

**TECHNICAL ADVISORY COMMITTEE
MEETING MINUTES
SEPTEMBER 20, 2012 – 8:30 AM
CAPITOL AREA DEVELOPMENT AUTHORITY
1522 14th STREET
FIRST FLOOR BOARDROOM
SACRAMENTO, CA**

Members Present

Traci Canfield, Sacramento Regional Transit District
Stacia Cosgrove, City of Sacramento, Community Development Department
Gary Fujii, Department of General Services, Office of Fleet and Asset Management
JJ Hurley, Sacramento Metropolitan Air Quality Management District
Tom Kigar, Capitol Area Development Authority
Joe Mugartegui, Department of General Services, Real Estate Services Division
Matt Winkler, City of Sacramento, Department of Transportation, Parking Services

Members Absent

Michael Ault, Downtown Sacramento Partnership
Richard Conrad, Department of General Services, Division of the State Architect
Rachel Hazlewood, City of Sacramento, Economic Development Department
Katy Jacobsen, City of West Sacramento, Redevelopment Agency
Captain Andy Menard, California Highway Patrol

Department of General Services (DGS) and Capitol Area Development Authority (CADA) Staff

Liz Ames, DGS
Cathy Buck, DGS
Jane Hershberger, DGS
Todd Leon, CADA
Pella McCormick, DGS
Jackie Whitelam, CADA

Joe Mugartegui, Chair of the Technical Advisory Committee (TAC), called the meeting to order at 8:33 a.m.

1. Approval of Minutes

The minutes of the June 21, 2012, meeting were approved as written.

2. Information Item

a. *CADA Sequenced Disposition Strategy – Request for Feedback*
Jackie Whitelam, CADA

Jackie Whitelam gave a brief overview of CADA's proposed Sequenced Disposition Strategy, including the activities outlined in each of the three phases presented in the plan. Ms. Whitelam stated that a number of local government, business, and neighborhood groups are still reviewing the proposed strategy, and CADA staff plan to present all feedback received at the

October 2012 CADA Board meeting. Meanwhile, staff from CADA and DGS continue to collaborate on the sale of the six development ground lease properties. Any TAC members with comments on the proposed strategy are asked to call or email them directly to Ms. Whitelam.

3. Old Business

a. **DGS Projects Update**

Pella McCormick, DGS, Real Estate Services Division

Board of Equalization Remediation Projects: Remediation and reconstruction work is nearly complete, however, investigation and maintenance to plumbing and window systems will continue.

Capitol Building Infrastructure Repairs: Upgrades to the building's electrical panels were completed in early 2012. Mechanical equipment replacement has been completed in the first of eighteen fan rooms and, since the replacement was successful, it will now be replicated in the balance of the fan rooms. Upgrades to the building's infrastructure, including the electrical and mechanical systems, are ongoing and will continue into the next fiscal year.

Capitol Park Master Plan: The topography survey of Capitol Park is complete, however, until additional funding is made available to properly study and plan for the future of the park, only limited work can be accomplished.

East End Complex - Retail Build-Out: Alterations planned by Zia's Restaurant have been reviewed, allowing construction on the space at 14th and O Streets to begin this fall. The owner of Magpie Café at 14th and R Streets has opened its second location, Yellowbird Café • Bakery, in the space previously leased to Baladi Gourmet Coffee. The remaining 1,236 SF of never before leased space at this corner continues to be advertised as available for lease.

Library and Courts Building Renovation: Renovation of this historic 1928 building, including fire, life safety, infrastructure improvements, and rehabilitation of historically significant architectural elements, is approximately 83 percent complete, and should be fully complete by the end of 2012. The California State Library and the California Courts will begin reoccupying the building in early 2013, and will likely take from three to six months to fully complete their respective moves.

Tom Kigar from CADA inquired about other projects in State-owned buildings DGS may be planning to undertake. Pella McCormick shared that many of the State buildings in the Capitol Area are of an older vintage and in need of upgrades. Mr. Mugartegui also spoke about the status of a number of State-owned buildings in the area and stated DGS will be revisiting the infrastructure studies completed for the Jesse M. Unruh and the Resources Buildings.

b. CADA Housing Update

Tom Kigar, Capitol Area Development Authority

Todd Leon, Capitol Area Development Authority

Capitol Lofts: CADA has entered into a Disposition and Development Agreement (DDA) with CFY Development for rehabilitation of the Building and Grounds building into commercial space at the corner of 11th and R Streets. Plans for full development of the site, which will include 116 residential units in total, with 86 of the proposed units affordable and marketed toward artists, have been submitted to the City of Sacramento. The developer received \$18 million in Low Income Housing Tax Credits and is currently seeking the balance of the financing needed to begin construction on the project in December 2012.

Annual Sacramento Chamber of Commerce Study Mission: Todd Leon gave an overview of the chamber event, which he attended earlier this month in Denver, Colorado. Mr. Leon, along with other Sacramento representatives, was able to meet with staff of Denver Bike Share, an established city-wide bike share program serving downtown Denver, and was enthusiastic about using the Denver program as a model for creating a similar bike program in Sacramento's Central City. Mr. Leon feels one of the major challenges will be to identify funding to support the creation of such a program in Sacramento.

R Street Streetscape Implementation Plan – Phase II - 16th-18th Streets: This phase of the streetscape plan is currently being designed and, once complete, CADA will begin seeking the funding necessary to undertake the build out.

East End Gateway Sites: Mr. Kigar gave a brief history of the East End Gateway sites and an overview of the projects planned along 16th Street. Mr. Kigar acknowledged the State's role in supplying the land for the development to occur, and emphasized what a tremendous impact the mixed-use projects will have along this corridor once they are complete.

4. Public Comment

With no further business, the meeting was adjourned at 9:04 a.m. No December 2012 TAC meeting is scheduled, and since the Governor has not yet signed the bill extending the sunset date of the Capitol Area Committee (CAC) beyond 2012, the DGS has not yet created a 2013 schedule for CAC and TAC meetings. If the bill is signed and the sunset date extended, a 2013 schedule will be forwarded to the DGS' regular CAC/TAC distribution list in the near future.

Following adjournment of the meeting, CADA staff provided a tour of the East End Gateway 2 and 3 construction sites for those interested.