

Board of Directors

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Noelle Mussen, Finance Director
(CADA)/Chief Financial Officer (CACDC)
Todd Leon, Development Director (CADA)
Josh Palmer, Asset Management and
Facilities Maintenance 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, AUGUST 16, 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: 850 6840 2989

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: June 28, 2024 [CADA & CACDC]

3. Chair's Oral Report

4. Executive Director/President's Oral Report

- CADA Logo Refresh
- CohnReznick Contract - \$67,275
- Roach & Campbell Contract - \$60,000

5. [CADA] Annual Affirmation of Delegation of Investment Authority to the City Treasurer

Recommended Action: Adopt a resolution delegating CADA's investment authority to the City Treasurer for one year.

Contact: Noelle Mussen, Finance Director [CADA]

6. [CADA] Roof Replacement Project – New Maintenance Warehouse

Recommended Action: Adopt a resolution authorizing the Executive Director to enter into a construction contract for the Roof Replacement Project – New Maintenance Warehouse at 525 S Street with Clark Roofing, Inc. in the amount of \$176,000.

Contact: Frank Czajka, Construction Manager [CADA]
Josh Palmer, Asset Management and Facilities Maintenance Director [CADA]

7. [CACDC/CADA] 2000 16th Street (16th and T) – Amendment to Option Agreement

Recommended Action: Staff recommends the CADA Board of Directors and the CACDC Board of Directors adopt the attached resolutions approving execution of an

amendment to the Option Agreement between CADA and 2000 16th St Associates, LP ("Developer") to amend the purchase price to \$3,280,000 for the sale of the 2000 16th property ("Property") owned by CADA and being sold to Developer.

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

8. [CACDC] Approval of Change Order for Contract CACDC-004 with Kuchman Architects for 2000 16th Street (16th and T)

Recommended Action: Staff recommends the CACDC Board of Directors approve a resolution authorizing the President to approve a \$103,500 change order to the existing contract (CACDC-004) with Kuchman Architects for them to perform surveying and civil engineering services needed for design development of the 2000 16th Street project.

Contact: Todd Leon, Development Director [CADA]

9. [CADA] CADA Flex Plan and CalPERS Health Employer Contributions

Recommended Action: Adopt resolutions that:

1. Set the CADA Flex Plan Employer Contribution for the 2025 calendar year; and
2. Set the CADA CalPERS Medical Contribution for the 2025 calendar year

Contact: Jill Azevedo, Human Resources Manager Jill Azevedo, Human Resources Manager [CADA]

10. 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 16th Street/16th & T Streets
- K. 805 R Street
- L. R Street Partnership

11. Transmittals

- A. Annual Step-Up Report
- B. Ombudsman Report: None
- C. Apartment Status Report: June and July 2024
- D. Affordable Housing Report: June and July 2024
- E. Commercial Leases/Vacancies: August 2024
- F. CADA Neighborhood Incident Report: June and July 2024
- G. Contracts Log: June and July 2024
- H. Financial Report: None
- I. City Treasurer Monthly Investment Report: None

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

13. 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.