

#### **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  
Josh Palmer, Deputy Director  
Noelle Mussen, Finance Director  
Marc de la Vergne, Sustainability,  
Placemaking, & Special Projects Director  
Jill Azevedo, Operations Director

#### **Legal Counsel**

Jeff Mitchell  
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

Web: [www.cada.org](http://www.cada.org)

## **AGENDA REGULAR MEETING**

### **THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS**

**FRIDAY, SEPTEMBER 19, 2025  
10:00 A.M.**

**CADA ADMINISTRATIVE OFFICE  
1522 14<sup>TH</sup> STREET, SACRAMENTO, CA 95814  
AND**

**Board Member Nick Avdis attending remotely from  
THE HOME NEXT TO THE CHURCH OF ST.  
PANTELEIMON (DIRECTLY TO THE EAST),  
LOCATED ON EPAR. ODOS KALLIMASIAS-  
KALLAMOTIS, KALLIMASIA, CHIOS ISLAND,  
GREECE 82100**



**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/kcoHLf55h>

**Meeting ID: 880 4774 0363**

**Request Password (prior to start of meeting):**

[tgandara@cada.org](mailto:tgandara@cada.org)

- 1. Roll Call and Just Cause/Emergency Teleconference Information (if applicable)**
- 2. Approval of Minutes: August 15, 2025**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. R Street Presentation**
- 6. YMCA Presentation and Discussion**

*Recommended Action:* For Review and Discussion.

Contact: Danielle Foster, Executive Director

- 7. Approval of Change Order #2 to Contract C25-156: Roof Replacement Project with Mountain Roofing Systems at Palm Mansion (1330 P Street)**

*Recommended Action:* Adopt a resolution ratifying the Executive Director's action approving a change order to major construction contract C25-156 with Mountain Roofing Systems in the amount of \$41,032 for Roof Replacement Project at 1330 P Street.

Contact: Rachel Mercurio, Maintenance Office and Contracts Superintendent  
John Dodson, Facilities Maintenance Superintendent

- 8. CADA Contract Policy Amendments**

*Recommended Action:* Adopt a resolution adopting the CADA Contract Policy, as amended, to include increases to the Executive Director contract authority in regards to change orders.

Contact: Tara Gandara, Contracts and Office Manager/Board Secretary

## **9. Process for Appointment of Fifth Board Member**

*Recommended Action:* For Review and Discussion.

Contact: Danielle Foster, Executive Director

## **10. CLOSED SESSION**

### **A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Pursuant to Government Code 54956.9(a))**

Glenn v. CADA: Case No. 34-2023-00333404

### **B. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (GOVT CODE § 54956.9(d)(2))**

Facts and Circumstances: July 23, 2025 claim by Mikel Nalley

## **11. 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 and Water Conservation
- F. Other Neighborhood Improvements
- G. 14th & N – The Cypress
- H. 1717 S Street – ARY Place
- I. 2000 16<sup>th</sup> Street – Sakura
- J. 805 R Street – Monarch
- K. R Street Partnership

## **12. Transmittals**

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

## **13. Opportunity for the Public to Address the Board Regarding Matters Not on the Agenda**

## **14. 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.