

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

MONDAY, DECEMBER 15, 2024

3:00 P.M.

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

**Board Member Jose Bodipo-Memba attending
remotely from
164 SE G STREET
GRANTS PASS, OR 97526**

**Members of the Public are invited to
participate via ZOOM or in person.**



CADA



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 8316 7903

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: October 24, 2025 [CADA & CACDC]**
- 3. Chair's Oral Report**
- 4. Executive Director/President's Oral Report**
- 5. [CADA] Election of Vice-Chair**
Recommended Action: Accept nominations. Close nominations. Election.
- 6. [CADA] 2025 Board Committee Appointments**
Recommended Action: By motion, express concurrence with existing Board Committee appointments.
- 7. [CADA] FY 2025-2026 Mid-Year Budget Revisions of the General Operations Budget and Capital Investment Program Budgets, Including Assessment of Fund Balances**
Recommended Action: Adopt a resolution approving the fiscal year 25-26 mid-year revisions to the general operations budget and capital investment program budgets, including assessment of fund balances.

Contact: Noelle Mussen, Finance Director

8. [CADA] Rejection of Bids, Suspension of Formal Bidding, And Approval of Contract with R.F. Macdonald Co. For the Boiler System Replacement At 1400 N Street (The Dean Apartments)

Recommended Action: Adopt a resolution regarding the Boiler System Replacement at 1400 N Street (The Dean Apartments) to:

1. Reject the formal bid received from Intech Mechanical Company LLC in the amount of \$721,000, thereby suspending formal bidding procedures (requires two-thirds vote); and
2. Authorize the Executive Director, or her designee, to enter into a contract with R.F. MacDonald Co. in an amount not to exceed \$380,000 for the boiler system replacement at 1400 N Street.

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

9. [CADA] CADA Contracts Policy Amendment – Adopt a Pre-Qualification Process for New Construction/Rehabilitation and Maintenance Projects

Recommended Action: Adopt a resolution to approve the development and adoption of a formal contractor pre-qualification process for public works and maintenance projects managed by CADA

Contact: Rachel Mercurio, Maintenance Office and Contracts Superintendent

10. [CACDC] Addition of Collaborative Housing Solutions CA LLC as Member Of 2000 16th St CACDC Association, LLC

Recommended Action: Adopt a resolution authorizing the President to execute an Amended and Restated Operating Agreement for 2000 16th CACDC Association, LLC that admits Collaborative Housing Solutions CA LLC as a member with 21% interest.

Contact: Jack Barnes, Development Manager [CADA]

11. [CADA/CACDC] Sonrisa Affordable Housing Project at 1322 O Street – Loan Extensions

Recommended Action: Adopt a joint resolution authorizing an extension to CADA loans to the Sonrisa Affordable Housing Project at 1322 O Street.

Contact: Jack Barnes, Development Manager [CADA]
Danielle Foster, Executive Director [CADA], President [CACDC]
Josh Palmer, Deputy Director [CADA], Vice President [CACDC]

12. [CADA] 2026 Board Meetings and Committee Meeting Schedules

Recommended Action: Adopt a resolution setting the 2026 meeting schedule of the CADA Board of Directors and a separate resolution setting the meeting schedule of the Operations, Neighborhood Development and the Development and Construction Committees.

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

13. [CADA/CACDC] Appointment of CADA At-Large Board Member

Recommended Action: Staff recommends that the Board take the necessary vote and officially appoint an individual to the CADA At-Large Board-Appointed Position.

Contact: Danielle Foster, Executive Director

14. 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

15. Transmittals

- A. CADA 2025 Sustainability Highlights
- B. Five-Year CIP Midyear Report
- C. Ombudsman Report: October and November 2025
- D. Apartment Status Report: October and November 2025
- E. Affordable Housing Report: October and November 2025
- F. Commercial Leases/Vacancies: October and November 2025
- G. CADA Neighborhood Incident Report: October and November 2025
- H. Contracts Log: October through December 2025
- I. Financial Report: None
- J. City Treasurer Monthly Investment Report: September 2025

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

17. 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.