

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
 Josh Palmer, Deputy 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 REGULAR MEETING

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

FRIDAY, OCTOBER 16, 2026

10:00 A.M.

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

**Board Member Fedolia "Sparky" Harris attending
 remotely from
 75 ALANUI KE ALI'I DR, KIHEI, HI 96753**



**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: 853 5024 5151

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: September 18, 2026 and September 28, 2026**
- 3. Chair's Oral Report**
- 4. Executive Director Oral Report**
- 5. R Street Presentation**
- 6. Middle Income Housing Program – The Hatchery Development**

Recommended Action:

Adopt a resolution authorizing the Executive Director, or their designee, to execute and administer: (1) the necessary Regulatory Agreement providing 30 of The Hatchery's 33 units at 80% of the Area Median Income (AMI) and 3 of the Hatchery's units at 120% AMI and delivered as artist housing; (2) a Promissory Note and Deed of Trust to provide a \$5,000 loan with a one-year term and 3% simple interest; and (3) the completion of any other related documents, including Subordination document(s), as necessary to complete this transaction.

Contact: Marc de la Vergne, Acting Executive Director
 Josh Palmer, Deputy Executive Director
 Jack Barnes, Development Manager

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. Window Replacement Project at 1317 O Street (The Valencia)

Recommended Action: Adopt a resolution authorizing the Executive Director to enter into a construction contract for the Window Replacement Project at 1317 O Street with EVT Builders, LLC in the amount of \$155,000.

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

8. Window Replacement Project at 1327 O Street (The Capri)

Recommended Action: Adopt a resolution authorizing the Executive Director to enter into a construction contract for the Window Replacement Project at 1327 O Street with EVT Builders, LLC in the amount of \$137,500.

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

9. CLOSED SESSION

A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Pursuant to Government Code Section 54956.9(d)(2)): one case

B. PUBLIC EMPLOYEE APPOINTMENT (GOVT CODE § 54957)

Title: Executive Director

10. Oral Staff Reports/Updates

- A. Downtown Sacramento Partnership
- B. Downtown Sacramento Revitalization Corporation
- C. Midtown Parks
- D. O Street Streetscape (7th – 17th Streets)
- E. Energy and Water Conservation
- F. Other Neighborhood Improvements
- G. 2000 16th Street – Sakura
- H. 805 R Street – Monarch
- I. R Street Partnership

11. Transmittals

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

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

13. 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.