

**Board of Directors**

Ann Bailey, Chair  
Bob Lagomarsino, Vice-Chair  
Randall Winston, Member  
Nick Avdis, Member  
Vacant, 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

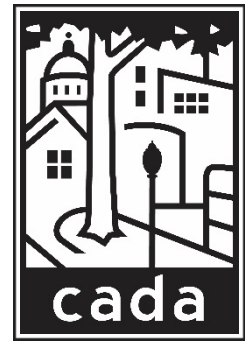
Phone: (916) 322-2114

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

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

**FRIDAY, October 16, 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:** 813 9483 3402

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

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

- 1. Roll Call**
- 2. Approval of Minutes: October 2, 2020 Special Meeting [CADA/CACDC]**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. CADA 2020 Tax Allocation Bond**

*Recommended Action:* Adopt resolution of the Authority:

AUTHORIZING THE ISSUANCE OF ITS TAX ALLOCATION REVENUE BONDS, SERIES 2020 (FEDERALLY TAXABLE); AUTHORIZING AND DIRECTING EXECUTION OF AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, AN OFFICIAL STATEMENT AND A CONTINUING DISCLOSURE CERTIFICATE; AUTHORIZING DISTRIBUTION OF THE OFFICIAL STATEMENT; AUTHORIZING THE SALE OF BONDS; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO

Contacts: Wendy Saunders, Executive Director  
Noelle Mussen, Finance Director

**CONSENT CALENDAR (ITEMS 6 through 7)**

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.

**6. Authorization to Amend Board Resolution for the 1322 O Street Affordable Housing Project**

*Recommended Action:* The Board amend Resolution No. 20-27 adopted at the September 18, 2020 Board Meeting by adding the language, "and to authorize an allocation of \$78,260 from the Development Reserves".

Contacts: Renée Funston, Development Manager  
Tom Kigar, Special Projects Director  
Wendy S. Saunders, Executive Director

## 7. Leave to Present a Late Insurance Claim

*Recommended Action:* Staff recommends the Board direct the Executive Director to approve the applications for leave to present a late claim from Pinar Buyuk based on her claim that she suffers from medical conditions which prevented her from meeting the claims deadline.

Contact: Jill Azevedo, Human Resources & Risk Manager

## 8. CLOSED SESSION

### A. CONFERENCE WITH LABOR NEGOTIATOR (Pursuant to Government Code Section 54957.5

(a))

Unrepresented Employee: Executive Director

Agency Designated Representative: Ann Bailey

## 9. Executive Director Compensation

### 10. 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. Site 21 - Southwest Corner of 14th and N Streets
- H. 1322 O Street: See Agenda Item 5
- I. R Street PBID
- J. R Street Affordable Housing (1717 S Street)

### 11. Transmittals

- A. Ombudsman Report: September 2020
- B. Apartment Status Report: September 2020
- C. Affordable Housing Report: September 2020
- D. Commercial Leases/Vacancies: None
- E. CADA Neighborhood Incident Report: September 2020
- F. Contracts Log: September 2020
- G. Financial Report: September 2020
- H. City Treasurer Monthly Investment Report August 2020

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

## 13. Adjournment

Approved for Transmittal:



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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 JILL AZEVEDO, ACTING 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.