

Board of Directors

Ann Bailey, Chair
Emily Baime Michaels, Vice-Chair
Nick Avdis, Member
Jose Bodipo-Memba, Member
Bob Lagomarsino, 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

AGENDA SPECIAL MEETING

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

FRIDAY, OCTOBER 24, 2025

10:00 A.M.

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

Board Member Nick Avdis attending remotely
from

2001 ROSSI ROAD AT HWY 1
PESCADERO, CA 94060

**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: 846 1697 8488

Request Password (prior to start of meeting):

teandara@cada.org

1. Roll Call and Just Cause/Emergency Teleconference Information (if applicable)
2. Approval of Minutes: May 23, 2025 [CADA & CACDC], June 12, 2025 [CADA & CACDC], and September 19, 2025 [CADA]
3. Chair's Oral Report
4. Executive Director/President's Oral Report
5. [CACDC] Accepting Appointment to the Board of Directors and Approving Officers

Recommended Action: Adopt a resolution indicating acceptance by board members of their appointment, appointing the officers of the CACDC, and establishing the schedule for annual and regular meetings.

Contact: Tara Gandara, Contracts and Office Manager/Board Secretary
[CADA/CACDC]

6. [CADA] Window Replacement Project at 1615-17-23 P Street (Lanai Apartments)

Recommended Action: Adopt a resolution authorizing the Executive Director to enter into a construction contract for the Window Replacement Project at 1615-17-23 P Street with EVT Builders, LLC. in the amount of \$269,500.

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



CADA



7. [CADA] Authorization to Enter into a Construction Contract and Approval of a Budget Amendment – 525 S Street Warehouse

Recommended Action: Adopt a resolution authorizing 1) the Executive Director, or their designee, to enter into a construction contract with RCP Construction for renovations to the warehouse building at 525 S Street; and 2) a budget amendment in the amount of \$306,233.

Contact: Marc de la Vergne, Director of Sustainability, Placemaking, and Special Projects [CADA]

8. [CADA] Approval of Contracts with MRI and of a Budget Amendment to Fund the Work

Recommended Action: Adopt a resolution authorizing the Executive Director, or their designee, to enter into three contracts with MRI to provide software services over the next three years.

Contact: Marc de la Vergne, Director of Sustainability, Placemaking, and Special Projects [CADA]

9. [CADA] Delegation of Authority Regarding the Settlement or Rejection of Claims Governed by the Government Claims Act

Recommended Action: Adopt a resolution delegating authority regarding settlement or rejection of claims governed by the Government Claims Act, for amounts not exceeding \$50,000.

Contact: Jill Azevedo, Director of Operations [CADA]

10. 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. 14th & N – The Cypress
- H. 1717 S Street – ARY Place
- I. 2000 16th Street – Sakura
- J. 805 R Street – Monarch
- K. R Street Partnership

11. Transmittals

- A. Ombudsman Report: September 2025
- B. Apartment Status Report: September 2025
- C. Affordable Housing Report: September 2025
- D. Commercial Leases/Vacancies: September 2025
- E. CADA Neighborhood Incident Report: September 2025
- F. Contracts Log: September & October 2025
- G. Financial Report: September 2025
- H. City Treasurer Monthly Investment Report: August 2025

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

13. 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.