

**Board of Directors**

Ann Bailey, Chair  
Vacant, Vice-Chair  
Nick Avdis, Member  
Jose Bodipo-Memba, Member  
Jay Schenirer, Member  
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](http://www.cada.org)

**AGENDA REGULAR MEETING**

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

**FRIDAY, JUNE 26, 2026**

**10:00 A.M.**

**CADA ADMINISTRATIVE OFFICE  
1522 14<sup>TH</sup> STREET, SACRAMENTO, CA 95814  
AND**

**Board Member Nick Avdis attending remotely  
from**

**THE HOME NEXT TO THE CHURCH OF ST.  
PANTELEIMON (DIRECTLY TO THE EAST),  
LOCATED ON EPAR. ODOS KALLIMASIAS-  
KALLAMOTIS, KALLIMASIA, CHIOS ISLAND,  
GREECE 82100**

**AND**

**Board Member Jay Schenirer attending remotely  
from**

**1315 JESTER COURT, TAHOE VISTA, CA  
96148**



**CADA**



**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:** 826 2657 2562

**Request Password (prior to start of meeting):**

[tgandara@cada.org](mailto:tgandara@cada.org)

- 1. Roll Call and Just Cause/Emergency Teleconference Information (if applicable)**
- 2. Approval of Minutes: March 20, 2026 [CADA], and May 15, 2026 [CADA & CACDC]**
- 3. Chair’s Oral Report**
- 4. Executive Director/President’s Oral Report**
- 5. [CADA] FY 2026-2027 General Operations and Capital Investment Program Budgets**  
*Recommended Action:* Adopt resolutions approving the FY 2026-2027 General Operations Budget, Capital Investment Program Budget and Designated Reserves, and affirming the Executive Director’s budget authority.

Contact: Noelle Mussen, Finance Director

- 6. [CADA] Authorization to Submit a Grant Proposal and to Make a CEQA Finding for the 1400 – 1600 Blocks of O Street**

*Recommended Action:* Adopt a resolution authorizing CADA to submit a grant proposal to the Proposition 4 Urban Greening Program of the California Natural Resources

Agency, and to make a CEQA finding that the project is categorically exempt.

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

**7. [CADA] Approval of Change Order to FY Floor Coverings Contract**

*Recommended Action:* Adopt a resolution authorizing the Executive Director, or her designee, to execute a change order to C25-007 for Roseville Flooring, Inc. dba Roseville Carpet One in the amount of \$185,000 for the FY Flooring maintenance contract.

Contact: Tara Gandara, Contracts and Office Manager/ Board Secretary

**CONSENT CALENDAR (ITEMS 8 THROUGH 10)**

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.

**8. [CADA] CohnReznick LLP Contract for Independent Audit Services**

*Recommended Action:* Adopt a resolution authorizing the Executive Director to enter into a contract with CohnReznick LLP for Independent Audit Services for CADA's results of operations for fiscal year 2025-26, with four optional one-year extensions for FY 2026-27, FY 2027-28, FY 2028-29 and FY 2029-30.

Contact: Noelle Mussen, Finance Director

**9. [CADA] FY 2026-2027 Security Patrol Service Contract**

*Recommended Action:* Adopt a resolution extending the FY 2022-2023 Security Services Contract with Lyons Security Service, Inc. for an amount not to exceed \$200,316 for FY 2026-2027.

Contact: Merri Stutes, Resident Services Manager  
Tara Gandara, Contracts and Office Manager/ Board Secretary

**10. [CADA] FY 2026-2027 Maintenance Services Contracts**

*Recommended Action:* Adopt resolutions awarding the FY 2026-2027 Maintenance Services contracts for Abatement, Apartment Painting, Bathtub & Sink Refinishing, Countertop Replacements, Floor Coverings, HVAC Maintenance & Repair, Landscape & Lawn Care, and Vacancy Preparation and extending the contracts for Cabinets, Janitorial & Emergency Water Extraction, and Waste Removal Services.

Contact: Tara Gandara, Contracts and Office Manager/ Board Secretary

**11. CLOSED SESSION**

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

APN: 009-0063-014-0000

Agency negotiators: Danielle Foster, Josh Palmer

Negotiating parties: Aaron Marchand and Erica Bergsma

Under negotiation: price and terms of sale

**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. 14th & N – The Cypress
- I. 2000 16<sup>th</sup> Street – Sakura
- J. 805 R Street – Monarch
- K. R Street Partnership

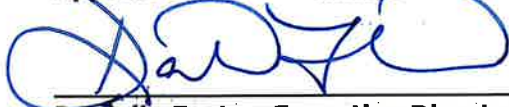
**13. Transmittals**

- A. CADA ADA Report
- B. Annual Step-Up Report
- C. CACDC Form RRF-1
- D. Ombuds Report: May 2026
- E. Apartment Status Report: May 2026
- F. Affordable Housing Report: May 2026
- G. Commercial Leases/Vacancies: May 2026
- H. CADA Neighborhood Incident Report: May 2026
- I. Contracts Log: May and June 2026
- J. Financial Report: None
- K. City Treasurer Monthly Investment Report: April 2026

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

**15. 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.