

Board of Directors

Ann Bailey, Chair
Chuck Dalldorf, Vice-Chair
Ron Alvarado, Member
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Sharon Bennett, Board Secretary

CADA Administration

Paul B. Schmidt, Executive Director
Jacqueline Whitelam, Deputy Executive Director
Tom Kigar, Development Director
Noelle Mussen, Accounting Manager

Legal Counsel

Robert Murphy
Kronick, Moskovitz, Tiedemann & Girard

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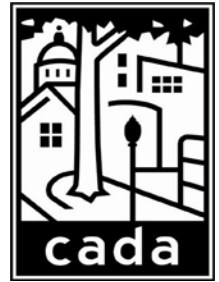
AGENDA REGULAR MEETING

**THE CAPITOL AREA DEVELOPMENT
AUTHORITY
BOARD OF DIRECTORS**

FRIDAY, MAY 16, 2008

9:00 A.M.

**CADA ADMINISTRATIVE OFFICE
1522 14TH STREET, SACRAMENTO, CA 95814**



- 1. Roll Call**
- 2. Approval of Minutes: April 18, 2008**
- 3. Chair's Report**
- 4. Executive Director's Report**

CONSENT CALENDAR (ITEMS 5 - 8)

Items listed on the Consent Calendar are considered and acted upon by one motion. A member of the Board or staff may request an item be removed for separate consideration.

5. Auslander Plumbing Phase II (1500 15th Street)

Recommended Action: Adopt resolution awarding a plumbing contract for the Auslander Plumbing Phase II project.
Contact: Allison Cash, Construction Administrator

6. Biele Place Roof Replacement (1421 15th Street)

Recommended Action: Adopt resolution awarding a contract for the roof replacement at 1421 15th Street.
Contact: Allison Cash, Construction Administrator

7. FY 2008-2009 Market Rate Apartment Rent Schedule

Recommended Action: Adopt resolution approving the FY 2008-2009 Market Rate Apartment Rent Schedule and Rent Increase Methodology.
Contact: Diana Rutley, Property Manager

8. Conflict of Interest Code – Biennial Review

Recommended Action: Adopt resolution amending the Authority's Conflict of Interest Code.
Contact: Sharon Bennett, Board Secretary and Support Services Manager

9. City Economic Development Programs presented by Leslie Fritzsche, Downtown Development Manager, City of Sacramento

Recommended Action: Receive and File.
Contact: Paul B. Schmidt, Executive Director

10. Capitol Lofts Status Report (11th and R Streets) presented by Rick Holliday

Recommended Action: Receive and File.
Contact: Marc de la Vergne, Capitol Area Development Manager

11. 2008-2013 CADA Strategic Plan

Recommended Action: Adopt resolution authorizing printing and release of the CADA 2008-2013 Strategic Plan.
Contact: Jacqueline Whitelam, Deputy Executive Director

12. CADA Financial Forecast (FY 2008/09 through FY 2017/2018) prepared by Nancy Katzberg, Financial Consultant

Recommended Action: No action. For Information only.
Contact: Noelle Mussen, Accounting Manager

13. East End Gateway Site 1 Request for Qualifications Process (Northwest Corner of 16th and N Streets)

Recommended Action: Review and comment.
Contact: Marc de la Vergne, Capitol Area Development Manager

14. East End Gateway Site 4 Development Criteria and Request for Qualifications Process (Southeast Corner of 16th and P Streets)

Recommended Action: Review and comment.
Contact: Tom Kigar, Development Services Director

15. CLOSED SESSION

A. CONFERENCE WITH LABOR NEGOTIATOR (Pursuant to Government Code Section 54957.6 (a))

Unrepresented Employee: Executive Director
Agency Designated Representative: Ann Bailey

15.1 Executive Director Compensation

16. Staff Reports/Updates

- A. West End Project (Blocks bound by 7th/8th, N/P Streets)
- B. Capital Unity Center (1619 N Street)
- C. Westminster Parking Lot (Northeast Corner of 13th and O Streets)
- D. Residential Site 21 (14th and N Streets)
- E. Capitol Lofts (11th and R Streets)
- F. Mercury Cleaners (Northeast Corner of 16th and O Streets)
- G. East End Gateway Sites 2 and 3 (Northwest and Southwest Corners of 16th and O Streets)
- H. East End Gateway Site 5 Affordable Efficiency Apartments (1614 N Street)
- I. Site 9B (1610 17th Street)
- J. 13th/16th Street Light Rail Station Improvements

- K. Phase I - R Street Streetscape Implementation: 10th – 13th Street
- L. Phase II – Streetscape Implementation: Market Plaza
- M. City of Sacramento General Plan Update

17. Transmittals

- A. Development Construction Schedule
- B. Apartment Status Report: April 2008
- C. CADA Affordable Housing Report: April 2008
- D. Commercial Listings/Vacancies
- E. Commercial Leases
- F. CADA Neighborhood Incident Report: April 2008
- G. Contracts Log
- H. Financial Report for Period Ending: April 30, 2008
- I. City Treasurer Monthly Transmittal dated April 24, 2008
- J. Memo to Board regarding New City Fees

18. Opportunity for the Public to Address the Board Regarding Matters not on the Agenda

19. Adjournment

Approved for Transmittal:

Paul B. Schmidt, Executive Director

NOTE: THE BOARD MAY TAKE ACTION ON ANY MATTER LISTED ON THE AGENDA. ADDITIONALLY, THE BOARD MAY TAKE ACTION ON ANY MATTER NOT LISTED ON THE AGENDA TO THE EXTENT PERMITTED BY APPLICABLE LAW.