

Board of Directors

Ann Bailey, Chair
Emily Baimé Michaels, Vice-Chair
Nick Avdis, Member
Jose Bodipo-Memba, Member
Bob Lagomarsino, Member
Tara Gandara, Board Secretary

CADA Administration

Danielle Foster, Executive Director
Marc de la Vergne, Deputy Executive Director
Noelle Mussen, Finance Director
Todd Leon, Development Director

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

Web: www.cadanet.org

AGENDA REGULAR MEETING

THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

**FRIDAY, MAY 19, 2023
10:00 A.M.**

**CADA ADMINISTRATIVE OFFICE
1522 14TH STREET, SACRAMENTO, CA 95814**



**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: 883 7415 8509

Request Password (prior to start of meeting):

tgandara@cadanet.org

- 1. Roll Call and Just Cause/Emergency Teleconference Information (if applicable)**
- 2. Approval of Minutes: April 14, 2023**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. CADA Financial Forecast (FY 2023-2024 Through FY 2032-2033)**

Recommended Action: For information only. This report provides CADA's annual Ten-Year Financial Forecast for discussion as CADA plans its business priorities for Fiscal Year 23-24 through Fiscal Year 32-33.

Contact: Noelle Mussen, Finance Director

- 6. Capital Improvements Program (CIP) Status Report and Five-Year Needs Assessment**

Recommended Action: For review and information only.

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

- 7. Middle Income Housing Model and Program Policy**

Recommended Action: Adopt a resolution approving the Middle-Income Housing Model and Program Policy.

Contact: Danielle Foster, Executive Director
Todd Leon, Development Director

8. 1901 8th Street Middle Income Housing Loan and Regulatory Agreement

Recommended Action: Adopt a resolution authorizing CADA to provide a \$100,000 loan to the 1901 8th Street Limited Partnership pursuant to a promissory note secured by a deed of trust, and execute and record the necessary accompanying regulatory agreement for the provision of 72 low- and moderate-income housing units for 55 years.

Contact: Danielle Foster, Executive Director

9. Approval of Change Order to Various Maintenance Contracts

Recommended Action: Staff recommends the Board adopt a resolution ratifying the extension adjustments for maintenance contracts C20-014 & C22-001, and authorizing the Executive Director to enter into change orders for maintenance contracts C20-014, C22-001, and C22-022

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

10. CLOSED SESSION

A. CONFERENCE WITH REAL ESTATE NEGOTIATORS (Pursuant to Government Code Section 54956.8)

APN: 006-0233-026-0000

Under negotiation: price and terms of sale

Party to the negotiations: Danielle Foster, Marc de la Vergne, Todd Leon

B. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Pursuant to Government Code 54956.9(a))

Law v. CADA: Case No. 34-2020-00281476

C. PUBLIC EMPLOYEE EVALUATION (Pursuant to Government Code Section 54957(b))

Title: Executive Director

11. Oral Staff Reports/Updates

- A. Downtown Sacramento Partnership
- B. Downtown Sacramento Revitalization Corporation
- C. Midtown Association
- 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
- J. 1717 S Street – ARY Place
- K. CADA Strategic Plan

12. Transmittals

- A. Ombudsman Report: April 2023
- B. Apartment Status Report: April 2023
- C. Affordable Housing Report: April 2023
- D. Commercial Leases/Vacancies: May 2023
- E. CADA Neighborhood Incident Report: April 2023
- F. Contracts Log: April/May 2023
- G. Financial Report: See Item 5
- H. City Treasurer Monthly Investment Report: March 2023
- I. CADA Business Plan

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

14. Adjournment

Approved for Transmittal:



Danielle Foster, 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.