

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, APRIL 18, 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/kcoHLtF55h>

Meeting ID: 875 4274 0595

Request Password (prior to start of meeting):

tgandara@cadanet.org



CADA



- 1. Roll Call and Just Cause/Emergency Teleconference Information (if applicable)**
- 2. Approval of Minutes: February 14, 2025 [CADA & CACDC] & March 21, 2025 [CADA]**
- 3. Chair's Oral Report**
- 4. Executive Director/President's Oral Report**
- 5. [CADA] Fiscal Year 2025-2026 Market-Rent Apartment Rent Schedule**

Recommended Action:

By resolution, approve the following items for implementation in FY 25-26:

1. FY 25-26 Proposed "not-to-exceed" Market Rent Schedule
2. Rent increase limit for continuing market-rate residents
3. Lease term premiums for new and continuing residents

Contact: Kamerin Dames, Leasing Services Manager

[CADA] CONSENT CALENDAR (ITEMS 6 THROUGH 7)

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.

6. HVAC Unit Replacements Project at 1515 8th Street

Recommended Action:

Adopt a resolution authorizing the Executive Director to enter into a construction contract for the HVAC Unit Replacements Project at 1515 8th Street with THP Mechanical LLC in the amount of \$170,840.

Contact: Josh Palmer, Asset Management and Facilities Maintenance Director

7. Change Order #2 with Cartwright Nor Cal Related to the 14th & O Street Bulb-Outs and Creative Crosswalks Project in the Amount of \$26,500

Recommended Action: Adopt a resolution authorizing the Executive Director to enter into Change Order #2 with Cartwright Nor Cal related to the 14th & O Street Bulb-Outs and Creative Crosswalks Project in the amount of \$26,500.

Contact: Marc de la Vergne, Deputy Executive and Sustainability Director

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 and Water 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. CACDC Tax Return Draft
- B. Come to Your Senses Summary
- C. Ombudsman Report: None
- D. Apartment Status Report: March 2025
- E. Affordable Housing Report: March 2025
- F. Commercial Leases/Vacancies: March 2025
- G. CADA Neighborhood Incident Report: March 2025
- H. Contracts Log: March and April 2025
- I. Financial Report: March 2025
- J. City Treasurer Monthly Investment Report: February 2025

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

11. Following the conclusion of the meeting the Board will tour the Cypress development at 15th and N Streets

12. 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.