

## **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

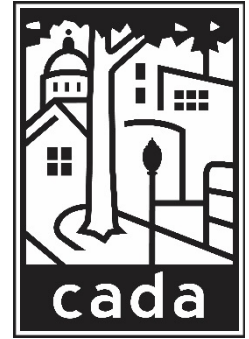
Phone: (916) 322-2114  
Web: [www.cadanet.org](http://www.cadanet.org)

## **AGENDA REGULAR MEETING**

### **THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS**

**FRIDAY, MAY 20, 2022  
10:00 A.M.**

**CADA MAINTENANCE WAREHOUSE  
701 S STREET  
SACRAMENTO, CA 95811**



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

This meeting will include a brief tour of the CADA Maintenance Warehouse. Members of the public attending in person are invited to participate in the tour.

### **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/kcoHLf55h>  
**Meeting ID:** 835 0818 8065  
**Request Password (prior to start of meeting):**  
[tgandara@cadanet.org](mailto:tgandara@cadanet.org)

- 1. Roll Call**
- 2. Approval of Minutes: April 15, 2022**
- 3. Chair's Oral Report**
  - Oath of Office for Board Member Jose Bodipo-Memba
- 4. Executive Director's Oral Report and Warehouse Tour**
- 5. R Street Presentation**

*Recommended Action:* Review and comment.  
Contact: Todd Leon, Development Director

### **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. Approval of Change Orders to Various Maintenance Contracts**

*Recommended Action:* Staff recommends the Board adopt a resolution authorizing the Executive Director to approve change orders to the following maintenance contracts:

- C20-016 - 2 Go Building Maintenance, in the amount of \$80,000.00 for Vacant Apartment Cleaning/Emergency Water Extraction/Floor Cleaning Services

- C20-014 - Elite Service Experts, in the amount of \$100,000.00 for Landscape and Lawn Care Services
- C22-001 - RCO Flooring (California Renovations), in the amount of \$80,000.00 for Floor Covering Repair/Replacement.
- C22-022 - Miracle Method, in the amount of \$20,000.00 for Bathtub & Sink Refinishing
- C22-029- R.F. MacDonald Co., in the amount of \$50,000.00 for Boiler Repairs & Replacement

Contact: Russ Juneau, Facilities Maintenance Manager  
Frank Czajka, Construction & Rehabilitation Manager

## **7. 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

## **8. CLOSED SESSION**

### **A. CONFERENCE WITH LABOR NEGOTIATOR (Pursuant to Government Code Section 54957.5 (a))**

Unrepresented Employee: Executive Director  
Agency Designated Representative: Ann Bailey

## **9. Executive Director Compensation**

### **10. Oral Staff Reports/Updates**

- Downtown Sacramento Partnership: See Agenda Item 4
- Downtown Sacramento Revitalization Corporation: See Agenda Item 4
- Midtown Association: See Agenda Item 4
- O Street Streetscape (7th – 17th Streets)
- Energy Conservation
- CADA Business Plan
- Other Neighborhood Improvements
- 10th Street Commercial
- 1322 O Street – Sonrisa
- 14th & N – The Cypress
- 1717 S Street – ARY Place

### **11. Transmittals**

- Ombudsman Report: April 2022
- Apartment Status Report: April 2022
- Affordable Housing Report: April 2022
- Commercial Leases/Vacancies: April 2022
- CADA Neighborhood Incident Report: April 2022
- Contracts Log: April 2022
- Financial Report: April 2022
- City Treasurer Monthly Investment Report: March 2022
- CADA Business Plan

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

### **13. Adjournment**

**Approved for Transmittal:**

A handwritten signature in cursive script that reads "Wendy Saunders".

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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.