

Board of Directors

Ann Bailey, Chair
Emily Baime Michaels, Vice-Chair
Nick Avdis, Member
Jose Bodipo-Memba, Member
Bob Lagomarsino, Member
Tara Gandara, Board Secretary

CADA/CACDC Administration

Danielle Foster, Executive Director
(CADA)/President (CACDC)
Marc de la Vergne, Deputy Executive
Director (CADA)/Vice President (CACDC)
Noelle Mussen, Finance Director
(CADA)/Chief Financial Officer (CACDC)
Todd Leon, Development Director (CADA)

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

Web: www.cadanet.org

AGENDA SPECIAL MEETING

THE CAPITOL AREA DEVELOPMENT AUTHORITY AND THE CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION BOARD OF DIRECTORS

THURSDAY, MARCH 30, 2023

11:00 A.M.

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

**Members of the Public are invited to
participate via ZOOM or in person.**

To join via Zoom:

Go to: <https://zoom.us/join>

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

Find your local number: <https://us02web.zoom.us/j/kcoHLfF55h>

Meeting ID: 860 5382 9375

Request Password (prior to start of meeting):

tgandara@cadanet.org



- 1. Roll Call and Just Cause/Emergency Teleconference Information (if applicable)**
- 2. Approval of Minutes: February 17, 2023 [CACDC] and March 17, 2023 [CADA]**
- 3. [CADA/CACDC] CLOSED SESSION**

A. CONFERENCE WITH REAL ESTATE NEGOTIATORS (Pursuant to Government Code Section 54956.8)

APN: 009-0066-012-0000 and 002-0132-009-0000 & 002-0132-010-0000

Price and terms of sale: Purchase of Real Property

Party to the negotiations: Danielle Foster, Todd Leon

4. Adjournment

Approved for Transmittal:

Danielle Foster, 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 TARA GANDARA, 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.

**MINUTES
OF
REGULAR BOARD MEETING**

**BOARD OF DIRECTORS
CAPITOL AREA DEVELOPMENT AUTHORITY
CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION**

February 17, 2023

ITEM 1 – ROLL CALL

Chair Bailey called the Board Meeting of the CADA Board of Directors and the CACDC to order at 10:01 a.m. at 1522 14th Street, Sacramento, CA 95814 and via public video conference.

Present: Bodipo-Memba, Lagomarsino, Bailey

Absent: Baime Michaels, Avdis

ITEM 2 – APPROVAL OF MINUTES: January 20, 2023 [CADA/CACDC]

Member Lagomarsino moved approval of the January 20, 2023 CADA Board Meeting minutes and CACDC Board Meeting minutes. Member Bailey seconded the motion.

AYES: Bodipo-Memba, Lagomarsino, Bailey

NOES: None

ITEM 3 – CHAIR’S ORAL REPORT

ITEM 4 – [CADA] APPOINTMENT OF THE EXECUTIVE DIRECTOR

- Danielle’s Oath of Office

No Board Comments.

No public comments.

Member Lagomarsino moved approval of Resolution 23-07 [CADA] attached hereto and incorporated herein. Member Bodipo-Memba seconded the motion.

AYES: Bodipo-Memba, Lagomarsino, Bailey

NOES: None

ITEM 5 – EXECUTIVE DIRECTOR’S ORAL REPORT/PRESIDENT’S ORAL REPORT

Danielle Foster reported on the status of Sonrisa at 1322 O Street.

ITEM 6 – [CACDC] ACCEPTING APPOINTMENT TO THE BOARD OF DIRECTORS AND APPROVING OFFICERS

Recommended Action: Staff recommends the CACDC Board of Directors adopt a resolution indicating acceptance by board members of their appointment, appointing the officers of the CACDC, and establishing the schedule for annual and regular meetings

Contact: Jill Azevedo, Human Resources & Risk Manager [CADA]

No Board Comments.

No public comments.

Member Bodipo-Memba moved approval of Resolution 23-03 [CACDC] attached hereto and incorporated herein. Member Lagomarsino seconded the motion.

AYES: Bodipo-Memba, Lagomarsino, Bailey
NOES: None

ITEM 7 [CADA] DOWNTOWN SACRAMENTO REVITALIZATION CORPORATION

Recommended Action: Staff recommends the CADA Board of Directors adopt a resolution appointing the Executive Director and the Deputy Executive Director, respectively, to the Downtown Sacramento Revitalization Corporation as Board Member and Alternate.

Contact: Jill Azevedo, Human Resources & Risk Manager [CADA]

No Board Comments.
No public comments.

Member Lagomarsino moved approval of Resolution 23-08 [CADA] attached hereto and incorporated herein.
Member Bodipo-Memba seconded the motion.

AYES: Bodipo-Memba, Lagomarsino, Bailey
NOES: None

ITEM 8 [CADA] AUTHORIZATION OF TELECONFERENCE MEETINGS OF CADA LEGISLATIVE BODIES PURSUANT TO THE RALPH M. BROWN ACT

Recommended Action: Adopt a resolution Ratifying the Proclamation of a State of Emergency by Governor Gavin Newsom (March 4, 2020) as Applicable in CADA's Jurisdiction and Authorizing Teleconference Meetings of CADA Legislative Bodies Pursuant to the Ralph M. Brown Act.

Contact: Tara Gandara, Contracts and Office Manager/ Board Secretary [CADA]

No Board Comments.
No public comments.

Member Lagomarsino moved approval of Resolution 23-09 [CADA] attached hereto and incorporated herein.
Member Bodipo-Memba seconded the motion.

AYES: Bodipo-Memba, Lagomarsino, Bailey
NOES: None

Member Avdis joined the meeting via Zoom at 10:09 a.m.

ITEM 18 - ORAL STAFF REPORTS/UPDATES

- A. Downtown Sacramento Partnership: Reported on in Item 5
- B. Downtown Sacramento Revitalization Corporation: Reported on in Item 5
- C. Midtown Association: Reported on in Item 5
- D. O Street Streetscape (7th – 17th Streets): Marc de la Vergne reported that CADA is proceeding with the redesign of the intersection of 14th and O Street. The next level of drawings have been presented to the businesses around the intersection, and they were all in favor.
- E. Energy Conservation: Marc de la Vergne reported the following:

- CADA met with SMUD. Three buildings in particular are the largest consumers of gas and electricity, and conversations regarding incentives and rebates that could help to offset the costs. SMUD is willing to work together with CADA, on all fifty-one buildings, to help reduce CADA's carbon footprint.
- CADA has discovered a new technology from Japan. A window glass technology that allows for a vacuum in between the two panes of glass, which has the functionality and performance of true double pane windows, but at a fraction of the thickness. This allows CADA to retrofit existing windows in historic window frames without having to tear out the frames.

F. Other Neighborhood Improvements: Marc de la Vergne reported the following:

- As part of the 10th Street commercial project, CADA has a commercial tenant at 11th Street. CADA is working with the city in preparing an application to install outdoor seating and fencing.
- At 16th and P Street the landscape design architect pulled out of the project, and CADA is currently looking for a replacement. Member Lagomarsino inquired if the architect elaborated as to why they pulled out. Marc de la Vergne explained that there is a lot of traffic in that area, and they were concerned with liability in case a vehicle should crash into the outdoor seating area. CADA discussed it with the insurance company, and the insurance company claimed CADA would not be excluded from coverage for having outdoor seating.

G. 10th Street Commercial: Renée Funston reported the following:

- We had our final punch list walk for 10th and P Street this morning, and there are just a couple of minor items left for our contractor B&M Builders to address in order to close out the hard construction scope.
- The lunch counters are being manufactured, and we are working to get them installed within the next four to six weeks.

H. 1322 O Street - Sonrisa: Renée Funston reported the following:

- We are in the final stretch of construction completion.
- The electrical rewiring is scheduled to be completed tomorrow. Thereafter, we will be doing drywall patching to complete the rewire scope. We are starting final job walks of the units, next week.
- We are beginning the final city building inspections next week, and are still targeting March third as our TCO (Temporary Certificate of Occupancy) date. Directly thereafter, we will begin the move-ins.
- As of the end of Thursday, we have forty-six fully approved applicants, and thirty more that are quite far along, only requiring third party verifications, final reviews, and approvals. They will also start inviting people to choose their unit starting next week.
- We have a robust pool of nearly one thousand people on the Sonrisa waitlist, and the online form is now closed.
- We are working through the tenant improvements for the ground-floor space for the SETA (Sacramento Employment and Training Agency) Job Center.
- Uli Smith, the artist for the fifth-floor deck, will begin working on the mural next week.
- We are working on launching resident services, to start building a sense of community, starting in April after all the residents have moved in.

I. 14th & N – The Cypress: Renée Funston reported the following:

- Construction was delayed by the storms last month, and now with improved weather, things are moving forward. D&S Development is doing site work, and anticipating doing rebar in mid-March, with concrete being poured in early April.
- Full building permits have been pulled.

J. 1717 S Street– ARY Place: Todd Leon reported the following:

- We are still on time to finish construction sometime in March. We are still looking forward to getting the fence and elevator removed. There are currently two signed commercial leases.

K. 2000 16th Street: Todd Leon reported the following:

- CADA is still working on the massing and fit studies in order to determine the best approach for the site. Our partners at Mutual Housing are working on some preliminary numbers to help determine both the financing approach and the massing and fit study.
- CADA hopes to work with the city in terms of finding what the entitlement approach will be.
- Chair Bailey commented that she is hoping that since it is such a prominent site it will look good.

L. 805 R Street: We are gearing up for CalHFA program. There are some difficulties in determining some of the financing resources, particularly which ones to utilize, but we will submit for the CalHFA MIP (Mixed-Income Program) Funds due on March twentieth.

M. R Street Partnership: Todd Leon reported that the Board is looking to see what it can do to expand the boundaries of the budget for the PBID (Property and Business Improvement District). The PBID itself is not set to renew for another four years; however, the clean and safe priorities for the corridor are still very high, and need more funds. They are looking to expand. This would not happen until next year in terms of bringing it to CADA's board for approval.

- Chair Bailey inquired about when people could start moving in. Todd Leon explained that there was a pre-application event a few weeks ago, and 176 applications taken in, for 158 apartment units. Move ins should begin in April.
- Member Lagomarsino inquired as to who is reviewing the applications. Todd Leon explained that CFY Development is reviewing the applications.

Member Lagomarsino inquired about a report in the Business Journal that Luna's is being converted into a piano bar. He wanted to know if CADA has a say in the occupancy of that space, and why we were not mentioned in the article. Marc de la Vergne commented that CADA does have a say, but neither CADA, nor the potential future tenant knows how the business journal got a hold of the story.

Member Lagomarsino inquired about the Capitol Art Boxes, and if the four-thousand dollars spent on the boxes were just to replace the wrap. Noelle Mussen explained that there are two artists that have not been able to finish, so we are giving them the opportunity to do so. Danielle Foster added that there are a few others that needed to be repaired.

ITEM 19 – TRANSMITTALS

Received as transmitted.

ITEM 20 – OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

Tara Gandara brought up the fact that this meeting will be the last where Board Members will be able to attend remotely under the State of Emergency proclamation that was in place due to the COVID pandemic. She advised that our attorney, Amara Harrell, is present and available for any questions. Amara explained that the governor has not formally rescinded the state of emergency protocols yet, but we expect it to happen by the end of February. In addition to the pre-COVID teleconference rules, there is a new law that allows a couple of additional categories for teleconferencing availability for emergency or just cause. A checklist is being created by KMTG as to the requirements are, and what constitutes an emergency or just cause. Chair Bailey inquired if it had different notice requirements, and Amara confirmed that it does. Member Bodipo-Memba asked when they would get the checklist. Amara explained that the information can be provided by next week. Member Lagomarsino inquired about the lead time for board members to qualify to participate remotely. Amara explained that for just cause and emergencies, a request has to be made to the Legislative body, and can be up until the time of the meeting. Member Lagomarsino inquired if it will be up to the board to act on enabling somebody to participate remotely. Amara commented that just cause is a notice, and the emergency has to be declared by the Legislative body.

ITEM 21 – ADJOURNMENT

The meeting adjourned at 10:33 a.m.



RESOLUTION NO. 23 – 03

Adopted by the Capitol Area Community Development Corporation

February 17, 2023

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION ACCEPTING APPOINTMENT TO THE BOARD OF DIRECTORS AND APPOINTING OFFICERS

WHEREAS, Section 6.8 of the Bylaws of the Capitol Area Community Development Corporation ("CACDC") require that the Board of Directors hold an annual meeting for the purpose of accepting their appointment to the Board of Directors and appointing the Officers of CACDC; and

WHEREAS, Section 6.7 of the Bylaws requires that CACDC comply with the Ralph M. Brown Act (the "Brown Act", California Government Code Section 54950 *et seq.*); and

WHEREAS, the Brown Act requires that CACDC establish a time for holding regular meetings..

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Capitol Area Community Development Corporation as follows:

Section 1. Appointment of Board. Each of the CACDC Board members accepts their appointment to the CACDC Board.

Section 2. Appointment of Officers. The CACDC Board hereby appoints the following persons to hold the following offices: Danielle Foster as President of CACDC; Marc de la Vergne as Vice President of CACDC; Noelle Mussen as Chief Financial Officer of CACDC; and Tara Gandara as Secretary of CACDC. Each of the aforementioned persons accepts their appointment as an officer of CACDC.

The CACDC Board hereby appoints Ann Bailey as the Chair of the CACDC Board and Emily Baime Michaels as the Vice Chair of the CACDC Board. Each of the aforementioned persons accepts their appointment.

Section 3. Effective Date. This Resolution shall be effective immediately upon its approval and adoption.

The foregoing Resolution was duly passed and adopted at a meeting of the Board of Directors of the Capitol Area Community Development Corporation held on February 17, 2023, by the following vote:

AYES: *Bodipo-Memba, Ardi S, Lagomarsino, Bailey*

NOES: *None*

ABSENT: *Baime Michaels*

ABSTAIN: *None*


Ann Bailey, Chair

ATTEST:


Tara Gandara, Secretary

**MINUTES
OF
REGULAR BOARD MEETING**

**BOARD OF DIRECTORS
CAPITOL AREA DEVELOPMENT AUTHORITY**

March 17, 2023

ITEM 1 – ROLL CALL AND JUST CAUSE/EMERGENCY TELECONFERENCE INFORMATION (if applicable)

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

Present: Avdis, Baime Michaels, Lagomarsino

Absent: Bodipo-Memba, Bailey

ITEM 2 – APPROVAL OF MINUTES: February 17, 2023

Member Lagomarsino moved approval of the February 17, 2023 CADA Board Meeting minutes and CACDC Board Meeting minutes. Member Avdis seconded the motion.

AYES: Avdis, Lagomarsino, Baime Michaels

NOES: None

ITEM 3 – CHAIR’S ORAL REPORT

ITEM 4 – EXECUTIVE DIRECTOR’S ORAL REPORT/PRESIDENT’S ORAL REPORT

Danielle Foster reported the following:

- Sonrisa currently has eighteen residents moved in, and another four are scheduled for today. By the end of the day today we will have twenty-two residents, so we are making good progress. Staff is working hard on these files and continuing the effort.
- The Sonrisa Grand Opening will be on April twenty-eighth from 11:00 a.m. until 1:00 p.m. with the formal program at 11:15 a.m. Invitations went out today, so please RSVP.
- A closed session Special Board Meeting will be scheduled for the end of the month, so we will inform everyone once the date and times have been determined.

ITEM 5 – BIELE COURTYARD LANDSCAPING PROJECT

Recommended Action: Adopt a resolution authorizing the Executive Director to enter into a construction contract for the Biele Courtyard Landscaping Project at 1421 15th Street with F. Loduca Company in the amount of \$51,020.00, and to amend the Construction Improvement Program (CIP) Budget by \$9,100 for this project.

Contact: Russ Juneau, Facilities Manager
Frank Czajka, Construction Manager

Member Lagomarsino noted that F. Loduca Co. is a Stockton based company. He stated that he prefers to select companies from the Sacramento area, and asked to confirm that we do not have a local vendor preference system set up.

Jeff Mitchell advised that the law requires that we select the lowest responsive, responsible bidder. It does not allow for local preference when bidding out construction contracts. We have a little more flexibility with consulting contracts, because you are not required to award the low bidder.

Member Lagomarsino said that it is more of an economic development issue in part and an environmental concern also. Having to do a one-hundred-mile round trip versus a twenty-mile round trip to provide services to us is not beneficial.

Member Lagomarsino inquired about the date on the contract log of March first for this contract. Tara Gandara explained that the date on the contracts log is typically when the contract number was assigned, and does not indicate completion of the contract or the start of work.

No public comments.

Member Avdis moved approval of Resolution 23-10 attached hereto and incorporated herein. Member Lagomarsino seconded the motion.

AYES: Avdis, Lagomarsino, Baime Michaels

NOES: None

ITEM 6 – CADA BANK AND FINANCIAL INSTITUTIONS SIGNING AUTHORITY

Recommended Action: Adopt a resolution authorizing CADA's new Executive Director, Danielle Foster, to act as a signatory and to act on the authority's behalf on all existing accounts and agreements that CADA has established with various banking and financial institutions, and that it may establish in the future.

Contact: Noelle Mussen, Finance Director

Member Lagomarsino asked if one bank requested the resolution and we decided to include them all.

Noelle Mussen explained that all of the banks require a resolution stating who the Executive Director is and that the Board is giving them the right to sign.

Member Avdis asked if we have any exposure with the FDIC.

Ms. Mussen responded that we do not fall under the FDIC specifically. We have to have government accounts which are collateralized, so they are required to have certain things on hand to cover our deposits. This means that we are not limited to the two hundred fifty thousand. Beyond that there some requirements that have to be met in order to have government deposits, so any bank that we go in to we require to be in the kind of setup. They have to be able to handle government deposits. If you look at the accounts, the largest is with Chase. We are in a small government unit with them, so our funds are protected in that sort of plan.

No public comments.

Member Avdis moved approval of Resolution 23-11 attached hereto and incorporated herein. Member Lagomarsino seconded the motion.

AYES: Avdis, Lagomarsino, Baime Michaels

NOES: None

ITEM 7- ORAL STAFF REPORTS/UPDATES

A. Downtown Sacramento Partnership: Nothing to report.

B. Downtown Sacramento Revitalization Corporation: Danielle Foster reported that a meeting is coming up soon, but there is no update at this time.

C. Midtown Association: Nothing to report.

D. O Street Streetscape (7th – 17th Streets): Marc de la Vergne reported that the building permit application has been submitted to the City about a month ago, and we have made it through cycle one reviews where all of the city departments that have jurisdiction over a piece of the project have commented. Mr. de la Vergne will be meeting on Monday with our design team to review all of the comments and start preparing responses to questions.

Mr. de la Vergne expects to apply for a Clean California grant through CalTrans to cover the cost of the nine hundred block of O Street, but we are also adding the upgrades to the intersection at 14th and O Streets. CADA's fund raiser consultant will be reaching out to CalTrans shortly to explore the fit from their perspective with their guidelines. The fundraiser consultant thinks that it is a very good fit, so we hope to get confirmation of that. If looks good, we would submit to CalTrans a couple days before the April twenty-eighth due date.

Mr. de la Vergne reports that we hope to have construction drawings at the ninety-five percent level for the design of the 14th and O Street intersection later this month. This will allow the consultants to find a contractor and bid the work out, so we can then incorporate that amount into the grant proposal. The Clean California does have a clean component to it, so most grantees incorporate a litter abatement component into their grants. Most of the work will be funded. There are a number of things that we will be doing to address that issue.

- E. Energy Conservation: Marc de la Vergne reported that there are three buildings that we have been talking to SMUD about. These are the buildings that consume the most gas per square foot. CADA will be focusing on 1317 O Street first. We have a list of SMUD approved contractors, and will be reaching out to the contractors to explore the specific recommendations to upgrade the HVAC system. We will be moving forward with the high-tech dual pane glass system mentioned at the last Board Meeting. The focus is on replacing the second-floor windows along 16th Street and the alley of the building where Luna's is with this new technology. The other two sides will be replaced with a more traditional design as these won't be as visible to the public. This will be the first time anyone has used this technology in Sacramento, so we are looking forward to creating another precedent for Sacramento to follow.

Member Baime Michaels asked how the sourcing works since there are so few providers of this product.

Mr. de la Vergne replied that there may be only one company that can provide them. There is one company in Japan that has manufactured the glass for about twenty-five years, but there is now a company in the US that has taken up the challenge and is producing them domestically. Mr. de la Vergne hopes that this will spread and there will be more competition in the market.

- F. Other Neighborhood Improvements: Marc de la Vergne reported on 16th and P Streets:

Mr. de la Vergne is discussing a design for a frontage for seating along P Street with Atlas Labs. The plan is to remove the platform with Karma Brew's approval, and redo the parkway strip between the curb and the sidewalk. Then a steel enclosure or fence of some kind would be built that could include a bar along three sides with stools. This is all acceptable to Anthony Sadeghi, the business owner, so the next step is to get the design back from Atlas Labs. Separately, Atlas is doing a feasibility study on the seating along 16th Street to pick up where Wood Rodgers left off. There are a number of things like utility poles and trees that may ultimately render it impractical to put outdoor seating there. At the end of the day, Mr. de la Vergne believes that the owner will understand if we are unable to add seating to this area.

- G. 10th Street Commercial: Renée Funston reported the following:

- The majority of the work is complete, with the exception of some street parking items related to new signage and striping.
- The lunch counters are manufactured, and we are ordering the countertop material to then schedule complete installation.

Marc de la Vergne added that another component for 10th Street Commercial is 11th and P Streets. There is an outdoor seating area there, and CADA was invited the day before yesterday to apply for an encroachment permit for the installation of metal railings around two portions of the frontage outside La Croissant. This will help us to complete the overall 10th Street Commercial Project.

Member Avdis commented generally on the outdoor seating that he feels it is something we lack in the city. Anytime that we can encourage and be creative about using outdoor spaces is great.

- H. 1322 O Street - Sonrisa: Renée Funston reported the following:

- Twenty-two people will have moved in by the end of today.
- We have completed all final inspections, and are waiting for City approval of a minor plan change of a first-floor common bathroom to a storage closet, to be complete for final Certificate of Occupancy.

- We hired our RSR (Resident Service Representative), Kenneth, who moved in this past Saturday. We began welcoming residents who started moving in this week.
- Tama and her team continue working through the tenant files to ensure they are good to go in meeting certification and compliance requirements. We had a few prospective residents drop out, and Tama and her team continue working to find viable candidates who can move through the screening process quickly and are able to move in asap so we can meet our tax credit equity requirements.
- We are also working through the tenant improvements for the ground-floor space for the Highlands Community Charter School and SETA (Sacramento Employment and Training Agency) Job Center. We hope to submit the TI (tenant improvement) plans early next month.
- Uli Smith, the artist for the fifth-floor deck continues to work on the mural.
- Karen has begun planning the grand opening celebration, and we are looking to having it around lunchtime on April twenty-eighth.
- We are working on launching resident services to start building a sense of community starting in April after all the residents have moved in.
- At the end of the month I will be presenting on Sonrisa at the International Mass Timber conference in Portland, highlighting how you can make CLT (cross laminated timber) work in affordable projects and dispelling some of the perceptions around "affordable housing."

Marc de la Vergne added that he has had the chance to meet some of the new residents, and it has been truly heartwarming to listen to their stories and hear them say (with tears in their eyes) that this is "my forever home" and say that it is such a nice place to live.

Danielle Foster commented that we have been receiving a lot of positive feedback on the space including that they love how tall the windows are.

I. 14th & N – The Cypress: Renée Funston reported the following:

- Work continues to be delayed because of the atmospheric rain storms. D&S is waiting for the site to dry to resume rebar and pouring concrete, hopefully, this coming month.
- D&S is also working through SMUD design and review.

J. 1717 S Street– ARY Place: Todd Leon reported that we are continuing to move forward with the project. The leasing for both commercial and the residential portion also continues. CFY is now letting people know if they have been accepted into the project. We have decided that the grand opening celebration will be held in the month of July. It will likely be held in the morning before it gets too hot.

Member Baime Michaels asked if there was anything that could be reported regarding the commercial tenants.

Mr. Leon replied that the two tenants that have signed requested for their names not to be made public likely until they submit for building permits. The one that we have the LOI (Letter of Intent) for will probably request the same.

K. 2000 16th Street: Todd Leon reported that our team at Mutual Housing continues to work on concepts for the financing approach for the project, so we can take something to the City to understand what entitlements will ultimately be required for the site. Mutual and CADA have mainly been focusing on 805 moving forward.

L. 805 R Street: Todd Leon reported that the application deadline for the CalHFA Mixed Income Program is on the twentieth. Mutual has been focusing on making sure they have all of their ducks in a row for the application. The MIP (Mixed Income Program) is a set aside within the tax credit program, so when we submit, we are competing against others who have also applied. If we are successful in being one of the top projects that are selected, then when we apply for tax credits we are in line to get those when we do apply. The MIP is only once per year, so hopefully we get in. If not, we would have to wait another year to submit for funding for that project under that program.

M. R Street Partnership: Todd Leon reported the following: Nothing to report.

ITEM 8 – TRANSMITTALS

Received as transmitted.

ITEM 9 – OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

ITEM 10 – ADJOURNMENT

The meeting adjourned at 10:30 a.m.

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 23 – 10

Adopted by the Capitol Area Development Authority

March 17, 2023

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
CONSTRUCTION CONTRACT FOR THE BIELE COURTYARD LANDSCAPING PROJECT
(1421 15th STREET)**

WHEREAS, CADA conducted a formal bid process for the Biele Courtyard Landscaping Project; and

WHEREAS, F. Loduca Company is the lowest responsive, responsible bidder having submitted a bid of \$51,020.00 and has advised CADA of its interest in being awarded the contract and completing the work; and

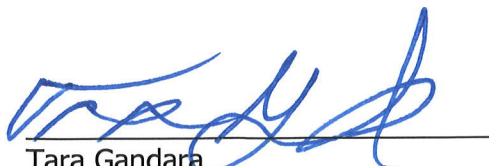
WHEREAS, staff recommends a budget amendment to the current CIP project budget in the amount of \$9,100.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract with F. Loduca Company in the amount of \$51,020.00 for the Biele Courtyard Landscaping Project and amend the current budget by \$9,100.



For Ann Bailey, Chair

ATTEST:



Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 23 - 11

Adopted by the Capitol Area Development Authority

March 17, 2023

**RESOLUTION DESIGNATING
SIGNING AUTHORITY**

WHEREAS, the Authority maintains accounts with various banking institutions and has entered into agreements with various financial institutions; and

WHEREAS, with the retirement of previous Executive Director, Wendy Saunders, and the appointment of a new Executive Director, Danielle Foster, these institutions now require the Board to grant to the new Executive Director signing authority and deposit direction; and

WHEREAS, the Executive Director must have authority over existing and future agreements in connection with banking and financial relationships including such instruments, investments, deposits, certificates, resolutions and agreements as may be required to establish and maintain bank accounts, debt instruments and other relationships with banking and financial institutions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS, that the new Executive Director, Danielle Foster, is authorized to act as a signing authority and is granted deposit direction authorization the authority with the banking and financial institutions listed below; and

BE IT FURTHER RESOLVED, that the Executive Director is authorized to enter into and execute agreements as required to establish and maintain relationships with existing and future banking and financial institutions on the Authority's behalf, including with the following financial institutions for the following current accounts and loans:

JP Morgan Chase:

- General Operating Account
- Payroll Account
- FSA (Flex Benefit) Account
- 10th Street letter of Credit savings account
- Somerset Operation Reserve
- Biele Place Operation Reserve
- Somerset Replacement Reserve Account
- Biele Place Replacement Reserve Account
- 1322 O Street Construction Account
- 1322 O Street Operations Account
- 1322 O Street Letter of Credit savings account

Pacific Premier Bank

- Municipal Loan
- Public Interest Checking Account

Farmers & Merchants Bank

- The Former Orchard Supply Facility Groundwater Cleanup Trust

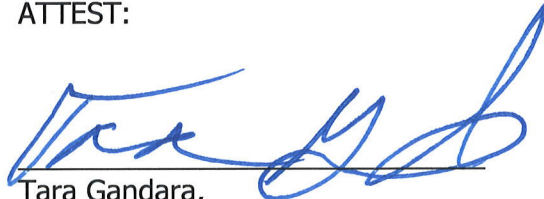
Umpqua Bank

2016 Tax Exempt Allocation Revenue Refunding Bond, Series B
Loan Restricted Public Money Market Account

Western Alliance Bank

2016 Taxable Allocation Revenue Refunding Bond, Series A Loan

ATTEST:



Tara Gandara,
Secretary to the Board of Directors


For Ann Bailey, Chair