

Board of Directors

Ann Bailey, Chair
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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

Phone: (916) 322-2114
Web: www.cadanet.org

**REVISED
AGENDA REGULAR MEETING**

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

**FRIDAY, May 20, 2011
9:00 A.M.**

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



- 1. Roll Call**
- 2. Approval of Minutes (Special and Regular Meeting): April 22, 2011**
- 3. Chair's Report**
- 4. Executive Director's Report**
- 5. East End Gateway Site 4 i6 Federal Grant Application (Southeast Corner of 16th and O Streets)**

Recommended Action: Adopt resolution approving the i6 Federal Grant Application for East End Gateway Site 4.
Contact: Tom Kigar, Development Director

6. East End Gateway Site 5 (1610-1614 N Street)

Recommended Action: Adopt resolution authorizing the Executive Director to enter into a Purchase Agreement with the Department of General Services, State of California. Adopt separate resolution authorizing the Executive Director to enter into an Option to Purchase Agreement and a Commitment to Provide Financing with BRIDGE Housing for the development of a HUD 202 Seniors Project at this site.
Contact: Tom Kigar, Development Director

7. R Street Streetscape Enhancements (10-13th Streets)

Recommended Action: Adopt Resolution(s) authorizing the Executive Director to; amend agreements with the City of Sacramento regarding public art and thematic bike racks; and enter into a consulting contract for public art at 10th and R Streets.
Contact: Todd Leon, R Street Development Manager

8. FY 2011/2012 Market Rate Rent Schedule and Rent Increase/Lease Methodology

Recommended Action: Adopt resolution approving FY 2011/12 Market Rate Rent Schedule and Rent Increase/Lease Methodology.
Contact: Diana Rutley, Property Manager

9. Salary and Benefits Structure Review

Recommended Action: Board Review and Discussion regarding survey report (information only)
Contact: Jill Azevedo, Human Resources Manager and
Jackie Whitelam, Deputy Executive Director

10. CLOSED SESSION

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

Unrepresented Employee: All Unrepresented Employees other than the Executive Director
Agency Designated Representative: Paul Schmidt

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

Unrepresented Employee: Executive Director
Agency Designated Representative: Ann Bailey

11. Executive Director Evaluation and Compensation

12. 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; Zoning and Utility Issues
- P. Phase II – Streetscape Implementation: Market Plaza
- Q. R Street Affordable Housing

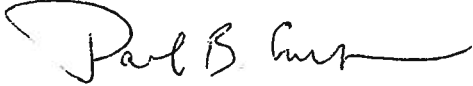
13. Transmittals

- A. Development Construction Schedule
- B. Apartment Status Report: April 2011
- C. CADA Affordable Housing Report: April 2011
- D. Commercial Listings/Vacancies – 1530 16th Street Office
- E. Commercial Leases
- F. CADA Neighborhood Incident Report: April 2011
- G. Contracts Log: April 2011
- H. Financial Report for Period Ending: April 30, 2011
- I. City Treasurer Monthly Investment Report March 2011
- J. Response to CADA Board Workshop Comments

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

15. Adjournment

Approved for Transmittal:

A handwritten signature in black ink, appearing to read "Paul B. Schmidt", written over a horizontal line.

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.