

### **Board of Directors**

Ann Bailey, Chair  
Bob Lagomarsino, Vice-Chair  
Steven Maviglio, Member  
Randall Winston, Member  
Nick Avdis, Member  
Jill Azevedo, Acting 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

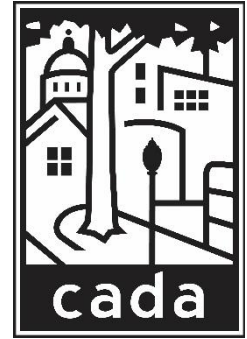
Phone: (916) 322-2114

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

## **AGENDA REGULAR MEETING THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS**

**FRIDAY, AUGUST 21, 2020  
10:00 A.M.**

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



**In light of COVID-19 restrictions on public gatherings, the Board and Members of the Public are invited to participate via ZOOM.**

### **To join via Zoom:**

**Go to:** <https://zoom.us/join>

**Or join by phone:** (669) 900-9128 (Pacific Coast)

Find your local number: <https://zoom.us/u/acmxhQbp2e>

**Meeting ID:** 822 6076 3209

**Request Password (prior to start of meeting):**

[jazevedo@cadanet.org](mailto:jazevedo@cadanet.org)

- 1. Roll Call**
- 2. Approval of Minutes: July 16, 2020**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. Annual Affirmation of Delegation of Investment Authority to the City Treasurer**

*Recommended Action:* Adopt resolution affirming delegation of investment authority to the City Treasurer.

Contact: Noelle Mussen, Finance Director

- 6. Ombudsman Report Presented by: Betty Gwiazdon, CADA Ombudsman**

- 7. 1420 O Street – Ratification of Executive Director's Declaration of Emergency**

*Recommended Action:* Adopt resolution ratifying the Executive Director's emergency action authorizing CADA to enter into contracts with Elite Service Experts, Inc. for the repair of gas leaks at 1420 O Street in the amount of \$231,000

Contact: Marc de la Vergne, Deputy Executive Director

- 8. 1717 S Street Project Funding Loan**

*Recommended Action:* Adopt resolution authorizing the Executive Director to amend loan documents between CADA and the 1717 S Street Investors, LP (Development Partnership) to increase the loan amount from \$3,000,000 to an amount not to exceed \$3,300,000 to provide project gap financing and amend the FY 2020/21 budget to account for the new Development Partnership loan.

Contacts: Todd Leon, Development Director

Wendy S. Saunders, Executive Director

## 9. Creative Crosswalks Case Study

*Recommended Action:* Review and Comment

Contacts: Renée Funston, Development Manager

Marc de la Vergne, Deputy Executive Director

### **CONSENT CALENDAR (ITEM 10)**

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

#### **10. CADA Flex Plan and CalPERS Health Employer Contributions**

*Recommended Action:* Adopt resolutions approving setting the 2021 CADA Flex Plan and CalPERS Health Contributions

Contact: Jill Azevedo, Human Resources Manager

## 11. CLOSED SESSION

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

Law v. CADA: Case No. 34-2020-00281476

## 12. 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. Roosevelt Park (1619 9th Street)
- E. O Street Streetscape (7th – 17th Streets)
- F. Other Neighborhood Improvements
- G. The Vantage (Site 21 - Southwest Corner of 14th and N Streets)
- H. CADA Courtyard Site (1322 O Street):
- I. R Street PBID
- J. R Street Affordable Housing (1717 S Street) See Agenda Item

## 13. Transmittals

- A. Ombudsman Report: June/July 2020
- B. Apartment Status Report: June/July 2020
- C. Affordable Housing Report: June/July 2020
- D. Commercial Leases/Vacancies: None
- E. CADA Neighborhood Incident Report: June/July 2020
- F. Contracts Log: June/July 2020
- G. City Treasurer Monthly Investment Report: See Agenda Item 5

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

## 15. 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.