

PUBLIC MEETING NOTICE

DEVELOPMENT AND CONSTRUCTION COMMITTEE MEETING Of the Board of Directors Capitol Area Development Authority

**CADA Administrative Office
1522 14th Street, Sacramento, CA
Tuesday, December 6, 2011
9:30 a.m.**

Committee Members: Page Robbins, Committee Chair
Ron Alvarado

1. Roll Call
2. Approval of Minutes: October 25, 2011
3. Items scheduled for the December 9, 2011, Board Meeting
 - A. Capitol Lofts Disposition and Development Agreement and Promissory Note Forbearance Letter (Northern Half Block Bounded by 11th and 12th Streets/R Street and the R-S Street Alley)

Recommended Committee Action: Support adoption of resolution approving issuance of a Forbearance Letter (90 day extension) to Capitol Lofts LLC and stipulated conditions regarding Promissory Note and related matters.
Contact: Marc de la Vergne, Capitol Area Development Manager
 - B. Park Mansion Heating, Ventilation and Air-Conditioning Upgrade ("HVAC") (1325 15th Street)

Recommended Committee Action: Support adoption of resolution authorizing the Executive Director to execute a purchase order for \$87,000 with Norman S. Wright for the purchase of 42 water-sourced heat-pump units and enter into a construction contract in the amount of \$121,343 with Champion Industrial Contractors, Inc. for the installation of new HVAC equipment.
Contact: Allison Cash, Construction Administrator
 - C. R Street Property and Business Improvement District ("PBID") Law Update and CADA Role (10th – 13th Streets)

Recommended Committee Action: Support adoption of resolution approving CADA as PBID legal jurisdiction.
Contact: Todd Leon, R Street Development Manager
 - D. R Street Streetscape Maintenance Agreement between CADA and the City of Sacramento

Recommended Committee Action: Support adoption of resolution approving a Memorandum of Understanding or Streetscape Maintenance Agreement between CADA and the City of Sacramento.
Contact: Todd Leon, R Street Development Manager

- E. FY 2011/2012 Mid-Year Budget Revisions of the General Operations Budget and Capital Investment Program Budgets, Including Assessment of Fund Balances

Recommended Committee Action: Support adoption of resolution approving mid-year revisions to the General Operations Budget and Capital Investment Program Budgets.
Contact: Noelle Mussen, Controller

- F. Five-Year Capital Improvements Program (CIP) Needs Assessment

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

4. Staff Reports/Updates/Transmittals

- A. CADA Properties Report
- B. CADA Board Workshop
- C. Jefferson School (1619 N Street)
- D. Downtown Sacramento Revitalization Corporation
- E. O Street Streetscape; Artwork and Improvements; Regional Transit Stations
- F. Capitol Lofts (11th/R Streets) and HCD Infill Grant
- G. Mercury Cleaners (Northeast Corner of 16th and O Streets)
- H. East End Gateway Site 1 (Northwest Corner of 16th and N Streets)
- I. Streetscape Project; 16th Street
- J. Loan and Grant Research
- K. East End Gateway Sites 2 and 3 (Northwest and Southwest Corners of 16th and O Streets)
- L. East End Gateway Site 4 (Southeast Corner of 16th and P Streets)
- M. East End Gateway Site 5 (1610 - 1614 N Street)
- N. Site 9B (1610 17th Street)
- O. Fremont Park Update
- P. R Street PBID
- Q. Phase I – R Street Streetscape Implementation: 10th – 13th Street and 11th Street Sidewalk
- R. Phase II – R Street Streetscape Implementation: Market Plaza
- S. R Street Affordable Housing
- T. CADA Accessibility Program
- U. Development Schedule

5. Opportunity for the Public to Address the Committee Regarding Matters not on the Agenda.

6. Adjournment

Approved for transmittal:



Paul B. Schmidt, Executive Director

NOTE: THE COMMITTEE MAY TAKE ACTION ON ANY MATTER LISTED ON THE AGENDA. ADDITIONALLY, THE COMMITTEE 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.