

**Board of Directors**

Ann Bailey, Chair  
Bob Lagomarsino, Vice-Chair  
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**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, MAY 14, 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> and click "Join a Meeting"  
**To join by phone:** (669) 900-9128 (Pacific Coast)  
Find your local number: <https://zoom.us/j/82744373372>  
**Meeting ID:** 827 4437 3372  
**Request Password (prior to start of meeting):**  
[jazevedo@cadanet.org](mailto:jazevedo@cadanet.org)

- 1. Roll Call**
- 2. Approval of Board Meeting Minutes: April 16, 2021 [CADA]**
- 3. Chair's Oral Report**
- 4. Executive Director/President's Report**
- 5. [CADA] FISCAL YEAR 2021-2022 MARKET RATE RENT SCHEDULE**

*Recommended Action:* Adopt a resolution approving the following items for implementation in FY 2021-2022:

1. FY 21-22 Proposed Market-Rate Rent Schedule
2. Rent Increase Limit for Continuing Market-Rate Residents
3. Lease Term Premiums for New and Continuing Residents

Contacts: Diana Rutley, Property Manager [CADA]

**[CADA] CONSENT CALENDAR (ITEMS 6 & 7)**

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. FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP) REPORT**

*Recommended Action:* For review and comment only.

Contact: Frank Czajka, Construction Manager

## CONSTENT CALENDAR CONT.

### 7. RATIFICATION OF CHANGE ORDERS TO VARIOUS MAINTENANCE CONTRACTS

*Recommended Action:* Adopt a resolution ratifying the Executive Director's action approving change orders to the following maintenance contracts:

- C20-016 - 2 Go Building Maintenance in the amount of \$90,000.00 for Vacant Apartment Cleaning/Emergency Water Extraction/Floor Cleaning Services
- C20-019 - Advance Integrated Pest Management in the amount of \$34,500.00 for Bed Bug Heat Treatments
- C20-089 - Belfor USA Group, Inc. in the amount of \$60,000.00 for Asbestos Abatement
- C21-035 - Delk Pest Control in the amount of \$52,000.00 for K-9 Bed Bug inspection.
- C20-015 - RCO Flooring (California Renovations) in the amount of \$75,000.00 for Floor Covering Repair/Replacement.
- C20-014 - Elite Service Experts in the amount of \$116,000.00 for Landscape and Lawn Care Services

Contacts: Tom Van Syoc, Facilities Maintenance Manager [CADA]  
Frank Czajka, Construction Manager [CADA]

### 8. [CADA] GENERAL CONTRACTOR CONTRACT FOR 10<sup>TH</sup> STREET COMMERCIAL FACADES AND STREETScape IMPROVEMENTS PROJECT

*Recommended Action:* Adopt a resolution authorizing the Executive Director to approve the construction contract with B&M Builders and authorize an allocation of \$175,000 from the Capital Improvements Reserve for the 10<sup>th</sup> Street Commercial Facades and Streetscapes Improvements Projects

Contacts: Renee Funston, Development Manager [CADA]  
Marc de la Vergne, Deputy Executive Director [CADA]

### 9. [CADA/CACDC] 1322 O STREET PROJECT

*Recommended Action:* **Item continued to the May 27<sup>th</sup> Special Board Meeting**

Contacts: Renee Funston, Development Manager [CADA]  
Tom Kigar, Special Projects Director [CADA]

### 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: See Agenda Item 8
- F. 1322 O Street: See Agenda Item 9
- G. R Street Affordable Housing (1717 S Street)

### 11. Transmittals

- A. Ombudsman Report: April 2021
- B. Apartment Status Report: April 2021
- C. Affordable Housing Report: April 2021

- D. Commercial Leases/Vacancies: None
- E. CADA Neighborhood Incident Report: April 2021
- F. Contracts Log: April 2021
- G. Financial Report: April 2021
- H. City Treasurer Monthly Investment Report: March 2021
- I. CADA Business Plan

**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 [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.