

**Board of Directors**

Ann Bailey, Chair  
Bob Lagomarsino, Vice-Chair  
Nick Avdis, Member  
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Jill Azevedo, Acting Board Secretary

**CADA/CACDC Administration**

Wendy Saunders, Executive Director (CADA)/President (CACDC)  
Marc de la Vergne, Deputy Executive Director (CADA)/Vice President (CACDC)  
Noelle Mussen, Finance Director (CADA)/Chief Financial Officer (CACDC)  
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 AND**  
**THE CAPITOL AREA COMMUNITY**  
**DEVELOPMENT CORPORATION**  
**BOARD OF DIRECTORS**

**FRIDAY, JUNE 19, 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> and click "Join a Meeting"  
**To join by phone:** (669) 900-9128 (Pacific Coast)  
Find your local number: <https://zoom.us/j/81720251905>  
**Meeting ID:** 817 2025 1905  
**Request Password (prior to start of meeting):**  
[jazevedo@cadanet.org](mailto:jazevedo@cadanet.org)

- 1. Roll Call**
- 2. Approval of Board Meeting Minutes: May 15, 2020 [CADA] and November 13, 2019[CACDC]**
- 3. Chair's Oral Report**
- 4. Executive Director/President's Report**
- 5. [CADA] FY 2020-2021 General Operations Budget and Capital Investment Program Budget**

*Recommended Action:* Adopt resolution approving the FY 2020-2021 General Operations Budget, Capital Investment Program Budget and Designated Reserves, and affirming the Executive Director's budget authority.

Contact: Noelle Mussen, Finance Director [CADA]

**CONSENT CALENDAR (ITEMS 6 THROUGH 8)**

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. [CADA] FY 2020-2021 Salary Range Limit Schedule**

*Recommended Action:* Adopt resolution approving the FY 2020-2021 Salary Range Limit Schedule.  
Contact: Jill Azevedo, Human Resources Manager [CADA]

## **7. [CADA] Workers' Compensation Insurance Policy**

*Recommended Action:* Adopt resolution renewing CADA's workers' compensation insurance policy with the Berkshire Hathaway Homestate Companies (BHHC) for FY 2020-2021 (July 1, 2020 through June 30, 2021).

Contact: Jill Azevedo, Human Resources Manager [CADA]

## **8. [CADA] FY 2020-2021 Network Administration Contract**

*Recommended Action:* Adopt resolution awarding a consulting contract to Network Design Associates for Network Maintenance Services.

Contact: Noelle Mussen, Finance Director [CADA]

## **9. [CACDC] TOD Loan for 1322 O Street Affordable Housing Project**

*Recommended Action:* Adopt a resolution authorizing the CACDC President to apply for a Partnership loan up to \$7 Million, and to enter into and execute loan documents and the Standard Agreement from the California Department of Housing and Community Development Transit-Oriented Development (TOD) Housing Program in connection with the loan, in order to provide the Partnership with gap financing for its 1322 O Street Affordable Housing Project.

Contact: Renée Funston, Development Manager [CADA]

Tom Kigar, Special Projects Director [CADA]

Wendy S. Saunders, Executive Director [CADA], President [CACDC]

## **10. [CADA] CLOSED SESSION**

### **A. CONFERENCE WITH REAL ESTATE NEGOTIATORS (Pursuant to Government Code Section 54957.6 (a))**

Properties: 006-0223-021

Under negotiation: Price and terms of sale

## **11. 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) See Agenda Item 10
- H. CADA Courtyard Site (1322 O Street): See Agenda Item 9
- I. R Street PBID
- J. R Street Affordable Housing (1717 S Street)
- K. R Street Parking Structure (8th/9th Streets)

## **12. Transmittals**

- A. Ombudsman Report: May 2020
- B. Apartment Status Report: May 2020
- C. Affordable Housing Report: May 2020
- D. Commercial Leases/Vacancies: None
- E. CADA Neighborhood Incident Report: April/May 2020
- F. Contracts Log: May 2020
- G. Financial Report: No Report
- H. City Treasurer Monthly Investment Report April 2020
- I. 2020 -2021 CADA Business Plan

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

**14. Adjournment**

**Approved for Transmittal:**

A handwritten signature in cursive script that reads "Wendy Saunders".

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**Wendy S. Saunders**  
**Executive Director [CADA]/President [CACDC]**

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.