

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

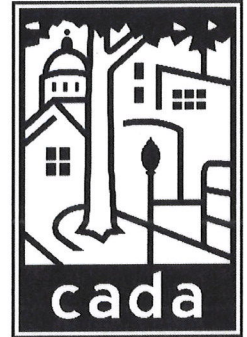
AGENDA REGULAR MEETING

THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

FRIDAY, DECEMBER 8, 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: 831 5575 7646

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: October 6, 2023 and October 27, 2023

3. Chair's Oral Report

4. Executive Director's Oral Report

5. Election of Vice-Chair

Recommended Action: Accept nomination. Close nominations. Election.

6. 2024 Board Committee Appointments

Recommended Action: By motion, express concurrence with the proposed 2024 Board Committee appointments.

7. FY 2023-2024 Mid-Year Budget Revisions of the General Operations Budget and Capital Investment Program Budgets, Including Assessment of Fund Balances

Recommended Action: Adopt a resolution approving the fiscal year 23-24 mid-year revisions to the general operations budget and capital investment program budgets, including assessment of fund balances.

Contact: Noelle Mussen, Finance Director

8. FY 2023-2024 Bathtub and Sink Refinishing Maintenance Contract

Recommended Action: Adopt a resolution to award the FY 2023-2024 Bathtub and Sink Refinishing Maintenance Contract.

Contact: Frank Czajka, Construction Manager
Russ Juneau, Facilities Maintenance Manager
Tara Gandara, Contracts & Office Manager/ Board Secretary

9. Authorization of Change Order to Contract C23-028 with ATI Restoration, LLC

Recommended Action: Adopt a resolution authorizing the Executive Director to approve a change order to the FY Toxic Abatement contract C23-028 with ATI Restoration, LLC in the amount of \$42,000.

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

10. Strategic Plan Update and Discussion

Recommended Action: For Board review and discussion.

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

11. 2024 Board Meeting and Committee Meeting Schedules

Recommended Action: Adopt a resolution setting the 2024 meeting schedule of the CADA Board of Directors and a separate resolution setting the meeting schedule of the Operations, Neighborhood Development, and the Development and Construction Committees.

Contact: Tara Gandara, Contracts and Office Manager/ Board Secretary

12. CLOSED SESSION

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

APN: 006-0206-023-0000

Agency negotiators: Danielle Foster, Marc de la Vergne, Todd Leon, Noelle Mussen

Negotiating parties: Rick Bowles

Under negotiation: price and terms of sale

13. 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 16th Street/16th & T Streets
- L. 805 R Street
- M. R Street Partnership

14. Transmittals

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

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

16. 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.