

Board of Directors

Ann Bailey, Chair
Bob Lagomarsino, Vice-Chair
Kristan Otto, Member
Page Robbins, Member
Captain David Smith, Member
Sharon Bennett, Board Secretary

CADA Administration

Wendy Saunders, Executive Director
Marc de la Vergne, Deputy Executive Director
Tom Kigar, Development Director
Noelle Mussen, Controller

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

Web: www.cadanet.org

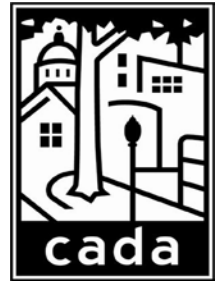
AGENDA REGULAR MEETING

**THE CAPITOL AREA DEVELOPMENT
AUTHORITY
BOARD OF DIRECTORS**

FRI DAY, JUNE 27, 2014

9:00 A.M.

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



- 1. Roll Call**
- 2. Approval of Minutes: May 23, 2014 and June 10, 2014**
- 3. Chair's Report**
- 4. Executive Director's Report**
- 5. Ombudsman Report Presented By: Betty Gwiazdon, CADA Ombudsman**
- 6. R Street Phase II Streetscape Improvement Project Second Amended Memorandum of Understanding (R Street between 16th through 18th Streets)**

Recommended Action: Adopt resolution authorizing the Executive Director to execute a Second Amended City-CADA Memorandum of Understanding (MOU) for the R Street Phase II Streetscape Improvement Project (Market Plaza).
Contact: Todd Leon, R Street Development Manager

- 7. Cleanup and Abatement Account Grant Application and Related Actions in Support of Revitalization of 1731 17th Street (17th/ R Street Corridor)**

Recommended Action: Adopt resolution agreeing to serve as the applicant for funds from the State Water Resources Control Board's Cleanup and Abatement Account for proposed groundwater remedy at 1731 17th Street and assumption of duties as trustee for disbursement of grant funds.
Contact: Todd Leon, R Street Development Manager

- 8. FY 2014-2015 General Operations Budget and Capital Investment Program Budget**

Recommended Action: Adopt resolution approving the FY 2014-2015 General Operations Budget, Capital Investment Program Budget, and Designated Reserves and affirming the Executive Director's budget authority.
Contact: Noelle Mussen, Controller

- 9. Employee Handbook**

Recommended Action: Adopt resolution revising the 2014 CADA Employee Handbook.
Contact: Jill Azevedo, Human Resources Manager

CONSENT CALENDAR (ITEMS 10 THROUGH 15)

Items listed on the Consent Calendar are considered and acted upon by one motion. A member of the Board or staff may request an item be removed for separate consideration.

10. FY 2014-2015 Salary Range Limit Schedule

Recommended Action: Adopt resolution approving the FY 2014-2015 Salary Range Limit Schedule.
Contact: Jill Azevedo, Human Resources Manager

11. FY 2014-2015 General Counsel Agreement

Recommended Action: Adopt resolution awarding a General Counsel Agreement with Kronick, Moskovitz, Tiedemann & Girard for the period of July 1, 2014 through June 30, 2015.
Contact: Marc de la Vergne, Deputy Executive Director

12. FY 2014-2015 Network Administration Contract

Recommended Action: Adopt resolution awarding a consulting contract with Network Design Associates for Network Maintenance Services.
Contact: Noelle Mussen, Controller

13. FY 2014-2015 Security Patrol Service Contract

Recommended Action: Adopt resolution extending the Security Patrol Service Contract with Lyons Security Service, Inc.
Contact: Merri Stutes, Resident Services Manager
Marc de la Vergne, Deputy Executive Director

14. FY 2014-2015 Maintenance Services Contracts

Recommended Action: Adopt resolution extending the Maintenance Services Contracts for Landscape and Lawn Care Service and Floor Covering Repair/Replace, and awarding Maintenance Services Contract for Interior Painting Service in Vacant/Occupied & Common Areas.
Contact: Anna Marie Will, Risk Manager
Brian Puiia, Facilities Maintenance Manager

15. FY 2014-2015 Macias, Gini & O'Connell, LLP Audit Contract

Recommended Action: Adopt resolution extending the audit contract for two years with Macias, Gini & O'Connell, LLP.
Contact: Noelle Mussen, Controller

16. Carriage Path Way Siding Replacement Project (1401-1415 Carriage Path Way)

Recommended Action: Adopt a resolution awarding a construction contract to Paul Kearney, Inc. for replacement of siding at Carriage Path Way Townhomes.
Contact: Anna Marie Will, Risk Manager

17. CLOSED SESSION

A. CONFERENCE WITH REAL ESTATE NEGOTIATOR (Government Code 54956.8)

Negotiators: Wendy S. Saunders

Other Parties: Department of General Services, State of California

006-172-014; 006-172-015; 006-204-002; 006-204-003; 006-204-004; 006-204-005; 006-204-006; 006-206-023; 006-222-009; 006-222-010; 006-222-011; 006-222-019; 006-222-020; 006-222-021; 006-222-022; 006-222-023; 006-222-024; 006-223-002; 006-223-003; 006-223-004; 006-223-005; 006-223-006; 006-223-007; 006-223-008; 006-223-009; 006-223-010; 006-223-012; 006-224-007; 006-224-025; 006-224-027; 006-225-001; 006-226-024; 006-226-006; 006-226-007; 006-226-008; 006-226-009; 006-226-010; 006-231-024; 006-231-007; 006-231-023; 006-231-017; 006-231-018; 006-231-019; 006-231-020; 006-231-021; 006-231-022; 006-232-001; 006-232-018; 006-233-01; 006-233-27; 006-233-04; 006-233-05; 006-233-06; 006-233-07; 006-233-028; 006-233-014; 006-233-19; 006-233-23; 006-234-25; 006-234-26; 006-234-27; 006-234-16; 006-234-24; 006-281-005; 006-281-006; 006-281-007; 006-284-09; 006-284-010; 006-284-017; 006-293-018; 006-330-15; 006-330-14; 006-330-06; 006-330-11; 006-330-07; 006-330-01-03; 006-350-051; 006-350-052

Under Negotiation: Price and terms of sale.

B. CONFERENCE WITH LABOR NEGOTIATOR (Pursuant to Government Code Section 54957.6 (a))

Unrepresented Employee: Executive Director

Agency Designated Representative: Ann Bailey

18. Executive Director Compensation

19. Staff Reports/ Updates

- A. Sale of Development Ground Lease Properties
- B. Downtown Sacramento Partnership
- C. Downtown Sacramento Revitalization Corporation
- D. Midtown Business Association
- E. Mercury Cleaners (Northeast Corner of 16th and O Streets)
- F. The Warren - Site 1 (Northwest Corner of 16th and N Streets)
- G. O Street Streetscape
- H. Legado de Ravel - Sites 2 and 3 (Northwest and Southwest Corners of 16th and O Streets)
- I. 16 Powerhouse - Site 4 (Southeast Corner of 16th and P Streets)
- K. Site 9B (1610 17th Street)
- L. WAL/B&G Building (11th/R Streets)
- M. 16th Street Streetscape
- O. Fremont Park
- P. R Street PBID
- Q. R Street Streetscape Phase II: Market Plaza
- R. R Street Streetscape Phases III and IV
- S. R Street Affordable Housing
- T. City Traffic Utility Box Art Project
- U. Downtown/Riverfront Streetcar Project

20. Transmittals

- A. Draft FY 2014-2015 Business Plan Review
- B. Development Construction Schedule
- C. Loan and Grant Research
- D. Conferences/Workshops/Study Tours/Training: No Report

- E. Apartment Status Report: May 2014
- F. CADA Affordable Housing Report: May 2014
- F. Commercial Listings/Vacancies: No Report
- G. Commercial Leases: No Report
- H. CADA Neighborhood Incident Report: May 2014
- I. Contracts Log: May 2014
- J. Financial Report for Period Ending May 31, 2014: No report
- K. City Treasurer Monthly Investment Report: April 2014

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

22. 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 SHARON BENNETT, 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.