

Board of Directors

Ann Bailey, Chair
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Tara Gandara, Board Secretary

CADA/CACDC Administration

Danielle Foster, Executive Director (CADA)/President (CACDC)
Josh Palmer, Deputy Director (CADA)/Vice President (CACDC)
Noelle Mussen, Finance Director (CADA)/Chief Financial Officer (CACDC)
Marc de la Vergne, Director of Sustainability, Placemaking, & Special Projects (CADA)
Jill Azevedo, Director of Operations (CADA)

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

Web: www.cada.org

AGENDA REGULAR MEETING

THE CAPITOL AREA DEVELOPMENT AUTHORITY AND THE CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION BOARD OF DIRECTORS

FRIDAY, MAY 15, 2026

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/kcoHLfF55h>

Meeting ID: 898 4534 3773

Request Password (prior to start of meeting):

tqandara@cada.org



CADA



- 1. Roll Call and Just Cause/Emergency Teleconference Information (if applicable)**
- 2. Approval of Minutes: December 15, 2025 [CADA & CACDC], April 17, 2026 [CADA], and May 4, 2026 [CADA]**
- 3. Chair's Oral Report**
- 4. Executive Director/President's Oral Report**
- 5. [CADA] CADA Financial Forecast (FY 2026-2027 Through FY 2035-2036)**
Recommended Action: Review and Comment.

Contact: Noelle Mussen, Finance Director
- 6. [CADA] Salary Survey and FY 2026-2027 Salary Range Limit Schedule**
Recommended Action: Adopt a resolution establishing the FY 2026-2027 Salary Limits.

Contact: Jill Azevedo, Operations Director
- 7. [CADA] 14th & O Streets Intersection Improvements Project**
Recommended Action: Adopt a resolution authorizing the Executive Director, or her designee, to enter into a contract in the amount of \$1,123,395.77 with Frontline General Engineering Construction, Inc. for completion of the 14th & O Streets Intersection Improvements Project.

Contact: Marc de la Vergne, Director of Sustainability, Placemaking, & Special Projects
- 8. [CADA] Window Replacement Project at 1317 15th Street (Lombard Apartments)**
Recommended Action: Adopt a resolution authorizing the Executive Director or her designee, on behalf of the Authority, to enter into a contract with August-Jay, Inc. in the

amount of \$134,500 to complete the window replacement project at 1317 15th Street (Lombard Apartments).

Contact: Rachel Mercurio, Maintenance Office and Contract Superintendent
John Dodson, Facilities Maintenance Superintendent

9. [CADA] CLOSED SESSION

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

Title: Executive Director

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

Unrepresented Employee: Executive Director

Agency Designated Representative: Ann Bailey

10. [CADA] Executive Director Compensation

11. 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. 2000 16th Street – Sakura
- J. 805 R Street – Monarch
- K. R Street Partnership


12. Transmittals

- A. Status of Vacant Positions Report
- B. CACDC Tax Return Draft
- C. Five Year CIP Report
- D. Prequalified Vendor List
- E. Ombuds Report: April 2026
- F. Apartment Status Report: April 2026
- G. Affordable Housing Report: April 2026
- H. Commercial Leases/Vacancies: April 2026
- I. CADA Neighborhood Incident Report: April 2026
- J. Contracts Log: April and May 2026
- K. Financial Report: None
- L. City Treasurer Monthly Investment Report: March 2026

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

14. 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.