

Board of Directors

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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

AGENDA REGULAR MEETING
THE CAPITOL AREA DEVELOPMENT
AUTHORITY AND
THE CAPITOL AREA COMMUNITY
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS

FRIDAY, DECEMBER 18, 2020
10:00 A.M.
CADA ADMINISTRATIVE OFFICE
1522 14TH 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/83435179437>

Meeting ID: 834 3517 9437

Request Password (prior to start of meeting):

jazevedo@cadanet.org

1. Roll Call

2. Approval of Minutes: October 16, 2020 [CADA], and October 2, 2020 [CACDC]

3. [CADA] Chair's Oral Report

4. [CADA] Election of Vice Chair

Recommended Action: Accept nomination. Close nominations. Election.

5. [CADA] 2021 Board Committee Appointments

Recommended Action: By motion, express concurrence with the proposed 2021 Board Committee appointments.

6. [CADA] Executive Director's Oral Report

7. [CADA] Audited Financial Reports – Fiscal Year 2019/2020

Recommended Action: Adopt resolutions accepting and releasing financial reports audited by Cohn Reznick LLP.

Contact: Noelle Mussen, Finance Director



[CADA] CONSENT CALENDAR (ITEMS 8 - 9)

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.

8. Employee Handbook

Recommended Action: Adopt resolution approving the 2021 Employee Handbook.
Contact: Jill Azevedo, Human Resources Manager

9. 2021 Board Meetings and Committee Meetings Schedules

Recommended Action: Adopt resolutions approving the 2021 Board Meetings and Committee Meetings Schedules.
Contact: Jill Azevedo, Human Resources Manager/Acting Board Secretary

10. [CADA] FY 2020/2021 Mid-Year Budget Revisions of the General Operations Budget and Capital Investment Program Budgets, Including Assessment of Fund Balances

Recommended Action: Adopt resolution approving mid-year revisions to the General Operations Budget and Capital Investment Program Budgets.

Contact: Noelle Mussen, Finance Director [CADA]

11. [CADA] 1322 O Street – Authorization to Amend Contract with Civil Engineer for 1322 O Street Affordable Housing Project

Recommended Action: Adopt resolution approving authorization to amend the contract with civil engineer for the 1322 O Street Affordable Housing Project

Contact: Renee Funston, Development Manager [CADA]
Tom Kigar, Director of Special Projects [CADA]
Wendy S. Saunders, Executive Director [CADA]

12. [CADA] Five-Year Capital Improvements Program (CIP) Midyear Report

Recommended Action: Review and Comment.

Contact: Frank Czajka, Construction Manager [CADA]

13. [CADA/CACDC] Extension of Administrative Services Agreement

Recommended Action: Adopt a resolution approving extension of the Administrative Services Agreement between CADA and CACDC.

Contact: Wendy S. Saunders, Executive Director (CADA), President (CACDC)

14. [CADA] CLOSED SESSION

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

Property: 006-0223-021

Under negotiation: Price and terms of sale

Party to the negotiations: D&S Development

15. Oral Staff Reports/Updates

- A. Downtown Sacramento Partnership: See Agenda Item 6
- B. Downtown Sacramento Revitalization Corporation: See Agenda Item 6
- C. Midtown Association: See Agenda Item 6
- D. O Street Streetscape (7th – 17th Streets)
- E. Other Neighborhood Improvements
- F. Site 21 - Southwest Corner of 14th and N Streets): See Agenda Item 12
- G. CADA Courtyard Site (1322 O Street): See Agenda Item 11
- H. R Street PBID
- I. R Street Affordable Housing (1717 S Street)

16. [CADA] Transmittals

- A. Business Plan Mid-Year Update
- B. Ombudsman Report: October/November 2020
- C. Apartment Status Report: October/November 2020
- D. Affordable Housing Report: October/November 2020
- E. Commercial Leases/Vacancies: None
- F. CADA Neighborhood Incident Report: October 2020
- G. Contracts Log: October 2020
- H. Financial Report: See Agenda Item 7
- I. City Treasurer Monthly Investment Report: October 2020

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

18. 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.