

MINUTES

NEIGHBORHOOD DEVELOPMENT COMMITTEE OF THE BOARD OF DIRECTORS CAPITOL AREA DEVELOPMENT AUTHORITY

MAY 17, 2011

Ann Bailey called to order the special meeting of the Neighborhood Development Committee at 2:08 p.m. at the CADA Administrative Office, 1522 14th Street, Sacramento, CA 95814.

1. Roll Call

Kristan Otto - Present
Ann Bailey - Present

2. Approval of Minutes: March 22, 2011

Received and approved as submitted.

3. Items Schedule for the May 20, 2011, Board Meeting

- A. East End Gateway Site 4 i6 Federal Grant Application (Southeast Corner of 16th and O Streets): Tom Kigar presented a draft staff report on the i6 Federal Grant Application requesting Board approval to approve an application for the EDA i6 Green Challenge Federal Funding Program for the proposed project and to authorize the Executive Director to submit said application.

Mr. Kigar provided an overview of the proposed project, its partners and the funding that is available for the project.

There was discussion regarding the technology research and the distribution of the funding for the innovative sustainable technologies within the project.

Committee Recommendation: The committee supported staff's recommendation.

- B. R Street Streetscape Enhancements (10th – 13th Streets): Todd Leon presented staff's recommendation that the Board adopt resolution authorizing the Executive Director to:

- 1) Amend a Memorandum of Understanding or other written agreements with the City of Sacramento pertaining to the transfer and use of City funds to procure, permit and install public art an thematic bike racks between 10th and 13th Streets as part of the R Street Phase I Streetscape Improvements Project; and
- 2) Enter into a consultant contract with artist, Dick Ratcliff for the design, fabrication and installation of a public art piece to be located at the corner of 10th and R Streets.

Todd Leon provided an overview of when the project started, the design, the funding sources, and progress on the improvements and enhancements to its current status.

Todd Leon then provided a PowerPoint presentation on the artwork, benches, historic sidewalk plaques, banners, street lighting, street archway signage and bike racks that are going to be installed on R Street.

Committee Recommendation: The committee supported staff's recommendation.

- C. FY 2011/2012 Market Rate Rent Schedule and Rent Increase/Lease Methodology: Jacqueline Whitelam presented staff's recommendation that the Board, by resolution, approve the not-to-exceed market rate apartment rent increase/lease methodology to be used to continuing market-rate residents in Fiscal Year 2011-2012.

Jacqueline Whitelam reviewed the rent methodology being used to determine rents for:

- CADA units
- New tenants entering into a lease option as opposed to a month-to-month rental term
- How rent increases will be handled for continuing residents

There was discussion regarding CADA maintaining basic affordability that is required by legislation in addition to the rent assisted units.

Committee Recommendation: The committee supported staff's recommendation.

4. Items for Discussion Only

- A. Draft FY 2011-2012 General Operations Budget and Capitol Investment Program Budget: Noelle Mussen reported that CADA follows a Balanced-Budget Directive for all of its funds and each individual fund is balanced within themselves. This budget also addresses the Business Plan that has previously been presented.

Noelle Mussen reported that this year the draft budget has been prepared to use \$90,000 as a potential draw on the fund balance. This is a change from \$180,000 from the prior year budgeted draw. Staff does not anticipate having to draw down on it this year.

Ms. Mussen then reviewed the following:

- General Operations Budget which included General Fund, Tax Increment Funds, Bond Issuance Funds and Special Management Funds.
- Capital Investment Program which included Major Construction Program, Development Program and Bond Budget.

For information and discussion only. No committee action taken.

5. Staff Reports/Updates/Transmittals

- A. Jefferson School (1619 N Street): Paul Schmidt reported that staff is still working on the Exclusive Negotiating Agreement with legal counsel.
- B. O Street Streetscape: Artwork and Improvements: Regional Transit Stations. Marc de la Vergne reported that staff is working with Regional Transit (RT) to understand their various requirements so that CADA can prepare a bid package to repaint the RT fixtures on the 1100 Block of O Street.
- C. Streetscape Projects; 16th Street and O Street: Mr. de la Vergne reported that the City has completed the survey work along the entire route for the concept plan from the Capitol Avenue/N Street Alley down to S Street. The City has started to create the base maps for the project and will take the concept plan that the CADA Board accepted in June and draw up the key elements of the plan into the base drawings. By mid-summer staff will have a draft that the City department can review to understand and comment on. Once the second draft is completed, it will be presented for public briefing. Staff will be submitting a pre-proposal to the Strategic Growth Council's Property for Green Projects Fund on May 17th.

- D. Fremont Park Update: Todd Leon reported
- The Sacramento Mobile Food Festival held on April 23rd was successful. Participation in the event was larger than anticipated.
 - Marc de la Vergne wanted to acknowledge the Friends of Fremont Park who have stepped up to the plate and are now edging key areas in the park that the City has stopped edging. The City is only mowing and is no longer edging.
 - Staff is taking the next steps on what needs to be done to make improvements in the park such as new benches, trash receptacles, solar compactor and kiosk.
- E. R Street Affordable Housing: No update.
- F. Phase I – R Street Streetscape Implementation: 10th – 13th Street: Todd Leon reported the following:
- The project was ahead of schedule, but continuing rains storms had delayed construction. Construction is back on track and will begin on the south portion of the 10th Street block.
 - Staff received positive comments from High Line Electric regarding their experience during the construction period. They said that it was less painful than imagined and that they were very happy with how Tiechert Construction worked with them and handled the construction.
 - Dennis Bylo; regarding the clean-out located on his property and off-set issues related to the clean-out with the City.
- G. Phase II – Streetscape Implementation – Market Plaza: Todd Leon reported the following:
- He will be participating in a meeting with the City today to discuss the 60% design.
 - Staff has received requests from Fulcrum Properties to schedule a meeting to address their concerns about the design. They are now stating that they have two different prospective tenants interested in space and that both have said they need as much affordable parking as possible; meaning that the tenants would not have to pay for structure parking. The dilemma is that money has already been spent up to the 60% design. The question is, do we go backwards or keep moving forward and have Fulcrum Properties pay for a separate project from this point or do we just say we are going to go with what Fulcrum wants as long as they can deliver a project.
 - Paul Schmidt will be meeting within the next couple of days with John Dangberg from the City to discuss this matter and seek their advice and/or perspective.
 - Staff also will be meeting with the Department of Transportation (DOT) to discuss this matter before meeting with Fulcrum Properties.
- H. Apartment Status Report: April 2011: Received and accepted as submitted.
- I. CADA Affordable Housing Report: February 2011: Received and accepted as submitted.
- J. CADA Neighborhood Accident Report: January and February 2011: Received and accepted as submitted.
- K. Exit Interviews: January and February 2011: Received and accepted as submitted.
4. Opportunity for the Public to Address the Committee Regarding Matters Not on the Agenda
None
5. Adjournment
The committee adjourned the meeting at 3:10 p.m.



Sharon M. Bennett
Secretary to the Board of Directors