

Board of Directors

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CADA Administration

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

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

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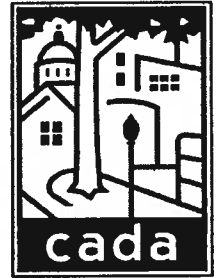
AGENDA REGULAR MEETING

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

FRIDAY, JUNE 24, 2011

9:00 A.M.

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



1. Roll Call

2. Approval of Minutes: May 20, 2011

3. Chair's Report

4. Executive Director's Report

5. Ombudsman Report Presented by: Betty Gwaizdon, CADA Ombudsman

6. East End Gateway Site 4 Condominiums for Lease Proposal (Southeast Corner of 16th and P Streets)

Recommended Action: Adopt resolution conditionally accepting Developer's request.
Contact: Tom Kigar, Development Services Director

7. East End Gateway Site 1 Disposition and Development Agreement (Northwest Corner of 16th and N Streets)

Recommended Action: Adopt resolution approving the First Amendment to the Disposition and Development Agreement regarding Schedule of Performance.
Contact: Marc de la Vergne, Capitol Area Development Manager

8. 1001 R Street Funding Request

Recommended Action: Adopt resolution authorizing the Executive Director to enter into a loan agreement and promissory note with Allyson C. Dalton to fund the expansion of a loading dock for the building at 1001 R Street.
Contact: Todd Leon, R Street Development Manager

9. FY 2011-2012 General Operations Budget and Capital Investment Program Budget

Recommended Action: Adopt resolution approving the FY 2011-2012 General Operations Budget, Capital Investment Program Budget and Designated Reserves and; affirming the Executive Director's budget authority.
Contact: Noelle Mussen, Controller

10. Five-year Capital Improvements Program (CIP) Needs Assessment

Recommended Action: Review and Comment.
Contact: Allison Cash, Construction Administrator

CONSENT CALENDAR (ITEMS 11 THROUGH 15)

Items not 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.

11. FY 2011-2012 Salary Range Limit Schedule

Recommended Action: Adopt resolution approving the FY 2011-2012 Salary Range Limit Schedule.
Contact: Jill Azevedo, Human Resources

12. FY 2011-2012 Legal Services Contract

Recommended Action: Adopt resolution awarding a Legal Services Contract with Kronick Moskovitz, Tiedemann & Girard for the period of July 2011 – June 2012.
Contact: Jacqueline Whitelam, Deputy Executive Director

13. FY 2011-2012 Security Service Contract

Recommended Action: Adopt resolution extending the Security Service Contract for FY 2011-2012 with Lyons Security Services.
Contact: Merri Stutes, Resident Services Manager
Donna Sanderson, Risk Manager

14. FY 2011-2012 Network Administration Contract

Recommended Action: Adopt resolution awarding a consulting contract to Network Design Associates for Network Maintenance Services
Contact: Noelle Mussen, Controller

15. FY 2011-2012 Maintenance Services Contracts

Recommended Action: Adopt resolution extending the Maintenance Service Contracts for Floor Covering Repair/Replacement and Landscape and Lawn Care, and awarding a Maintenance Service Contract for Interior Painting Services – Vacant, Occupied and Common Areas.
Contact: Brian Puiia, Facilities Maintenance Manager
Donna Sanderson, Risk Manager

16. Presentation of New CADA Website

Recommended Action: For review and comments.
Contact: Karen Ulep, Communications Manager

17. CLOSED SESSION

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

Unrepresented Employee: Executive Director
Agency Designated Representative: Ann Bailey

18. Staff Reports/Updates

- A. Jefferson School (1619 N Street)
- B. Downtown Sacramento Revitalization Corporation
- C. O Street Streetscape; Artwork and Improvements; Regional Transit Stations
- D. Capitol Lofts (11th/R Streets) and HCD Infill Grant
- E. Mercury Cleaners (Northeast Corner of 16th and O Streets)
- F. East End Gateway Site 1 (Northwest Corner of 16th and N Streets)
- G. Streetscape Projects; 16th Street and O Street

- H. Loan and Grant Research
- I. East End Gateway Sites 2 and 3 (Northwest and Southwest Corners of 16th and O Streets)
- J. East End Gateway Site 4 (Southeast Corner of 16th and P Streets)
- K. East End Gateway Site 5 (1610 - 1614 N Street)
- L. Site 9B (1610 17th Street)
- M. Fremont Park Update
- N. R Street PBID
- O. Phase I – R Street Streetscape Implementation: 10th – 13th Street
- P. Phase II – Streetscape Implementation: Market Plaza
- Q. R Street Affordable Housing
- R. Sacramento River Crossing

19. Transmittals

- A. FY 2011/2012 Business Plan
- B. Development Construction Schedule
- C. Apartment Status Report: May 2011
- D. CADA Affordable Housing Report: May 2011
- E. Commercial Listings/Vacancies – 1530 16th Street Office
- F. Commercial Leases
- G. CADA Neighborhood Incident Report: May 2011
- H. Contracts Log: May/June 2011
- I. Financial Report for Period Ending: May 31, 2011
- J. City Treasurer Monthly Investment Report: April 2011

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

21. 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.

PURSUANT TO STATE AND FEDERAL LAW, IF YOU HAVE A REQUEST FOR A DISABILITY-RELATED MODIFICATION OR ACCOMMODATION IN ORDER TO ASSIST YOU IN PARTICIPATING IN THE MEETING, PLEASE CONTACT SHARON BENNETT, BOARD SECRETARY AT (916) 322-2114 TO MAKE SUCH A REQUEST. IN ORDER TO ALLOW ADEQUATE TIME TO ACCOMMODATE ANY REQUESTS, CADA ASKS THAT THE REQUEST BE MADE AT LEAST 24 HOURS PRIOR TO THE MEETING.