

Board of Directors

Ann Bailey, Chair
Bob Lagomarsino, Vice-Chair
Randall Winston, Member
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Vacant, Member
Jill Azevedo, Acting Board Secretary

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

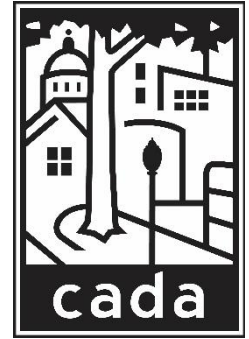
Phone: (916) 322-2114

Web: www.cadanet.org

AGENDA REGULAR MEETING THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

**FRIDAY, MARCH 19, 2021
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://zoom.us/join>

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

Find your local number: <https://zoom.us/j/9009128>

Meeting ID: 811 2539 4906

Request Password (prior to start of meeting):

jazevedo@cadanet.org

- 1. Roll Call**
- 2. Approval of Minutes: February 12, 2021 Regular Meeting**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. 10 Year Financial Forecast**

Recommended Action: Review and Comment.

Contact: Noelle Mussen, Finance Director

- 6. Approval of Dean Electrical Upgrade Project Contract**

Recommended Action: Adopt resolution authorizing the Executive Director to enter into a construction contract for the 2021 Dean Electrical Upgrade Project at 1400 N St. with Buskirk Construction, Inc. in the amount of \$124,000.00

Contact: Frank Czajka, Construction Manager

- 7. Exclusive Negotiating Agreement for the 14th & N Street Development Site (formerly Site 21)**

Recommended Action: Adopt resolution authorizing the Executive Director to enter into an Exclusive Negotiating Agreement (ENA) with D & S Development to negotiate a Disposition and Development Agreement (DDA) for a mixed-use condominium/apartment project at the 14th & N Street Development Site.

Contact: Tom Kigar, Director of Special Project
Renée Funston, Development Manager
Wendy S. Saunders, Executive Director

8. 1322 O Street Pre-Development Loan

Recommended Action: Adopt resolution authorizing the Executive Director to increase the \$850,000 Predevelopment Loan from CADA to 1322 O St Investors LP (“the Partnership”) by \$250,000 and to assign the Predevelopment Contracts from CADA to the Partnership for the 1322 O Street Affordable Housing Project.

Contact: Renée Funston, Development Manager
Tom Kigar, Director of Special Project
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. O Street Streetscape (7th – 17th Streets)
- E. Other Neighborhood Improvements
- F. 1322 O Street: See Agenda Item 8
- G. R Street Affordable Housing (1717 S Street)

10. Transmittals

- A. Ombudsman Report: February 2021
- B. Apartment Status Report: February 2021
- C. Affordable Housing Report: February 2021
- D. Commercial Leases/Vacancies: None
- E. CADA Neighborhood Incident Report: February 2021
- F. Contracts Log: February 2021
- G. Financial Report: See Agenda Item 5
- H. City Treasurer Monthly Investment Report: February 2021

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

12. 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 JILL AZEVEDO, ACTING 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.