

Board of Directors

Ann Bailey, Chair
Bob Lagomarsino, Vice-Chair
Steven Maviglio, Member
Randall Winston, Member
Nick Avdis, Member
Rachel Mercurio, Board Secretary

CADA Administration

Wendy Saunders, Executive Director
Marc de la Vergne, Deputy Executive Director
Noelle Mussen, Finance Director
Tom Kigar, Special Projects Director
Todd Leon, Development Director

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

Web: www.cadagnet.org

AGENDA REGULAR MEETING

THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

FRIDAY, JUNE 21, 2019
10:00 A.M.

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



1. **Roll Call**
2. **Approval of Minutes: May 17, 2019**
3. **Chair's Oral Report**
4. **Executive Director's Oral Report**
5. **Fremont Mews – Approval of Second Amended Note with Fremont Mews, LLC to August, 2019 (Block Bounded by 14th, 15th, P and Q Streets) **Continued from the May 17, 2019 Board Meeting****

Recommended Action: Adopt resolution approving amendment of the \$500,000 CADA note with Fremont Mews LLC extending the due date and adding interest.

Contact: Tom Kigar, Special Projects Director
6. **Somerset Parkside – Ratification of Declaration of Emergency Conditions and Suspension of Competitive Bidding for Restoration of Fire Damaged Units (1003-1005 Q Street)**

Recommended Action: Adopt resolution for ratification of declaration of emergency conditions and suspension of competitive bidding for restoration of fire-damaged units at Somerset Parkside.

Contact: Frank Czajka, Construction Manager
7. **Roof Replacement Project – Award of Contract (1606 15th Street, 1325 15th Street, 1420 O Street)**

Recommended Action: Adopt resolution authorizing the Executive Director to enter into a construction contract for the 2019 Roof Replacement Project.

Contact: Frank Czajka, Construction Manager
8. **FY 2019-2020 General Operations Budget and Capital Investment Program Budget**

Recommended Action: Adopt resolution approving the FY 2019-2020 General Operations Budget, Capital Investment Program Budget and Designated Reserves, and affirming the Executive Director's budget authority.

Contact: Noelle Mussen, Finance Director

CONSENT CALENDAR (ITEMS 9 THROUGH 13)

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.

9. FY 2019-2020 Salary Range Limit Schedule

Recommended Action: Adopt resolution approving the FY 2019-2020 Salary Range Limit Schedule.
Contact: Jill Azevedo, Human Resources Manager

10. Workers' Compensation Insurance Policy

Recommended Action: Adopt resolution renewing CADA's workers' compensation insurance policy with the Berkshire Hathaway Homestate Companies (BHHC) for FY 2019-2020 (July 1, 2019 through June 30, 2020).
Contact: Jill Azevedo, Human Resources Manager

11. FY 2019-2020 General Counsel Agreement

Recommended Action: Adopt resolution authorizing the Executive Director to execute a General Counsel Agreement with Kronick, Moskovitz, Tiedemann & Girard.
Contact: Marc de la Vergne, Deputy Executive Director

12. FY 2019-2020 Network Administration Contract

Recommended Action: Adopt resolution awarding a consulting contract to Network Design Associates for Network Maintenance Services.
Contact: Noelle Mussen, Finance Director

13. FY 2019-2020 Security Patrol Service Contract

Recommended Action: Adopt resolution extending the Security Patrol Service contract with Lyons Security Service, Inc.
Contact: Merri Stutes, Resident Services Manager
Rachel Mercurio, Office Manager/Board Secretary

14. FY 2019-2020 Maintenance Services Contracts

Recommended Action: Adopt resolutions awarding the Maintenance Services contracts for Landscape and Lawn Care Service, Vacant Apartment Cleaning/Emergency Water Extraction, and Floor Covering Repair and Replace.

Contact: Rachel Mercurio, Office Manager/Board Secretary

15. CLOSED SESSION

A. CONFERENCE WITH LABOR NEGOTIATOR (Pursuant to Government Code Section 54957.6 (a))

Unrepresented Employee: Executive Director
Agency Designated Representative: Ann Bailey

B. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Pursuant to Government Code 54956.9(a))

- a. Mader v. CADA: Case No. 34-2018-00244133
- b. Law DFEA Complaint: Case No. 201812-04517514

16. Executive Director Compensation

17. Oral Staff Reports/Updates

- A. Downtown Sacramento Partnership: See Agenda Item 4
- B. Downtown Sacramento Revitalization Corporation: See Agenda Item 4
- C. Midtown Association: See Agenda Item 4
- D. Mercury Cleaners (Northeast Corner of 16th and O Streets)
- E. Roosevelt Park (1619 9th Street)
- F. O Street Streetscape (7th – 17th Streets)
- G. Other Neighborhood Improvements
- H. HCD LPR Application for Biele Place (1421 15th Street)
- I. Vantage (Site 21 - Southwest Corner of 14th and N Streets)
- J. CADA Courtyard Site (1322 O Street)
- K. R Street PBID
- L. R Street Affordable Housing (1717 S Street)
- M. R Street Parking Structure (8th/9th Streets)

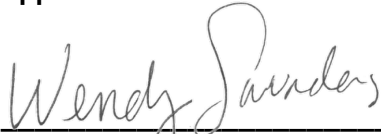
18. Transmittals

- A. Ombudsman Report: May 2019
- B. Development Construction Schedule
- C. Apartment Status Report: May 2019
- D. Affordable Housing Report: May 2019
- E. Commercial Leases/Vacancies: None
- F. CADA Neighborhood Incident Report: May 2019
- G. Contracts Log: May 2019
- H. Financial Report for Period Ending: No Report
- I. City Treasurer Monthly Investment Report: April 2019

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

20. Adjournment

Approved for Transmittal:



Wendy S. Saunders, 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 RACHEL MERCURIO, 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.