

Board of Directors

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CADA Administration

Wendy Saunders, Executive Director
Marc de la Vergne, Deputy Executive Director
Noelle Mussen, Finance Director
Tom Kigar, Special Projects Director
Todd Leon, Development Director

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

Web: www.cadonet.org

AGENDA REGULAR MEETING THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

FRIDAY, SEPTEMBER 20, 2019
10:00 A.M.

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



- 1. Roll Call**
- 2. Approval of Minutes: August 16, 2019**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. The Vantage (formerly Site 21) – Amendments to Disposition and Development Agreement and Budget (Southwest Corner of 14th and N Streets)**

Recommended Action: Adopt resolution approving amendments to the Disposition and Development Agreement and to the Purchase Agreement for Vantage Condominiums.
Contact: Tom Kigar, Special Projects Director

- 6. Biele Place – Department of Housing and Community Development (HCD) Loan Extension (1421 15th Street)**

Recommended Action: Adopt an HCD form resolution approving Loan Portfolio Restructuring ("LPR") Program regulatory agreement and loan documents extending the existing loans for the Biele Place property and affirming that the Executive Director is authorized to execute them.
Contact: Marc de la Vergne, Deputy Executive Director

- 7. Intention to Amend CalPERS Contract – Partial Service Retirement**

Recommended Action: Adopt Resolution of Intention to Approve an Amendment to Contract between the Board of Administration, California Public Employees' Retirement System and the Board of Directors, Capitol Area Development Authority.
Contact: Jill Azevedo, Human Resources Manager

- 8. CADA Utilities Tracking Program Update**

Recommended Action: Review and comment.
Contact: Marc de la Vergne, Deputy Executive Director

CONSENT CALENDAR (ITEM 9)

Items listed on the Consent Calendar are considered and acted upon by one motion. A member of the Board or staff may request an item be removed for separate consideration.

9. Authorizing the Execution of a Memorandum of Understanding for Participation in the SDRMA Health Benefits Program - Dental

Recommended Action: Adopt a Resolution of Intention to Approve an Amendment to Contract between the California Public Employees' Retirement System Board of Administration and the Capitol Area Development Authority Board of Directors.

Contact: Jill Azevedo, Human Resources Manager

10. Oral Staff Reports/Updates

- A. Downtown Sacramento Partnership: See Agenda Item 4
- B. Downtown Sacramento Revitalization Corporation: See Agenda Item 4
- C. Midtown Association: See Agenda Item 4
- D. Mercury Cleaners (Northeast Corner of 16th and O Streets)
- E. Roosevelt Park (1619 9th Street)
- F. O Street Streetscape (7th – 17th Streets)
- G. Other Neighborhood Improvements
- H. HCD LPR Application for Biele Place (1421 15th Street): See Agenda Item 6
- I. The Vantage (Site 21 - Southwest Corner of 14th and N Streets): See Agenda Item 5
- J. CADA Courtyard Site (1322 O Street)
- K. R Street PBID
- L. R Street Affordable Housing (1717 S Street)
- M. R Street Parking Structure (8th/9th Streets)

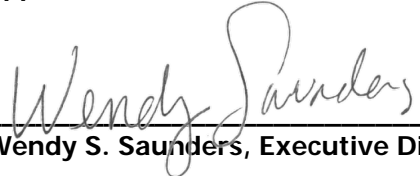
11. Transmittals

- A. Ombudsman Report: August 2019
- B. Development Construction Schedule: No Report
- C. Apartment Status Report: August 2019
- D. Affordable Housing Report: August 2019
- E. Commercial Leases/Vacancies: None
- F. CADA Neighborhood Incident Report: August 2019
- G. Contracts Log: August 2019
- H. Financial Report for Period Ending: July 31, 2019
- I. City Treasurer Monthly Investment Report: No Report

12. Opportunity for the Public to Address the Board Regarding Matters Not on the Agenda

13. Adjournment

Approved for Transmittal:



Wendy S. Saunders, 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 RACHEL MERCURIO, 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.