

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

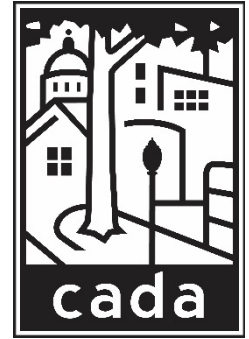
Phone: (916) 322-2114

Web: www.cadanet.org

AGENDA REGULAR MEETING THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

**FRIDAY, JUNE 25, 2021
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/join>

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

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

Meeting ID: 823 0448 5191

Request Password (prior to start of meeting):

jazevedo@cadanet.org

- 1. Roll Call**
- 2. Approval of Minutes: May 27, 2021 (Special Meeting)**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. Appointment of CADA's Board Member**

Recommended Action: Reappointment of Bob Lagomarsino to the CADA Board-appointed Position

Contact: Wendy Saunders, Executive Director

- 6. FY 2021-2022 General Operations Budget and Capital Investment Program Budget**

Recommended Action: Adopt resolutions approving the FY 2021-2022 General Operations Budget, Capital Investment Program Budget and Designated Reserves, and affirming the Executive Director's budget authority.

Contact: Noelle Mussen, Finance Director

- 7. FY 2021-2022 Salary Range Limit Schedule and Salary Survey**

Recommended Action: Adopt resolution approving the FY 2021-2022 Salary Range Limit Schedule.

Contact: Jill Azevedo, Human Resources Manager

CONSENT CALENDAR (ITEMS 8 THROUGH 11)

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. Workers' Compensation Insurance Policy

Recommended Action: Adopt resolution renewing CADA's workers' compensation insurance policy with the Berkshire Hathaway Homestate Companies (BHHC) for FY 2021-2022 (July 1, 2021 through June 30, 2022).
Contact: Jill Azevedo, Human Resources Manager

9. FY 2021-2022 Network Administration Contract

Recommended Action: Adopt resolution awarding a consulting contract to Network Design Associates for Network Maintenance Services.
Contact: Noelle Mussen, Finance Director

10. Auditor Contract Agreement

Recommended Action: Adopt resolution authorizing the Executive Director to enter into a contract with CohnReznick LLP for Independent Audit Services and Tax Credit Consulting Services for CADA's results of operations for fiscal year 20-21, with four optional one-year extensions for FY 2021-22, FY 2022-23, FY 2023-24 and FY 2024-25.
Contact: Noelle Mussen, Finance Director

11. FY 2021-2022 Security Patrol Service Contract

Recommended Action: Adopt resolution extending the Security Patrol Service contract with Lyons Security Service, Inc.
Contact: Merri Stutes, Resident Services Manager
Tara Gandara, Office & Contracts Manager

12. FY 2021-2022 Maintenance Services Contracts

Recommended Action: Adopt resolutions awarding the Maintenance Services contracts for Landscape and Lawn Care Service, Vacant Apartment Cleaning/Emergency Water Extraction, and Floor Covering Repair and Replace.

Contact: Tara Gandara, Office & Contracts Manager

13. Brannan Court and Lombard Roof Replacement Project

Recommended Action: Adopt a resolution authorizing the Executive Director to enter into a construction contract for the Roof Replacement Project at 1500 N St & 1317 15th Street with Clark Roofing Inc. in the amount of \$238,236.76

Contact: Frank Czajka, Construction Manager
Tom Van Syoc, Facilities Maintenance Manager

14. CLOSED SESSION

A. CONFERENCE WITH LABOR NEGOTIATOR (Pursuant to Government Code Section 54957.6 (a))

Unrepresented Employee: Executive Director

Agency Designated Representative: Ann Bailey

15. Executive Director Compensation

16. 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
- G. R Street Affordable Housing (1717 S Street)

17. Transmittals

- A. Ombudsman Report: May 2021
- B. Apartment Status Report: May 2021
- C. Affordable Housing Report: May 2021
- D. Commercial Leases/Vacancies: None
- E. CADA Neighborhood Incident Report: May 2021
- F. Contracts Log: May 2021
- G. City Treasurer Monthly Investment Report: April 2021

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

19. 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.