

Minutes
IRVINE COMMUNITY LAND TRUST
QUARTERLY MEETING
August 24, 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 4:00 PM on August 24th, 2026. **4:00 p.m.**

- **ROLL CALL**

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

- **EXECUTIVE DIRECTOR'S REPORT**

The meeting started with Executive Director Hughes, sharing he was invited to different panels about Land Trust where he recently did one for the county of Santa Barbara who is in the process of forming a county Land Trust. Executive Director Hughes noted that ICLT is being used as a model for other land trust across the country.

- **PUBLIC COMMENTS –**

The meeting had two individuals who were asked to speak during Public Comments, Jeremy Ficarola, a member of the public, expressed concerns about Board Member Patrick Strader still being a part of the ICLT Board. Sylvia Walker, a member of the public, voiced concerns about when public comment should take place during board meetings, she also voiced concerns about the information that ICLT has not made public from private board sessions about conflict of interest on the ICLT board.

- **BOARD COMMENTS-**

Board Member Nancy Donnelly announced her intention to resign from the board of directors due to health issues with a surgery also happening soon. She said that she will continue participating in committees and help with the recruitment process for a replacement to be selected by November 2026.

- **BOARD BUSINESS – OPEN SESSION**

1. **APPROVAL OF MINUTES**

RECOMMENDED ACTION: Done

Approval of the Minutes of the Meeting of the Irvine Community Land Trust held on May 18, 2026, were unanimously approved via email on June 2, 2026.

2. **PRESENTATION of FINANCIAL SUMMARY**

RECOMMENDED ACTION:

Approval of the Financial Summary for YTD July 31, 2026, as presented.

The Board reviewed the financial summary for the year-to-date period ending July 31, 2026. The organization was reported to be tracking well, with approximately 8% of the year completed. Following discussion, the Board approved the financial report as presented. With Chair Aeh proposing the motion and Board member Napper seconding it.

AYES:	7	BOARD MEMBERS:
		Aeh, Donnelly,
		Felbob, Napper,
		Strader, Treseder,
		and Mai
NOES:	0	BOARD MEMBERS:
ABSENT:	0	BOARD MEMBERS:
ABSTAIN:	0	BOARD MEMBERS:

3. **UPDATE OF AFFORDABLE HOUSING DEVELOPMENT EFFORTS**

RECOMMENDED ACTION: For Discussion Purposes

Updates on development efforts for 2400 Barranca (District 24) and PA 40 (Cypress Village).

Executive Director Hughes provided updates on two affordable housing development efforts: District 24 (2400 Barranca) and PA 40 (Cypress Village).

District 24:

ICLT purchased the land in January 2025 and is working with USA Properties on the approximately 5-acre site. The current plan contemplates selling approximately 3 acres to DR Horton for townhomes while retaining approximately 2 acres for 154 affordable housing units. Precise grading has encountered utility-related issues. The project team anticipates completing the blue lots by March 2027.

PA 40:

ICLT has been working through the entitlement process for approximately three and

a half years and submitted building permit applications in December. Progress has been delayed by the expiration of the ENA. The city has nevertheless expressed a commitment to coordinate with ICLT regarding affordable housing units within the two-year period.

4. UPDATE ON THE “URGENCY PERIOD”

RECOMMENDED ACTION: For Discussion Purposes

The Board discussed the expiration of the six-month urgency period approved on February 24, 2026. The agenda described the urgency period as an agreement for ICLT to focus exclusively on affordable housing development and acquisition efforts within Irvine in exchange for the city exploring opportunities with ICLT in the City.

The period was scheduled to expire on August 24, 2026. Executive Director Hughes explained that, although there was no formal written agreement, ICLT had committed to honoring the spirit of the arrangement by keeping its project efforts within Irvine. The Board discussed extending the period by an additional three months to provide time to identify specific opportunities and make progress with existing efforts, including PA 40. The stated outcome was that ICLT has already established a 12-month pause in pursuing projects outside Irvine.

The Board discussed the Gateway project bid process and ICLT's unsuccessful proposals. Board Member Mai explained that Jamboree's proposal was significantly stronger, including a \$15 million investment commitment and a private-equity funding approach.

Board members discussed concerns regarding the City's urgency-period process, including why ICLT was not invited to the second round of bidding and concerns about increasing in-lieu fees. The discussion also addressed the City's stated commitment to identifying affordable housing sites during the next three years to satisfy compliance requirements. Specific future project locations have not yet been identified.

The Board continued discussion regarding the need for a framework for identifying and pursuing affordable housing opportunities beyond the current PA 40 effort. The Board noted that relying solely on City-initiated opportunities was insufficient and proposed using the additional three-month period to develop a more proactive framework for working with the city. Treseder suggested that the approximately \$15 million in trust assets and whether those funds could be used for projects outside Irvine. Director Hughes agreed to provide documentation demonstrating that previous City funds have been fully expended. The Board agreed to continue monthly meetings between city staff and ICLT representatives. The Board requested that agendas be prepared for those meetings and clarified that members of the Development Committee may attend.

5. DISCUSSION ON ANNUAL BY-LAW REVIEW

RECOMMENDED ACTION: For Discussion Purposes

Executive Director Hughes proposed that the Board conduct its annual bylaws

review during the February Board meeting, when new Board members are typically added, rather than during the November meeting. The proposed timing would allow the Board to review the bylaws annually and identify provisions that are no longer applicable or additions that may be appropriate. Executive Director Hughes also proposed establishing a shared Google Drive containing the organization's policies and bylaws to provide Board members with easier access to current governing documents.

Board member Strader proposed the motion with Board member Napper seconding it with the motion passing unanimously.

AYES:	7	BOARD MEMBERS:
		Aeh, Donnelly,
		Felbob, Napper,
		Strader, Treseder,
		and Mai
NOES:	0	BOARD MEMBERS:
ABSENT:	0	BOARD MEMBERS:
ABSTAIN:	0	BOARD MEMBERS:

- **BOARD BUSINESS – PRIVATE SESSION**

- **ADJOURNMENT**

Adjourn to a regular meeting on Monday, November 16, 2026, at 4:00 p.m.
