

### **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, MARCH 22, 2024  
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:** 865 3849 7551

**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: February 23, 2024**

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

- Resolution honoring Betty Gwiazdon, CADA Ombudsperson, on her retirement.

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

#### **5. R Street Partnership Presentation**

*Recommended Action:* Review and Comment.

Contact: Todd Leon, Development Director

#### **6. 1420 O Street Landscape Remodel Contract**

*Recommended Action:* Adopt a resolution authorizing the Executive Director to enter into a construction contract for the Pool Removal and Patio Landscaping Project at 1420 O Street with Pro Builders in the amount of \$108,800. A two-thirds vote of the Board is required to approve this resolution, which finds that it is in CADA's best interest to suspend competitive bidding for the reasons set forth in the Staff Report.

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

## **7. Fremont Park Restroom Replacement Project Memorandum of Understanding (MOU) Between CADA and the City of Sacramento**

*Recommended Action:* Adopt resolution authorizing the Executive Director, or her designee, to enter into a Memorandum of Understanding (MOU) with the City of Sacramento for the Fremont Park restroom replacement project funding in the amount of \$150,000.

Contact: Marc de la Vergne, Deputy Executive Director

## **8. 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

## **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. 1322 O Street – Sonrisa
- H. 14th & N – The Cypress
- I. 1717 S Street – ARY Place
- J. 2000 16<sup>th</sup> Street/16<sup>th</sup> & T Streets
- K. 805 R Street
- L. R Street Partnership

## **10. Transmittals**

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

## **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.