

**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, AUGUST 15, 2025**

**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:** 839 7313 4302

**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: June 12, 2025 [CADA & CACDC] and June 20, 2025 [CADA]**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. Ombudsman Report Presented By: Pattie James, CADA Ombudsman**
- 6. Annual Affirmation of Delegation of Investment Authority to the City Treasurer**

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

Contact: Noelle Mussen, Finance Director

**7. Downtown Sacramento State Business Plan**

*Recommended Action:* For Review and Comment.

Contact: Danielle Foster, Executive Director

**8. CLOSED SESSION****A. CONFERENCE WITH REAL ESTATE NEGOTIATORS (Pursuant to Government Code Section 54956.8)**

APN: 006-0097-012-0000

Under negotiation: price and terms of sale

Party to the negotiations: Danielle Foster, Josh Palmer

**B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Pursuant to Government Code Section 54957)**

Title: Executive Director

**C. CONFERENCE WITH LABOR NEGOTIATOR (Pursuant to Government Code Section 54957.6)**

Unrepresented Employee: Executive Director  
Agency Designated Representative: Ann Bailey

#### **9. Executive Director Compensation**

#### **10. Approval of Change Order to Contract C25-024 – HVAC Unit Replacements Project with THP Mechanical LLC (1515 8th Street)**

*Recommended Action:* Adopt a resolution authorizing the Executive Director to execute a change order to major construction contract C25-024 with THP Mechanical LLC in the amount of \$171,139 for the Heating, Ventilation and Air Conditioning (HVAC) Unit Replacements Project at 1515 8th Street.

Contact: Josh Palmer, Deputy Executive Director

#### **CONSENT CALENDAR (ITEMS 11 THROUGH 12)**

Items listed on the Consent Calendar are considered and acted upon by one motion. A member of the Board or staff may request an item be removed for separate consideration.

#### **11. Approval of a Change Order with 2-Go Building Maintenance for Supplemental Building Cleaning**

*Recommended Action:* Adopt a resolution ratifying a change order with 2-Go Building Maintenance in the amount of \$8,693.67 for supplemental building cleaning to cover the period from July 1, 2025 through September 30, 2025.

Contact: Merri Stutes, Resident Services Manager  
Tara Gandara, Contracts and Office Manager/Board Secretary

#### **12. CADA Flex Plan and CalPERS Health Employer Contributions**

*Recommended Action:* Adopt resolutions that:

1. Set the CADA Flex Plan Employer Contribution for the 2026 calendar year; and
2. Set the CADA CalPERS Medical Contribution for the 2026 calendar year

Contact: Jill Azevedo, Operations Director

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

*Recommended Action:* For Discussion.

Contact: Danielle Foster, Executive Director

#### **14. 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

**15. Transmittals**

- A. Artificial Intelligence Utilization
- B. Ombudsman Report: June 2025
- C. Apartment Status Report: June and July 2025
- D. Affordable Housing Report: June and July 2025
- E. Commercial Leases/Vacancies: June and July 2025
- F. CADA Neighborhood Incident Report: May, June, and July 2025
- G. Contracts Log: June, July, and August 2025
- H. Financial Report: See Item 6
- I. City Treasurer Monthly Investment Report: See Item 6

**16. Opportunity for the Public to Address the Board Regarding Matters Not on the Agenda****17. 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.