

## Board of Directors

Ann Bailey, Chair  
Bob Lagomarsino, Vice-Chair  
Emily Baime Michaels, Member  
Nick Avdis, Member  
VACANT, Member  
Tara Gandara, 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 22, 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: 821 5906 2829

To Request Meeting Password or Submit Written Public Comments (prior to start of meeting):

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

#### 1. Roll Call

#### 2. Approval of Minutes: September 17, 2021

#### 3. Chair's Oral Report

#### 4. Executive Director's Oral Report

#### 5. Dean Apartments Electrical Upgrade Project - Change Orders

*Recommended Action:* Staff recommends the Board adopt a resolution authorizing the Executive Director to approve two change orders to construction contract C21-090 with Buskirk Construction in the amount of \$40,060 for the Dean Electrical Upgrade Project. (Change order #1 \$15,060.00, Change order #2 \$25,000.00)

Contact: Frank Czajka, Construction Manager

#### 6. Retired Annuitant Appointment – Tom Van Syoc

*Recommended Action:* Staff recommends that the Board adopt a resolution entitled "Retired Annuitant Appointment" which authorizes the appointment of Tom Van Syoc as a Retired Annuitant effective November 1, 2021.

Contact: Jill Azevedo, Human Resources & Risk Manager

**7. Agreement Between the City of Sacramento and the Capitol Area Development Authority to Grant Funds for the Preliminary Design, Engineering and Environmental Documentation for the Capitol Mall Revitalization**

*Recommended Action:* Staff recommends that the Board adopt a resolution authorizing staff to enter into an agreement with the City of Sacramento to grant funds for the preliminary design, engineering and environmental documentation for the revitalization of Capitol Mall.

Contact: Marc de la Vergne, Deputy Executive Director

**CONSENT CALENDAR (ITEM 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.

**8. Authorization of Teleconference Meetings of CADA Legislative Bodies Pursuant to the Ralph M. Brown Act**

*Recommended Action:* Adopt resolution Ratifying the Proclamation of a State of Emergency by Governor Gavin Newsom (March 4, 2020) as Applicable in CADA's Jurisdiction and Authorizing Teleconference Meetings of CADA Legislative Bodies Pursuant to the Ralph M. Brown Act

Contact: Tara Gandara, Contracts and Office Manager/Board Secretary

**9. CLOSED SESSION**

**A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (GOVT CODE §54956.8)**

CADA Negotiators: Todd Leon, Development Director, Wendy Saunders, Executive Director  
Negotiating Parties: Jeremy Bangs and Amy L. Bangs, as Trustees of The Bangs Revocable Living Trust  
Property: Sacramento County APN 009-0153-020  
Under Negotiation: Price and Terms

**B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (GOVT CODE §54956.8)**

CADA Negotiators: Todd Leon, Development Director, Wendy Saunders, Executive Director  
Negotiating Parties: Crabtree Revocable Living Trust and the Clifford & Rosemarie McClure Revocable Living Trust  
Property: Sacramento County APNs 009-0151-006, -007, and -008  
Under Negotiation: Price and Terms

**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. O Street Streetscape (7th – 17th Streets)
- E. Other Neighborhood Improvements
- F. Energy Conservation
- G. 1322 O Street – Sonrisa
- H. R Street Affordable Housing (1717 S Street – ARY Place)

**11. Transmittals**

- A. Ombudsman Report: September 2021
- B. Apartment Status Report: September 2021
- C. Affordable Housing Report: September 2021
- D. Commercial Leases/Vacancies: None
- E. CADA Neighborhood Incident Report: September 2021

- F. Contracts Log: September 2021
- G. Financial Report: September 2021
- H. City Treasurer Monthly Investment Report: August 2021

**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 TARA GANDARA, 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.