

Board of Directors

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Tara Gandara, Board Secretary

CADA Administration

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Marc de la Vergne, Deputy Executive Director
Noelle Mussen, Finance Director
Todd Leon, Development Director
Josh Palmer, Asset Management and Facilities
Maintenance Director

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

Web: www.cadanet.org

AGENDA REGULAR MEETING

THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

FRIDAY, MARCH 21, 2025

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: 812 0002 1467

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: February 14, 2025

3. Chair's Oral Report

4. Executive Director's Oral Report

5. Window Replacement Contract at 1522 N Street

Recommended Action: Adopt a resolution authorizing the Executive Director to enter into a construction contract for the Window Replacement Project at 1522 N Street with August-Jaye, Inc. in the amount of \$143,000.

Contact: Josh Palmer, Asset Management and Facilities Maintenance Director

6. Approval of Change Orders to Various Maintenance Contracts

Recommended Action: Adopt a resolution authorizing the Executive Director, or her designee, to execute change orders to the following maintenance contracts in the amounts stated:

- C24-002-A – RebuildIt, Inc., in the amount of \$43,656 for FY Countertop Replacements
- C22-029 – R.F. MacDonald Co., in the amount of \$45,000 for FY Boilers Repair & Replacement
- C25-009 – Villara Building Systems, in the amount of \$40,000 for FY HVAC Maintenance & Repair

Contact: Tara Gandara, Contracts and Office Manager

Josh Palmer, Asset Management and Facilities Maintenance Director

7. Authorization for CADA to Assist in Syndication of 805 R Mutual Housing Associates, L.P. Interests

Recommended Action: Adopt a resolution granting CADA the authority to take any and all actions necessary, including entering into one or more guaranties under the

syndication documents, to assist in the syndication of the interests of 805 R Mutual Housing Associates, L.P. ("Partnership").

Contact: Todd Leon, Development Director
Jack Barnes, Development Manager

8. 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. 14th & N – The Cypress
- H. 1717 S Street – ARY Place
- I. 2000 16th Street – Sakura
- J. 805 R Street – Monarch
- K. R Street Partnership

9. Transmittals

- A. Ombudsman Report: January and February 2025
- B. Apartment Status Report: February 2025
- C. Affordable Housing Report: February 2025
- D. Commercial Leases/Vacancies: February 2025
- E. CADA Neighborhood Incident Report: February 2025
- F. Contracts Log: February and March 2025
- G. Financial Report: February 2025
- H. City Treasurer Monthly Investment Report: January 2025

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

11. 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.