

Board of Directors

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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.cadanet.org

AGENDA REGULAR MEETING

THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

FRIDAY, May 15, 2020
10:00 A.M.

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



In light of COVID-19 restrictions on public gatherings, the Board and Members of the Public are invited to participate via ZOOM.

To join via Zoom:

Go to:

<https://us02web.zoom.us/j/95292263916?pwd=UUc5NXc0SEYU282Q0lIMVpOZG52dz09>

Or join by phone: (669) 900-9128 (Pacific Coast)

Find your local number: <https://zoom.us/u/acmxhQbp2e>

Meeting ID: 952 9226 3916

Request Password (prior to start of meeting): jazevedo@cadanet.org

1. Roll Call
2. Approval of Minutes: April 24, 2020
3. Chair's Oral Report
4. Executive Director's Oral Report/CADA COVID-19 Impacts
5. **8R9 Parking Structure Progressive Design-Build Service Agreement**

Recommended Action: Adopt a resolution which:

1. Approves amending the FY 2019/20 budget to reflect an increase of \$1,000,000 (amount subject to change at Board meeting) in contract expenses and reimbursement revenue for the R Street Parking Garage.
2. Authorizes the Executive Director to enter into a progressive design-build agreement with an option for a guaranteed maximum price agreement with McCarthy Building Companies to construct the 8R9 Parking Structure.

Contact: Todd Leon, Development Director
Wendy S. Saunders, Executive Director

6. Five-Year Capital Improvement Program (CIP) Report

Recommended Action: For review and comment only.

Contact: Frank Czajka, Construction Manager

7. Fiscal Year 2020 - 2021 Market Rate Apartment Rent Schedule; Rent Increase/Lease Methodology; and CADA Rental Assistance Program Change

Recommended Action: Adopt a resolution approving FY 2020-2021 not-to-exceed Market Rate Apartment Rent Schedule, Rent Increase/Lease Methodology, and change to CADA's Scattered Site Affordable Program in FY 20-21.

Contact: Diana Rutley, Property Manager

8. Amendment of Permanent Loan for 1322 O Affordable Housing Project

Recommended Action: Adopt a resolution authorizing an increase of the permanent loan commitment for the 1322 O Street affordable housing project from \$2.5 million to \$4.5 million.

Contact: Tom Kigar, Director of Special Projects
Wendy S. Saunders, Executive Director

9. 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. Roosevelt Park (1619 9th Street)
- E. O Street Streetscape (7th – 17th Streets)
- F. Other Neighborhood Improvements
- G. The Vantage (Site 21 - Southwest Corner of 14th and N Streets)
- H. CADA Courtyard Site (1322 O Street) See Agenda Item 8
- I. R Street PBID
- J. R Street Affordable Housing (1717 S Street)
- K. 8R9 Parking Structure (8th/9th Streets) See Agenda Item 5

10. Transmittals

- A. Ombudsman Report: April 2020
- B. Apartment Status Report: April 2020
- C. Affordable Housing Report: April 2020
- D. Commercial Leases/Vacancies: None
- E. CADA Neighborhood Incident Report: April 2020
- F. Contracts Log: April 2020
- G. Financial Report: April 2020
- H. City Treasurer Monthly Investment Report March 2020

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

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.