

**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 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](http://www.cadanet.org)

**AGENDA REGULAR MEETING**

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

**FRIDAY, OCTOBER 27, 2023  
10:00 A.M.**

**CADA ADMINISTRATIVE OFFICE  
1522 14<sup>TH</sup> 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:** 821 5319 7175  
**Request Password (prior to start of meeting):**  
[tgandara@cadanet.org](mailto:tgandara@cadanet.org)

- 1. Roll Call and Just Cause/Emergency Teleconference Information (if applicable)**
- 2. Approval of Minutes: September 29, 2023**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. GovInvest Pension Education Presentation**
- 6. 2024 Salary Range Limit Schedule**

*Recommended Action:* Adopt a resolution establishing the 2024 Salary Range Limits.

Contact: Jill Azevedo, Human Resources and Risk Manager

- 7. The Terraces- 1609 O Street Purchase and Sale Agreement and Loan Assignment, Assumption, and Release Agreement**

*Recommended Action:* Adopt a resolution authorizing the Executive Director, or her designee, to execute a Purchase and Sale Agreement and corresponding Loan Assignment, Assumption and Release Agreement, and release \$825,000 into escrow once all conditions are met for acquisition of the 59-unit Terraces at Capitol Park development at 1609 O Street, with the necessary budget amendment for these funds to be incorporated into CADA's mid-year budget action in December.

Contact: Danielle Foster, Executive Director

## 8. Strategic Plan Update and Discussion

*Recommended Action:* Informational only.

Contact: Danielle Foster, Executive Director  
Kim Tucker, Facilitator/Consultant, Impact Foundry

## 9. 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. 2000 16<sup>th</sup> Street/16<sup>th</sup> & T Streets
- L. 805 R Street
- M. R Street Partnership

## 10. Transmittals

- A. Ombudsman Report: None
- B. Apartment Status Report: August/September 2023
- C. Affordable Housing Report: August/September 2023
- D. Commercial Leases/Vacancies: October 2023
- E. CADA Neighborhood Incident Report: September 2023
- F. Contracts Log: September/October 2023
- G. Financial Report: September 2023
- H. City Treasurer Monthly Investment Report: September 2023

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

## 12. 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.