

**MINUTES
OF
REGULAR BOARD MEETING**

**BOARD OF DIRECTORS
CAPITOL AREA DEVELOPMENT AUTHORITY**

February 22, 2019

ITEM 1 – ROLL CALL

Chair Bailey called the Board Meeting of the CADA Board of Directors to order at 10:05 a.m. at 1522 14th Street, Sacramento, CA 95814.

Present: Avdis, Lagomarsino, Maviglio, Winston, Bailey
Absent: None

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

ITEM 2 – APPROVAL OF MINUTES: JANUARY 25, 2019

Member Lagomarsino moved approval of the January 25, 2019 CADA Board Meeting minutes. Member Avdis seconded the motion.

AYES: Avdis, Lagomarsino, Maviglio, Winston, 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 has been refreshed with a new audio/visual system. New furniture will arrive next week.
- She attended a ULI forum with Senator Scott Wiener yesterday. There was laser focus on housing supply and discussion about the More Homes Act, which would override local zoning measures that don't allow development of multifamily housing near jobs and transit. There was also discussion on zoning reform, the streamlining of funding and tenant protections. Interestingly, there was reference made to ongoing negotiations with the building trades to allow a "residential" wage, which reflects lower construction trade costs than prevailing wage for housing, including multifamily.
- Member Avdis raised the question last month regarding the Cresleigh project and whether there was something CADA could do with the City to move more quickly on the building permit. Staff followed up with Cresleigh and their response is that it's probably a bit premature to apply pressure right now, but that may change later in the process. Cresleigh staff appreciated the offer to assist.
- Downtown Sacramento Partnership: At their last meeting, she testified in support of the Shornstein project on Capitol Mall next to the US Bank. She also attended a meeting with Anthem Properties, which bought the Copenhagen building on J Street. Their plan is to construct a 5-6 story market-rate apartment/retail building and she offered to provide assistance.
- Midtown Association: The Midtown Association hosted a workshop to establish goals for their new 501(c)3, Midtown Parks. Emily Baime Michaels will attend the Board Meeting in March.

- Downtown Sacramento Revitalization Corporation: No update.

ITEM 5 — R STREET PROPERTY AND BUSINESS IMPROVEMENT DISTRICT ANNUAL REPORT PRESENTED BY MICHELLE SMIRA BRATTMILLER, PRESIDENT, MMS STRATEGIES

This item will be continued to the March 22, 2019 Board Meeting.

ITEM 6 — LIVABILITY POLL PRESENTED BY EVAN SCHMIDT, DIRECTOR OF STRATEGY AND EVALUATION, VALLEY VISION

Evan Schmidt gave a PowerPoint presentation on Valley Vision's Livability Poll for the Sacramento area.

ITEM 7 — THE VANTAGE (SITE 21) — AMENDMENT TO PURCHASE AGREEMENT AND THE AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT (SOUTHWEST CORNER OF 14TH AND N STREETS)

Staff Recommendation: Staff recommends that the Board adopt a resolution approving an Amendment to the Purchase Agreement and an Amendment to the Disposition and Development Agreement for Vantage Condominiums (previously known as CADA Site 21).

Staff Contact: Tom Kigar, Special Projects Director

Board Comments: None.

Public Comments: None.

Member Lagomarsino moved approval of Resolution 19-08, attached hereto and incorporated herein. Member Avdis seconded the motion.

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

ITEM 8 — CADA CONTRACTS POLICY AMENDMENT

Staff Recommendation: Staff recommends that the Board, by resolution, amend the CADA Contract Policy with regard to Executive Director authority and competitive bidding limits for consulting services.

Staff Contact: Rachel Mercurio, Office Manager

Board Comments: None.

Public Comments: None.

Member Avdis moved approval of Resolution 19-09, attached hereto and incorporated herein. Member Lagomarsino seconded the motion.

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

Chair Bailey moved to Agenda Item 12.

ITEM 12 — OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

None.

Chair Bailey moved to Agenda Item 9.

ITEM 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 WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code 54957.6 (a))

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

Chair Bailey left the meeting during the Closed Session.

Vice Chair Lagomarsino assumed the gavel and resumed the open session, and reported that there was Board discussion in closed session and that no action was taken.

ITEM 10 – 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 collected vapor samples and will report their findings to the Water Board in March.
- E. Roosevelt Park Streetlights (1619 9th Street): Marc de la Vergne reported that there will be a kickoff meeting with City council next week to review construction drawings.
- F. O Street Streetscape (7th – 17th Streets): Marc de la Vergne reported that staff is in the final stages of the online survey regarding the design plan.
- G. Other Neighborhood Improvements: No update.
- H. HCD LPR Application for Biele Place (1421 15th Street): No update.
- I. Site 21 (14th and N Streets): This item was reported on in Agenda Item 7
- J. R Street PBID: Todd Leon reported that the PBID Board will present its annual report to the CADA Board next month.
- K. R Street Affordable Housing (1717 S Street): Todd Leon reported that staff will be submitting for a permit application to the City for a building permit at the end of March.
- L. R Street Parking Structure (8th/9th Streets): No update.

Vice Chair Lagomarsino moved to Agenda Item 11.

ITEM 11 – TRANSMITTALS

Received as transmitted.

Vice Chair Lagomarsino moved to Agenda Item 13.

ITEM 13 – ADJOURNMENT

The meeting adjourned at 11:38 a.m.



Rachel Mercurio
Secretary to the Board of Directors