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Todd Leon, Development Director (CADA)

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

Web: www.cadanet.org

AGENDA REGULAR MEETING

THE CAPITOL AREA DEVELOPMENT AUTHORITY AND THE CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION BOARD OF DIRECTORS

FRIDAY, FEBRUARY 23, 2024

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>

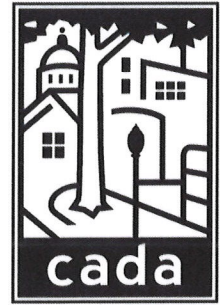
Or join by phone: (669) 900-9128 (Pacific Coast)

Find your local number: <https://us02web.zoom.us/j/kcoHLfF55h>

Meeting ID: 869 7573 8654

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: January 26, 2024 [CADA] and March 30, 2023 [CACDC]**
- 3. Chair's Oral Report**
- 4. Executive Director/President's Oral Report**
- 5. [CADA] Strategic Plan Discussion and Adoption**

Recommended Action: Adopt a resolution approving the updated CADA Five Year Strategic Plan for implementation.

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

6. [CADA] Middle Income Housing Recommendations

Recommended Action: Adopt a resolution authorizing the Executive Director, or her designee, to execute the attached forms of Promissory Note, Deed of Trust, and Regulatory Agreement, substantially consistent with the enclosed drafts to provide: (1) a \$25,000, one-year loan at three percent interest to the limited partnerships for the Studio30, Esperanza, and Grace projects; (2) a 55-year Regulatory Agreement on each property for the provision of 203 low- and moderate- income housing units collectively for households at or below 80% and 120% of the Area Median Income (AMI); and completion of any other related documents necessary to these transactions. Include a condition that these loans shall be provided in sequence once the active project obtains a certificate of occupancy and as the new project gains full financing and starts construction.

Contact: Danielle Foster, Executive Director [CADA]

7. [CADA/CACDC] 2000 16th Street Limited Partnership Agreement – CACDC and Mutual

Recommended Action: Approve various agreements and allocate funds as necessary to enable, undertake and pay for various predevelopment tasks for a project at 2000 16th Street.

Contact: Todd Leon, Development Director [CADA], Staff [CACDC]
Danielle Foster, Executive Director [CADA], President [CACDC]

8. [CADA/CACDC] The Terraces Agreement

Recommended Action: Adopt resolutions authorizing the Executive Director (CADA)/President (CACDC), or her designee, to execute the Administrative Services Agreement for the Terraces.

Contact: Danielle Foster, Executive Director [CADA], President [CACDC]

9. [CADA] FY Abatement Formal Contract

Recommended Action: Adopt a resolution awarding the FY 2023-2024 Abatement contract to ATI Restoration, LLC in an amount not-to-exceed \$326,522.88, for abatement at various locations with an option to renew for two (2) one-year periods for the same average monthly amount.

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

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. [CADA] Universal Window Cleaning Change Order

Recommended Action: Adopt a resolution that Authorizes the Executive Director to enter into a change order with Universal Window Cleaning, Inc. in the amount of \$13,000 for FY Window/Awning Cleaning and Pressure Washing

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

11. [CADA] Dos Amigos Construction Change Order

Recommended Action: Adopt a resolution that authorizing the Executive Director to approve a change order to maintenance contract C24-067 with Dos Amigos Construction in the amount of \$13,056.32 for demolition & site prep for a new commercial tenant.

Contact: Frank Czajka, Construction Manager [CADA]
Russ Juneau, Facilities Maintenance Manager [CADA]

12. [CACDC] Approval of Capitol Area Community Development Corporation Officers

Recommended Action: Adopt a resolution indicating acceptance by board members of their appointment, appointing the officers of the CACDC, and establishing the schedule for annual and regular meetings.

Contact: Jill Azevedo, Human Resources Manager [CADA]

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: None
- B. Apartment Status Report: January 2024
- C. Affordable Housing Report: January 2024
- D. Commercial Leases/Vacancies: February 2024
- E. CADA Neighborhood Incident Report: January 2024
- F. Contracts Log: December 2023 and January and February 2024
- G. Financial Report: January 2024
- H. City Treasurer Monthly Investment Report: None

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

16. Adjournment

Approved for Transmittal:



Danielle Foster, Executive Director/President

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.