

**MINUTES
OF
REGULAR BOARD MEETING**

**BOARD OF DIRECTORS
CAPITOL AREA DEVELOPMENT AUTHORITY**

January 25, 2019

ITEM 1 – ROLL CALL

Chair Bailey called the Board Meeting of the CADA Board of Directors to order at 10:00 a.m. at 1522 14th Street, Sacramento, CA 95814.

Present: Avdis, Lagomarsino, Maviglio, Bailey
Absent: Winston

ITEM 2 – APPROVAL OF MINUTES: DECEMBER 7, 2018

Member Lagomarsino moved approval of the December 7, 2018 CADA Board Meeting minutes. Member Avdis seconded the motion.

AYES: Avdis, Lagomarsino, Maviglio, Bailey
NOES: None

ITEM 3 – CHAIR’S ORAL REPORT

No report.

ITEM 4 – EXECUTIVE DIRECTOR’S ORAL REPORT

Wendy Saunders reported the following:

- The Board Room will be refreshed next month in time for the February Board meeting, with new furniture and audio/visual system.
- Downtown Sacramento Partnership: The Downtown Sacramento Partnership hosted the State of the Downtown breakfast last Tuesday. There was a great speaker from Seattle that talked about how to get growth right and avoid the problems that have resulted from rapid growth, and to focus on improving parks, gathering places, overall walkability, public transit, and building housing. There was also an announcement that Kaiser had closed on the purchase of land at the railyards, and they announced Ron Burkle’s investment in the Sacramento Republic soccer team and purchase of the surrounding acreage for an entertainment-related development.
- Midtown Association: A 501(c)3 was approved at the last meeting to help maintain the parks in the midtown area. Emily Baime Michaels, Executive Director of the Midtown Association, will make a presentation to the Board in March on that effort.
- Downtown Sacramento Revitalization Corporation: No update.

ITEM 5 – AUDITED FINANCIAL REPORTS – FISCAL YEAR 2017/2018

This item is continued from the December 7, 2018 Board Meeting.

Staff Recommendation: Staff recommends that the Board adopt resolutions accepting and releasing financial reports audited by Cohn Reznick LLP.

Staff Contact: Noelle Mussen, Finance Director

No Board comments.

No public comments.

Member Avdis moved approval of Resolutions 19-01, 19-02, 19-03, 19-04, and 19-05, attached hereto and incorporated herein. Member Lagomarsino seconded the motion.

AYES: Avdis, Lagomarsino, Maviglio, Bailey
NOES: None

ITEM 6 — APPROVAL TO ENTER INTO LEASE FOR 1412 16TH STREET AND PROVIDE A TENANT IMPROVEMENTS ALLOWANCE

Staff Recommendation: Staff recommends the Board authorize the Executive Director to enter into a lease with Heather Roussos for the commercial space at 1412 16th Street and to provide reimbursement of \$135,000 in warm shell improvements to the interior of the space.

Staff Contact: Diana Rutley, Property Manager

Member Lagomarsino is pleased that it's not another food establishment. Member Maviglio concurred and stated that it is an easier type of tenant than a restaurant or bar. Chair Bailey stated that although the cost is high, CADA would have had to have done the improvements regardless of the type of tenant.

No public comments.

Member Maviglio moved approval of Resolution 19-06, attached hereto and incorporated herein. Member Avdis seconded the motion.

AYES: Avdis, Lagomarsino, Maviglio, Bailey
NOES: None

ITEM 7 — ROOSEVELT PARK DESIGN SERVICES CHANGE ORDER (1619 9TH STREET)

Staff Recommendation: Staff recommends the Board adopt a resolution authorizing the Executive Director to approve a change order to the Callendar Associates contract to provide design services associated with the baseball facility at Roosevelt Park.

Staff Contact: Marc de la Vergne, Deputy Executive Director

Samantha Minor from Steve Hansen's office reported that Hansen's office thanks CADA for the streetlights. The City is in the design phase to improve the baseball field and restrooms.

Member Maviglio said that there is still a homeless issue on 9th and P Street which causes people to steer clear of the area. Samantha Minor reported that the restroom is currently open for 24 hours and the office has received multiple complaints. The City removed picnic benches and will take other measures to deter this activity. Measure U funds will be used for these improvements.

No public comments.

Member Avdis moved approval of Resolution 19-07, attached hereto and incorporated herein. Member Lagomarsino seconded the motion.

AYES: Avdis, Lagomarsino, Winston, Bailey
NOES: None

Chair Bailey moved to Agenda Item 11.

ITEM 11 – OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

None.

Chair Bailey moved to Agenda Item 8.

Member Lagomarsino recused himself from Agenda Item 8 due to owning property within 500 feet of the subject of this potential decision.

ITEM 8 — CLOSED SESSION

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

Property: 1510 14th Street
Agency Negotiator: Wendy Saunders
Negotiating Parties: Timothy Schott
Under Negotiation: Price and terms of payment

Chair Bailey reported that there was Board discussion. No action was taken.

ITEM 9 – 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. Mercury Cleaners (Northeast Corner of 16th and O Streets): Marc de la Vergne reported that DGS's consultant is currently testing the monitoring wells.
- E. Roosevelt Park Streetlights (1619 9th Street): This item was reported on in Agenda Item 7.
- F. O Street Streetscape (7th – 17th Streets): Marc de la Vergne reported that staff is in the midst of completing an online survey and a link will be sent to the Board members for an opportunity to submit their comments regarding the design plan.
- G. Other Neighborhood Improvements: Marc de la Vergne reported that staff is working to wrap the utility pole with art on 14th and O outside of Table Vine. The pole is not City infrastructure, so staff is looking to place an interesting piece of art that will feature trees commonly found in the area.
- H. HCD LPR Application for Biele Place (1421 15th Street): No update.
- I. Site 21 (14th and N Streets): Tom Kigar reported that Creleigh Homes received the first round of comments from the City regarding the building permit application. The City will not issue the building permit until June or July. The DDA and purchase agreement from the State stated that the site has to close by April 26, and the building permit must be in place. Therefore, staff submitted a request to the State to close on September 12 instead, which pushes back the schedule. Staff plans to come to the Board next month for a first amendment to the DDA reflecting the extension date. Member Avdis expressed concern about this delay. Wendy Saunders stated that staff will circle back with the developer and report back to the Board. Tom Kigar reported that the generator is currently proposed to be in the garage and the developer would like to put it on the roof. Cresleigh is pricing that and comparing the cost to the revenue of the parking spaces that would be lost.
- J. R Street PBID: Todd Leon reported that the PBID Board approved a 2% increase in the PBID assessment. To keep up with inflation and provide extra funds to deal with safety issues. One focus is the hot spot for trash and nuisances generated by the Dollar Tree store. Code enforcement fined them in the past; the next fine is \$25,000. Next month PBID will provide an overall update to the Board.

K. R Street Affordable Housing (1717 S Street): Todd Leon reported that the project is in the midst of preparing construction drawings. The team will submit the required drawings to the City in order to receive a building permit.

L. R Street Parking Structure (8th/9th Streets): No update.

ITEM 10 – TRANSMITTALS

Received as transmitted.

Chair Bailey moved to Agenda Item 12.

ITEM 12 – ADJOURNMENT

The meeting adjourned at 11:18 a.m.



Rachel Mercurio
Secretary to the Board of Directors