

MINUTES
IRVINE COMMUNITY LAND TRUST
REGULAR MEETING
November 17, 2025

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 November 17, 2025

- **ROLL CALL**

CHAIR:	Ryan Aeh – (Present)
VICE-CHAIR/ TREASURER:	Nancy Donnelly – (Present)
SECRETARY:	Russell Felbob – (Present)
BOARD MEMBER:	James Mai – (Absent)
BOARD MEMBER:	William Go – (Present)
BOARD MEMBER:	Leon Napper – (Present)
BOARD MEMBER:	Patrick Strader – (Present)

- **EXECUTIVE DIRECTOR’S REPORT**

The meeting started with Executive Director Hughes informing the board about the updates on two development sites of PA40 and 2400 Barranca. The masterplan at 2400 has been accepted by the City of Irvine and is moving toward finalizing entitlements. Also, demolition at 2400 Barranca is being slated to begin in January. The CUP application for PA40 has been submitted to the City and [plans continue to be finalized to 80% drawings.

- **PUBLIC COMMENTS –**

Jay Kumar, a resident from one of ICLT’s condos was present at the board meeting, he commented about the great work that ICLT has done in providing affordable housing in Irvine and would bring up any issues when it comes to his attention at his home. Hillary Woolett introduced herself as being a representative of the Irvine Housing Champions and wanted to gain clarity about the location of the projects, specifically more information about Planning Area 40. Another representative (streaming) from the Irvine Housing Champions also inquired about the city’s progress on affordable housing initiatives and expressed concern about maintaining the sanctity of ICLT’s foundation on focusing on Irvine and Orange County.

- **BOARD COMMENTS-**

Board member Leon Napper made a comment about meeting with Century Housing who is ICLT's lender and the excitement from them on working together with ICLT. Board member William Go voiced concerns about the potential issues with the partnership with National Core in Fountain Valley and the compliance with the city of Irvine about the spending of a past funds, with Director Hughes responding by presenting the plan of connecting with city officials to address concerns in a future meeting.

- **BOARD BUSINESS – OPEN SESSION**

1. **APPROVAL OF MINUTES- NO ACTION NEEDED**

Approval of the Minutes of the Regular Meeting of the Irvine Community Land Trust held on August 18th, 2025, was approved by the Board via email on August 26, 2025. The vote was approved with 5 Ayes and 2 Absent

2. **APPROVAL OF REVISED BOD ELECTION SCHEDULE**
RECOMMENDED ACTION

Approval of the revised schedule for Board of Director selection policy. Director Hughes led a discussion on board member elections process which is updated to accommodate quarterly instead of monthly meetings. Nancy Donnelly proposed the motion with Russell Felbob seconding it and the resolution passed unanimously.

AYES:	6	BOARD MEMBERS: Aeh, Donnelly, Felbob, Go, Napper, and Strader
NOES:	0	BOARD MEMBERS:
ABSENT:	1	BOARD MEMBERS: Mai
ABSTAIN:	0	BOARD MEMBERS:

3. BOARD MEMBER ELECTIONS**RECOMMENDED ACTION:**

Ratify the action for the reelection of current board members Aeh and Felbob for additional two-year terms beginning October 1, 2025, and ending October 31, 2027. Billy led the discussion of the re-election of Ryan Aeh and Russel Felbob prolonging their seats on the Board. Nancy Donnelly proposed the motion with Leon Patrick Strader seconding and passed unanimously.

AYES:	6	BOARD MEMBERS: Aeh, Donnelly, Felbob, Go, Napper, and Strader
NOES:	0	BOARD MEMBERS:
ABSENT:	1	BOARD MEMBERS: Mai
ABSTAIN:	0	BOARD MEMBERS:

4. OCTOBER 2025 FINANCIAL UPDATE**RECOMMENDED ACTION:**

Approve presentation of budget revenues and expenses YTD through October 2025. Billy presented the financial status of the organization, noting that 49% of the year's revenue has been received compared to 33% from a year ago. He also explained the ground lease from a construction company to store truck for \$4,500 a month at 2400 Barranca. The organization's total revenues were at 46% of the budget and expenses were at 19% of the year-to-date. The approval of the presentation was proposed by Leon Napper and seconded by Nancy Donnelly and the resolution passed unanimously.

AYES:	6	BOARD MEMBERS: Aeh, Donnelly, Felbob, Go, Napper, and Strader
NOES:	0	BOARD MEMBERS:
ABSENT:	1	BOARD MEMBERS: Mai
ABSTAIN:	0	BOARD MEMBERS:

5. APPROVAL OF PARTNERSHIP BETWEEN IRVINE COMMUNITY LAND TRUST AND NATIONAL CORE**RECOMMENDED ACTION:**

Approve the Partnership Agreement between Irvine Community Land Trust and National CORE for the sole purpose of developing an affordable senior housing community in Fountain Valley, CA. A motion to continue this item to a future meeting to enable further discussions between the ICLT Board and the city of Irvine officials and staff was proposed by William Go and seconded by Leon Napper. This motion passed unanimously.

AYES:	6	BOARD MEMBERS: Aeh, Donnelly, Felbob, Go, Napper, and Strader
NOES:	0	BOARD MEMBERS:
ABSENT:	1	BOARD MEMBERS: Mai
ABSTAIN:	0	BOARD MEMBERS:

6. RESOLUTION 25-052- AMENDING THE BY-LAWS TO EXPAND ICLT FOOTPRINT**RECOMMENDED ACTION:**

Approve Resolution 25-052 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE IRVINE COMMUNITY LAND TRUST AMENDING THE BYLAWS TO EXPAND THE AREA OF OPERATIONS OF THE IRVINE COMMUNITY LAND TRUST. There were concerns over funding that ICLT has received from the city of Irvine that could potentially be used outside the city, but those concerns were put to rest when explained that the funds received from the city have already been used and any future Irvine-specific funds would also be protected to only be used in Irvine. Nancy Donnelly proposed the motion to approve the motion and Leon Napper seconded the motion and the resolution passed unanimously with William Go abstaining.

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

7. RESOLUTION 25-053- APPROVING A LOAN AGREEMENT FOR 2400 BARRANCA AVE, IRVINE

RECOMMENDED ACTION:

Approve Resolution 25-053 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE IRVINE COMMUNITY LAND TRUST APPROVING A LOAN AGREEMENT BETWEEN THE IRVINE COMMUNITY LAND TRUST AND THE LIMITED PARTNER DEVELOPER OF THE PROPERTY AT 2400 BARRANCA AVENUE, IRVINE, CA. Patrick Strader and Billy Hughes led the discussion and explained the financial and operational implications of each item relating to the loan agreement. Leon Napper proposed the motion for approval and Russell Felbob seconded the motion and the resolution passed unanimously.

AYES:	6	BOARD MEMBERS: Aeh, Donnelly, Felbob, Go, Napper, and Strader
NOES:	0	BOARD MEMBERS:
ABSENT:	1	BOARD MEMBERS: Mai
ABSTAIN:	0	BOARD MEMBERS:

8. RESOLUTION 25-054- APPROVING A LOAN AGREEMENT FOR PA-40 PHASE I**RECOMMENDED ACTION:**

Approve Resolution 25-054 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE IRVINE COMMUNITY LAND TRUST APPROVING A LOAN AGREEMENT BETWEEN THE IRVINE COMMUNITY LAND TRUST AND THE LIMITED PARTNER DEVELOPER OF THE PROPERTY AT PA-40 PHASE I, IRVINE, CA. It was explained by Director Hughes that Phase 1 will be 78 units with a unit total of 154 and be financed separately from Phase 2 but will be designed and constructed together. Patrick Strader proposed the motion to combine the vote of item 8 and item 9 as they pertain to the same issues and site and to approve both items. Leon Napper seconded the motion, and the resolution passed unanimously.

AYES:	6	BOARD MEMBERS: Aeh, Donnelly, Felbob, Go, Napper, and Strader
NOES:	0	BOARD MEMBERS:
ABSENT:	1	BOARD MEMBERS: Mai
ABSTAIN:	0	BOARD MEMBERS:

9. RESOLUTION 25-055- APPROVING A LOAN AGREEMENT FOR PA-40 PHASE II**RECOMMENDED ACTION:**

Approve Resolution 25-055 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE IRVINE COMMUNITY LAND TRUST APPROVING A LOAN AGREEMENT BETWEEN THE IRVINE COMMUNITY LAND TRUST AND THE LIMITED PARTNER DEVELOPER OF THE PROPERTY AT PA-40 PHASE II, IRVINE, CA.

Approved with Item #8.

AYES:	6	BOARD MEMBERS: Aeh, Donnelly, Felbob,
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		Go, Napper, and Strader
NOES:	0	BOARD MEMBERS:
ABSENT:	1	BOARD MEMBERS: Mai
ABSTAIN:	0	BOARD MEMBERS:

**10. RESOLUTION 25-056- APPROVING A LOAN AGREEMENT FOR SENIOR
DEVELOPMENT AT HEIL AND EUCLID AVES, FOUNTAIN VALLEY
RECOMMENDED ACTION:**

Approve Resolution 25-056 A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE IRVINE COMMUNITY LAND TRUST APPROVING A LOAN
AGREEMENT BETWEEN THE IRVINE COMMUNITY LAND TRUST AND THE
LIMITED PARTNER DEVELOPER OF THE PROPERTY AT HEIL AND EUCLID
AVES, FOUNTAIN VALLEY, CA. This item is being continued and is being moved
to another date for more discussions with the Board at ICLT and the city of Irvine.

- **BOARD BUSINESS – PRIVATE SESSION**

- **ADJOURNMENT**

Adjourn to a regular meeting on Monday, February 9, 2025, at 4:00 p.m.* this is 1 week
early due to President's Day