

MINUTES

MEETING OF THE DEVELOPMENT AND CONSTRUCTION COMMITTEE OF THE BOARD OF DIRECTORS CAPITOL AREA DEVELOPMENT AUTHORITY

APRIL 19, 2011

Page Robbins called the meeting to order at 9:35 a.m. at the CADA Administrative Office, 1522 14th Street, Sacramento, CA 95814.

1. Roll Call

Ron Alvarado -Present
Page Robbins -Present

2. Approval of Minutes of March 22, 2011

Chair Robbins suggested making a change in Agenda item 5) G. In the minutes it stated as HUD 202 funding, but the correct funding is HUD 221. The minutes of March 22, 2011 were approved with the revision as noted.

3. Items scheduled for the April 22, 2011 Board Meeting

A. East End Gateway Site 5 Purchase Agreement (1610-1614 N Street)

Recommended Committee Action: Adopt resolution finding the project is exempt from CEQA and authorizing the Executive Director to enter into a Purchase Agreement with the Department of General Services.

Contact: Tom Kigar, Development Director

Tom Kigar presented staff's recommendation that the Board adopt a resolution finding East End Gateway Site 5 exempt from the provisions of the California Environmental Quality Act (CEQA) and authorizing the Executive Director to enter into a Purchase Agreement with the Department of General Services (DGS).

Mr. Kigar stated on March 4, 2011 the U.S. Department of Housing and Urban Development (HUD) issued a Notice of Funding Availability (NOFA) for Section 202 Supportive Housing for the Elderly Program. Mr. Kigar noted that the application is due June 1, 2011 and that BRIDGE (the Developer) has determined that Section 202 funding is the only source of viable funding for this Project.

Mr. Kigar stated that upon approval of the recommended action, DGS staff will provide notice of the proposed sale to the Assembly and the Senate for 30 days as required. After 30 days, assuming no objections are made, the agreement will be in full effect and will provide CADA with site control. Mr. Kigar stated that site control is given by way of the Disposition and Development Agreement (DDA) to be presented to the Board for consideration at the May Board Meeting.

Mr. Kigar stated that CADA has contracted with Integra Realty Services to complete an appraisal to determine the actual market value of the site by April 21st and will report the value in the upcoming Board meeting. Mr. Kigar reported that CADA will hire a consultant to help with soil remediation per HUD requirements. Mr. Kigar also noted if funds are granted, HUD will allow 18 months to start construction. The lease with Hand in Hand Daycare expires in July 2012; the date construction is about to begin.

Committee's Recommendation: The committee supported staff's recommendation.

4. Staff Reports/Updates/Transmittals

- A. Jefferson School: Paul Schmidt reported that he met with Jay Schenirer, City Councilman for Jefferson School last week and told Mr. Schmidt that although he is preoccupied with foreclosures in his district, he will help whatever he can. Mr. Schmidt will meet with Mr. Cuneo next Friday.
- B. O Street Streetscape; Artwork and Improvements; Regional Transit Stations: No Update
- C. Capitol Lofts (11th/R Streets): Mr. de la Vergne stated that Holliday (the Developer) is looking closely at the B&G building focusing on types of tenant improvements that will likely be needed and their cost.
- D. Mercury Cleaners (Northeast Corner of 16th and O Streets): Mr. de la Vergne reported that he is meeting with Allison Cash and a mechanical contractor next week to discuss installation of additional ventilation above the dry cleaner room. The MOU with DGS is 98% complete and staff will send to DGS to review shortly.
- E. East End Gateway Site 1 (Northwest Corner of 16th and N Streets): Mr. de la Vergne reported that the transformer relocation is on hold. A proposal from John Leonard to move the 4-plex from 1517 N to Site 9B has been submitted. The City now appears to be OK with removal of the tree in front of Site 9B if historic preservation is involved.
- F. Streetscape Projects- 16th Street and O Street: Mr. de la Vergne reported City survey crews are nearing completion of their work. Drafting work will begin shortly. The Strategic Growth Prop 84 concept proposal for this project is due in mid-June. Staff has been told by the Strategic Growth Council that CADA's 16th Street Plan is competitive.
- G. Loan and Grant Research: No Update
- H. East End Gateway Sites 2 and 3 (Northwest and Southwest Corners of 16th and O Streets): Mr. Kigar stated there will be a revised schedule from the Developer.
- I. East End Gateway Site 4 (Southeast Corner of 16th and P Streets): Mr. Kigar reported that the NAG meeting was the last of the public outreach for this project, and that the project had received positive feedback. Mr. Kigar stated he hopes to have a design program in place to present to the Board at the May Board Meeting. The Developer still wants to close off the alley on 16th and P Streets; however the Developer has to seek additional funding to pave the entire alley with concrete. The schedule is on track and hopes for construction to start in November of this year.
- J. East End Gateway Site 5 (1614 N Street): This item was reported on in Agenda Item 3 (A).
- K. Site 9B (1610 17th Street): Tom Kigar reported that last Friday was the deadline to submit proposals. John Leonard proposed moving the front four units and to turn them into two townhome flats as a potential rental project that would be relocated to the 40 x 40 lot on 17th Street. Mr. de la Vergne will conduct a primary analysis on each scenario to transfer the building with Ms. Mussen's assistance. The analysis will be presented to the Board in June.

- L. Fremont Park Update: Todd Leon reported the construction pad for Stephanie Taylor's art vessels will be installed in Fremont Park this weekend, just in time for the Sacramento Mobile Food Festival taking place the weekend after.
- M. R Street Affordable Housing: Mr. Leon reported that Andy Plescia's report on 1717 S Street from last Committee meeting will be presented to the Board meeting this Friday. Included in the report is the ownership question raised from the last committee meeting. The for-sale sign has been taken down.
- N. Phase I – R Street Streetscape Implementation: 10th – 13th Street: Todd Leon reported that construction has started on the north side from 11th to 13th Streets. He anticipates that by the end of May, 10th and 11th streets will be under construction. Mr. Leon stated he is still working on parking issues. Mr. Leon met with the City regarding the total cost of the project, which came out to \$6 million. Mr. Leon reported the R Street PBID is still in the formation phase but the previous draft boundaries will be adjusted due to resistance of property owners from 13th to 18th Streets. Member Alvarado asked if the district was not formed what the options are for maintenance of the street. Mr. Leon stated that the City has confirmed that they will not maintain R Street streetscape furniture but will maintain the street. Ms. Robbins asked whether it would be appropriate to install the bulk of the improvements in the areas willing to maintain them. Mr. Leon stated that is an option that CADA could consider.
- O. Phase II – Streetscape Implementation: Market Plaza: Mr. Leon reported that Fulcrum properties are still undecided regarding a design approach for 16th through 18th streets. The City is still moving forward with 60% design plans. Mr. Schmidt stated that the property owner is not interested in making a decision until the economy improves and they have a solid development plan.
- P. Draft Business Plan 2011-2012: Jackie Whitlam presented the draft business plan for FY 2011/2012. Ms. Whitlam provided an overview of some additions to the business plan, including East End Gateway Site 4, 1717 S Street, and 1619 Q Street with the option of becoming a home for emancipated foster children. Ms. Whitlam stated that the Business Plan is a precursor to the budget and feedback is welcome. A review the plan will be presented in May, with the final Business Plan to be reviewed by the Board in June.

6. Opportunity for the Public to Address the Committee Regarding Matters not on the Agenda
None

7. Adjournment
The committee adjourned the meeting at 10:47 a.m.



Rachel Mercurio
Development Assistant