

**Board of Directors**

Ann Bailey, Chair  
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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](http://www.cadanet.org)

**AGENDA REGULAR MEETING**

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

**FRIDAY, AUGUST 26, 2011  
9:00 A.M.**

**CADA ADMINISTRATIVE OFFICE  
1522 14<sup>TH</sup> STREET, SACRAMENTO, CA 95814**



**1. Roll Call**

**2. Approval of Minutes: June 24, 2011**

**3. Chair's Report**

**4. Executive Director's Report**

**5. Sacramento Street Car Presentation Presented by: Bob Grandy of Fehr & Peers**

**6. Annual Affirmation of Delegation of Investment Authority to the City Treasurer**

*Recommended Action:* Adopt resolution approving affirming delegation of investment authority to the City Treasurer following a presentation by Robert Tokunaga, Senior Investment Officer of the City of Sacramento.  
Contact: Noelle Mussen, Controller

**7. CADA Flex Plan and CalPERS Health Employer Contributions**

*Recommended Action:* Adopt resolution setting the 2012 CADA Flex Plan and CalPERS Health Employer Contributions.  
Contact: Jill Azevedo, Human Resources

**8. East End Gateway Sites 2 and 3 Fourth Amendment to the Disposition and Development Agreement (Northwest and Southwest Corners of 16<sup>th</sup> and O Streets)**

*Recommended Action:* Adopt resolution authorizing the Executive Director to enter into a Fourth Amendment to the Disposition and Development Agreement that approves the Developer's request for financial assistance and schedule modification.  
Contact: Tom Kigar, Development Services Director

**9. CLOSED SESSION**

**A. CONFERENCE WITH REAL ESTATE NEGOTIATOR (Government Code 54956.8)**

Negotiators: Tom Kigar, Paul Schmidt  
Other Parties: 16<sup>th</sup> and O Gateway, a California Limited Partnership

Properties: East End Gateway Site 2 and 3 (Northwest and Southwest Corners of 16<sup>th</sup> and O Streets)

**10. CLOSED SESSION**

**A. CONFERENCE WITH REAL ESTATE NEGOTIATOR (Government Code 54956.8)**

Negotiators: Marc de la Vergne, Paul Schmidt

Other Parties: Capitol Lofts – Sacramento, a Delaware Limited Liability Company

Properties: Capitol Lofts (R Street between 11<sup>th</sup> and 12<sup>th</sup> Streets)

**11. CLOSED SESSION**

**A. CONFERENCE WITH REAL ESTATE NEGOTIATOR (Government Code 54956.8)**

Negotiators: Paul Schmidt

Other Parties: Department of General Services, State of California

Properties: CADA Managed and Leased Properties in the Area Bound by 7<sup>th</sup> to 17<sup>th</sup>,  
L to R Streets, in Sacramento, California

**12. Staff Reports/Updates**

- A. Jefferson School (1619 N Street)
- B. Downtown Sacramento Revitalization Corporation
- C. O Street Streetscape; Regional Transit Stations
- D. Capitol Lofts (11<sup>th</sup>/R Streets) and HCD Infill Grant
- E. Mercury Cleaners (Northeast Corner of 16<sup>th</sup> and O Streets)
- F. East End Gateway Site 1 (Northwest Corner of 16<sup>th</sup> and N Streets)
- G. 16<sup>th</sup> Street Streetscape: Review schedule and program
- H. Loan and Grant Research
- I. East End Gateway Sites 2 and 3 (Northwest and Southwest Corners of 16<sup>th</sup> and O Streets)
- J. East End Gateway Site 4 (Southeast Corner of 16<sup>th</sup> and P Streets)
- K. East End Gateway Site 5 (1610 - 1614 N Street)
- L. Site 9B (1610 17<sup>th</sup> Street)
- M. CADA Police Services Contract
- N. Fremont Park Update; Movie-in-the-Park
- O. R Street PBID
- P. Phase I – R Street Streetscape Implementation: 10<sup>th</sup> – 13<sup>th</sup> Street and 11<sup>th</sup> Street Sidewalk
- Q. Phase II – R Street Streetscape Implementation: Market Plaza
- R. R Street Affordable Housing
- S. Sustainable Communities Regional Planning Grant Program: R Street Corridor Transit Priority Area
- T. 19<sup>th</sup>/Q Street City Park

**13. Transmittals**

- A. Year End Emerging and Small Business Outreach
- B. Development Construction Schedule
- C. Apartment Status Report: June and July 2011
- D. CADA Affordable Housing Report: June and July 2011
- E. Commercial Listings/Vacancies – 1530 16th Street Office
- F. Commercial Leases
- G. CADA Neighborhood Incident Report: June and July 2011
- H. Contracts Log: May, June and July 2011
- I. Financial Report: No Report
- J. City Treasurer Monthly Investment Report: May 2011

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

**15. Adjournment**

**Approved for Transmittal:**

A handwritten signature in cursive script that reads "Paul B. Schmidt". The signature is written in black ink and is positioned above 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.