

Board of Directors

Ann Bailey, Chair
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Jay Schenirer, Member
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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

AGENDA REGULAR MEETING

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

**FRIDAY, FEBRUARY 20, 2026
10:00 A.M.**

**CADA ADMINISTRATIVE OFFICE
1522 14TH STREET, SACRAMENTO, CA 95814
AND**

**Board Member Jay Schenirer attending
remotely from
2620 KELTON AVENUE
LOS ANGELES, CA 90064**



**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: 848 6021 4952

Request Password (prior to start of meeting):

tgandara@cada.org

- 1. Roll Call and Just Cause/Emergency Teleconference Information (if applicable)**
- 2. Approval of Minutes: January 16, 2026**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. Suspension of Formal Bidding and Approval of Contract with Emcor Services for The HVAC Replacement Project At 1515 8th Street (YMCA/Capital Athletic Club)**

Recommended Action: Adopt a resolution regarding the HVAC System Replacement at 1515 8th Street (the Capital YMCA/former Capital Athletic Club) to suspend formal bidding procedures and authorize the Executive Director to enter into a contract with Emcor Services ("Emcor") in an amount not to exceed \$168,985.

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

- 6. Purchase Order for Paverart, Inc. – 14th & O Intersection Improvements Project**

Recommended Action: Adopt a resolution authorizing the Executive Director to issue a purchase order to Paverart, Inc. to prepare and supply color pavers for use in the reconstruction of the 14th and O Street intersection.

Contact: Marc de la Vergne, Director of Sustainability, Streetscapes and Placemaking, and Special Projects

7. 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 16th Street – Sakura
- K. 805 R Street – Monarch
- L. R Street Partnership

8. Transmittals

- A. Annual Report 2025
- B. Middle Income Program Fact Sheet 2026
- C. Ombudsman Report: January 2026
- D. Apartment Status Report: January 2026
- E. Affordable Housing Report: January 2026
- F. Commercial Leases/Vacancies: January 2026
- G. CADA Neighborhood Incident Report: January 2026
- H. Contracts Log: January & February 2026
- I. Financial Report: January 2026
- J. City Treasurer Monthly Investment Report: December 2025

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

10. 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.