

### **Board of Directors**

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

### **CADA/CACDC Administration**

VACANT, Executive Director  
(CADA)/President (CACDC)  
Marc de la Vergne, Interim Executive  
Director (CADA)/Interim President  
(CACDC)/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, JANUARY 20TH, 2023  
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:** 896 0130 4773  
**Request Password (prior to start of meeting):**  
[tgandara@cadanet.org](mailto:tgandara@cadanet.org)



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

#### **2. Approval of Minutes: December 16, 2022 [CADA/CACDC]**

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

- Resolution honoring Tom Kigar on his retirement.

#### **4. Executive Director/President's Oral Report**

#### **5. [CADA] Audited Financial Statements – Fiscal Year 2021-2022**

*Recommended Action:* Adopt resolutions accepting and releasing financial reports audited by CohnReznick LLP.

Contact: Noelle Mussen, Finance Director

#### **6. [CACDC] Resolution Granting Contracting Authority To CACDC President**

*Recommended Action:* Adopt a resolution granting contracting authority to the President.

Contacts: Todd Leon, Development Director [CADA]  
Marc de la Vergne, Interim President [CACDC]

#### **7. [CADA/CACDC] Sonrisa Affordable Housing Project - Loan**

*Recommended Action:* Staff recommends the CADA Board of Directors and the CACDC Board of Directors adopt a joint resolution authorizing i) CADA to make a loan to CACDC sufficient to fund further electrical construction related to the HVAC system and authorizing an amendment to the CADA budget sufficient to fund the loan, and ii) authorizing the CACDC President to accept the loan.

Contacts: Renee Funston, Development Manager [CADA]  
Tom Kigar, Special Projects Director [CADA]  
Marc de la Vergne, Interim Executive Director [CADA], Interim  
President [CACDC]

**8. [CADA] Authorization of Teleconference Meetings of CADA Legislative Bodies Pursuant to the Ralph M. Brown Act**

*Recommended Action:* Adopt a 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 [CADA]

**9. [CADA] CLOSED SESSION**

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

APN: 006-0206-023

Under negotiation: Price and terms of payment

Party to negotiations: Marc de la Vergne, Interim Executive Director

Todd Leon, Development Director

Rick Bowles, Attorney

**10. 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
- J. 1717 S Street – ARY Place
- K. 2000 16th Street
- L. 805 R Street
- M. R Street Partnership

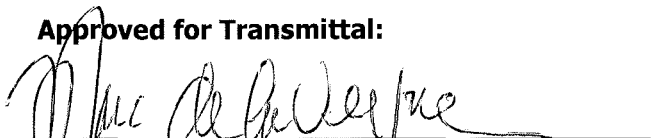
**11. Transmittals**

- A. Ombudsman Report: December 2022
- B. Apartment Status Report: December 2022
- C. Affordable Housing Report: December 2022
- D. Commercial Leases/Vacancies: January 2023
- E. CADA Neighborhood Incident Report: December 2022
- F. Contracts Log: January 2023
- G. Financial Report: December 2022
- H. City Treasurer Monthly Investment Report: November 2022

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

**13. Adjournment**

**Approved for Transmittal:**



**Marc de la Vergne, Interim 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.