

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, SEPTEMBER 27, 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>

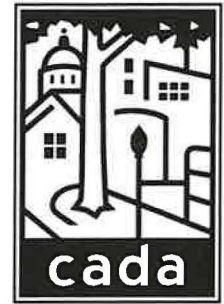
Or join by phone: (669) 900-9128 (Pacific Coast)

Find your local number: <https://us02web.zoom.us/j/kcoHLff55h>

Meeting ID: 819 5089 8450

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 16, 2024 [CADA & CACDC]

3. Chair's Oral Report

4. Executive Director/President's Oral Report

- Eviva Sale Update

5. [CADA] Ombudsman Introduction: Pablo Zatarain, CADA Ombudsman

6. [CADA] Roof Replacement Project – 1506 13th Street (McCafferty Manor)

Recommended Action: Adopt a resolution authorizing the Executive Director to enter into a construction contract for the Roof Replacement Project – 1506 13th Street (McCafferty Manor) with Clark Roofing Inc. in the amount of \$188,500.

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

7. [CADA] FY 2024-2025 Maintenance Services Contracts

Recommended Action: Adopt a resolution to reject all bids received for the "Fiscal Year 2024-2025 Cabinet Installer – Various Locations", and enter into a Second Amendment to the contract with Dos Amigos Construction to extend its contract by up to One Hundred Twenty days and up to a \$36,225 increase, and by separate

resolutions, award FY 2024-2025 Maintenance Service contracts for Countertop Replacements, Flooring, Janitorial and Emergency Water Extraction, and Lawncare and Landscape Services.

Contact: Tara Gandara, Contracts and Office Manager/Board Secretary [CADA]
Frank Czajka, Construction Manager [CADA]
Josh Palmer, Asset Management and Facilities Maintenance Director [CADA]

8. [CADA] Middle Income Housing Program – Gateway Project – 3400 and 3401 Stockton Boulevard

Recommended Action: Adopt the attached resolution (Attachment 1), authorizing the Executive Director, or her designee, to execute and administer: (1) the attached form of Regulatory Agreement, substantially consistent with the enclosed draft to provide a 30-year Regulatory Agreement on the Gateway Project at Stockton Boulevard for the provision of 78 low- and 72 moderate- income housing units, or 150 units collectively, for households at or below 80% and 120% of the Area Median Income (AMI); (2) City affordability agreements on this development related to the density bonus and city funding assistance; and (3) the completion of any other related documents necessary to complete this transaction.

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

9. [CACDC] 2000 16th Street (16th and T) – AHSC Loan Authorization and Adoption of HCD Resolutions

Recommended Action: Staff recommends the CACDC Board of Directors adopt the attached resolutions (Attachments 1-4) authorizing CACDC to borrow funds under the California Department of Housing and Community Development's (HCD) Affordable Housing and Sustainable Communities Program (AHSC) Round 8 ("Program") and affirming its responsibilities under the Program.

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

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 – Monarch
- L. R Street Partnership

11. Transmittals

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

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.