

Board of Directors

Ann Bailey, Chair
Vacant, Vice-Chair
Nick Aydis, Member
Jose Bodipo-Memba, Member
Jay Schenirer, Member
Tara Gandara, Board Secretary

CADA Administration

Marc de la Vergne, Acting Executive Director
Noelle Mussen, Finance Director
Jill Azevedo, Operations Director

Legal Counsel

Jeff Mitchell
Kronick, Moskowitz, Tiedemann & Girard

Phone: (916) 322-2114

Web: www.cada.org

AGENDA REGULAR MEETING**THE CAPITOL AREA DEVELOPMENT
AUTHORITY
BOARD OF DIRECTORS**

**FRIDAY, AUGUST 21, 2024
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/kcoHLf55h>

Meeting ID: 871 1436 8154

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: June 26, 2026****3. Chair's Oral Report**

- Oath of Office for Board Member Fedolia "Sparky" Harris
- CADA Committee Appointments

4. Executive Director Oral Report**5. Election of Vice-Chair**

Recommended Action: Accept nominations. Close nominations. Election.

6. Annual Affirmation of Delegation of Investment Authority to the City Treasurer

Recommended Action: Adopt a resolution delegating CADA's investment authority to the City of Sacramento City Treasurer for one year.

Contact: Noelle Mussen, Finance Director

CONSENT CALENDAR (ITEMS 7 THROUGH 8)

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.

7. CADA Flex Plan and CalPERS Health Employer Contributions

Recommended Action: Adopt resolutions that:

1. Set the CADA Flex Plan Employer Contribution for the 2027 calendar year; and
2. Set the CADA CalPERS Medical Contribution for the 2027 calendar year

Contact: Jill Azevedo, Operations Director

8. Authorizing the Execution of a Memorandum of Understanding for Participation in the SDRMA Health Benefits Program - Dental

Recommended Action: Adopt a Special District Risk Management Authority form resolution of the Board of Directors of the Capitol Area Development Authority that approves the form of and authorizes the execution of a memorandum of understanding and authorizing participation in the Special District Risk Management Authority's health benefits program

Contact: Jill Azevedo, Operations Director

9. Window Replacement Project – 1317 O St, 1327 O St, 1510 O St

Recommended Action: Adopt a resolution rejecting all bids received for the "Window Replacement Project" at 1317 O Street (Valencia), 1327 O Street (Capri), and 1510 O Street (Don Carlos).

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

10. CLOSED SESSION

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

Unrepresented Employee: Acting Executive Director
Agency Designated Representative: Ann Bailey

11. Acting Executive Director Compensation

12. 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. 2000 16th Street – Sakura
- I. 805 R Street – Monarch
- J. R Street Partnership

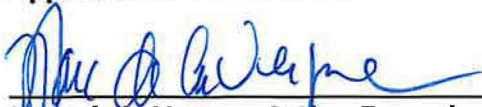
13. Transmittals

- A. Ombuds Report: None
- B. Apartment Status Report: June & July 2026
- C. Affordable Housing Report: June & July 2026
- D. Middle Income and Housing Accelerator Fund Report: June & July 2026
- E. Commercial Leases/Vacancies: July 2026
- F. CADA Neighborhood Incident Report: June & July 2026
- G. Contracts Log: June, July, & August 2026
- H. Financial Report: None
- I. City Treasurer Monthly Investment Report: None

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

15. Adjournment

Approved for Transmittal:

A handwritten signature in blue ink, appearing to read 'Marc de la Vergne', is written over a horizontal line.

Marc de la Vergne, Acting 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.