

Board of Directors

Ann Bailey, Chair
 Jose Bodipo-Memba, Vice-Chair
 Nick Avdis, Member
 Fedolia "Sparky" Harris, 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, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

Web: www.cada.org

AGENDA SPECIAL MEETING

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

FRIDAY, SEPTEMBER 18, 2026

10:30 A.M.

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

**Board Member Fedolia "Sparky" Harris attending
 remotely from
 12337 PALM AVENUE, CERRITOS, CA 90703**



**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/koHLfF55h>

Meeting ID: 820 6069 0846

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: August 11, 2026, August 21, 2026 (Special Meeting), and August 21, 2026**
- 3. Chair's Oral Report**
- 4. Executive Director Oral Report**
- 5. Roof Restoration Project—1515 8th Street (YMCA/Capital Athletic Club)**

Recommended Action: Adopt a resolution authorizing the Executive Director to enter into a construction contract with American Foam Experts for the Roof Restoration Project at 1515 8th Street in the amount of \$329,518

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

6. 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

7. Transmittals

- A. Ombuds Report: None
- B. Apartment Status Report: August 2026

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

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

9. CLOSED SESSION

A. CONFERENCE WITH REAL ESTATE NEGOTIATORS (Pursuant to Government Code Section 54956.8)

APN: 006-0223-021-0000

Agency negotiators: Marc de la Vergne

Negotiating parties: Steve Lebastchi and Sara Lebastchi

Under negotiation: price and terms of payment

B. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION (Pursuant to Government Code Section 54956.9(d)(2)): two cases

10. Adjournment

Approved for Transmittal:



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.