ITEM 1 - ROLL CALL

Chair Bailey called the special meeting of the CADA Board of Directors to order at 9:03 a.m. at 1522 14th Street, Sacramento, CA 95814.

Present: Lagomarsino, Otto, Smith, Bailey
Absent: Maviglio

ITEM 2 - APPROVAL OF SPECIAL MINUTES: October 30, 2015

Member Lagomarsino moved approval of the October 30, 2015 Special Board Meeting minutes. Member Smith seconded the motion.

AYES: Lagomarsino, Otto, Smith, Bailey
NOES: None
ABSENT: Maviglio

ITEM 3 - CHAIR’S ORAL REPORT

Chair Bailey presented a resolution to former CADA-appointed Board member Page Robbins, who served on the CADA Board of Directors for 17 years.

Chair Bailey recognized Brian Puiia on the occasion of his retirement after 36 years of service to CADA.

Chair Bailey presented a resolution to Sheli Varshawsky on the occasion of her retirement recognizing her 22 years of service to CADA.

ITEM 4 - ELECTION OF VICE CHAIR

Chair Bailey nominated Member Lagomarsino to continue as Vice Chair. The Board concurred and supported Chair Bailey’s recommendation and moved approval.

AYES: Otto, Smith, Bailey
NOES: None
ABSTAIN: Lagomarsino
ABSENT: Maviglio

ITEM 5 - EXECUTIVE DIRECTOR’S ORAL REPORT

Wendy Saunders reported that the CADA Holiday Party is next Friday at the Courtyard.

ITEM 6 - AUDITED FINANCIAL REPORTS - FISCAL YEAR 2014/2015

Noelle Mussen reported the following:

- Staff recommends the Board, by separate resolutions, accept the following five audited financial reports as prepared and released by Macias, Gini & O’Connell, LLP:
The auditor at Macias, Gini & O’Connell reported the required communications and that the audit report was unqualified.

No Board comments.

No public comments.

Member Otto moved approval of Resolutions 15-44, 15-45, 15-46, 15-47, and 15-48 attached hereto and incorporated herein. Member Lagomarsino seconded the motion.

AYES: Lagomarsino, Otto, Smith, Bailey
NOES: None
ABSENT: Maviglio

ITEM 7 – R STREET PHASE III STREETSCAPE IMPROVEMENTS CONSTRUCTION FUNDING GAP (13TH – 16TH STREETS)

Todd Leon reported the following:

• Staff is requesting feedback from the Board on a proposed approach to filling a funding gap in the construction budget for the R Street Phase III Streetscape Improvement Project.

For review and comment only. No Board action taken.

ITEM 8 – SITE 21 (14TH AND N STREETS)

Todd Leon reported the following:

• Staff recommends that the Board adopt a resolution authorizing the Executive Director to initiate the pre-development process and prepare a Request for Qualifications/Proposals for Site 21 (14th and N Streets) as a market rate condominium project, with instructions to return to the Board for review and approval.

Member Smith moved approval of Resolution 15-49, attached hereto and incorporated herein. Member Otto seconded the motion.

AYES: Lagomarsino, Otto, Smith, Bailey
NOES: None
ABSENT: Maviglio
ITEM 9 – TRUITT PARK PHASE II DESIGN AND CONSTRUCTION (19TH & Q STREETS)

Todd Leon reported the following:

- Staff recommends the Board adopt a resolution authorizing the Executive Director, with the concurrence of CADA Legal Counsel, to enter into an Agreement or other written documents with the City of Sacramento pertaining to the design and construction of off-leash dog facilities and a central plaza (Phase II) in Truitt Park, located at the corner of 19th and Q Streets.

Member Smith moved approval of Resolution 15-50, attached hereto and incorporated herein. Member Otto seconded the motion.

AYES: Lagomarsino, Otto, Smith, Bailey
NOES: None
ABSENT: Maviglio

ITEM 10 – APPOINTMENT OF RETIRED ANNUITANT

Jill Azevedo reported the following:

- Staff recommends the Board adopt a resolution

Member Lagomarsino moved approval of Resolution 15-51, attached hereto and incorporated herein. Member Otto seconded the motion.

AYES: Lagomarsino, Otto, Smith, Bailey
NOES: None
ABSENT: Maviglio

CONSENT CALENDAR (ITEMS 11 AND 12)

ITEM 11 – 2016 BOARD MEETINGS AND COMMITTEE MEETINGS SCHEDULES

ITEM 12 – CALPERS RETIREMENT EMPLOYER-PAID MEMBER CONTRIBUTIONS

Chair Bailey asked if there were any Board members who desired Agenda Items 11 and 12 be taken off the Consent Calendar. None did.

No Board comments.

No public comments.

Member Otto moved approval of Resolutions 15-52, 15-53, and 15-54, attached hereto and incorporated herein. Member Smith seconded the motion.

AYES: Lagomarsino, Otto, Smith, Bailey
NOES: None
ABSENT: Maviglio

ITEM 13 – FISCAL YEAR 2015-16 MID-YEAR REVISION OF THE GENERAL OPERATIONS BUDGET AND CAPITAL INVESTMENT PROGRAM BUDGETS, INCLUDING ASSESSMENT OF FUND BALANCES

Noelle Mussen provided a PowerPoint presentation and reported the following:

- Staff recommends the Board adopt a resolution approving mid-year revisions to the FY 15-16 Annual General Operations Budget and the Capital Investment Program Budgets as follows:
  - Revise the FY 15-16 General Operations Budget to reflect a net increase of $1,075,211.
  - Revise Development CIP Budgets to:
    - Increase the FY 04-05 Budget by $11,000
Decrease the FY 06-07 Budget by $477
Increase the FY 07-08 Budget by $90,000
Increase the FY 14-15 Budget by $56,000

◊ Revise Reserves
  - Create a $54,905 Operations Reserve for Somerset Parkside
  - Create a $177,000 Debt Retirement Reserve for Somerset and Biele Place
  - Increase the Acquisition Reserve by $168,227

No Board comments.

No public comments.

Member Lagomarsino moved approval of Resolution 15-55, attached hereto and incorporated herein. Member Otto seconded the motion.

AYES: Lagomarsino, Otto, Smith, Bailey
NOES: None
ABSENT: Maviglio

ITEM 14 – FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM (CIP) MIDYEAR REPORT

On behalf of Anna Marie Will, Tom Kigar provided an overview of the Five-Year Capital Improvements Program Midyear Report.

For review and comment only. No action taken.

Chair Bailey moved to Agenda Item 17.

ITEM 17 – ORAL STAFF REPORTS/UPDATES

A. Downtown Sacramento Partnership: Wendy Saunders reported that the Downtown Sacramento Partnership will be working on their 10-year Strategic Plan over the next couple of months.

B. Downtown Sacramento Revitalization Corporation: No report.

C. Midtown Business Association: Wendy Saunders reported that the MBA is currently going through their petition process to renew for ten years and to double their area. The Executive Director will make a presentation to the Board next year.

D. Mercury Cleaners (Northeast Corner of 16th and O Streets): Marc de la Vergne reported that DGS is proceeding quickly and they are installing permanent test wells into the soil to monitor sub-surface conditions. The testing done at Enterprise showed no evidence of petroleum on the site.

E. Eviva Midtown - Site 1 (Northwest Corner of 16th and N Streets): Marc de la Vergne reported that the last of the modular units was stacked a few weeks ago. The building is shorter than the adjacent State office building. The Developer is hoping to have a Certificate of Occupancy in April 2016.

F. Roosevelt Park: Marc de la Vergne reported that staff will issue an RFP seeking landscape design firms to prepare construction drawings. The City of Sacramento Parks and Recreation department is currently reviewing the RFP.

G. O Street Streetscape: Marc de la Vergne reported that staff submitted a grant application to Caltrans at the end of last month for planning funds. Staff will be notified by April if the grant has been approved.

H. AB1699 Applications for Somerset Parkside and Biele Place: Marc de la Vergne reported that staff has received a draft of the regulatory agreement for the Somerset Parkside refinance. Staff provided comments back to HCD for review. Staff will be requesting an extension for Biele Place because the regulatory agreement expires at the end of this year.
I. Westminster Church Parking Lot (Northeast Corner of 13th and O Streets): Tom Kigar reported that staff has completed the affordable housing tours and there was a good turnout. The governing Board for the church will meet in January. The staff at the church is requesting the same number of parking spaces as the existing ones, so the architect is working on plans to see if that is feasible.

J. WAL/B&G Building (11th/R Streets): Todd Leon reported that the B&G Building project is slowly moving along, and is anticipated to be completed in March of 2016.

K. 16th Street Streetscape: Todd Leon reported that staff met with the City of Sacramento regarding timing of the installation of their portion of the stormwater retention units. Staff will meet with the Strategic Growth Council to discuss the changes in the scope of work, budget, and to request a six-month extension.

L. Fremont Park: No report.

M. R Street PBID: No report.

N. Orchard Supply (17th/R Streets): Todd Leon reported that injection work in the soil has been completed and staff is working on a change order for the well repair.

O. R Street Streetscape Phase II, Market Plaza: Todd Leon reported that the installation of bike racks, seating and art is on hold until the remains of the Ice Blocks building is removed next year. Staff is working with the City to install bollards on 18th Street to prevent trucks from making U-turns at the Safeway.

P. R Street Streetscape Phases III and IV: This item was reported on in Agenda Item 7.

Q. R Street Affordable Housing: No report.

R. Dog Park – 19th and Q Streets: This item was reported on in Agenda Item 9.

ITEM 18 - TRANSMITTALS

Received as transmitted.

ITEM 19 - OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

Dennis Bylo updated the Board on the R Street Capitol Park Streetcar Project.

Chair Bailey moved to Agenda Item 15.

ITEM 15 - CLOSED SESSION

A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Pursuant to California Government Code 54957 (b) (1))
   Unrepresented Employee: Executive Director
   Agency Designated Representative: Ann Bailey

B. NEGOTIATIONS WITH UNREPRESENTED EMPLOYEE (Pursuant to California Government Code 5497.6)
   Unrepresented Employee: Executive Director
   Agency Designated Representative: Ann Bailey

Chair Bailey reported that there was Board discussion. No Board action was taken.

ITEM 16 - EXECUTIVE DIRECTOR’S COMPENSATION

Chair Bailey reported that the Board discussed the Executive Director’s evaluation. There was no Board action taken.

Chair Bailey moved to Agenda Item 20.
ITEM 20 – ADJOURNMENT

The meeting adjourned at 11:45 a.m.

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Rachel Mercurio
Secretary to the Board of Directors