

Minutes
IRVINE COMMUNITY LAND TRUST
REGULAR MEETING
February 9, 2026

THIS MEETING WAS HELD IN PERSON AT:
503 Nightmist, Community Room
Irvine, CA

- **CALL TO ORDER**

The Regular meeting of the Irvine Community Land Trust was called to order by Chair Ryan Aeh at 4:28 PM on February 9, 2026.

- **ROLL CALL**

CHAIR:	Ryan Aeh – Present
VICE-CHAIR/TREASURER:	Nancy Donnelly – Present
SECRETARY:	Russell Felbob – Present
BOARD MEMBER:	Leon Napper – Present
BOARD MEMBER:	Patrick Strader - Absent
BOARD MEMBER:	
BOARD MEMBER:	

- **EXECUTIVE DIRECTOR’S REPORT**

The meeting started with Executive Director Hughes presenting the new ICLT Logo with a new rebranding effort and a new website and social media. The executive director reported that the audit was complete, with only minor comments regarding non-cash transactions, and that a new tracking system would be implemented. Director Hughes also discussed attending a lot of panels with other CLT’s and talking about the welfare exemptions from the state. Finally, Executive Director Hughes discussed the updates of the two developments of District 24 (2400 Barranca), a 5-acre site being divided into 3 acres of townhomes and 2 acres retained by the trust with the final entitlement’s hearings starting later this month and the demolition of the building started last week. With PA40 also in the entitlement process and trying to secure building permits, this project is being discussed with the city at present.

- **PUBLIC COMMENTS –**

Jermy Ficarola, a member of the public, expressed concerns about audio quality and the absence of Board Member Patrick Strader, who has been missing several meetings, with Chair Aeh showing the minutes from the last board meeting with Board Member Strader in attendance. Jeremy also welcomed new board members Vice Mayor James Mai and Councilmember Dr. Kathleen Treseder. Hillary Woolett from the Irvine Housing Champions, who was present at the in-person meeting brought up about the project with National Core in Fountain Valley, which was responded by Chair Aeh and Executive Director Hughes that the Project was on hold for the foreseeable future. She also raised

concerns about how there was no rule in the bylaws about the public being a part of the meetings with Executive Director Hughes confirmed that public comments have always been allowed at meetings, though not required by the bylaws.

- **BOARD COMMENTS-**

- **BOARD BUSINESS – OPEN SESSION**

- 1. **APPROVAL OF MINUTES**

RECOMMENDED ACTION: Done – No Action Needed

Approval of the Minutes of the Meeting of the Irvine Community Land Trust held on November 17, 2025, were unanimously approved via email on November 21, 2025.

- 2. **ELECTION OF CITY NOMINEE- VICE MAYOR JAMES MAI**

RECOMMENDED ACTION:

Approve the election to the Board of Directors of Vice Mayor Mai.

EXECUTIVE SUMMARY:

At its meeting of January 13, 2026, the Irvine City Council appointed Vice Mayor Mai to serve as delegate on the Irvine Community Land Trust Board of Directors contingent upon final approval by the Board. Nancy Donnelly proposed the motion with Board member Napper seconding it and the resolution passed unanimously.

AYES:	4	BOARD MEMBERS:
		Aeh, Donnelly,
		Felbob, and Napper,
NOES:	0	BOARD MEMBERS:
ABSENT:	1	BOARD MEMBERS:
		Strader
ABSTAIN:	0	BOARD MEMBERS:

- 3. **ELECTION OF CITY NOMINEE- COUNCILMEMBER KATHLEEN TRESEDER**

RECOMMENDED ACTION:

Approve the election to the Board of Directors of Councilmember Treseder.

EXECUTIVE SUMMARY:

At its meeting of January 13, 2026, the Irvine City Council appointed Councilmember Treseder to serve as delegate on the Irvine Community Land Trust Board of Directors contingent upon final approval by the Board. Nancy Donnelly proposed the motion with Board member Napper seconding it and the resolution passed unanimously.

AYES:	4	BOARD MEMBERS:
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NOES:	0
ABSENT:	1
ABSTAIN:	0

Aeh, Donnelly,
Felbob, and Napper,
BOARD MEMBERS:
BOARD MEMBERS:
Strader
BOARD MEMBERS:

4. EXECUTIVE BOARD REORGANIZATION RECOMMENDED ACTIONS:

1. Selection of Board Chair and President: Nancy Donnelly declares Ryan Aeh as nomination for Chair and President, and Leon Napper seconds it, passing unanimously.

AYES:	5
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BOARD MEMBERS:
Felbob, Donnelly,
Mai, Treseder and
Napper

NOES:	0
ABSENT:	1
ABSTAIN:	0

BOARD MEMBERS:
BOARD MEMBERS:
Strader
BOARD MEMBERS:

2. Selection of Board Vice Chair and Vice President: Leon Napper declares Nancy Donnelly as the nomination for Vice Chair and James Mai seconds it, passing unanimously.

AYES:	5
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BOARD MEMBERS:
Aeh, Felbob, Mai,
Treseder, and
Napper

NOES:	0
ABSENT:	1
ABSTAIN:	0

BOARD MEMBERS:
BOARD MEMBERS:
Strader
BOARD MEMBERS:

3. Selection for Secretary: Nancy Donnelly declares Russel Felbob as the nomination for Secretary and Leon Napper seconds it, passing unanimously.

AYES:	5
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BOARD MEMBERS:
Aeh, Mai, Treseder,
Donnelly and Napper

NOES:	0
ABSENT:	1
ABSTAIN:	0

BOARD MEMBERS:
BOARD MEMBERS:
Strader
BOARD MEMBERS:

4. Selection of Treasurer: James Mai declares Kathleen Treseder as the nomination for Treasurer and Nancy Donnelly seconds it, passing unanimously.

AYES:	5	BOARD MEMBERS:
		Aeh, Felbob, Mai, Donnelly and Napper
NOES:	0	BOARD MEMBERS:
ABSENT:	1	BOARD MEMBERS:
		Strader
ABSTAIN:	0	BOARD MEMBERS:

5. ESTABLISH COMMITTEES AND APPOINT MEMBERS

RECOMMENDED ACTION: Chair Aeh proposed the motion to fill in the open seats in the committees. The finance and development committees were confirmed as the primary standing committees, with the marketing/branding committee maintained as ad hoc

AYES:	5	BOARD MEMBERS:
		Aeh, Felbob, Mai, Treseder, Donnelly and Napper
NOES:	0	BOARD MEMBERS:
ABSENT:	1	BOARD MEMBERS:
		Strader
ABSTAIN:	0	BOARD MEMBERS:

6. PRESENTATION OF FINANCIAL SUMMARY

RECOMMENDED ACTION:

Approve presentation of budget revenues and expenses for December 2025 presented by Executive Director Hughes. Noting they are 65% ahead of budget at 50% of the fiscal year, with investment yields above 5% and total development costs of \$1.7M for PA40 and \$8.6M for 2400 Barranca. The approval of the presentation was proposed by Kathleen Treseder and seconded by Nancy Donnelly and the resolution passed unanimously.

AYES:	5	BOARD MEMBERS:
		Aeh, Felbob, Mai, Treseder, Donnelly and Napper

NOES: 0
ABSENT: 1
ABSTAIN: 0

BOARD MEMBERS:
BOARD MEMBERS:
Strader
BOARD MEMBERS:

- **BOARD BUSINESS – PRIVATE SESSION**

A strategy was discussed to address the City's delay in addressing the PA 40 site conveyance. Both City Councilmembers agreed to investigate more into the matter and the collective board expressed the frustration in the delay. It was restated that ICLT has invested more than \$1.7M in costs associated with the PA 40 entitlement and permitting process. ICLT board members continue to wait on a follow up meeting with the City from a 12/9/25 meeting. A follow-up meeting with City officials will be pursued.

- **ADJOURNMENT**

The meeting adjourned to a regular meeting on Monday, May 18, 2026, at 4:00 p.m.*
