

**Capitol Area Development Authority  
AI Utilization and Opportunities**

<b><u>Department</u></b>	<b><u>Status</u></b>	<b><u>Notes</u></b>
<b>ADMINISTRATION</b>		
<b>Leasing/Property Mgt.</b>		
Lease Renewals Resident Communications Auto-Generated Notices – delinquency notices, etc.	In progress	Currently transitioning to new property management system and will inquire about utilization of AI in streamlining processes.
<b>Human Resources</b>		
Personnel Files and Documents	Currently Utilizing	BambooHR – CADA's Human Resources Information System, currently utilizes AI through a virtual assistant feature helping answer basic staff questions like time-off accruals, upcoming holidays, and where to find policies and documents, like the Employee Handbook.
Recruitment	In Progress	Currently exploring utilizing BambooHR's recruitment platform, which uses AI to scan applications for minimum qualifications. Staff is also working with NeoGov to implement the same type of services for online recruitments.
<b>Marketing</b>		
Social Media Posts Press Releases Other Writing Tasks	Currently Utilizing	Staff currently utilize Jasper, an AI program specifically designed for marketing posts on social media and as a first draft for other types of documents.
Website Virtual Assistant	In Progress	Staff is currently updating CADA's website and will look into the possibility of adding an AI virtual assistant for current and prospective residents so they can easily submit work orders, get answers to common questions like office hours, and access documents like community policies, pet addendums, leases, and lease applications.

<b>Board Administration</b>		
Staff Reports Meeting Minutes	Considering	Staff is considering implementing AI to both take meeting minutes and to summarize and streamline staff reports so they all have the same "voice."
<b>Contracts</b>		
Document Tracking	Considering	Staff is considering utilizing AI to help track documents from contractors like certificates of insurance.
<b>ASSET &amp; PROPERTY MANAGEMENT</b>		
<b>Maintenance</b>		
Work Order Assignments & Tracking Repair Solutions & Troubleshooting	Considering	<p>Staff is considering utilizing AI, maybe through the new Property Management software or another platform, to assist with assignment and tracking of work orders.</p> <p>Staff is also considering if there is some type of reliable AI that could assist field technicians in troubleshooting minor maintenance issues in buildings.</p>
CIP and Inventory Control	In Progress	Currently assessing whether our current maintenance management system can utilize AI to streamline inventory monitoring and ordering, as well as track CIP projects, and upcoming regular maintenance for the agency's properties.
<b>DEVELOPMENT</b>		
Project Management	Considering	Staff is considering the utilization of software, or platform that potentially utilizes AI to track and streamline project management and budgets for development projects.

# Monthly Ombudsman Report

[illegible]

## APARTMENT STATUS REPORT

Item 15 (C)

<b>APARTMENT STATUS REPORT Month Ending - June 27, 2025</b>	<b>Current Month-End</b>	<b>Previous Month-End</b>	<b>Last Year Month-End</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>
<b>CURRENT MONTH STATUS - OCCUPIED UNITS</b>	<b>6/27/25</b>	<b>5/30/25</b>	<b>6/28/24</b>	<b>Monthly Average</b>	<b>Monthly Average</b>	<b>Monthly Average</b>
<b>Total Units</b>	779	779	779	779	779	760
<b>Occupied</b>	690	706	685	705	695	698
<b>Percentage Occupied</b>	89%	91%	88%	91%	89%	92%
<b>Percentage Leased*</b>	97%	98%	95%	97%	97%	96%
<b>* adjusted for unrentable units</b>						
<b>CURRENT MONTH STATUS - VACANT UNITS</b>	<b>6/27/25</b>	<b>5/30/25</b>	<b>6/28/24</b>	<b>Monthly Average</b>	<b>Monthly Average</b>	<b>Monthly Average</b>
<b>Vacant</b>	89	73	94	74	84	61
<b>Vacant: Rented Pending Move-In</b>	9	11	9	11	11	10
<b>Vacant: Unavailable Units</b>	58	45	48	42	54	20
<b>Vacant: Units Available to Rent</b>	15	17	37	13	19	32
<b>On-Notice: Units to Vacate Within 30 Days</b>	4	3	13	4	10	6
<b>CURRENT MONTH ACTIVITY - TOTAL</b>	<b>6/27/25</b>	<b>5/30/25</b>	<b>6/28/24</b>	<b>YTD</b>	<b>YTD</b>	<b>YTD</b>
<b># of Move-Outs / % of Total Units</b>	13	12	8	68	80	65
<b># of Move-Ins / % of Total Units</b>	11	17	7	86	53	120
<b># of New Rentals</b>	7	12	12	83	81	131
<b># of 30-Day Notices Received / % of Total Units</b>	2	1	9	19	87	65
<b># of Units brought to market / % of Move-Outs</b>	2	11	18	58	46	72

## APARTMENT STATUS REPORT

Item 15 (C)

<b>APARTMENT STATUS REPORT Month Ending - July 25, 2025</b>	<b>Current Month-End</b>	<b>Previous Month-End</b>	<b>Last Year Month-End</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>
<b>CURRENT MONTH STATUS - OCCUPIED UNITS</b>	<b>7/25/25</b>	<b>6/27/25</b>	<b>7/26/24</b>	<b>Monthly Average</b>	<b>Monthly Average</b>	<b>Monthly Average</b>
<b>Total Units</b>	779	779	779	779	779	762
<b>Occupied</b>	703	690	684	705	693	701
<b>Percentage Occupied</b>	90%	89%	88%	91%	89%	92%
<b>Percentage Leased*</b>	98%	97%	96%	97%	96%	96%
<b>* adjusted for unrentable units</b>						
<b>CURRENT MONTH STATUS - VACANT UNITS</b>	<b>7/25/25</b>	<b>6/27/25</b>	<b>7/26/24</b>	<b>Monthly Average</b>	<b>Monthly Average</b>	<b>Monthly Average</b>
<b>Vacant</b>	76	89	95	74	86	62
<b>Vacant: Rented Pending Move-In</b>	12	9	13	11	11	10
<b>Vacant: Unavailable Units</b>	52	58	53	43	54	20
<b>Vacant: Units Available to Rent</b>	12	15	29	13	21	32
<b>On-Notice: Units to Vacate Within 30 Days</b>	11	4	10	5	10	6
<b>CURRENT MONTH ACTIVITY - TOTAL</b>	<b>7/25/25</b>	<b>6/27/25</b>	<b>7/26/24</b>	<b>YTD</b>	<b>YTD</b>	<b>YTD</b>
<b># of Move-Outs / % of Total Units</b>	7	13	11	75	91	73
<b># of Move-Ins / % of Total Units</b>	7	11	10	93	63	129
<b># of New Rentals</b>	15	7	18	98	99	144
<b># of 30-Day Notices Received / % of Total Units</b>	11	2	8	30	95	70
<b># of Units brought to market / % of Move-Outs</b>	18	2	8	76	54	77

<b>CADA AFFORDABLE HOUSING STATISTICS: June 27,2025</b>	<b>CADA Rent- Assisted</b>	<b>Other / Additional Assisted Units</b>	<b>Total Assisted Units</b>	<b>Market- Rate Units</b>	<b>Total Units</b>
<b>Scattered Site Units:</b>	<b>36</b>	<b>50</b>	<b>86</b>	<b>497</b>	<b>583</b>
<b>Special Management Units:</b>	<b>375</b>	<b>0</b>	<b>375</b>	<b>40</b>	<b>415</b>
17th Street Commons	12	0	12	17	29
Somerset Parkside	26	0	26	0	26
Biele Place	34	0	34	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	15	0	15	1	16
Sonrisa/1322 O St Investors LP	57	0	57	1	58
The Terraces	60	0	60	0	60
ARY Place	159	0	159	0	159
<b>TOTAL CADA-OWNED UNITS:</b>	<b>411</b>	<b>50</b>	<b>461</b>	<b>537</b>	<b>998</b>
<b>MANAGED AFFORDABLE/MARKET %:</b>			<b>46%</b>		
<b>CADA-DEVELOPED RENT ASSISTED UNITS</b>	<b>Tax Credit</b>	<b>Other</b>	<b>Total Affordable Units</b>	<b>Market Units</b>	<b>Total Units</b>
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	0	0	7	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	49	0	49	70	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
<b>TOTAL CADA-DEVELOPED UNITS:</b>	<b>49</b>	<b>108</b>	<b>157</b>	<b>715</b>	<b>872</b>
<b>DEVELOPED AFFORDABLE/MARKET%</b>			<b>18%</b>	<b>82%</b>	<b>100%</b>
<b>TOTAL CADA-MANAGED &amp; DEVELOPED AFFORDABLE HOUSING UNITS</b>					
<b>CADA-OWNED UNITS:</b>	<b>411</b>	<b>50</b>	<b>461</b>	<b>537</b>	<b>998</b>
<b>CADA-DEVELOPED UNITS:</b>	<b>49</b>	<b>108</b>	<b>157</b>	<b>715</b>	<b>872</b>
<b>TOTAL CADA UNITS:</b>	<b>460</b>	<b>158</b>	<b>618</b>	<b>1252</b>	<b>1870</b>
<b>TOTAL AFFORDABLE/MARKET%</b>			<b>33.05%</b>	<b>67%</b>	<b>100%</b>

<b>CADA AFFORDABLE HOUSING STATISTICS: July 25,2025</b>	<b>CADA Rent- Assisted</b>	<b>Other / Additional Assisted Units</b>	<b>Total Assisted Units</b>	<b>Market- Rate Units</b>	<b>Total Units</b>
<b>Scattered Site Units:</b>	<b>36</b>	<b>51</b>	<b>87</b>	<b>496</b>	<b>583</b>
<b>Special Management Units:</b>	<b>375</b>	<b>0</b>	<b>375</b>	<b>40</b>	<b>415</b>
17th Street Commons	12	0	12	17	29
Somerset Parkside	26	0	26	0	26
Biele Place	34	0	34	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	15	0	15	1	16
Sonrisa/1322 O St Investors LP	57	0	57	1	58
The Terraces	60	0	60	0	60
ARY Place	159	0	159	0	159
<b>TOTAL CADA-OWNED UNITS:</b>	<b>411</b>	<b>51</b>	<b>462</b>	<b>536</b>	<b>998</b>
<b>MANAGED AFFORDABLE/MARKET %:</b>			<b>46%</b>		
<b>CADA-DEVELOPED RENT ASSISTED UNITS</b>	<b>Tax Credit</b>	<b>Other</b>	<b>Total Affordable Units</b>	<b>Market Units</b>	<b>Total Units</b>
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	0	0	7	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	49	0	49	70	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
<b>TOTAL CADA-DEVELOPED UNITS:</b>	<b>49</b>	<b>108</b>	<b>157</b>	<b>715</b>	<b>872</b>
<b>DEVELOPED AFFORDABLE/MARKET%</b>			<b>18%</b>	<b>82%</b>	<b>100%</b>
<b>TOTAL CADA-MANAGED &amp; DEVELOPED AFFORDABLE HOUSING UNITS</b>					
<b>CADA-OWNED UNITS:</b>	<b>411</b>	<b>51</b>	<b>462</b>	<b>536</b>	<b>998</b>
<b>CADA-DEVELOPED UNITS:</b>	<b>49</b>	<b>108</b>	<b>157</b>	<b>715</b>	<b>872</b>
<b>TOTAL CADA UNITS:</b>	<b>460</b>	<b>159</b>	<b>619</b>	<b>1251</b>	<b>1870</b>
<b>TOTAL AFFORDABLE/MARKET%</b>			<b>33.10%</b>	<b>67%</b>	<b>100%</b>

**CAPITOL AREA DEVELOPMENT AUTHORITY**

**Commercial Listings (Current Vacancies)**

**June 2025**

**Address:** **1413-15 16<sup>th</sup> Street**  
Former Tenant: (Empty) Simon's Bar and Grill  
Future Tenant: Meza California

Tenant Improvements have been completed, currently awaiting sign-off from Health Department.  
Pop-Ups to begin on the restaurant patio.

**Address:** **1520 16<sup>th</sup> Street, Suite D**  
Current Tenant: (Empty) Former University of Beer Business Office

Staff continues to seek tenants for this space.

**Address:** **1331 O Street**  
Former Tenant: Society Bistro  
Current Tenant: Sapha Kafae

Sapha Kafae has started offering a portion of their menu as they prepare for a formal grand opening.



## **CAPITOL AREA DEVELOPMENT AUTHORITY**

### **Commercial Listings (Current Vacancies)**

**July 2025**

**Address:** **1413-15 16<sup>th</sup> Street**  
Former Tenant: (Empty) Simon's Bar and Grill  
Future Tenant: Meza California

This business is currently awaiting approval from the Health Department and is very close to receiving it. Anticipated to open in August. Meanwhile, restaurant pop-ups take place behind the space on their patio weekly Wednesday-Friday from 11:30 AM to 2:30 PM.

**Address:** **1520 16<sup>th</sup> Street, Suite D**  
Current Tenant: (Empty) Former University of Beer Business Office

Staff continue to seek tenants for this space.

**Address:** **1409 16th Street**  
Former Tenant: CLTRE Club  
Current Tenant: Iron Roots Fitness

Iron Roots Fitness continues to make a positive impact with their classes and held a Grand Opening celebration on June 28, 2025 that was well-attended by members and Councilmember Pluckebaum. On July 12<sup>th</sup>, the business also held a nutrition workshop free to the community.

**Address:** **1331 O Street**  
Former Tenant: Society Bistro  
Current Tenant: Sapha Kafae

Sapha Kafae is planning their grand opening celebration on August 16<sup>th</sup> from 11am – 3pm. Business is going well for this new eatery.

**Capitol Area Development Authority  
CADA Neighborhood Incident Report  
May 2025:**

**Residential break-ins, vandalism, theft, disturbances:**

- **5/01/25:** 1421 15<sup>th</sup> St: Courtesy patrol found two individuals smoking meth in front of the north, back door. Patrol asked the individuals to leave the property, which they did without incident.
- **5/03/25:** 1606 15<sup>th</sup> St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property, which he did without incident.
- **5/04/25:** 1325 15<sup>th</sup> St: Courtesy patrol found an individual sleeping on the property. Patrol asked the individual to leave the property, which he did without incident.
- **5/06/25:** 1400 O St: Courtesy patrol found an individual going through the dumpster. Patrol asked the individual to leave the property, which he did without incident.
- **5/08/25:** 1625 O St: Courtesy patrol found three juveniles trying to pull the panel off of the intercom to try to get into the building. The individuals took off when they saw that courtesy patrol was coming.
- **5/16/25:** 1400 O St: Courtesy patrol found an individual sleeping on the property. Patrol asked the individual to leave the property, which he did without incident.
- **5/19/25:** 1606 15<sup>th</sup> St: Courtesy patrol found an individual trespassing on the property. When the guard approached the individual, she immediately left the area.
- **5/19/25:** 1325 15<sup>th</sup> St: Courtesy patrol noted that one of the residents was taken away by ambulance. Fire department did kick in the door, which has now been repaired. Staff repaired the door and stayed with resident's dog until family came to take care of it.
- **5/24/25:** 1420 O St: Courtesy patrol noticed that the bottom portion of the mailbox was left unlocked by the postman.
- **5/26/25:** 1325 15<sup>th</sup> St: Courtesy patrol found an individual sleeping on the property. Patrol woke the individual and asked him to leave the property, which he did without incident.

**Commercial break-ins, vandalism, theft, disturbances:**

- **5/05/25:** 1515 8<sup>th</sup> St: YMCA: Courtesy patrol found an individual sleeping on the property. Patrol asked the individual to leave the property, which she did without incident.
- **5/11/25:** 1426 14<sup>th</sup> St: Cap City: Courtesy patrol found the door open and closed it.
- **5/19/25:** 1515 8<sup>th</sup> St: YMCA: Courtesy patrol met an employee while walking the building who asked for assistance with a man who was inside refusing to leave. Patrol entered and the man was in the shower, he was yelling. Patrol asked if he could stop yelling, gather his belongings and leave the premises, which he eventually did.

**Recap of Phone Calls to Lyons Security Service during the month of May 2025:**

There were 39 calls during the month of May: 25

17 calls were to report noise.

2 calls were to report a garage door left open.

1 call was to report a person taken by ambulance.

2 calls were to report a front door to a building broken.

1 call was to report a vehicle hit and run.

6 calls were to report someone sleeping on the property.

1 call was to report a broken lock.

1 call was to report people smoking drugs on property.

2 calls were to report someone going through the dumpster.

1 call was to report a large tree limb that fell on a property.

2 calls were to report an alarm going off.

3 calls were to report someone loitering on a property.

**Capitol Area Development Authority  
CADA Neighborhood Incident Report  
June 2025:**

**Residential break-ins, vandalism, theft, disturbances:**

- **6/07/25:** 1631 P St: Courtesy patrol found an individual sleeping on the property. Patrol woke the individual and asked them to leave the property. The individual refused to leave and police were dispatched to remove him.
- **6/14/25:** 1500 N St: Courtesy patrol received a call regarding two suspicious individuals walking around the property. Patrol arrived and the individuals left the building when they saw courtesy patrol approaching them.
- **6/19/25:** 1506 13<sup>th</sup> St: Courtesy patrol found an individual sleeping on the property. Patrol woke the individual and asked him to leave the property, which he did without incident.
- **6/18/25:** 1625 O St: Courtesy patrol found an individual sleeping on the property. Patrol woke the individual up and informed him he needed to leave the property. The man refused to leave and began yelling and threatening to kill the patrol guard. Police were called and the man left the property.
- **6/20/25:** 1506 13<sup>th</sup> St: Courtesy patrol found an individual sleeping on the property. Patrol woke the individual and asked him to leave the property, which he did without incident.
- **6/20/25:** 1317 15<sup>th</sup> St: Courtesy patrol found an individual who had a shopping cart full of belongings and had made a camp set-up on the property. When patrol informed the individual that he needed to leave the property, he refused. Patrol phoned the police and the man left the property.
- **6/20/25:** 1619 Q St: Courtesy patrol received a call regarding the smell of gasoline in the building. Patrol arrived and spoke with a resident who stated he put it on his mask. Follow up was conducted and gas is no longer on property. Also, family had a welfare check done to confirm resident is ok.
- **6/26/25:** 1500 15<sup>th</sup> St: Courtesy patrol found an individual sleeping on the property. Patrol woke the individual up and asked him to leave the property, which he did without incident.
- **6/26/25:** 1622 N St: Courtesy patrol found an individual loitering in the lobby area. Patrol asked the individual to leave the property, which she did without incident.
- **6/26/25:** 1500 N St: Courtesy patrol found an individual sleeping on the property. Patrol woke the individual and asked them to leave the property, which she did without incident.
- **6/26/25:** 1522 N St: Courtesy patrol found an individual sleeping on the property. Patrol woke the individual up and asked him to leave the property. The man eventually left while screaming and cussing at the guard.
- **6/26/25:** 1622 N St: Courtesy patrol found an individual sleeping on the property. Patrol woke the individual and asked him to leave the property, which he did without incident.

**Commercial break-ins, vandalism, theft, disturbances:**

- **6/04/25:** 1515 8<sup>th</sup> St: YMCA: Courtesy patrol found an individual sleeping on the property. Patrol woke the individual up and asked him to leave the property, which he did without incident.

**Recap of Phone Calls to Lyons Security Service during the month of June 2025:**

There were 39 calls during the month of June 2025  
 17 calls were to report noise.  
 2 calls were to report a garage door left open.  
 1 call was to report a person taken by ambulance.  
 2 calls were to report a front door to a building broken.  
 1 call was to report a vehicle hit and run.  
 6 calls were to report someone sleeping on the property.  
 1 call was to report a broken lock.  
 1 call was to report people smoking drugs on property.  
 2 calls were to report someone going through the dumpster.  
 1 call was to report a large tree limb that fell on a property.  
 2 calls were to report an alarm going off.  
 3 calls were to report someone loitering on a property.

**Capitol Area Development Authority  
CADA Neighborhood Incident Report  
July 2025:**

**Residential break-ins, vandalism, theft, disturbances:**

- **7/01/25:** 1421 15<sup>th</sup> St: Courtesy patrol found an individual loitering on the property. Patrol woke the individual and asked him to leave the property, which he did without incident.
- **7/05/25:** 1500 N St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property, which he did without incident.
- **7/05/25:** 1400 N St: Courtesy patrol found an individual going through the dumpster. Patrol asked the individual to clean up his mess and leave the property, which he did without incident.
- **7/09/25:** 1625 O St: Mailboxes were broken into and left open. Patrol searched the property but did not find anyone.
- **7/10/25:** 1615-17 P St: Mailboxes were broken into and left open. Patrol searched the property but did not find anyone.
- **7/12/25:** 1619 Q St: Resident reported smell of gasoline in the building. Patrol arrived and walked the property. He smelled a slight smell of gasoline from one of the units. Office following up with that resident.
- **7/13/25:** 1522 N St: Resident reported someone outside their window breaking glass. Patrol arrived and police were on-site. Patrol saw the individual drive away before police got there.
- **7/14/25:** 1201 P St: Courtesy patrol found two individuals loitering in the carport smoking marijuana. Patrol asked them to leave the property, which they did without incident.
- **7/27/25:** 1506 13<sup>th</sup> St: Courtesy patrol noticed an individual loitering on the property and trying to gain access into the building. When someone opened the door and he started to walk in, he saw the patrol guard and took off down the street.

**Commercial break-ins, vandalism, theft, disturbances:**

- **7/05/25:** 701 S St: Courtesy patrol found that someone broke through the fence and went through the dumpster. Patrol searched the area but did not find anyone.
- **7/18/25:** 1413 16<sup>th</sup> St: Courtesy patrol found that the back gate had been broken into. Patrol searched the area, but did not find anyone.
- **7/20/25:** 1515 8<sup>th</sup> St: YMCA: Courtesy patrol found an individual loitering on the property. The individual took off when they noticed the guard approaching.
- **7/22/25:** 1522 14<sup>th</sup> St: CADA Office: Courtesy patrol found an individual asleep on the property. Patrol woke the individual up and asked that he leave the property, which he did without incident.
- **7/30/25:** 1522 14<sup>th</sup> St: CADA Office: Courtesy patrol found an individual sleeping on the property. Patrol woke the individual and asked that he leave the property, which he did without incident.

**Recap of Phone Calls to Lyons Security Service during the month of July 2025:**

There were 33 calls during the month of July 2025

18 calls were to report noise.

2 calls were to report a door building door left open.

3 calls were to report someone sleeping on the property.

1 call was to report a suspicious person in a building.

1 call was to report a gate left open.

1 call was to report the smell of gasoline in a building.

1 call was to report a large tree limb that fell on a property.

1 call was to report marijuana smell in a building.

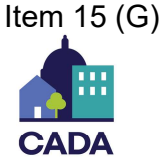
2 calls were to report someone loitering on a property.

1 call was to report someone trying to get into a building.

1 call was to report a leak in a carport ceiling.

1 call was to report an attempted break-in at a nearby non-CADA property.

CAPITOL AREA DEVELOPMENT AUTHORITY  
FY 2024 - 2025  
Contract Log as of 8/5/2025



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT	ESB
6/10/2025	C25-149.1	Maintenance	B & L Neeley Inc.	FY Chemical Flush for Boilers (Change Order #1)	Various Locations	\$647.50	10-003-5240	N
6/17/2025	C25-154.1	Maintenance	Foothill Fire Protection, Inc	Replace Ubolt Waterflow Switch (Change Order #1)	1325 15th Street	\$1,793.00	10-003-5290-R533-08	N
6/30/2025	C25-163.1	Maintenance	2-Go Building Maintenance	FY Apartment Painting (Apartment Turns)	Various Locations	\$3,552.00	10-003-5287	Y

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DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT	ESB
7/1/2025	C22-014	Maintenance	Elevator Technology, Inc.	FY Elevator Maintenance - Extn	Various Locations (No Sonrisa)	\$32,603.00	10-003-5287	Y
7/1/2025	C22-029	Maintenance	R.F. MacDonald Co.	FY Boilers Repair & Replace - Extn	Various Locations (No Sonrisa)	\$90,000.00	10-003-5240 (Repairs) 10-003-5287 (Maintenance)	N
7/1/2025	C23-020	Admin-Misc	Lyon's Security Service, Inc.	FY Security Patrol Service - Extn	Various Locations	\$190,777.00	10-002-4285	N
7/1/2025	C23-026	Admin-Misc	Republic Services of Sacramento (Allied Waste Services of N.A. LLC)	FY Waste Removal - Extn	Various Locations	\$173,644.00	10-002-5221	N
7/1/2025	C24-075	Maintenance	Miracle Method	FY Bathtub & Sink Refinishing - Extn	Various Locations - No Sonrisa	\$100,000.00	10-003-5240	N
7/1/2025	C24-093	Maintenance	ATI Restoration, LLC (American Technologies, Inc.)	FY Abatement - Extn	Various Locations	\$326,523.00	10-C23-5820-C888-88-019.4	N
7/1/2025	C25-006	Maintenance	Roseville Flooring, Inc. (California Renovation/RCO Flooring)	FY Countertop Replacements - Extn	Various Locations	\$150,000.00	10-003-5293	N
7/1/2025	C25-007	Maintenance	Roseville Flooring, Inc. (California Renovation/RCO Flooring)	FY Flooring - Extn	Various Locations	\$500,000.00	10-003-5291	N
7/1/2025	C25-008	Maintenance	James Brothers Cleaning	FY Gutter Cleaning - Extn	Various Locations	\$48,840.00	10-003-5287	N
7/1/2025	C25-009	Maintenance	Villara Building Systems (Villara Corp/Villara Mechanical)	FY HVAC Maintenance & Repair - Extn	Various Locations	\$75,000.00	10-003-5240	N
7/1/2025	C25-010	Maintenance	2-Go Building Maintenance	FY Janitorial & Emergency Water Extraction - Extn	Various Locations	\$225,750.00	10-003-5287; 10-001-4495; 10-001-4497	Y
7/1/2025	C25-012	Maintenance	Elite Service Experts, Inc.	FY Landscape & Lawn Care - Extn	Various Locations	\$315,000.00	10-003-5294	Y
7/1/2025	C25-013	Maintenance	King's Roofing (DK Enterprises, Inc.)	FY Roof Repairs - Extn	Various Locations	\$40,000.00	10-003-5240	Y
7/1/2024	C25-014	Maintenance	Waste Management, Inc (Sac Val Disposal, USA Waste of CA, Inc.)	FY Waste Removal - Warehouse - Extn	701 S Street	\$45,000.00	10-001-4496	N
7/1/2025	C25-015	Maintenance	Universal Window Cleaning, Inc. (U.W.C. Inc.)	FY Window/Awning Cleaning & Pressure Washing - Extn	Various Locations	\$75,000.00	10-001-4495 & 10-003-5287	Y
7/1/2025	C26-001	Maintenance	Pacific Rim Painting, Inc.	FY Apartment Painting	Various Locations	\$250,000.00	10-003-5421	Y
7/1/2025	C26-002	Maintenance	Roseville Flooring, Inc. (California Renovation/RCO Flooring)	FY Cabinets	Various Locations	\$200,000.00	10-003-5293	N
7/1/2025	C26-003	Maintenance	Delk Pest Control	FY K-9 Bed Bug Inspection	Various Locations	\$10,000.00	10-003-5295	N
7/1/2025	C26-004	Maintenance	Plumbing Service Company (R Valenzano)	FY Backflow Testing and Repairs	Various Locations	\$14,500.00	10-003-5292	Y
7/1/2025	C26-005	Maintenance	Silicon Valley Fire, Inc.	FY Fire Extinguisher Service	Various Locations	\$12,000.00	10-003-5287	N

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7/1/2025	C26-006	Maintenance	Splash Pool Care	FY Pool Service	1615-17 P Street	\$5,000.00	10-003-5287-R533-42	N
7/1/2025	C26-007	Maintenance	Advanced IPM (Advanced Integrated Pest Management)	FY Bed Bug Treatments	Various Locations	\$50,000.00	10-003-5295	N
7/1/2025	C26-008	Maintenance	B&L Neeley, Inc.	FY Chemical Flush for Boilers	Various Locations	\$30,000.00	10-003-5240	N
7/1/2025	C26-009	Maintenance	Elite Service Experts, Inc.	FY Leaf Pick Up	Various Locations	\$60,000.00	10-003-5294	Y
7/1/2025	C26-010	Maintenance	Elite Service Experts, Inc.	FY Back-Up Plumber	Various Locations	\$50,000.00	10-003-5292	N
7/1/2025	C26-011	Maintenance	Ecotech Pest Management	FY General Pest Control Services	Various Locations	\$20,000.00	10-003-5295	N
7/1/2025	C26-012	Maintenance	Goodwin-Cole Company, Inc. (ADP TotalSource FL XVI, Inc.)	FY Awning Replacement & Repair	Various Locations (No Sonrisa)	\$20,000.00	10-003-5240	N
7/1/2025	C26-013	Maintenance	Industrial Door Company (C.C.D.S. Inc.)	FY Commercial Storefront Doors	Various Locations	\$60,000.00	10-003-5240	Y
7/1/2025	C26-014	Maintenance	McKenry Drapery Service, Inc.	FY Window Covering Cleaning & Repair	Various Locations	\$45,000.00	10-003-5287	Y
7/1/2025	C26-015	Maintenance	Overhead Door Company	FY Garage Door Repair	Various Locations	\$20,000.00	10-003-5240	Y
7/1/2025	C26-016	Maintenance	Rod's Electric, Inc.	FY Electrical Services	Various Locations	\$50,000.00	10-003-5287	N
7/1/2025	C26-017	Maintenance	Roo Landscape & Garden Care	FY Low Water Use Plant Maintenance	Various Locations	\$52,200.00	10-003-5294	N
7/1/2025	C26-018	Maintenance	Glass West Inc.	FY Glass & Screen Repairs	Various Locations	\$30,000.00	10-003-5287	N
7/1/2025	C26-019	Consulting	BLX Group LLC (Bond Logistix)	FY Bond Consulting	1522 14th Street	\$6,000.00	10-001-4031	N
7/1/2025	C26-020	Consulting	CohnReznick LLP	FY Audit Services	1522 14th Street	\$73,275.00	10-001-4254; 36-002-4254; 37-002-4254; 38-002-4254; 40-002-4254	N
7/1/2025	C26-021	Consulting	FM360, LLC (John Rimer)	FY Maintenance Connection Software Support	701 S Street (No Sonrisa)	\$10,000.00	10-003-4267	N
7/1/2025	C26-022	Consulting	Fraser & Associates (Donald Fraser)	FY Fiscal Consulting Services	1522 14th Street	\$10,000.00	10-001-4301	N
7/1/2025	C26-023	Consulting	KMP Strategies (Noah Painter)	FY Predevelopment Fiscal Consulting	Various Locations	\$15,000.00	10-004-4758-D000-00	Y
7/1/2025	C26-024	Consulting	Kuchman Architects	FY Architectural Consulting	Various Locations	\$20,000.00	10-003-4505	N
7/1/2025	C26-026	Consulting	Mehigan Law, A Professional Corporation (Richard H. Mehigan)	FY Legal Consulting for Property Management	1522 14th Street	\$22,000.00	10-002-4251	N



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7/1/2025	C26-027	Consulting	Napa Fair Housing (Greater Napa Fair Housing Ctr.)	FY Ombudsperson Service	1522 14th Street	\$15,000.00	10-002-4266	N
7/1/2025	C26-028	Consulting	Network Design Associates, Inc. (NDA)	FY IT Support	1522 14th Street & 701 S Street	\$98,000.00	10-001-4260	N
7/1/2025	C26-029	Consulting	NORCAL Environmental Management, Inc.	FY Asbestos and Lead Testing	Various Locations	\$40,000.00	10-C24-5820-C888-88-019.4 & 10-C25-5820-C888-88-019.4	N
7/1/2025	C26-031	Consulting	Roach and Campbell	FY On-Call Landscape Design Services	Various Locations	\$60,000.00	10-003-5294 & 10-D09-4758-D801-00	Y
7/1/2025	C26-032	Consulting	Step Up on Second Street, Inc.	FY Client Support Services	Various Locations	\$95,000.00	10/SP-002-4266	N
7/1/2024	C26-033	Consulting	KMTG	FY Legal Consulting	1522 14th Street	\$400,000.00	10-var-4751	N
7/1/2024	C26-034	Admin-Misc	Central Valley Towing	FY Primary Towing Services	Various Locations	\$0.00	10-002-4240	N
7/1/2024	C26-035	Admin-Misc	CSC Serviceworks, Inc. (Coinmach)	FY Provide Wash/Dry Machines	Various Locations	\$1,400.00	10-003-5233	N
7/1/2024	C26-036	Admin-Misc	Design with Florae	FY Indoor Plant Care	1522 14th Street	\$2,400.00	10-001-4495	N
7/1/2024	C26-037	Admin-Misc	MRI Software (Bostonpost Technology)	FY Property Management Software	1522 14th Street	\$30,000.00	10-001-4415	N
7/1/2024	C26-038	Admin-Misc	Pacific Shredding (Pacific Storage Company)	FY Document Destruction	1522 14th St & 701 S St	\$2,500.00	10-001-4259	N
7/1/2024	C26-039	Admin-Misc	Pitney Bowes	FY Postage Meter Rental & Maintenance	1522 14th Street	\$2,000.00	10-001-4233	N
7/1/2024	C26-040	Admin-Misc	Sonitrol	FY Security and Alarm System	1522 14th St & 701 S St	\$8,500.00	10-001-4495 & 10-001-4498	N
7/1/2024	C26-041	Admin-Misc	Tenant Guarantors	FY Credit Checks for Leasing	1522 14th Street	\$8,000.00	10-002-4266	N
7/1/2024	C26-042	Admin-Misc	TransUnion	FY Credit Checks for Leasing & Pre-Employment	1522 14th Street	\$1,500.00	10-001-4215	N
7/1/2024	C26-043	Admin-Misc	Ubeo (Ray Morgan)	FY Copier Maintenance & Repair	1522 14th Street	\$22,000.00	10-001-4442	N
7/1/2024	C26-044	Admin-Misc	WegoWise	FY Utility Tracking	Various Locations	\$10,000.00	10-003-4267	N
7/3/2025	C26-045	Maintenance	MRR Home Solutions (Justin Wall)	Tree Trimming	1330 P Street	\$2,900.00	10-003-5294	N
7/1/2025	C26-046	Admin-Misc	Appletree	FY Answering Service	701 S Street	\$15,000.00	10-001-4202	N
7/22/2025	C26-047	Maintenance	Alexei Brown	Moving Assistance for Displaced Resident	1500 15th Street #408	\$1,200.00	10-002-4541-R533-09	N

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7/23/2025	C26-048	Maintenance	Helmy Forensics	Water Intrusion Inspection	1522 N Street	\$2,550.00	10-003-4505-R533-22	N
7/31/2025	C26-049	Admin-Misc	Pintura Murals (Alan Justin Kute-Braun)	CNRA Temporary Plaza Mural #8 (Artist 1 of 2)	726 O Street	\$6,300.00	10-D23-4775-D700-00	N
8/1/2025	C26-050	Admin-Misc	Jorge Rodriguez	CNRA Temporary Plaza Mural #8 (Artist 2 of 2)	726 O Street	\$2,500.00	10-D23-4775-D700-00	N
8/1/2025	C25-156.1	Major Const	Mountain Roofing Systems	Roof Replacement (Change Order #1)	1330 O Street	\$1,500.00	10-C23-5820-C284-10-007.3	Y
8/5/2025	C26-051	Consulting	RCP Construction, LLC	Preconstruction Services	525 S Street	\$10,000.00	10-C25-5820-C555-01-002.8	N
8/5/2025	C26-052	Admin-Misc	Pacific Coast AV, Inc.	Board Room AV System Maintenance	1522 14th Street	\$1,860.00	10-001-4263	Y