

### **Board of Directors**

Ann Bailey, Chair  
Bob Lagomarsino, Vice-Chair  
Nick Avdis, Member  
Emily Baime Michaels, Member  
Randall Winston, 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

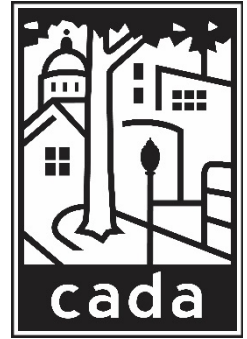
Web: [www.cadanet.org](http://www.cadanet.org)

## **AGENDA REGULAR MEETING**

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

**FRIDAY, APRIL 16, 2021  
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/j/9009128>

**Meeting ID:** 822 1353 3937

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

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

- 1. Roll Call**
- 2. Approval of Minutes: March 19, 2021 Regular Meeting**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. Ratification of Change Order to Contract C21-040 with RF MacDonald for Boiler Maintenance and Repairs**

*Recommended Action:* Adopt resolution ratifying the Executive Director's action approving a change order to maintenance contract C21-040 with RF MacDonald in the amount of \$25,000 for Boiler Maintenance and Repairs

Contact: Frank Czajka, Construction Manager

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

*Recommended Action:* Staff recommends 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

Contact: Renée Funston, Development Manager  
Tom Kigar, Director of Special Project  
Wendy S. Saunders, Executive Director

- 7. Appointment of CADA's Board Member**

*Recommended Action:* For Discussion Only

Contact: Wendy Saunders, Executive Director

## 8. CLOSED SESSION

### A. CONFERENCE WITH REAL ESTATE NEGOTIATORS (Pursuant to Government Code Section 54957.8)

APN: 006-0233-001 and 006-0233-027

Under negotiation: Lease of Real Property

Party to the negotiations: Wendy Saunders, Marc de la Vergne, Diana Rutley

## 9. 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. O Street Streetscape (7th – 17th Streets)
- E. Other Neighborhood Improvements
- F. 1322 O Street: See Agenda Item 8
- G. R Street Affordable Housing (1717 S Street)

## 10. Transmittals

- A. Ombudsman Report: March 2021
- B. Apartment Status Report: March 2021
- C. Affordable Housing Report: March 2021
- D. Commercial Leases/Vacancies: None
- E. CADA Neighborhood Incident Report: March 2021
- F. Contracts Log: March 2021
- G. Financial Report: March 2021
- H. City Treasurer Monthly Investment Report: February 2021
- I. CADA ADA Accessibility Program Report

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

## 12. 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 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.