

Board of Directors
Ann Bailey, Chair
Bob Lagomarsino, Vice-Chair
Emily Baime Michaels, Member
Nick Avdis, Member
VACANT, Member
Tara Gandara, 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.cadanet.org

AGENDA REGULAR MEETING
THE CAPITOL AREA DEVELOPMENT
AUTHORITY
BOARD OF DIRECTORS

FRIDAY, OCTOBER 22, 2021
10:00 A.M.

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



In light of COVID-19 restrictions on public gatherings, the Board and Members of the Public are invited to participate via ZOOM.

To join via Zoom:

Go to: <https://zoom.us/join>

Or join by phone: (669) 900-9128 (Pacific Coast)

Find your local number: <https://zoom.us/u/acmxhQbp2e>

Meeting ID: 821 5906 2829

To Request Meeting Password or Submit Written Public Comments (prior to start of meeting):

tgandara@cadanet.org

- 1. Roll Call**
- 2. Approval of Minutes: September 17, 2021**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. Dean Apartments Electrical Upgrade Project - Change Orders**

Recommended Action: Staff recommends the Board adopt a resolution authorizing the Executive Director to approve two change orders to construction contract C21-090 with Buskirk Construction in the amount of \$40,060 for the Dean Electrical Upgrade Project. (Change order #1 \$15,060.00, Change order #2 \$25,000.00)

Contact: Frank Czajka, Construction Manager

6. Retired Annuitant Appointment – Tom Van Syoc

Recommended Action: Staff recommends that the Board adopt a resolution entitled "Retired Annuitant Appointment" which authorizes the appointment of Tom Van Syoc as a Retired Annuitant effective November 1, 2021.

Contact: Jill Azevedo, Human Resources & Risk Manager

7. Agreement Between the City of Sacramento and the Capitol Area Development Authority to Grant Funds for the Preliminary Design, Engineering and Environmental Documentation for the Capitol Mall Revitalization

Recommended Action: Staff recommends that the Board adopt a resolution authorizing staff to enter into an agreement with the City of Sacramento to grant funds for the preliminary design, engineering and environmental documentation for the revitalization of Capitol Mall.

Contact: Marc de la Vergne, Deputy Executive Director

CONSENT CALENDAR (ITEM 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.

8. Authorization of Teleconference Meetings of CADA Legislative Bodies Pursuant to the Ralph M. Brown Act

Recommended Action: Adopt resolution Ratifying the Proclamation of a State of Emergency by Governor Gavin Newsom (March 4, 2020) as Applicable in CADA's Jurisdiction and Authorizing Teleconference Meetings of CADA Legislative Bodies Pursuant to the Ralph M. Brown Act

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

9. CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (GOVT CODE §54956.8)

CADA Negotiators: Todd Leon, Development Director, Wendy Saunders, Executive Director
Negotiating Parties: Jeremy Bangs and Amy L. Bangs, as Trustees of The Bangs Revocable Living Trust
Property: Sacramento County APN 009-0153-020
Under Negotiation: Price and Terms

B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (GOVT CODE §54956.8)

CADA Negotiators: Todd Leon, Development Director, Wendy Saunders, Executive Director
Negotiating Parties: Crabtree Revocable Living Trust and the Clifford & Rosemarie McClure Revocable Living Trust
Property: Sacramento County APNs 009-0151-006, -007, and -008
Under Negotiation: Price and Terms

10. 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. O Street Streetscape (7th – 17th Streets)
- E. Other Neighborhood Improvements
- F. Energy Conservation
- G. 1322 O Street – Sonrisa
- H. R Street Affordable Housing (1717 S Street – ARY Place)

11. Transmittals

- A. Ombudsman Report: September 2021
- B. Apartment Status Report: September 2021
- C. Affordable Housing Report: September 2021
- D. Commercial Leases/Vacancies: None
- E. CADA Neighborhood Incident Report: September 2021

- F. Contracts Log: September 2021
- G. Financial Report: September 2021
- H. City Treasurer Monthly Investment Report: August 2021

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

13. 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 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.

**MINUTES
OF
REGULAR BOARD MEETING**

**BOARD OF DIRECTORS
CAPITOL AREA DEVELOPMENT AUTHORITY**

September 17, 2021

ITEM 1 – ROLL CALL

Chair Bailey called the Board Meeting of the CADA Board of Directors to order at 10:01 a.m. at 1522 14th Street, Sacramento, CA 95814 and via public video conference.

Present: Avdis, Lagomarsino, Winston, Bailey
Absent: Baime Michaels

ITEM 2 – APPROVAL OF MINUTES: August 20, 2021

One correction to the August minutes: Typo with the spelling of boarders where it should be borders.

Member Avdis moved approval of the August 20, 2021 CADA Board Meeting minutes. Member Lagomarsino seconded the motion.

AYES: Avdis, Lagomarsino, Winston, Bailey
NOES: None

ITEM 3 – CHAIR’S ORAL REPORT

Chair Ann Bailey read Randall Winston’s resolution. Member Winston thanked CADA and talked about his move to Las Angeles to work as an attorney.

ITEM 4 –EXECUTIVE DIRECTOR’S ORAL REPORT

Wendy Saunders reported the following:

Ann and I had the pleasure of meeting Ana Lasso, the new DGS director, this month. Director Lasso came to our office and we gave her the CADA 101 PowerPoint show – the history of our formation, the workings of our JPA and our accomplishments in our 40+ years of existence. Then we took a drive around to see our various buildings and construction projects, and went inside the courtyard and rooftop deck at the WAL.

Director Lasso has both a planning and development background and also ran a JPA, so she has a good deal of understanding of and appreciation for what we do. It was a really lovely meeting.

As I mentioned last month, our Maintenance Manager Tom Van Syoc – affectionately known as Tom 2 (Tom Kigar being Tom 1), has decided to retire. Tom 2 jumped right into the position 5 years ago, and I don’t think we have another member of the staff with quite the level of energy or enthusiasm for the job as Tom 2. I’d like to highlight just a few of his accomplishments:

- Increased number of work orders completed exponentially, from around 3,000 per year to 12,000 per year currently!
- Created In-House Renovation and Rehabilitation team saving the agency on outside contractors and added an Administrative Assistant to the Maintenance team all to increase efficiency.
- Championed use of a CMMS (Computerized Maintenance Management System) to better track work orders and increase efficiency, including a phone app for use by staff in the field.
- Forged professional relationships with numerous suppliers to help CADA find ways to cut costs.
- Centralized the acquisition of supplies for the Maintenance crews, greatly boosting efficiency
- Undertook a series of Major Projects:
 - 17th Street Commons Siding and Fencing Replacement
 - Rehabilitation and Structural Upgrades to Biele Place Courtyard
 - Gas Line Replacement Projects
 - Dean Electrical Upgrades and Transformer Relocation
 - Multiple Roofing Replacements

- Dry rot repairs throughout CADA's portfolio
- Made upgrades at Warehouse, including the construction of a loft to increase storage, and HVAC upgrades
- Implemented an effective boiler maintenance program
- Fortunately, we were able to find a replacement for Tom. Russ Juneau started with CADA at the beginning of September, and is working hand and glove with Tom until Tom departs at the end of September.
- Russ has a long and varied career in construction and construction management, is a general contractor, worked as a maintenance supervisor for Del Webb and Pulte Homes and has worked for a major supplier. We feel very fortunate that we found Russ and Russ found us, and I am hearing nothing but good news from the troops. Please join me in welcoming Russ.

In other updates, with DSRC – the Hyatt Centric hotel – formerly the historic Marshall Hotel - is just finishing up but unfortunately, has a remaining financial gap. DSRC agreed to modify our loan to help resolve it.

No DSP update.

Midtown Association held its major fundraiser of the year – combined Midtown Mini Golf Course and Midtown Love at Faces. CADA sponsored a golf hole at the Midtown Mini event.

ITEM 5 – BIELE COURTYARD CONCRETE PROJECT

Recommended Action: Adopt resolution authorizing the Executive Director to enter into a construction contract with TJR Resources, Inc. in the amount of \$62,000.00 for the Biele Courtyard Concrete Project at 1421 15th St., Sacramento, CA 95811.

Contacts: Frank Czajka, Construction Manager
Tom Van Syoc, Facilities Maintenance Manager

Member Avdis thanked Frank for his thorough presentations.

No public comments.

Member Avdis moved approval of Resolutions 21-36 attached hereto and incorporated herein. Member Winston seconded the motion.

AYES: Avdis, Lagomarsino, Winston, Bailey
NOES: None

ITEM 6 – DEAN APARTMENTS ELECTRICAL UPGRADE PROJECT PART 2 (APTS 3-8)

Recommended Action: Adopt resolution authorizing the Executive Director to enter into a construction contract for the Dean Apartments Electrical Upgrade Project Part 2, at 1400 N St. with Elite Service Experts in the amount of \$137,880.00.

Contacts: Frank Czajka, Construction Manager
Tom Van Syoc, Facilities Maintenance Manager

Member Lagomarsino appreciates that both contractors are out of Sacramento County.

No public comments.

Member Lagomarsino moved approval of amending Resolution 20-37 attached hereto and incorporated herein. Member Winston seconded the motion.

AYES: Avdis, Lagomarsino, Winston, Bailey
NOES: None

Oral Report by CADA's Ombudsman, Betty Gwaizdon. Ms. Gwaizdon reviewed the monthly reports and advised that all issues have been dealt with appropriately by CADA.

ITEM 7 - ORAL STAFF REPORTS/UPDATES

- A. Downtown Sacramento Partnership: Reported on in Agenda Item 4.
- B. Downtown Sacramento Revitalization Corporation: No meeting
- C. Midtown Association: Reported on in Agenda Item 4.
- D. O Street Streetscape (7th – 17th Streets): Marc de la Vergne reported that we released the Survey Monkey survey regarding the 700 Block of O Street and we have had 20 responses so far. Karen will post a link to the survey to CADA's social media sites.
- E. Other Neighborhood Improvements: Marc presented a slideshow for 16th & P which displayed a number of projects that CADA has completed. First displayed was the streetscape in front of the Legado De Ravel leasing office where we constructed a retaining wall, level landscaping, and a bike rack. Next was Karma Brew where the City of Sacramento is limiting work due to tree roots, so we are looking into other options. At 17th Street Commons the new railings at O Street and the new fences were shown. At 1621-23 P Street there are new privacy screens on P Street and O-P Street Alley. The 1317 O Courtyard is a work-in-progress. Merri Stutes is working on updates to the courtyard. At the Dean Building Courtyard we have installed a new dumpster enclosure, transformer, and fencing. The Dean courtyard renovation is in process. Miridae has prepared a design, and we will go out to bid for the renovation project shortly.

14th & N: Renee Funston reported that we honed in on naming the building after a tree, choosing The Cypress to tie into its location across from Capitol Park, wood construction, and environmental sustainability. As a follow-up from the last meeting when the Board approved the design program, D&S is proceeding with the Design Development Documents, which we will be presenting at the January meeting. Ms. Funston also advised that we are also working on the draft DDA for the December meeting. Additionally, we are finalizing the contracts with the contractor, architect, and civil engineer.

10th & P Street Commercial: Renee Funston reported that we've continued to work through specific round two comments from Development Engineering and Parking. A foremost concern has been maximizing the pedestrian ROW to remove clutter from the sidewalk and open the public sphere. Once we have the approved off sites plans, we will reprice the construction work with B&M Builders. We will also begin design of the custom-perforated lunch counters.
- F. Energy Conservation: Marc de la Vergne reported that Partner Energy continues to refine the report on the six buildings. SMUD has prepared a series of suggestions listing the financial incentives available for different kinds of building upgrades. Partner Energy has incorporated these into their analysis to show how the upgrades would affect our bottom line if implemented. The report will be wrapped up over the next month and we will be turning our attention to another cluster of buildings to be analyzed. Will be hiring a consultant to evaluate two of the six buildings. The Dean and 1317 O street will be reviewed to evaluate what upgrades would make sense, and what the cost would be to implement the suggestions made by Partner Energy.
- H. 1322 O Street – Sonrisa: Renee Funston presented a slideshow highlighting the key features and many other details regarding Sonrisa.
Mr. Lagomarsino inquired about the expectations with the vapor barrier. Ms. Funston advised that the need for the vapor barrier was expected.
- I. R Street Affordable Housing (1717 S Street – ARY Place): Todd Leon presented a slideshow. ARY Place will have 159 apt units with 11,000 square feet of commercial space on the ground floor. There is a two story concrete podium with parking towards the alleyway. There are four wood-framed structures built on top of the podium at three, four, and five stories tall. The building will contain mostly one bedrooms with a few two

bedrooms and studios. Mr. Leon reviewed the milestones for the project and displayed images of the work done on site. He also explained the remediation process, vapor, and soil testing. The step-by-step process of the building process through the concrete podium was displayed. There will be a crane along S Street within the next week or two.

Members Avdis and Lagomarsino both expressed their appreciation of the slideshows.

ITEM 8 – TRANSMITTALS

Received as transmitted.

ITEM 9 – OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

None.

ITEM 10 – ADJOURNMENT

The meeting adjourned at 11:03 am

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 21 - 36

Adopted by the Capitol Area Development Authority

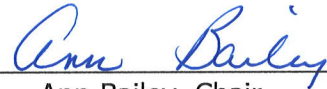
September 17, 2021

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
CONSTRUCTION CONTRACT FOR THE BIELE COURTYARD CONCRETE PROJECT**

WHEREAS, CADA conducted a formal bid process for the Biele Courtyard Concrete Project at 1421 15th St., Sacramento, CA 95811; and

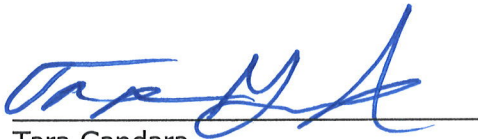
WHEREAS, TJR Resources, Inc. is the lowest qualified bidder with a bid of \$62,000.00 and has advised CADA of its interest in being awarded the contract and completing the work.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract with TJR Resources, Inc. in the amount of \$62,000.00.



Ann Bailey, Chair

ATTEST:



Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 21- 37

Adopted by the Capitol Area Development Authority

September 17, 2021

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
CONSTRUCTION CONTRACT FOR THE 2021 DEAN ELECTRICAL UPGRADE PROJECT
Part 2 (Apts 3-8) (1400 N ST)**

WHEREAS, CADA conducted a formal bid process for the 2021 Dean Electrical Upgrade Project Part 2 (Apts 3-8) for the Dean Apartments, located at 1400 N St; and

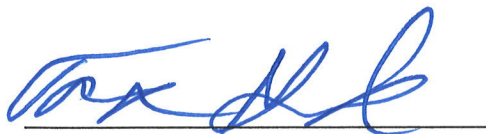
WHEREAS, Elite Service Experts is the lowest responsive, responsible bidder with a bid of \$137,880.00 and has advised CADA of its interest in being awarded the contract and completing the work.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract with Elite Service Experts in the amount of \$137,880.00.



Ann Bailey, Chair

ATTEST:



Tara Gandara
Secretary to the Board of Directors



October 15, 2021

TO: Board of Directors

**SUBJECT: October 22, 2021, Board Meeting
AGENDA ITEM 5
RATIFICATION OF CHANGE ORDER TO CONSTRUCTION CONTRACT C21-090 - BUSKIRK CONSTRUCTION - DEAN BUILDING ELECTRICAL UPGRADE PROJECT**

CONTACT PERSON: Frank Czajka, Construction & Rehabilitation Manager

RECOMMENDATION:

Staff recommends the Board adopt a resolution authorizing the Executive Director to approve two change orders to construction contract C21-090 with Buskirk Construction totaling \$40,060 for the Dean Electrical Upgrade Project (Change order #1 \$15,060, Change order #2 \$25,000).

BACKGROUND

A contract was awarded to Buskirk Construction on February 25, 2021 in the amount of \$124,000.00 for the Dean Electrical Upgrade Project. As the project progressed, staff determined that running electrical trunk cables to each floor of the building during this phase of the project rather than in a later phase would be beneficial. By completing this work now, the walls in the elevator lobbies and on each floor would only have to be accessed once, resulting in cost savings to CADA for future apartment rewiring, and reducing the inconvenience experienced by the building's tenants. Change Order #1, in the amount of \$15,060 covers this work. Staff also determined that rewiring Apartment #2 concurrently with the rewiring of Apartment #1 would reduce costs as the kitchen walls of only one of the apartments would need to be opened up to install the additional electrical cabling for both apartments. If not rewired at the same time, the kitchen walls in each unit would have to be accessed separately at the time that apartment was rewired. Change Order #2 in the amount of \$25,000 covers this work.

POLICY

This item comes before the Board because the requested change orders exceed the allowable change order threshold of 10% of the original contract amount or \$25,000, whichever is greater. Change orders greater than this threshold exceed the Executive Director's authority to approve and require Board approval.

STRATEGIC PLAN

The proposed action addresses the following 2016-2021 CADA Strategic Plan goals: "Provide Superior Property Management."

FINANCIAL IMPACTS

The total contract, with the addition of the requested \$40,060 in change orders, totals \$164,060. The Board approved a project budget of \$175,000 was in June of 2021 as part of the FY 2021-22 Development Budget.

ENVIRONMENTAL ISSUES

This item does not require CEQA review or certification.

CONTRACT AWARD POLICY

The change orders were authorized by the Executive Director under CADA's Contract and Bid Procedures Policy Statement, Section VII, C (3.a), which provides the Executive Director discretionary authority to approve change orders to prevent interruption of work which would result in a substantial cost increase to CADA. Staff is requesting that the Board approve a resolution ratifying the Executive Director's action.

RESOLUTION NO. 21-38

Adopted by the Capitol Area Development Authority

October 22, 2021

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CHANGE ORDERS FOR CONSTRUCTION CONTRACT C21-090

WHEREAS, the Board previously authorized the Executive Director to enter into a construction contract C21-090 with Buskirk Construction Inc. in the amount of \$124,000.00 for the Dean Electrical Upgrade Project.

WHEREAS, staff is recommending the Board approve two change orders totaling \$40,060.00 to pay for additional work associated with the Dean Electrical Upgrade Project.

NOW, THEREFORE, BE IT RESOLVED by the Capitol Area Development Authority, that the Executive Director is authorized to enter into Change Orders with Buskirk Construction Inc., in the amount of \$40,060.00, for the Dean Electrical Upgrade Project.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors



October 15, 2021

TO: CADA Board of Directors

**SUBJECT: October 22, 2021, Board Meeting
AGENDA ITEM 6
RETIRED ANNUITANT APPOINTMENT**

CONTACT: Jill Azevedo, Human Resources Manager

RECOMMENDED ACTION

Staff recommends that the Board adopt a resolution entitled "Retired Annuitant Appointment" which authorizes the appointment of Tom Van Syoc as a Retired Annuitant effective November 1, 2021.

BACKGROUND

CADA's Facilities Maintenance Manager, Tom Van Syoc, retired from the agency effective October 1, 2021. Russ Juneau took over as the new Facilities Maintenance Manager in late August 2021 and was able to train with Mr. Van Syoc for several weeks before his departure.

CADA's Maintenance operation plays a crucial role in CADA's activities by making the many day-to-day repairs its residents' apartments need and also by planning and completing a variety of complex capital improvement projects that typically involve building-wide systems such as roofing and window replacement, energy conservation upgrades, and replacement of gas and electrical utilities in a timely fashion. While Mr. Juneau possesses many years of experience in the trades, he has not yet acquired the in-depth knowledge about CADA's unique buildings and their specific maintenance histories that Mr. Van Syoc possesses due to his tenure with the agency.

Having Mr. Van Syoc available as a retired annuitant to impart specialized institutional knowledge concerning each of CADA's buildings will help the new Facilities Maintenance Manager prepare the updated CADA's 20-year Capital Improvement Program (CIP) plan for 2021 and make appropriate budget recommendations for the upcoming Mid-Year Budget update. To accomplish this, Mr. Van Syoc will work with Mr. Juneau during the months of November 2021 and possibly March 2022 to inspect each CADA building in order to identify needed repairs, prepare new cost-estimates, update existing estimates for previously-identified repairs, add this information to the CIP, and then make appropriate recommendations for the Mid-Year Budget update, as described in Attachment 1 to the Resolution. Mr. Van Syoc's assistance with these tasks will also allow Mr. Juneau to settle in to his new role without affecting the efficiency of CADA's Maintenance operation, help the agency avoid any potential stoppage of business in the Maintenance department, and position the Maintenance Department to carry out CIP repairs as soon as possible in cases where their planning may have been paused during Mr. Van Syoc's transition to Mr. Juneau.

The Public Employee's Pension Reform Act of 2013 (PEPRA), which became effective January 1, 2013, states that retirees cannot be employed by a CalPERS employer for a period of 180 days after their

retirement date without reinstating from retirement, except under certain circumstances. One such circumstance is:

The public agency or school's governing body presents CalPERS with a resolution, passed in a public meeting, that approves the appointment in which the employer has certified the nature of the employment and that the appointment is necessary to fill a critically needed position before 180 days have passed.

POLICY ISSUES

PEPRA requires that the employer certify the nature of the employment. Below is a condensed list of projects and services Mr. Van Syoc will assist with and provide as a Retired Annuitant, which need to be completed in the next few months. Please see ATTACHMENT 1 – SCOPE OF SERVICE for the scope of services Mr. Van Syoc will provide to CADA in his capacity as Retired Annuitant.

- Continued Onboarding¹ of the new Facilities Maintenance Manager
- Perform Building Inspections and Cost Estimates for Identified Repairs
- Update 20-Year CIP Plan
- Recommend Appropriate Budget Requests for FY21-22 Mid-Year Budget Revision

STRATEGIC PLAN

This action contributes to the achievement of many of the goals of CADA's strategic plan. Utilizing Mr. Van Syoc's unique experience and years of institutional knowledge during the transition period for the new Facilities Maintenance Manager will enable CADA to continue its work of connecting the State Capitol Campus to the surrounding city fabric, creating a sustainable urban neighborhood, providing housing that is affordable and attractive to a diverse population, and being a leader in urban property management.

FISCAL IMPACT

In keeping with CalPERS standards, retired annuitants cannot be paid more or less than the monthly base salary paid to other employees performing comparable duties. Mr. Van Syoc will be paid an hourly rate of \$40.00/hour, which is based on the Facilities Maintenance Manager's salary range, no to exceed 160 hours for the period between November 1, 2021 – November 30, 2021, with potential for up to 40 additional hours in March 2022. This not-to-exceed amount will be incorporated into the FY 21-22 mid-year budget revision.

ENVIRONMENTAL REVIEW

Not applicable. This is an administrative action and is not a project subject to the guidelines of the California Environmental Quality Act (CEQA).

CONTRACT AWARD CONSIDERATIONS

Not applicable. This action is not subject to CADA Contract Policy.

Approved for transmittal to the Board:

¹ "Onboarding" is an HR term referring to the process of assisting a new employee to become accustomed to and familiar with the culture and practices of the hiring organization.

Wendy S. Saunders, Executive Director

EXHIBIT 1 –Scope of Services

RESOLUTION NO. 21 - 39

Adopted by the Capitol Area Development Authority

October 22, 2021

**RESOLUTION FOR EXCEPTION TO THE 180 DAY WAIT PERIOD
GC sections 7522.56 & 21224**

WHEREAS, in compliance with Government Code section 7522.56 the CADA Board of Directors must provide CalPERS this certification resolution when hiring a retiree before 180 days has passed since his or her retirement date; and

WHEREAS, Tom Van Syoc, (CalPERS ID 2076550445) retired from CADA in the position of Facilities Maintenance Manager effective October 1, 2021; and

WHEREAS, section 7522.56 requires that post-retirement employment commence no earlier than 180 days after the retirement date, which is March 30, 2022 without this certification resolution; and

WHEREAS, section 7522.56 provides that this exception to the 180 day wait period shall not apply if the retiree accepts any retirement-related incentive; and

WHEREAS, the CADA Board of Directors, CADA and Tom Van Syoc certify that Tom Van Syoc has not and will not receive a Golden Handshake or any other retirement-related incentive; and

WHEREAS, the CADA Board of Directors hereby appoints Tom Van Syoc as an extra help retired annuitant to perform the duties of Construction Consultant for CADA under Government Code section 21224 effective November 1, 2021; and

WHEREAS, the entire employment agreement, contract or appointment document between Tom Van Syoc and CADA has been reviewed by this body and is attached herein; and

WHEREAS, no matters, issues, terms or conditions related to this employment and appointment have been or will be placed on a consent calendar; and

WHEREAS, the employment shall be limited to 960 hours per fiscal year; and

WHEREAS, the compensation paid to retirees cannot be less than the minimum nor exceed the maximum monthly base salary paid to other employees performing comparable duties, divided by 173.333 to equal the hourly rate; and

WHEREAS, the maximum base salary for this position is \$8,324 and the hourly equivalent is \$48.02 and the minimum base salary for this position is \$5,550 and the hourly equivalent is \$32.02 and

WHEREAS, the hourly rate paid to Tom Van Syoc will be \$40.00; and

WHEREAS, Tom Van Syoc has not and will not receive any other benefit, incentive, compensation in lieu of benefit or other form of compensation in addition to this hourly pay rate; and

NOW, THEREFORE, BE IT RESOLVED THAT the CADA Board of Directors hereby certifies the nature of the appointment of Tom Van Syoc as described herein and detailed in the attached SCOPE OF SERVICES appointment document and that this appointment is necessary to fill the critically needed position of Construction Consultant for CADA by November 1, 2022 because Tom Van Syoc possesses vast and unique institutional knowledge that will be critically needed to avoid a stoppage of business in CADA's Maintenance operation due to the onboarding of the new Facilities Maintenance Manager which began in September 2021.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

Attachment 1 – Van Syoc Temporary Retired Annuitant Employee Proposed Scope of Services

Tom Van Syoc Retired Annuitant Limited Scope of Work

10-12-21

Tom Van Syoc and Russ Juneau will collaborate in November and again in the Spring, if necessary, to prepare the Mid-Year update the current CIP and then to prepare the next year's version of the 20-year CIP.

To accomplish this, Tom will lead Russ on an interior and exterior tour of each of CADA's 52 residential and commercial buildings. During the inspections, Tom will identify for Russ the unique aspects of each building, why the current CIP Plan includes the repairs and repair priorities it does, and assist Russ in identifying which additional items need to be added to the plan and in which years. Tom will work with Russ to determine repair costs for each building's required work, updating past estimates and incorporating new estimates for work not previously identified.

The work will include discussions with CADA's Finance Director concerning any needed repairs that may require updates to the CADA budget at Mid-Year. This work will train Russ to carry on the work without outside assistance thereafter.



October 15, 2021

TO: CADA Board of Directors

**SUBJECT: October 22, 2021, Board Meeting
AGENDA ITEM 7
AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND THE CAPITOL
AREA DEVELOPMENT AUTHORITY TO GRANT FUNDS FOR THE
PRELIMINARY DESIGN, ENGINEERING AND ENVIRONMENTAL
DOCUMENTATION FOR THE CAPITAOL MALL REVITALIZATION**

CONTACT: Marc de la Vergne, Deputy Executive Director

RECOMMENDED ACTION:

Staff recommends that the Board adopt a resolution authorizing staff to enter into an agreement with the City of Sacramento to grant funds for the preliminary design, engineering and environmental documentation for the revitalization of Capitol Mall.

BACKGROUND

On April 19th, 2019, the CADA Board adopted a resolution authorizing CADA to contribute \$100,000 to the Capitol Mall Revitalization preliminary design and environmental clearance process, which is being managed by the City of Sacramento. The Board action amended the CADA budget to include this contribution.

The purpose of CADA's contribution is to help fund the City's preliminary design so the City will be in a position to move into more advanced design and fundraising for construction of a significantly improved Capitol Mall. City planners have long recognized that Capitol Mall is not living up to the vision of providing a grand public space and gateway to California's Capitol. The mall's four-lane roadways are over-sized for the volume of cars they serve, its configuration leads to inefficient traffic flow, and its wide intersections are not pedestrian friendly. To address these and other issues, the City wants to transform Capitol Mall between 3rd Street and 10th Street into a vibrant public space which connects the new influx of residential units in the CADA area with employment, art, entertainment and other destinations.

The City was awarded \$500,000 in SACOG Community Design funds for pre-construction work for the project, and asked CADA for an additional \$100,000 to meet matching grant and budget requirements, and to ready the project for construction. The City has also allocated \$180,000 in local funding, for a total budget of \$780,000. Recognizing that the stretch of the project between 7th and 10th Streets is within the CADA boundaries, the Board agreed with the staff recommendation that CADA participate in the project. CADA's contribution will be credited toward the required matching funds.

Subsequent to the Board's action, the City launched a design team selection process and issued a Request for Proposals. In 2021, the City asked CADA staff to serve on a City selection panel tasked with evaluating proposals and recommending a team for selection. Based on the committee's

recommendation, the City selected Toole Design to complete a series of deliverables, which are discussed in the funding agreement, attached to the staff report as **Attachment 1**. Project deliverables include:

- Public and Stakeholder Outreach
- Preliminary Urban Design and 30% Plans
- Reviews of Draft Design Plans
- Preliminary Design Memorandum, and
- Environmental Clearance

The City will complete all elements of project delivery in accordance with City of Sacramento processes and procedures for preliminary engineering and environmental documentation. The estimated project schedule is shown below.

Task	Completion Date
Begin Outreach/Preliminary Design	December 2021
Begin Environmental Clearance	January 2022
Complete Environmental Clearance	February 2023
Complete Outreach/Preliminary Design	September 2023

POLICY ISSUES

CADA’s contracts policy requires Board approval of any contracts in excess of the Executive Director’s \$50,000 contract approval authority. The proposed City-CADA funding agreement is valued at \$100,000 and thus requires Board approval.

STRATEGIC PLAN

This action is consistent with several key CADA values articulated in the 2016 CADA Strategic Plan, including Collaboration, Community Stewardship, Building Neighborhood Amenities, and Providing Urban Development Leadership.

FISCAL IMPACT

The funding agreement calls for CADA to provide its \$100,000 in four payments, as follows:

Payment	Milestone	Amount
1	Following contract signing	\$60,000
2	On completion of draft preliminary design report	\$20,000
3	On authorization to advance to environmental clearance	\$20,000
4	Upon completion of CEQA clearance	\$10,000
TOTAL		\$100,000

As noted earlier, the funds were included in the CADA FY 18-19 budget, and expensed in that fiscal year and designated as a long-term payable to the City.

ENVIRONMENTAL REVIEW-

Not applicable. This is an administrative action and is not a project subject to the guidelines of the California Environmental Quality Act (CEQA).

Attachments:

1. Agreement Between the City of Sacramento and the Capitol Area Development Authority to Grant Funds for the Preliminary Design, Engineering and Environmental Documentation for the Capitol Mall Revitalization

CITY OF SACRAMENTO

AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND THE CAPITOL AREA DEVELOPMENT AUTHORITY TO GRANT FUNDS FOR THE PRELIMINARY DESIGN, ENGINEERING AND ENVIRONMENTAL DOCUMENTATION FOR THE CAPITOL MALL REVITALIZATION CIP# (T15175100)

THIS AGREEMENT is made and entered into this _____ day of _____, 2021, by and between the City of Sacramento, a California Charter City ("CITY") and the Capitol Area Development Authority ("CADA"), a Joint Powers Authority of the City of Sacramento and the State of California.

1. PURPOSE OF THE PROJECT

Capitol Mall has not lived up to the vision of providing a grand public space and gateway to California's Capitol. The mall's four-lane roadways are oversized for the volume of cars they serve, the configuration leads to inefficient traffic flow, and its wide intersections are not pedestrian friendly. Accordingly, the corridor doesn't serve vehicles, pedestrians, or bicyclists well, and apart from organized events, is often not active. The Downtown Housing Initiative Plan envisions the addition of 10,000 residents within ten years, and the wide City right of way between the State Capitol building and the Tower Bridge has the potential to serve as meaningful public space, linking Sacramento's iconic capitol building and golden bridge with the waterfront, Golden1 Center and Downtown Commons, the Crocker Art Museum, and nearby restaurants and businesses. The public realm has the potential to serve as a gathering space and support day-to-day activation, provide access to art and architecture, accommodate civic events in the approach to the Capitol, hold both small and large organized events, and support local businesses. The City has initiated a project to transform Capitol Mall between 3rd Street and 10th Street into a vibrant public space which connects a new influx of residential units in the CADA area with employment, art, entertainment, and other destinations. The City was awarded \$500,000 in SACOG Community Design funds for pre-construction work for the project. Given that the stretch of the project between 7th and 10th Streets is within the CADA boundaries, CADA has agreed to participate in the project.

On April 19th, 2019, the CADA Board adopted a resolution to contribute \$100,000 to the Capitol Mall Revitalization ("PROJECT") preliminary design and environmental clearance process.

2. USE OF CONSULTANTS

The CITY has procured a consultant team to augment CITY staff and to complete the deliverables discussed below. CADA staff participated in the consultant selection process as part of the selection committee.

3. PROJECT DELIVERABLES

CITY, acting through its Public Works Department (“PW”), will manage the preliminary engineering design and environmental documentation of the PROJECT. PROJECT activities in support of such design and environmental documentation shall include, but not be limited to: fund management, project management, preliminary design, CEQA and NEPA environmental documentation, and necessary approvals by City Council and Caltrans, as appropriate.

PROJECT deliverables include:

3.1. Public and Stakeholder Outreach

The CITY will conduct public and stakeholder engagement to inform the community of the project and its goals, and to obtain feedback to shape the design. The outreach will include engagement with the property and business owners, event organizers, community groups and organizations, and others. The CITY will develop a Steering Committee to provide input on the concepts and the outreach strategies. CADA will be included as a participant on the Steering Committee.

3.2 Preliminary Urban Design and 30% Plans

CITY will use the public and stakeholder feedback gathered in Task 2.1 to confirm the feasibility and effectiveness of the roadway alignment, and develop urban design and mobility alternatives. A Preferred Alternative will be identified, and the CITY shall develop 30% design plans for environmental and design review.

3.3 Reviews of Draft Design Plans

DOT will distribute the draft 30% design plans to other City departments for review and comment. The reviews will occur in two phases – the first after preparation of the draft 30% Design Plans and the second following preparation of a second draft, after comments to the first draft have been received and addressed appropriately in the draft.

CITY shall coordinate the engineering design and environmental documentation of the PROJECT with CADA staff through regular telephone, video conferencing, and email communications and meetings. The City will include CADA in all PROJECT development meetings including the selection of PROJECT consultants, consultant coordination, design of the PROJECT, environmental review, and community outreach meetings.

3.4 Preliminary Design Memorandum

The CITY will prepare a Preliminary Design Memorandum, which will present the proposed preliminary urban, civil, and landscaping design, discusses potential phasing strategies, outlines the environmental scoping and anticipated process, and identifies project costs. A copy of the Preliminary Design Memorandum will be provided to CADA for informational purposes.

3.5 Environmental Clearance

The CITY and their consultants will prepare CEQA and NEPA certification. The CITY's approach and budget assumes a CEQA Categorical Exemption under Public Resources Code Section 21080.25, and a NEPA Categorical Exclusion with support of technical studies.

4 COMPLETION PROCESS AND TIMELINE FOR COMPLETION

CITY shall complete all elements of project delivery in accordance with the CITY processes and procedures for preliminary engineering and environmental documentation.

The Project Schedule is attached to this agreement as Exhibit C. The deliverables shown in the Project Schedule reflect the deliverables shown in Exhibit B. CITY shall make all reasonable efforts to complete all elements of the first phase, the public and stakeholder engagement, preliminary design, and design report, within two years of the execution date of this agreement.

5 DELIVERY OF GRANT FUNDS TO CITY

CADA shall provide PROJECT funding in an amount of \$100,000 in accordance with the terms and conditions of this Agreement. The PROJECT budget is attached to this agreement as **Exhibit D**. Costs have been estimated by the City of Sacramento and are not-to-exceed amounts. The disbursements shall be made in four payments according to the disbursements schedule shown in **Exhibit E**. The first disbursement shall be in the amount of \$50,000. The remaining three disbursements shall be made in amounts that correspond to three invoices City shall submit following achievement of the milestones noted in the disbursement schedule.

6 EXPENDITURES OF FUNDS AND PROJECT STATUS REVIEWS

CITY shall provide CADA with quarterly accountings of fund expenditures. The City and CADA shall meet on a quarterly basis to review PROJECT expenditures in relation to the

PROJECT budget, and shall meet on at least a monthly basis to review the status of the PROJECT and accomplishment of the deliverables. The CITY shall refund to CADA any unused funds from CADA disbursements within ninety (90) days after PROJECT completion.

7 INSURANCE

The CITY at its sole cost and expense, shall carry insurance, or self-insure its activities in connection with this Agreement, and obtain, keep in force and maintain, insurance or equivalent programs of self-insurance, for general liability, workers compensation and business automobile liability adequate to cover its potential liabilities hereunder.

8 NOTICES

All notices and other communications under this Agreement must be in writing and will be deemed to have been given (i) on the date of delivery, if delivered personally to the party to whom notice is given, or if made by e-mail directed to the party to whom notice is to be given at the e-mail address listed below, or (ii) at the earlier of actual receipt or the second business day following deposit in the United States mail, postage prepaid. A party may change its person designated to receive notice, or its address from time to time by giving notice to the other party in accordance with the procedures set forth in this Article. Notices and other communications will be directed to the parties at the addresses shown below.

CITY: Public Works Department
915 I St, Room 2000
Sacramento, CA 95814
ATTN: Megan Johnson, Senior Engineer
MEJohnson@cityofsacramento.org

AUTHORITY: Capitol Area Development Authority (CADA)
1522 14th Street
Sacramento, CA 95814-5958
ATTN: Wendy Saunders, Capitol Area Development
Authority Executive Director
WSaunders@cadanet.org

Such notice shall be deemed given when deposited into the United States mail, postage prepaid, addressed to the parties at the addresses above. Nothing shall preclude the giving of personal notice.

9 AMENDMENT OF THIS AGREEMENT

This Agreement may only be amended by a written document signed and executed by each of the parties.

10 ENFORCEMENT OF THIS AGREEMENT

This Agreement shall be constructed and interpreted under and governed and enforced according to the laws of the State of California.

11 SCOPE OF THIS AGREEMENT

This Agreement contains the entire agreement of the parties hereto with respect to the matters covered hereby, and supersedes all prior arrangements, understandings or agreements between the parties, and no other agreement, statement or promise made by either party hereto which is not contained herein shall be binding or valid.

12 OPPORTUNITY TO CURE

Either party may terminate this Agreement immediately following written notice if the other party is in default as to any of its material obligations hereunder, provided that: (a) the defaulting party has received a written notice containing a reasonably complete description of the default; and (b) the defaulting party has failed to cure the default within 30 calendar days after receiving such notice; provided that if such failure is capable of cure but cannot be cured during such 30-day period, no event of default may occur so long as the defaulting party is diligently attempting to cure and does so within such additional period of time as is approved in writing by the non-defaulting party.

13 TERMINATION FOR CONVENIENCE

Any party to this Agreement may terminate this Agreement for its convenience in whole or in part at any time upon 30 days advance written notice to the other parties specifying the effective date of termination. In the event of termination of this agreement by the City or by CADA, any CADA funds that have been advanced but remain unspent will be returned to CADA.

14 MODIFICATION

No waiver, alteration, modification, or termination of this Agreement will be valid unless made in writing and signed by the authorized parties thereof.

15 THIRD PARTIES

Each party will be solely liable to third parties with whom it enters into contracts to effectuate this Agreement and shall (i) pay directly the third party for all amounts owed, and (ii) indemnify and hold harmless the other party from any amounts owed to that third party. Nothing set forth in this Agreement will establish a standard of care for, or create any legal rights in, any person not a party to this Agreement.

16 WORKERS COMPENSATION

None of the parties to this Agreement will be responsible for providing payments or benefits to the other parties' employees, including without limitation, workers compensation insurance or any other protective insurance coverage that is based upon the relationship of employer and employee.

17 RELATIONSHIP BETWEEN THE PARTIES

Nothing in this Agreement is intended to or will be construed to create any contractual or other relationship, whether expressed or implied, joint venture, partnership, principal-agent, independent contractor, or master-servant.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

CAPITOL AREA DEVELOPMENT
AUTHORITY

Wendy Saunders, Executive Director

CITY OF SACRAMENTO
a California Charter CITY

Hector Barron, Assistant CITY Manager

ATTEST:

CITY Clerk

APPROVED AS TO FORM:

CITY Attorney

CADA Attorney

Exhibit A

The Capitol Mall Revitalization Concept Drawings, as presented to the CADA Board of Directors on April 19, 2019, is incorporated herein by reference.

Exhibit B

Capitol Mall Revitalization Scope

The CITY will complete all tasks necessary for preliminary design, public and stakeholder engagement, and if authorized, environmental documentation and approval for the Capitol Mall Revitalization project. The project area includes the public right-of-way along Capitol Mall from the 3rd Street to 9th Street. The following are key tasks that are typical of the preliminary design and environmental clearance phase of work and will be completed unless the City determines they are not necessary:

1. Preliminary Design and Outreach

- a. Review existing documentation, including the Central City Specific Plan, Golden 1 Transportation Management Plan, the California Register of Historical Resources Evaluation of Capitol Mall, and relevant Environmental Impact Reports from adjacent projects.
- b. Perform surveys and mapping necessary for preliminary design.
- c. Evaluate potential historical resources impacts which might serve as constraints or affect the alternative design.
- d. Perform public and stakeholder engagement. Stakeholder engagement will include the formation of a Steering Committee, and stakeholder interviews. Public engagement may include virtual or in-person workshops.
- e. Conduct traffic required for the environmental document, and to evaluate the potential to extend the lane reduction to 3rd Street.
- f. Based on the findings from the stakeholder and public engagement and the anticipated constraints from the environmental and historical resources evaluations, the road alignment will be confirmed or revised, and alternatives will be developed for urban design, mobility and active transportation, urban forestry and ecology creation, and to support programming and activation strategies. Develop preliminary engineering and urban/landscape design, which will be used as the basis for the environmental assessment. Prepare preliminary cost estimates.
- g. Develop a funding and phasing strategy.
- h. Prepare a Preliminary Design Memorandum that presents the proposed preliminary urban design, discusses potential phasing strategies, outlines the anticipated environmental findings and process, and identifies costs and funding strategies. The memorandum will summarize the key feedback from the

engagement and discuss how the design was shaped from the process.

2. Environmental Clearance

This phase is anticipated to include:

- a. CEQA – identify applicable mitigation measures adopted for the Central City Specific Plan and General Plan, and prepare documentation to support a notice of exemption.
- b. Prepare technical studies for NEPA documentation. Anticipated to include a Finding of No Effect for Section 106 historic resources, a “de minimis” finding for Section 4(f) resources, a visual impact assessment, noise study, and air quality memorandum, to support the preparation of a Categorical Exclusion.

EXHIBIT C- PROJECT SCHEDULE

Begin Outreach/Preliminary Design	November 2021
Begin Environmental Clearance	January 2022
Complete Environmental Clearance	February 2023
Complete Outreach/Preliminary Design	September 2023

EXHIBIT D – PROJECT BUDGET

Agreement 1 – Stakeholder and public engagement; preliminary urban and civil design;
preliminary design memorandum - \$660,000

Agreement 2 – CEQA and NEPA environmental clearance - \$175,000

**EXHIBIT E – PAYMENT DISBURSEMENT SCHEDULE
(CADA to City of Sacramento)**

<u>Payment</u>	<u>Milestone</u>	<u>Amount</u>
1.	Following contract signing	\$60,000
2.	On completion of draft preliminary design report	\$20,000
3.	On authorization to advance to environmental clearance	\$20,000
4.	Upon completion of CEQA clearance	\$10,000
	TOTAL:	\$100,000

RESOLUTION NO. 21 - 40

Adopted by the Capitol Area Development Authority

October 22, 2021

AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND THE CAPITOL AREA DEVELOPMENT AUTHORITY TO GRANT FUNDS FOR THE PRELIMINARY DESIGN, ENGINEERING AND ENVIRONMENTAL DOCUMENTATION FOR THE CAPITOL MALL REVITALIZATION

WHEREAS, Capitol Mall between 7th and 10th Streets is within the CADA geographic boundary; and

WHEREAS, Capitol Mall's configuration is inefficient, its minimal sidewalks do not support pedestrian activity and it is not optimally configured to support public enjoyment; and

WHEREAS, the City of Sacramento is commencing a planning process that will result in the redesign of Capitol Mall in order to enhance connections between the CADA residential area and employment, art and entertainment, and to support public events and pedestrian activity; and

WHEREAS, the redesign of Capitol Mall for the benefit of CADA residents and the downtown neighborhood is consistent with CADA's strategic plan; and

WHEREAS, in 2019 the Board authorized a \$100,000 contribution to the cost of the design and environmental work the City is undertaking to improve the mall; and

WHEREAS, the City and CADA have drafted a funding agreement under which CADA will make this contribution to the City and Board approval is needed so the Executive Director can execute the agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors that

The CADA staff is hereby directed to include \$100,000 in the proposed CADA 2019-2020 budget for contribution to the Capitol Mall Redesign Planning Process.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 21 - 41

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CAPITOL AREA DEVELOPMENT AUTHORITY AND RATIFYING THE PROCLAMATION OF A STATE OF EMERGENCY BY GOVERNOR GAVIN NEWSOM (MARCH 4, 2020) AS APPLICABLE IN CADA'S JURISDICTION AND AUTHORIZING TELECONFERENCE MEETINGS OF CADA LEGISLATIVE BODIES PURSUANT TO THE RALPH M. BROWN ACT

RECITALS

WHEREAS, all meetings of the Capitol Area Development Authority ("CADA") legislative bodies are open and public, as required by the Ralph M. Brown Act, Government Code section 54950 et seq. ("Brown Act"), so that any member of the public may attend, participate, and watch CADA's legislative bodies conduct their business; and

WHEREAS, on September 16, 2021, Governor Gavin Newsom signed Assembly Bill 361, which, effective immediately, added Government Code section 54953(e) to the Brown Act, providing a legislative body may meet via teleconference without complying with Section 54953(b)(3) if certain conditions exist and specified procedures are followed; and

WHEREAS, Section 54953(e)(1) provides a legislative body may meet via teleconference if the Governor has proclaimed a state of emergency pursuant to Government Code section 8625 and either (i) state or local officials have imposed or recommended measures to promote social distancing, (ii) the legislative body meets to determine by majority vote that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees, or (iii) the legislative body has voted as such and is meeting pursuant to that vote; and

WHEREAS, while a legislative body meets via teleconference pursuant to Section 54953(e), it must take actions to preserve public access and public participation and give notice of the meeting and post agendas as otherwise required, allow members of the public to access the meeting via call-in line or internet-based service line, provide details on the agenda on how to access the meeting and give public comment, give an opportunity to comment pursuant to Government Code section 54954.3 and allow a reasonable amount of time during public comment for a person to register, login, and comment, and monitor the call-in line and internet-based service line to ensure no disruption hinders access or ability to comment, if there is, take no action until public access is restored; and

WHEREAS, a legislative body's decision to meet pursuant to Section 54953(e) must be reevaluated and renewed at least every thirty (30) days, or else the body will be required to adopt new initial findings; and

WHEREAS, on March 4, 2020, Governor Gavin Newsom proclaimed a state of emergency pertaining to the threat to human health and safety posed by the COVID-19 virus pandemic and that proclamation remains in effect to this day in Sacramento County and statewide; and

WHEREAS, the virus has short- and long-term effects – fever and chills, cough, shortness of breath and difficulty breathing, fatigue, headache, nausea, vomiting, gastrointestinal issues, loss of taste and smell, death – and it's prolific spread is severely

impacting the health care system, inhibiting access to care for COVID-19 symptoms and other ailments; and

WHEREAS, while being vaccinated significantly decreases the likelihood of contracting or dying from the virus, vaccinated and unvaccinated people alike can carry, transmit, and be affected by the virus; and

WHEREAS, the COVID-19 virus, and its variants, is spread through the air when a person who is carrying the virus, whether he or she is showing symptoms or not, is in close proximity to another person; and

WHEREAS, while the COVID-19 virus remains present in the community, allowing members of CADA's legislative bodies and members of the public to meet in person would present an imminent risk to attendee health and safety beyond the control of CADA services, personnel, equipment, and facilities; and

WHEREAS, pursuant to Government Code section 8635 et seq., the CADA Board of Directors has the authority during a state of emergency to take all actions necessary to perform its functions in the preservation of law and order, preservation of the furnishing of local services, and protection of life and property, which includes the authority to direct meetings of all CADA legislative bodies to be held via teleconference pursuant to this Resolution; and

WHEREAS, the CADA Board of Directors desires to ratify the Governor's March 4, 2020, proclamation of state of emergency related to the COVID-19 virus pandemic as it applies to the jurisdiction of CADA and authorize teleconference meetings of CADA legislative bodies pursuant to Section 54953(e) so long as all provisions of that section are followed to provide public access and opportunity for public comment; and

WHEREAS, CADA has taken and will continue to take measures to ensure access for the public, including by providing the public a call-in option and/or internet-based service option to access and comment for all meetings of CADA legislative bodies.

NOW, THEREFORE, THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS HEREBY RESOLVES:

1. The recitals set forth above are true and correct and are incorporated herein by reference as if set forth in full.
2. The Governor's March 4, 2020 proclamation of state of emergency related to the COVID-19 virus pandemic applies to the jurisdiction of CADA and is ratified by the Board of Directors.
3. A state of emergency exists within CADA's jurisdiction related to the COVID-19 virus pandemic and the conditions of that emergency present an imminent risk to the health and safety of attendees at CADA legislative body meetings.
4. All meetings of CADA legislative bodies shall be conducted in accordance with Government Code section 54953(e) and staff are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution, including conducting open and public meetings in accordance with Section 54953(e) and other applicable provisions of the Brown Act.

5. This Resolution shall take effect immediately upon its adoption and be effective for thirty (30) days, unless the Board takes action to rescind the Resolution. On or before the 30th day since adoption, the Board may take action to extend the Resolution's permissions pursuant to Government Code section 54953(e)(3).

This Resolution shall be effective immediately upon its approval and adoption.

The foregoing Resolution was duly passed and adopted at a meeting of the Board of Directors of the Capitol Area Development Authority held on October 22, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

Monthly Ombudsman Report

MONTH:		SEPTEMBER 2021	
Date	Resident Contact Info	Problem/Outcome/Staff Involved	Mins
08/31/21	CP	Tenant, CP, called after August Report had been filed. Tenant has lived in her Rent-Assisted apartment for 12 years. She has not received her new contract effective Oct 1. She says she has called CADA several times and not received a return call. She is concerned about recertification.	15
08/31/21		Tenant, CP, called back and left voice message. I returned call and spoke to her. She had finally talked to CADA and there is no problem. They said the office was a little behind and she should get the renewal in the next few days.	45
09/09/21		Tenant called back a reported she still had not received the contract.	15
09/09/21		Emailed Merri to ask for an update.	15
09/10/21		Merri called and informed me that a contract was on its way.	15
08/31/21	RJ (Applicant)	Applicant, RJ, called after August report had been filed. RJ is homeless and presently living in a domestic violence shelter. She had applied for an apartment with CADA. At that time, she had 2 months rent, which qualified her for an apartment. She made a deposit of \$488 with a Money Order, and also paid an Application Fee. Her application was ultimately denied, and RJ states she has been trying to get this money refunded to her, and was told it will be sent by certified mail. However, she has not received it and needs the money. She says she does not have rental history but said she did tell CADA Leasing staff she was in the shelter. She feels CADA is deliberately treating her disrespectfully.	45
08/31/21		I called Merri with CADA and left her a message explaining the situation.	15
09/02/21		Merri called back and reported the deposit refund was mailed to RJ's PO Box, but the application fee was not refunded. RJ had already come to the CADA office where this was explained to her.	15
09/02/21	MK	Tenant, MK, called to express fear of another tenant's daughter, who's name is _____. She is illegally living with her mother, _____. MK says the daughter is a meth addict and she yells and threatens other tenants in the building. MK doesn't understand why CADA doesn't do anything about it. It is a seniors building and she should not be living there. MK says she avoids any interaction with the mother or daughter. I called and left a message with Merri to discuss.	30
09/02/21		Merri called back and said that she has explained to MK that CADA is doing everything they can legally. The daughter has her mail delivered to the address and the police say they can not remove her because she claims to be a resident. Merri advised MK to call the police immediately if there is ever any danger or she makes a threat towards her. A Notice to Perform has been served on the mother, and the mother is in the process of getting a restraining order against her daughter.	30
		Case Time (Minutes)	240
		Write up of Issues (Minutes)	30
		Total Minutes	270
		Total Hours	4.5

APARTMENT STATUS REPORT (Month-ending Sept 24, 2021)	Current Month-End	Previous Month-End	Previous Year Month- End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	9/24/21	8/27/21	9/25/20	2021 Monthly Average	2020 Monthly Average	2019 Monthly Average
Total Units	721	721	720	721	720	725
Occupied (formula)	663	662	675	665	685	690
Percentage Occupied* (formula)	93%	93%	95%	94%	96%	97%
Percentage Leased* (formula)	96%	96%	97%	96%	97%	99%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	9/24/21	8/27/21	9/25/20	2021 Monthly Average	2020 Monthly Average	2019 Monthly Average
Vacant	58	59	45	56	35	35
Vacant: Pre-leased Units	19	18	11	11	6	15
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	8	9	10	13	9	12
Vacant: Units Available to Rent (formula)	31	32	24	32	20	7
CURRENT MONTH STATUS - ON NOTICE UNITS	9/24/21	8/27/21	9/25/20	2021 Monthly Average	2020 Monthly Average	2019 Monthly Average
On-Notice: Units to vacate within 30 days	8	12	14	11	7	12
On-Notice: Pre-leased Units	0	0	1	0	1	6
On-Notice: Unrentable Units (repairs, etc.)	0	1	0	1	1	1
On Notice: Units Available to Rent (formula)	8	11	13	9	6	5
Total Units Available to rent (Vacant & On Notice) (formula)	39	43	37	41	26	12
CURRENT MONTH ACTIVITY - TOTAL	9/24/21	8/27/21	9/25/20	2021 YTD	2020 YTD	2019 YTD
# of Move-Outs / % of Total Units	12	6	9	15%	16%	19%
# of Move-Ins / % of Total Units	13	10	10	13%	12%	19%
# of New Rentals	18	25	15	133	98	181
# of 30-Day Notices Received / % of Total Units	9	12	13	15%	17%	19%
# of Units brought to market / % of Move-Outs	15	12	6	83%	85%	96%
# of Rentals Canceled or Denied / % of Rentals	6	11	2	30%	44%	27%
# of Notices Canceled / % of Notices Received	1	0	0	6%	4%	3%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	9/24/21	8/27/21	9/25/20	2021 YTD %	2020 YTD %	2019 Total %
Asked to move by CADA	0	0	0	2%	6%	7%
Bought a house	1	1	1	7%	9%	8%
Deceased	1	0	0	3%	3%	3%
Dissatisfied (unable to resolve)	1	1	0	6%	5%	2%
Employment/education related	0	2	1	15%	5%	1%
Financial	1	0	0	11%	2%	5%
Illness/ health/ personal	0	0	0	6%	10%	7%
Moving out of the area	1	1	0	14%	8%	6%
Desire larger/smaller apt or house (incl. change in hh size)	0	0	1	9%	3%	3%
Need amenity not offered / not currently available	0	1	0	2%	0%	0%
Moved with no notice/Unknown	5	0	3	1%	23%	17%
Transferred to another CADA apartment	2	0	1	21%	17%	24%
Other / ("Covid-related" as of Aug 2020)	0	0	2	2%	11%	16%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0%	0%	0%
TOTAL	12	6	9	100%	100%	100%
Average length (years) of Occupancy (YTD):				4.8	5.0	4.9

CADA AFFORDABLE HOUSING STATISTICS: Sept 24, 2021	CADA Rent-Assisted	Other Assisted Units	Total Assisted Units	Market-Rate Units	Total Units
Scattered Site Units:	48	44	92	491	583
Undersubscribed:			7	-7	
Special Management Units:	96	0	96	42	138
17th Street Commons	12	0	12	17	29
Somerset Parkside	26	0	26	0	26
Biele Place	34	0	34	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	12	0	12	4	16
Undersubscribed:			3	-3	
TOTAL CADA-MANAGED UNITS:	144	44	188	533	721
MANAGED AFFORDABLE/MARKET %:			26%		
CADA-DEVELOPED RENT ASSISTED UNITS	Tax Credit	Other	Total Affordable Units	Market Units	Total Units
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
The Terraces	0	60	60	0	60
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	0	0	7	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	48	0	49	70	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
TOTAL CADA-DEVELOPED UNITS:	48	168	216	716	932
DEVELOPED AFFORDABLE/MARKET%			23%	77%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-MANAGED UNITS:	144	44	188	533	721
CADA-DEVELOPED UNITS:	48	168	216	716	932
TOTAL CADA UNITS:	192	212	404	1249	1653
TOTAL AFFORDABLE/MARKET%			24.44%	76%	100%

:

**Capitol Area Development Authority
CADA Neighborhood Incident Report
September, 2021:**

Residential break-ins, vandalism, theft, disturbances:

- **9/01/21:** 1001-35 Q St: Courtesy patrol found an individual going through the dumpster. Patrol asked the individual to leave the area which he did without incident.
- **9/03/21:** 1421 15th St: Courtesy patrol received a call regarding an individual loitering on the property. Patrol arrived and asked the individual to leave the property which he did without incident.
- **9/25/21:** 1616 N St: Courtesy patrol received a call from Resident Services Representative letting them know that people are climbing the fence and getting into the vacant daycare next door. Patrol arrived and searched the area but did not find anyone. They will continue to check on this.
-

Commercial break in's, vandalism, theft, disturbances:

- **9/03/21:** 1216 P St: Courtesy patrol received a call from a resident reported their vehicle had been vandalized. Patrol arrived and found the window broken out and items had been stolen from the vehicle. Patrol advised the resident to contact police and file a police report.
- **9/22/21:** 1413 16th St: Simon's Restaurant: Courtesy patrol received a call from Simon stating there was an individual passed out on the back patio and would not wake up. Patrol arrived but the man had woken up and left the area before he arrived.

Recap of Phone Calls to Lyons Security Service during the month of September, 2021:

There were 24 calls during the month of September. 8 calls were to report a noise disturbance, 5 calls were to report someone loitering on a property, 1 call was to report graffiti on a building, 1 call was to report a vehicle break in, 1 car was to report a flooded apartment, 1 call was to request an escort, 2 calls were to check on a garage door not working, 1 call was to report a lot of bees in a building, 1 call was to report Knox box not working, 1 call was to report people smoking under a stairway, 1 call was to report someone passed out at restaurant/bar, and 1 call was to report people jumping over a fence.

CAPITOL AREA DEVELOPMENT AUTHORITY

FY 2021 - 2022

Contract Log as of 10/15/2021

Item 11 (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
7/16/2021	C21-112	Major Const	Clark Roofing, Inc.	Brannan Ct & Lombard Roof Replacement	1500 N & 1317 15th Street	\$238,326.76	10-C21-5820-C231-07-007.00 & 10-C21-5820-C172-15A-007.00
9/12/2021	C22-049	Major Const	TJR Resources, Inc.	Biele Courtyard Concrete	1421 15th Street	\$62,000.00	37-C22-5820-C231-19-003.9
9/12/2021	C22-050	Major Const	Elite Service Experts	Dean Electrical Upgrade Part 2	1400 N Street #3-8	\$137,880.00	10-D20-5820-D225-01
9/15/2021	C22-051	Admin-Misc	Pacific Coast AV	Board Room AV Equipment Maintenance	1522 14th Street	\$600.00	10-001-4263
9/20/2021	C22-052	Maintenance	Sango Construction, Inc.	Countertop Replacement	Various Locations	\$14,500.00	10-003-5293
9/22/2021	C22-053	Consulting	California Tree and Lanscape Consulting (CalTLC)	General Tree Consulting	Various Locations	\$3,000.00	10-003-4505
9/27/2021	C20-129.1	Consulting	ATLAS Lab, Inc.	10th St Commercial Pkwy Strip Design	1724 10th Street	\$2,910.00	10-D19-4758-D810-00
10/4/2021	C20-128.1	Major Construction	Buskirk Construction	SMUD Transformer Replacement	1400 N Street	\$9,831.00	10-D20-4703-D225-01
10/4/2021	C20-128.2	Major Construction	Buskirk Construction	SMUD Transformer Replacement	1400 N Street	\$20,000.00	10-D20-4703-D225-01
10/4/2021	C21-090.1	Major Construction	Buskirk Construction	Dean Electrical Rewire	1400 N Street	\$15,060.00	10-D20-4703-D225-01
10/4/2021	C21-090.2	Major Construction	Buskirk Construction	Dean Electrical Rewire	1400 N Street	\$25,000.00	10-D20-4703-D225-01
10/5/2021	C22-055	Maintenance	Buskirk Construction	Fabricate & Install Gutters & Install Bumpers for Trash Enclosure	1400 N Street	\$4,500.00	10-D20-5820-D225-01



October 15, 2021

TO: CADA Board of Directors

SUBJECT: **October 15, 2021 Board Meeting**
AGENDA ITEM 11 - TRANSMITTALS
(G) FINANCIAL REPORT FOR THE QUARTER ENDING SEPTEMBER 31, 2021

CONTACT PERSON: Noelle Mussen, Finance Director

Enclosed, for the quarter ending September 31, 2021, are the General Operations and Capital Investment Program (CIP) financial reports.

Financial Results
For Quarter Ending September 31, 2021

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Fav(Unfav) Variance</u>
GENERAL OPERATIONS (All Funds)				
Funding Sources	\$ 15,837,600	2,166,484	2,226,234	59,750
Operations Expenses	<u>(13,568,527)</u>	<u>(4,673,321)</u>	<u>(4,456,651)</u>	<u>216,671</u>
Operating results	2,269,073	(2,506,837)	(2,230,417)	276,421
Investment in Capital Investment Program	(2,268,500)	-	-	-
Utilization of Financial Resources				
- Available Fund Balance	-	-	-	-
- Contribution to Available Fund Balance	<u>(573)</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>(573)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Results	<u>\$ -</u>	<u>\$ (2,506,837)</u>	<u>\$ (2,230,417)</u>	<u>\$ 276,421</u>

CAPITAL INVESTMENT PROGRAM	Budget	Actual	Remainder
Development Program - General Fund Projects			
Funding Sources	14,506,617	13,675,311	(831,306)
Uses of Funds	<u>(14,506,617)</u>	<u>(10,711,362)</u>	3,795,255
Net Results	<u>\$ -</u>	<u>\$ 2,963,949</u>	<u>\$ 2,963,949</u>

Bond Projects Only - Uses of Funds			
2020 Tax Allocation Bond Issue	30,000,000	-	30,000,000
2004 Tax Allocation Bond Issue	7,219,710	7,028,555	191,155
	<u>\$ 37,219,710</u>	<u>\$ 7,028,555</u>	<u>\$ 30,191,155</u>

Major Construction Program - Uses of Funds			
FY 19-20 CIP - General Fund Only	<u>\$ (1,445,193)</u>	<u>\$ (652,399)</u>	<u>\$ 792,794</u>
FY 20-21 CIP - General Fund Only	<u>\$ (1,190,060)</u>	<u>\$ (64,963)</u>	<u>\$ 1,125,097</u>
FY 21-22 CIP			
- General Fund	(990,500)	-	990,500
- Somerset Parkside	(10,000)	-	10,000
- Biele Place	(81,000)	-	81,000
- 17th Street Commons	(88,000)	(3,355)	84,645
- Fremont/Wishire	(383,100)	-	383,100
	<u>\$ (1,552,600)</u>	<u>\$ (3,355)</u>	<u>\$ 1,549,245</u>

GENERAL OPERATIONS

The results of General Operations through September 31, 2021 (**Attachment A**) show favorable budget variances – a total of \$276,421 consisting of \$59,750 in favorable variances in funding sources and \$216,671 in favorable variances in operating expenses.

General Operations Funding Sources reflects a net favorable variance of \$59,750. All Rental Revenue accounts are over budget by \$273,000, with the exception of Ground Lease are under budget by (\$22,000). The rental concession accounts for Vacancy Loss, Low Income Subsidy, and Loss to Lease over budget by \$(310,000) for a total unfavorable variance with in the rental income accounts of \$(59,000). This variance is offset by a favorable variance in Investment Income of \$18,000, a supplemental installment of Tax Increment received but not budgeted for a favorable variance of \$129,000 and the remaining accounts for smaller unfavorable variance of \$(29,000).

General Operations Operating Expenses increased the overall favorable variance by \$216,671. All major categories reflect favorable variances. The overall favorable variance and individual account variances is mostly due to the timing of expenses within each category.

CAPITAL INVESTMENT PROGRAM (CIP)

As a reminder, CIP programs are multi-year budgets reflecting the status of projects that are originally budgeted in a given fiscal year, but may take more than one fiscal year to complete. Because of budget restrictions relating to CADA's Special Management Funds, only the FY 21-22 Major Construction CIP Program includes results for those funds, in addition to the General Fund.

Development Projects

Attachments B and B-1 provide the detailed results of CADA's Development CIP program for the quarter ending on September 30, 2019. Attachment B is presented in a highly condensed format, with Attachment B-1 providing significantly greater detail for active projects, on a project-by-project basis. This program consists of development projects specifically identified and budgeted for during fiscal years FY 04-05, FY 06-07, FY 07-08, FY 08-09, FY 09-10, FY 12-13, FY 14-15, FY 16-17, FY 17-18, FY 18-19, FY 19-20 and FY 20-21.

\$3 million in budgeted Funding Sources has not yet been received. Of these funding sources, \$2.2 million represents General Operations contributions which will be funded in January and May, following receipt of tax increment installments. The remaining budget for Funding Sources relates to timing of Development Reserve Drawdowns and budgeted bond proceed transfers from the 2020 bond issue.

Approximately \$5.2 million of the Uses of Funds remains unexpended. The majority of these uses of funds are budgeted for the following:

- For R Street Development, there is \$182,000 in remaining budget, for other professional services and miscellaneous expenses.
- For the East End Gateway Site 5/6, there is \$63,000 in remaining budget, for various project expenditures for general pre-development expenses.
- For the R Street Streetscape project there is \$202,000 in remaining budget for the

completion of site improvements and other R Street improvements.

- For the O Street Streetscape project, there is \$925,000 in remaining budget mostly for planning expenses and additional site improvements funding through bond proceeds.
- For the 16th Street Streetscape project there is \$9,000 in remaining budget for maintenance of infrastructure improvements.
- For the Roosevelt Park project, there is \$90,000 in remaining budget for additional site improvements.
- For the 10th Street Commercial project, there is \$202,000 in remaining budget for site improvements along the streetscape.
- For the Dean building project, there is \$390,000 in remaining budget for site improvement to the transformer and garages and rewiring of each unit.
- For the R St 900 Block improvement projects, there is \$550,000 budget for site improvements to the streetscape.
- For Site 21, there is \$472,000 in remaining budget for planning expenses and offsite Infrastructure improvements of \$400,000 to the site.
- For the 805 R Street project, there is \$635,000 available for a new affordable housing project on the site.
- For 1717 S Street project, there is \$1.5 million remaining for contributions to the joint venture housing project.
- The remaining projects are either in the predevelopment phase or nearing completion.

Bond Projects

Attachments C and C-1 reflect the status of 2004 and 2020 Tax Allocation Bond proceeds that were available for investment by CADA in its CIP program.

Currently, there is \$191,155 in the 2004 taxable low/mod proceeds available, which is budgeted for the courtyard project. For the 2020 taxable proceeds the whole \$30 million is available, with \$615,000 currently budgeted for the O Streetscape project.

Major Construction Projects

Attachment D reports the status of active Major Construction CIP programs.

The FY 19-20 Major Construction budget has \$793,000 remaining to be encumbered or expended out of the total \$1.4 million in budgeted projects. Of these remaining funds, the majority of funding is for windows and various structural and stairway improvement projects. The FY 20-21 Major Construction budget has \$1.1 million remaining in open projects out of a total budget of \$1.2 million, with the majority for windows, stairways and structural improvements projects to be completed in the next two years. The FY 21-22 Major Construction budget remains unexpended for a total budget of \$1.5 million to be used over the next three years.

* * * *

Overall, CADA's results of operations, both for General Operations and the multi-year project budgets, appear favorable.

Financial Report Enclosures:

Attachment A	General Operations
Attachment B	CIP – Development Program
Attachment B-1	CIP – Development Program by Project - Active FY 04-05, FY 06-07, FY 07-08, FY 08-09, FY 09-10, FY 12-13, FY 14-15, FY 15-16, FY 16-17, FY 17-18, FY 18-19, FY 19-20 and FY 20-21
Attachment C	CIP – Bond Program
Attachment C-1	CIP – Bond Program by Project
Attachment D	CIP – Major Construction Program (including project type)

GENERAL OPERATIONS

From 7/1/2021 Through 9/30/2021

	<u>Budget-Annual</u>	<u>YTD Budget</u>	<u>YTD Year Actual</u>	<u>YTD Variance</u>
FUNDING SOURCES of General Operations				
Rental Income				
Parking	244,700.00	61,175.00	65,743.00	4,568.00
Ground Lease Revenue	156,000.00	39,000.00	16,736.00	(22,264.00)
Residential Rental Revenue	9,658,100.00	2,414,525.00	2,611,831.00	197,306.00
Commercial Rental Revenue	275,000.00	68,750.00	139,832.00	71,082.00
Coin Op Laundry Revenue	35,300.00	8,825.00	-	(8,825.00)
Rental Vacancy Loss	(736,000.00)	(184,000.00)	(289,981.00)	(105,981.00)
Low Income Subsidy	(752,500.00)	(188,125.00)	(202,364.00)	(14,239.00)
Loss to Lease	(672,100.00)	(168,025.00)	(357,870.00)	(189,845.00)
Forfeited Security Deposits	2,200.00	550.00	-	(550.00)
Bad Debt Recovery	500.00	125.00	-	(125.00)
Misc Current Svcs - Mgmt Fees	102,290.00	25,573.00	25,573.00	-
Misc Current Svcs - Salaries	148,510.00	37,128.00	37,128.00	-
Total Rental Income	8,462,000.00	2,115,501.00	2,046,628.00	(68,873.00)
Tax Increment Revenue				
Tax Increment Revenue	6,850,000.00	-	129,045.00	129,045.00
Total Tax Increment Revenue	6,850,000.00	-	129,045.00	129,045.00
Other Government Agency Revenue				
Annuity-Excess Program Pymts	-	-	(12,326.00)	(12,326.00)
Total Other Government Agency Revenue	-	-	(12,326.00)	(12,326.00)
Interest and Other Investment Income				
Interest Income on Investments with City	264,500.00	22,042.00	24,232.00	2,190.00
Interest Income-Reserve Allocation	(2,000.00)	(167.00)	-	167.00
Interest Income - Pool A Tax Exempt	-	-	46.00	46.00
Interest Income - Pool A Taxable Bond	220,000.00	18,333.00	34,391.00	16,058.00
Total Interest and Other Investment Income	482,500.00	40,208.00	58,669.00	18,461.00
Miscellaneous Revenue				
Miscellaneous Income	43,100.00	10,775.00	4,278.00	(6,497.00)
Allowance for Uncollectibles	-	-	(60.00)	(60.00)
Total Miscellaneous Revenue	43,100.00	10,775.00	4,218.00	(6,557.00)
Total FUNDING SOURCES of General Operations	15,837,600.00	2,166,484.00	2,226,234.00	59,750.00
General Operations EXPENSE				
Employee Services & Benefits				
Special Management Salaries	(164,420.00)	(41,105.00)	(41,105.00)	-
Salaries	(2,947,000.00)	(736,750.00)	(759,556.00)	(22,806.00)
Employee Recognition	(37,000.00)	(9,250.00)	(11,522.00)	(2,272.00)
Social Security/Medicare	(44,600.00)	(11,150.00)	(11,750.00)	(600.00)
Cafeteria Plan	(496,000.00)	(124,000.00)	(114,900.00)	9,100.00
Long Term Disability	(31,000.00)	(7,750.00)	(6,785.00)	965.00
State Unemployment	(11,000.00)	(2,750.00)	(737.00)	2,013.00
Workers Compensation	(121,900.00)	(30,475.00)	(19,414.00)	11,061.00
Life & AD&D Insurance	(12,500.00)	(3,125.00)	(3,069.00)	56.00
PERS Retirement	(717,000.00)	(179,250.00)	(150,405.00)	28,845.00
Post Retirement Health Benefit Contributions	(185,800.00)	-	-	-
Retiree Health Benefits	(170,800.00)	(42,700.00)	(38,614.00)	4,086.00
Employee Assist Program (EAP)	(2,350.00)	(588.00)	(384.00)	204.00
Total Employee Services & Benefits	(4,941,370.00)	(1,188,893.00)	(1,158,241.00)	30,652.00
Outside Services				
Prop Mgmt Marketing - Sp Mgmt Credit	3,374.00	844.00	844.00	-
Marketing & Media	(25,000.00)	(6,250.00)	(11,293.00)	(5,043.00)
Property Management Marketing	(16,374.00)	(4,094.00)	-	4,094.00
Printing and Binding	(4,250.00)	(1,063.00)	(137.00)	926.00
Employment Recruitment & Notices	(2,000.00)	(500.00)	(2,636.00)	(2,136.00)
Legal Services	(121,980.00)	(30,495.00)	(35,299.00)	(4,804.00)
Accounting and Auditing	(49,600.00)	(12,400.00)	-	12,400.00

Capitol Area Development Authority (CADA)

Attachment A

GENERAL OPERATIONS

From 7/1/2021 Through 9/30/2021

Community Activities	(35,000.00)	(8,750.00)	(18,745.00)	(9,995.00)
Document Storage & Destruction	(3,000.00)	(750.00)	(247.00)	503.00
Network Administration Services	(85,000.00)	(21,250.00)	(27,073.00)	(5,823.00)
Payroll Services	(10,000.00)	(2,500.00)	(1,271.00)	1,229.00
Banking & Investment Fees	(13,278.00)	(3,320.00)	(2,928.00)	392.00
Admin Other Professional Services	(67,500.00)	(16,875.00)	-	16,875.00
Prop Mgmt Other Professional Services	(15,000.00)	(3,750.00)	(3,075.00)	675.00
Asset Mgmt Other Professional Services	(46,000.00)	(11,500.00)	(7,620.00)	3,880.00
Courtesy Patrol	(140,812.00)	(36,203.00)	(11,713.00)	24,490.00
Courtesy Patrol-Sp Mgmt Credit	15,812.00	3,953.00	3,953.00	-
Insurance - Special Management	(75,500.00)	(75,500.00)	(84,555.00)	(9,055.00)
Insurance	(334,500.00)	(334,500.00)	(401,948.00)	(67,448.00)
Self-Insured Losses	(77,500.00)	(19,375.00)	(30,709.00)	(11,334.00)
Project Banking Fees	(21,000.00)	(5,250.00)	(1,000.00)	4,250.00
Admin Temporary Outside Svcs	(20,000.00)	(5,000.00)	(893.00)	4,107.00
Temporary Outside Services	(230,000.00)	(57,500.00)	(33,685.00)	23,815.00
Eng/Arch-Miscellaneous	(39,000.00)	(9,750.00)	-	9,750.00
Legal - Dev Project Related	(20,000.00)	(5,000.00)	-	5,000.00
D&A Other Professional Services	(7,000.00)	(1,750.00)	-	1,750.00
D&A Miscellaneous Expense	(7,000.00)	(1,750.00)	-	1,750.00
Total Outside Services	(1,447,108.00)	(670,278.00)	(670,030.00)	248.00
Maintenance & Repair				
Emerg Relocation-Ops Related	(10,500.00)	(2,625.00)	(5,441.00)	(2,816.00)
Operation Location Improvements	(55,000.00)	(13,750.00)	(7,517.00)	6,233.00
Admin Office - General Maintenance	(27,800.00)	(6,950.00)	(5,023.00)	1,927.00
Maint Office Janitorial	(6,000.00)	(1,500.00)	(1,728.00)	(228.00)
Maint Office - General Maintenance	(10,000.00)	(2,500.00)	(1,261.00)	1,239.00
Equipment Rental Expense	(5,000.00)	(1,250.00)	(294.00)	956.00
Construction Mitigation Expense	(15,000.00)	-	-	-
Repair & Maint - Misc	(136,600.00)	(34,150.00)	(50,561.00)	(16,411.00)
Landscape-Sp Mgmt Credit	18,514.00	4,629.00	4,629.00	-
Travel-Fuel on CADA Vehicles	(9,000.00)	(2,250.00)	(2,986.00)	(736.00)
Travel-Maint Staff Reimburse	(10,000.00)	(2,500.00)	(2,212.00)	288.00
Travel-RSR Reimbursement	(2,000.00)	(500.00)	(162.00)	338.00
Elevator/Bldg Phone & Monitor Service	(4,900.00)	(1,225.00)	(1,433.00)	(208.00)
Service Contracts	(288,127.00)	(72,032.00)	(83,106.00)	(11,074.00)
State Fire Marshal	(8,000.00)	(2,000.00)	-	2,000.00
Flooring	(209,000.00)	(52,250.00)	(45,299.00)	6,951.00
Plumbing	(9,285.00)	(2,321.00)	(376.00)	1,945.00
Countertops/Cabinets	(56,500.00)	(14,125.00)	(15,937.00)	(1,812.00)
Landscaping	(244,189.00)	(61,047.00)	(44,362.00)	16,685.00
Pest Services	(56,200.00)	(14,050.00)	(7,640.00)	6,410.00
Permits and Fees	(4,500.00)	(1,125.00)	-	1,125.00
Painting & Decorating	(14,900.00)	(3,725.00)	-	3,725.00
Supplies	(15,000.00)	(3,750.00)	(4,486.00)	(736.00)
Vehicle Repair and Maint	(10,000.00)	(2,500.00)	(909.00)	1,591.00
Prop Mgmt Furn & Appliances	(61,500.00)	(15,375.00)	(15,854.00)	(479.00)
Building Supplies - Misc	(220,500.00)	(55,125.00)	(73,492.00)	(18,367.00)
Clothing and Uniforms	(5,500.00)	(1,375.00)	-	1,375.00
Maintenance Mach & Equip	(57,100.00)	(39,275.00)	(41,182.00)	(1,907.00)
Operating Budget Major Repairs	(12,000.00)	(3,000.00)	-	3,000.00
Total Maintenance & Repair	(1,545,587.00)	(407,646.00)	(406,632.00)	1,014.00
Utilities				
Admin Office Utilities	(28,000.00)	(4,667.00)	(4,381.00)	286.00
Maint Office Utilities	(42,000.00)	(7,000.00)	(5,450.00)	1,550.00
Utilities-Garbage	(66,000.00)	(11,000.00)	(11,969.00)	(969.00)
Utilities-SMUD/Electricity	(143,500.00)	(23,917.00)	(27,413.00)	(3,496.00)
Utilities-PG&E/Gas	(250,500.00)	(41,750.00)	(18,764.00)	22,986.00
Utilities-Water/Sewer	(614,000.00)	(102,333.00)	(4,997.00)	97,336.00
Total Utilities	(1,144,000.00)	(190,667.00)	(72,974.00)	117,693.00

Capitol Area Development Authority (CADA)

GENERAL OPERATIONS

From 7/1/2021 Through 9/30/2021

Overhead				
Postage and Deliveries	(6,000.00)	(1,500.00)	(388.00)	1,112.00
Telephone and Wireless Svcs	(30,000.00)	(7,500.00)	(350.00)	7,150.00
Cellular Phone Service	(35,000.00)	(8,750.00)	(7,519.00)	1,231.00
Internet Services	(26,000.00)	(6,500.00)	(876.00)	5,624.00
Admin Bldg Rent	(95,000.00)	(23,750.00)	(28,930.00)	(5,180.00)
Leased Facilities Rent	(60,000.00)	(15,000.00)	(6,000.00)	9,000.00
Equipment Rental Expense	(2,500.00)	(625.00)	(437.00)	188.00
Parking Program	(1,500.00)	(375.00)	(90.00)	285.00
JPA Board Expenses	(7,000.00)	(1,750.00)	(76.00)	1,674.00
Professional Organizations	(15,000.00)	(3,750.00)	(420.00)	3,330.00
Subscriptions	(2,000.00)	(500.00)	-	500.00
Education and Training	(20,000.00)	(5,000.00)	(2,637.00)	2,363.00
Management Fee	(102,290.00)	(25,573.00)	-	25,573.00
Transportation-Admin Staff	(2,000.00)	(500.00)	(522.00)	(22.00)
Resident Relations	(9,800.00)	(2,450.00)	(1,243.00)	1,207.00
Sp Mgmt Prop Taxes & Assessments	(10,750.00)	(2,688.00)	-	2,688.00
Property Taxes & Assessments	(122,100.00)	(30,525.00)	(40,937.00)	(10,412.00)
Hospitality	(1,500.00)	(375.00)	(351.00)	24.00
Office Supplies - General	(15,000.00)	(3,750.00)	(4,445.00)	(695.00)
Office Supplies - Computer	-	-	(127.00)	(127.00)
Software	(80,000.00)	(20,000.00)	(18,247.00)	1,753.00
Computer Hardware	(50,000.00)	(12,500.00)	(1,160.00)	11,340.00
Admin Furn Mach & Equip	(16,000.00)	(4,000.00)	-	4,000.00
Safety - General Admin	(5,500.00)	(1,375.00)	(9,765.00)	(8,390.00)
Office Equipment leases	(26,000.00)	(6,500.00)	(5,609.00)	891.00
Total Overhead	(740,940.00)	(185,236.00)	(130,129.00)	55,107.00
Debt Service				
Debt Service Principal Paid	(225,836.00)	(56,459.00)	(44,282.00)	12,177.00
Debt Interest Paid	(81,369.00)	(20,342.00)	(20,637.00)	(295.00)
Bond Debt Svc-Principal Pd	(1,450,875.00)	(1,321,500.00)	(1,321,455.00)	45.00
Bond Interest Paid	(1,306,474.00)	(632,300.00)	(632,271.00)	29.00
Tax Increment Pledge	(300,000.00)	-	-	-
Total Debt Service	(3,364,554.00)	(2,030,601.00)	(2,018,645.00)	11,956.00
Contributions to Reserves				
Affordable Housing Reserve Contribution	(280,085.00)	-	-	-
Equipment Replace Reserve Contribution	(104,883.00)	-	-	-
Total Contributions to Reserves	(384,968.00)	-	-	-
Total General Operations EXPENSE	(13,568,527.00)	(4,673,321.00)	(4,456,651.00)	216,670.00
Inter-Fund Operation TRANSFERS				
Inter-Fund Operating TRANSFERS IN				
Operations Transfer from F 50-CAP Tax Incr	1,241,300.00	-	-	-
Operations Transfer from F 51-CAP Set-Aside	332,300.00	-	-	-
Operations Transfer from F60-RSt TI	121,300.00	-	-	-
Operations Transfer from F67 - Bond Interest	220,000.00	-	-	-
Total Inter-Fund Operating TRANSFERS IN	1,914,900.00	-	-	-
Inter-Fund Operating TRANSFERS OUT				
Operations Transfer to F10-General	(1,914,900.00)	-	-	-
Total Inter-Fund Operating TRANSFERS OUT	(1,914,900.00)	-	-	-
Total Inter-Fund Operation TRANSFERS	-	-	-	-
OPERATING RESULTS, before Capital Investment Program	2,269,073.00	(2,506,837.00)	(2,230,417.00)	276,420.00
CAPITAL INVESTMENT PROGRAM				
Investment in MAJOR CONSTRUCTION Program				
CIP Transfer to F10-General	(395,900.00)	-	-	-
CIP Transfer to F38 - 17th St. Commons	(7,600.00)	-	-	-
CIP Transfer to F41 - Fremont/Wilshire	(315,500.00)	-	-	-

Capitol Area Development Authority (CADA)

Attachment A

GENERAL OPERATIONS

From 7/1/2021 Through 9/30/2021

Total Investment in MAJOR CONSTRUCTION Program	(719,000.00)	-	-	-
Investment in DEVELOPMENT Program				
Dev Program TF to F 10 - General	(1,549,500.00)	-	-	-
Total Investment in DEVELOPMENT Program	(1,549,500.00)	-	-	-
Total CAPITAL INVESTMENT PROGRAM	(2,268,500.00)	-	-	-
UTILIZATION OF FINANCIAL RESOURCES				
Contribution to Available Fund Balance	(573.00)	-	-	-
Total UTILIZATION OF FINANCIAL RESOURCES	(573.00)	-	-	-
NET RESULTS OF GENERAL OPERATIONS	-	(2,506,837.00)	(2,230,417.00)	276,420.00

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Development Consolidated
 From 7/1/2004 Through 9/30/2021

Attachment B

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
Reserve Drawdowns			
For Development Program			
Development Reserve Drawdown for D&A	726,512.00	726,512.00	-
Total For Development Program	726,512.00	726,512.00	-
Total Reserve Drawdowns	726,512.00	726,512.00	-
General Operations Investment			
For Development Program			
Dev Program TF from F 50-CAP Tax Incr	4,179,596.00	3,107,941.00	(1,071,655.00)
Dev Program TF from F51-CAP Set-Aside	270,000.00	270,000.00	-
Dev Program TF from F60-R St Tax Incr	7,554,280.00	6,471,780.00	(1,082,500.00)
Dev Program TF from F61-R St Set Aside	1,771,387.00	1,771,387.00	-
Dev Program TF from F65-Series A Tax Exempt TAB	100,539.00	98,859.00	(1,680.00)
Dev Program TF from F66-Series B Taxable TAB	106,172.00	106,172.00	-
Dev Program TF from F67 - 2020 Taxable TAB	615,000.00	-	(615,000.00)
Dev Program TF from F85-Txble Cap LowMod	410,155.00	219,000.00	(191,155.00)
Total For Development Program	15,007,130.00	12,045,139.00	(2,961,990.00)
Total General Operations Investment	15,007,130.00	12,045,139.00	(2,961,990.00)
Other Sources			
From Development Program			
ENA Development Fees	64,700.00	64,700.00	-
D&A Grant Proceeds	795,000.00	794,302.00	(698.00)
Reimbursement Revenue	550,000.00	506,727.00	(43,273.00)
Total From Development Program	1,409,700.00	1,365,729.00	(43,971.00)
Total Other Sources	1,409,700.00	1,365,729.00	(43,971.00)
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	17,143,342.00	14,137,380.00	(3,005,961.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Major Construction Program			
Major Construction/Improvements	(53,800.00)	-	53,800.00
Total Major Construction Program	(53,800.00)	-	53,800.00
Development Program			
Marketing & Media	(84,929.00)	(30,337.00)	54,592.00
Building/Land Acquisition	(1,750,000.00)	(1,562,000.00)	188,000.00
D&A - Site Improvements	(3,230,587.00)	(1,572,819.00)	1,657,768.00
D&A - DDA Prep	(40,657.00)	(10,657.00)	30,000.00
D&A - ENA Prep	(20,000.00)	-	20,000.00
D&A Funding Research & Application Costs	(130,669.00)	(113,027.00)	17,642.00
D&A Engin/Architectural	(321,000.00)	(6,000.00)	315,000.00
D&A-Site Maintenance	(825.00)	(825.00)	-
Joint Venture Investments	(1,300,000.00)	(269,561.00)	1,030,439.00
D&A Environmental Assessments	(415,240.00)	(122,564.00)	292,676.00
D&A Environmental-CEQA related	(150,000.00)	(138,088.00)	11,912.00
D&A-Offsite Infrastructure	(5,095,409.00)	(4,815,178.00)	280,230.00
Legal - Dev Project Related	(348,052.00)	(364,699.00)	(16,647.00)
D&A Project Financial Analysis	(191,582.00)	(95,888.00)	95,695.00
D&A Other Professional Services	(2,768,759.00)	(1,976,738.00)	792,021.00
D&A Miscellaneous Expense	(470,309.00)	(283,103.00)	187,206.00
D&A Developer Loan Funding	(530,050.00)	(265,093.00)	264,957.00
Permits and Fees	(241,475.00)	(290,029.00)	(48,554.00)
Total Development Program	(17,089,542.00)	(11,916,606.00)	5,172,935.00
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(17,143,342.00)	(11,916,606.00)	5,226,735.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>2,220,774.00</u>	<u>2,220,774.00</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

Attachement B-1

		Budget	Actual	Variance
10 - General Fund				
D05 - Development - FY 04/05				
D901-00 - R Street Development				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	750,146.00	510,146.00	(240,000.00)
7561	Dev Program TF from F61-R St Set Aside	40,854.00	40,854.00	-
7566	Dev Program TF from F66-Series B Taxable TAB	37,000.00	37,000.00	-
	Total For Development Program	828,000.00	588,000.00	(240,000.00)
	Total General Operations Investment	828,000.00	588,000.00	(240,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	828,000.00	588,000.00	(240,000.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4211	Marketing & Media	(84,928.89)	(30,337.06)	54,591.83
4703	D&A - Site Improvements	(132,970.59)	(44,426.76)	88,543.83
4711	D&A-Site Maintenance	(825.00)	(825.00)	-
4751	Legal - Dev Project Related	(38,651.90)	(35,691.40)	2,960.50
4752	D&A Project Financial Analysis	(21,530.00)	(16,530.00)	5,000.00
4758	D&A Other Professional Services	(313,320.61)	(297,320.61)	16,000.00
4775	D&A Miscellaneous Expense	(235,773.01)	(215,773.01)	20,000.00
	Total Development Program	(828,000.00)	(640,903.84)	187,096.16
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(828,000.00)	(640,903.84)	187,096.16
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	(52,903.84)	(52,903.84)

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

Attachement B-1

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
10 - General Fund				
D07 - Development - FY 0607				
D233-02 - EEG Site 5/6				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	222,440.95	222,440.95	-
	Total For Development Program	222,440.95	222,440.95	-
	Total General Operations Investment	222,440.95	222,440.95	-
Other Sources				
From Development Program				
3602	ENA Development Fees	64,700.00	64,700.00	-
	Total From Development Program	64,700.00	64,700.00	-
	Total Other Sources	64,700.00	64,700.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	287,140.95	287,140.95	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4706	D&A - DDA Prep	(10,657.00)	(10,657.00)	-
4709	D&A Funding Research & Application Costs	(4,000.00)	(3,750.08)	249.92
4710	D&A Engin/Architectural	(6,000.00)	(6,000.00)	-
4720	D&A Environmental Assessments	(63,739.95)	(41,864.95)	21,875.00
4751	Legal - Dev Project Related	(26,500.00)	(16,446.00)	10,054.00
4752	D&A Project Financial Analysis	(70,052.00)	(45,446.00)	24,606.00
4758	D&A Other Professional Services	(105,000.00)	(99,174.53)	5,825.47
4775	D&A Miscellaneous Expense	(1,192.00)	(269.49)	922.51
	Total Development Program	(287,140.95)	(223,608.05)	63,532.90
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(287,140.95)	(223,608.05)	63,532.90
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	63,532.90	63,532.90

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

Attachement B-1

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
10 - General Fund				
D08 - Development - FY 0708				
D901-01 - R Street Streetscape				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	395,000.00	395,000.00	-
7560	Dev Program TF from F60-R St Tax Incr	4,160,667.14	3,953,167.18	(207,499.96)
7565	Dev Program TF from F65-Series A Tax Exempt TAB	61,000.00	59,320.00	(1,680.00)
	Total For Development Program	<u>4,616,667.14</u>	<u>4,407,487.18</u>	<u>(209,179.96)</u>
	Total General Operations Investment	<u>4,616,667.14</u>	<u>4,407,487.18</u>	<u>(209,179.96)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>4,616,667.14</u>	<u>4,407,487.18</u>	<u>(209,179.96)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(208,086.00)	(143,375.97)	64,710.03
4731	D&A-Offsite Infrastructure	(3,878,531.14)	(4,005,999.35)	(127,468.21)
4781	D&A Developer Loan Funding	(530,050.00)	(265,092.88)	264,957.12
	Total Development Program	<u>(4,616,667.14)</u>	<u>(4,414,468.20)</u>	<u>202,198.94</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(4,616,667.14)</u>	<u>(4,414,468.20)</u>	<u>202,198.94</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>(6,981.02)</u>	<u>(6,981.02)</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

Attachement B-1

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
10 - General Fund				
D09 - Development - FY 08/09				
D801-00 - O Street Streetscape				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	605,000.00	438,500.00	(166,500.00)
7565	Dev Program TF from F65-Series A Tax Exempt TAB	39,539.04	39,539.04	-
7566	Dev Program TF from F66-Series B Taxable TAB	45,172.00	41,672.00	(3,500.00)
7567	Dev Program TF from F67 - 2020 Taxable TAB	615,000.00	-	(615,000.00)
	Total For Development Program	<u>1,304,711.04</u>	<u>519,711.04</u>	<u>(785,000.00)</u>
	Total General Operations Investment	<u>1,304,711.04</u>	<u>519,711.04</u>	<u>(785,000.00)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>1,304,711.04</u>	<u>519,711.04</u>	<u>(785,000.00)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(732,691.37)	(166,036.88)	566,654.49
4709	D&A Funding Research & Application Costs	(9,800.00)	(4,800.00)	5,000.00
4751	Legal - Dev Project Related	(6,000.00)	(823.13)	5,176.87
4758	D&A Other Professional Services	(469,219.67)	(199,845.80)	269,373.87
4775	D&A Miscellaneous Expense	(87,000.00)	(7,427.88)	79,572.12
	Total Development Program	<u>(1,304,711.04)</u>	<u>(378,933.69)</u>	<u>925,777.35</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(1,304,711.04)</u>	<u>(378,933.69)</u>	<u>925,777.35</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>140,777.35</u>	<u>140,777.35</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

Attachement B-1

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
10 - General Fund				
D10 - Development - FY 09/10				
D804-00 - 16th Street Streetscape				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	241,000.00	306,000.00	65,000.00
7566	Dev Program TF from F66-Series B Taxable TAB	11,000.00	11,000.00	-
	Total For Development Program	<u>252,000.00</u>	<u>317,000.00</u>	<u>65,000.00</u>
	Total General Operations Investment	252,000.00	317,000.00	65,000.00
Other Sources				
From Development Program				
3872	D&A Grant Proceeds	795,000.00	794,302.10	(697.90)
	Total From Development Program	<u>795,000.00</u>	<u>794,302.10</u>	<u>(697.90)</u>
	Total Other Sources	<u>795,000.00</u>	<u>794,302.10</u>	<u>(697.90)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>1,047,000.00</u>	<u>1,111,302.10</u>	<u>64,302.10</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(28,696.61)	(28,696.61)	-
4709	D&A Funding Research & Application Costs	(3,868.75)	(3,868.75)	-
4731	D&A-Offsite Infrastructure	(816,877.75)	(809,179.13)	7,698.62
4758	D&A Other Professional Services	(190,086.45)	(188,331.45)	1,755.00
4775	D&A Miscellaneous Expense	(7,470.44)	(7,470.44)	-
	Total Development Program	<u>(1,047,000.00)</u>	<u>(1,037,546.38)</u>	<u>9,453.62</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(1,047,000.00)</u>	<u>(1,037,546.38)</u>	<u>9,453.62</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>73,755.72</u>	<u>73,755.72</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

Attachement B-1

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
10 - General Fund				
D13 - Development - FY 12-13				
D805-00 - Street Lights Improvements				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	-	36,000.00	36,000.00
7566	Dev Program TF from F66-Series B Taxable TAB	-	3,500.00	3,500.00
	Total For Development Program	-	39,500.00	39,500.00
	Total General Operations Investment	-	39,500.00	39,500.00
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	-	39,500.00	39,500.00
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	39,500.00	39,500.00

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

Attachement B-1

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
10 - General Fund				
D15 - Development - FY 14-15				
D807-00 - Roosevelt Park				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	1,030,000.00	970,000.00	(60,000.00)
	Total For Development Program	<u>1,030,000.00</u>	<u>970,000.00</u>	<u>(60,000.00)</u>
	Total General Operations Investment	<u>1,030,000.00</u>	<u>970,000.00</u>	<u>(60,000.00)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>1,030,000.00</u>	<u>970,000.00</u>	<u>(60,000.00)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(795,000.00)	(739,374.00)	55,626.00
4758	D&A Other Professional Services	(230,882.13)	(200,174.83)	30,707.30
4775	D&A Miscellaneous Expense	(4,117.87)	(117.87)	4,000.00
	Total Development Program	<u>(1,030,000.00)</u>	<u>(939,666.70)</u>	<u>90,333.30</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(1,030,000.00)</u>	<u>(939,666.70)</u>	<u>90,333.30</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>30,333.30</u>	<u>30,333.30</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
10 - General Fund				
D17 - Development FY 16-17				
D809-00 - 16th Street Lightrail Improvement				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	6,655.13	10,000.00	3,344.87
	Total For Development Program	6,655.13	10,000.00	3,344.87
	Total General Operations Investment	6,655.13	10,000.00	3,344.87
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	6,655.13	10,000.00	3,344.87
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(6,655.13)	(6,655.13)	-
	Total Development Program	(6,655.13)	(6,655.13)	-
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(6,655.13)	(6,655.13)	-
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	3,344.87	3,344.87

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

Attachement B-1

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
10 - General Fund				
D18 - Development FY 17-18				
D915-00 - R Street Garage				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
Other Sources				
From Development Program				
3875	Reimbursement Revenue	550,000.00	506,727.18	(43,272.82)
	Total From Development Program	550,000.00	506,727.18	(43,272.82)
	Total Other Sources	550,000.00	506,727.18	(43,272.82)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	550,000.00	506,727.18	(43,272.82)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4722	D&A Environmental-CEQA related	(150,000.00)	(138,088.04)	11,911.96
4751	Legal - Dev Project Related	(84,000.00)	(109,984.35)	(25,984.35)
4758	D&A Other Professional Services	(310,000.00)	(289,866.34)	20,133.66
4775	D&A Miscellaneous Expense	(6,000.00)	-	6,000.00
	Total Development Program	(550,000.00)	(537,938.73)	12,061.27
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(550,000.00)	(537,938.73)	12,061.27
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>(31,211.55)</u>	<u>(31,211.55)</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

Attachement B-1

		Budget	Actual	Variance
10 - General Fund				
D19 - Development - FY 18-19				
D224-25 - Courtyard Site 16A				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
Reserve Drawdowns				
For Development Program				
6311	Development Reserve Drawdown for D&A	169,000.00	169,000.00	-
	Total For Development Program	169,000.00	169,000.00	-
	Total Reserve Drawdowns	169,000.00	169,000.00	-
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	595,500.00	525,000.00	(70,500.00)
7551	Dev Program TF from F51-CAP Set-Aside	270,000.00	270,000.00	-
7585	Dev Program TF from F85-Txble Cap LowMod	191,155.25	-	(191,155.25)
	Total For Development Program	1,056,655.25	795,000.00	(261,655.25)
	Total General Operations Investment	1,056,655.25	795,000.00	(261,655.25)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	1,225,655.25	964,000.00	(261,655.25)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4709	D&A Funding Research & Application Costs	(110,000.00)	(100,608.19)	9,391.81
4720	D&A Environmental Assessments	(66,000.00)	(72,926.29)	(6,926.29)
4751	Legal - Dev Project Related	(82,900.00)	(125,102.64)	(42,202.64)
4752	D&A Project Financial Analysis	(50,000.00)	(33,911.50)	16,088.50
4758	D&A Other Professional Services	(813,500.00)	(607,596.76)	205,903.24
4775	D&A Miscellaneous Expense	(53,255.25)	(12,493.18)	40,762.07
5343	Permits and Fees	(50,000.00)	(270,228.97)	(220,228.97)
	Total Development Program	(1,225,655.25)	(1,222,867.53)	2,787.72
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(1,225,655.25)	(1,222,867.53)	2,787.72
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	(258,867.53)	(258,867.53)

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
10 - General Fund				
D19 - Development - FY 18-19				
D810-00 - 10th Street Commerical				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	281,500.00	205,000.00	(76,500.00)
7566	Dev Program TF from F66-Series B Taxable TAB	13,000.00	13,000.00	-
	Total For Development Program	<u>294,500.00</u>	<u>218,000.00</u>	<u>(76,500.00)</u>
	Total General Operations Investment	<u>294,500.00</u>	<u>218,000.00</u>	<u>(76,500.00)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>294,500.00</u>	<u>218,000.00</u>	<u>(76,500.00)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(209,100.00)	(3,575.79)	205,524.21
4758	D&A Other Professional Services	(77,400.00)	(67,356.00)	10,044.00
4775	D&A Miscellaneous Expense	(8,000.00)	(1,430.00)	6,570.00
5343	Permits and Fees	-	(19,800.00)	(19,800.00)
	Total Development Program	<u>(294,500.00)</u>	<u>(92,161.79)</u>	<u>202,338.21</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(294,500.00)</u>	<u>(92,161.79)</u>	<u>202,338.21</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>125,838.21</u>	<u>125,838.21</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

Attachement B-1

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
10 - General Fund				
D20 - Development - FY 19-20				
D225-01 - The Dean Building				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
	Reserve Drawdowns			
	For Development Program			
6311	Development Reserve Drawdown for D&A	557,512.00	557,512.00	-
	Total For Development Program	557,512.00	557,512.00	-
	Total Reserve Drawdowns	557,512.00	557,512.00	-
	General Operations Investment			
	For Development Program			
7550	Dev Program TF from F 50-CAP Tax Incr	300,000.00	-	(300,000.00)
	Total For Development Program	300,000.00	-	(300,000.00)
	Total General Operations Investment	300,000.00	-	(300,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	857,512.00	557,512.00	(300,000.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Major Construction Program			
5820	Major Construction/Improvements	(53,800.00)	-	53,800.00
	Total Major Construction Program	(53,800.00)	-	53,800.00
	Development Program			
4703	D&A - Site Improvements	(664,387.00)	(440,678.00)	223,709.00
4758	D&A Other Professional Services	(99,850.00)	(27,072.00)	72,778.00
5343	Permits and Fees	(39,475.00)	-	39,475.00
	Total Development Program	(803,712.00)	(467,750.00)	335,962.00
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(857,512.00)	(467,750.00)	389,762.00
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	89,762.00	89,762.00

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
10 - General Fund				
D20 - Development - FY 19-20				
D900-10 - R St - 900 block Improvements				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	550,000.00	550,000.00	-
	Total For Development Program	550,000.00	550,000.00	-
	Total General Operations Investment	550,000.00	550,000.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	550,000.00	550,000.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(450,000.00)	-	450,000.00
4758	D&A Other Professional Services	(100,000.00)	-	100,000.00
	Total Development Program	(550,000.00)	-	550,000.00
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(550,000.00)	-	550,000.00
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	550,000.00	550,000.00

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

Attachement B-1

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
10 - General Fund				
D21 - Development - FY 20-21				
D223-01A - Site 21 (14th & N)				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	502,500.00	-	(502,500.00)
	Total For Development Program	502,500.00	-	(502,500.00)
	Total General Operations Investment	502,500.00	-	(502,500.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	502,500.00	-	(502,500.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(3,000.00)	-	3,000.00
4706	D&A - DDA Prep	(30,000.00)	(2,754.00)	27,246.00
4707	D&A - ENA Prep	(20,000.00)	-	20,000.00
4731	D&A-Offsite Infrastructure	(400,000.00)	-	400,000.00
4751	Legal - Dev Project Related	-	(1,251.50)	(1,251.50)
4758	D&A Other Professional Services	(9,500.00)	-	9,500.00
4775	D&A Miscellaneous Expense	(40,000.00)	(26,360.91)	13,639.09
	Total Development Program	(502,500.00)	(30,366.41)	472,133.59
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(502,500.00)	(30,366.41)	472,133.59
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	(30,366.41)	(30,366.41)

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

Attachement B-1

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
10 - General Fund				
D21 - Development - FY 20-21				
D266-01 - 805 R Street				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	635,000.00	-	(635,000.00)
	Total For Development Program	635,000.00	-	(635,000.00)
	Total General Operations Investment	635,000.00	-	(635,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	635,000.00	-	(635,000.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4709	D&A Funding Research & Application Costs	(3,000.00)	-	3,000.00
4710	D&A Engin/Architectural	(300,000.00)	-	300,000.00
4720	D&A Environmental Assessments	(10,000.00)	-	10,000.00
4751	Legal - Dev Project Related	(50,000.00)	-	50,000.00
4752	D&A Project Financial Analysis	(50,000.00)	-	50,000.00
4758	D&A Other Professional Services	(50,000.00)	-	50,000.00
4775	D&A Miscellaneous Expense	(20,000.00)	-	20,000.00
5343	Permits and Fees	(152,000.00)	-	152,000.00
	Total Development Program	(635,000.00)	-	635,000.00
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(635,000.00)	-	635,000.00
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	-	-

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM CIP - Development by Project
 From 7/1/2004 Through 9/30/2021

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
20 - Capitol Area Community Development Corporation				
D16 - Development - FY 15-16				
D095-00 - 1717 S Street				
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	1,458,467.00	1,458,467.00	-
7561	Dev Program TF from F61-R St Set Aside	1,730,533.00	1,730,533.00	-
7585	Dev Program TF from F85-Txble Cap LowMod	219,000.00	219,000.00	-
	Total For Development Program	<u>3,408,000.00</u>	<u>3,408,000.00</u>	-
	Total General Operations Investment	<u>3,408,000.00</u>	<u>3,408,000.00</u>	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>3,408,000.00</u>	<u>3,408,000.00</u>	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4601	Building/Land Acquisition	(1,750,000.00)	(1,562,000.00)	188,000.00
4710	D&A Engin/Architectural	(15,000.00)	-	15,000.00
4715	Joint Venture Investments	(1,300,000.00)	(269,561.25)	1,030,438.75
4720	D&A Environmental Assessments	(275,500.00)	(7,772.61)	267,727.39
4751	Legal - Dev Project Related	(60,000.00)	(72,566.33)	(12,566.33)
4775	D&A Miscellaneous Expense	(7,500.00)	(11,839.62)	(19,339.62)
	Total Development Program	<u>(3,408,000.00)</u>	<u>(1,923,739.81)</u>	1,469,260.19
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(3,408,000.00)</u>	<u>(1,923,739.81)</u>	1,469,260.19
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>1,485,004.54</u>	<u>1,485,004.54</u>

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - CIP - Bond Projects Only
 From 7/1/2004 Through 9/30/2021

(In Whole Numbers)

	Budget	Actual	Remainder Available	
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
Dev Program TF from F65-Series A Tax Exempt TAB	1,616,384.00	1,616,384.00	-	7565
Dev Program TF from F66-Series B Taxable TAB	5,603,326.00	5,603,326.00	-	7566
Total For Development Program	7,219,710.00	7,219,710.00	-	
Total General Operations Investment	7,219,710.00	7,219,710.00	-	
Other Sources				
From Development Program				
Bond Proceeds	30,000,000.00	30,000,000.00	-	3756
Total From Development Program	30,000,000.00	30,000,000.00	-	
Total Other Sources	30,000,000.00	30,000,000.00	-	
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	37,219,710.00	37,219,710.00	-	
 CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Major Construction Program				
Major Construction/Improvements	(187,364.00)	(187,364.00)	-	5820
Total Major Construction Program	(187,364.00)	(187,364.00)	-	
Development Program				
Building/Land Acquisition	(600,000.00)	(600,000.00)	-	4601
D&A-Offsite Infrastructure	(1,475,582.00)	(1,475,582.00)	-	4731
Legal - Dev Project Related	(4,393.00)	(4,393.00)	-	4751
D&A Project Financial Analysis	(15,155.00)	(15,155.00)	-	4752
D&A Other Professional Services	(45,100.00)	(45,100.00)	-	4758
D&A Miscellaneous Expense	(29,386,793.00)	(1,793.00)	29,385,000.00	4775
D&A Project Grants Expense	(1,782,661.00)	(1,782,661.00)	-	4780
D&A Developer Loan Funding	(2,697,508.00)	(2,697,508.00)	-	4781
Dev Program TF to F 10 - General	(806,155.00)	-	806,155.00	7610
Deve Program TF to F20 - CACDC	(219,000.00)	(219,000.00)	-	7620
Total Development Program	(37,032,346.00)	(6,841,191.00)	30,191,155.00	
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(37,219,710.00)	(7,028,555.00)	30,191,155.00	
 CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	30,191,155.00	30,191,155.00	

67 - Taxable 2020 TAB
B21 - 2020 Taxable Bond
(In Whole Numbers)

	Budget	Actual	Remainder Available
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
Other Sources			
From Development Program			
Bond Proceeds			
Non Property			
Non Type	30,000,000.00	30,000,000.00	-
Total From Development Program	30,000,000.00	30,000,000.00	-
Total Other Sources	30,000,000.00	30,000,000.00	-
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	30,000,000.00	30,000,000.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
D&A Miscellaneous Expense			
Non Property			
Non Type	(29,385,000.00)	-	29,385,000.00
Dev Program TF to F 10 - General			
O Street Streetscape	(615,000.00)	-	615,000.00
Total Development Program	(30,000,000.00)	-	30,000,000.00
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(30,000,000.00)	-	30,000,000.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	30,000,000.00	30,000,000.00

85 - Taxable CAP Low/ModTAB
B05 - 2004 Tax Allocation Bond Issue
(In Whole Numbers)

	<u>Budget</u>	<u>Actual</u>	<u>Remainder Available</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
Dev Program TF from F66-Series B Taxable TAB			
General Pre-Development	191,155.00	191,155.00	-
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	191,155.00	191,155.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
Courtyard Site 16A	(191,155.00)		191,155.00
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(191,155.00)		191,155.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	191,155.00	191,155.00

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Major Const Consolidated
 From 7/1/2019 Through 9/30/2021

Attachment D

			<u>Annual Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS					
Major Construction Program					
5820	Major Construction/Improvements				
10	General Fund				
C20	CIP - FY 19-20				
C172-14	1325 - 15th St., Park Mansion				
007.4	Roofing & Siding Panels		(154,526.00)	(154,958.00)	(432.00)
010.7	Exterior Protection/Telephone		(11,000.00)	(246.00)	10,754.00
C222-11	1512 13th St				
008.5	Windows		(5,000.00)	-	5,000.00
019.6	Structural Rehabilitation		(175,000.00)	-	175,000.00
C222-20A	1209 P St., Wing Manor				
010.30	Stairways/Decking/Walkways		(40,000.00)	(551.00)	39,449.00
C223-12	1327/1317 O St				
007.4	Roofing & Siding Panels		(7,871.00)	(7,871.00)	-
019.6	Structural Rehabilitation		(80,000.00)	(20,300.00)	59,700.00
C225-01	1400 N St, The Dean				
007.3	Shingles, Roof Tiles, etc		(27,675.00)	(27,675.00)	-
C226-06	1414 O St.				
016.5	Lighting		(6,200.00)	-	6,200.00
C226-07	1420 O St				
002.5	Sitework-Utilities		(47,000.00)	-	47,000.00
007.4	Roofing & Siding Panels		(194,309.00)	(194,309.00)	-
009.6	Finishes-Flooring		(15,000.00)	(14,488.00)	512.00
C226-09	1510 15th St.				
019.6	Structural Rehabilitation		(11,000.00)	-	11,000.00
C226-10	1514 - 15th St.				
010.30	Stairways/Decking/Walkways		(4,000.00)	-	4,000.00
C226-24	1400-04 O St, Greentree/Carr Path				
010.30	Stairways/Decking/Walkways		(14,100.00)	-	14,100.00
C229-07	1316 O St				
006.3	Wood-Dry Rot		(18,000.00)	-	18,000.00
C231-07	1522 N St, Judith Manor				
010.7	Exterior Protection/Telephone		(11,000.00)	-	11,000.00
013.2	Sp Constr-Tanks/Haz Matl Remed		(40,000.00)	(15,430.00)	24,570.00
016.5	Lighting		(3,100.00)	-	3,100.00
C231-23C	Golden Gate Cleaners-1412 16th				
002.2	Sitework-Site Prep		(57,505.00)	(57,505.00)	-
C231-24	1500 N St., Brannan Court				
002.9	Sitework-Planting/Rehab, etc.		(80,000.00)	-	80,000.00
008.00	Doors & Windows		(10,000.00)	-	10,000.00
010.7	Exterior Protection/Telephone		(11,500.00)	-	11,500.00
016.5	Lighting		(36,000.00)	(2,791.00)	33,209.00
C232-01	1501 15th, Douger				
010.2	Vents/Grills/Pest Control etc		(22,129.00)	(30,491.00)	(8,362.00)
C232-16	16th Street Commerical				
002.9	Sitework-Planting/Rehab, etc.		(90,000.00)	(77,943.00)	12,057.00
C232-18C	1510 O St, Don Carlos Apts				
010.30	Stairways/Decking/Walkways		(51,000.00)	-	51,000.00
C233-14	1625 O St				
006.3	Wood-Dry Rot		(11,700.00)	-	11,700.00
C281-05B	RMB Enterprises - 1212 P St.				
002.2	Sitework-Site Prep		(34,950.00)	(34,950.00)	-
C281-06	1216-18 P St.				
006.3	Wood-Dry Rot		(8,500.00)	-	8,500.00
C281-07	1220 P St, Deus				
008.5	Windows		(24,500.00)	-	24,500.00

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Major Const Consolidated
 From 7/1/2019 Through 9/30/2021

Attachment D

C284-10	1330 P St, Palm Manor			
006.3	Wood-Dry Rot	(44,000.00)	-	44,000.00
C330-00	1001-1035 Q, Somerset Parkside			
000.00	Non Type	-	(411.00)	(411.00)
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(15,000.00)	-	15,000.00
002.7	Sitework-Pavement, Bases, etc	(20,000.00)	-	20,000.00
019.1	Contingency	(5,627.00)	-	5,627.00
019.2	Accessibility	(10,000.00)	(3,839.00)	6,162.00
019.3	Fire & Life Safety	(8,000.00)	(3,800.00)	4,200.00
019.4	Toxic Abatement	(20,000.00)	-	20,000.00
019.5	Commercial Tenant Improvements	(20,000.00)	(4,840.00)	15,160.00
	Total General Fund	(1,445,193.00)	(652,399.00)	792,794.00
C21	CIP - FY 20-21			
C172-15A	1317 - 15th St., Lombard			
007.00	Thermal & Moisture Protection - Roof	(141,200.00)	(748.00)	140,452.00
009.6	Finishes-Flooring	(6,000.00)	-	6,000.00
009.9	Finishes-Paint/Coatings	(6,000.00)	-	6,000.00
010.3	Fireplaces/Stoves/Ext Spec etc	(9,500.00)	-	9,500.00
010.30	Stairways/Decking/Walkways	(23,600.00)	-	23,600.00
019.6	Structural Rehabilitation	(7,000.00)	-	7,000.00
C222-09	1228 O St, Gibson Arms			
008.5	Windows	(139,500.00)	(30,533.00)	108,967.00
C222-11	1512 13th St			
008.5	Windows	(54,900.00)	-	54,900.00
C222-20A	1209 P St., Wing Manor			
002.10	Sitework-Fences, Gates	(14,000.00)	-	14,000.00
C223-02	1316 N. St., Le Chateau			
010.30	Stairways/Decking/Walkways	(31,200.00)	-	31,200.00
C223-09A	1428 - 14th St., Metropol			
010.30	Stairways/Decking/Walkways	(18,800.00)	-	18,800.00
C223-10	1327 O St., Capri			
002.5	Sitework-Utilities	(19,000.00)	(17,209.00)	1,791.00
C225-01	1400 N St, The Dean			
010.30	Stairways/Decking/Walkways	(27,700.00)	-	27,700.00
C226-07	1420 O St			
006.3	Wood-Dry Rot	(10,500.00)	-	10,500.00
C226-08	1500 15th St-Auslander			
002.2	Sitework-Site Prep	(10,000.00)	-	10,000.00
010.30	Stairways/Decking/Walkways	(31,700.00)	-	31,700.00
016.5	Lighting	(14,960.00)	-	14,960.00
C226-24	1400-04 O St, Greentree/Carr Path			
010.30	Stairways/Decking/Walkways	(16,500.00)	-	16,500.00
C231-07	1522 N St, Judith Manor			
010.30	Stairways/Decking/Walkways	(23,700.00)	-	23,700.00
C231-24	1500 N St., Brannan Court			
007.00	Thermal & Moisture Protection - Roof	(263,000.00)	-	263,000.00
C232-01	1501 15th, Douger			
010.30	Stairways/Decking/Walkways	(36,900.00)	-	36,900.00
C233-06	1616 N St, Grantwood			
010.30	Stairways/Decking/Walkways	(24,900.00)	-	24,900.00
C234-24	1615 P St, Lanai			
009.9	Finishes-Paint/Coatings	(25,000.00)	-	25,000.00
010.10	Awnings	(11,500.00)	-	11,500.00
C234-27	17th Street Commons			
006.3	Wood-Dry Rot	-	(545.00)	(545.00)
C293-18	1619 Q-Rooming House			
009.9	Finishes-Paint/Coatings	(60,000.00)	-	60,000.00
C888-88	General Major Construction			

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Major Const Consolidated
 From 7/1/2019 Through 9/30/2021

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001.6	Energy Reduction/Sustainability	(15,000.00)	-	15,000.00
002.7	Sitework-Pavement, Bases, etc	(40,000.00)	-	40,000.00
019.1	Contingency	(50,000.00)	-	50,000.00
019.2	Accessibility	(10,000.00)	-	10,000.00
019.3	Fire & Life Safety	(8,000.00)	(8,100.00)	(100.00)
019.4	Toxic Abatement	(20,000.00)	(7,829.00)	12,171.00
019.5	Commercial Tenant Improvements	(20,000.00)	-	20,000.00
	Total General Fund	(1,190,060.00)	(64,963.00)	1,125,097.00
C22	CIP - FY 21-22			
C222-09	1228 O St, Gibson Arms			
010.30	Stairways/Decking/Walkways	(174,500.00)	-	174,500.00
019.6	Structural Rehabilitation	(17,500.00)	-	17,500.00
C222-11	1512 13th St			
008.5	Windows	(8,000.00)	-	8,000.00
019.6	Structural Rehabilitation	(175,000.00)	-	175,000.00
C222-22	1201 P St., Del Capri			
006.3	Wood-Dry Rot	(35,000.00)	-	35,000.00
008.5	Windows	(29,000.00)	-	29,000.00
C223-12	1327/1317 O St			
008.2	Wood & Plastic Doors	(25,500.00)	-	25,500.00
C226-07	1420 O St			
014.2	Elevators	(80,000.00)	-	80,000.00
C226-08	1500 15th St-Auslander			
008.5	Windows	(76,500.00)	-	76,500.00
C231-24	1500 N St., Brannan Court			
014.2	Elevators	(80,000.00)	-	80,000.00
C232-18B	1506 O, Johnston House			
006.3	Wood-Dry Rot	(25,000.00)	-	25,000.00
010.30	Stairways/Decking/Walkways	(10,000.00)	-	10,000.00
C232-18C	1510 O St, Don Carlos Apts			
016.00	Electrical	(25,000.00)	-	25,000.00
C233-07	1622 N St, Shelly Arms			
010.30	Stairways/Decking/Walkways	(20,000.00)	-	20,000.00
C233-14	1625 O St			
006.3	Wood-Dry Rot	(12,500.00)	-	12,500.00
C234-24	1615 P St, Lanai			
009.9	Finishes-Paint/Coatings	(24,000.00)	-	24,000.00
019.6	Structural Rehabilitation	(4,000.00)	-	4,000.00
C281-07	1220 P St, Deus			
008.5	Windows	(26,000.00)	-	26,000.00
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(15,000.00)	-	15,000.00
002.7	Sitework-Pavement, Bases, etc	(20,000.00)	-	20,000.00
019.1	Contingency	(50,000.00)	-	50,000.00
019.2	Accessibility	(10,000.00)	-	10,000.00
019.3	Fire & Life Safety	(8,000.00)	-	8,000.00
019.4	Toxic Abatement	(20,000.00)	-	20,000.00
019.5	Commercial Tenant Improvements	(20,000.00)	-	20,000.00
	Total General Fund	(990,500.00)	-	990,500.00
36	Somerset Parkside			
C22	CIP - FY 21-22			
C330-00	1001-1035 Q, Somerset Parkside			
000.00	Non Type	(10,000.00)	-	10,000.00
	Total Somerset Parkside	(10,000.00)	-	10,000.00
37	Biele Place			
C22	CIP - FY 21-22			
C231-19	1421 15th St, Biele Place			

Capitol Area Development Authority (CADA)
 CAPITAL INVESTMENT PROGRAM - Major Const Consolidated
 From 7/1/2019 Through 9/30/2021

Attachment D

003.9	Concrete-Restoration/Cleaning	(81,000.00)	-	81,000.00
	Total Biele Place	(81,000.00)	-	81,000.00
38	17th Street Commons			
C22	CIP - FY 21-22			
C234-27	17th Street Commons			
006.3	Wood-Dry Rot	(62,000.00)	(3,355.00)	58,645.00
010.30	Stairways/Decking/Walkways	(26,000.00)	-	26,000.00
	Total 17th Street Commons	(88,000.00)	(3,355.00)	84,645.00
41	Fremont/Wilshire Apts			
C22	CIP - FY 21-22			
C286-00	Fremont/Wilshire Apt			
006.3	Wood-Dry Rot	(31,000.00)	-	31,000.00
008.5	Windows	(67,600.00)	-	67,600.00
010.8	Bath, kitchen & Laundry	(284,500.00)	-	284,500.00
	Total Fremont/Wilshire Apts	(383,100.00)	-	383,100.00
	Total General and Special Management Funds	(1,552,600.00)	(3,355.00)	1,549,245.00



Investment Report August 2021



John Colville, City Treasurer

Office of the City Treasurer - City of Sacramento

City of
SACRAMENTO
Office of the City Treasurer

Historic City Hall

915 I Street, 3rd Floor

Sacramento, CA 95814

916-808-5168

**Quarterly Investment
Committee Meeting**

Thursday, October 28, 2021

10:00AM-11:00AM

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INVESTMENT COMMITTEE MEETING

**October 28, 2021
10:00 AM to 11:00 AM
City Treasurer's Office
915 I Street, HCH 3rd Floor
(916) 808-5168**

Meeting called by: John Colville, City Treasurer
Stacy Hussey, Chief Investment Officer
Patrick Zalasky, Senior Investment Officer

Invitees: Dawn Holm (Department of Finance)
Susana Jackson (SHRA)
Tim Kerr (American River Flood Control District - ARFCD)
Noelle Mussen (CADA)
Kevin King (Reclamation District No. 1000)
Rivkah Sass, Roxana Puerner and Johnny Ea (Sacramento Public Library Authority-SPLA)
Kimberli S. Burns (The Natomas Basin Conservancy – TNBC)
Mike Testa, Daniel Santucci (Visit Sacramento)
City Treasurer's Office Staff

Please read: **July 22, 2021 Minutes of Meeting**

Agenda

Economic Commentary and Market Conditions	Patrick Zalasky
Monthly Yield Curve Analysis	Patrick Zalasky
Cash Flow Analysis	Patrick Zalasky
Pooled Funds Analysis - City Pool A and SHRA Investment Pool	Patrick Zalasky
Miscellaneous Topics	All

Additional Information

Special notes: If unable to attend, please feel free to call with any questions or comments.

This report has been reviewed and approved by:

John Colville Digitally signed by John Colville
Date: 2021.09.20 10:54:35 -07'00'

City Treasurer

TO: Investment Committee Members
FROM: Patrick Zalasky
RE: **Minutes of Quarterly Investment Meeting held via Zoom on July 22, 2021**

Attendees Present: John Colville, Stacy Hussey, Shirley Tupaz, Katy Nguyen, Johnny Ea, Dawn Holm, Osvaldo Lopez, Noelle Mussen, and Patrick Zalasky

The COVID-19 pandemic and the City's response has led to most staff working remotely since March of 2020. This meeting was held via Zoom, as will all subsequent meetings until staff returns to working on-site full time.

1) Cash Positions/Liquidity

The projected Pool A cash flow is adequate to meet expected obligations over the next six and twelve-month periods. If all non-City Pool A participants withdraw funds, the analysis shows an approximate \$178 million in excess cash for the next 6-months and an approximate \$250 million for the next 12-month period. Hence, cash availability to all pool participants are adequately addressed for the coming six and twelve months.

In compliance with the City's Investment Policy, investment staff continues to maintain a great deal of liquidity to pay the City's bills, including payroll and debt service representing the bulk of the City's budget. Such liquidity is largely reflected in investments whose maturity dates match payroll and debt service liabilities due dates going 9 months into the future, plus the maintenance of substantial liquid reserves. The liability-matching strategy and liquid reserves provide a solid liquidity cushion to meet unexpected large expenditures and to provide the basis to make advantageous investments in longer term securities. As of the date of the investment committee meeting, the major payroll and debt service liabilities are funded with sufficient cash in pooled cash accounts, expected property and sales tax receipts, and cash generated by the maturity of specific investments through the end of March 2022.

2) Performance of the Pools

Investment staff updated the attendees on the performance of Pool A during the first quarter of 2020. The earned interest yield of Pool A for April, May, and June was 0.95%, 0.93% and 1.08%, respectively. All monthly Pool A yields exceed the 0.26% yield earned by the State Treasurer's Local Agency Investment Fund (LAIF) and the 0.34% yield earned by the Medium-Term Fund managed by the Investment Trust of California (CalTrust).

Pool A performance compared favorably to the yields realized by the investment pools of various California Cities (See, Pool A -- Relative Performance), which reflects publicly-available information as of July 21, 2021.

The Yield Curve has held relatively steady over the past year and has set yields very low in our investment window that goes out to 5-year maturities. Interest rates on shorter commitments are very close to zero which has provided a challenge when looking for extra yield while maintaining the liability-matching strategy. Investments in cash and other liquid investments made up 40% of the pool on 6/30/21, which is in line with how the pool was balanced before the shock of the pandemic. The spread between the yields produced by liquid investments (LAIF, CalTrust, etc.) and core investments like Agencies, Municipal Bonds, and Corporate Bonds is steadier than it was last summer, so the portfolio has moved back toward what was a normal 40/60 split between liquid and core investments before the pandemic hit. That being said, yields are historically very low and

are expected to remain that way through at least the end of 2022. Yields for Pool A are expected to hover around 1.0% for at least the next two or three quarters, or until we see a major move in the yield curve.

Investment staff has been able to adapt to the movements of the yield curve, adjusting the structure of Pool A to effectively meet the goals of liquidity and safety while also earning a solid yield that is ahead of the majority of municipal peers in California. Staff is always monitoring markets and news feeds to gather as much information as possible, primarily regarding the actions of The Federal Reserve Board and of Congress, whose policies and actions have the biggest impact on domestic fixed income markets. Domestic/global economic news and geopolitical actions from across the world also have an impact on fixed income yields and are monitored closely with regard to how they may impact markets in the U.S. Investment staff is diligent about using this awareness to meet all of the investment goals: Liquidity to meet the needs of all pool participants; Investment in highly rated issues that maintain a high level of safety; and, when available, healthy yields on issues that also meet one or both of the previous goals..

3) **Bond Market Report; Investment Considerations**

The yield on five-year bonds stayed in a relatively narrow band during the second quarter of 2021 as life began to look more like it was prior to the spring of 2020 than after it. That included typical governmental gridlock, as both sides postured and made bold statements about legislation, but ended up doing nothing significant. The bill that could impact the economy the most deals with infrastructure and, despite a proclamation by President Biden that he had bipartisan support for a proposal that he engineered (a proclamation that was soon after called a misunderstanding), remains firmly stuck in limbo. The largest point of contention is its sheer largesse, as Republicans are balking at spending over \$6 Trillion, regardless of where the money is intended to go. Much of their apprehension stems from what such a large amount of fiscal stimulus will do to the economy, particularly with an eye on inflation. We are currently seeing rising inflation in fits and starts, as The Fed assures the country that it is currently transitory and a reaction to the economy fully opening after being shut down last spring and summer. As supply chains fully open and consumer behavior gets back to normal, it is believed that inflation will settle back below 2.0%, where it has been since before a lot of elementary school children were born. A massive injection of cash into the economy to pay for government programs could push inflation higher, merely because the more cash an economy circulates, the less value it holds. This is the main point Republicans argue when objecting to the infrastructure bill on economic grounds.

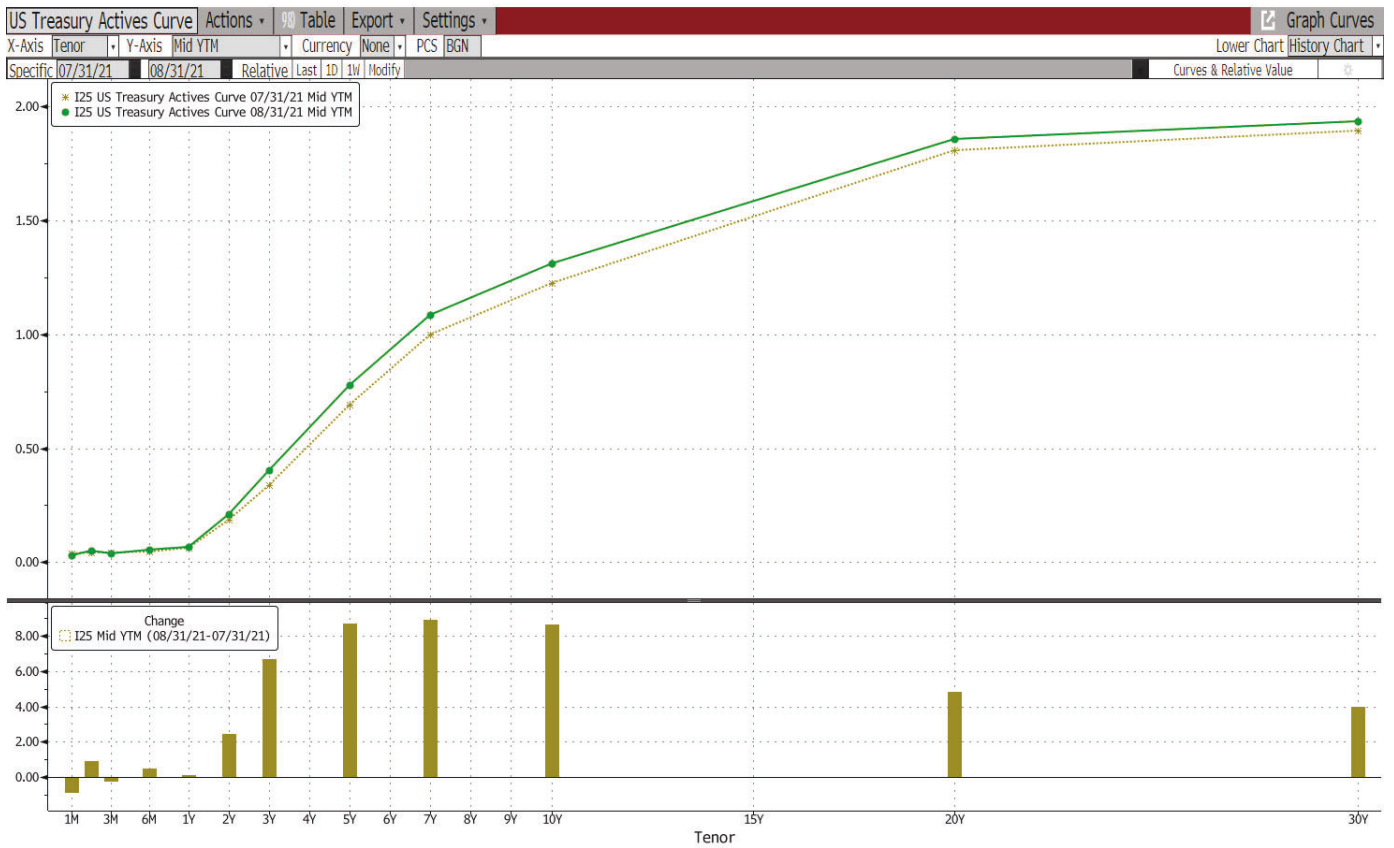
The Federal Reserve continues to maintain a Federal Funds Rate near zero while injecting around \$120 billion per month into short-term fixed income and cash markets. Fed Chair Jerome Powell hints at this action tapering at some point in 2021, but has given no clear guidance on when or to what extent that can be expected. Since The Fed will likely give markets at least a few months to adjust to any major shifts in policy, it is safe to assume that (barring any major shocks to the economy) we won't see tapering of these purchases until late 2021 or early 2022, hence the projections for interest rates and yields to remain low through at least the end of this calendar year. Yields on 5-year Treasuries spend the quarter moving between 0.70% and 0.85%, with the occasional move either above or below those levels. It is very likely that we will not see these yields get above 1.0% until we know if rising inflation is a steady phenomenon; nor are we likely to see them dip back below 0.50% unless The Fed is forced to take specific action to depress interest rates further.

Unemployment numbers disappointed for most of the quarter as employers had to compete with generous government benefits to lure employees, particularly in the restaurant and hospitality sectors back to work. Many states returned money to the federal government that was earmarked for these enhanced benefits, thereby “encouraging” these employees to return to work. The Fed has a dual mandate of ensuring full employment and stable prices in our economy. According to multiple Fed presidents, they do not see full employment returning until sometime in 2023, nor do they see inflation getting near or above the targeted rate of 2% for at least that long. With that in mind, The Fed will continue their accommodation policy. The constant influx of cash into the market will keep short-term interest rates very low, with very little chance of major movement on the longer end (5-years) of our investment horizon.

Global economies are in much worse shape than ours, since most are not having much success obtaining or distributing vaccines to their general population. For that reason, many are not operating a full economic capacity which is leading to a massive influx of foreign cash into our investment markets. U.S. markets are the strongest and most stable, particularly in times of global crisis. This is great news for our equity markets, which have reached record heights over the past year. Larger companies that are publicly traded have done very well as they had the capital to adapt and meet the needs of consumers during the pandemic. Earnings reports have been strong nearly across the board and stock prices have surged. This is in contrast to the difficulty that small businesses have faced, as many have closed after being shut down for a long period of time and/or trying to survive at much less than full capacity.

4) Other business: None

Next Meeting: The next quarterly meeting is scheduled for **Thursday, October 28, 2021 at 10:00 a.m.** via Zoom.



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I25 Mid YTM US Treasury Actives Curve 08/31/21		I25 Mid YTM US Treasury Actives Curve 07/30/21		I25 Mid YTM (Change) 08/31/21-07/30/21				
Tenor	Description	Price	Yield	Description	Price	Yield	Price	Yield
11)	1MB 0 09/28/21 Govt	0.030	0.030	B 0 08/31/21 Govt	0.039	0.039	-0.009	-0.9
12)	2MB 0 10/26/21 Govt	0.051	0.052	B 0 09/28/21 Govt	0.043	0.043	0.009	0.9
13)	3MB 0 12/02/21 Govt	0.040	0.041	B 0 10/28/21 Govt	0.043	0.043	-0.003	-0.3
14)	6MB 0 03/03/22 Govt	0.053	0.053	B 0 01/27/22 Govt	0.048	0.048	0.005	0.5
15)	1YB 0 08/11/22 Govt	0.065	0.066	B 0 07/14/22 Govt	0.064	0.065	0.001	0.1
16)	2YT 0 3/8 08/31/23 Govt	99-26 3/8	0.210	T 0 3/8 07/31/23 Govt	99-28 3/8	0.186	-0-01 3/8	2.4
17)	3YT 0 3/8 08/15/24 Govt	99-29 3/8	0.406	T 0 3/8 07/15/24 Govt	100-03 3/8	0.339	-0-06 3/8	6.7
18)	5YT 0 3/4 08/31/26 Govt	99-27 3/4	0.778	T 0 3/4 07/31/26 Govt	99-21 3/4	0.691	0-06	8.7
19)	7YT 1 1/8 08/31/28 Govt	100-08 1/8	1.087	T 1 07/31/28 Govt	100-00+	0.998	0-07 3/4	8.9
20)	10YT 1 1/4 08/15/31 Govt	99-14	1.310	T 1 1/4 05/15/31 Govt	103-22	1.224	-4-08	8.7
21)	20YT 1 3/4 08/15/41 Govt	98-08+	1.854	T 2 1/4 05/15/41 Govt	107-11+	1.806	-9-03	4.8
22)	30YT 2 08/15/51 Govt	101-16	1.934	T 2 3/8 05/15/51 Govt	110-29	1.894	-9-13	4.0

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CITY OF SACRAMENTO - INVESTMENT POOL A
6-MONTH CASH FLOW ANALYSIS
September 1, 2021 - February 28, 2022

In millions

Cash Balances:	
CalTRUST	114.888
Fidelity Fund	5.493
Five Star Bank Community Fund	40.008
JP Morgan Chase	2.344
LAIFA	70.000
Overnight Sweep	-
River City Bank Community Fund	25.005
Safe Credit Union Community Fund	30.001
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	287.239
Projected net cash flow:	
September-21	14.291
October-21	(9.904)
November-21	(38.341)
December-21	49.848
January-22	67.887
February-22	(21.001)
<i>Net cash flow during period:</i>	62.780
<i>Cash in excess of policy: ₁</i>	350.019
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.192)
Large Cap Growth	(0.747)
International	(0.045)
Equity Income	(0.967)
Retirement Trust Operating Fund	(7.296)
Ann Land/Bertha Henschel Endowment Fund	(0.053)
Ethel Hart Mutual Endowment Fund	(0.205)
George H. Clark Memorial Scholarship Fund	(0.008)
Capitol Area Development Authority (CADA)	(51.269)
American River Flood Control District (ARFCD)	(8.932)
The Natomas Basin Conservancy (TNBC)	(0.411)
Sacramento Public Library Authority (SPLA)	(42.220)
Reclamation District No. 1000	(2.184)
SPLA Hurst Trust	(1.351)
Gifts to Share	(0.726)
Visit Sacramento	(10.176)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	(60.744)
<i>Total cash balances of non-City and/or Pool A participants: ₂</i>	(187.526)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: ₃</i>	162.493

¹The City will be able to meet its cash flow needs for the next six months, with \$350 mm to cover on going expenditures

² Non-City and/or Pool A participants have \$188 mm invested in Pool A

³ If all non-City and/or Pool A participants withdraw the entire \$188 mm within the next twelve months, the City will have \$162 mm to cover on going expenditures

CITY OF SACRAMENTO - INVESTMENT POOL A
12-MONTH CASH FLOW ANALYSIS
September 1, 2021 - August 31, 2022

In millions

Cash Balances:	
CalTRUST	114.888
Fidelity Fund	5.493
Five Star Bank Community Fund	40.008
JP Morgan Chase	2.344
LAIFA	70.000
Overnight Sweep	
River City Bank Community Fund	25.005
Safe Credit Union Community Fund	30.001
Less: Required bank balance by policy	(0.500)
Cash available at beginning of period:	287.239
Projected net cash flow:	
September-21	14.291
October-21	(9.904)
November-21	(38.341)
December-21	49.848
January-22	67.887
February-22	(21.001)
March-22	(24.165)
April-22	36.969
May-22	52.918
June-22	(21.916)
July-22	(111.697)
August-22	(28.048)
Net cash flow during period:	(33.159)
Cash in excess of policy: ¹	254.080
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.192)
Large Cap Growth	(0.747)
International	(0.045)
Equity Income	(0.967)
Retirement Trust Operating Fund	(7.296)
Ann Land/Bertha Henschel Endowment Fund	(0.053)
Ethel Hart Mutual Endowment Fund	(0.205)
George H. Clark Memorial Scholarship Fund	(0.008)
Capitol Area Development Authority (CADA)	(51.269)
American River Flood Control District (ARFCD)	(8.932)
The Natomas Basin Conservancy (TNBC)	(0.411)
Sacramento Public Library Authority (SPLA)	(42.220)
Reclamation District No. 1000	(2.184)
SPLA Hurst Trust	(1.351)
Gifts to Share	(0.726)
Visit Sacramento	(10.176)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	(60.744)
Total cash balances of non-City and/or Pool A participants: ²	(187.526)
Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months: ³	66.554

¹The City will be able to meet its cash flow needs for the next twelve months, with \$254 mm to cover on going expenditures

² Non-City and/or Pool A participants have \$188 mm invested in Pool A

³ If all non-City and/or Pool A participants withdraw the entire \$188 mm within the next twelve months, the City will have

\$66 mm to cover on going expenditures

City of Sacramento
Investment
Pool A

CITY OF SACRAMENTO INVESTMENT POOL A

MONTHLY REVIEW – AUGUST 2021

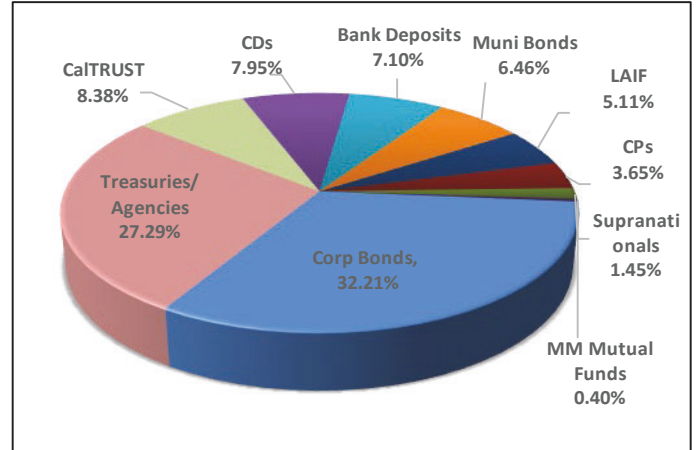
STRATEGY

The Fund is invested pursuant to the objectives and requirements set forth in the City’s investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City’s investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

PORTFOLIO STATISTICS

Beginning Market Value	1,397,599,963
Month's Yield or RoR	0.88%
Weighted Average Maturity (Yrs)	3.08
Weighted Average Duration (Yrs)	3.06
Ending Book Value	1,371,440,377
Ending Market Value	1,373,734,235
Percent of Market to Book Value	100.17%
Month's Investment Earnings	1,048,620
Fiscal YTD Investment Earnings	2,729,725

PORTFOLIO COMPOSITION



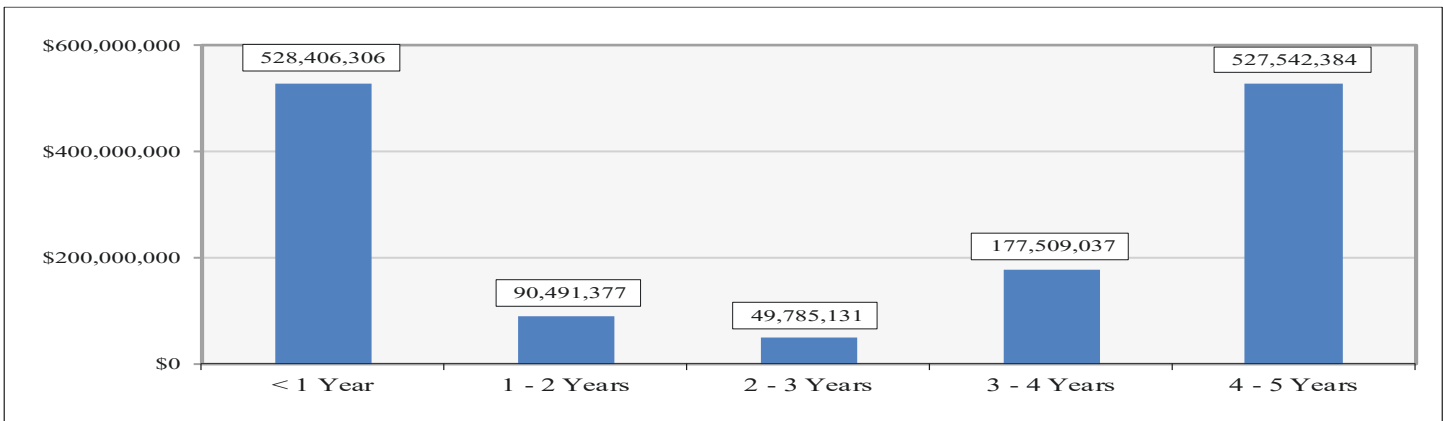
External Third-Party Investment Manager

CalTRUST	114,888,039
LAIF	70,000,000

Asset Type	Pct. Assets	YTM
Corp Bonds	32.21%	1.51%
Treasuries/Agencies	27.29%	0.69%
CalTRUST	8.38%	0.22%
CDs	7.95%	0.59%
Bank Deposits	7.10%	0.16%
Muni Bonds	6.46%	1.63%
LAIF	5.11%	0.22%
CPs	3.65%	0.22%
Supranationals	1.45%	0.91%
MM Mutual Funds	0.40%	0.01%

MATURITY SCHEDULE

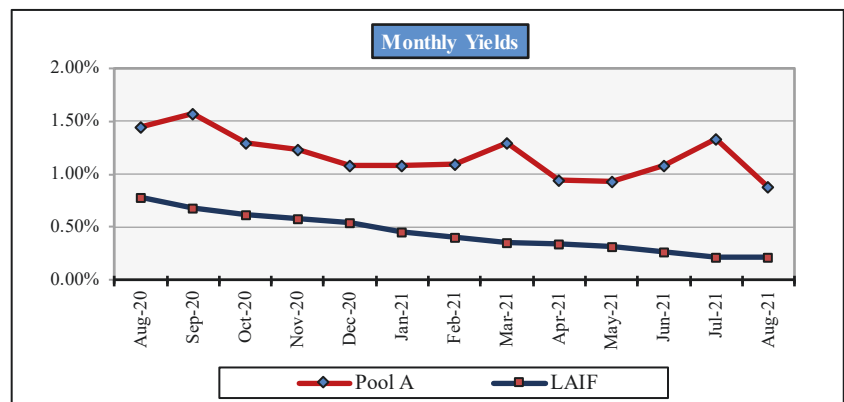
Maturity	Market Value	Pct. Holdings
< 1 Year	528,406,306	38.47%
1 - 2 Years	90,491,377	6.59%
2 - 3 Years	49,785,131	3.62%
3 - 4 Years	177,509,037	12.92%
4 - 5 Years	527,542,384	38.40%
Total	1,373,734,235	100.00%



INTEREST RATE ENVIRONMENT

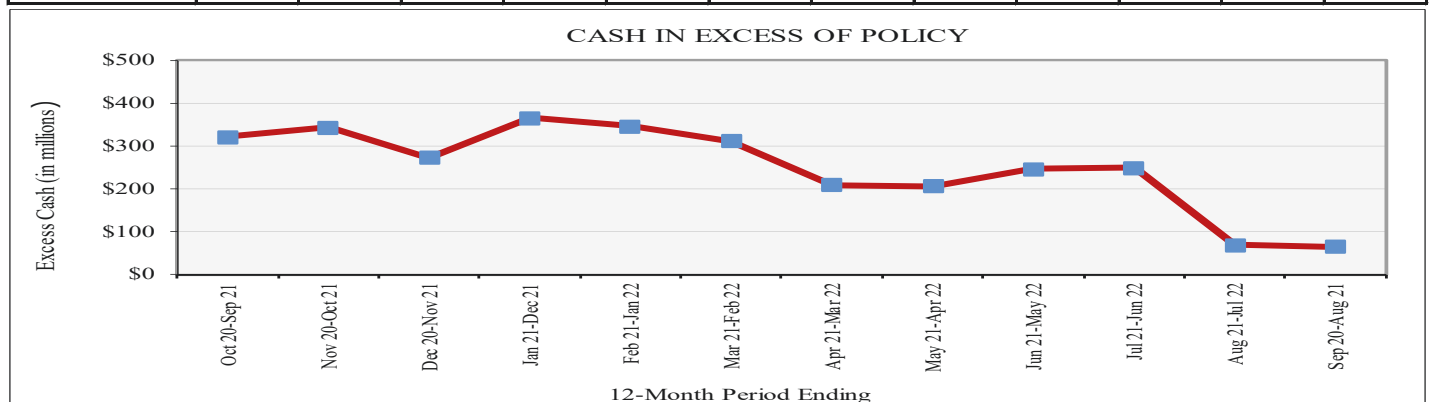
The U.S. economy had a sluggish August. Although unemployment dropped to a pandemic low 5.2%, only 235,000 jobs were added, which missed projections by a mile (or, over 500,000 jobs). Enhanced federal unemployment benefits have been seen as one of the major roadblocks to the labor market recovering and they are due to expire early in September. The delta variant of COVID is also being blamed for sluggish labor participation, as many Americans appear reluctant to head back to work out of fear of infection. It all adds up to a much slower economic recovery than hoped and the real prospect of rising inflation over the next 18-24 months. Consumers are definitely worried, as the University of Michigan Consumer Sentiment Index, a measure of how confident consumers are about the economy, dropped to 70.3, which is nearly 13% below the July number and worse than August of 2020 when there were no vaccines and many states had shuttered economies. Governors of The Federal Reserve Board are beginning to reveal their strategies for keeping the economy stable as we head through the next couple of years. There seems to be a wide variety in opinion about when, or if, The Fed should taper their monthly asset purchasing program, currently set near \$120 billion. Chair Jerome Powell maintains that no action will be taken unless there is clear data that guides it and that great discussion will be had among the board so that all perspectives are considered. Fixed income markets remained steady in August, as interest rates on 5-year Treasuries began the month at 0.70% and moved slightly upward over the 31 days to end August at 0.77%. The investment team will keep a keen eye on market conditions and continue to be focused on maintaining a portfolio built with high level names that will remain stable no matter what markets do over the next couple of years. It will continue to focus its bond buying around finding high quality issues that balance both duration and yield in the portfolio, thereby balancing risk and return as the markets react to the activities of the Fed, the adjustments to the markets caused by the policies adopted by the Federal government and its foreign peers, and the reactions of consumers to the news that comes out each day.

Monthly Yields		
Month	Pool A	LAIF
Aug-20	1.44%	0.78%
Sep-20	1.57%	0.69%
Oct-20	1.29%	0.62%
Nov-20	1.23%	0.58%
Dec-20	1.08%	0.54%
Jan-21	1.08%	0.46%
Feb-21	1.09%	0.41%
Mar-21	1.29%	0.36%
Apr-21	0.95%	0.34%
May-21	0.93%	0.32%
Jun-21	1.08%	0.26%
Jul-21	1.33%	0.22%
Aug-21	0.88%	0.22%
FYTD	1.11%	0.22%



CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	Oct 20-Sep 21	Nov 20-Oct 21	Dec 20-Nov 21	Jan 21-Dec 21	Feb 21-Jan 22	Mar 21-Feb 22	Apr 21-Mar 22	May 21-Apr 22	Jun 21-May 22	Jul 21-Jun 22	Aug 21-Jul 22	Sep 20-Aug 21
Excess Cash	\$ 322	\$ 344	\$ 273	\$ 366	\$ 347	\$ 312	\$ 209	\$ 207	\$ 247	\$ 249	\$ 70	\$ 66



City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 August 31, 2021

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
CASH AND EQUIVALENTS															
	caltrust-bff	Caltrust BlackRock FedFund		10,587,228		10,587,228		10,587,228	0.77	0.030	3,176	0.03			
	caltrust-lf	Caltrust Liquidity Fund		12,221,622		12,221,622		12,221,622	0.89	0.030	3,666	0.03			
	caltrust-mt	Caltrust Medium-Term		66,715,755		66,715,755		66,715,755	4.87	0.300	200,147	0.30			
	caltrust-st	Caltrust Short-Term		25,363,434		25,363,434		25,363,434	1.85	0.160	40,581	0.16			
	fidelity	Fidelity Fund		5,493,054		5,493,054		5,493,054	0.40	0.010	549	0.01			
	fivestar	Five Star Bank Community Fund		40,008,073		40,008,073		40,008,073	2.92	0.231	92,419	0.23			
	cashjpm	JP Morgan Chase Cash		2,344,402		2,344,402		2,344,402	0.17	0.150	3,517	0.15			
	laifa	Local Agency Investment Fund, Pool A		70,000,000		70,000,000		70,000,000	5.11	0.221	154,700	0.22			
	miscintrec	Misc Interest Receivable		28,003		28,003		28,003	0.00	0.010	3	0.01			
	rivercity	River City Bank Community Fund		25,004,946		25,004,946		25,004,946	1.82	0.230	57,511	0.23			
	safe	Safe Credit Union Community Fund		30,000,510		30,000,510		30,000,510	2.19	0.020	6,000	0.02			
				287,767,026		287,767,026		287,767,026	20.99		562,270	0.20			
CERTIFICATES OF DEPOSIT															
10,000,000	13606cq49	Canandian Imp Bk Comm NY 0.200% Due 10-12-21	100.00	10,000,000	100.01	10,001,282	9,722	10,011,004	0.73	0.200	20,000	0.20	A1		
10,000,000	83369x3x4	Societe Generale NY 0.150% Due 03-08-22	100.00	10,000,000	100.00	9,999,892	3,250	10,003,142	0.73	0.150	15,000	0.15	A1		
10,000,000	05966dc83	Banco Santander SA/NY 0.170% Due 04-19-22	100.00	10,000,000	99.98	9,997,570	425	9,997,995	0.73	0.170	17,000	0.17	A1		
3,000,000	02587dq84	American Express 2.400% Due 04-26-22	100.00	3,000,000	101.54	3,046,076	25,249	3,071,325	0.22	2.400	72,000	2.40			
3,000,000	90348jcb4	UBS Bank CD 2.400% Due 04-28-22	100.00	3,000,000	101.55	3,046,473	789	3,047,262	0.22	2.400	72,000	2.41			
10,000,000	53947cka5	Lloyds Bank Corp Mkts/NY 0.200% Due 06-14-22	100.00	10,000,000	100.00	10,000,232	4,611	10,004,843	0.73	0.200	20,000	0.20	A1		
10,000,000	53947cl48	Lloyds Bank Corp Mkts/NY 0.230% Due 07-12-22	100.00	10,000,000	100.01	10,001,478	3,450	10,004,928	0.73	0.230	23,000	0.23	A1		
7,000,000	55380tve7	MUFG Bank Ltd New York 0.220% Due 08-09-22	100.00	7,000,000	100.00	6,999,931	1,112	7,001,043	0.51	0.220	15,400	0.22	A1		
5,000,000	02587cgb0	American Express 2.400% Due 09-06-22	100.00	5,000,000	102.28	5,113,947	58,849	5,172,796	0.37	2.400	120,000	2.40			
10,000,000	225491z27	Credit Suisse New York 0.540% Due 11-20-23	100.00	10,000,000	99.34	9,934,200	42,750	9,976,950	0.72	0.540	54,000	0.54	A1		
10,000,000	225491r2	Credit Suisse New York 0.490% Due 12-04-23	100.00	10,000,000	99.20	9,919,900	36,478	9,956,378	0.72	0.490	49,000	0.49	A1		
6,000,000	90348jcb66	US Bank CD 0.600% Due 01-27-26	100.00	6,000,000	98.70	5,921,720	493	5,922,213	0.43	0.600	36,000	0.60	A1		10-27-21
5,000,000	05600xcf5	BMO Harris Bank 0.750% Due 02-26-26	100.00	5,000,000	99.24	4,962,120	616	4,962,736	0.36	0.750	37,500	0.75			11-26-21
5,000,000	48128uf95	JP Morgan Chase Bank NA 0.950% Due 03-17-26	100.00	5,000,000	100.03	5,001,566	21,863	5,023,429	0.36	0.950	47,500	0.95			09-17-21
5,000,000	90348jcm72	UBS Bank CD 0.850% Due 06-16-26	100.00	5,000,000	99.31	4,965,396	1,863	4,967,259	0.36	0.850	42,500	0.85			06-16-22
				109,000,000		108,911,783	211,522	109,123,305	7.95		640,900	0.59			
COMMERCIAL PAPER															
10,000,000	05970rw76	Banco Santander SA 0.220% Due 09-07-21	99.89	9,988,572	100.00	9,999,844	0	9,999,844	0.73	0.220	22,000	0.23	A1		
10,000,000	83369bx50	Societe Generale 0.200% Due 10-05-21	99.86	9,986,111	99.99	9,999,387	0	9,999,387	0.73	0.200	20,000	0.20	A1		
5,000,000	06742v4w8	Barclays Bank Plc 0.240% Due 11-02-21	99.82	4,991,233	99.98	4,998,941	0	4,998,941	0.36	0.240	12,000	0.24	A1		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 August 31, 2021

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
10,000,000	05970rya7	Banco Santander SA 0.230% Due 11-10-21	99.84	9,983,581	99.97	9,997,160	0	9,997,160	0.73	0.230	23,000	0.23	A1		
5,000,000	2254eaz14	Credit Suisse NY 0.220% Due 12-01-21	99.87	4,993,614	99.96	4,998,198	0	4,998,198	0.36	0.220	11,000	0.22	A1		
10,000,000	06742xle5	Barclays Bank Plc 0.200% Due 04-05-22	99.85	9,985,389	99.89	9,989,029	0	9,989,029	0.73	0.200	20,000	0.20	A1		
				49,928,500		49,982,561	0	49,982,561	3.65		108,000	0.22			
U.S. GOVERNMENT BONDS															
5,000,000	91282cbh3	U.S. Treasury Note 0.375% Due 01-31-26	98.83	4,941,406	98.58	4,929,102	1,630	4,930,732	0.36	0.375	18,750	0.62	AA+		
15,000,000	91282cbq3	U.S. Treasury Note 0.500% Due 02-28-26	98.75	14,812,891	99.09	14,864,062	207	14,864,270	1.08	0.500	75,000	0.75	AA+		
				19,754,297		19,793,164	1,838	19,795,002	1.44		93,750	0.72			
FEDERAL HOME LOAN BANK															
5,000,000	3130ajla5	Federal Home Loan Bank 0.750% Due 05-19-25	100.00	5,000,000	100.00	5,000,145	10,625	5,010,770	0.36	0.750	37,500	0.75	AA+		09-19-21
5,000,000	3130ak6h4	Federal Home Loan Bank 0.500% Due 09-22-25	99.90	4,995,000	99.33	4,966,443	11,042	4,977,484	0.36	0.500	25,000	0.52	AA+		09-19-21
5,000,000	3130akjw7	Federal Home Loan Bank 0.600% Due 12-15-25	100.00	5,000,000	99.51	4,975,652	6,333	4,981,985	0.36	0.600	30,000	0.60	AA+		12-15-21
5,000,000	3130akje7	Federal Home Loan Bank 0.560% Due 12-30-25	99.97	4,998,750	99.40	4,969,912	4,744	4,974,657	0.36	0.560	28,000	0.57	AA+		12-30-21
5,000,000	3130akn85	Federal Home Loan Bank 0.550% Due 01-20-26	99.80	4,990,000	99.35	4,967,719	3,132	4,970,851	0.36	0.550	27,500	0.59	AA+		10-20-21
10,000,000	3130akq74	Federal Home Loan Bank 0.625% Due 01-22-26	100.00	10,000,000	99.52	9,951,657	6,771	9,958,428	0.73	0.625	62,500	0.62	AA+		10-22-21
5,000,000	3130akng7	Federal Home Loan Bank 0.550% Due 01-28-26	100.00	5,000,000	99.34	4,967,188	2,521	4,969,709	0.36	0.550	27,500	0.55	AA+		10-28-21
5,000,000	3130akpc4	Federal Home Loan Bank 0.600% Due 01-28-26	100.00	5,000,000	99.45	4,972,700	2,750	4,975,450	0.36	0.600	30,000	0.60	AA+		10-28-21
5,000,000	3130akpq3	Federal Home Loan Bank 0.580% Due 01-28-26	100.00	5,000,000	99.42	4,970,837	2,658	4,973,495	0.36	0.580	29,000	0.58	AA+		01-28-22
5,000,000	3130akvr4	Federal Home Loan Bank 0.550% Due 02-12-26	100.00	5,000,000	99.35	4,967,598	1,451	4,969,049	0.36	0.550	27,500	0.55	AA+		11-12-21
5,000,000	3130al5x8	Federal Home Loan Bank 0.650% Due 02-24-26	100.00	5,000,000	99.51	4,975,343	632	4,975,975	0.36	0.650	32,500	0.65	AA+		11-24-21
5,000,000	3130al6j8	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	99.45	4,972,584	608	4,973,191	0.36	0.625	31,250	0.62	AA+		11-24-21
5,000,000	3130al7m0	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	99.45	4,972,584	608	4,973,191	0.36	0.625	31,250	0.62	AA+		11-24-21
5,000,000	3130alae4	Federal Home Loan Bank 0.580% Due 02-25-26	100.00	5,000,000	99.42	4,971,187	483	4,971,670	0.36	0.580	29,000	0.58	AA+		02-25-22
5,000,000	3130algs7	Federal Home Loan Bank 0.850% Due 03-10-26	100.00	5,000,000	99.87	4,993,531	20,187	5,013,719	0.36	0.850	42,500	0.85	AA+		09-10-21
5,000,000	3130aleh3	Federal Home Loan Bank 0.700% Due 03-16-26	100.00	5,000,000	99.63	4,981,384	16,042	4,997,426	0.36	0.700	35,000	0.70	AA+		03-16-22
5,000,000	3130aljy1	Federal Home Loan Bank 1.000% Due 03-17-26	100.00	5,000,000	99.99	4,999,479	22,778	5,022,257	0.36	1.000	50,000	1.00	AA+	c	09-17-21
5,000,000	3130alk29	Federal Home Loan Bank 1.000% Due 03-17-26	100.00	5,000,000	99.99	4,999,479	22,778	5,022,257	0.36	1.000	50,000	1.00	AA+	c	09-17-21
5,000,000	3130almv3	Federal Home Loan Bank 1.000% Due 03-30-26	100.00	5,000,000	99.99	4,999,391	20,972	5,020,363	0.36	1.000	50,000	1.00	AA+		09-30-21
5,000,000	3130alxp4	Federal Home Loan Bank 1.200% Due 04-28-26	100.00	5,000,000	100.13	5,006,426	20,500	5,026,926	0.37	1.200	60,000	1.20	AA+		10-28-21

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 August 31, 2021

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	3130am2f8	Federal Home Loan Bank 1.125% Due 04-29-26	100.00	5,000,000	100.10	5,005,083	19,062	5,024,146	0.37	1.125	56,250	1.12	AA+		10-29-21
5,000,000	3130amcl4	Federal Home Loan Bank 1.020% Due 05-19-26	100.00	5,000,000	100.02	5,000,776	14,450	5,015,226	0.36	1.020	51,000	1.02	AA+		11-19-21
1,750,000	3130amcb6	Federal Home Loan Bank 1.000% Due 05-22-26	100.00	1,750,000	100.09	1,751,586	4,618	1,756,204	0.13	1.000	17,500	1.00	AA+		02-22-22
5,000,000	3130amjc7	Federal Home Loan Bank 1.000% Due 05-26-26	100.00	5,000,000	99.98	4,999,027	13,194	5,012,221	0.36	1.000	50,000	1.00	AA+		11-26-21
5,000,000	3130amjn3	Federal Home Loan Bank 1.030% Due 05-26-26	100.00	5,000,000	100.02	5,000,940	13,590	5,014,531	0.36	1.030	51,500	1.03	AA+		11-26-21
3,000,000	3130ampt3	Federal Home Loan Bank 1.030% Due 06-23-26	100.00	3,000,000	100.02	3,000,706	5,837	3,006,543	0.22	1.030	30,900	1.03	AA+		12-23-21
				129,733,750		129,339,357	248,367	129,587,725	9.44		993,150	0.77			
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)															
5,000,000	3136g4d75	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	99.92	4,995,764	2,667	4,998,431	0.36	0.600	30,000	0.60	AA+		07-29-22
5,000,000	3136g4g23	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	99.70	4,984,834	2,667	4,987,501	0.36	0.600	30,000	0.60	AA+		07-29-22
5,000,000	3136g4c76	Fannie Mae 0.700% Due 08-12-25	100.00	5,000,000	99.89	4,994,737	1,847	4,996,584	0.36	0.700	35,000	0.70	AA+		11-12-21
5,000,000	3136g4c43	Fannie Mae 0.650% Due 08-14-25	100.00	5,000,000	99.86	4,993,040	1,535	4,994,575	0.36	0.650	32,500	0.65	AA+		02-14-22
5,000,000	3136g4x40	Fannie Mae 0.600% Due 08-26-25	99.96	4,998,000	99.73	4,986,544	417	4,986,961	0.36	0.600	30,000	0.61	AA+		11-26-21
3,000,000	3136g43q4	Fannie Mae 0.600% Due 09-16-25	100.00	3,000,000	99.70	2,991,141	8,250	2,999,391	0.22	0.600	18,000	0.60	AA+		09-16-21
5,000,000	3135g06a6	Fannie Mae 0.580% Due 10-20-25	100.00	5,000,000	99.40	4,969,787	10,553	4,980,340	0.36	0.580	29,000	0.58	AA+		10-20-21
4,000,000	3136g45c3	Fannie Mae 0.540% Due 10-27-25	99.81	3,992,280	99.68	3,987,351	7,440	3,994,791	0.29	0.540	21,600	0.58	AA+		10-27-22
5,000,000	3136g45p4	Fannie Mae 0.550% Due 10-27-25	100.00	5,000,000	99.57	4,978,373	9,472	4,987,845	0.36	0.550	27,500	0.55	AA+		04-27-22
3,000,000	3136g46s7	Fannie Mae 0.560% Due 10-28-25	100.00	3,000,000	99.38	2,981,436	5,740	2,987,176	0.22	0.560	16,800	0.56	AA+		10-28-22
5,000,000	3136g45h2	Fannie Mae 0.500% Due 10-29-25	99.90	4,995,000	99.77	4,988,419	8,472	4,996,891	0.36	0.500	25,000	0.52	AA+		10-29-21
5,000,000	3135ga4v0	Fannie Mae 0.625% Due 11-25-25	100.00	5,000,000	99.82	4,991,166	8,333	4,999,500	0.36	0.625	31,250	0.62	AA+		11-25-22
5,000,000	3135g06n8	Fannie Mae 0.650% Due 12-17-25	100.00	5,000,000	99.65	4,982,621	6,681	4,989,301	0.36	0.650	32,500	0.65	AA+		12-17-21
5,000,000	3135g06r9	Fannie Mae 0.550% Due 01-28-26	100.00	5,000,000	99.34	4,967,188	2,521	4,969,709	0.36	0.550	27,500	0.55	AA+		10-28-21
				64,985,280		64,792,402	76,594	64,868,996	4.73		386,650	0.60			
FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)															
3,000,000	3134gvrv2	Freddie Mac 0.750% Due 05-27-25	100.00	3,000,000	100.02	3,000,538	5,875	3,006,413	0.22	0.750	22,500	0.75	AA+		11-27-21
5,000,000	3134gvb31	Freddie Mac 0.750% Due 05-28-25	99.76	4,987,900	100.09	5,004,503	9,687	5,014,190	0.37	0.750	37,500	0.80	AA+		11-28-21
5,000,000	3134gvz68	Freddie Mac 0.700% Due 06-23-25	99.95	4,997,500	99.92	4,996,206	6,611	5,002,818	0.36	0.700	35,000	0.71	AA+		09-23-21
3,000,000	3134gwkr6	Freddie Mac 0.625% Due 08-12-25	100.00	3,000,000	99.78	2,993,475	990	2,994,465	0.22	0.625	18,750	0.62	AA+		11-12-21
5,000,000	3134gwh82	Freddie Mac 0.625% Due 09-08-25	100.00	5,000,000	99.75	4,987,559	15,017	5,002,576	0.36	0.625	31,250	0.62	AA+		09-08-21

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	3134gwa55	Freddie Mac 0.650% Due 09-09-25	100.00	5,000,000	99.82	4,991,168	15,528	5,006,696	0.36	0.650	32,500	0.65	AA+		09-09-21
5,000,000	3134gwwt9	Freddie Mac 0.550% Due 09-30-25	100.00	5,000,000	99.58	4,978,949	11,535	4,990,484	0.36	0.550	27,500	0.55	AA+		09-30-21
5,000,000	3134gwy26	Freddie Mac 0.570% Due 10-08-25	100.00	5,000,000	99.62	4,980,762	11,321	4,992,083	0.36	0.570	28,500	0.57	AA+		10-08-21
5,000,000	3134gws9	Freddie Mac 0.600% Due 10-15-25	100.00	5,000,000	99.66	4,983,013	11,333	4,994,346	0.36	0.600	30,000	0.60	AA+		10-15-21
10,000,000	3134gxbm5	Freddie Mac 0.600% Due 11-12-25	99.98	9,998,500	99.61	9,961,415	18,167	9,979,581	0.73	0.600	60,000	0.60	AA+		11-12-21
5,000,000	3134gxfv1	Freddie Mac 0.625% Due 12-17-25	100.00	5,000,000	99.60	4,980,226	6,424	4,986,649	0.36	0.625	31,250	0.62	AA+		12-17-21
5,000,000	3134gxlf9	Freddie Mac 0.550% Due 02-12-26	100.00	5,000,000	99.30	4,964,812	1,451	4,966,264	0.36	0.550	27,500	0.55	AA+		11-12-21
				60,983,900		60,822,627	113,939	60,936,566	4.44		382,250	0.63			
FEDERAL AGRICULTURAL MORTGAGE CORP.															
Not Classified															
3,000,000	31422xbt8	Farmer Mac 0.700% Due 12-17-25	100.00	3,000,000	100.00	2,999,893	4,317	3,004,209	0.22	0.700	21,000	0.70			12-17-21
3,000,000	31422xbn1	Farmer Mac 0.690% Due 02-25-26	100.00	3,000,000	99.65	2,989,603	345	2,989,948	0.22	0.690	20,700	0.69			02-25-22
				6,000,000		5,989,495	4,662	5,994,157	0.44		41,700	0.70			
				6,000,000		5,989,495	4,662	5,994,157	0.44		41,700	0.70			
FEDERAL FARM CREDIT BANK - FRMMT															
Not Classified															
3,000,000	3133egt47	Federal Farm Credit Bank 2.010% Due 12-08-21	100.31	3,009,180	100.53	3,015,935	13,902	3,029,837	0.22	2.010	60,300	1.95	AA+		
5,000,000	3133elc28	Federal Farm Credit Bank 0.730% Due 05-27-25	100.00	5,000,000	99.94	4,997,218	9,531	5,006,749	0.36	0.730	36,500	0.73	AA+		09-19-21
5,000,000	3133el2s2	Federal Farm Credit Bank 0.670% Due 08-04-25	100.00	5,000,000	99.85	4,992,501	2,512	4,995,014	0.36	0.670	33,500	0.67	AA+		09-19-21
5,000,000	3133el4w1	Federal Farm Credit Bank 0.610% Due 08-25-25	99.92	4,996,250	99.58	4,979,135	508	4,979,644	0.36	0.610	30,500	0.63	AA+		09-19-21
5,000,000	3133embh4	Federal Farm Credit Bank 0.530% Due 09-29-25	100.00	5,000,000	99.50	4,975,234	11,189	4,986,423	0.36	0.530	26,500	0.53	AA+		09-29-21
5,000,000	3133emd2	Federal Farm Credit Bank 0.520% Due 10-21-25	99.76	4,987,950	99.44	4,972,054	9,389	4,981,443	0.36	0.520	26,000	0.57	AA+		10-21-21
5,000,000	3133emfr8	Federal Farm Credit Bank 0.540% Due 11-03-25	99.94	4,997,000	99.62	4,980,789	8,850	4,989,639	0.36	0.540	27,000	0.55	AA+		11-03-22
5,000,000	3133emqx3	Federal Farm Credit Bank 0.590% Due 02-17-26	100.00	5,000,000	99.35	4,967,733	1,147	4,968,880	0.36	0.590	29,500	0.59	AA+		09-19-21
5,000,000	3133emsk9	Federal Farm Credit Bank 0.840% Due 03-02-26	99.92	4,996,250	99.81	4,990,311	20,883	5,011,194	0.36	0.840	42,000	0.86	AA+		09-19-21
5,000,000	3133emsh6	Federal Farm Credit Bank 0.790% Due 03-03-26	100.00	5,000,000	99.81	4,990,281	19,531	5,009,812	0.36	0.790	39,500	0.79	AA+		03-03-22
5,000,000	3133emsu7	Federal Farm Credit Bank 0.800% Due 03-09-26	100.00	5,000,000	100.18	5,008,794	19,111	5,027,905	0.37	0.800	40,000	0.80	AA+		03-09-23
5,000,000	3133emuk6	Federal Farm Credit Bank 1.050% Due 03-25-26	100.00	5,000,000	100.27	5,013,514	22,750	5,036,264	0.37	1.050	52,500	1.05	AA+		03-25-22
5,000,000	3133emh21	Federal Farm Credit Bank 0.900% Due 06-15-26	100.00	5,000,000	99.96	4,998,159	9,500	5,007,659	0.36	0.900	45,000	0.90	AA+		06-15-22
5,000,000	3133emh54	Federal Farm Credit Bank 0.960% Due 06-15-26	100.00	5,000,000	99.85	4,992,279	10,133	5,002,412	0.36	0.960	48,000	0.96	AA+		09-15-21

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3,000,000	3133eml67	Federal Farm Credit Bank 0.800% Due 06-22-26	100.00	3,000,000	100.03	3,000,895	4,600	3,005,495	0.22	0.800	24,000	0.80	AA+		06-22-23
5,000,000	3133emq62	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	5,000,000	99.93	4,996,538	6,600	5,003,138	0.36	0.990	49,500	0.99	AA+		01-13-22
				75,986,630		75,871,371	170,137	76,041,508	5.53		610,300	0.81			
				75,986,630		75,871,371	170,137	76,041,508	5.53		610,300	0.81			
MUNICIPAL BONDS															
Not Classified															
1,120,000.00	54465agm8	Los Angeles Cnty Calif Redev A 1.500% Due 09-01-21	99.05	1,109,371	100.00	1,120,000	8,400	1,128,400	0.08	1.500	16,800	1.70	AA		
1,050,000.00	13077dfc1	California St Univ Rev 2.982% Due 11-01-21	100.00	1,050,000	100.47	1,054,935	10,437	1,065,372	0.08	2.982	31,311	2.98	AA-		
905,000.00	13077dhj4	California St Univ Rev 2.000% Due 11-01-21	100.00	905,000	100.31	907,796	6,033	913,830	0.07	2.000	18,100	2.00	AA-		
800,000.00	430034aw8	Highland Calif Redev Agy Succe 2.250% Due 02-01-22	99.42	795,336	100.77	806,136	1,500	807,636	0.06	2.250	18,000	2.39	AA		
1,000,000.00	13063dad0	California St 2.367% Due 04-01-22	100.00	1,000,000	101.28	1,012,850	9,862	1,022,712	0.07	2.367	23,670	2.37	AA-		
3,000,000.00	13066ytz2	California St Dept Wtr Res Pwr 2.000% Due 05-01-22	98.96	2,968,710	101.24	3,037,140	20,000	3,057,140	0.22	2.000	60,000	2.22	AA+		
650,000.00	91412hew9	University Calif Revenue Bonds 2.608% Due 05-15-22	100.00	650,000	101.74	661,290	4,991	666,282	0.05	2.608	16,952	2.61	AA		
1,000,000.00	13017haj5	California Earthquake Auth Rev 1.327% Due 07-01-22	100.00	1,000,000	100.84	1,008,370	2,212	1,010,582	0.07	1.327	13,270	1.33			
3,000,000.00	54473enr1	Los Angeles Cnty Calif Pub Wks 6.091% Due 08-01-22	116.96	3,508,920	105.27	3,158,130	15,227	3,173,357	0.23	6.091	182,730	2.45	AA+		
1,255,000.00	79770ggp5	San Francisco Calif City & Cnt 2.375% Due 08-01-22	99.86	1,253,205	101.96	1,279,560	2,484	1,282,044	0.09	2.375	29,806	2.41	AA-		
5,000,000.00	798170ae6	San Jose Calif Redev Agy Succe 2.630% Due 08-01-22	98.58	4,928,900	102.25	5,112,750	10,958	5,123,708	0.37	2.630	131,500	3.00	AA		
5,000,000.00	13063ddf2	California St 2.500% Due 10-01-22	101.45	5,072,450	102.51	5,125,750	52,083	5,177,833	0.37	2.500	125,000	2.19	AA-		
685,000.00	13077dhk1	California St Univ Rev 2.020% Due 11-01-22	100.00	685,000	102.15	699,762	4,612	704,374	0.05	2.020	13,837	2.02	AA-		
1,750,000.00	13032uva3	California Health Facs Fing Auth Revenue 1.970% Due 06-01-23	100.00	1,750,000	102.69	1,797,145	8,619	1,805,764	0.13	1.970	34,475	1.97	AA-		
1,000,000.00	13017hak2	California Earthquake Auth Rev 1.477% Due 07-01-23	100.00	1,000,000	101.90	1,018,980	2,462	1,021,442	0.07	1.477	14,770	1.48			
3,000,000.00	93974d5q7	Washington St 3.030% Due 08-01-23	99.66	2,989,770	105.38	3,161,490	7,575	3,169,065	0.23	3.030	90,900	3.11	AA+		
3,325,000.00	20772j3h3	Connecticut State 2.150% Due 08-15-23	99.57	3,310,669	103.50	3,441,508	3,177	3,444,685	0.25	2.150	71,487	2.26	A+		
550,000.00	13077dkb7	California St Univ Rev 1.557% Due 11-01-23	100.00	550,000	102.67	564,674	2,854	567,528	0.04	1.557	8,563	1.56	AA-		
520,000.00	13080szk3	California Statewide Cmnty De 0.514% Due 02-01-24	100.00	520,000	100.03	520,166	223	520,389	0.04	0.514	2,673	0.51	A+		
5,000,000.00	64985tay7	New York St Urban Dev Corp Sales Tax Rev 2.020% Due 03-15-24	100.00	5,000,000	103.19	5,159,700	46,572	5,206,272	0.38	2.020	101,000	2.02			
2,000,000.00	92812vb70	Virginia Housing Development Authority 1.906% Due 04-01-24	100.00	2,000,000	103.06	2,061,300	15,883	2,077,183	0.15	1.906	38,120	1.91	AA+		
250,000.00	91412hf12	University Calif Revenue Bonds 0.833% Due 05-15-24	100.00	250,000	100.86	252,152	613	252,766	0.02	0.833	2,082	0.83	AA		

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1,500,000.00	91412hjk0	University Calif Revenue Bonds 0.367% Due 05-15-24	100.00	1,500,000	99.61	1,494,180	2,615	1,496,795	0.11	0.367	5,505	0.37	AA		
2,500,000.00	13032uvb1	California Health Facs Fing Auth Revenue 2.020% Due 06-01-24	100.00	2,500,000	103.66	2,591,625	12,625	2,604,250	0.19	2.020	50,500	2.02	AA-		
750,000.00	13032uxl7	California Health Facs Fing Auth Revenue 0.752% Due 06-01-24	100.00	750,000	100.22	751,650	1,410	753,060	0.05	0.752	5,640	0.75	AA-		
1,000,000.00	365298y51	Garden Grove California Unified School District 1.966% Due 08-01-24	100.00	1,000,000	103.57	1,035,680	1,638	1,037,318	0.08	1.966	19,660	1.97	AA-		
850,000.00	13034al57	California Infrastructure & Ec 0.645% Due 10-01-24	100.00	850,000	100.23	851,929	2,284	854,214	0.06	0.645	5,482	0.65	AAA		
1,150,000.00	605581mz7	Mississippi St 0.565% Due 11-01-24	100.00	1,150,000	99.99	1,149,896	2,166	1,152,062	0.08	0.565	6,497	0.57	AA		
750,000.00	13080szl1	California Statewide Cmnty De 0.732% Due 02-01-25	100.00	750,000	100.05	750,382	457	750,840	0.05	0.732	5,490	0.73	A+		
1,250,000.00	64990fa95	New York St Dorm Auth St Pers 1.062% Due 03-15-25	100.00	1,250,000	100.63	1,257,937	5,752	1,263,690	0.09	1.062	13,275	1.06	AA+		
1,650,000.00	64990fd43	New York St Dorm Auth St Pers 0.887% Due 03-15-25	100.00	1,650,000	100.03	1,650,445	2,764	1,653,210	0.12	0.887	14,635	0.89	AA+		
3,000,000.00	92812vb88	Virginia Housing Development Authority 2.056% Due 04-01-25	100.00	3,000,000	103.93	3,117,870	25,700	3,143,570	0.23	2.056	61,680	2.06	AA+		
700,000.00	91412hfm0	University Calif Revenue Bonds 0.933% Due 05-15-25	100.00	700,000	100.63	704,403	1,923	706,326	0.05	0.933	6,531	0.93	AA		
3,500,000.00	91412hge7	University Calif Revenue Bonds 0.883% Due 05-15-25	100.88	3,530,660	101.15	3,540,390	9,100	3,549,490	0.26	0.883	30,905	0.70	AA		04-15-25
1,000,000.00	91412hjl8	University Calif Revenue Bonds 0.670% Due 05-15-25	100.00	1,000,000	99.67	996,710	3,182	999,892	0.07	0.670	6,700	0.67	AA		
1,250,000.00	13032uxm5	California Health Facs Fing Auth Revenue 0.952% Due 06-01-25	100.00	1,250,000	100.12	1,251,537	2,975	1,254,512	0.09	0.952	11,900	0.95	AA-		
5,000,000.00	34153qud6	Florida State Board of Education Public Education 0.550% Due 06-01-25	99.68	4,984,150	99.93	4,996,600	6,875	5,003,475	0.36	0.550	27,500	0.62	AAA		
1,000,000.00	546417dq6	Louisiana State 0.840% Due 06-01-25	100.00	1,000,000	100.56	1,005,600	2,100	1,007,700	0.07	0.840	8,400	0.84	AA-		
500,000.00	546486bv2	Louisiana St Hwy Impt Rev 0.697% Due 06-15-25	100.00	500,000	99.85	499,275	736	500,011	0.04	0.697	3,485	0.70	AA		
5,000,000.00	341271ad6	Florida St Brd Admin Fin Corp 1.258% Due 07-01-25	101.66	5,083,250	101.18	5,059,050	10,483	5,069,533	0.37	1.258	62,900	0.90	AA		
940,000.00	13034al65	California Infrastructure & Ec 0.765% Due 10-01-25	100.00	940,000	99.99	939,868	2,996	942,865	0.07	0.765	7,191	0.77	AAA		
4,000,000.00	13077dq7	California St Univ Rev 0.862% Due 11-01-25	100.00	4,000,000	100.53	4,021,080	3,065	4,024,145	0.29	0.862	34,480	0.86	AA-		
1,865,000.00	880558nu1	Tennessee St Sch Bd Auth 0.627% Due 11-01-25	100.00	1,865,000	99.56	1,856,887	6,074	1,862,961	0.14	0.627	11,694	0.63	AA+		
5,000,000.00	64990fb29	New York St Dorm Auth St Pers 1.262% Due 03-15-26	100.00	5,000,000	100.77	5,038,550	27,343	5,065,893	0.37	1.262	63,100	1.26	AA+		
1,000,000.00	64990fd50	New York St Dorm Auth St Pers 1.187% Due 03-15-26	100.00	1,000,000	100.44	1,004,400	2,242	1,006,642	0.07	1.187	11,870	1.19	AA+		
				87,550,392		88,527,534	373,288	88,900,821	6.46		1,520,069	1.63			
				87,550,392		88,527,534	373,288	88,900,821	6.46		1,520,069	1.63			

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CORPORATE BONDS															
INDUSTRIALS															
4,000,000	438516bm7	Honeywell Intl Inc 1.850% Due 11-01-21	99.99	3,999,760	100.14	4,005,519	24,667	4,030,186	0.29	1.850	74,000	1.85	A		10-01-21
5,000,000	24422erm3	John Deere Capital Corp 2.750% Due 03-15-22	101.89	5,094,300	101.41	5,070,678	63,403	5,134,081	0.37	2.750	137,500	2.30	A		
4,245,000	88579ybh3	3M Company 2.000% Due 02-14-25	100.58	4,269,791	104.07	4,417,678	4,009	4,421,688	0.32	2.000	84,900	1.88	A+		01-14-25
2,567,000	438516cb0	Honeywell Intl Inc 1.350% Due 06-01-25	101.90	2,615,773	102.04	2,619,322	8,664	2,627,985	0.19	1.350	34,654	0.96	A		05-01-25
10,000,000	24422evk2	John Deere Capital Corp 0.700% Due 01-15-26	99.06	9,905,536	99.14	9,914,468	8,944	9,923,412	0.72	0.700	70,000	0.90	A		
				25,885,160		26,027,665	109,687	26,137,352	1.90		401,054	1.49			
COMMUNICATION SERVICES															
3,000,000	254687fk7	Disney Walt Co 1.750% Due 08-30-24	99.11	2,973,300	103.50	3,105,059	437	3,105,496	0.23	1.750	52,500	1.95	BBB+		07-30-24
CONSUMER DISCRETIONARY															
5,000,000	05565eal9	BMW US Capital LLC 1.850% Due 09-15-21	98.85	4,942,500	100.06	5,003,085	42,653	5,045,738	0.36	1.850	92,500	2.39	A		
5,000,000	713448dl9	Pepsico Inc 1.700% Due 10-06-21	99.87	4,993,300	100.02	5,000,910	34,236	5,035,146	0.36	1.700	85,000	1.73	A+	c	09-07-21
5,000,000	023135aj5	Amazon Com Inc 2.500% Due 11-29-22	100.72	5,036,200	102.23	5,111,359	31,944	5,143,304	0.37	2.500	125,000	2.28	AA		08-29-22
5,000,000	023135aw6	Amazon Com Inc 2.400% Due 02-22-23	98.82	4,941,100	103.02	5,151,016	3,000	5,154,016	0.38	2.400	120,000	2.73	AA		01-22-23
2,000,000	46849ltk7	Jackson National Life Global 2.650% Due 06-21-24	104.11	2,082,240	104.95	2,098,977	10,306	2,109,282	0.15	2.650	53,000	1.60	A		
5,000,000	384802ae4	WW Grainger Inc 1.850% Due 02-15-25	103.11	5,155,700	103.24	5,162,185	4,111	5,166,297	0.38	1.850	92,500	1.17	A+		01-15-25
5,000,000	023135bq8	Amazon Com Inc 0.800% Due 06-03-25	101.16	5,057,900	100.26	5,013,172	9,778	5,022,950	0.37	0.800	40,000	0.53	AA		05-03-25
1,850,000	641062ar5	Nestle Holdings Inc 0.625% Due 01-15-26	99.41	1,839,122	98.72	1,826,346	1,477	1,827,824	0.13	0.625	11,562	0.75	AA-		12-15-25
5,000,000	141781bn3	Cargill Inc 0.750% Due 02-02-26	99.68	4,984,150	99.02	4,951,250	3,021	4,954,271	0.36	0.750	37,500	0.82	A		01-02-26
5,000,000	74460waa5	Public Storage 0.875% Due 02-15-26	100.27	5,013,300	99.30	4,965,052	1,944	4,966,997	0.36	0.875	43,750	0.82	A		01-15-26
5,000,000	023135bx3	Amazon Com Inc 1.000% Due 05-12-26	99.68	4,984,250	100.54	5,026,877	15,139	5,042,016	0.37	1.000	50,000	1.06	AA		04-12-26
				49,029,762		49,310,231	157,609	49,467,840	3.60		750,812	1.48			
CONSUMER STAPLES															
3,000,000	427866at5	Hershey Co 2.625% Due 05-01-23	99.87	2,996,100	103.23	3,096,918	26,250	3,123,168	0.23	2.625	78,750	2.66	A		02-01-23
2,000,000	440452ag5	Hormel Foods Corp 0.650% Due 06-03-24	100.15	2,002,920	100.17	2,003,495	3,178	2,006,673	0.15	0.650	13,000	0.60	A		06-03-22
5,000,000	37331naj0	Georgia Pacific Corp 1.750% Due 09-30-25	104.38	5,219,150	102.95	5,147,380	36,701	5,184,081	0.38	1.750	87,500	0.82	A+		08-30-25
				10,218,170		10,247,792	66,129	10,313,922	0.75		179,250	1.33			
ENERGY															
5,000,000	822582av4	Shell International Fin Bv 2.250% Due 01-06-23	99.62	4,981,000	102.64	5,132,210	17,187	5,149,398	0.37	2.250	112,500	2.36	A+		

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FINANCIAL															
3,000,000	59217gbx6	Metropolitan Life Global Fdg I 1.950% Due 09-15-21	97.32	2,919,660	100.07	3,001,988	26,975	3,028,963	0.22	1.950	58,500	2.56	AA-		
5,000,000	2255012a8	Credit Suisse New York 2.100% Due 11-12-21	101.05	5,052,520	100.37	5,018,549	31,792	5,050,341	0.37	2.100	105,000	1.40	A+		
5,000,000	404280bf5	HSBC Holdings PLC 2.650% Due 01-05-22	99.79	4,989,400	100.83	5,041,649	20,611	5,062,260	0.37	2.650	132,500	2.70	A		
1,150,000	21688aaj1	Cooperatieve Rabobank UA/NY 2.750% Due 01-10-22	100.96	1,161,051	100.91	1,160,498	4,480	1,164,978	0.08	2.750	31,625	2.19	A+		
5,000,000	90351dah0	UBS Group Ag 2.650% Due 02-01-22	101.77	5,088,450	101.01	5,050,723	11,042	5,061,765	0.37	2.650	132,500	1.61	A-		
7,000,000	06051gfz7	Bank of America Corp 2.503% Due 10-21-22	99.74	6,981,920	100.30	7,021,210	63,270	7,084,480	0.51	2.503	175,210	2.58	A-		10-21-21
2,814,000	064159sh0	Bank Nova Scotia B C 2.000% Due 11-15-22	101.20	2,847,768	102.09	2,872,934	16,571	2,889,505	0.21	2.000	56,280	1.52	A-		
5,000,000	05253jaw1	Australia & New Zeala Bkg Grp NY 2.050% Due 11-21-22	102.03	5,101,450	102.25	5,112,658	28,472	5,141,131	0.37	2.050	102,500	1.24	AA-		
7,000,000	63254abc1	National Australia Bk/NY 1.875% Due 12-13-22	100.83	7,058,250	102.18	7,152,319	28,437	7,180,756	0.52	1.875	131,250	1.57	AA-		
2,000,000	90331hpf4	US Bank Assn Cincinnati Oh Mtn 1.950% Due 01-09-23	100.28	2,005,660	102.10	2,042,012	5,633	2,047,646	0.15	1.950	39,000	1.85	AA-		12-09-22
1,568,000	89788jab5	Truist Bank 1.250% Due 03-09-23	100.00	1,568,000	101.44	1,590,644	9,364	1,600,009	0.12	1.250	19,600	1.25	A		02-09-23
5,000,000	06747pml0	Barclays Bank Plc 3.000% Due 10-17-23	100.00	5,000,000	101.47	5,073,337	55,833	5,129,170	0.37	3.000	150,000	3.00	A		04-17-22
5,000,000	06406ral1	Bank New York Mellon Corp 2.100% Due 10-24-24	101.18	5,059,100	104.69	5,234,485	37,042	5,271,527	0.38	2.100	105,000	1.84	A		
5,000,000	78015k7c2	Royal Bank of Canada 2.250% Due 11-01-24	102.36	5,118,100	104.86	5,242,994	37,500	5,280,494	0.38	2.250	112,500	1.70	A		
2,500,000	64952wdl4	New York Life Global 2.000% Due 01-22-25	100.73	2,518,225	104.27	2,606,861	5,417	2,612,277	0.19	2.000	50,000	1.85	AA+		
5,005,000	064159tf3	Bank Nova Scotia B C 2.200% Due 02-03-25	101.85	5,097,643	104.45	5,227,662	8,564	5,236,226	0.38	2.200	110,110	1.79	A-		
5,000,000	06747pkv0	Barclays Bank Plc 3.250% Due 04-08-25	100.00	5,000,000	102.33	5,116,392	64,549	5,180,941	0.37	3.250	162,500	3.25	A		04-08-23
4,000,000	06406ran7	Bank New York Mellon Corp 1.600% Due 04-24-25	102.41	4,096,520	102.81	4,112,206	22,578	4,134,783	0.30	1.600	64,000	1.10	A		03-24-25
3,000,000	78015k7h1	Royal Bank of Canada 1.150% Due 06-10-25	100.27	3,008,130	100.69	3,020,661	7,762	3,028,424	0.22	1.150	34,500	1.09	A		
5,000,000	064159v17	Bank Nova Scotia B C 1.300% Due 06-11-25	100.96	5,048,100	101.17	5,058,674	14,444	5,073,119	0.37	1.300	65,000	1.10	A-		
3,000,000	48130uuq6	JP Morgan Chase Financial Co Llc 1.000% Due 06-23-25	100.00	3,000,000	98.51	2,955,287	5,667	2,960,954	0.22	1.000	30,000	1.00	A-		09-23-21
5,000,000	00138can8	AIG Global Funding 0.900% Due 09-22-25	99.82	4,991,000	99.08	4,954,069	19,875	4,973,944	0.36	0.900	45,000	0.94	A+		
5,000,000	14913r2h9	Caterpillar Financial Services Corp 0.800% Due 11-13-25	100.27	5,013,700	99.86	4,992,921	12,000	5,004,921	0.36	0.800	40,000	0.74	A		
4,000,000	637639ae5	National Secs Clearing Corp 0.750% Due 12-07-25	100.34	4,013,460	98.96	3,958,539	7,000	3,965,539	0.29	0.750	30,000	0.68	AA+		11-07-25
5,000,000	48128gy53	JP Morgan Chase & Co 0.825% Due 12-22-25	100.00	5,000,000	95.99	4,799,422	7,906	4,807,328	0.35	0.825	41,250	0.82	A-		12-22-23
5,000,000	064159f84	Bank Nova Scotia B C 0.800% Due 12-30-25	100.00	5,000,000	97.88	4,894,119	6,778	4,900,897	0.36	0.800	40,000	0.80	A-		12-30-21
3,000,000	89114qcp1	Toronto Dominion Bank 0.750% Due 01-06-26	99.85	2,995,590	99.06	2,971,780	3,437	2,975,217	0.22	0.750	22,500	0.78	A		

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5,000,000	78016ezm2	Royal Bank of Canada 0.875% Due 01-20-26	100.00	5,000,000	99.11	4,955,353	4,983	4,960,336	0.36	0.875	43,750	0.87	A		
3,000,000	22533ad53	Credit Agricole Cib Sa 0.900% Due 01-21-26	100.00	3,000,000	98.61	2,958,163	3,000	2,961,163	0.22	0.900	27,000	0.90	A+		01-21-22
5,000,000	48128g2y5	JP Morgan Chase & Co 1.000% Due 02-26-26	100.00	5,000,000	99.45	4,972,700	694	4,973,395	0.36	1.000	50,000	1.00	A-		02-26-23
5,000,000	0641593u8	Bank Nova Scotia B C 1.050% Due 03-02-26	99.40	4,970,000	99.48	4,974,086	26,104	5,000,190	0.36	1.050	52,500	1.18	A-		
5,000,000	14913r2k2	Caterpillar Financial Services Corp 0.900% Due 03-02-26	99.00	4,950,000	100.02	5,001,156	22,500	5,023,656	0.36	0.900	45,000	1.11	A		
5,000,000	78016ezq3	Royal Bank of Canada 1.200% Due 04-27-26	100.56	5,028,000	100.22	5,011,077	20,667	5,031,744	0.37	1.200	60,000	1.08	A		
5,000,000	48128g3g3	JP Morgan Chase & Co 1.200% Due 04-30-26	100.00	5,000,000	99.10	4,954,922	20,167	4,975,089	0.36	1.200	60,000	1.20	A-		04-30-23
5,000,000	808513br5	Charles Schwab Corp 1.150% Due 05-13-26	99.74	4,986,950	100.55	5,027,498	17,250	5,044,748	0.37	1.150	57,500	1.20	A		04-13-26
5,000,000	40139lbd4	Guardian Life Global Funding 1.250% Due 05-13-26	99.98	4,999,050	100.50	5,025,065	18,750	5,043,815	0.37	1.250	62,500	1.25	AA+		
5,000,000	06048wl99	Bank of America Corporation 1.400% Due 05-14-26	100.00	5,000,000	100.01	5,000,610	20,806	5,021,416	0.36	1.400	70,000	1.40	A-		05-14-22
5,000,000	06048wm31	Bank of America Corporation 1.250% Due 05-28-26	100.00	5,000,000	99.91	4,995,461	16,146	5,011,607	0.36	1.250	62,500	1.25	A-		05-28-22
5,000,000	902674yh7	UBS Ag London Branch 1.250% Due 06-01-26	99.80	4,990,200	100.14	5,006,895	15,625	5,022,520	0.37	1.250	62,500	1.29	A+		
10,000,000	89114tzd7	Toronto Dominion Bank 1.200% Due 06-03-26	100.17	10,016,850	100.61	10,061,084	29,333	10,090,417	0.73	1.200	120,000	1.17	A		
5,000,000	89236tjk2	Toyota Motor Credit Corp 1.125% Due 06-18-26	99.80	4,990,050	100.29	5,014,446	11,406	5,025,853	0.37	1.125	56,250	1.17	A+		
5,000,000	06051gjd2	Bank of America Corp 1.319% Due 06-19-26	100.97	5,048,400	100.33	5,016,633	13,190	5,029,823	0.37	1.319	65,950	1.12	A-		06-19-25
5,000,000	78016ezt7	Royal Bank of Canada 1.150% Due 07-14-26	99.97	4,998,550	100.29	5,014,663	7,507	5,022,170	0.37	1.150	57,500	1.16	A		
				197,711,747		198,274,407	811,129	199,085,536	14.46		3,039,275	1.43			
HEALTHCARE															
3,000,000	478160bn3	Johnson & Johnson 2.450% Due 12-05-21	98.38	2,951,400	100.59	3,017,764	17,558	3,035,322	0.22	2.450	73,500	2.93	AAA		
3,000,000	532457bq0	Eli Lilly & Co 2.350% Due 05-15-22	100.89	3,026,670	101.53	3,045,805	20,758	3,066,563	0.22	2.350	70,500	2.16	A+		
3,000,000	66989ham0	Novartis Capital Corp 2.400% Due 05-17-22	98.69	2,960,790	101.39	3,041,619	20,800	3,062,419	0.22	2.400	72,000	2.82	AA-		04-17-22
5,000,000	717081ex7	Pfizer Inc 0.800% Due 05-28-25	99.85	4,992,700	100.14	5,006,761	10,333	5,017,095	0.37	0.800	40,000	0.83	A+		04-28-25
4,000,000	478160cn2	Johnson & Johnson 0.550% Due 09-01-25	99.75	3,989,960	99.13	3,965,277	11,000	3,976,277	0.29	0.550	22,000	0.61	AAA		08-01-25
5,000,000	58933yay1	Merck & Co. Inc 0.750% Due 02-24-26	99.75	4,987,750	99.57	4,978,431	729	4,979,160	0.36	0.750	37,500	0.80	A+		01-24-26
5,000,000	91324pec2	Unitedhealth Group Inc 1.150% Due 05-15-26	100.00	5,000,000	100.70	5,035,136	16,292	5,051,428	0.37	1.150	57,500	1.15	A+		04-15-26
				27,909,270		28,090,794	97,471	28,188,265	2.05		373,000	1.43			
INFORMATION TECHNOLOGY															
10,000,000	68389xbk0	Oracle Corp 1.900% Due 09-15-21	99.36	9,935,700	100.06	10,006,037	87,611	10,093,649	0.73	1.900	190,000	2.04	BBB+		
4,900,000	459200jq5	IBM Corporation 2.500% Due 01-27-22	100.47	4,922,981	100.93	4,945,545	11,569	4,957,114	0.36	2.500	122,500	2.40	A-		

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4,000,000	594918ba1	Microsoft Corp 2.375% Due 02-12-22	99.92	3,997,000	100.82	4,032,988	5,014	4,038,002	0.29	2.375	95,000	2.39	AAA		01-12-22
5,000,000	68389xbb0	Oracle Corp 2.500% Due 05-15-22	99.82	4,990,850	101.20	5,059,792	36,806	5,096,598	0.37	2.500	125,000	2.56	BBB+		03-15-22
5,000,000	037833dc1	Apple Inc 2.100% Due 09-12-22	99.49	4,974,600	101.87	5,093,259	49,292	5,142,551	0.37	2.100	105,000	2.21	AA+		08-12-22
5,000,000	037833dm9	Apple Inc 1.800% Due 09-11-24	99.50	4,975,150	103.65	5,182,315	42,500	5,224,815	0.38	1.800	90,000	1.91	AA+		08-11-24
4,000,000	882508bh6	Texas Instruments Inc 1.375% Due 03-12-25	101.15	4,046,080	102.01	4,080,488	25,819	4,106,308	0.30	1.375	55,000	1.13	A+		02-12-25
5,000,000	037833dt4	Apple Inc 1.125% Due 05-11-25	101.06	5,052,940	101.17	5,058,717	17,187	5,075,904	0.37	1.125	56,250	0.90	AA+		04-11-25
5,000,000	037833eb2	Apple Inc 0.700% Due 02-08-26	99.96	4,998,040	99.43	4,971,446	2,236	4,973,682	0.36	0.700	35,000	0.71	AA+		01-08-26
				47,893,341		48,430,588	278,035	48,708,623	3.53		873,750	1.83			
TRANSPORTATION															
2,495,000	097023bt1	Boeing Co 2.125% Due 03-01-22	98.71	2,462,814	100.68	2,511,843	26,509	2,538,352	0.18	2.125	53,019	2.61	BBB-		02-01-22
3,000,000	911312bc9	United Parcel Service Inc 2.350% Due 05-16-22	99.49	2,984,850	101.35	3,040,418	20,562	3,060,980	0.22	2.350	70,500	2.59	A		04-16-22
1,190,000	097023bn4	Boeing Co 2.200% Due 10-30-22	97.87	1,164,677	101.75	1,210,862	8,799	1,219,661	0.09	2.200	26,180	2.84	BBB-		08-30-22
5,000,000	097023bq7	Boeing Co 1.875% Due 06-15-23	97.59	4,879,500	101.60	5,079,797	19,792	5,099,589	0.37	1.875	93,750	2.51	BBB-		04-15-23
4,000,000	911312bt2	United Parcel Service Inc 2.200% Due 09-01-24	100.93	4,037,080	104.39	4,175,612	44,000	4,219,612	0.30	2.200	88,000	2.00	A		08-01-24
				15,528,921		16,018,532	119,663	16,138,195	1.17		331,449	2.44			
				382,130,671		384,637,278	1,657,347	386,294,626	28.06		6,113,591	1.55			
SUPRANATIONALS															
Not Classified															
5,000,000	459058dy6	International Bk Recon & Develop 1.625% Due 02-10-22	98.45	4,922,700	100.66	5,033,140	4,740	5,037,880	0.37	1.625	81,250	2.00	AAA		
5,000,000	459058je4	International Bk Recon & Develop 0.375% Due 07-28-25	99.37	4,968,615	98.96	4,948,149	1,719	4,949,868	0.36	0.375	18,750	0.51	AAA		
5,000,000	459058jl8	International Bk Recon & Develop 0.500% Due 10-28-25	99.89	4,994,350	99.14	4,956,874	8,542	4,965,416	0.36	0.500	25,000	0.52	AAA		
5,000,000	459055u5y6	International Bk Recon & Develop 0.600% Due 02-18-26	100.00	5,000,000	99.14	4,956,783	1,083	4,957,867	0.36	0.600	30,000	0.60	AAA		02-18-22
				19,885,665		19,894,946	16,083	19,911,030	1.45		155,000	0.91			
				19,885,665		19,894,946	16,083	19,911,030	1.45		155,000	0.91			
VARIABLE RATE SECURITIES															
Not Classified															
3,000,000	78012kl88	Royal Bank of Canada 0.621% Due 05-05-22	100.00	3,000,000	100.06	3,001,805	1,346	3,003,151	0.22	0.621	18,641	1.83	AA-		
4,600,000	78014rcy4	Royal Bank of Canada 1.000% Due 06-08-22	100.00	4,600,000	98.39	4,526,023	10,606	4,536,628	0.33	1.000	46,000	1.00	AA-		
5,000,000	89114qld8	Toronto Dominion Bank 0.525% Due 02-15-23	100.00	5,000,000	100.22	5,011,138	1,166	5,012,304	0.37	0.525	26,237	1.49	AA-		
3,000,000	06746xan3	Barclays Bank Plc 1.256% Due 05-24-23	100.00	3,000,000	99.59	2,987,781	733	2,988,513	0.22	1.256	37,680	2.25	A		
3,000,000	06367wl84	Bank of Montreal 1.100% Due 06-02-23	100.00	3,000,000	100.85	3,025,470	8,067	3,033,537	0.22	1.100	33,000	1.10			

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3,000,000	06746xfe8	Barclays Bank Plc 1.490% Due 06-29-23	100.00	3,000,000	99.27	2,978,152	7,698	2,985,850	0.22	1.490	44,700	2.44	A		
3,000,000	06368ec59	Bank of Montreal 0.300% Due 12-29-23	99.55	2,986,500	99.47	2,984,070	1,550	2,985,620	0.22	0.300	9,000	0.56			12-29-21
5,000,000	89236tgh2	Toyota Motor Credit Corp 2.150% Due 09-27-24	100.00	5,000,000	100.07	5,003,657	45,986	5,049,643	0.37	2.150	107,500	2.15	AA-	c	09-27-21
5,000,000	78014rch1	Royal Bank of Canada 2.000% Due 02-27-25	100.00	5,000,000	100.28	5,014,020	1,111	5,015,131	0.37	2.000	100,000	2.05	A		02-27-22
5,000,000	3130akln4	Federal Home Loan Bank 0.250% Due 10-14-25	100.00	5,000,000	99.54	4,977,176	1,632	4,978,808	0.36	0.250	12,500	0.67	AA+		01-14-22
2,708,000	06048wk25	Bank of America Corp 0.750% Due 10-30-25	99.95	2,706,646	99.19	2,686,028	1,749	2,687,777	0.20	0.750	20,310	0.86	A-		10-30-21
5,000,000	06048wk41	Bank of America Corp 0.650% Due 11-25-25	99.85	4,992,500	98.21	4,910,461	542	4,911,003	0.36	0.650	32,500	0.83	A-		11-25-21
5,000,000	06048wk66	Bank of America Corp 0.650% Due 12-23-25	100.00	5,000,000	98.89	4,944,338	6,139	4,950,477	0.36	0.650	32,500	0.80	A-		12-23-21
5,000,000	06048wk82	Bank of America Corp 0.600% Due 01-26-26	99.42	4,971,250	98.06	4,903,195	2,917	4,906,112	0.36	0.600	30,000	0.86	A-		01-26-22
5,000,000	3130aktt3	Federal Home Loan Bank 0.300% Due 01-29-26	100.00	5,000,000	99.36	4,967,858	1,333	4,969,192	0.36	0.300	15,000	0.59	AA+		10-29-21
5,000,000	3130aljk1	Federal Home Loan Bank 0.300% Due 03-23-26	100.00	5,000,000	99.91	4,995,401	2,833	4,998,234	0.36	0.300	15,000	0.89	AA+		12-23-21
2,500,000	3130alrs5	Federal Home Loan Bank 0.375% Due 03-30-26	100.00	2,500,000	100.11	2,502,641	1,589	2,504,230	0.18	0.375	9,375	1.01	AA+		12-30-21
5,000,000	3130amej7	Federal Home Loan Bank 0.500% Due 05-26-26	100.00	5,000,000	100.16	5,008,107	6,597	5,014,704	0.37	0.500	25,000	1.00	AA+		05-26-22
				<u>74,756,896</u>		<u>74,427,320</u>	<u>103,593</u>	<u>74,530,913</u>	<u>5.43</u>		<u>614,944</u>	<u>1.21</u>			
				74,756,896		74,427,320	103,593	74,530,913	5.43		614,944	1.21			
TOTAL PORTFOLIO				1,368,463,007		1,370,756,865	2,977,370	1,373,734,235	100.00		12,222,573	0.90			

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 08-01-21 To 08-31-21

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
PURCHASES									
08-05-21	08-06-21	cdus	55380tve7	55380TVE7	7,000,000	MUFG Bank Ltd New York 0.220% Due 08-09-22	A1	100	7,000,000
08-20-21	08-23-21	cdus	05966dc83	05966DC83	10,000,000	Banco Santander SA/NY 0.170% Due 04-19-22	A1	100	10,000,000
									17,000,000
SALES									
08-01-21	08-02-21	mbus	221623xh9	221623XH9	630,000.00	Cotati-Rohnert Pk Calif Uni Sc 2.550% Due 08-01-21	AA	100	630,000
08-01-21	08-02-21	mbus	54473enq3	54473ENQ3	5,225,000.00	Los Angeles Cnty Calif Pub Wks 5.841% Due 08-01-21	AA+	100	5,225,000
08-01-21	08-02-21	mbus	762494ra2	762494RA2	1,600,000.00	Rialto Calif Uni Sch Dist 2.888% Due 08-01-21	AA	100	1,600,000
08-01-21	08-02-21	mbus	79770ggn0	79770GGN0	2,000,000.00	San Francisco Calif City & Cnt 2.125% Due 08-01-21	AA-	100	2,000,000
08-11-21	08-11-21	cdus	60710aw24	60710AW24	5,000,000	Mizuho Bank Ltd/NY 0.220% Due 08-11-21	A1	100	5,000,000
08-13-21	08-13-21	mbus	64990fqp2	64990FQP2	750,000.00	New York St Dorm Auth St Pers 2.027% Due 02-15-23		102	768,405
08-16-21	08-16-21	vrus	48128gd80	48128GD80	5,000,000	JP Morgan Chase Bank Na 0.906% Due 08-16-21	A-	100	5,000,000
08-27-21	08-27-21	cdus	53947cg69	53947CG69	10,000,000	Lloyds Bank Corp Mkts/NY 0.330% Due 08-27-21	A1	100	10,000,000
									30,223,405

**Capitol Area
Development
Authority**

CAPITOL AREA DEVELOPMENT AUTHORITY

MONTHLY REVIEW – AUGUST 2021

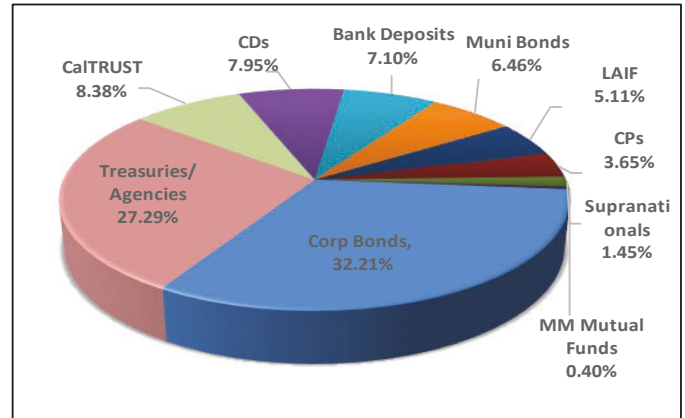
STRATEGY

The CADA funds are invested in the City of Sacramento’s Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City’s investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City’s investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

PORTFOLIO STATISTICS

Beginning Balance	20,799,305
Contributions	0
Withdrawals	0
Interest Earned	15,599
Ending Balance	20,814,904

CITY POOL A PORTFOLIO COMPOSITION



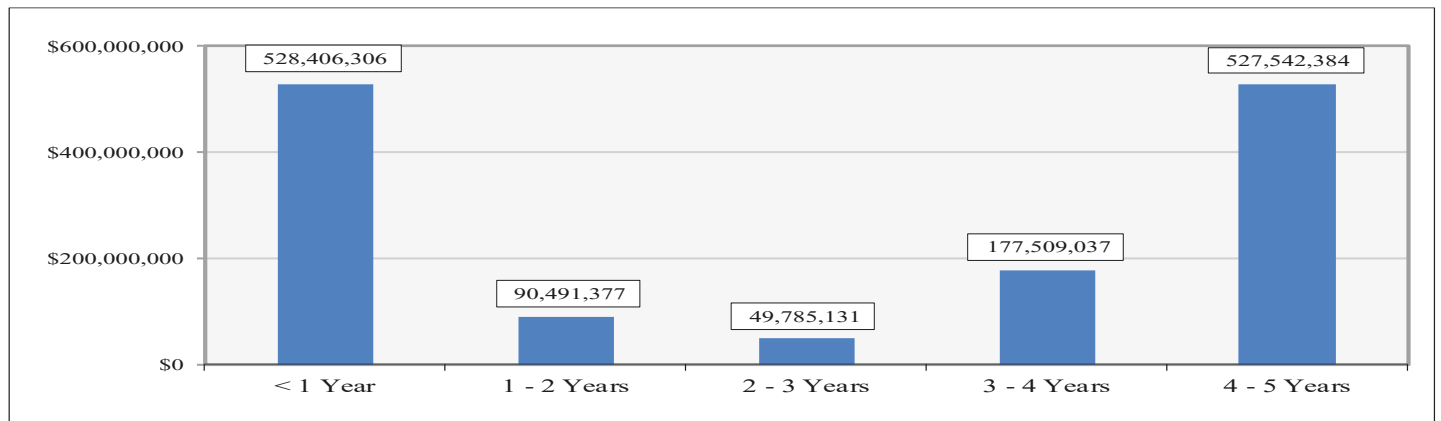
PERFORMANCE COMPARISON

City Pool A	0.88%
LAIF	0.22%
90 Day T-Bill	0.05%
Federal Funds	0.09%

Asset Type	Pct. Assets	YTM
Corp Bonds	32.21%	1.51%
Treasuries/Agencies	27.29%	0.69%
CalTRUST	8.38%	0.22%
CDs	7.95%	0.59%
Bank Deposits	7.10%	0.16%
Muni Bonds	6.46%	1.63%
LAIF	5.11%	0.22%
CPs	3.65%	0.22%
Supranationals	1.45%	0.91%
MM Mutual Funds	0.40%	0.01%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	528,406,306	38.47%
1 - 2 Years	90,491,377	6.59%
2 - 3 Years	49,785,131	3.62%
3 - 4 Years	177,509,037	12.92%
4 - 5 Years	527,542,384	38.40%
Total	1,373,734,235	100.00%



City of Sacramento
 CASH LEDGER
Capitol Area Development Authority - Banking
 From 08-01-21 To 08-31-21

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
08-01-21				Beginning Balance		23,454.24
08-31-21	08-31-21	in		Pool A Cash	15,599.29	39,053.53
				Aug 2021 estimated Pool A interest		
					15,599.29	
08-31-21				Ending Balance		39,053.53
Pool A Cash						
08-01-21				Beginning Balance		20,775,850.96
08-31-21				Ending Balance		20,775,850.96

CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

MONTHLY REVIEW – AUGUST 2021

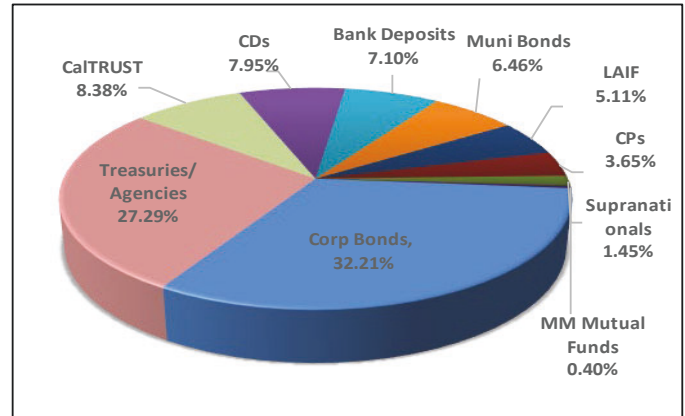
STRATEGY

The CADA funds are invested in the City of Sacramento’s Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City’s investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City’s investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

PORTFOLIO STATISTICS

Beginning Balance	39,167
Contributions	0
Withdrawals	0
Interest Earned	29
Ending Balance	39,196

CITY POOL A PORTFOLIO COMPOSITION



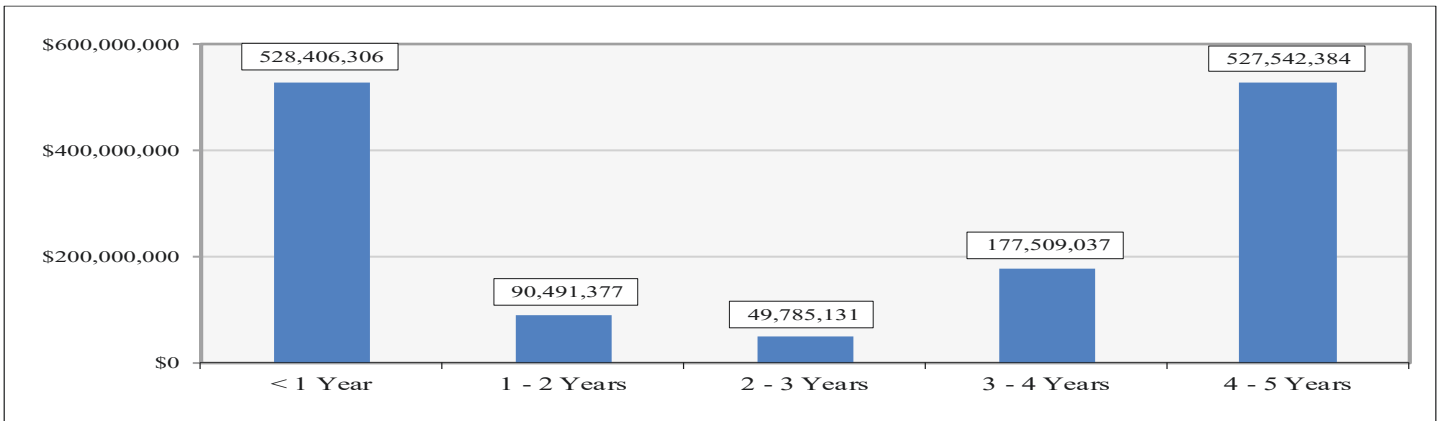
PERFORMANCE COMPARISON

City Pool A	0.88%
LAIF	0.22%
90 Day T-Bill	0.05%
Federal Funds	0.09%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	528,406,306	38.47%
1 - 2 Years	90,491,377	6.59%
2 - 3 Years	49,785,131	3.62%
3 - 4 Years	177,509,037	12.92%
4 - 5 Years	527,542,384	38.40%
Total	1,373,734,235	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	32.21%	1.51%
Treasuries/Agencies	27.29%	0.69%
CalTRUST	8.38%	0.22%
CDs	7.95%	0.59%
Bank Deposits	7.10%	0.16%
Muni Bonds	6.46%	1.63%
LAIF	5.11%	0.22%
CPs	3.65%	0.22%
Supranationals	1.45%	0.91%
MM Mutual Funds	0.40%	0.01%



City of Sacramento
 CASH LEDGER
Capitol Area Development Authority - Tax Exempt
 From 08-01-21 To 08-31-21

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
08-01-21				Beginning Balance		44.17
08-31-21	08-31-21	in		Pool A Cash	29.37	73.54
				Aug 2021 estimated Pool A interest		
					29.37	
08-31-21				Ending Balance		73.54
Pool A Cash						
08-01-21				Beginning Balance		39,122.76
08-31-21				Ending Balance		39,122.76

CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

MONTHLY REVIEW – AUGUST 2021

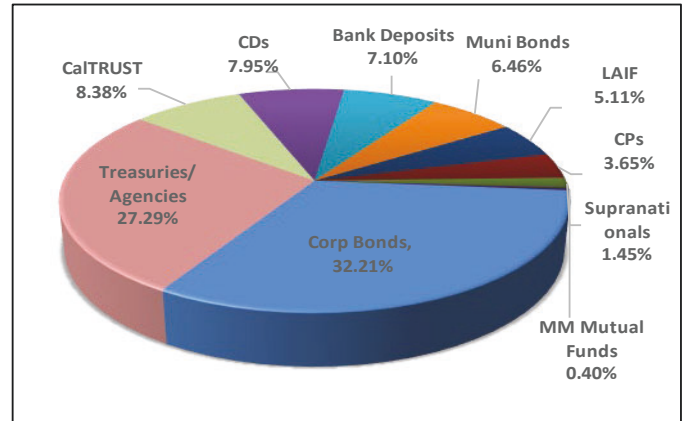
STRATEGY

The CADA funds are invested in the City of Sacramento’s Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City’s investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City’s investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

PORTFOLIO STATISTICS

Beginning Balance	267,010
Contributions	0
Withdrawals	0
Interest Earned	200
Ending Balance	267,210

CITY POOL A PORTFOLIO COMPOSITION



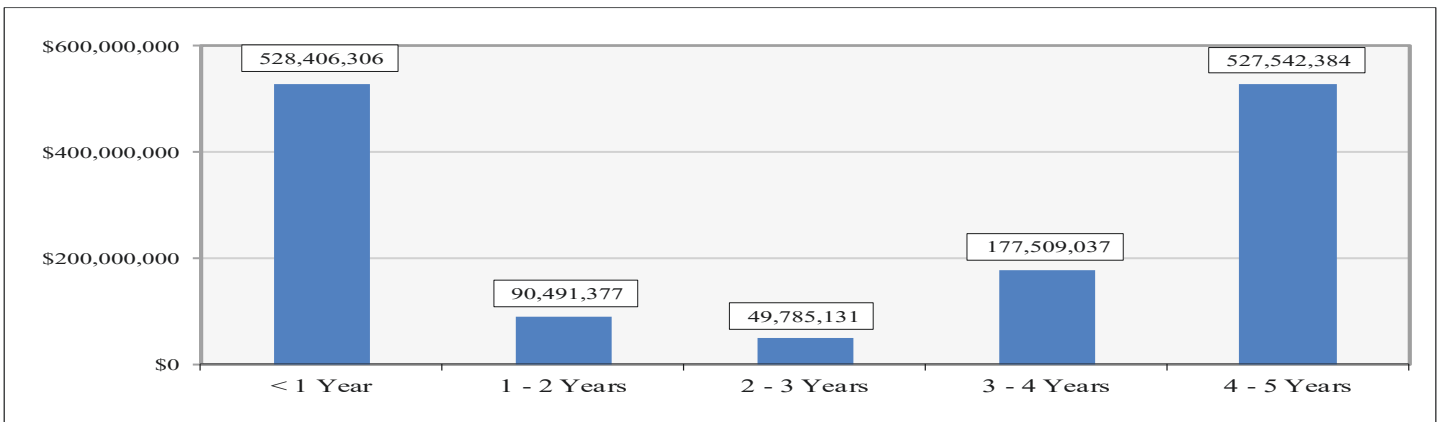
PERFORMANCE COMPARISON

City Pool A	0.88%
LAIF	0.22%
90 Day T-Bill	0.05%
Federal Funds	0.09%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	528,406,306	38.47%
1 - 2 Years	90,491,377	6.59%
2 - 3 Years	49,785,131	3.62%
3 - 4 Years	177,509,037	12.92%
4 - 5 Years	527,542,384	38.40%
Total	1,373,734,235	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	32.21%	1.51%
Treasuries/Agencies	27.29%	0.69%
CalTRUST	8.38%	0.22%
CDs	7.95%	0.59%
Bank Deposits	7.10%	0.16%
Muni Bonds	6.46%	1.63%
LAIF	5.11%	0.22%
CPs	3.65%	0.22%
Supranationals	1.45%	0.91%
MM Mutual Funds	0.40%	0.01%



City of Sacramento
 CASH LEDGER
Capitol Area Development Authority - Taxable
 From 08-01-21 To 08-31-21

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
08-01-21				Beginning Balance		301.09
08-31-21	08-31-21	in		Pool A Cash	200.25	501.34
				Aug 2021 estimated Pool A interest		
					200.25	
08-31-21				Ending Balance		501.34
Pool A Cash						
08-01-21				Beginning Balance		266,708.51
08-31-21				Ending Balance		266,708.51

CAPITOL AREA DEVELOPMENT AUTHORITY – 2020 TAXABLE BOND PROCEEDS

MONTHLY REVIEW – AUGUST 2021

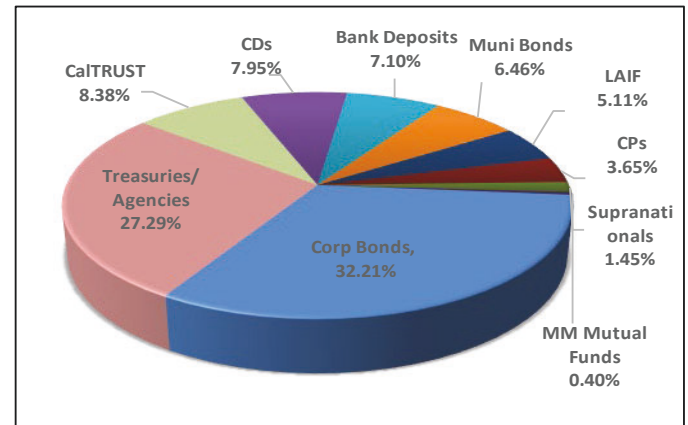
STRATEGY

The CADA funds are invested in the City of Sacramento’s Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City’s investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City’s investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

PORTFOLIO STATISTICS

Beginning Balance	30,221,121
Contributions	0
Withdrawals	0
Interest Earned	22,666
Ending Balance	30,243,786

CITY POOL A PORTFOLIO COMPOSITION



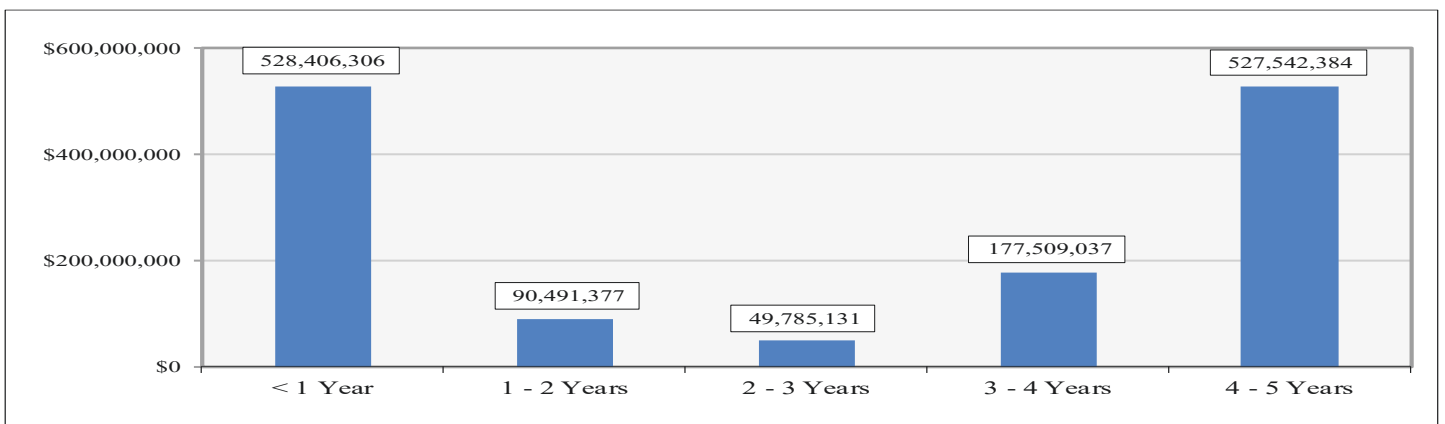
PERFORMANCE COMPARISON

City Pool A	0.88%
LAIF	0.22%
90 Day T-Bill	0.05%
Federal Funds	0.09%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	528,406,306	38.47%
1 - 2 Years	90,491,377	6.59%
2 - 3 Years	49,785,131	3.62%
3 - 4 Years	177,509,037	12.92%
4 - 5 Years	527,542,384	38.40%
Total	1,373,734,235	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	32.21%	1.51%
Treasuries/Agencies	27.29%	0.69%
CalTRUST	8.38%	0.22%
CDs	7.95%	0.59%
Bank Deposits	7.10%	0.16%
Muni Bonds	6.46%	1.63%
LAIF	5.11%	0.22%
CPs	3.65%	0.22%
Supranationals	1.45%	0.91%
MM Mutual Funds	0.40%	0.01%



City of Sacramento
 CASH LEDGER
CADA 2020 Taxable Bond Proceeds
 From 08-01-21 To 08-31-21

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
08-01-21				Beginning Balance		34,080.36
08-31-21	08-31-21	in		Pool A Cash	22,665.56	56,745.92
				Aug 2021 estimated Pool A interest		
					22,665.56	
08-31-21				Ending Balance		56,745.92
Pool A Cash						
08-01-21				Beginning Balance		30,187,040.48
08-31-21				Ending Balance		30,187,040.48