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: <u>www.cadanet.org</u>

AGENDA REGULAR MEETING

THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

FRIDAY, JUNE 24, 2022 10:00 A.M. CADA ADMINISTRATIVE OFFICE 1522 14TH 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/u/kcoHLfF55h Meeting ID: 831 4027 8075 Request Password (prior to start of meeting): 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.

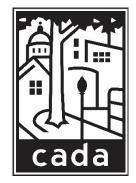
Contact: Noelle Mussen, Finance Director

- 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-toexceed \$164,800.

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

13. Workers' Compensation Insurance Policy

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
econference Meetings of CADA Legislative Bodies Pursuant to the
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:

Wendy Sounders

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.