

### **Board of Directors**

Ann Bailey, Chair  
Bob Lagomarsino, Vice-Chair  
Emily Baime Michaels, Member  
Nick Avdis, Member  
Jose Bodipo-Memba, 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, JUNE 24, 2022  
10:00 A.M.**

**CADA ADMINISTRATIVE OFFICE  
1522 14<sup>TH</sup> STREET, SACRAMENTO, CA 95814**



**The Board and Members of the Public are  
invited to participate via ZOOM or in person.**

#### **To join via Zoom:**

**Go to:** <https://zoom.us/join>

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

Find your local number:

<https://us02web.zoom.us/j/kcoHLfF55h>

**Meeting ID: 831 4027 8075**

**Request Password (prior to start of meeting):**

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

#### **1. Roll Call**

#### **2. Cypress – Amendment to Disposition and Development Agreement (14th & N Project, Formerly Site 21)**

*Recommended Action:* Staff recommends that the Board adopt a resolution approving an Amendment to the Disposition and Development Agreement for Cypress with West Broadway 2019 Investments LLC.

Contact: Renee Funston, Development Manager  
Tom Kigar, Special Projects Development Director  
Wendy Saunders, Executive Director

#### **3. FY 2022-2023 General Operations Budget and Capital Investment Program Budget**

*Recommended Action:* Adopt resolutions approving the FY 2022-2023 General Operations Budget, Capital Investment Program Budget and Designated Reserves, and affirming the Executive Director's budget authority.

Contact: Noelle Mussen, Finance Director

#### **4. Approval of Minutes: May 20, 2022**

#### **5. Chair's Oral Report**

#### **6. Executive Director's Oral Report**

#### **7. Five-Year Capital Improvements Program (CIP) Needs Assessment**

*Recommended Action:* For review and information only.

Contact: Russ Juneau, Facilities Manager  
Frank Czajka, Construction Manager

#### **8. FY 22-23 Market-Rate Apartment Rent Schedule**

*Recommended Action:* By resolution, approve the following items for implementation in FY 22-23:

1. FY 22-23 Proposed Market-rate Rent Schedule
2. Rent increase limit for continuing market-rate residents
3. Lease term premiums for new and continuing residents

Contact: Tama Harville, Leasing Services Manager

**9. Agreement between the State of California Department of General Services, the State of California Natural Resources Agency, and the Capitol Area Development Authority Related to CNRA Outdoor Temporary Art Program**

*Recommended Action:* Staff recommends that the Board adopt a resolution authorizing the Executive Director to execute an agreement between the State of California's Department of General Services (DGS), the State of California Natural Resources Agency (CNRA) and the Capitol Area Development Authority related to CNRA Outdoor Temporary Art Program.

Contact: Karen Ulep, Marketing & Creative Services Manager

**10. Rejection of Bids and Short-Term Extension of Contract with Republic Service, Inc.**

*Recommended Action:* Staff recommends the Board take the following actions:

1. Adopt a resolution to reject all bids received for the "Fiscal Year 2022-2023 FY Waste Removal – Various Locations" project, and
2. Adopt a resolution authorizing the Executive Director to enter into a First Amendment to the contract with Republic Services, Inc. to extend the contract by up to 120 days.

Contact: Marc de la Verge, Deputy Executive Director  
Merri Stutes, Resident Services Manager

**CONSENT CALENDAR (ITEMS 11 THROUGH 14)**

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.

**11. FY 2022-2023 Network Administration Contract**

*Recommended Action:* Staff recommends that the Board adopt a resolution awarding the FY 2022-2023 Network Administration contract to Network Design Associates in an amount not to exceed \$106,000.

Contact: Noelle Mussen, Finance Director

**12. FY 2022-2023 Security Patrol Service Contract**

*Recommended Action:* Staff recommends that the Board, by resolution, award the FY 2022-2023 Security Patrol Service Contract to Lyons Security in an amount not-to-exceed \$164,800.

Contact: Merri Stutes, Resident Services Manager  
Tara Gandara, Contracts and Office Manager/ Board Secretary

**13. Workers' Compensation Insurance Policy**

*Recommended Action:* Staff recommends that the Board adopt a resolution authorizing the renewal of CADA's workers' compensation policy with the Berkshire Hathaway Homestate Companies (BHHC) for the 2022 Policy Year (July 1, 2022 through June 30, 2023).

Contact: Jill Azevedo, Human Resources Manager

**14. 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

**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. Energy Conservation
- F. Other Neighborhood Improvements
- G. 10th Street Commercial
- H. 1322 O Street – Sonrisa
- I. 14th & N – The Cypress: See Agenda Item 2
- J. 1717 S Street – ARY Place

**16. Transmittals**

- A. Ombudsman Report: May 2022
- B. Apartment Status Report: May 2022
- C. Affordable Housing Report: May 2022
- D. Commercial Leases/Vacancies: May 2022
- E. CADA Neighborhood Incident Report: May 2022
- F. Contracts Log: May 2022
- G. Financial Report: See Item 9
- H. City Treasurer Monthly Investment Report: April 2022

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

**18. 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.