

Board of Directors

Ann Bailey, Chair
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CADA Administration

Jacqueline Whitelam, Interim Executive Director
Tom Kigar, Development Director
Noelle Mussen, Controller
Marc de la Vergne, Interim Operations Director

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

Web: www.cadanet.org

AGENDA REGULAR MEETING

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

**FRIDAY, JANUARY 27, 2012
9:00 A.M.**

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



- 1. Roll Call**
- 2. Approval of Minutes: December 9, 2011, October 28, 2011 (Corrected, Agenda Item 15)**
- 3. Chair's Report**
- 4. Executive Director's Report**
- 5. Ombudsman Report Presented by: Betty Gwaizdon, CADA Ombudsman**
- 6. East End Gateway Site 4 Revised and Restated Exclusive Negotiating Agreement for "The Gateway on Fremont Park" (Southeast Corner of 16th and P Streets)**

Recommended Action: Adopt resolution authorizing the Executive Director to enter into a Revised and Restated Exclusive Negotiating Agreement.
Contact: Tom Kigar, Development Services Director

- 7. CADA Site 9B - Review of Proposals (1610 17th Street)**

Recommended Action: Review and Comment Only.
Contact: Tom Kigar, Development Services Director

- 8. R Street Property and Business Improvement District ("PBID") Memorandum of Understanding with Department of General Services**

Recommended Action: Adopt resolution authorizing the Executive Director to execute a Memorandum of Understanding with the Department of General Services.
Contact: Todd Leon, R Street Development Manager

- 9. Midtown Property and Business Improvement District ("PBID") Renewal**

Recommended Action: Adopt resolution authorizing the Executive Director to sign petition to renew the Midtown PBID.
Contact: Todd Leon, R Street Development Manager

10. Capitol Lofts Disposition and Development Agreement (DDA) and Promissory Note Forbearance Letter (Northern Half Block Bounded by 11th and 12th Streets/R Street and the R-S Street Alley)

Recommended Action: Adopt resolution authorizing the Executive Director to issue a forbearance letter to provide time to review Developer proposal, including substitution of development partners within the development entity.

Contact: Marc de la Vergne, Interim Operations Manager

11. Staff Reports/Updates

- A. Downtown Sacramento Revitalization Corporation
- B. Jefferson School (1619 N Street)
- C. Capitol Lofts (11th/R Streets) and HCD Infill Grant
- D. Mercury Cleaners (Northeast Corner of 16th and O Streets)
- E. East End Gateway Site 1 (Northwest Corner of 16th and N Streets)
- F. Streetscape Projects
- G. Loan and Grant Research
- H. East End Gateway Sites 2 and 3 (Northwest and Southwest Corners of 16th and O Streets)
- I. East End Gateway Site 4 (Southeast Corner of 16th and P Streets)
- J. East End Gateway Site 5 (1610 - 1614 N Street)
- K. Site 9B (1610 17th Street)
- L. Fremont Park Update
- M. R Street PBID
- N. Phase I – R Street Streetscape Implementation: 10th – 13th Street
- O. Phase II – Streetscape Implementation: Market Plaza
- P. R Street Affordable Housing

12. Transmittals

- A. Development Construction Schedule
- B. Apartment Status Report: November and December 2011
- C. CADA Affordable Housing Report: November and December 2011
- D. Commercial Listings/Vacancies: None
- E. Commercial Leases: None
- F. CADA Neighborhood Incident Report: November and December 2011
- G. Contracts Log: December 2011/January 2012
- H. Financial Report for Period Ending: December 31, 2011
- I. City Treasurer Monthly Investment Report: November 2011
- J. FY 2011/2012 Business Plan Mid-Year Report

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

14. Adjournment

Approved for Transmittal:



Jacqueline Whitelam, Interim 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.