

**MINUTES
OF
REGULAR BOARD MEETING**

**BOARD OF DIRECTORS
CAPITOL AREA DEVELOPMENT AUTHORITY**

October 18, 2019

ITEM 1 – ROLL CALL

Chair Bailey called the Board Meeting of the CADA Board of Directors to order at 10:02 a.m. at 1522 14th Street, Sacramento, CA 95814.

Present: Avdis, Lagomarsino, Bailey

Absent: Maviglio, Winston

ITEM 2 – APPROVAL OF MINUTES: SEPTEMBER 20, 2019

Member Lagomarsino moved approval of the September 20, 2019 CADA Board Meeting minutes. Member Avdis seconded the motion.

AYES: Avdis, Lagomarsino, Bailey

NOES: None

ITEM 3 – CHAIR'S ORAL REPORT

No Report.

ITEM 4 – EXECUTIVE DIRECTOR'S ORAL REPORT

Wendy Saunders reported the following:

- CADA's 1322 O Street project was announced as one of the first two affordable projects under the governor's Executive Order. The schedule was released for tax credit allocations under the new California Tax Credit Program. It is anticipated that the program is going to be highly competitive and staff has been advised that the project is most likely to be successful if the application will be submitted in in the first round, which is November. Since staff is anticipating a January application date, staff will have to get a lot of work done within the next 4 weeks. Fortunately, the architect and General Contractor are already on board, and both are up to the challenge. Therefore, this is going to necessitate a special meeting on November 13 since the application due November 15.
- Downtown Sacramento Partnership: No update.
- Downtown Sacramento Revitalization Corporation: No update.
- Midtown Association: The umbrellas will be installed next week.

ITEM 5 – ENVISION O STREET CONCEPT PLAN – PRESENTATION OF THE DRAFT O STREET CONCEPT PLAN (7TH – 17TH STREETS)

Staff Recommendation: Review and comment.

Staff Contact: Marc de la Vergne, Deputy Executive Director

Dan Amsden, Director of Sacramento Operations at MIG, gave a presentation on the Draft O Street Concept Plan.

The Neighborhood Development Committee did not meet.

Board Comments: Chair Bailey complimented the degree of the outreach staff and MIDG done. Clear a product a lot of work and thought at the macro and micro level. Our experience on R Street has made a true believer enormous amount of potential and an exciting project. Chair Bailey stated that she has worked there for 30 years and it has always been unwelcoming and sterile, so this design feels like her house is being redecorated.

Member Avdis stated that there is a great degree of effort and collaboration and echoes Chair Bailey's compliments. He said that the level of detail is striking and the mushroom vents as art is a great idea. Member Avdis stated that he is looking forward to more detail on the implementation of the potential funding sources.

Member Lagomarsino said that it is encouraging to see how this is progressing. Emphasize more on the framing of the two major sub-districts that is within the concept plan instead of a block by block treatment. Too much focus on block faces over intersections that way it tells a story. He stated that the design looks like it's fitting the blocks into the solutions instead of solutions fitting into the blocks, with one example being kids play areas in a transit corridor. Member Lagomarsino also stated that installing streetlights on 15th and 16th Streets is unnecessary to the corridor. Marc de la Vergne stated that State workers had strong opinions about both of those intersections having streetlights due to safety since both streets are heavy with traffic.

Public Comments: None.

ITEM 6 — SMALL UNIT PROJECT TOURS ORAL PRESENTATION

Staff Recommendation: Review and comment.

Staff Contact: Todd Leon, Development Director

Todd Leon gave a presentation of projects that have small (micro) units in Sacramento and San Francisco.

Wendy Saunders stated that in regards to the Courtyard project, there will be five stories with 1,110 square feet of ground floor retail and four stories of residential. Common space community room laundry bike, etc. ground floor. Generous interior courtyard. 45 units 100% affordable 325 sq. ft. 2-burner cooktop and little fridge and microwave. Rooftop deck with community kitchen. Special meeting design of the plan itself. Range 40/60/80% affordability. Courtyard.

Board Comments: There was Board discussion on use of common areas, individual kitchen space and what kind of tenants would like to live in micro units.

Public Comments: None.

CONSENT CALENDAR – ITEM 7 – AUTHORIZATION TO AMEND CaIPERS CONTRACT – PARTIAL SERVICE RETIREMENT

Chair Bailey asked if there were any Board Members who desired Agenda Item 7 be taken off the Consent Calendar. None wished to do so.

Member Lagomarsino moved approval of Resolution 19-44, attached hereto and incorporated herein. Member Avdis seconded the motion.

AYES: Avdis, Lagomarsino, Bailey

NOES: None

ITEM 8 – ORAL STAFF REPORTS/UPDATES

A. Downtown Sacramento Partnership: This item was reported on in Agenda Item 4.

B. Downtown Sacramento Revitalization Corporation: This item was reported on in Agenda Item 4.

C. Midtown Association: This item was reported on in Agenda Item 4.

- D. Roosevelt Park (1619 9th Street): Marc de la Vergne reported that Council approved the bids for the softball field for \$105,000. A kickoff meeting will take place next week, and the project is anticipated to be completed by early 2020.
- E. O Street Streetscape (7th – 17th Streets): This item was reported on in Agenda Item 5.
- F. Other Neighborhood Improvements: Marc de la Vergne reported that new awnings have been installed along 10th Street at each commercial business. Staff is finalizing the 16th Street Streetscape improvements at 16th and P Street, including Karma Brew and the Legado de Ravel leasing office issue bid package in the next few weeks.
- G. HCD LPR Application for Biele Place (1421 15th Street): Marc de la Vergne reported that the HCD LPR application for Biele Place has been executed.
- H. The Vantage (Site 21 - 14th and N Streets): Wendy Saunders reported that the closing date will be on November 15.
- I. CADA Courtyard Site (1322 O Street): The item was reported on in Agenda Item 6.
- J. R Street PBID: No update.
- K. R Street Affordable Housing (1717 S Street): This item was reported on in Agenda Item 4.
- L. R Street Parking Structure (8th/9th Streets): Todd Leon reported that staff is working with DGS on finalizing documents for the lease, and staff is hoping to get the Request for Proposals for a general contractor and architect completed in the next few weeks.

ITEM 9 – TRANSMITTALS

Received as transmitted.

ITEM 10 – OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

None.

ITEM 11 – ADJOURNMENT

The meeting adjourned at 11:58 a.m.



Rachel Mercurio
Secretary to the Board of Directors