

Board of Directors

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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 SPECIAL MEETING
THE CAPITOL AREA DEVELOPMENT
AUTHORITY
BOARD OF DIRECTORS

FRIDAY, SEPTEMBER 29, 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: 879 4430 6589
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: August 18, 2023**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. Ombudsman Report Presented by: Betty Gwiazdon, CADA Ombudsman**
- 6. Annual Affirmation of Delegation of Investment Authority to the City Treasurer**

Recommended Action: Staff recommends the Board adopt a resolution delegating CADA's investment authority to the City Treasurer for one year.

Contact: Noelle Mussen, Finance Director

- 7. Approval of Change Order on Contract C24-056 Dos Amigos (1414 16th Street – Silver Lining Piano Bar)**

Recommended Action: Adopt a resolution authorizing the Executive Director to approve a change order to the existing contract, C24-056, with Dos Amigos in the amount of \$33,928.00 for demolition, space preparation, and concrete work on the 1st floor of 1414 16th Street.

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

8. Middle Income Housing Program Notice of Funding Availability (NOFA)

Recommended Action: Adopt a resolution approving the NOFA substantially as presented and authorizing the issuance of the Middle-Income Housing Program Notice of Funding Availability (NOFA).

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

9. Strategic Plan Update and Discussion

Recommended Action: Review notes from the Community Listening Session and continue a facilitated discussion of plan goals and next steps.

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

CONSENT CALENDAR (ITEMS 10 THROUGH 12)

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.

10. FY 2023-2024 Full-Time Apartment Painting Contract

Recommended Action: Adopt a resolution awarding the FY 2023-2024 Full-Time Apartment Painting contract to Elite Service Experts, Inc. in an amount not to exceed \$350,000.

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

11. FY 2023-2024 Floor Coverings Repair and Replacement Contract

Recommended Action: Adopt a resolution awarding the FY 2023-2024 Floor Coverings Repair and Replacement contract to Roseville Flooring, Inc. dba California Renovation in an amount not to exceed \$250,000.

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

12. FY 2023-2024 Bathtub and Sink Refinishing Contract

Recommended Action: Adopt a resolution awarding the FY 2023-2024 Bathtub and Sink Refinishing contract to Rebuildit, Inc. in an amount not to exceed \$75,000.

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

13. 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 REAL ESTATE NEGOTIATORS (Pursuant to Government Code Section 54956.8)

APN: 009-0055-018-0000, 009-0055-022-0000, and 009-0055-023-0000

Under negotiation: price and terms of sale

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

14. 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

15. Transmittals

- A. Ombudsman Report: August 2023
- B. Apartment Status Report: June/July 2023
- C. Affordable Housing Report: June/July 2023
- D. Commercial Leases/Vacancies: September 2023
- E. CADA Neighborhood Incident Report: August 2023
- F. Contracts Log: August 2023
- G. Financial Report: August 2023
- H. City Treasurer Monthly Investment Report: See Item 6

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

17. 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.