

### Board of Directors

Ann Bailey, Chair  
Bob Lagomarsino, Vice-Chair  
Steven Maviglio, Member  
Randall Winston, Member  
Nick Avdis, Member  
Rachel Mercurio, 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

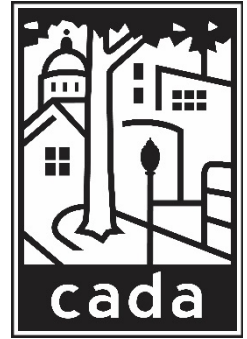
Web: [www.cadagnet.org](http://www.cadagnet.org)

## REVISED AGENDA REGULAR MEETING

### THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

FRIDAY, FEBRUARY 22, 2019  
10:00 A.M.

CADA ADMINISTRATIVE OFFICE  
1522 14<sup>TH</sup> STREET, SACRAMENTO, CA 95814



#### 1. Roll Call

Board Member Randall Winston to participate via teleconference (225 Bancroft Way, Berkeley, CA 94720)  
(Pursuant to Government Code 54953(b)(3))

#### 2. Approval of Minutes: January 25, 2019

#### 3. Chair's Oral Report

#### 4. Executive Director's Oral Report

#### 5. R Street Property and Business Improvement District Annual Report Presented By Michelle Smira Brattmiller, President, MMS Strategies

#### 6. Livability Poll Presented By Evan Schmidt, Director of Strategy and Evaluation, Valley Vision

#### 7. The Vantage (Site 21) – Amendment to Purchase Agreement and the Amendment to the Disposition and Development Agreement (Southwest Corner of 14<sup>th</sup> and N Streets)

*Recommended Action:* Adopt resolution approving the Amendment to the Purchase Agreement and the Amendment to the Disposition and Development Agreement for Vantage Condominiums (Previously Known as CADA Site 21).

Contact: Tom Kigar, Special Projects Director

#### 8. CADA Contracts Policy Amendment

*Recommended Action:* Adopt resolution approving an amendment to CADA's Contracts Policy.

Contact: Rachel Mercurio, Office Manager

#### 9. CLOSED SESSION

##### A. CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION (Pursuant to Government Code 54956.9(a))

- a. Mader v. CADA: Case No. 34-2018-00244133
- b. Law DFEH Complaint: Case No. 201812-04517514

##### B. CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION (Pursuant to Government Code 54956.9(b))

- a. Significant Exposure to Litigation – One matter

**C. CONFERENCE CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54957.6 (a))**

Property: 1510 14<sup>th</sup> Street  
Agency negotiator: Wendy Saunders  
Negotiating parties: Timothy Schott  
Under negotiation: Price and terms of payment

**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 16<sup>th</sup> 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): No update
- I. Vantage (Site 21 - Southwest Corner of 14th and N Streets): See Agenda Item 7
- J. R Street PBID: See Agenda Item 5
- K. R Street Affordable Housing (1717 S Street)
- L. R Street Parking Structure (8th/9th Streets)

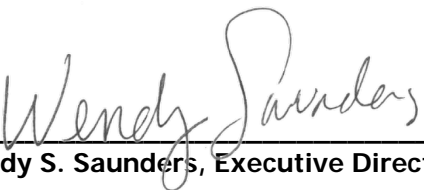
**11. Transmittals**

- A. Ombudsman Report: January 2019
- B. Development Construction Schedule
- C. Apartment Status Report: January 2019
- D. Affordable Housing Report: January 2019
- E. Commercial Leases/Vacancies: Urban Flow Yoga (1412 16<sup>th</sup> Street)
- F. CADA Neighborhood Incident Report: January 2019
- G. Contracts Log: January 2019
- H. Financial Report for Period Ending: January 31, 2019
- I. City Treasurer Monthly Investment Report: January 2019

**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.