

**Board of Directors**

Ann Bailey, Chair  
 Emily Baime Michaels, Vice-Chair  
 Nick Avdis, Member  
 Jose Bodipo-Memba, Member  
 Jay Schenirer, 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, JANUARY 16, 2026**

**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: 895 7907 5434**

**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: December 15, 2025****3. Chair's Oral Report**

- Resolution Honoring Bob Lagomarsino
- Oath of Office for Board Member Jay Schenirer
- CADA Committee Appointments

**4. Executive Director's Oral Report****5. Salary Survey Information**

*Recommended Action:* Informational only. For review and comment.

Contact: Jill Azevedo, Operations Director

**6. Audited Financial Reports – Fiscal Year 2024-2025**

*Recommended Action:* Adopt resolutions accepting and releasing financial reports audited by Cohn Reznick LLP.

Contact: Noelle Mussen, Finance Director

**7. 2026 Employee Handbook**

*Recommended Action:* Adopt a resolution revising the 2026 Employee Handbook.

Contact: Jill Azevedo, Operations 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. 525 S Street – New CADA Warehouse
- H. 14th & N – The Cypress
- I. 1717 S Street – ARY Place
- J. 2000 16<sup>th</sup> Street – Sakura
- K. 805 R Street – Monarch
- L. R Street Partnership

**9. Transmittals**

- A. Ombudsman Report: December 2025
- B. Apartment Status Report: December 2025
- C. Affordable Housing Report: December 2025
- D. Commercial Leases/Vacancies: December 2025
- E. CADA Neighborhood Incident Report: December 2025
- F. Contracts Log: December 2025
- G. Financial Report: None
- H. City Treasurer Monthly Investment Report: November 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.