by all members of the Board that litigation was discussed was, in fact, in error or not.

Simply put, we believe that the mis-classification error, referencing two different and incompatible sections of the Brown Act, in the approved minutes could have been a result of three different occurrences in the April closed

session. Section 54656.8 real estate transactions issues were discussed AND/OR Section 5465.9 "Potential Litigation" issues were discussed. The correction offered to date only clarifies general information regarding all "Section 54656.8" disclosures for the site, not the specific error in the April approved minutes and agenda. And the correction offered does not specifically address whether the verification in the minutes that "Potential Litigation" was discussed is correct or an error.

A complete correction and clarification of the disclosure errors made require these three questions to be answered:

1. Were the repeated specific disclosures of "Potential Litigation" as a topic under negotiation (in the April agenda and) and specific verification of litigation having been discussed (in the April approved minutes) correct or accidental errors?
2. Should these specific line items that reference "Potential Litigation" be deleted and replaced by the one or both of the two topics put forward as a possible topics under negotiation: "*now completed purchase of the real property*" and/or "*future lease(s) of the real property*"?
3. Or is the versification made by the Board in the approved minutes correct in describing that "Potential Litigation" was actually discussed in April?

Thank you for the assurance that "*no information has been shared in closed session that should have been made public*". But please know that this assurance was not necessary. Neither I, nor anyone in the neighborhood that I am aware of, are concerned about the content of Board discussions when closed sessions are correctly authorized and when the topics under negotiation are correctly disclosed. We are, however, concerned with AHA fully correcting the errors in its disclosures about litigation related discussions in closed session and providing any applicable missing disclosures.

Although this assurance may seem to address the community's concerns about the closed session disclosure errors, in fact, this assurance actually does not fully foreclose the possibility that additional disclosures are necessary under Section 54656.9.

The closed session "Potential Litigation" topic description appeared in the approved minutes for the April meeting, and was seen by all staff and verified by all board members in the approval process. It remained uncorrected. If the litigation reference is untrue and litigation was not discussed, then please simply state so.

To date, the Boards responses to inquiries about these errors makes it appear to the public that discussion of a "Potential Litigation" may very well have been something that did occur. The

response provided dances around, yet purposefully avoids, simply addressing the obvious correction that is specifically needed. This does not encourage community trust.

Again, to correct its error, further information must be provided to fully clarify what part of the discloses are true and which were accidental errors/are false. Full correction and clarification of the errors made in the approved minutes clearly requires specific corrections for each individual error. And if litigation was discussed, the discloses made were incomplete and additional Section 54656.9 disclosures are necessary.

If litigation was not discussed, the community stakeholders are requesting that the offered assurance be extended to include an assurance that all the "Potential Litigation" references in the approved minutes/agendas were in error and that, despite the verification by the Board in the approved minutes, "Potential Litigation" was not in fact discussed

The approved minutes for the April meeting contain the specific verification by the Board that "Potential Litigation" was discussed in closed session. At a minimum, the public is entitled to know if this specific verification by the Board is in and of itself true, or if it is also included in the accidental disclosure errors made by AHA and is not true.

After references in both the agenda and Board verified minutes, I trust you will agree that it clearly does not foster the public trust for AHA to refuse to fully correct its disclosure error. Kindly address the most apparent issue raised by the disclosure errors made by AHA: whether or not litigation was actually discussed.

Best Regards,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On 9/22/2025 4:35 PM, Jasmine Polar wrote:

Good afternoon, Mr. Faustini:

Thank you again for your participation. 2615 Eagle Ave. is a development site owned by the Housing Authority of the City of Alameda, with additional information available here: <https://link.edgepilot.com/s/835ade4b/UuLakKYkAUuKQ-W1jvzXIA?u=https://www.alamedahsg.org/project/poplar/>.

Closed Session Item No. 5A was pulled and the Board did not discuss the matter during closed session on September 17, 2025. In addition, no action was taken in connection with Closed Session Item No. 5.C on April 16, 2025. We will clarify the record in open session at the October Board meeting to notify the public of the mis-categorization.

I would like to assure you that no information has been shared in closed session that should have been made public.

All Board closed session discussions regarding 2615 Eagle Ave. to date have been authorized under Section 54656.8 in regard to the now completed purchase and future lease(s) of the real property. Additional public information will be available at several upcoming community meetings. We look forward to your continued participation.

Best regards,
Jasmine Polar
Senior Executive Assistant
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501

Phone: 510-747-4325

Email: jpolar@alamedahsg.org

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Sent: Sunday, September 21, 2025 1:59 PM
To: Jasmine Polar <jpolar@alamedahsg.org>
Subject: Re: Error in released Board of Commissioners Agenda

[External Email]

Great. And thank you for the prompt response Jasmine.

Have a nice weekend,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On 9/19/2025 9:37 AM, Jasmine Polar wrote:

Good morning, Mr. Faustini:

The Housing Authority of the City of Alameda (AHA) expects to respond to your inquiry next week.

Best regards,
Jasmine Polar
Senior Executive Assistant
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
Phone: 510-747-4325
Email: jpolar@alamedahsg.org
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Sent: Friday, September 19, 2025 7:48 AM
To: Jasmine Polar <jpolar@alamedahsg.org>
Subject: Fwd: Error in released Board of Commissioners
Agenda

[External Email]

Hi Jasmine,

I was wondering when this error will be corrected. When can community can expect to receive the disclosures that should have been made last April?

Thank you for the prompt correction to the other accidental error. That correction was made in about 24 hours. Can we expect the same for this correction?

Best Regards,

F. Jay Faustini Jr.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Subject:Re: Error in released Board of Commissioners Agenda

Date:Thu, 18 Sep 2025 12:12:53 -0700

From:Jay Faustini [REDACTED]

Jasmine Polar <jpolar@alamedahsg.org>, Vanessa Cooper <vcooper@alatorbitt@nixonpeabody.com> <atorbitt@nixonpeabody.com>

To:

CC:Robert Shaye [REDACTED]

Dear Ms. Cooper, Ms.Torbitt and Ms. Polar,

Thank you again for your prompt remediation of the accidental mis-categorization in the agenda for the September 17th Board of Commissioners meeting.

Unfortunately, this is not the first time AHA staff made this same mis-categorization error regarding a discussion of the 2615 Eagle Ave. site in closed session.

The April 16 meeting also had a mis-categorization on its Agenda (Item 5C) and the minutes do not indicate any announcement at the meeting regarding

the mis-categorization. Stakeholders within the community are also seeking clarification regarding the required disclosures for this closed session due to the error.

If the authorization cite of Section 54656.8 is correct, kindly provide the correct real estate transaction topic (purchase, sale, exchange or lease) that was the actual discussed topic under negotiation in the closed session (i.e. replacing "potential litigation").

If potential litigation was in fact the actual topic under negotiation that was discussed in the closed session, then kindly provide the additional Section 54656.9 disclosures required. We trust that you will agree the public is clearly entitled to the proper disclosures and the existing facts and circumstances regarding any potential litigation that may have been discussed in closed session last spring.

To correct the mis-categorization error, the correct information that should have been disclosed must be made public. We understand that a correction would only apply to the existing facts and circumstances as of the date of the closed session.

We look forward to the Board providing the required additional public information. Your prompt attention to this matter is appreciated.

Best Regards,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On 9/17/2025 9:29 AM, Jasmine Polar wrote:

Hello, Mr. Faustini:

Thank you for your participation and cooperation in identifying this accidental mis-categorization in our agenda. This Board of Commissioner agenda item will not be discussed during the September 17, 2025 meeting and will be moved to the next meeting (October 15, 2025).

We again thank you for your good attention.

Best regards,
Jasmine Polar
Senior Executive Assistant
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
Phone: 510-747-4325
Email: jpolar@alamedahsg.org
Pronouns I use: she, her, hers



PLEASE NOTE:

Our main offices are open Monday through Thursday 8:30 a.m. to 3:00 p.m.

AHA will provide reasonable accommodations upon request.

DISCLAIMER: The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, forwarding, re-transmission, dissemination or other use of, or taking of any

action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this electronic mail transmission in error, please notify the sender at (510) 747-4325 and delete it.

From: Jay Faustini
[REDACTED]

Sent: Tuesday, September 16, 2025
10:24 AM

To: Jasmine Polar
<jpolar@alamedahsg.org>; Vanessa
Cooper <vcooper@alamedahsg.org>;
atorbitt@nixonpeabody.com

Cc: Robert Shaye
[REDACTED]

Subject: Error in released Board of
Commissioner Agenda

[External Email]

Dear Ms. Cooper, Ms.Torbitt
and Ms. Polar.

I am writing to you it appears
that there is an error in the
agenda that has been released
for of Alameda Housing
Authority's meeting of Board
Members/Commissioners. on
Wednesday September 17th.

Stakeholders within the
community are seeking
clarification due to this
apparent error.

The section of the agenda that
pertains to the portion of
closed session regarding the
property at 2615 Eagle
Ave. cites Gov. Code Sect.

54956.8. as authorization for this portion of the closed session, However, it also cites "potential litigation" as the topic under negotiation.

Section 54956.8 only covers the purchase, sale exchange or lease of real property. This section does not appear to apply, nor give authorization to discuss a pending litigation topic in closed session.

If the topic of pending litigation is actually incorrect, and the discussions will actually be limited to the purchase, sale exchange or lease of the property at 2615 Eagle Ave., kindly inform stakeholders that "pending litigation" appearing as the topic under negotiation is in error.

The following Section 54956.9 actually covers litigation and potential litigation. And to discuss a potential litigation that is not yet filed, the section adds additional public disclosure requirements, including which sub-part of Section 54956.9 is being relied upon.

As the extra disclosures must be in the agenda or announced prior to the closed session, please inform us of any corrections and any additional

required discloses prior to the meeting, if possible.

If not possible, kindly confirm that a clarification of this apparent error will be announced at the meeting prior to the closed session.

I will also will like time to make a comment, obviously during the public comment section that is prior to the closed session.

Thank you.

Best Regards,

F. Jay Faustini Jr.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Housing Authority
— of the —
City of Alameda

PHONE: (510) 747-4300
FAX: (510) 522-7848
TTY/TRS: 711

701 Atlantic Avenue • Alameda, California 94501-2161

Sent:

Wednesday, October 8, 2025

12:03 PM

Subject:

**Re: upcoming October AHA board
meeting – agenda disclosures**

Vanessa Cooper

From: Jay Faustini [REDACTED]
Sent: Wednesday, October 8, 2025 12:03 PM
To: [REDACTED]
Cc: Sylvia Martinez; atorbitt@nixonpeabody.com; Vanessa Cooper; Jasmine Polar; Jhaila R. Brown
Subject: Re: upcoming October AHA board meeting - agenda disclosures

[External Email]

Hi Robert,

I received a call this morning from Jhaila R. Brown. She is an attorney with a different firm (Goldfarb Lipman) than AHA's counsel who was present in the closed session in April.

She stated that she was working on the AHA Board's closed session disclosure error issue and was inquiring about the email I sent with a Oct. 8th deadline. She said she did not understand the deadline referred to in the email and wanted to discuss this deadline issue verbally rather than in writing via email.

I informed her that I did not reference that date in any of my emails, but pointed out that you did. Once she identified you as the sender of the below email, she pivoted and stated that the reason she was calling me was because she did not have your number.

I'm not aware of the 8th being any type of Brown Act deadline. But since AHA has brought in new counsel and is finally addressing the disclosure errors, I thought you might be able to provide her with the information she does not understand.

And she said that she wanted to be able to ask follow-up questions, so perhaps providing her with your number will be most helpful, if you are willing. Especially since today is the 8th and Ms. Brown seems to be concerned about deadline issues.

Best Regards,

F. Jay Faustini Jr.
[REDACTED]
[REDACTED]
[REDACTED]

On 9/30/2025 2:04 AM, Robert Shaye wrote:

Dear Ms. Polar, Chairperson Grob, and AHA Board Members -

Ahead of the upcoming AHA Board Meeting in October, I would like to address the importance of providing the proper disclosures in the agenda, as required by the Brown Act. Specifically, if the AHA Board is going to discuss the sale and transfer or pending

litigation of an AHA property, the proper disclosures must be made in the agenda prior to the meeting.

The Alameda City Council has been following the proper disclosure regulations reading sections 54956.8 and .9, and a proper example of correct disclosures can be found here and

below: https://link.edgepilot.com/s/2ed2e994/vZlmjjEA3EqshrG6HsvVcg?u=https://legistar1.granicus.com/alameda/meetings/2025/10/6218_A_City_Council_25-10-07_Meeting_Agenda.pdf?id=fc24af0f-a2a1-4071-a79d-4877ebff21cb

If you are unsure how to properly disclose information required by the Brown Act ahead of the AHA October meeting, I encourage you to reference the City's above agenda and confer with legal counsel.

Since this has been an ongoing problem for AHA in the past, including at least in April and Sep 2025, I want to bring this to your attention ahead of the upcoming October board meeting. If you continue to discuss Potential Litigation in closed session, while improperly citing Section .8 (Sale and Transfer), do not provide the required disclosures, and do not make complete corrections for past disclosure errors, we will assume this is an intentional act. In this case, your actions would not be in compliance with the Brown Act.

Stakeholders understand the AHA Board is allowed to discuss Potential Litigation, and other matters, in closed session. We are not asking for any information about closed session discussions. However, if discussions happen in closed session, the proper disclosures must be made. The AHA Board approved minutes from the April 2025 meeting, confirming Litigation was discussed in closed session, without the proper disclosures being made. We expect these related disclosures to be provided in writing before 08 Oct 2025.

In the past on multiple occasions, AHA has not followed proper procedure, hence our raising of the concern ahead of the October meeting. We eagerly await the release of the October agenda and expect you to include the proper legal disclosures for all items being discussed as well as correct past errors in writing before the next board meeting.

Kindly,
Robert Shaye

Examples from Alameda City council agenda, properly disclosing information related to 5496.8 and 5496.9:

4 Adjournment to Closed Session to consider:

4-A 2025-5367 CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: 1501 Viking Street (Building 166), and 1399 Ferry Point (Pier 1) Alameda, CA
CITY NEGOTIATORS: City Manager Jennifer Ott, Base Reuse and Economic Development Director Abigail Thorne-Lyman, Base Reuse Manager Alesia Strauch, Assistant City Attorney Len Aslanian, and Cushman and Wakefield Managing Director Ted J. Anderson
NEGOTIATING PARTIES: City of Alameda, Power Engineering Construction
UNDER NEGOTIATION: Price and terms

Employment

4-C 2025-5391

CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION
Potential Initiation of Litigation Pursuant to Government Code Section
54956.9, Subsection (d)(4)
Number of Cases: One (As Plaintiff - City Initiating Legal Action); and

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Pursuant to Government Code § 54956.9)
CASE NAME: City of Fresno, et al., v. Scott Turner, et. al.
COURT: United States District Court for the Northern District of
California
CASE NUMBERS: 25-CV07070-RS

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