

Board of Directors

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

CADA Administration

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

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

Web: www.cadanet.org

**AGENDA REGULAR MEETING
THE CAPITOL AREA DEVELOPMENT
AUTHORITY
BOARD OF DIRECTORS**

**FRIDAY, JANUARY 24, 2020
10:00 A.M.**

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



1. Roll Call

2. Approval of Minutes: December 6, 2019

3. Chair's Oral Report

4. Executive Director's Oral Report

5. CADA Parkway Strips Project – 16th Street Frontage (1520 – 1530 16th Street)

Recommended Action: Adopt resolution authorizing the Executive Director to enter into a landscape construction contract with Elite Service Experts for the 16th Street Parkway Improvement Project between Opera Alley and P Street.

Contact: Marc de la Vergne, Deputy Executive Director

6. Amend Contracts and Budget for the 1322 O Affordable Housing project (Southwest Corner of 14th and O Streets)

Recommended Action: Adopt resolution authorizing the Executive Director to amend the contract with Williams + Paddon Architects, approve a contract with the Law Offices of Patrick B. Sabelhaus and increase funding for the 1322 O Affordable Housing Project.

Contact: Tom Kigar, Special Projects Director

7. 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. Roosevelt Park (1619 9th Street)
- E. O Street Streetscape (7th – 17th Streets)
- F. Other Neighborhood Improvements
- G. The Vantage (Site 21 - Southwest Corner of 14th and N Streets)
- H. CADA Courtyard Site (1322 O Street)
- I. R Street PBID
- J. R Street Affordable Housing (1717 S Street)
- K. R Street Parking Structure (8th/9th Streets)

8. Transmittals

- A. Ombudsman Report: November 2019
- B. Apartment Status Report: November/December 2019
- C. Affordable Housing Report: November/December 2019
- D. Commercial Leases/Vacancies: None
- E. CADA Neighborhood Incident Report: November/December 2019
- F. Contracts Log: November/December 2019
- G. Financial Report
- H. City Treasurer Monthly Investment Report

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

10. Adjournment

Approved for Transmittal:



Wendy S. Saunders, Executive Director

NOTE: THE BOARD MAY TAKE ACTION ON ANY MATTER LISTED ON THE AGENDA. ADDITIONALLY, THE BOARD MAY TAKE ACTION ON ANY MATTER NOT LISTED ON THE AGENDA TO THE EXTENT PERMITTED BY APPLICABLE LAW. PURSUANT TO STATE AND FEDERAL LAW, IF YOU HAVE A REQUEST FOR A DISABILITY-RELATED MODIFICATION OR ACCOMMODATION IN ORDER TO ASSIST YOU IN PARTICIPATING IN THE MEETING, PLEASE CONTACT RACHEL MERCURIO, BOARD SECRETARY AT (916) 322-2114 TO MAKE SUCH A REQUEST. IN ORDER TO ALLOW ADEQUATE TIME TO ACCOMMODATE ANY REQUESTS, CADA ASKS THAT THE REQUEST BE MADE AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MINUTES
OF
REGULAR BOARD MEETING**

**BOARD OF DIRECTORS
CAPITOL AREA DEVELOPMENT AUTHORITY**

December 6, 2019

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.

Present: Avdis, Lagomarsino, Maviglio, Winston, Bailey
Absent: None

ITEM 2 – APPROVAL OF MINUTES: OCTOBER 18, 2019

Member Avdis moved approval of the October 18, 2019 CADA Board Meeting minutes. Member Winston seconded the motion.

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

ITEM 3 – CHAIR’S ORAL REPORT

No Report.

ITEM 4 – ELECTION OF VICE CHAIR

Chair Bailey nominated Member Lagomarsino to continue as Vice Chair. The Board concurred and supported Chair Bailey’s recommendation.

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

ITEM 5 – CHAIR APPOINTMENT OF CADA COMMITTEE MEMBERS

Chair Bailey reported that the appointments of CADA’s Committee members will remain the same. Member Winston moved approval. Member Lagomarsino seconded the motion.

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

ITEM 6 - EXECUTIVE DIRECTOR’S ORAL REPORT

Wendy Saunders reported the following:

- She thanked the Board members for making the time for the special meeting on November 13th. Staff submitted the tax credit application for the 1322 O Street project on November 15th. CADA’s TCAC application has \$150 million to allocate. Staff will find out on January 15, 2020 whether CADA will get the tax credit. In the meantime, staff will be conducting additional hazmat testing over the next 2 weeks. Staff met with the design and construction team yesterday, December 5th, and Todd Leon will give an update in his report.
- The Site 21 project isscheduled to close escrow today, December 6th, and staff is working diligently to finalize documents for execution into escrow for a 1:00 pm close.

- The City has hired a new Housing Policy Manager to help initiate additional housing and to develop and implement the framework for investment of the portion of Measure U funds that go towards housing. Her name is Danielle Foster, and Ms. Saunders participated in the selection process. She will be inviting Ms. Foster to a board meeting after the first of the year.
- The CADA holiday party is next Friday at Hook and Ladder.
- Downtown Sacramento Partnership: No update.
- Downtown Sacramento Revitalization Corporation: No update.
- Midtown Association: The homelessness shelter project on Alhambra and X Street will be presented to City Council next week.

ITEM 7 – AUDITED FINANCIAL REPORTS – FISCAL YEAR 2018/2019

Staff Recommendation: Staff Recommendation: Staff recommends the Board, by separate resolutions, accept the following five audited financial reports as prepared and released by CohnReznick, LLP:

- Capitol Area Development Authority
Independent Auditor’s Reports FY 2018-2019
- Somerset Parkside Apartments (Contract Number 80-RHC-007)
Independent Auditor’s Reports FY 2018-2019
- Biele Place Apartments (Contract Number 80-RHC-032)
Independent Auditor’s Reports FY 2018-2019
- Seventeenth Street Commons (Contract Number 99-024-N)
Independent Auditor’s Reports FY 2018-2019

Staff Contact: Noelle Mussen, Finance Director

The auditor at CohnReznick reported the required communications to the Board and that the audit report was unqualified.

The Operations Committee did not meet.

No public comments.

Member Lagomarsino moved approval of Resolutions 19-46, 19-47, 19-48, and 19-49 attached hereto and incorporated herein. Member Winston seconded the motion.

AYES: Avdis, Lagomarsino, Maviglio, Winston, Bailey

NOES: None

CONSENT CALENDAR (ITEMS 8 AND 9)

ITEM 8 – EMPLOYEE HANDBOOK

ITEM 9 – 2020 BOARD MEETINGS AND COMMITTEE MEETINGS SCHEDULES

Chair Bailey asked if there were any Board members who desired Agenda Items 8 and 9 be taken off the Consent Calendar. Member Lagomarsino requested to take Agenda Item 8 – Employee Handbook off the Consent Calendar.

ITEM 8 – EMPLOYEE HANDBOOK

Member Lagomarsino asked for clarification on what constitutes full time employment since the previous version of the handbook stated a full time employee was one working 40 hours a week, but the proposed version states

20 hours a week. Jill Azevedo stated that according to CalPERS and CADA's benefits definitions, an employee who works 20 hours a week or more is considered full time and eligible for benefits. Jill Azevedo stated that the change is not a change in practice but a change in language to align with CalPERS' definition of full time.

Member Lagomarsino moved approval of Resolution 19-50 attached hereto and incorporated herein. Member Maviglio seconded the motion.

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

ITEM 9 – 2020 BOARD MEETINGS AND COMMITTEE MEETINGS SCHEDULES

Chair Bailey asked if there were any Board members who desired Agenda Item 9 be taken off the Consent Calendar. None wished to do so.

No Board comments.

No public comments.

Member Winston moved approval of Resolutions 19-51 and 19-52, attached hereto and incorporated herein. Member Avdis seconded the motion.

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

ITEM 10 – FY 2019/2020 MID-YEAR BUDGET REVISIONS OF THE GENERAL OPERATIONS BUDGET AND CAPITAL INVESTMENT PROGRAM BUDGETS, INCLUDING ASSESSMENT OF FUND BALANCES

Noelle Mussen provided a PowerPoint presentation and reported the following:

- Staff recommends the Board adopt a resolution approving mid-year revisions to the FY 19-20 Annual General Operations Budget and the Capital Investment Program Budgets as follows:
 - ◇ Revise the FY 19-20 General Operations Budget to effect a net increase of \$1,199,710. This net increase is the result of tax increment received but not utilized in the prior year. This revision is proposed to fund increases for CIP budgets, reserve contributions, and general expense accounts.
 - ◇ Revise Development CIP Budgets to
 - Increase the FY 08-09 Budget by \$10,000
 - Increase the FY 18-19 Budget by \$450,000
 - ◇ Revise Major Construction CIP Budgets to
 - Increase the FY 19-20 budget by \$81,000
 - ◇ Revise Reserves to
 - Increase the Affordable Housing Reserve by \$182,310
 - Increase the Debt Retirement Reserve for Somerset Parkside and Biele Place by \$212,000

Staff Contact: Noelle Mussen, Finance Director

No Board comments.

No public comments.

Member Lagomarsino moved approval of Resolution 19-53, attached hereto and incorporated herein. Member Winston seconded the motion.

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

Member Lagomarsino recused himself from Agenda Item 11 at 10:22 a.m. due to a potential conflict of interest.

ITEM 11 — MIG CHANGE ORDER – ENVISION O STREET CONCEPT PLAN (7TH TO 17TH STREETS)

Staff Recommendation: Staff recommends the Board authorize the Executive Director to approve a change order enabling completion of the Envision O Street Concept Plan.

Staff Contact: Marc de la Vergne, Deputy Executive Director

Member Maviglio wanted clarification regarding the pop-up workshop. Marc de la Vergne stated that the initial scope did not include the pop-up workshop, so the first change order funded those items. In addition, staff did not anticipate the launch of the online survey and while it took extensive effort, the feedback was helpful to the project.

Member Winston asked if staff anticipates any setbacks from the stakeholders. Marc de la Vergne stated that there are no major surprises. Member Winston asked if any State agencies were less than enthusiastic about the project. Marc de la Vergne stated that all surrounding State agencies have been supportive, and there are many agencies that are currently on the steering committee and have been very active in the process.

Member Avdis inquired about the results of the pop-up workshop. Marc de la Vergne said that the consultant suggested advertising on the street instead of workshops in a building because it would create a lot of visual interest for state workers and would be more successful in inviting them to share their comments. This proved true, and the pop-up generated a tremendous amount of feedback, which made the workshop very successful.

Member Winston asked if there was any news on the trees. Marc de la Vergne stated that staff is requesting a meeting with DGS regarding saving the magnolia trees that line that building because it is better to leave established trees than to remove them.

No public comments.

Member Winston moved approval of Resolution 19-54, attached hereto and incorporated herein. Member Maviglio seconded the motion.

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

Member Lagomarsino arrived back to the meeting at 10:37 a.m.

ITEM 12 – ORAL STAFF REPORTS/UPDATES

- A. Downtown Sacramento Partnership: This item was reported on in Agenda Item 4.
- B. Downtown Sacramento Revitalization Corporation: This item was reported on in Agenda Item 4.
- C. Midtown Association: This item was reported on in Agenda Item 4.
- D. Roosevelt Park (1619 9th Street): Marc de la Vergne reported that the City has completed demolition and excavation of the softball field, but the project has stalled a bit due to the rain.
- E. O Street Streetscape (7th – 17th Streets): Marc de la Vergne stated that DGS would like the murals on the parking garage to be painted this summer. The Department of Water Resources executives approved their in-house landscape design teams to volunteer to design the 9th and O block.

- F. Other Neighborhood Improvements: Marc de la Vergne reported that there was a job walk for the parkway strips for Karma Brew and the Legado de Ravel leasing office earlier this week and the bid opening will take place next week. That item will be presented at the January Board meeting.
- G. The Vantage (Site 21 - 14th and N Streets): This item was reported on in Agenda Item 4.
- H. CADA Courtyard Site (1322 O Street): Todd Leon reported that staff had a great meeting with the design team and contractor yesterday and they are trying to get the schedule in place. In the meantime, staff is working diligently on getting the design to be completed in March. The tax credit application will be due in mid-January. There are a number of site conditions to be worked out with SMUD, Then staff will be ready to close on the project by mid-August and construction will commence shortly after, pending tax credit approval.
- I. R Street PBID: No update.
- J. R Street Affordable Housing (1717 S Street): Todd Leon reported that staff is preparing the application for the next round of tax credits with a due date in mid-January. In the meantime, CalHFA moved up the deadline up to next Monday for their tax credit program.
- K. R Street Parking Structure (8th/9th Streets): Todd Leon reported that staff is working with DGS to address the JPA agreement and timing. Wendy Saunders stated that the JPA expires before the iBank loan would mature so that needs to be addressed.

ITEM 13 – TRANSMITTALS

Received as transmitted.

ITEM 14 – OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

Chair Bailey and CADA staff recognized Wendy S. Saunders for her achievements and contributions as Executive Director at CADA.

ITEM 15 – ADJOURNMENT

The meeting adjourned at 10:51 a.m.

Rachel Mercurio
Secretary to the Board of Directors

RESOLUTION NO. 19 – 46

Adopted by the Capitol Area Development Authority

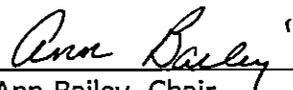
December 6, 2019

**RESOLUTION ACCEPTING AND AUTHORIZING RELEASE OF
INDEPENDENT AUDITOR'S REPORTS – FISCAL YEAR 2018-2019**

WHEREAS, the certified public accounting firm of CohnReznick has audited the Authority's finances and prepared its Authority's Independent Auditor's Reports for Fiscal Year 2018-2019; and

WHEREAS, CohnReznick has prepared an unqualified opinion letter that is incorporated into this annual report.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority, that the Authority's Independent Auditor's Reports for Fiscal Year 2018-2019 audited by CohnReznick are hereby accepted and authorized for release.



Ann Bailey, Chair

ATTEST:



Rachel Mercurio
Secretary to the Board of Directors

RESOLUTION NO. 19 - 47

Adopted by the Capitol Area Development Authority

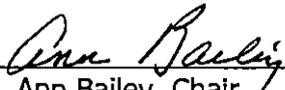
December 6, 2019

**RESOLUTION ACCEPTING AND AUTHORIZING RELEASE OF
INDEPENDENT AUDITOR'S REPORTS – FISCAL YEAR 2018-2019
FOR SOMERSET PARKSIDE APARTMENTS**

WHEREAS, the certified public accounting firm of CohnReznick has completed its audit of the Somerset Parkside's finances and prepared its Independent Auditor's Reports for Fiscal Year 2018/2019 for Somerset Parkside Apartments; and

WHEREAS, CohnReznick has prepared an unqualified opinion letter which is incorporated into this annual report.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority, that the Authority's Independent Auditor's Reports for Fiscal Year 2018/2019 for Somerset Parkside Apartments audited CohnReznick is hereby accepted and authorized for release.



Ann Bailey, Chair

ATTEST:



Rachel Mercurio
Secretary to the Board of Directors

RESOLUTION NO. 19 - 48

Adopted by the Capitol Area Development Authority

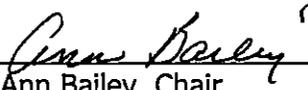
December 6, 2019

**RESOLUTION ACCEPTING AND AUTHORIZING RELEASE OF
INDEPENDENT AUDITOR'S REPORTS – FISCAL YEAR 2018-2019
FOR BIELE PLACE APARTMENTS
(Contract Number 80-RHC-032)**

WHEREAS, the certified public accounting firm of CohnReznick has completed its audit of the Authority's Independent Auditor's Reports for Fiscal Year 2018/2019 for Biele Place Apartments (Contract Number 80-RHC-032); and

WHEREAS CohnReznick has prepared an unqualified opinion letter which is incorporated into this annual report.

NOW, THEREFORE, BE IT RESOLVED by the Capitol Area Development Authority, that the Authority's Independent Auditor's Reports for Fiscal Year 2018/2019 for Biele Place Apartments (Contract Number 80-RHC-032) audited by CohnReznick is hereby accepted and authorized for release.



Ann Bailey, Chair

ATTEST:



Rachel Mercurio
Secretary to the Board of Directors

RESOLUTION NO. 19 - 49

Adopted by the Capitol Area Development Authority

December 6, 2019

**RESOLUTION ACCEPTING AND AUTHORIZING RELEASE OF
INDEPENDENT AUDITOR'S REPORTS – FISCAL YEAR 2018-2019
FOR SEVENTEENTH STREET COMMONS
(Contract Number 99-024-N)**

WHEREAS, the certified public accounting firm of CohnReznick has completed its audit of the Authority's Independent Auditor's Reports for Fiscal Year 2018/2019 for Seventeenth Street Commons (Contract Number 99-024-N); and

WHEREAS, CohnReznick has prepared an unqualified opinion letter which is incorporated into this annual report.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority, that the Authority's Independent Auditor's Reports for Fiscal Year 2018/2019 for Seventeenth Street Commons (Contract Number 99-024-N) audited by CohnReznick is hereby accepted and authorized for release.



Ann Bailey, Chair

ATTEST:



Rachel Mercurio
Secretary to the Board of Directors

RESOLUTION NO. 19 - 50

Adopted by the Capitol Area Development Authority

December 6, 2019

RESOLUTION ADOPTING THE EMPLOYEE HANDBOOK

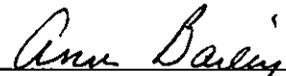
WHEREAS, at the December 6, 2019 Board Meeting, staff presented the CADA Board of Directors ("Board") with proposed revisions to the CADA Employee Handbook ("the Handbook") for Board approval; and

WHEREAS, the Board has considered staff's recommendation to adopt the revisions to the Handbook; and

WHEREAS, on December 6, 2019, the Board adopted a new Handbook.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority as follows:

1. That the draft Handbook dated January 1, 2020, is hereby adopted as the Employee Handbook.
2. That the draft Handbook dated January 1, 2020, supersedes all previous Handbooks adopted by the Board.
3. That the draft Handbook dated January 1, 2020, shall be effective January 1, 2020.



Ann Bailey, Chair

ATTEST:



Rachel Mercurio
Secretary to the Board of Directors

RESOLUTION NO. 19 - 51

Adopted by the Capitol Area Development Authority

December 6, 2019

RESOLUTION ADOPTING THE 2020 COMMITTEE MEETINGS SCHEDULE

WHEREAS, the Board of Directors for the Capitol Area Development Authority will hold regular committee meetings during the calendar year 2020; and

WHEREAS, the meeting schedule has been established for the purpose of establishing when these meetings will occur.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority, that the Regular Committee Meetings Schedule for 2020 is as follows:

Operations Committee: 2:00 p.m.

Neighborhood Development Committee: 3:00 p.m.

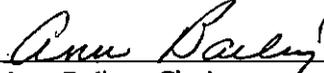
Tuesday, January 21st
Tuesday, February 25th
Tuesday, March 17th
Tuesday, April 21st
Tuesday, May 12th
Tuesday, June 16th
July --- NO MEETING
Tuesday, August 18th
Tuesday, September 15th
Tuesday, October 13th
November --- NO MEETING
Tuesday, December 15th

Development and Construction Committee: 9:30 a.m.

Wednesday, January 22nd
Wednesday, February 26th
Wednesday, March 18th
Wednesday, April 22nd
Wednesday, May 13th
Wednesday, June 17th
July --- NO MEETING
Wednesday, August 19th
Wednesday, September 16th
Wednesday, October 14th
November --- NO MEETING
Wednesday, December 16th

All meetings of the CADA Board of Directors are publicly announced and open to the public in accordance with the Ralph M. Brown Act.

The regular committee meetings will take place at the CADA Administrative Office, 1522 14th Street, Sacramento, CA at the designated times set forth above unless otherwise announced.



Ann Bailey, Chair

ATTEST:


Rachel Mercurio
Secretary to the Board of Directors

RESOLUTION NO. 19 - 52

Adopted by the Capitol Area Development Authority

December 6, 2019

RESOLUTION ADOPTING THE 2020 BOARD MEETINGS SCHEDULE

WHEREAS, the Board of Directors for the Capitol Area Development Authority will hold regular Board meetings during the calendar year 2020; and

WHEREAS, the Board of Directors must establish when these meetings will occur.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority, that the Regular Board Meeting Schedule for 2019 is as follows:

Friday, January 24th
Friday, February 28th
Friday, March 20th
Friday, April 24th
Friday, May 15th
Friday, June 19th
July---NO MEETING
Friday, August 21st
Friday, September 18th
Friday, October 16th
November ---NO MEETING
Friday, December 18th

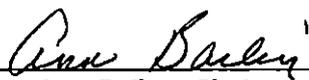
All meetings of the CADA Board of Directors are publicly announced and open to the public in accordance with the Ralph M. Brown Act.

The regular Board meetings will take place at the CADA Administrative Office, 1522 14th Street, Sacramento, CA beginning at 10:00 a.m. unless otherwise announced.

ATTEST:



Rachel Mercurio
Secretary to the Board of Directors


Ann Bailey, Chair

RESOLUTION NO. 19 - 53

Adopted by the Capitol Area Development Authority

December 6, 2019

**RESOLUTION ADOPTING THE FISCAL YEAR 2019 -2020
MID-YEAR REVISION TO THE GENERAL OPERATIONS BUDGET AND
CAPITAL INVESTMENT PROGRAM (CIP) BUDGETS**

WHEREAS, the FY 2019-2020 General Operations Budget and Capital Investment Program Budgets are prepared in accordance with the business development goals set forth in the Authority's Strategic Plan and the Annual Business Plan for FY 2019-2020 and were adopted at the June 2019 Board Meeting; and

WHEREAS, the Mid-Year Revisions recommended for adoption have been presented and reviewed at this meeting of the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the Mid-Year Revisions that affect the following changes, as presented at this meeting, are hereby adopted:

- Revise the FY 2019-2020 General Operations Budget to effect a net increase of \$1,199,710. This net increase is the result of tax increment received but not utilized in the prior year. This revision is proposed to fund increases for CIP budgets, reserve contributions and general expense accounts.
- Revise Development CIP Budgets to
 - Increase the FY 08-09 Budget by \$10,000
 - Increase the FY 18-19 Budget by \$450,000
- Revise the Major Construction CIP budget
 - Increase the FY 19-20 budget by \$81,000
- Revise Reserves to
 - Increase the Affordable Housing Reserve by \$182,310
 - Increase the Debt Retirement Reserve for Somerset Parkside and Biele Place by \$212,000


Ann Bailey, Chair

ATTEST:



Rachel Mercurio
Secretary to the Board of Directors

RESOLUTION NO. 19 - 54

Adopted by the Capitol Area Development Authority

December 6, 2019

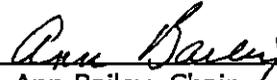
RESOLUTION APPROVING CHANGE ORDER #2 WITH MIG FOR COMPLETION OF THE ENVISION O STREET CONCEPT PLAN

WHEREAS, The Executive Director, within her contract authority, has previously approved Change Order #1, in the amount of \$24,500, amending its contract with MIG for preparation of the Envision O Street Concept Plan; and

WHEREAS, completion of the Envision O Street Concept Plan requires the expenditure of \$18,200 in additional funds and MIG has requested CADA approval of Change Order #2 to fund that work; and

WHEREAS, Board approval of Change Order #2 is required.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority, that the Board hereby approves MIG Change Order #2.



Ann Bailey, Chair

ATTEST:



Rachel Mercurio
Secretary to the Board of Directors



January 17, 2020

TO: CADA Board of Directors

SUBJECT: January 24, 2020 Board Meeting
AGENDA ITEM 5
CADA PARKWAY STRIPS PROJECT – 16TH STREET FRONTAGE (1520-1530
16TH STREET)

CONTACT: Marc de la Vergne, Deputy Executive Director

RECOMMENDATION:

Staff recommends that the Board adopt the attached resolution which authorizes the Executive Director to enter into a construction contract with Elite Service Experts to re-landscape the parkway strips on the 16th Street frontage from Opera Alley to P Street.

BACKGROUND

In 2016, CADA retained Wood Rodgers to provide landscape architectural services to CADA for the parkway strips on 14th Street between P Street and the alley (CADA administrative offices), on 16th Street adjacent to 1530 16th Street (Karma Brew and Legado de Ravel leasing office frontages), and N and 16th streets fronting the Brannan Court apartment building. Wood Rodgers created construction documents to reconstruct these parkway strips to include drought tolerant planting, subsurface irrigation, and a permeable paving treatment.

The CADA administrative offices project was a simpler project than the Karma Brew/Legado Leasing Office frontage, so staff prioritized it for bidding while continuing with design work for 16th Street and Brannan Court. In 2017, CADA retained Procida Landscape to construct the redesign at the CADA administrative office. Since then, the design has performed well, requires less maintenance and water than the old design, and is attractive throughout the year. The paving stones are durable and allow motorists to exit their vehicles and cross through the parkway strips without damaging the plantings and the irrigation system.

Having completed the CADA office project and having secured final City approval of the 16th Street and the Brannan Court designs, staff issued a bid package for 16th Street in November 2019. On December 4, 2019, CADA staff and Wood Rodgers led a mandatory job walk for prospective bidders. The purpose of the job walk was to present the project and answer questions. Elite Service Experts, Pro Builders, and Lister Construction attended the job walk and Elite and Pro Builders submitted bids. Bids were due and were opened on December 11.

Staff returned to Procida to re-price the Brannan Court design, but the cost was excessive¹.

ANALYSIS

Design

Between Opera Alley and P Street, the parkway strips fronting CADA's buildings separate the sidewalk from the street and are currently landscaped with decomposed granite in which a variety of drip-watered plants have been planted, with mixed results. On the frontage approaching P Street, the grade of the planted area is quite steep making it slippery for people wishing to cross from the sidewalk to automobiles and vice-versa. The steepness of the grade also leads to decomposed granite migrating downslope into the gutters as well as rainwater runoff washing through the decomposed granite through the several channels the runoff has carved. Finally, decomposed granite as it compacts is harmful to trees and the compaction will only worsen as time passes. These conditions need to be corrected.

As is the case for the CADA Administrative Office location, the design for the 16th Street parkway strips includes planter beds surrounding the existing trees that will be planted with drought-tolerant plantings set in soil protected by bark compost and irrigated by shallow below-grade drip lines. The landscaped planter beds will alternate with paving stone walkways to allow some pedestrian travel from the sidewalks to the curbs while allowing good water penetration into the soil. Along 16th Street, parallel to the curb, a concrete retaining wall will be installed to allow construction of a 24" wide paved walking surface that will give motorists a way to more safely exit their vehicles and proceed to the paved walkways leading to the sidewalk. In this regard, the design mimics the planter strip design directly across the street along the Fremont apartment building frontage where a grade issue required this same solution. As with the administrative office project, the design for 16th Street will be durable, low-maintenance, water-conserving, attractive, and safer. The design for the 16th Street frontage is included with this staff report as **Attachment 1**.

At the Administrative Office location, the design also included bike racks. None are present on this portion of 16th Street currently, so this feature will add a needed amenity to this part of 16th Street. CADA will need to apply for a revocable encroachment permit to allow for installation of the bike racks. The available space will accommodate two bikes, meeting the needs of Karma Brew patrons.

Lowest Bid

Bids were due, and CADA staff opened them, on December 11. CADA received two bids - from Elite Service Pros and Pro Builders. Pro Builders' bid was \$88,880 and Elite Service Experts' bid was \$79,033. Elite's bid was declared the lowest responsible, responsive bid. Because the work exceeds \$15,000, the work is a prevailing wage project, and the bids reflect this requirement. The Bid Tabulation form showing Elite's and Pro Builders' bid amounts is included as **Attachment 2**.

As noted above, the City has reviewed and approved the construction plans. Construction will proceed as soon as possible after the contractor receives the encroachment permit for parking during construction. CADA staff will apply for the revocable permit allowing the bike racks to be installed within the City's right of way and a tree permit authorizing work in the trees' root zones.

POLICY ISSUES

¹ Procida's 2017 bid provided a cost both for the administrative office and the Brannan Court work. The Brannan work was excluded from the contract scope of work when the cost for the two projects exceeded the available budget.

CADA's construction contracts policy requires staff to conduct a formal bidding process to select a contractor for jobs whose value exceeds \$50,000 and requires that the Board approve such contracts. For this reason, staff is seeking Board approval of the proposed construction contract with Elite.

STRATEGIC PLAN

The proposed improvements address the 2016-21 Strategic Plan goal to promote community stewardship and to build neighborhood amenities. The work also implements aesthetic, safety, and water-conserving improvements to the public right-of-way as suggested in the CADA 16th Street Streetscape Plan, in a segment of 16th Street that has not previously received adequate attention.

FINANCIAL IMPACTS

CADA has budgeted sufficient funds to cover Elite's \$79,033 bid for the project. CADA also has \$6,127 in remaining plan check fees on deposit with the City. Some of those funds will be used to cover the City's costs to inspect the work as it proceeds and some will be used to pay the required tree (root) trimming permit fee and the bike rack revocable encroachment permit fee.

ENVIRONMENTAL REVIEW

No environmental review of this project is required.

Attachments:

1. CADA Office Parkway Strip Design
2. Bid Tabulation Form

CITY OF SACRAMENTO GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED JUNE 1989. THE CONTRACTOR SHALL OBTAIN AND USE ALL APPLICABLE ADDENDUMS.
2. THE CONTRACTOR SHALL BE IN RECEIPT OF CITY ACCEPTED PLANS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY. ACCEPTANCE OF PLANS BY THE CITY OF SACRAMENTO IS BASED ON THE ASSUMPTION THAT THE INFORMATION CONTAINED ON THE PLANS AND SUPPORTING DOCUMENTS IS CORRECT, AND DOES NOT SUBROGATE THE DESIGN ENGINEER'S RESPONSIBILITY FOR THIS PROJECT. ANY AND ALL ERRORS AND OMISSIONS ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER.
3. CONTACT THE CITY OF SACRAMENTO CONSTRUCTION SECTION AT 808-8300 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM. CONTACT UNDERGROUND SERVICE ALERT 1-800-842-2444, 48 HOURS BEFORE WORK IS TO BEGIN.
5. RESPONSIBILITY FOR FINAL ACCEPTANCE OF LINE AND GRADE BY THE CITY OF SACRAMENTO WILL BE ASSUMED ONLY IF CONSTRUCTION STAKES ARE SET BY THE CITY SURVEY CREWS OR THEIR DESIGNATED REPRESENTATIVE. CITY WILL SET CONSTRUCTION STAKES ONLY IF SO INDICATED ON THE "NOTICE TO PROCEED" WITH CONSTRUCTION ISSUED FOR THIS PROJECT. CONTACT CITY OF SACRAMENTO CONSTRUCTION SECTION TWO (2) WORKING DAYS IN ADVANCE FOR CONSTRUCTION STAKES WITHIN PUBLIC RIGHT-OF-WAY.
6. FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY (2424 ARDEN WAY, SUITE 165, SACRAMENTO, CA, PHONE 916-263-2800) PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND FURNISH, INSTALL, AND MAINTAIN TEMPORARY SIGNS, BARRICADES, FLAGMEN, AND OTHER FACILITIES TO ADEQUATELY SAFEGUARD THE GENERAL PUBLIC AND WORK, AND TO PROVIDE FOR THE PROPER ROUTING OF VEHICULAR AND PEDESTRIAN TRAFFIC. CONSTRUCTION OPERATIONS SHALL COMPLY WITH THE WORK AREA AND TRAFFIC CONTROL HANDBOOK (WATCH). THE CONTRACTOR SHALL PROVIDE TO THE CITY TRAFFIC ENGINEER FOR REVIEW, A PLAN SHOWING TRAFFIC CONTROL MEASURES AND/OR DETOURS FOR VEHICLES AFFECTED BY THE CONSTRUCTION WORK. THE APPROVED PLAN SHALL BE DELIVERED TO THE CONSTRUCTION INSPECTOR PRIOR TO THE IMPLEMENTATION OF TRAFFIC CONTROL MEASURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS FOR ALL WORK THROUGHOUT THE COURSE OF CONSTRUCTION. SUCH DRAWINGS SHALL RECORD THE LOCATION AND GRADE (CITY DATUM) OF ALL UNDERGROUND IMPROVEMENTS CONSTRUCTED AND SHALL BE DELIVERED TO THE CONSTRUCTION INSPECTOR PRIOR TO, AND IN CONSIDERATION, OF THE CITY'S ACCEPTANCE OF WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS OR MARKERS DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE AND SEWER FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE AND SEWER IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
11. IF UNUSUAL AMOUNTS OF BONE, STONE OR ARTIFACTS ARE UNCOVERED, WORK WITHIN 50 METERS OF THE AREA SHALL CEASE IMMEDIATELY AND A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED TO DEVELOP, IF NECESSARY, MITIGATION MEASURES TO REDUCE ANY ARCHAEOLOGICAL IMPACT TO A LESS THAN SIGNIFICANT EFFECT BEFORE CONSTRUCTION RESUMES IN THE AREA.
12. COST TO REMOVE AND REPLACE EXISTING PAVEMENT OVER UTILITY LINE TRENCHES SHALL BE INCLUDED IN THE BID PRICE. TRENCHES SHALL BE BACKFILLED AND PAVEMENT SHALL BE REPLACED PER CITY DETAIL C612. PAVEMENT SHALL BE REPLACED IN KIND (MINIMUM OF 4" AC ON 12" AB) AS DETERMINED IN THE FIELD BY THE CITY INSPECTOR. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE RESTORED (IN THERMOPLASTIC).
13. PAVEMENT REPAIR NECESSARY DUE TO SUBSIDENCE RESULTING FROM TRENCH FAILURE OR OTHER DEFECTS IN WORKMANSHIP SHALL CONSIST OF KEY CUTTING AND OVERLAYING BETWEEN THE TWO NEAREST INTERSECTIONS, AS DETERMINED BY THE CITY INSPECTOR.
14. SIDEWALK RAMPS SHALL BE CONSTRUCTED AT THE CENTER OF ALL ROUND CORNERS UNLESS OTHERWISE SHOWN. RAMPS SHALL COMPLY WITH THE MOST RECENT CITY STANDARD RAMP DETAILS. CONTRACTOR SHALL OBTAIN THESE DETAILS FROM THE CITY INSPECTOR PRIOR TO ANY RAMP CONSTRUCTION.
15. PIPE AND MANHOLE DIMENSIONS ARE TO THE CENTERLINE, UNLESS OTHERWISE NOTED.
16. ALL TAPS FIFTEEN (15) INCHES AND SMALLER INTO SEWER AND DRAIN MANHOLES SHALL BE CORE BORED WITH KOR-N-SEAL TAPS OR APPROVED EQUAL.
17. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PLUGS MUST BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICES TO EXISTING CONNECTIONS. MORTAR OR BRICK PLUGS MUST BE USED, INFLATABLE DEVICES ARE NOT SATISFACTORY.
18. DRAIN PIPE MATERIAL SHALL BE REINFORCED CONCRETE PIPE C-76 CL III, NONREINFORCED CONCRETE PIPE C-14 CL III, PVC SDR 35, OR AS SPECIFIED ON PLANS. IN ALL CASES, JOINTS FOR CONCRETE PIPE SHALL BE RUBBER GASKETED JOINTS.
19. DRAIN INLET LEADS SHALL BE PVC C-900 CL 150, RCP C-76 CL III, OR NONREINFORCED CONCRETE C-14 CL III.
20. SANITARY SEWER PIPE MAINS SHALL BE CONSTRUCTED OF VCP, ABS OR PVC

22. ALL SEWER SERVICES SHALL BE 4" DIAMETER UNLESS OTHERWISE NOTED.
23. AGGREGATE SUBBASE SHALL CONFORM TO CALTRANS SPECIFICATIONS DATED: JULY 1992 ASB, SECTION 25.
24. THE CONTRACTOR SHALL VIDEO RECORD ALL SEWER MAINS FROM SIX (6) INCH TO AND INCLUDING THIRTY-SIX (36) INCH DIAMETER ACCORDING TO THE CITY OF SACRAMENTO VIDEO TAPE INSPECTION OF SEWER AND DRAINAGE PIPELINES? DRAINAGE PIPES SHALL BE VIDEO TAPED IF DIRECTED BY THE CITY ENGINEER. COPIES OF THIS SPECIFICATION MAY BE OBTAINED AT THE OFFICES OF THE CITY OF SACRAMENTO, ENGINEERING SERVICES SECTION, 1231 I STREET, ROOM 200.
25. THE CONTRACTOR SHALL BALL AND FLUSH ALL SEWER SYSTEMS (AND DRAIN SYSTEMS, IF REQUIRED), PRIOR TO VIDEO RECORDING. THESE SYSTEMS SHALL ALSO BE BALLED AND FLUSHED, AND FREE OF DEBRIS PRIOR TO ACCEPTANCE OF WORK.
26. A STORM WATER PERMIT MUST BE OBTAINED WHEN CONSTRUCTION ACTIVITY RESULTS IN SOIL DISTURBANCE OF ONE (1) OR MORE ACRES. THE STATE WATER RESOURCES CONTROL BOARD, DIVISION OF WATER QUALITY, STORM WATER PERMIT UNIT, P.O. BOX 1977, SACRAMENTO, CA 95812-1977, SHALL BE CONTACTED TO OBTAIN THE PERMIT PRIOR TO BEGINNING CONSTRUCTION.
27. IF WORK SHOWN ON THESE PLANS HAS NOT COMMENCED WITHIN TWO YEARS FROM THE DATE OF THE CITY'S ACCEPTANCE OF THE PLANS, A SUBSEQUENT PLAN REVIEW AT THE CITY'S DISCRETION AND THE DEVELOPER'S EXPENSE MAY BE NECESSARY.
28. CONTRACTOR SHALL COMPLY WITH THE CITY OF SACRAMENTO ADMINISTRATIVE AND TECHNICAL PROCEDURES MANUAL FOR GRADING/EROSION AND SEDIMENT CONTROL.
29. CONSTRUCT SURVEY MONUMENT WELL PER STD. DWG. C68 AT LOCATIONS INDICATED ON THE FINAL MAP.
30. CONCRETE RESTORATION: COLOR OF NEW CONCRETE SHALL MATCH ADJACENT EXISTING CONCRETE BY ADDING LAMP BLACK.
31. ALL DRAINAGE MAINS AND SERVICES WHICH ARE STUBBED OUT FOR FUTURE USE SHALL BE PLUGGED OR CAPPED AS FOLLOWS:
 A. RCP 12" AND SMALLER SHALL BE CAPPED OR PLUGGED WITH A FACTORY CAP/PLUG;
 B. RCP 15" AND LARGER SHALL BE PLUGGED WITH BRICK AND MORTAR;
 C. PVC PIPE SHALL BE CAPPED OR PLUGGED WITH A FACTORY CAP/PLUG.
32. IF ANY WELL OR SEPTIC SYSTEM IS LOCATED WITHIN THE SUBDIVISION BOUNDARIES, PERMITS SHALL BE OBTAINED FROM THE COUNTY ENVIRONMENTAL HEALTH DIVISION TO ABANDON SUCH WELLS OR SEPTIC SYSTEMS PRIOR TO ANY CONSTRUCTION.
33. THE EXACT WIDTH OF EXISTING PAVEMENT TO BE SALVAGED SHALL BE DETERMINED IN THE FIELD BY THE CONSTRUCTION SECTION.
34. EXISTING ASPHALT PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE. THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
35. EXACT LIMITS OF CURB AND GUTTER, SIDEWALK, DRIVEWAY, AND PAVEMENT REMOVAL AND RECONSTRUCTION SHALL BE DETERMINED IN THE FIELD BY THE CONSTRUCTION SECTION.
36. COMPACTION OF TRENCH BACK FILL BY MEANS OF JETTING IS NOT PERMITTED WITHIN THE CITY OF SACRAMENTO UNLESS SPECIFICALLY APPROVED IN WRITING BY THE CITY ENGINEER.
37. GUTTER SLOPES FROM FLOWLINE TO LIP SHALL BE FIVE (5) PERCENT BETWEEN ROUND CORNER CURB RETURNS. THE FIVE (5) PERCENT SLOPED SHALL BE TRANSITIONED TO THE STANDARD GUTTER SLOPE OVER A DISTANCE OF THREE (3) TO FIVE (5) FEET, AS DIRECTED IN THE FIELD BY THE RESIDENT ENGINEER. THE GUTTER SLOPE ADJACENT TO HANDICAP RAMPS SHALL IN NO CASE BE GREATER THAN FIVE (5) PERCENT.
38. TOP (FINAL) LIFT OF AC SHALL BE 1/2" MIX.
39. CONTROLLED DENSITY FILL (CDF) SHALL BE USED IN LIEU OF CONCRETE ENCASEMENT AS SPECIFIED IN THESE PLANS AND SHALL CONFORM TO STANDARD DRAWING C670. MAXIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE 150 PSI. SUBMIT LOAD TICKETS AND TEST RESULTS TO CITY.
40. PAVEMENT REPAIR NECESSARY DUE TO SUBSIDENCE RESULTING FROM TRENCH FAILURE OR OTHER DEFECTS IN WORKMANSHIP SHALL CONSIST OF KEY CUTTING AND OVERLAYING BETWEEN THE TWO NEAREST INTERSECTIONS, AS DETERMINED BY THE CITY INSPECTOR.
41. IF STORM DRAIN PIPE SIZES SHOWN ON THESE PLANS ARE NOT AVAILABLE, THE NEXT LARGER PIPE DIAMETER SHALL BE INSTALLED. A PLAN REVISION APPROVED BY THE DEPARTMENT OF UTILITIES WILL BE REQUIRED.
42. ALL DRAINAGE PIPES SHALL BE INSPECTED BY THE CITY'S FIELD SERVICES DIVISION UTILIZING A CLOSED CIRCUIT IN-LINE TELEVISION (CCTV) CAMERA. REQUEST FOR CCTV INSPECTION SHALL BE SUBMITTED TO THE ENGINEER NO LESS THAN THREE WORKING DAYS PRIOR TO THE NEED FOR THE INSPECTION. PIPE SHALL BE THOROUGHLY CLEANED OF ALL DEBRIS USING SEWER BALL OR OTHER APPROVED METHOD WITHIN 48 HOURS OF REQUESTED CCTV INSPECTION. CCTV INSPECTIONS SHALL BE MADE PRIOR TO FINAL PAVING AND AFTER MANHOLE CHANNELS HAVE BEEN COMPLETED. COST OF CCTV INSPECTION WILL BE BORNE BY CITY.

LANDSCAPE IMPROVEMENT PLANS FOR CADA KARMA BREW PARKWAY STRIP

P STREET AND 16TH STREET
CITY OF SACRAMENTO CALIFORNIA

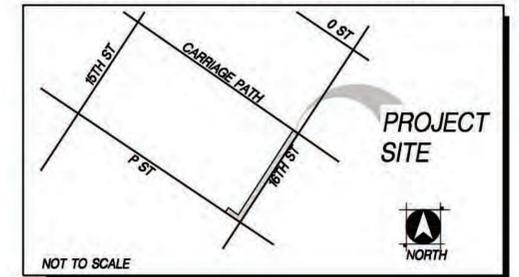
MAY 17, 2019

SHEET INDEX

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| 1. | L0.00 | COVER SHEET |
| 2. | L0.01 | LANDSCAPE NOTES |
| 3. | L1.00 | LAYOUT PLAN AND DETAILS |
| 4. | L1.01 | LAYOUT CUT SHEETS |
| 5. | L2.00 | IRRIGATION PLAN AND DETAILS |
| 6. | L2.01 | IRRIGATION DETAILS |
| 7. | L3.00 | PLANTING PLAN AND DETAILS |

Attachment 1

VICINITY MAP P STREET AND 16TH STREET



SUBMITTED BY:

John H. Nicolaus 05.17.2019
JOHN H. NICOLAUS FASLA, LIC. NO. 3266

ACCEPTED BY:

J. NITKA DEPARTMENT OF PARKS AND RECREATION
CITY OF SACRAMENTO

PHILIP VULLIET, P.E. REC # 70963, DEPARTMENT OF PUBLIC WORKS
CITY OF SACRAMENTO

WOOD RODGERS



DATE: MAY 17, 2019

REVISIONS			
NO.	DESCRIPTION	DATE	BY
01	CYCLE 1 COMMENTS	201705	RC
02	CYCLE 2 COMMENTS	201705	RC
03	CYCLE 3 COMMENTS	201905	RC

BENCH MARK ELEV. _____
DESCRIPTION:
CITY OF SACRAMENTO BENCHMARK
NO. 297-D5A. HILTI NAIL IN THE TRAFFIC
LIGHT BASE AT THE NORTHEAST CORNER
OF 16TH AND Q STREETS.

SCALE:
ON ORIGINAL SCALE
DRAWING ADJUST
SCALED DIMENSIONS
IF THIS DOES NOT
SCALE AT 1"

CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS

DRAWN BY: R. CAMPOS
DATE: MAY 17, 2019

DESIGNED BY: J. NICOLAUS
R.C.E. NO. _____ DATE: MAY 2019

CHECKED BY: J. NICOLAUS
R.C.E. NO. _____ DATE: MAY 2019

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7750
Fax 916.341.7767

IMPROVEMENT PLANS FOR
CADA KARMA BREW
PARKWAY STRIP
COVER SHEET

P15555500	CPC 17-0004	DWG. NO. L000
		SHEET 1
		OF 7

GENERAL NOTES

1. EXCAVATION WITHIN 7' OF BOTH SIDES OF TREE TRUNKS OF ALL EXISTING TREES SHALL BE LIMITED TO HAND EXCAVATION. WHERE ROOTS GREATER THAN 2" IN DIAMETER ARE ENCOUNTERED, THEY SHALL BE CUT BY HAND RESULTING IN SMOOTH CUTS AND NO RAGGED EDGES.
2. IT IS STRONGLY RECOMMENDED THAT A HYDROVAC OR AIR HOE IS USED TO EXCAVATE AREAS BEYOND 8' AWAY FROM ALL EXISTING TREES. IF USING AIR HOE, PROTECT ALL ADJACENT SURFACES, CARS, BUILDINGS, ETC. FROM FLYING DEBRIS AND DIRT.
3. PROVIDE ALTERNATE BIDS/SEPARATE LINE ITEMS FOR HYDROVAC AND AIR HOE SERVICES.
4. WORK SHALL CONFORM TO THESE PLANS AND THE CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE AND USE ALL MEANS NECESSARY TO ENSURE THE PHYSICAL WORK TO BE PERFORMED IS WITHIN CONSTRUCTION STANDARDS AND SAFETY REQUIREMENTS AS SET BY GENERAL SAFETY ORDERS OF TITLE 8, CALIFORNIA CODE OF REGULATIONS, AND SET BY CAL-OSHA REQUIREMENTS, LOCAL, STATE AND NATIONAL BUILDING CODES LATEST EDITIONS.
6. BIDDING CONTRACTORS ARE RESPONSIBLE FOR PROVIDING ANY OF THEIR PROPOSED MODIFICATIONS OF THE PLANS FOR THE CADA OWNER'S REPRESENTATIVE'S APPROVAL BEFORE THE WORK BEGINS/PROCEEDS. ALLOW AT LEAST THREE WORKING DAYS FOR REVIEW OF SUBMITTALS, SHOP DRAWINGS OR DESIGN QUESTIONS AND CHANGES.
7. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR.
8. ANY EXISTING FACILITIES SHOWN ON THESE PLANS ARE INFORMATIONAL ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO THE START OF WORK. CONTACT USA ALERT AT 1.800.642.2444 TO AND ALL NECESSARY UTILITY AGENCIES TO IDENTIFY AND LOCATE UNDERGROUND UTILITIES. ALL AREAS TO BE EXCAVATED SHALL BE MARKED WITH WHITE PAINT PRIOR TO CONTACTING USA.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING, SITE LAYOUT AND DIMENSIONS TO CONSTRUCT THE WORK AS DESCRIBED IN THESE PLANS.
10. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, FENCES, HARDSCAPE AND OTHER EXISTING STRUCTURES. ANY EXISTING ITEMS NOT SPECIFICALLY NOTED ON THE PLANS FOR REMOVAL SHALL BE PROTECTED IN PLACE.
11. CONTRACTOR SHALL NOTIFY THE CADA OWNER'S REPRESENTATIVE IF ANY DISCREPANCIES ARE FOUND WITHIN THE SCOPE OF WORK, DRAWINGS OR SPECIFICATIONS, OR IF ANY ALTERNATES TO SCOPE, DRAWINGS OR SPECIFICATIONS ARE NECESSARY, BEFORE THE WORK BEGINS/PROCEEDS.
12. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL AT ALL TIMES. THE CONTRACTOR MUST TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY DAMAGE, WATER AND/OR SEDIMENT RUN-OFF. CONTRACTOR SHALL ASSURE THAT ANY DEBRIS GENERATED FROM THE WORK DESCRIBED IN THIS PLAN SET IS COLLECTED AND LEGALLY DISPOSED OF OFF THE SITE.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING AND POSITIVE SURFACE GRADING IN ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL VERIFY ALL ROUGH GRADES IN THE FIELD AND BRING ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
14. THE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE A MINIMUM OF ONE WEEK PRIOR TO THE START OF WORK. CONTRACTOR MUST COORDINATE THE PRE-CONSTRUCTION MEETING DATE WITH THE LANDSCAPE ARCHITECT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE MEETING DATE.
15. A WORK SCHEDULE IS DUE PRIOR TO THE START OF THE PROJECT.
16. ANY VARIATION TO THE WORK SCHEDULE MUST BE SUBMITTED TO THE CADA OWNER'S REPRESENTATIVE IN WRITING THE SAME DAY CONTRACTOR LEARNS OF SUCH CHANGE.
17. THE CONTRACTOR SHALL BE AVAILABLE TO MEET AND REVIEW PROGRESS WITH THE CADA OWNER'S REPRESENTATIVE ON A DAILY BASIS. THE SPECIFIC MEETING TIME IS TO BE ARRANGED BY CONTRACTOR AND OWNER'S REPRESENTATIVE.
18. THE CONTRACTOR IS REQUIRED TO MAINTAIN CONSISTENT PROJECT SUPERVISION ONSITE AT ALL TIMES DURING WORK. WORK SHALL NOT TAKE PLACE WITHOUT A CONTRACTOR-EMPLOYED REPRESENTATIVE, SUPERINTENDENT OR FOREMAN PRESENT AND ABLE TO COMMUNICATE, DISCUSS, RECEIVE AND EXECUTE INSTRUCTIONS FROM CADA'S OWNER'S REPRESENTATIVE.
19. ALL WORK SHALL BE COMPLETED WITHIN 40 WORKING DAYS FROM THE DATE OF PROJECT START DATE.
20. THE CADA OWNER'S REPRESENTATIVE IS TO BE NOTIFIED VIA EMAIL OR IN PERSON BY 10AM OF THE SAME DAY WHEN NO WORK WILL BE COMPLETED AT THE CONSTRUCTION SITE THAT DAY.
21. ANY EXISTING HARDSCAPE (CONCRETE, ASPHALT, ETC.) SHALL BE SAW CUT AND REMOVED IN A NEAT AND STRAIGHT LINE.
22. ALL CONCRETE SHALL BE A 6 SACK MIX.
23. COMPACTION OF BACKFILL BY METHOD OF "JETTING" SHALL NOT BE PERMITTED.
24. ALL ENGINES USED FOR CONSTRUCTION SHALL USE NOISE SUPPRESSION DEVICES TO MINIMIZE NOISE TO THE SURROUNDING AREAS.
25. DUST SHALL BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION PERIOD BY APPLICATION OF WATER TO THE SITE, INCLUDING DAYS WHEN CONSTRUCTION ACTIVITY DOES NOT OCCUR.
26. CONTRACTOR SHALL KEEP THE SITE CLEAN AND ORDERLY DURING AND AFTER WORKING HOURS. THE CONTRACTOR SHALL HOSE OFF THE SIDEWALK EACH EVENING BEFORE LEAVING THE JOB SITE.
27. ALL ROADS USED BY CONSTRUCTION TRAFFIC SHALL BE KEPT CLEAN AND FREE OF DEBRIS. ANY ROADS THAT DO NOT MEET THESE REQUIREMENTS ARE SUBJECT TO FINES AS PER LOCAL CODES.
28. ALL USA MARKINGS SHALL BE COMPLETELY REMOVED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
29. CONTRACTOR SHALL EXERCISE NECESSARY CAUTION TO PROTECT EXISTING LANDSCAPE AND OTHER ITEMS (I.E. LIGHTS, BENCHES, AND SHELTERS) FROM DAMAGE ALL EXISTING ITEMS TO REMAIN THAT ARE DAMAGED BY THE WORK SHALL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
30. ADJACENT BUILDINGS AND GROUNDS SHALL BE PROTECTED FROM DAMAGES. THE CONTRACTOR WILL REPAIR DAMAGES AT NO EXTRA COST TO CADA WITHIN A 24 HOUR PERIOD.
31. ALL AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
32. HOURS OF CONSTRUCTION ACTIVITIES SHALL ADHERE TO THE CITY OF SACRAMENTO NOISE ORDINANCE, WHICH CONTRACTOR IS RESPONSIBLE FOR REVIEWING BEFORE THE WORK BEGINS NO WORK IS ALLOWED ON SUNDAY. CONTRACTOR AND SUBCONTRACTOR ADHERANCE TO THE NOISE ORDINANCE WILL BE STRICTLY ENFORCED.
33. THE CONTRACTOR IS RESPONSIBLE FOR CONTRACTOR/SUBCONTRACTOR VEHICLE PARKING, AND MAINTAINING PEDESTRIAN BARRIERS DURING CONSTRUCTION. CONTRACTOR PARKING IN OFFSTREET RESIDENTIAL PARKING SPACES IS NOT PERMITTED.
34. ALL SURROUNDING APARTMENT UNITS, BUSINESSES AND THE CADA OFFICE WILL BE OCCUPIED DURING THE CONSTRUCTION. THE CONTRACTOR MUST MAINTAIN UNINTERRUPTED CUSTOMER AND EMPLOYEE ACCESS TO THE BUILDING ENTRANCES. CONTRACTOR IS RESPONSIBLE TO MAINTAIN PROPER BARRIER/SIGNAGE FOR PEDESTRIAN SAFETY.
35. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ENCROACHMENT PERMITS EXCEPT FOR THOSE NEEDED FOR THE BICYCLE RACKS, WHICH CADA WILL APPLY FOR.
36. NO WORK IS TO COMMENCE BEFORE A CONTRACT IS FULLY EXECUTED, ALL INSURANCE REQUIREMENTS ARE MET, AND CERTIFICATES ARE ON FILE WITH CADA CONTRACTS AND INSURANCE MANAGER.

WOOD RODGERS

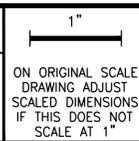


DATE: MAY 17, 2019

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01	CYCLE 1 COMMENTS	201705	RC
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BENCH MARK ELEV. _____
 DESCRIPTION:
 CITY OF SACRAMENTO BENCHMARK
 NO. 297-D5A. HILTI NAIL IN THE TRAFFIC
 LIGHT BASE AT THE NORTHEAST CORNER
 OF 16TH AND Q STREETS.

SCALE:
 H: _____
 V: _____



**CITY OF SACRAMENTO
 DEPARTMENT OF PUBLIC WORKS**

DRAWN BY: R. CAMPOS DESIGNED BY: J. NICOLAUS CHECKED BY: J. NICOLAUS
 DATE: MAY 17, 2019 R.C.E. NO. _____ DATE: MAY 2019 R.C.E. NO. _____ DATE: MAY 2019

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 3301 C St, Bldg. 100-B
 Sacramento, CA 95816
 Tel 916.341.7760
 Fax 916.341.7767

IMPROVEMENT PLANS FOR
 CADA KARMA BREW
 PARKWAY STRIP
 LANDSCAPE NOTES

P15555500	CPC 17-0004	DWG. NO.	L001
		SHEET	2
		OF	7

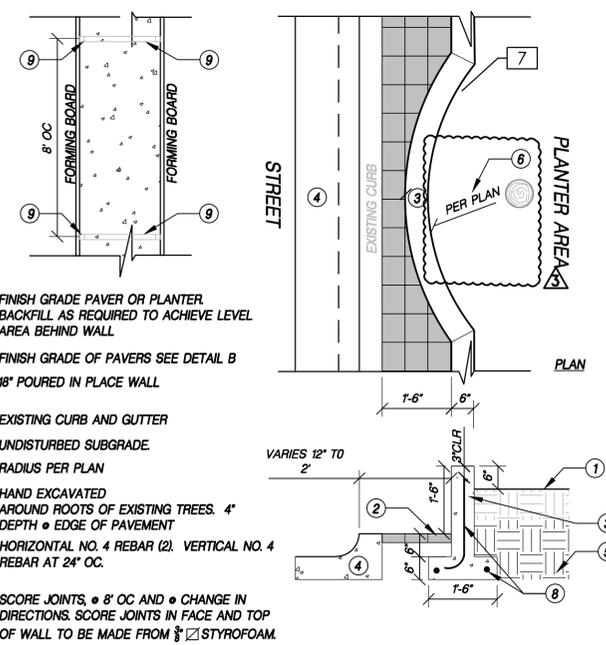
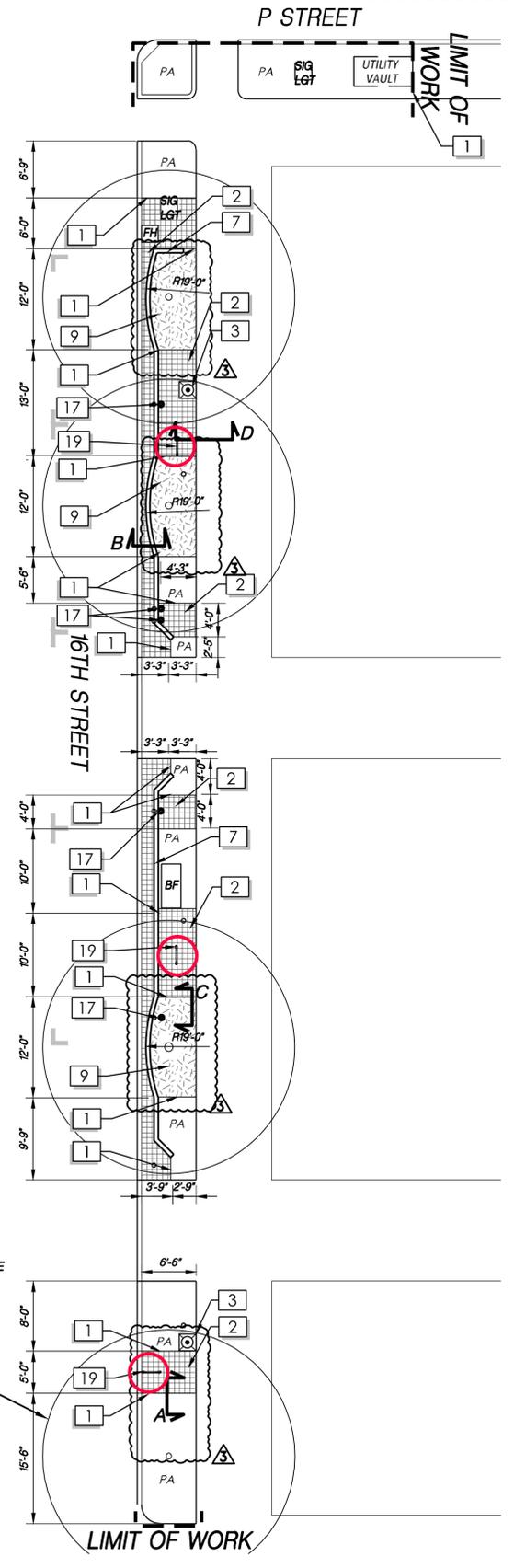
WORKING WITHIN PARKWAY STRIP NOTE:

- CONTRACTOR MUST OBTAIN A TREE PERMIT PRIOR TO EXCAVATION OF THE PARK STRIP WITHIN THE DRIP LINE OR TPZ OF ANY CITY TREE.
- CONTRACTOR MUST AVOID CUTTING OR DAMAGING ROOTS GREATER THAN 2" IN DIAMETER PRIOR TO CITY ARBORIST INSPECTION AND APPROVAL.
- INSPECTING ARBORIST MAY REQUIRE ADJUSTMENT OR ELIMINATION OF PAVER INSTALLATION AFTER CONTRACTOR EXPOSES ROOTS.

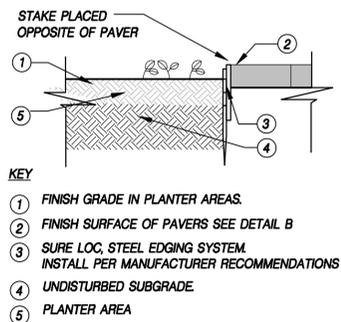
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	SURE LOC EDGING; STEEL HEADER AT PAVER, PLANTER AND GRAVEL SEE DETAIL A
2	PAVESTONE, MODEL COLONY COBBLE MANUFACTURER CONTACT: JODI HOLMES 916.718.5150 INSTALL PER MANUFACTURER RECOMMENDATIONS. SEE DETAIL B CONTRACTOR TO SUBMIT SAMPLE TO OWNER BEFORE ORDERING.
3	LIGHT POST TO RETAIN AND PROTECT IN PLACE
7	POURED IN PLACE CONCRETE RETAINING CURB @ 18" TALL
9	EXCAVATE SOIL TO EXTENT POSSIBLE TO ALLOW FOR 4'-6" THICK WOOD CHIP LAYER HELD 3/4" BELOW FINISH SURFACE OF ADJACENT CURB OR SIDEWALKS. REFER TO GENERAL NOTES SHEET L0.01 FOR MORE INFORMATION.
17	RELOCATE PARKING METERS AND SIGNS TO AREA BEHIND RETAINING CURB. ORIENT METER HEADS IN EXACT SAME POSITION AS EXISTING. REFER TO DETAIL F
19	PENN BIKE RACK, KEYSTONE RIDGE MODEL: PNL-10. POWDERCOAT COLOR: BRONZE. MANUFACTURER CONTACT: BRANDON STEFFANUS 724.284.1213 EXT 230 INSTALL PER MANUFACTURER RECOMMENDATIONS. THE REVOCABLE PERMIT MUST BE APPROVED BY DEVELOPMENT ENGINEERING STAFF SEE DETAIL E CONTRACTOR TO PROVIDE CUT SHEET COLOR: POWDER COAT BRONZE THE REVOCABLE PERMIT MUST BE APPROVED BY DEVELOPMENT ENGINEERING STAFF

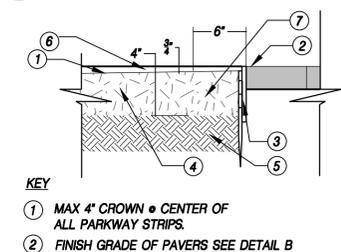
PA PLANTER AREA
 FH FIRE HYDRANT - PROTECT IN PLACE DURING CONSTRUCTION
 SIG LGT SIGNAL LIGHT - PROTECT IN PLACE DURING CONSTRUCTION
 BF EXISTING BACKFLOW AND CONCRETE PAD - PROTECT IN PLACE DURING CONSTRUCTION



- KEY**
- 1 FINISH GRADE PAVER OR PLANTER BACKFILL AS REQUIRED TO ACHIEVE LEVEL AREA BEHIND WALL
 - 2 FINISH GRADE OF PAVERS SEE DETAIL B
 - 3 18" POURED IN PLACE WALL
 - 4 EXISTING CURB AND GUTTER
 - 5 UNDISTURBED SUBGRADE
 - 6 RADIUS PER PLAN
 - 7 HAND EXCAVATED AROUND ROOTS OF EXISTING TREES. 4" DEPTH @ EDGE OF PAVEMENT
 - 8 HORIZONTAL NO. 4 REBAR (2). VERTICAL NO. 4 REBAR AT 24" OC.
 - 9 SCORE JOINTS, @ 8' OC AND @ CHANGE IN DIRECTIONS. SCORE JOINTS IN FACE AND TOP OF WALL TO BE MADE FROM 1/2" STYROFOAM.



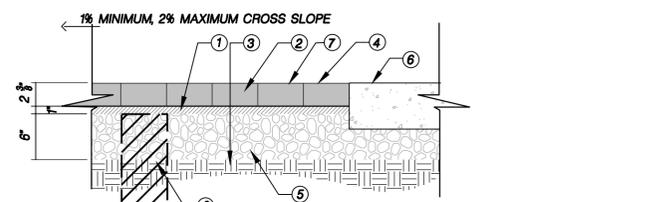
A STEEL HEADER
 NTS SECTION



B 18" POURED IN PLACE RETAINING CURB
 SCALE PLAN/ELEVATION SECTION

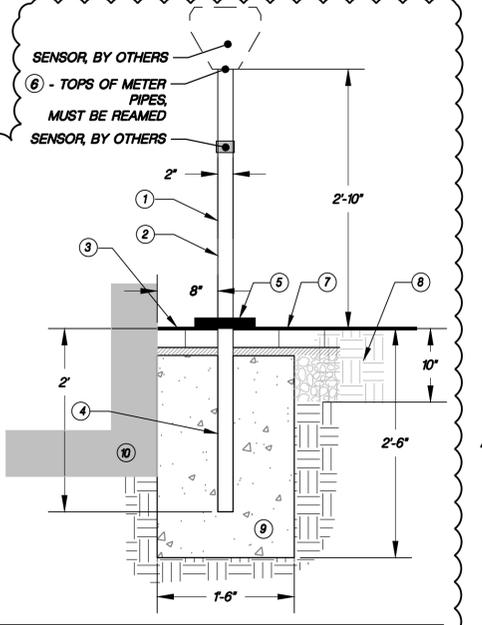


C WOOD CHIP BED
 NTS SECTION

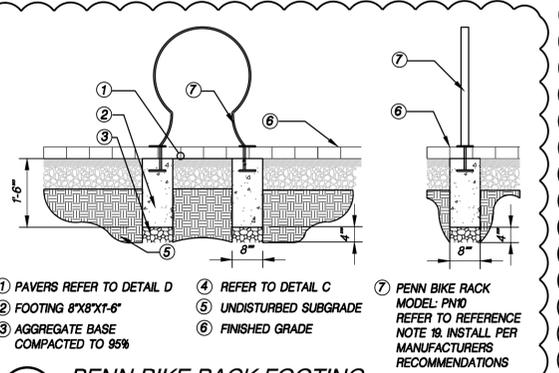


D PARKWAY PAVER
 NTS. PLAN/SECTION

- KEY**
- SPECIFICATIONS FOR METER PIPE INSTALLATIONS BY CITY OF SACRAMENTO**
- 1 STANDARD INSTALLATION IS 34 INCHES FROM GROUND TO TOP OF PIPE THIS PROVIDES ADA COMPLIANCE WITH THE IFS DISPLAY AND BUTTONS.
 - 2 METER PIPE: 2" I.D. (INSIDE DIAMETER), SCHEDULE 40 GALVANIZED STEEL
 - 3 METERS ARE INSTALLED 2 FT. BACK FROM FACE OF CURB AND 2 FT. BACK FROM CURB TAB. METER POLE 8" FROM RETAINING CURB.
 - 4 DIRT INSTALLATION: 58" PIPE = 24 INCHES DEEP IN DIRT (34 INCHES ABOVE DIRT) HEIGHT MEASUREMENT FOR METER PIPE IN DIRT IS TAKEN FROM THE HEIGHT OF THE CURB 58" INSTALLATION IS WITH THE HOLE FILLED COMPLETELY TO THE TOP WITH CONCRETE. SIDEWALK SOLID SET: 52" PIPE = 18 INCHES IN GROUND (34 INCHES ABOVE CONCRETE)
 - 5 SCREW IN OR SOCKET IN CONCRETE: 34" PIPE (8" SOCKET FLUSH WITH TOP OF SIDEWALK) (SCREW IN OR SOCKET IS ONLY REQUIRED IF THE 24" EMBEDMENT IN CONCRETE IS NOT POSSIBLE DUE TO SITE CONDITIONS CONCRETE EMBEDMENT IS PREFERRED)
 - 6 ALL METER PIPES ARE REAMED OR FILED FLAT ON THE TOP.
 - 7 SEE DETAIL D FOR PAVER INSTALLATION
 - 8 PLANTER AREA
 - 9 CONCRETE FOOTING
 - 10 18" CONCRETE RETAINING CURB. SEE DETAIL B



F METER PIPE DETAIL
 T = T P-CA1-04



E PENN BIKE RACK FOOTING
 1/2" = 1'-0" P-CA1-05

*CONTRACTOR TO SUBMIT ALL PRODUCT CUT SHEETS TO OWNERS REPRESENTATIVE PRIOR TO ORDERING

*CONTRACTOR TO RESERVE PARKING SPACES BEFORE CONSTRUCTION COMMENCES. CONTACT KATIE AT 916-808-8318 CITY OF SACRAMENTO PARKING

EXISTING TREE LOCATIONS:
 EXISTING TREES TO RETAIN AND PROTECT.

AB 1881 §4901 (a) (2)
 TOTAL RENOVATED LANDSCAPE AREA = 1071 SF
 CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE DOES NOT APPLY TO THIS LANDSCAPE PROJECT.

SIGNED: *John H. Nicolaus* DATE: 05.17.2019

REVISIONS

NO.	DESCRIPTION	DATE	BY
01	CYCLE 1 COMMENTS	201705	RC
02	CYCLE 2 COMMENTS	201705	RC
03	CYCLE 3 COMMENTS	201905	RC

BENCH MARK ELEV. _____
 DESCRIPTION:
 CITY OF SACRAMENTO BENCHMARK
 NO. 297-D5A. HILTI NAIL IN THE TRAFFIC LIGHT BASE AT THE NORTHEAST CORNER OF 16TH AND Q STREETS.

SCALE:
 ON ORIGINAL SCALE
 DRAWING ADJUST
 SCALED DIMENSIONS
 IF THIS DOES NOT
 SCALE AT 1"

CITY OF SACRAMENTO
 DEPARTMENT OF PUBLIC WORKS

DRAWN BY: R. CAMPOS
 DESIGNED BY: J. NICOLAUS
 CHECKED BY: J. NICOLAUS

DATE: MAY 17, 2019
 R.C.E. NO. _____ DATE: MAY 2019
 R.C.E. NO. _____ DATE: MAY 2019

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 C St, Bldg. 100-B
 Sacramento, CA 95816
 Tel 916.341.7750
 Fax 916.341.7767

IMPROVEMENT PLANS FOR
CADA KARMA BREW
 PARKWAY STRIP
 LAYOUT PLAN

WOOD RODGERS

LANDSCAPE ARCHITECT
 JOHN H. NICOLAUS
 NO. 3266
 PEN 09-30-18
 STATE OF CALIFORNIA

DATE: MAY 17, 2019

P15555500
 CPC 17-0004
 DWG. NO. L100
 SHEET 3
 OF 7



The **PENN BICYCLE RACK** is a simple, unobtrusive design that adds an architectural element to bicycle parking areas. Use alone or with multiple units side by side to accommodate bike capacity needs.



STANDARD FEATURES

- Color: exclusive KEYSHIELD® polyester powder-coating finish
- Continuous weld seams
- Three-year warranty
- Made in the USA

CUSTOM OPTIONS

- Color: custom KEYSHIELD® powder coat

ENHANCEMENTS

- Inquire about coordinating benches, litter receptacles, leaning rail, ash urns, planters, tables, and other furnishings
- Laser cuts



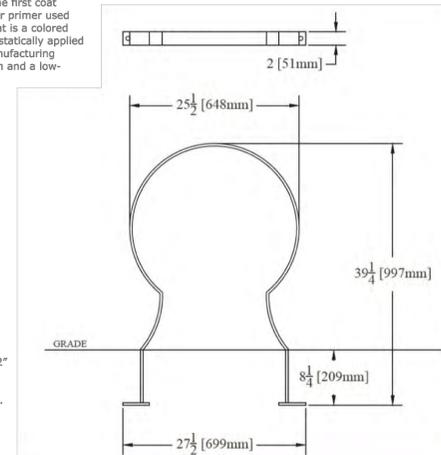
670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com

PENN BICYCLE RACK
All Penn pieces are Exclusive By Design™.

KEYSHIELD® METAL FINISH
The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

FULLY ASSEMBLED UNIT
The Penn bicycle rack is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

MATERIALS
Fully-welded commercial-grade steel construction.



PN-10
LENGTH 27 1/2"
WIDTH 2"
HEIGHT 31"
WEIGHT 45 lbs.

PROPRIETARY STATEMENT
Keystone Ridge Designs, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs' products and services,

we pursue design patents, copyrights, trademarks and service marks whenever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Designs' products will be rigorously protected.



670 Mercer Road | Butler, PA 16001-1840
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www.keystoneridgedesigns.com

WOOD RODGERS



DATE: MAY 17, 2019

REVISIONS			
NO.	DESCRIPTION	DATE	BY
01	CYCLE 1 COMMENTS	201705	RC
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03	CYCLE 3 COMMENTS	201905	RC

BENCH MARK ELEV. _____
DESCRIPTION:
CITY OF SACRAMENTO BENCHMARK
NO. 297-D5A. HILTI NAIL IN THE TRAFFIC
LIGHT BASE AT THE NORTHEAST CORNER
OF 16TH AND Q STREETS.

SCALE: _____
H: _____
V: _____

ON ORIGINAL SCALE
DRAWING ADJUST
SCALED DIMENSIONS
IF THIS DOES NOT
SCALE AT 1"

CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS

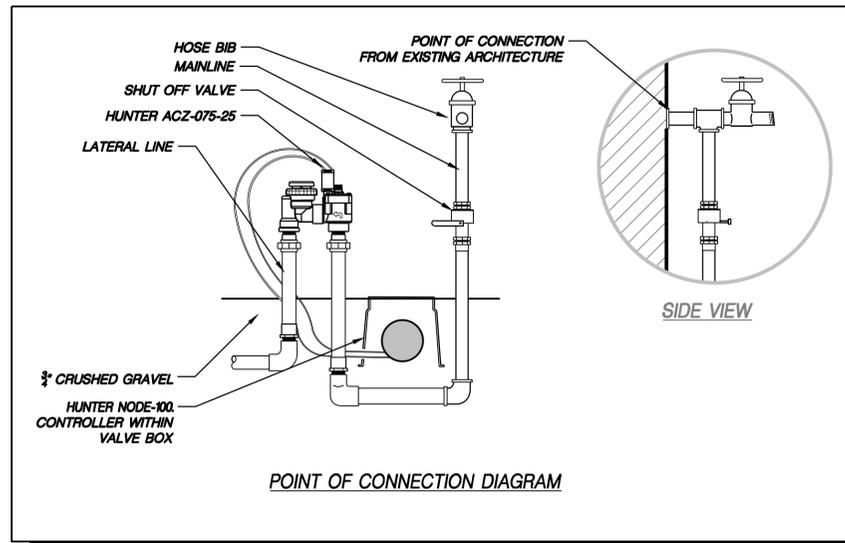
DRAWN BY: R. CAMPOS DESIGNED BY: J. NICOLAUS CHECKED BY: J. NICOLAUS
DATE: MAY 17, 2019 R.C.E. NO. _____ DATE: MAY 2019 R.C.E. NO. _____ DATE: MAY 2019

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

IMPROVEMENT PLANS FOR
**CADA KARMA BREW
PARKWAY STRIP
LAYOUT CUT SHEETS**

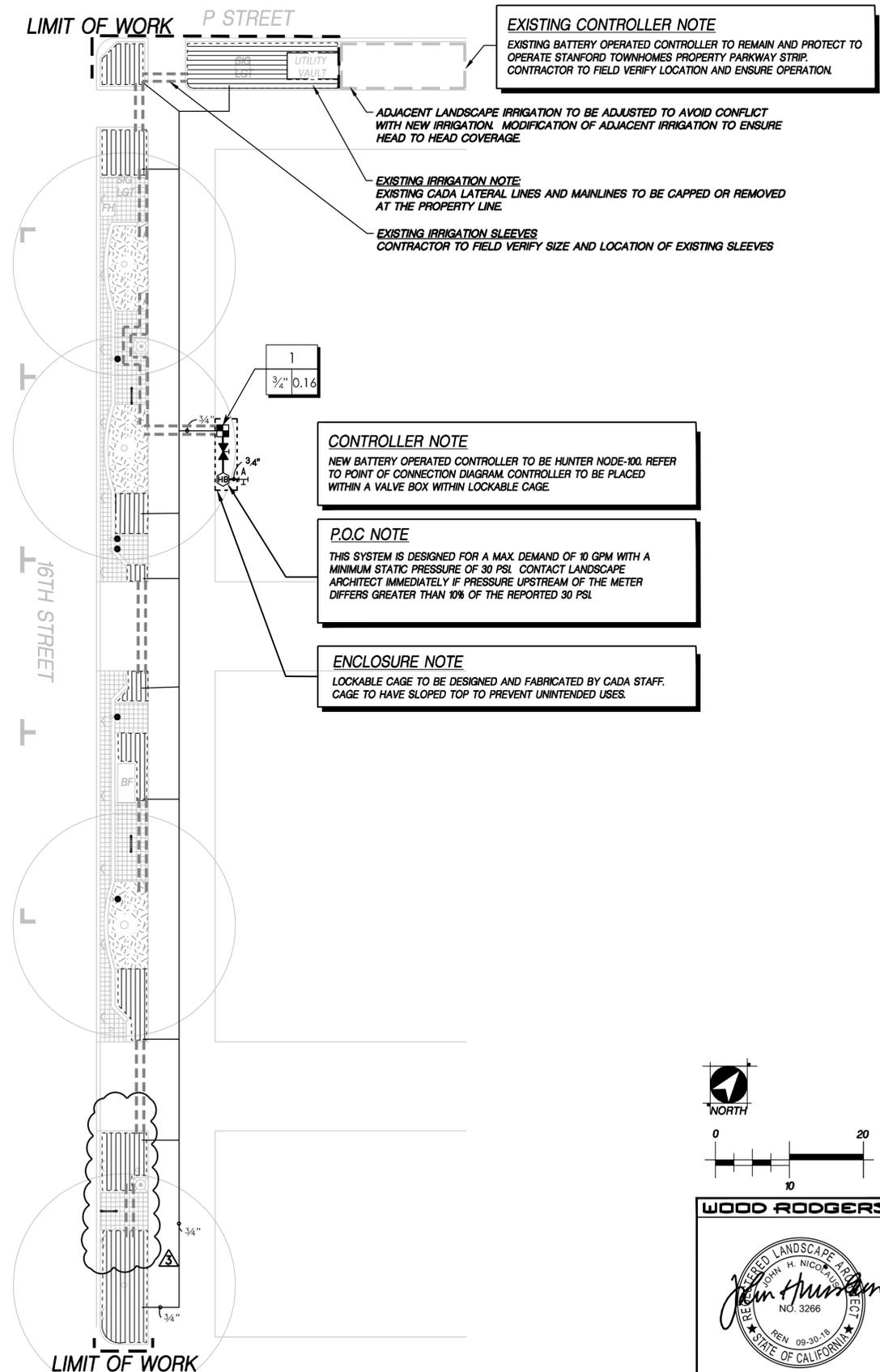
P15555500	CPC 17-0004	DWG. NO. L101
		SHEET 4
		OF 7

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4" PGV-ASV VALVE, WITH 3/4" HYD75 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM, WITH 150 MESH STAINLESS STEEL SCREEN.
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-06-18 (18) XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.6GPH EMITTERS AT 18.0" O.C. LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT. SPECIFY XF INSERT FITTINGS.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	BUCKNER-SUPERIOR 8400-Y BENT NOSE GARDEN VALVE, 3/4" X 1/2" FEMALE NPT HOSE BIBB, YELLOW BRASS.
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: TYPE K COPPER PIPE
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.
Valve Callout	
	Valve Number
	Valve Flow
	Valve Size

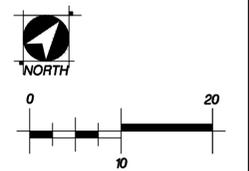


IRRIGATION NOTES

- THE DESIGN OF THE IRRIGATION SYSTEM IS DIAGRAMMATIC, AND ALL EQUIPMENT IS INTENDED TO BE PLACED IN PLANTER AREAS. CONTRACTOR MUST MAKE NECESSARY FIELD ADJUSTMENTS TO GUARANTEE COVERAGE FOR ALL PLANTER. CONTRACTOR MUST ALSO MAKE MINOR ADJUSTMENTS TO ACCOMMODATE FIELD CONDITIONS NOT SPECIFICALLY NOTED ON THE PLANS.
- THE IRRIGATION SYSTEM IS DESIGNED WITH A MINIMUM OPERATING PRESSURE STATED ON THE DRAWINGS. CONTRACTOR SHALL TEST THE AVAILABLE STATIC WATER PRESSURE AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN STATED PRESSURE AND ACTUAL PRESSURE. CONTRACTOR IS RESPONSIBLE FOR MODIFICATIONS TO THE SYSTEM DESIGN IN THE EVENT OF INADEQUATE PRESSURE.
- CONTRACTOR TO FIELD VERIFY SIZE AND LOCATION OF POC
- IRRIGATION CONTROLLER TO CONTROL ALL VALVES IRRIGATING CADA PARKWAY STRIPS AND ENTRY PLANTERS
- ALL IRRIGATION MAINLINES LATERAL LINES SHALL BE FLUSHED PRIOR TO INSTALLATION OF SPRINKLERS.
- CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE AN IRRIGATION COVERAGE TEST A MINIMUM OF 48 HOURS PRIOR TO THE MEETING DATE. LANDSCAPE ARCHITECT WILL PROVIDE CONTRACTOR WRITTEN APPROVAL OF THE IRRIGATION COVERAGE PRIOR TO INSTALLATION OF PLANT MATERIAL. ANY PLANT MATERIAL INSTALLED PRIOR TO IRRIGATION COVERAGE APPROVAL BY LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL PENDING MODIFICATIONS TO THE IRRIGATION SYSTEM.
- THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE, OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.

FH FIRE HYDRANT - PROTECT IN PLACE DURING CONSTRUCTION
 SIG LGT SIGNAL LIGHT - PROTECT IN PLACE DURING CONSTRUCTION
 BF EXISTING BACKFLOW AND CONCRETE PAD - PROTECT IN PLACE DURING CONSTRUCTION

AB 1981 §4901 (a) (2)
 TOTAL RENOVATED LANDSCAPE AREA = 1071 SF
 CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE DOES NOT APPLY TO THIS LANDSCAPE PROJECT.
 SIGNED: *John Hunsman* DATE: 05.17.2019



WOOD RODGERS

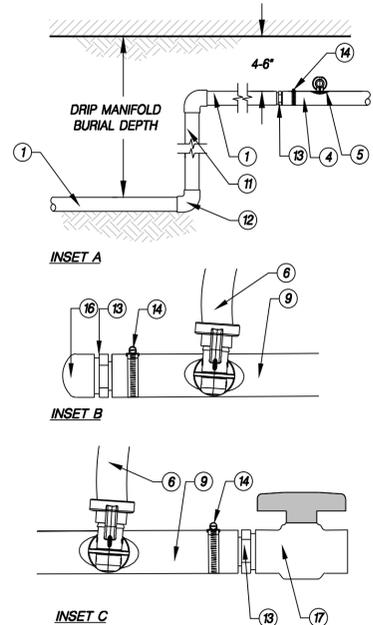
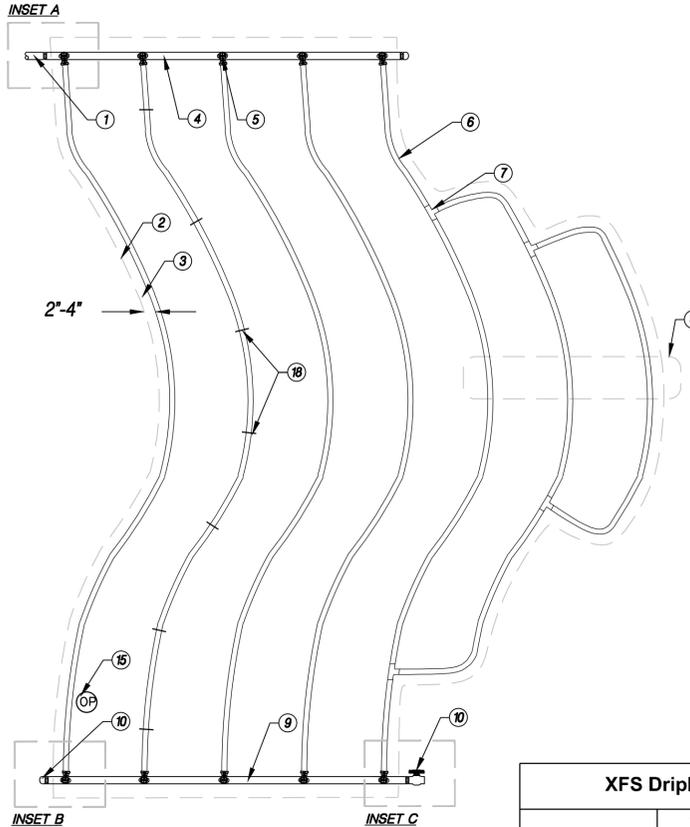
REGISTERED LANDSCAPE ARCHITECT
 JOHN H. NICOLAUS
 NO. 3266
 REN 09-30-18
 STATE OF CALIFORNIA

DATE: MAY 17, 2019

REVISIONS				BENCH MARK ELEV. _____ DESCRIPTION: CITY OF SACRAMENTO BENCHMARK NO. 297-D5A. HILTI NAIL IN THE TRAFFIC LIGHT BASE AT THE NORTHEAST CORNER OF 16TH AND Q STREETS.	SCALE: ON ORIGINAL SCALE DRAWING ADJUST SCALED DIMENSIONS IF THIS DOES NOT SCALE AT 1"	CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS			WOOD RODGERS BUILDING RELATIONSHIPS ONE PROJECT AT A TIME 3301 C St, Bldg. 100-B Sacramento, CA 95816 Tel 916.341.7780 Fax 916.341.7767	IMPROVEMENT PLANS FOR CADA KARMA BREW PARKWAY STRIP IRRIGATION PLAN			DWG. NO. L200 SHEET 5 OF 7
NO.	DESCRIPTION	DATE	BY			DRAWN BY: <u>R. CAMPOS</u>	DESIGNED BY: <u>J. NICOLAUS</u>	CHECKED BY: <u>J. NICOLAUS</u>		DATE: <u>MAY 17, 2019</u>	R.C.E. NO. _____	DATE: <u>MAY 2019</u>	
01	CYCLE 1 COMMENTS	201705	RC										
02	CYCLE 2 COMMENTS	201705	RC										
03	CYCLE 3 COMMENTS	201905	RC										

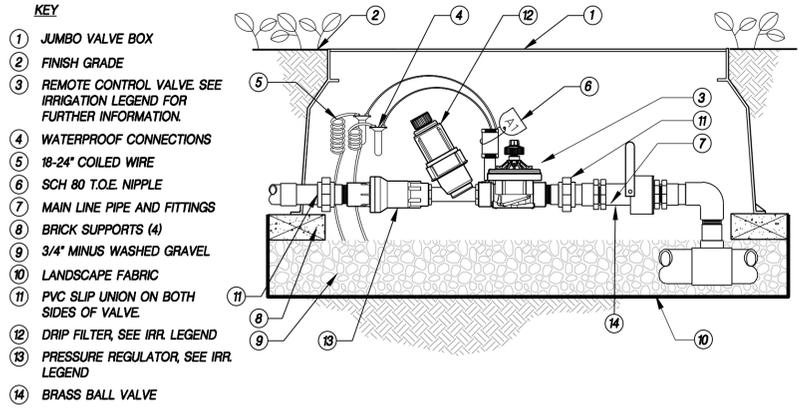
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- 1 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 2 PERIMETER OF AREA
- 3 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- 4 QF-SUPPLY HEADER
- 5 PRE-INSTALLED BARB FITTING
- 6 RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
- 7 BARB X BARB INSERT TEE; RAIN BIRD XFF-TEE (TYPICAL)
- 8 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- 9 QF-FLUSH HEADER
- 10 FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE
- 11 PVC RISER PIPE
- 12 PVC SCH 40 ELL (TYPICAL)
- 13 MALE ADAPTER INSERT
- 14 STAINLESS STEEL, OETIKER OR MURRAY CLAMP
- 15 OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
- 16 PVC SCH 40 CAP
- 17 PVC SCH 40 BALL VALVE
- 18 XFS SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

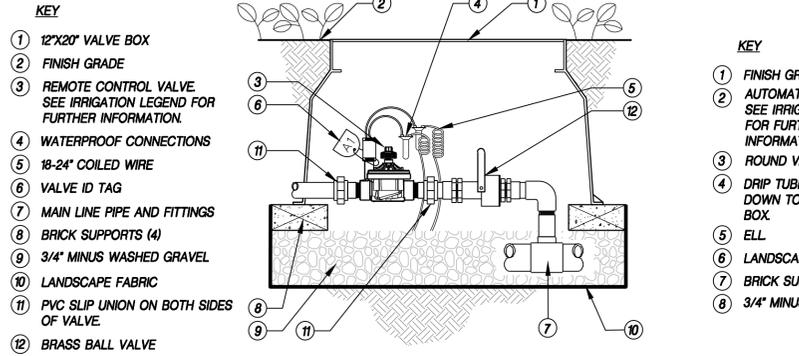


Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)					
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

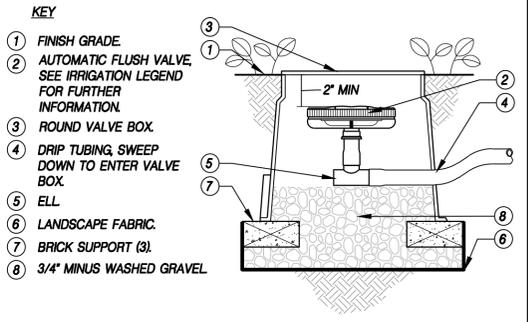
- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
 - PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.



B ELECTRIC CONTROL VALVE W/ DRIP FILTER AND PSI REG. N.T.S. WR-IR-VAL-04

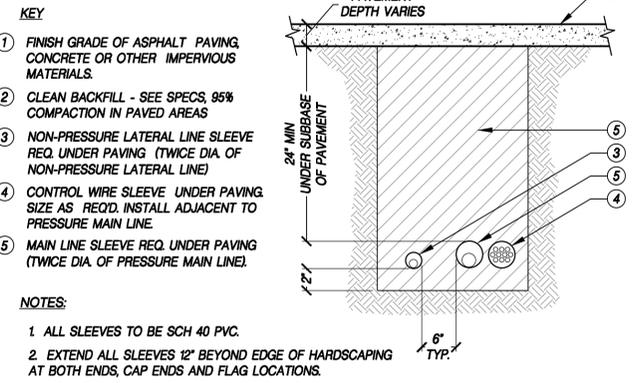


C ELECTRIC CONTROL VALVE W/ BALL VALVE N.T.S. SECTION

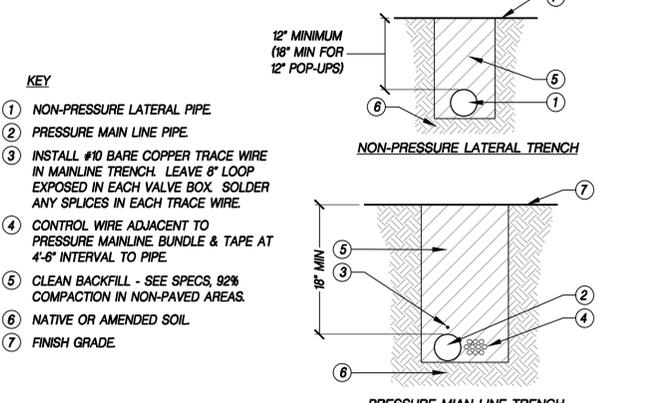


D AUTOMATIC FLUSH VALVE N.T.S. SECTION

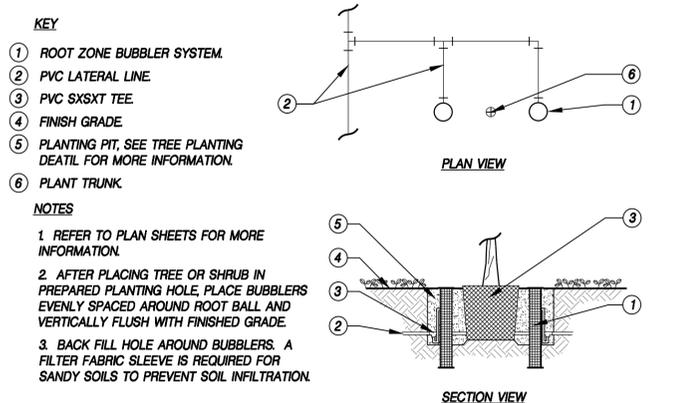
A XFS SUB-SURFACE DRIPLINE (CURVED LAYOUT OF QF-HEADER) N.T.S.



E PIPE TRENCHING UNDER PAVEMENT N.T.S. SECTION



F PIPE TRENCHING N.T.S. SECTION



G ROOT ZONE BUBBLER N.T.S. SECTION

NO.	DESCRIPTION	DATE	BY
01	CYCLE 1 COMMENTS	201705	RC
02	CYCLE 2 COMMENTS	201705	RC
03	CYCLE 3 COMMENTS	201905	RC

BENCH MARK ELEV. _____
 DESCRIPTION:
 CITY OF SACRAMENTO BENCHMARK
 NO. 297-DS.A. HILTI NAIL IN THE TRAFFIC
 LIGHT BASE AT THE NORTHEAST CORNER
 OF 16TH AND Q STREETS.

SCALE:
 H: _____
 V: _____

CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS

DRAWN BY: R. CAMPOS
 DATE: MAY 17, 2019

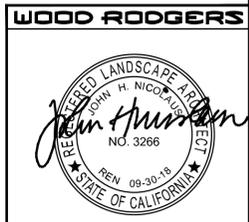
DESIGNED BY: J. NICOLAUS
 R.C.E. NO. _____ DATE: MAY 2019

CHECKED BY: J. NICOLAUS
 R.C.E. NO. _____ DATE: MAY 2019

WOOD RODGERS
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 3301 C St, Bldg. 100-B
 Sacramento, CA 95816
 Tel 916.341.7750
 Fax 916.341.7767

IMPROVEMENT PLANS FOR
CADA KARMA BREW
PARKWAY STRIP
IRRIGATION DETAILS

P15555500
 CPC 17-0004
 DWG. NO. L201
 SHEET 6
 OF 7



DATE: MAY 17, 2019

3:\3000-A\3209.002_CADA_ParkwayStrip\Landscape\Draw\KarmaBrew-16th\12_01_IRR02_CADA_KARMA.dwg 5/17/2019 9:23 AM Robert Campos

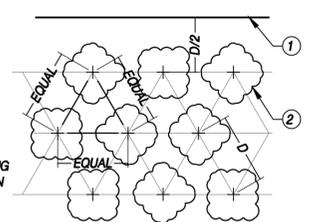
PLANT SCHEDULE

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CT	175	BERKELEY SEDGE / CAREX TUMULICOLA	1 GAL
NG	39	HEAVENLY BAMBOO / NANDINA D. 'GULF STREAM'	5 GAL

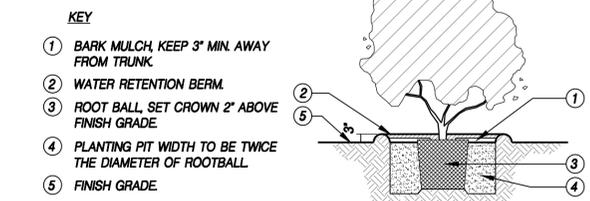
PLANTING NOTES

- UPON AWARD OF CONTRACT, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT IF ANY PLANT MATERIAL IS NOT AVAILABLE AND NOTIFY LANDSCAPE ARCHITECT OF PROPOSED PLANT SUBSTITUTES. FINAL PLANT SUBSTITUTES SHALL BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO ORDERING. ANY PLANT SUBSTITUTES SHALL NOT ALTER THE CONTRACTORS BID UNLESS A CREDIT IS DUE TO THE OWNER.
- PLANT SYMBOL LOCATIONS ARE INFORMATIONAL AND SUBJECT TO MINOR FIELD REVISIONS BASED ON ACTUAL CONDITIONS. CONTRACTOR MUST REVIEW FIELD CONDITIONS AND NOTIFY LANDSCAPE ARCHITECT IF ANY MAJOR REVISIONS ARE REQUIRED.
- THE CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE OF PLANT DELIVERY TO THE PROJECT SITE TO SCHEDULE A PLANT INSPECTION FOR WRITTEN APPROVAL OF PLANT MATERIAL. ANY PLANT MATERIAL INSTALLED PRIOR TO WRITTEN APPROVAL BY LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NOT COST TO THE OWNER.
- EXCAVATED PLANT PITS SHALL PROVIDE ADEQUATE DRAINAGE FOR PLANT SURVIVAL. CONTRACTOR SHALL FILL EXCAVATED PLANT PITS WITH WATER AND ENSURE THAT ALL PLANT PITS DRAIN WITHIN ONE HOUR.
- AFTER PLANTING IS COMPLETE, A PRE-EMERGENT WEED KILLER SHALL BE USED TO CONTROL WEEDS ON ALL NON-TURF AREAS.
- PLANTER AREAS SHALL HAVE A MINIMUM SLOPE OF 15-2% AND A MAXIMUM SLOPE OF 2:1.
- A 3" LAYER OF WOOD CHIPS IS REQUIRED IN ALL PLANTER AREAS.
- CONTRACTOR TO LOCATE ALL TREES NO CLOSER THAN FIVE FEET FROM BUILDING AND THREE FEET FROM CURBS OR WALKS.
- CONTRACTOR SHALL INSTALL LINEAR ROOT BARRIERS ADJACENT TO ANY HARDSCAPE LOCATED WITHIN 5' OF A TREE PLANTING. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
- ALL NURSERY STAKES SHALL BE REMOVED PRIOR TO THE START OF THE 90 DAY MAINTENANCE PERIOD.
- SOIL TESTING:
 - COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. FOUR (4) SAMPLES ARE REQUIRED - AT EACH ENTRY, CONTRACTOR SHALL COLLECT SAMPLES IN THE PRESENCE OF OWNERS REPRESENTATIVE. SAMPLE LOCATION TO BE IDENTIFIED ON THE PLAN BY THE CONTRACTOR. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
 - AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: PH, SALINITY, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS.
 - FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING (492.6.3.C).

- KEY**
- MOW CURB, PAVEMENT EDGE, OR WOOD HEADER (AS APPLICABLE).
 - GROUND COVER PLANT, SIZE AND SPACING AS DENOTED ON PLANTING LEGEND. SPACE ON CENTER AND IN TRIANGULAR PATTERN.



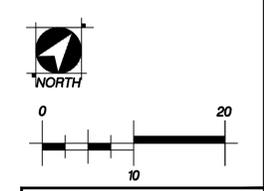
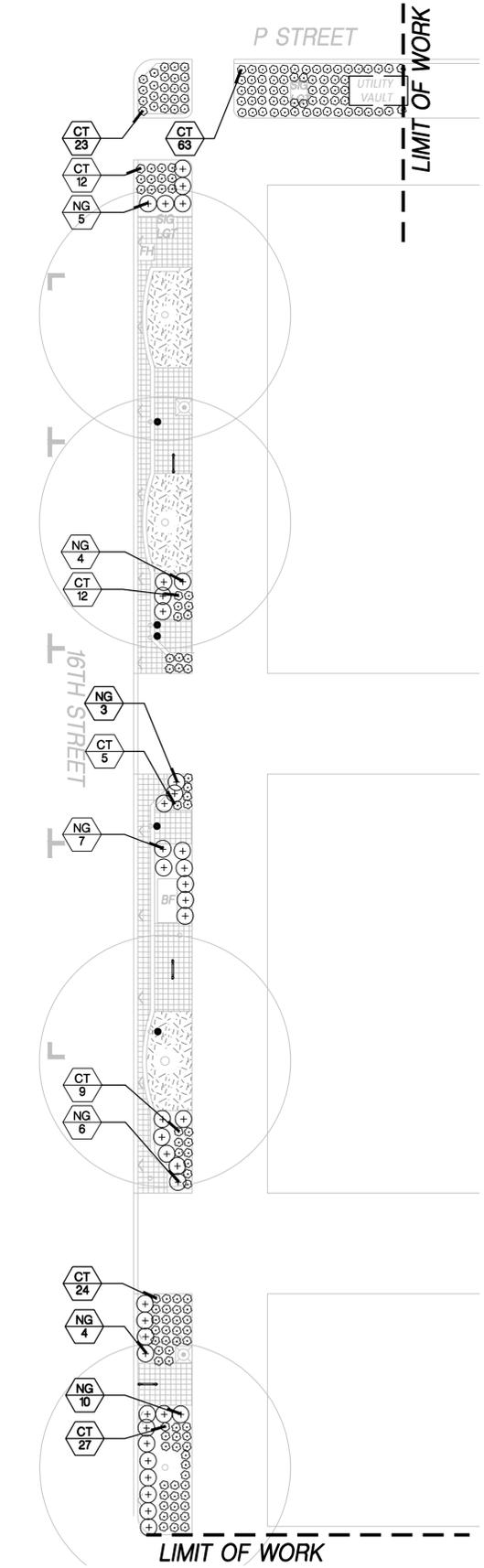
A GROUND COVER SPACING/LAYOUT
NTS PLAN



B SHRUB PLANTING
NTS SECTION

FH FIRE HYDRANT - PROTECT IN PLACE DURING CONSTRUCTION
 SIG LGT SIGNAL LIGHT - PROTECT IN PLACE DURING CONSTRUCTION
 BF EXISTING BACKFLOW AND CONCRETE PAD - PROTECT IN PLACE DURING CONSTRUCTION

AB 1881 §490.1 (a) (2)
 TOTAL RENOVATED LANDSCAPE AREA = 1071 SF
 CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE DOES NOT APPLY TO THIS LANDSCAPE PROJECT.
 SIGNED: *John H. Nicolaus* DATE: 05.17.2019



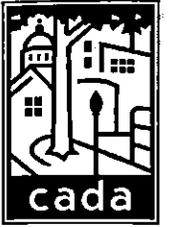
WOOD RODGERS

REGISTERED LANDSCAPE ARCHITECT
 JOHN H. NICOLAUS
 NO. 3266
 EXPIRES 09-30-19
 STATE OF CALIFORNIA

DATE: MAY 17, 2019

REVISIONS				BENCH MARK ELEV. _____ DESCRIPTION: CITY OF SACRAMENTO BENCHMARK NO. 297-D5A. HILTI NAIL IN THE TRAFFIC LIGHT BASE AT THE NORTHEAST CORNER OF 16TH AND Q STREETS.	SCALE: ON ORIGINAL SCALE DRAWING ADJUST SCALED DIMENSIONS IF THIS DOES NOT SCALE AT 1"	CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS			WOOD RODGERS BUILDING RELATIONSHIPS ONE PROJECT AT A TIME 3301 C St, Bldg. 100-B Sacramento, CA 95816 Tel 916.341.7760 Fax 916.341.7767	IMPROVEMENT PLANS FOR CADA KARMA BREW PARKWAY STRIP PLANTING PLAN		DWG. NO. L300 SHEET 7 OF 7
NO.	DESCRIPTION	DATE	BY			DRAWN BY: R. CAMPOS	DESIGNED BY: J. NICOLAUS	CHECKED BY: J. NICOLAUS		P15555500	CPC 17-0004	
01	CYCLE 1 COMMENTS	201705	RC									
02	CYCLE 2 COMMENTS	201705	RC									
03	CYCLE 3 COMMENTS	201905	RC									

3:\2000-1\3209\002_CADA_ParkwayStrip_Landscape.Dwg\KarmaBrew-16th\13_00_PLANT01_CADA_KARMA.dwg 5/17/2019 9:22 AM Robert Campos



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

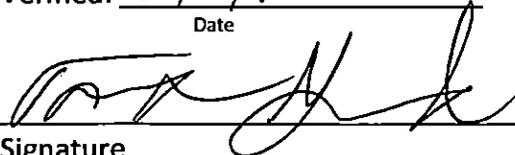
Project: Karma Brew Parkway Strips Replacement Project – 1520-1530 16th St, Sacramento, CA

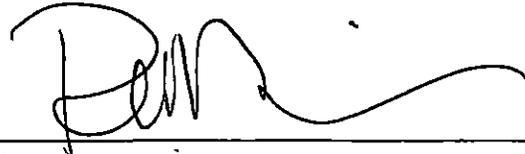
Job Walk: Wednesday, December 4, 2019 @ 10:00 a.m. @ 1530 16th Street, Sacramento

Bid Opening: Wednesday, December 11, 2019 @ 2:00 p.m. @ 1522 14th Street, Sacramento

	Name of Company	Bid
1.	Pro Builders	\$88,880.00
2.	Elite Service Experts	\$79,833.00
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Verified: 12/11/19
Date


Signature


Signature

RESOLUTION NO. 20 - _____

January 24, 2020

Adopted by the Capitol Area Development Authority

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
LANDSCAPE CONSTRUCTION CONTRACT WITH ELITE SERVICE EXPERTS FOR THE
16TH STREET PARKWAY IMPROVEMENT PROJECT
BETWEEN OPERA ALLEY AND P STREET**

WHEREAS, In 2016, CADA retained Wood Rodgers to provide landscape architectural services to CADA for three parkway parkway strips projects including on 16th Street adjacent to the Karma Brew and Legado de Ravel leasing offices; and

WHEREAS, in November 2019 CADA issued a bid package to the landscape contracting community describing the project and inviting submission of bids to do the work; and

WHEREAS, Elite and Pro Builders submitted bids and staff determined Elite's \$79,033 bid to be the lowest responsive, responsible bid; and

WHEREAS, staff recommends the Board authorize CADA to enter into a construction contract with Elite.

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

1. The Executive Director is authorized to enter into a construction contract in the amount of \$79,033 with Elite Service Experts to re-landscape the 16th Street parkway strip between Opera Alley and P Street.

ATTEST:

Ann Bailey, Chair

Rachel Mercurio
Secretary to the Board of Directors



January 17, 2020

TO: CADA Board of Directors

**SUBJECT: January 24, 2020 Board Meeting
AGENDA ITEM 6
AUTHORIZATION TO AMEND CONTRACT WITH ARCHITECT, ENTER INTO
CONTRACT WITH TAX CREDIT CONSULTANT, AND AMEND THE BUDGET
FOR THE 1322 O AFFORDABLE HOUSING PROJECT (SOUTHWEST
CORNER OF 14TH AND O STREETS)**

CONTACT: Tom Kigar, Special Projects Director
Wendy S. Saunders, Executive Director

RECOMMENDED ACTION:

Staff recommends the Board adopt a resolution authorizing the Executive Director to amend the contract with Williams + Paddon Architects, execute a contract with the Law Offices of Patrick R. Sabelhaus to assist in applying for and obtaining tax credits and tax-exempt bond financing, and to amend the CADA development budget to provide increased funding for the 1322 O Affordable Housing Project.

BACKGROUND

In July 2019, the Executive Director executed a contract with Williams + Paddon Architects (W + P) to provide Architectural Services for the Yield Study (Phase I) for the project. At the August 16, 2019 Board meeting, the Board authorized the Executive Director to amend the contract to proceed with the Schematic Design Phase (Phase 2) and the Design Development Phase (Phase 3). At that meeting, staff advised that they would return to the Board later to seek authorization to proceed with Phases 4 and 5 if the project proved feasible.

At the November 13, 2019 Special Meeting, the Board approved the Design Development Drawings; authorized the Executive Director to enter into various legal documents to enable the project to proceed; authorized a \$2.5 million loan to 1322 O Street Investors, LP; authorized the assignment of consulting contracts to 1322 O Street Investors, LP; determined the project is exempt from CEQA; and authorized the Executive Director to take any and all actions related to the above items. At the meeting, the Board also authorized the Capitol Area Community Development Corporation (CACDC) to enter into and be the managing general partner of 1322 O Street Investors LP, to enter into a predevelopment loan with CADA, and to authorize CACDC to accept assignment of contracts from CADA.

Since the Special Meeting, staff requested and received a proposal from the Sabelhaus law offices for professional services; carried out environmental testing on the site and incurred unanticipated costs; submitted a tax credit proposal to the California Tax Credit Allocation Committee (CTCAC); appealed CTCAC staff decisions; and secured CTCAC board approval of a tax credit allocation.

ANALYSIS

In July 2019, the Executive Director approved an Agreement to Provide Architectural Services for the Yield Study, in the amount of \$14,144. At the August 16 Board meeting the Board authorized staff to direct W + P to proceed with the Schematic Design Phase and the Design Development Phase, at a total additional cost of \$121,902.

As a condition of providing tax credits to the project, CTCAC requires that CADA start construction by August 15, 2020. To meet this deadline, CADA must complete the construction documents and submit for a building permit by May 1, 2020. To do that, CADA must now enter into a \$291,199 contract amendment authorizing W + P to proceed with the Construction Documentation (building plans) Permit Processing design phases (Phase 4), and the Bidding and Construction Administration phase (Phase 5) as described in **Attachment 1**. At this time, staff is requesting Board approval of the Construction Documentation and Permit Processing Phase (Phase 4) at a cost of \$206,808, and of the Bidding and Construction Administration (Phase 5), at a cost of \$84,391. This will bring the total W + P contract amount to \$427,245.

The Law Offices of Patrick R. Sabelhaus submitted a \$100,000 proposal in November 2019 for obtaining State and Federal tax credits and tax-exempt bond financing, and for obtaining syndication of tax credits for the project. At this time, staff recommends authorization for the Executive Director to enter in to a \$100,000 contract with the Sabelhaus law offices for the scope of work set forth in **Attachment 2**.

Finally, since the November 13th Board meeting, CADA has experienced increased project costs totaling \$99,000 due to additional soil and water testing associated with the discovery of unanticipated hazardous materials below the site, additional legal expenses due to ground lease negotiations with the owner of the office building on the site, and additional professional services related to incorporating sustainable mass timber in the design. Accordingly, staff is including in its recommended action, a request that the Board authorize \$99,000 in additional funds be transferred from the CADA's Development Reserves to the project budget to cover these increased costs.

FINANCIAL IMPACT

The cost of the amendment to the W + P contract for Phase 4 of \$291,199 (\$206,808 +\$84,391) and the contract with Sabelhaus for \$100,000 are included in the FY 19-20 budget. A total of \$10,000 is payable upon the execution of the contract with Sabelhaus along with \$10,000 upon allocation of tax credits on January 15 and both will be paid upon approval of the recommended action and execution of the contract. A total of \$75,000 will be paid at close of escrow that is expected to take place in July 2020 and the remaining \$5,000 will be paid upon achieving full occupancy. The requested \$99,000 budget amendment will fund the additional testing, legal costs, and additional professional services described above. A total of \$10,000 of the cost of Phase 4 in the amendment to the W + P contract will come from the \$99,000 budget amendment and \$74,391 will come from funds disbursed at closing.

CONTRACT AWARD CONSIDERATIONS

Staff is requesting Board approval to amend the W + P contract and to approve the contract with Sabelhaus law offices because the value of each of these contracts exceeds the Executive Director's \$50,000 professional services contract authority.

ENVIRONMENTAL REVIEW

On November 13, 2019, the Board found the project to be exempt from CEQA based upon its consistency with the Central City Specific Plan and EIR.

Attachments:

1. Description of Phase 4 Construction Documents and Permit Processing and Phase 5 Bidding and Construction Administration
2. Law Offices of Patrick R. Sabelhaus Scope of Work

**PHASE 4 – CONSTRUCTION DOCUMENTATION AND PERMIT PROCESSING AND
PHASE 5 - BIDDING AND CONSTRUCTION ADMINISTRATION**

1322 O AFFORDABLE HOUSING PROJECT

PHASE 4 – CONSTRUCTION DOCUMENTATION AND PERMIT PROCESSING

4.1 Construction Documents–Based on the approved Design Development Set, Consultant will prepare Construction Documents and Specifications. The Construction Documents and Specifications will set forth the detail and the construction requirements.

During the Construction Document Phase, Consultant may have meetings with the Consultant Design Team and General Contractor to review and coordinate project design and documentation.

Review and coordination of Architect’s and consulting engineer’s drawings into a single document set
Submittal of documents for Building Permit review to the City of Sacramento

Facilitate plan check processing and coordination of responses to Building Department comments for completion of permit requirements

4.2 Agency Consulting – Based on Client approval of Design Development Set, Consultant will consult with agencies having jurisdiction to review and finalize drawings prior to Building Permit submittal.

4.3 Building Permit Processing – Consultant will assist the Client in the completion of required applications and forms for submittal of Permit Application Package as required for submission to the City of Sacramento and will submit and facilitate the process of obtaining a building permit.

Meeting(s)

Ongoing coordination with CADA, contractor, public agency and design team (up to 40 hours meeting time included)

Deliverable(s)

Meeting Agendas and Minutes

50% Construction Documents

90% Construction Documents – for submittal to the City of Sacramento Building Department, and for distribution to bidding sub-contractors

100% Detailed Construction Documents – for Construction

Project Manual that will include Conditions of the Contract for Construction and Specifications

PHASE 5 - BIDDING AND CONSTRUCTION ADMINISTRATION

5.1 A General Contractor will be under contract with CADA, Consultant will assist General Contractor during the bidding and construction in addition to construction administration and documentation.

All Bidding Phase related communications between Contractor and Consultant will be routed through Client representatives. Bid package materials will be formatted in standard bid format. Consultant will provide clarifications and addenda as necessary.

Bidding front-end documents and bidding form(s) will be provided by client
Construction Administration – Processing of submittals, including receipt, reviews, and appropriate action on shop drawings, product data, samples, and other material submittals required by the contract documents.
Distribution of submittals to appropriate consultants and maintenance of a master file log of submittals
Processing and evaluation of contractor's request for information
Processing and evaluation of contractor's applications for payments

Deliverable(s)

One (1) Electronic copy (pdf) of Bid Documents and Specifications
Review and analysis of completed bids with CADA

5.2 Construction Field Observations – Consultant will visit the site at intervals appropriate to the stage of construction or as otherwise agreed in writing to become generally familiar with the progress and quality of the work and to determine, in general, if the work is proceeding in accordance with the contract documents, and prepare related reports and communications.

Site Observation Visit(s)

Architect - Site Visits – to be concurrent with weekly Construction Meetings
Structural Engineer - up to four (4) Site Visits

5.3 Construction Meetings – On-site Meetings

Meeting(s)

Architectural staff will attend weekly on-site construction meetings with the General Contractor and Client Representatives.

Additional Meeting(s)

Upon written request of Client, Architectural staff will attend additional on-site construction meetings as needed to be billed on a time expended basis per the fee schedule.

5.4 Project Closeout Services – Project Close-out Services will be initiated upon notice from the General Contractor that the work, or a designated portion thereof, which is acceptable to client representatives, as sufficiently complete, in accordance with the contract documents, to permit occupancy or utilization for the use for which it is intended.

Consultant will conduct a walk-through of completed work with client representatives and the General Contractor to review punchlist of items prepared by the General Contractor, which require correction. Consultant will attend follow-up walk-throughs to observe that punchlist items have been corrected.

Consultant will assist client representatives in review of the General Contractor's record drawings, Operations and Maintenance Manuals, warranties and other required close-out items, to ensure they are in compliance with contract document requirements. Compile a Summary Report including the required forms for the pre functional and functional test reports.

Punchlist Site Visit(s)

One (1) punchlist site visit with Architect and Consultants
Follow-up walk-throughs with Architect and Consultants as needed

Attachment 2

LAW OFFICES OF PATRICK R. SABELHAUS SCOPE OF WORK

1322 O AFFORDABLE HOUSING PROJECT

1. Scope of Services

- I. Preparation of preliminary analysis of project financial feasibility based on the conceptual project design and the rough order of magnitude construction cost estimate.
- II. Preparation and submission of applications for tax credits and tax exempt bond financing via CSCDA or other tax exempt bond allocation cap and tax credits as follows:
 - a. Preparation of the Applications;
 - b. Compilation of the documents required as Attachments to the Application(s);
 - c. Preparation and/or Securing of the following Attachments:
 - (i) Project and Financial Narrative
 - (ii) 20 year Cash flow Statement;
 - (iii) Sources and Uses of Funds;
 - (iv) Initial Agreement of Limited Partnership, if required; and
 - d. Representation of project interests and interests and attendance on CADA's behalf for the "California Tax Credit Allocation and Debt Limit Allocation" Committees at the reservation meeting.
- III. In the Event of the award of a Tax-Exempt Reservation of Tax Credits, consultant will:
 - a. Prepare, Compile, and work with the project development team members to prepare the documents required for a Placed-in Service Submission and request for IRS form 8609, including:
 - (i) Assisting the project's accountant in preparing Cost Certification and Form-B(s);
 - (ii) Ownership Profile and Subsidy Certification;
 - (iii) Revised Application pages, as necessary; and
 - (iv) 20 year Cash flow.
- IV. Contact, Coordinate, and negotiate, in cooperation with project staff, competitive Bond Financing and Tax Credit Syndication commitments. This process includes:
 - a. Coordinating with all Development Team members for the preparation and submission of all required due diligence documents;
 - b. Review of all loan and syndications documents; and
 - c. Preparation of required real estate and property tax exemption legal opinion letters.
- V. The overall duties of Law Offices, except where noted in (1) through (4) above, shall be limited to reviewing, compiling and submitting documents to the CDLAC/CTCAC/ISSUER and coordinating the efforts of the Development Team in order to assure compliance with all requirements of Lenders, Syndicator, CDLAC, CTCAC, and ISSUER. Law Offices will not take responsibility for ordering or preparing reports or surveys except at the request and with the consent of the client.

- VI. Syndication of the tax credits to a private investor who will provide private equity funds in exchange for the tax credits.
- VII. Providing tax law consulting services including preparation of the partnership agreement and other documents related to the syndication.

2. Assumptions and Clarifications

- I. The consultant assumes that CADA will keep Law Offices informed of developments with the project, to abide by this contract, to forward all correspondence from CDLAC and CTCAC to the consultant, and to pay billings according to the schedule outlined below.
- II. It is the CADA's responsibility to provide Law Offices with all architectural certifications and plans, site control requirements, property information, market or other feasibility studies including appraisals if required, accountant certifications, building approvals and permits, financial and background information, and all other documents that are normally generated by a developer in the process of developing a project.
- III. CADA agrees to timely (30 days prior to submission of application or documents) comply with all request for documents, figures, certifications, accounting data, financial statements, or other request for material to be submitted with the application(s) or at another time to CDLAC, ISSUER, and CTCAC.

RESOLUTION NO. 20 -

Adopted by the Capitol Area Development Authority

January 24, 2020

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE CONTRACT WITH WILLIAMS + PADDON ARCHITECTS, EXECUTE A CONTRACT WITH THE LAW OFFICES OF PATRICK R. SABELHAUS, AND AMEND THE BUDGET TO PROVIDE INCREASED FUNDING FOR THE 1322 O AFFORDABLE HOUSING PROJECT

WHEREAS, CADA entered into a Consulting Agreement for Design Services with Williams + Paddon and authorized it to commence work on the first of five phases of design work; and

WHEREAS, on August 16, 2019, the Board authorized the Executive Director to amend the contract to commence work on Phases 2 and 3 in order to prepare and submit financing tax credit applications in early 2020 at the not-to-exceed cost of \$121,902; and

WHEREAS, the Law Offices of Patrick R. Sabelhaus submitted a proposal in the amount of \$100,000 for obtaining State and Federal tax credits and tax-exempt bond financing and obtaining syndication of tax credits for the project; and

WHEREAS, on November 15, 2019 the Law Offices of Patrick R. Sabelhaus submitted an application to the California Tax Credit Allocation Committee (CTCAC), and on January 15, 2020, the CTCAC made an allocation of tax credits and tax-exempt bond financing to the project; and

WHEREAS, CADA has incurred increased environmental testing, legal services, and engineering costs totaling \$99,000 and is requesting funds be transferred from the Development Reserves to cover these costs for the project.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Board authorize the Executive Director to:

1. Amend the contract in the amount of \$121,902 with Williams + Paddon to authorize work on Phases 4 and 5; and
2. Approve a contract in the amount of \$100,000 with the Law Offices of Patrick R. Sabelhaus to assist in applying for and obtaining tax credits and tax-exempt bond financing; and
3. Transfer \$99,000 from the Development Reserves to the 1320 O Affordable Housing project development account.

Ann Bailey, Chair

ATTEST:

Rachel Mercurio
Secretary to the Board of Directors

	MONTH: November	2019 OMBUDSMAN REPORT	
DATE	RESIDENT CONTACT INFO	PROBLEM/OUTCOME/STAFF INVOLVED	CASE MINUTES
11/22/19	F	Tenant left message that she was very upset over being accused of things that she was not guilty of. Tenant had called last month about the same problems, which I thought had been resolved.	15
11/22/19		Called tenant - she was at work and could not talk - asked me to call her back after 4 p.m.	15
11/22/19		Called tenant. She had signed a new lease with Diana Rutley with a rent increase. On 11/16 she received a notice that the lease was rescinded and this was based on previous complaints about her barking dog. Now she does not have a valid lease, but her rent remains the same at this time. She called Merri and was told that Diana's signature was rescinded on the new lease. This was based on complaints about her dog's barking and the tenant's behavior at the time she received the warning notice. Today, she got another warning notice that neighbors were still complaining about her dog and reiterated previous complaints about her pounding on other tenant's doors and yelling etc. It was also mentioned that Diana appeared to be intoxicated. At Merri's suggestion, she wrote a letter of apology and put it on neighboring tenant's doors. They all accepted this with the exception of the tenant in #109, who did not respond. Tenant says she is a recovering alcoholic and has been clean and sober for 4 years. Her family will vouch for this. Tenant is very upset over the allegations. She has a security camera on all day and is aware of her dog's behavior. She says her dog is not barking all day, which has been alleged. Tenant says that she can get letters from her neighbors which will counter these accusations and is very distraught over her situation. I told her that I would speak with CADA staff after this weekend on her behalf.	75

11/24/19		Tenant called today, Sunday, and was worried about paying rent since she does not have a renewed lease. CADA had told her to pay the old rate and I suggested she do that and I would contact CADA tomorrow for an update on her situation.	15
11/25/19		Sent email to Merri asking for an update on tenant's issue. Explained all of the concerns she had etc. Sent copy to Diana.	30
11/25/19		<p>Merri is out today - Diana sent email. Tenant's lease has been renewed at the new rent of \$792 a month. Lease begins on 12/1/19 and ends 11/30/20.</p> <p>This should have been sent to tenant this past Friday, but was not sent. She should expect to receive it today. I will call her and reassure her that the lease is renewed and she is to pay the new amount beginning with December rent. Additionally, she should do whatever she can to be sure that the dog is not annoying her neighbors.</p>	30
11/25/19		Spoke with the tenant and she did receive a copy of her lease today and is very relieved to have it. She asked about other complaints that had been made last year such as not having her dog on leash/not picking up after her dog etc. I suggested she write a short note thanking CADA for renewing lease and explain that the other complaints were not true. I also suggested she get a short message from neighbors who will speak on her behalf about the dog not barking all day and attach them to her letter. She said she will do that	30
		Total minutes	210

Item (B)

APARTMENT STATUS REPORT (Month-ending NOV 29, 2019)	Current Month-End	Previous Month-End	Previous Year-End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	11/29/19	10/25/19	11/30/18	2019 Monthly Average	2018 Monthly Average	2017 Monthly Average
Total Units	720	720	750	725	750	750
Occupied (formula)	694	698	693	690	716	733
Percentage Occupied* (formula)	97%	97%	96%	97%	97%	98%
Percentage Leased* (formula)	99%	99%	98%	99%	99%	100%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	11/29/19	10/25/19	11/30/18	2019 Monthly Average	2018 Monthly Average	2017 Monthly Average
Vacant	26	22	57	35	34	17
Vacant: Pre-leased Units	13	11	15	15	14	11
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	5	3	28	13	14	3
Vacant: Units Available to Rent (formula)	8	8	14	7	7	3
CURRENT MONTH STATUS - ON NOTICE UNITS	11/29/19	10/25/19	11/30/18	2019 Monthly Average	2018 Monthly Average	2017 Monthly Average
On-Notice: Units to vacate within 30 days	10	14	14	12	16	12
On-Notice: Pre-leased Units	7	9	1	6	6	7
On-Notice: Unrentable Units (repairs, etc.)	1	0	9	1	7	0
On Notice: Units Available to Rent (formula)	2	5	4	5	4	5
Total Units Available to rent (Vacant & On Notice)	10	13	18	12	10	8
CURRENT MONTH ACTIVITY - TOTAL	11/29/19	10/25/19	11/30/18	2019 YTD	2018 Total	2017 Total
# of Move-Outs / % of Total Units	10	7	16	18%	21%	20%
# of Move-Ins / % of Total Units	6	10	4	18%	15%	21%
# of New Rentals / % of Walk-in Traffic	10	12	10	NA	NA	NA
# of 30-Day Notices Received / % of Total Units	6	14	5	19%	20%	22%
# of Units brought to market / % of Move-Outs	7	11	6	97%	89%	110%
# of Rentals Canceled or Denied / % of Rentals	4	4	3	26%	28%	32%
# of Notices Canceled / % of Notices Received	0	0	2	3%	5%	3%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	11/29/19	10/25/19	11/30/18	2019 YTD	2018 Total	2017 Total
Asked to move by CADA	1	1	2	6%	6%	10%
Moving to a house/condo/mobile home	3	0	0	9%	5%	10%
Deceased	1	1	0	3%	3%	2%
Dissatisfied (unable to resolve)	1	0	0	2%	2%	1%
Employment/education related	1	0	0	2%	5%	16%
Financial	1	1	0	5%	1%	5%
Illness/ health/ personal	0	0	0	7%	4%	5%
Moving out of the area	0	1	1	6%	8%	10%
Desire larger/smaller apt.(incl. change in hh size)	0	0	1	3%	3%	10%
Need amenity not offered / not currently available	0	0	0	0%	0%	3%
Moved with no notice/Unknown	0	0	4	17%	22%	1%
Transferred to another CADA apartment	2	0	8	24%	26%	21%
Other	0	3	0	17%	9%	6%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0%	6%	0%
TOTAL	10	7	16	100%	100%	100%
Average length (years) of Occupancy (YTD):				4.8	4.0	4.0

APARTMENT STATUS REPORT (Month-ending DEC 27, 2019)	Current Month-End	Previous Month-End	Previous Year-End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	12/27/19	11/29/19	12/28/18	2019 Monthly Average	2018 Monthly Average	2017 Monthly Average
Total Units	720	720	750	725	750	750
Occupied (formula)	692	694	690	690	716	733
Percentage Occupied* (formula)	97%	97%	96%	97%	97%	98%
Percentage Leased* (formula)	99%	99%	98%	99%	99%	100%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	12/27/19	11/29/19	12/28/18	2019 Monthly Average	2018 Monthly Average	2017 Monthly Average
Vacant	28	26	60	35	34	17
Vacant: Pre-leased Units	13	13	16	15	14	11
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	7	5	32	12	14	3
Vacant: Units Available to Rent (formula)	8	8	12	7	7	3
CURRENT MONTH STATUS - ON NOTICE UNITS	12/27/19	11/29/19	12/28/18	2019 Monthly Average	2018 Monthly Average	2017 Monthly Average
On-Notice: Units to vacate within 30 days	7	10	9	12	16	12
On-Notice: Pre-leased Units	6	7	2	6	6	7
On-Notice: Unrentable Units (repairs, etc.)	1	1	5	1	7	0
On Notice: Units Available to Rent (formula)	0	2	2	5	4	5
Total Units Available to rent (Vacant & On Notice)	8	10	14	12	10	8
CURRENT MONTH ACTIVITY - TOTAL	12/27/19	11/29/19	12/28/18	2019 YTD	2018 Total	2017 Total
# of Move-Outs / % of Total Units	7	10	12	19%	21%	20%
# of Move-Ins / % of Total Units	5	6	9	19%	15%	21%
# of New Rentals / % of Walk-in Traffic	7	10	12	NA	NA	NA
# of 30-Day Notices Received / % of Total Units	4	6	8	19%	20%	22%
# of Units brought to market / % of Move-Outs	6	7	11	96%	89%	110%
# of Rentals Canceled or Denied / % of Rentals	3	4	0	27%	28%	32%
# of Notices Canceled / % of Notices Received	0	0	1	3%	5%	3%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	12/27/19	11/29/19	12/28/18	2019 YTD	2018 Total	2017 Total
Asked to move by CADA	2	1	3	7%	6%	10%
Moving to a house/condo/mobile home	0	3	1	8%	5%	10%
Deceased	0	1	0	3%	3%	2%
Dissatisfied (unable to resolve)	0	1	0	2%	2%	1%
Employment/education related	0	1	0	1%	5%	16%
Financial	1	1	0	5%	1%	5%
Illness/ health/ personal	1	0	0	7%	4%	5%
Moving out of the area	0	0	0	6%	8%	10%
Desire larger/smaller apt.(incl. change in hh size)	0	0	1	3%	3%	10%
Need amenity not offered / not currently available	0	0	0	0%	0%	3%
Moved with no notice/Unknown	2	0	1	17%	22%	1%
Transferred to another CADA apartment	1	2	4	24%	26%	21%
Other	0	0	2	16%	9%	6%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0%	6%	0%
TOTAL	7	10	12	100%	100%	100%
Average length (years) of Occupancy (YTD):				4.9	4.0	4.1

CADA AFFORDABLE HOUSING STATISTICS: November 29, 2019	CADA Rent- Assisted	Other Assisted Units	Total Assisted Units	Market- Rate Units	Total Units
Scattered Site Units:	54	45	99	483	582
Oversubscribed:			-12		
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		
TOTAL CADA-MANAGED UNITS:	150	45	195	525	720
MANAGED AFFORDABLE/MARKET %:			27%		
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	3	3	4	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	48	71	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	171	219	713	932
DEVELOPED AFFORDABLE/MARKET%			23%	77%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-MANAGED UNITS:	150	45	195	525	720
CADA-DEVELOPED UNITS:	48	171	219	713	932
TOTAL CADA UNITS:	198	216	414	1238	1652
TOTAL AFFORDABLE/MARKET%			25%	75%	100%

CADA AFFORDABLE HOUSING STATISTICS: December 27, 2019	CADA Rent- Assisted	Other Assisted Units	Total Assisted Units	Market- Rate Units	Total Units
Scattered Site Units:	53	44	97	485	582
Oversubscribed:			-10		
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		
TOTAL CADA-MANAGED UNITS:	149	44	193	527	720
MANAGED AFFORDABLE/MARKET %:			27%		
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	3	3	4	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	48	71	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	171	219	713	932
DEVELOPED AFFORDABLE/MARKET%			23%	77%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-MANAGED UNITS:	149	44	193	527	720
CADA-DEVELOPED UNITS:	48	171	219	713	932
TOTAL CADA UNITS:	197	215	412	1240	1652
TOTAL AFFORDABLE/MARKET%			25%	75%	100%

**Capitol Area Development Authority
CADA Neighborhood Incident Report
November, 2019**

Residential break-ins, vandalism, theft, disturbances:

- **11/01/19:** 17th St Commons: Courtesy patrol found an individual loitering on the stairs. Patrol asked the man if he lived there but the man did not answer, just left the area.
- **11/08/19:** 17th St Commons: Courtesy patrol received a call regarding a suspicious person in the carport area. Patrol arrived and found an individual on-site. Patrol asked him to leave the property which he did without incident.
- **11/13/19:** 1606 16th St: Courtesy patrol received a call regarding an individual leaning on a resident's vehicle and glass in a parking space. Patrol cleaned up the glass and the individual left the area without incident.
- **11/14/19:** 1326 P St: Courtesy patrol found an individual sleeping behind the garbage cans. Patrol asked the man to leave the area which he did without incident.
- **11/14/19:** 701 S St: Courtesy patrol found an individual camping across from the warehouse gate. Patrol asked the man to leave the area which he did without incident.
- **11/15/19:** 1506 13th St: Courtesy patrol received a call from a resident stating someone tried to open her window. Patrol arrived and checked the area. He did not find anyone in the area and the window was secured.
- **11/17/19:** 1317 O St: Courtesy patrol found an individual passed out in the parking lot. Patrol woke the man up and asked him to leave the area which he did without incident.
- **11/17/19:** 1500 N St: Courtesy patrol received a call regarding an individual smoking and walking around cars that appeared suspicious. Patrol arrived and spoke with the man who was just waiting for an Uber.
- **11/19/19:** 1506 13th St: Courtesy patrol received a call that someone tried to get into a window. Patrol searched the area and did not find anyone or any damage.
- **11/19/19:** 1317 O St: Courtesy patrol found an individual sleeping next to the dumpsters. Patrol asked the man to leave the area which he did without incident.
- **11/20/19:** 1616 N St: Courtesy patrol received a call regarding a suspicious man in the building. Patrol arrived and searched and found a man on a bicycle who said he was there to visit someone. The man turned and left the building when asked who he was there to visit.
- **11/23/19:** 1500 N St: Courtesy patrol found an individual loitering on the property. Patrol asked the man to leave the area which he did without incident.
- **11/23/19:** 1619 Q St: Courtesy patrol found a group of suspicious people loitering behind the building. Patrol asked them to leave the area which they did without incident.
- **11/25/19:** 1201 P St: Courtesy patrol found an individual sleeping in the carport and asked him to leave the area. The man left without any problems.
- **11/26/19:** 1616 O St: Courtesy patrol found an individual sleeping in the carport. Patrol asked the man to leave the area which he did without incident.
- **11/13/19:** 1001-35 Q St: Courtesy patrol received a call regarding a suspicious person on a bicycle going through the buildings. Patrol arrived and found the individual who left as soon as he saw patrol.

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

- **11/13/19:** 1614 N St: Hand N Hand Daycare: Employee was assaulted by homeless individual at the back gate of the building. She tried to go around him when he would not move and he grabbed her by her back-pack and she pulled away and got away from him. Police were called but he left the area. Gave description to courtesy patrol to keep an eye out for this individual.

Recap of Phone Calls to Lyons Security Service during the month of November, 2019:

There were 45 calls during the month of November. 18 calls were to report a noise disturbance, 2 calls were to say someone tried to get into a window, 4 calls were to report a suspicious person in the area, 1 call was to request an escort, 4 calls were to request a car be towed, 9 calls were to report someone loitering on the property, 1 call was to report the smell of marijuana, 1 call was to report a dog running off leash in the hallway, 1 call was to report a building door not locking, 1 call was to report a building door had been kicked in, 1 call was to report someone left their keys in their door, 1 call was to report glass in a parking space, and 1 call was to report that someone threw a rock at a window.

**Capitol Area Development Authority
CADA Neighborhood Incident Report
December, 2019**

Residential break-ins, vandalism, theft, disturbances:

- **12/07/19:** 1625 O St: Courtesy patrol received a call regarding a resident choking. Patrol arrived and did hear vomiting but resident did not answer door.
- **12/10/19:** 1619 Q St: Courtesy patrol received a call regarding someone throwing rocks at a window. Patrol arrived and searched the area but did not find anyone.
- **12/11/19:** 1606 15th St: Courtesy patrol received a call regarding an individual sleeping on the balcony of the building. Patrol arrived and asked the man to leave the property which he did without incident.
- **12/15/19:** 1201 P St: Courtesy patrol found an individual loitering in carport with a lot of garbage all around him. Patrol asked him to leave and he picked up all the garbage and left the area.
- **12/15/19:** 1510 O St: Courtesy patrol found an individual loitering on the property and asked him to leave. The man left the area without incident.
- **12/15/19:** 1001-35 Q St: Courtesy patrol found two vehicles with broken driver side windows. Both had been broken into. Patrol to perform additional patrols.
- **12/18/19:** 1421 15th St: Courtesy patrol received a call regarding people loitering next to the building. Patrol arrived and asked the individuals to leave the area which they did without incident.
- **12/18/19:** 1625 O St: Courtesy patrol received a call regarding unauthorized people doing laundry in the laundry room and drinking. Patrol arrived and checked the entire area but did not find anyone.
- **12/19/19:** 1400 N St: Courtesy patrol received a call regarding someone yelling in the alley. Patrol arrived and asked the individual to leave the area which he did without incident.
- **12/20/19:** 1316 N St: Courtesy patrol received a call that someone was sleeping in front of the building. Patrol arrived and asked the individual to leave which he did without incident.
- **12/31/19:** 1201 P St: Courtesy patrol found an individual loitering in the carport area. Patrol asked him to leave the area which he did without incident.

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

- **12/15/19:** 1322 O St: Courtesy patrol found an individual loitering at the property. Patrol asked the woman to leave the area which she did without incident.

Recap of Phone Calls to Lyons Security Service during the month of December, 2019:

There were 20 calls during the month of December. 6 calls were to report a noise disturbance, 1 call was to request an escort, 1 call was to report a burning smell in a building, 1 call was to report someone throwing rocks at a building, 7 calls were to report someone loitering on a property, 1 car was to report someone parked in a reserved space, 2 calls were to report vehicle break-in's, and 1 call was to report tree branches brushing up against a building.

**CAPITOL AREA DEVELOPMENT AUTHORITY
FY 2019 - 2020
Contract Log as of 1/10/2020**

Item (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT	ESB Status	Current EOC on file
11/15/2019	C20-085	Consulting	Wood Rodgers, Inc.	Karma Brew Parkway Strip Rehabilitation Construction Oversight	1520-1530 16th Street	\$4,145.00	10-C20-5820-C232-16-002.9	No	Yes
11/18/2019	C20-086	Maintenance	A-Total Fire Protection Company	Fire Safety Equipment Testing	1420 O St and 1625 O St	\$1,100.00	10-C20-5820-C888-88-019.3	No	Yes
11/22/2019	C20-087	Consulting	Cartwright Nor Cal, PC	Engineering Consulting Services	1322 O Street	\$42,000.00	10-D19-4758-D224-25	No	Yes
12/2/2019	C20-081.1	Consulting	Youngdahl Consulting Group	Phase II ESA Change Order #1	1322 O Street	\$1,445.00	10-D19-4720-D224-25	Yes	Yes
12/2/2019	C20-081.2	Consulting	Youngdahl Consulting Group	Phase II ESA Change Order #2	1322 O Street	\$25,200.00	10-D19-4720-D224-25	Yes	Yes
12/2/2019	C20-088	Consulting	Youngdahl Consulting Group	Sub-Slab Soil Vapor Assessment	1322 O Street	\$9,475.00	10-D19-4720-D224-25	Yes	Yes
12/2/2019	C20-089	Maintenance	Belfor Property Restoration	Asbestos Abatement FY 19-20	Various Locations	\$20,000.00	10-003-5248	No	Yes
12/3/2019	C20-090	Maintenance	Monster Contractor	Emergency Roof Repair	1615 P Street	\$1,000.00	C20-10-003-5240	Yes	Yes
12/3/2019	C20-091	Maintenance	G4S Secure Integration	Access Control and Surveillance System Upgrade	701 S Street	\$145,727.53	10-001-4263	No	Yes
12/11/2019	C20-092	Misc	River City Millwork	Security Gate	1522 14th Street	\$2,802.00	10-001-4263	Yes	Yes
12/12/2019	C20-093	Consulting	Geocon Consultants	Geotechnical Investigation	1322 O Street	\$12,000.00	10-D19-4758-D224-25	Yes	Yes
12/20/2019	C20-021.1	Maintenance	Universal Window Cleaning	FY Window and Awning Cleaning Change Order #1	Various Locations	\$5,000.00	10-001-4495	No	Yes
12/11/2019	C20-092.1	Misc	River City Millwork	Security Gate Change Order	1522 14th Street	\$367.00	10-001-4263	Yes	Yes



January 13, 2020

TO: CADA Board of Directors

SUBJECT: January 24, 2020 Board Meeting
AGENDA ITEM 8 - TRANSMITTALS
(G) FINANCIAL REPORT FOR THE QUARTER ENDING DECEMBER 31, 2019

CONTACT: Noelle Mussen, Finance Director

Enclosed, for the quarter ending December 31, 2019, are the General Operations and Capital Investment Program (CIP) financial reports.

Financial Results
For Quarter Ending December 31, 2019

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Fav(Unfav) Variance</u>
GENERAL OPERATIONS (All Funds)				
Funding Sources	\$ 14,137,567	4,391,153	4,603,757	212,604
Operations Expenses	(12,091,048)	(5,440,681)	(4,688,926)	751,755
Operating results	2,046,519	(1,049,528)	(85,169)	964,359
Investment in Capital Investment Program	(3,357,596)	-	-	-
Utilization of Financial Resources				
- Available Fund Balance	1,312,795	-	-	-
- Contribution to Available Fund Balance	(1,718)	-	-	-
	<u>1,311,077</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Results	\$ -	\$ (1,049,528)	\$ (85,169)	\$ 964,359

	<u>Budget</u>	<u>Actual</u>	<u>Remainder</u>
CAPITAL INVESTMENT PROGRAM			
Development Program - General Fund Projects			
Funding Sources	13,230,249	12,081,359	(1,148,890)
Uses of Funds	(13,230,249)	(10,035,077)	3,195,172
Net Results	\$ -	\$ 2,046,282	\$ 2,046,282
Bond Projects Only - Uses of Funds			
2004 Tax Allocation Bond Issue	\$ 7,219,710	\$ 7,028,555	\$ 191,155
Major Construction Program - Uses of Funds			
FY 17-18 CIP - General Fund Only	\$ (506,000)	\$ (302,405)	\$ 203,595
FY 18-19 CIP - General Fund Only	\$ (1,091,700)	\$ (37,175)	\$ 1,054,525
FY 19-20 CIP			
- General Fund	(1,445,193)	(450,682)	994,511
- Somerset Parkside	(140,000)	(2,500)	137,500
- 17th Street Commons	(166,000)	(26,103)	139,897
- Fremont/Wishire	(199,000)	(88,855)	110,145
	\$ (2,280,193)	\$ (644,925)	\$ 1,635,268

GENERAL OPERATIONS

The results of General Operations through December 31, 2019 (**Attachment A**) show favorable budget variances – a total of \$964,359 consisting of \$212,604 in favorable variances in funding sources and \$751,755 in favorable variances in operating expenses.

The Funding Sources variance is a net favorable variance of \$183,360. All Rental Revenue accounts, with the exception of Rental Vacancy Loss, Low Income Subsidy, and Loss to Lease, are above budget. Vacancy loss is above budget due to the long term vacancies at Special Management properties. A supplemental installment of Tax Increment was received that was not budgeted for, creating a favorable variance of \$197,199 in Tax Increment Revenue.

General Operations Operating Expenses increase the overall favorable variance by \$751,755. All major categories reflect favorable variances. The overall favorable variance is mostly due to the timing of expenses within these accounts.

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 18-19 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 December 31, 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 and FY 18-19.

\$1.8 million in budgeted Funding Sources has not yet been received. Of these funding sources, \$1.6 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 the grant proceeds or reimbursement payments of \$239,000 for infrastructure improvements on 16th Street, an infrastructure grant for Roosevelt Park, and project development expenses for the R Street Garage. These grants will be reimbursed to CADA after CADA advances funds for the required work. These unfavorable variances are offset by Donation Revenue of \$50,000 received but not budgeted for.

Approximately \$3.6 million of the Uses of Funds remains unexpended. The majority of these uses of funds are budgeted for the following:

- For the East End Gateway Site 5/6, there is \$97,000 in remaining budget, for various project expenditures for general pre-development expenses.
- For the R Street Streetscape project there is \$269,000 in remaining budget for the completion of Infrastructure improvements and debt repayment to the City.
- For the O Street Streetscape project, there is \$288,000 in remaining budget mostly for planning expenses and for preparation of 30% construction drawings.

- For the 16th Street Streetscape project there is \$93,000 in remaining budget for infrastructure improvements.
- For the Roosevelt Park project, there is \$373,000 in remaining budget for site improvements to the ballfield.
- For the Courtyard Site project, there is 469,000 in remaining budget for tax credit requirements and applications.
- For the 10th Street Commercial project, there is \$214,000 in remaining budget for site improvements along the streetscape.
- For 1717 S Street project, there is \$1.6 million remaining for contributions to the joint venture housing project.
- The remaining projects are either in the predevelopment phase or nearing completion.

Bond Projects

Attachment C reflects the status of 2004 Tax Allocation Bond proceeds that were available for investment by CADA in its CIP program.

As of December 31, 2019, \$191,155 in taxable low/mod proceeds remains available, out of the \$7.2 million in proceeds from the bond issue.

Major Construction Projects

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

The FY 17-18 Major Construction budget has \$203,595 remaining to be encumbered or expended out of the total \$506,000 in budgeted projects, with the majority of the projects completed. The FY 18-19 Major Construction budget has \$1.05 million remaining in open projects out of a total budget of \$1.09, with the larger projects planned to be completed in the next fiscal year. The FY 19-20 Major Construction budget reflects approximately \$568,000 spent out of a total budget of \$1.95 million.

* * * *

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 16-17, FY 17-18 and FY 18-19
Attachment C	CIP – Bond Program
Attachment D	CIP – Major Construction Program (including project type)

GENERAL OPERATIONS

From 7/1/2019 Through 12/31/2019

	<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	259,700	129,850	135,077	5,227
Ground Lease Revenue	252,000	126,000	128,610	2,610
Residential Rental Revenue	8,878,416	4,439,208	4,630,304	191,096
Commercial Rental Revenue	440,000	220,000	329,141	109,141
Coin Op Laundry Revenue	34,900	17,450	18,743	1,293
Courtyard Event Revenue	-	-	3,975	3,975
Rental Vacancy Loss	(494,444)	(247,222)	(443,206)	(195,984)
Low Income Subsidy	(786,000)	(393,000)	(413,932)	(20,932)
Loss to Lease	(502,200)	(251,100)	(335,066)	(83,966)
Forfeited Security Deposits	2,100	1,050	420	(630)
Bad Debt Recovery	500	250	398	148
Misc Current Svcs - Mgmt Fees	94,141	47,071	47,071	-
Misc Current Svcs - Salaries	118,344	59,172	59,172	-
Total Rental Income	8,297,457	4,148,729	4,160,707	11,978
Tax Increment Revenue				
Tax Increment Revenue	5,350,000	-	197,199	197,199
Total Tax Increment Revenue	5,350,000	-	197,199	197,199
Other Government Agency Revenue				
Annuity (HCD)	5,261	-	-	-
Total Other Government Agency Revenue	5,261	-	-	-
Interest and Other Investment Income				
Interest Income on Investments with City	367,200	183,600	190,582	6,982
Interest Income Received	29,148	14,574	16,988	2,414
Interest Income-Reserve Allocation	(3,350)	(1,675)	-	1,675
Interest Income - Pool A Tax Exempt	2,000	1,000	343	(657)
Interest Income - Pool A Taxable Bond	9,000	4,500	2,401	(2,099)
Notes Receivable-Payments Received	38,751	19,376	11,517	(7,859)
Total Interest and Other Investment Income	442,749	221,375	221,831	457
Miscellaneous Revenue				
Miscellaneous Income	42,100	21,050	24,613	3,563
Allowance for Uncollectibles	-	-	(593)	(593)
Total Miscellaneous Revenue	42,100	21,050	24,020	2,970
Total FUNDING SOURCES of General Operations	14,137,567	4,391,153	4,603,757	212,604
General Operations EXPENSE				
Employee Services & Benefits				
Special Management Salaries	(139,202)	(69,601)	(69,601)	-
Salaries	(2,704,000)	(1,352,000)	(1,308,662)	43,338
Employee Recognition	(37,000)	(18,500)	(13,769)	4,731
Social Security/Medicare	(37,300)	(18,650)	(19,712)	(1,062)
Cafeteria Plan	(496,000)	(248,000)	(199,054)	48,946
Long Term Disability	(27,900)	(13,950)	(13,285)	665
State Unemployment	(11,000)	(5,500)	(983)	4,517
Workers Compensation	(121,900)	(60,950)	(56,597)	4,353
Life & AD&D Insurance	(11,200)	(5,600)	(6,008)	(408)
PERS Retirement	(590,500)	(295,250)	(269,938)	25,312
Post Retirement Health Benefit Contributions	(201,338)	-	-	-
Retiree Health Benefits	(170,800)	(85,400)	(83,624)	1,776
Employee Assist Program (EAP)	(2,350)	(1,175)	(765)	410
Total Employee Services & Benefits	(4,550,490)	(2,174,576)	(2,041,998)	132,578
Outside Services				
Prop Mgmt Marketing - Sp Mgmt Credit	2,921	1,461	1,461	-
Marketing & Media	(25,000)	(12,500)	(20,413)	(7,913)
Property Management Marketing	(15,921)	(7,961)	(36)	7,925
Printing and Binding	(4,250)	(2,125)	(2,353)	(228)
Blueprints and Photography	(2,500)	(1,250)	-	1,250
Employment Recruitment & Notices	(2,000)	(1,000)	(1,161)	(161)

GENERAL OPERATIONS

From 7/1/2019 Through 12/31/2019

Legal Services	(115,250)	(57,625)	(39,962)	17,663
Accounting and Auditing	(49,700)	(24,850)	(12,900)	11,950
Community Activities	(150,000)	(75,000)	(2,500)	72,500
Document Storage & Destruction	(3,000)	(1,500)	(600)	900
Network Administration Services	(84,000)	(42,000)	(39,585)	2,415
Payroll Services	(10,000)	(5,000)	(4,060)	940
Banking & Investment Fees	(13,438)	(6,719)	(3,738)	2,981
Admin Other Professional Services	(70,000)	(35,000)	(30,650)	4,350
Prop Mgmt Other Professional Services	(15,000)	(7,500)	(891)	6,609
Asset Mgmt Other Professional Services	(27,000)	(13,500)	(16,792)	(3,292)
Courtesy Patrol	(139,345)	(69,673)	(47,640)	22,033
Courtesy Patrol-Sp Mgmt Credit	14,344	7,172	7,172	-
Insurance - Special Management	(98,000)	(49,000)	-	49,000
Insurance	(230,000)	(230,000)	(251,209)	(21,209)
Self-Insured Losses	(102,500)	(51,250)	(1,496)	49,754
Project Banking Fees	(17,000)	(8,500)	(12,358)	(3,858)
Admin Temporary Outside Svcs	(52,000)	(26,000)	(40,770)	(14,770)
Temporary Outside Services	(200,000)	(100,000)	(140,210)	(40,210)
Eng/Arch-Miscellaneous	(39,000)	(19,500)	-	19,500
Legal - Dev Project Related	(20,000)	(10,000)	(8,159)	1,841
D&A Other Professional Services	(12,000)	(6,000)	-	6,000
D&A Miscellaneous Expense	(7,000)	(3,500)	-	3,500
Total Outside Services	(1,486,639)	(858,320)	(668,850)	189,469
Maintenance & Repair				
Emerg Relocation-Ops Related	(3,000)	(1,500)	(1,472)	28
Operation Location Improvements	(200,000)	(100,000)	(14,261)	85,739
Admin Office - General Maintenance	(31,800)	(15,900)	(11,594)	4,306
Maint Office Janitorial	(6,000)	(3,000)	(2,480)	520
Maint Office - General Maintenance	(4,000)	(2,000)	(5,659)	(3,659)
Equipment Rental Expense	(5,000)	(2,500)	(49)	2,451
Construction Mitigation Expense	(15,000)	(7,500)	(834)	6,666
Repair & Maint - Misc	(128,600)	(64,300)	(34,825)	29,475
Landscape-Sp Mgmt Credit	16,812	8,406	8,406	-
Travel-Fuel on CADA Vehicles	(7,000)	(3,500)	(4,451)	(951)
Travel-Maint Staff Reimburse	(6,500)	(3,250)	(4,906)	(1,656)
Travel-RSR Reimbursement	(2,000)	(1,000)	(87)	913
Elevator/Bldg Phone & Monitor Service	(2,300)	(1,150)	(1,229)	(79)
Service Contracts	(239,500)	(119,750)	(165,607)	(45,857)
State Fire Marshal	(8,000)	(4,000)	(4,835)	(835)
Flooring	(187,000)	(93,500)	(105,155)	(11,655)
Plumbing	(13,500)	(6,750)	(2,318)	4,432
Countertops/Cabinets	(37,000)	(18,500)	(34,356)	(15,856)
Landscaping	(165,312)	(82,656)	(112,658)	(30,002)
Pest Services	(55,700)	(27,850)	(25,790)	2,060
Permits and Fees	(4,500)	(2,250)	(1,534)	716
Painting & Decorating	(17,700)	(8,850)	(506)	8,344
Supplies	(22,500)	(11,250)	(875)	10,375
Vehicle Repair and Maint	(10,000)	(5,000)	(2,643)	2,357
Prop Mgmt Furn & Appliances	(30,000)	(15,000)	(31,579)	(16,579)
Building Supplies - Misc	(208,000)	(104,000)	(121,211)	(17,211)
Clothing and Uniforms	(4,500)	(2,250)	(2,737)	(487)
Maintenance Mach & Equip	(57,100)	(28,550)	(30,861)	(2,311)
Operating Budget Major Repairs	(23,000)	(11,500)	-	11,500
Total Maintenance & Repair	(1,477,700)	(738,850)	(716,106)	22,744
Utilities				
Admin Office Utilities	(32,000)	(13,333)	(9,423)	3,910
Maint Office Utilities	(27,000)	(11,250)	(12,332)	(1,082)
Utilities-Garbage	(62,000)	(25,833)	(19,863)	5,970
Utilities-SMUD/Electricity	(149,730)	(62,388)	(53,212)	9,176
Utilities-PG&E/Gas	(266,575)	(111,073)	(53,655)	57,418
Utilities-Water/Sewer	(648,400)	(270,167)	1,772	271,939
Total Utilities	(1,185,705)	(494,044)	(146,713)	347,331

GENERAL OPERATIONS

From 7/1/2019 Through 12/31/2019

Overhead				
Postage and Deliveries	(6,000)	(3,000)	(1,228)	1,772
Telephone and Wireless Svcs	(30,000)	(15,000)	(3,420)	11,580
Cellular Phone Service	(30,000)	(15,000)	(20,604)	(5,604)
Internet Services	(26,000)	(13,000)	(447)	12,553
Admin Bldg Rent	(103,000)	(51,500)	(55,752)	(4,252)
Leased Facilities Rent	(60,000)	(30,000)	(30,000)	-
Equipment Rental Expense	(2,500)	(1,250)	(809)	441
Parking Program	(2,250)	(1,125)	(1,759)	(634)
JPA Board Expenses	(7,000)	(3,500)	(647)	2,853
Professional Organizations	(15,000)	(7,500)	(2,309)	5,191
Subscriptions	(2,000)	(1,000)	(120)	880
Education and Training	(20,000)	(10,000)	(5,039)	4,961
Management Fee	(95,395)	(47,698)	(47,698)	-
Transportation-Admin Staff	(2,000)	(1,000)	(331)	669
Resident Relations	(9,800)	(4,900)	(1,883)	3,017
Sp Mgmt Prop Taxes & Assessments	(16,320)	(8,160)	-	8,160
Property Taxes & Assessments	(114,098)	(57,049)	(39,915)	17,134
Hospitality	(1,500)	(750)	(725)	25
Office Supplies - General	(15,000)	(7,500)	(4,452)	3,048
Software	(58,000)	(29,000)	(50,820)	(21,820)
Computer Hardware	(50,000)	(25,000)	(18,788)	6,212
Admin Furn Mach & Equip	(16,000)	(8,000)	(167)	7,833
Safety - General Admin	(5,500)	(2,750)	(1,666)	1,084
Office Equipment leases	(25,500)	(12,750)	(11,574)	1,176
General Contingency Provided	(4,066)	(2,033)	-	2,033
Total Overhead	(716,929)	(358,465)	(300,153)	58,312
Debt Service				
Debt Service Principal Paid	(281,416)	(199,207)	(199,207)	-
Debt Interest Paid	(112,101)	(56,051)	(54,729)	1,322
Bond Debt Svc-Principal Pd	(476,411)	(409,790)	(409,787)	3
Bond Interest Paid	(325,919)	(151,380)	(151,383)	(3)
Tax Increment Pledge	(300,000)	-	-	-
Total Debt Service	(1,495,847)	(816,428)	(815,106)	1,322
Contributions to Reserves				
Development Reserve Contribution	(410,498)	-	-	-
Affordable Housing Reserve Contribution	(495,257)	-	-	-
Equipment Replace Reserve Contribution	(59,983)	-	-	-
Debt Retirement Reserve Contribution	(212,000)	-	-	-
Total Contributions to Reserves	(1,177,738)	-	-	-
Total General Operations EXPENSE	(12,091,048)	(5,440,681)	(4,688,926)	751,755
Inter-Fund Operation TRANSFERS				
Inter-Fund Operating TRANSFERS IN				
Operations Transfer from F 50-CAP Tax Incr	1,147,468	-	-	-
Operations Transfer from F 51-CAP Set-Aside	438,925	173,022	173,000	(22)
Operations Transfer from F60-RSt TI	138,700	-	-	-
Operations Transfer from F66 - Series B Taxable	9,000	-	-	-
Operations Transfer from F 70-Afford Housing	30,370	-	-	-
Operations Transfer from F 75-EE mitig	37,529	-	-	-
Total Inter-Fund Operating TRANSFERS IN	1,801,992	173,022	173,000	(22)
Inter-Fund Operating TRANSFERS OUT				
Operations Transfer to F10-General	(1,801,992)	(173,022)	(173,000)	22
Total Inter-Fund Operating TRANSFERS OUT	(1,801,992)	(173,022)	(173,000)	22
Total Inter-Fund Operation TRANSFERS	-	-	-	-
OPERATING RESULTS, before Capital Investment Program	2,046,519	(1,049,528)	(85,169)	964,359
CAPITAL INVESTMENT PROGRAM				
Investment in MAJOR CONSTRUCTION Program				
CIP Transfer to F10-General	(1,107,046)	-	-	-

GENERAL OPERATIONS

From 7/1/2019 Through 12/31/2019

CIP Transfer to F41 - Fremont/Wilshire	(123,000)	-	-	-
Total Investment in MAJOR CONSTRUCTION Program	(1,230,046)	-	-	-
Investment in DEVELOPMENT Program				
Dev Program TF to F 10 - General	(2,127,550)	-	-	-
Total Investment in DEVELOPMENT Program	(2,127,550)	-	-	-
Total CAPITAL INVESTMENT PROGRAM	(3,357,596)	-	-	-
UTILIZATION OF FINANCIAL RESOURCES				
Utilization of Available Fund Balance	1,312,795	-	-	-
Contribution to Available Fund Balance	(1,718)	-	-	-
Total UTILIZATION OF FINANCIAL RESOURCES	1,311,077	-	-	-
NET RESULTS OF GENERAL OPERATIONS	-	(1,049,528)	(85,169)	964,359

10 - General Fund
 D05 - Development - FY 04/05
 D901-00 - R Street Development

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	510,146	495,146	(15,000)
7561	Dev Program TF from F61-R St Set Aside	40,854	40,854	-
7566	Dev Program TF from F66-Series B Taxable TAB	<u>37,000</u>	<u>37,000</u>	<u>-</u>
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES		<u>588,000</u>	<u>573,000</u>	<u>(15,000)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4211	Marketing & Media	(20,000)	(11,198)	8,802
4703	D&A - Site Improvements	-	(7,971)	(7,971)
4711	D&A-Site Maintenance	(825)	(825)	-
4751	Legal - Dev Project Related	(37,813)	(33,652)	4,161
4752	D&A Project Financial Analysis	(18,000)	(16,530)	1,470
4758	D&A Other Professional Services	(300,362)	(297,321)	3,042
4775	D&A Miscellaneous Expense	<u>(211,000)</u>	<u>(212,542)</u>	<u>(1,542)</u>
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS		<u>(588,000)</u>	<u>(580,038)</u>	<u>7,962</u>
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		<u>-</u>	<u>(7,038)</u>	<u>(7,038)</u>

10 - General Fund
D07 - Development - FY 0607
D233-02 - EEG Site 5/6

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7550	222,441	87,441	(135,000)
	222,441	87,441	(135,000)
Other Sources			
From Development Program			
3602	64,700	64,700	-
	<u>287,141</u>	<u>152,141</u>	<u>(135,000)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4706	(10,657)	(10,657)	-
4709	(4,000)	(3,750)	250
4710	(6,000)	(6,000)	-
4720	(63,740)	(13,740)	50,000
4751	(26,500)	(16,446)	10,054
4752	(70,052)	(45,446)	24,606
4758	(105,000)	93,446	11,555
4775	(1,192)	(269)	923
	<u>(287,141)</u>	<u>(190,574)</u>	<u>97,387</u>
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses			
	<u>-</u>	<u>(38,433)</u>	<u>(37,613)</u>

10 - General Fund
D08 - Development - FY 0708
D223-01 - Site 21 (14th & N)

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7550	166,931	116,931	(50,000)
	166,931	116,931	(50,000)
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4706	(23,744)	(28,272)	(4,528)
4720	(27,333)	(27,332)	1
4751	(78,299)	(57,585)	20,714
4752	(1,000)	-	1,000
4758	(20,000)	(14,733)	5,268
4775	(16,555)	(6,271)	10,284
	(166,931)	(134,192)	32,739
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses			
	-	(17,261)	(17,261)

10 - General Fund
D08 - Development - FY 0708
D901-01 - R Street Streetscape

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	395,000	395,000	-
7560	Dev Program TF from F60-R St Tax Incr	3,953,167	3,820,617	(132,550)
7565	Dev Program TF from F65-Series A Tax Exempt TAB	61,000	59,320	(1,680)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>4,409,167</u>	<u>4,274,937</u>	<u>(134,230)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(213,086)	(144,932)	68,154
4731	D&A-Offsite Infrastructure	(3,873,531)	(3,729,903)	143,629
4781	D&A Developer Loan Funding	(322,550)	(265,093)	57,457
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(4,409,167)</u>	<u>(4,139,927)</u>	<u>269,240</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>135,010</u>	<u>135,010</u>

10 - General Fund
D09 - Development - FY 08/09
D801-00 - O Street Streetscape

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	438,500	363,500	(75,000)
7565	Dev Program TF from F65-Series A Tax Exempt TAB	39,539	39,539	-
7566	Dev Program TF from F66-Series B Taxable TAB	41,672	41,672	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>519,711</u>	<u>444,711</u>	<u>(75,000)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(141,691)	(113,989)	27,703
4709	D&A Funding Research & Application Costs	(4,800)	(4,800)	-
4751	Legal - Dev Project Related	(5,000)	(823)	4,177
4758	D&A Other Professional Services	(335,220)	(108,694)	226,526
4775	D&A Miscellaneous Expense	(33,000)	(3,263)	29,737
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(519,711)</u>	<u>(231,569)</u>	<u>288,142</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>213,142</u>	<u>213,142</u>

10 - General Fund
D10 - Development - FY 09/10
D804-00 - 16th Street Streetscape

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7550	306,000	306,000	-
7566	11,000	11,000	-
	<u>317,000</u>	<u>317,000</u>	<u>-</u>
Total General Operations Investment			
Other Sources			
From Development Program			
3872	795,000	794,302	(698)
	<u>1,112,000</u>	<u>1,111,302</u>	<u>(698)</u>
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703	(40,000)	(28,697)	11,303
4709	(3,869)	(3,869)	-
4731	(856,000)	(792,023)	63,977
4751	(5,000)	-	5,000
4758	(194,000)	(187,161)	6,839
4775	(13,131)	(6,870)	6,261
	<u>(1,112,000)</u>	<u>(1,018,620)</u>	<u>93,380</u>
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses			
	<u>-</u>	<u>92,682</u>	<u>92,682</u>

10 - General Fund
D13 - Development - FY 12-13
D805-00 - Street Lights Improvements

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7550	36,000	36,000	-
7566	3,500	3,500	-
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
	<u>39,500</u>	<u>39,500</u>	<u>-</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4709	(2,000)	-	2,000
4751	(500)	-	500
4758	(35,000)	-	35,000
4775	(2,000)	-	2,000
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
	<u>(39,500)</u>	<u>-</u>	<u>39,500</u>
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses			
	<u>-</u>	<u>39,500</u>	<u>39,500</u>

10 - General Fund
 D15 - Development - FY 14-15
 D807-00 - Roosevelt Park

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7550	970,000	570,000	(400,000)
	Dev Program TF from F 50-CAP Tax Incr		
	<u>970,000</u>	<u>570,000</u>	<u>(400,000)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES		
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703	(755,000)	(389,374)	365,626
	D&A - Site Improvements		
4758	(210,882)	(207,075)	3,807
	D&A Other Professional Services		
4775	(4,118)	(118)	4,000
	D&A Miscellaneous Expense		
	<u>(970,000)</u>	<u>(596,567)</u>	<u>373,433</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS		
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses			
	<u>-</u>	<u>(26,567)</u>	<u>(26,567)</u>

10 - General Fund
D17 - Development FY 16-17
D809-00 - 16th Street Lightrail Improvement

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7550	10,000	10,000	-
	Dev Program TF from F 50-CAP Tax Incr		
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	10,000	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703	(10,000)	(6,644)	3,356
	D&A - Site Improvements		
4775	-	(11)	(11)
	D&A Miscellaneous Expense		
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(6,655)	3,345
	Total CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	3,345	3,345

10 - General Fund
D18 - Development FY 17-18
D915-00 - R Street Garage

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
Other Sources			
From Development Program			
3875	550,000	422,308	(127,692)
	Reimbursement Revenue		
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	422,308	(127,692)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4722	(150,000)	(148,224)	1,776
	D&A Environmental-CEQA related		
4751	(70,000)	(80,871)	(10,871)
	Legal - Dev Project Related		
4758	(310,000)	(295,686)	14,314
	D&A Other Professional Services		
4775	(20,000)	-	20,000
	D&A Miscellaneous Expense		
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(524,782)	25,219
	(550,000)	(524,782)	25,219
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses			
	<u>-</u>	<u>(102,473)</u>	<u>(102,473)</u>

10 - General Fund
 D19 - Development - FY 18-19
 D224-25 - Courtyard Site 16A

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	525,000	75,000	(450,000)
7551	Dev Program TF from F51-CAP Set-Aside	270,000	-	(270,000)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>795,000</u>	<u>75,000</u>	<u>(720,000)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4709	D&A Funding Research & Application Costs	(55,600)	(50,698)	4,902
4720	D&A Environmental Assessments	(17,200)	(56,720)	(39,520)
4751	Legal - Dev Project Related	(59,400)	(33,014)	26,386
4752	D&A Project Financial Analysis	(50,000)	-	50,000
4758	D&A Other Professional Services	(542,200)	(183,851)	358,350
4775	D&A Miscellaneous Expense	(20,600)	(378)	20,222
5343	Permits and Fees	(50,000)	(1,294)	48,706
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(795,000)</u>	<u>325,955</u>	<u>469,045</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>(250,955)</u>	<u>(250,955)</u>

10 - General Fund
D19 - Development - FY 18-19
D810-00 - 10th Street Commerical

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7550	205,000	155,000	(50,000)
7566	13,000	13,000	-
	<u>218,000</u>	<u>168,000</u>	<u>(50,000)</u>
	<u>218,000</u>	<u>168,000</u>	<u>(50,000)</u>
	<u>218,000</u>	<u>168,000</u>	<u>(50,000)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703	(200,000)	(3,931)	196,069
4758	(15,000)	-	15,000
4775	(3,000)	-	3,000
	<u>(218,000)</u>	<u>(3,931)</u>	<u>214,069</u>
	<u>-</u>	<u>164,069</u>	<u>164,069</u>

20 - Capital Area Community Development Corporation
D16 - Development - FY 15-16
D095-00 - 1717 S Street

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7560	1,458,467	1,458,467	-
7561	1,730,533	1,730,533	-
7585	219,000	219,000	-
	<u>3,408,000</u>	<u>3,408,000</u>	<u>-</u>
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4601	(1,750,000)	(1,562,000)	188,000
4710	(15,000)	-	15,000
4715	(1,300,000)	(110,000)	1,190,000
4720	(275,500)	(7,773)	267,727
4751	(60,000)	(56,260)	3,740
4775	(7,500)	(181)	7,319
	<u>(3,408,000)</u>	<u>(1,736,214)</u>	<u>1,671,786</u>
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses			
	<u>-</u>	<u>1,671,786</u>	<u>1,671,786</u>

77 - 19th and Q St. Dog Park
 D16 - Development - FY 15-16
 D909-00 - 19th and Q St. Dog Park

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7599	100,000	100,000	-
	100,000	100,000	-
Other Sources			
From Development Program			
3875	1,234,349	1,123,500	(110,849)
	1,234,349	1,123,500	(110,849)
Other External Sources			
3708	-	50,849	50,849
	1,234,349	1,174,349	(60,000)
	<u>1,334,349</u>	<u>1,274,349</u>	<u>(60,000)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703	(1,164,349)	(1,134,748)	29,601
4758	(170,000)	(139,601)	30,399
	<u>(1,334,349)</u>	<u>(1,274,349)</u>	<u>60,000</u>
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses			
	<u>-</u>	<u>-</u>	<u>-</u>

Capitol Area Development Authority (CADA)
CIP - Development Consolidated
From 7/1/2004 Through 12/31/2019

	Annual Budget	YTD Actual	YTD Variance
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
Dev Program TF from F 50-CAP Tax Incr	3,274,872.00	2,114,872.00	(1,160,000.00)
Dev Program TF from F51-CAP Set-Aside	270,000.00	-	(270,000.00)
Dev Program TF from F60-R St Tax Incr	5,921,780.00	5,774,230.00	(147,550.00)
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 F85-Txble Cap LowMod	219,000.00	219,000.00	-
Dev Program TF from - Other	100,000.00	100,000.00	-
Total For Development Program	11,763,750.00	10,184,520.00	(1,579,230.00)
Total General Operations Investment	11,763,750.00	10,184,520.00	(1,579,230.00)
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	1,784,349.00	1,545,808.00	(238,541.00)
Total From Development Program	2,644,049.00	2,404,810.00	(239,239.00)
Other External Sources			
Donation Revenue	-	50,849.00	50,849.00
Total Other External Sources	-	50,849.00	50,849.00
Total Other Sources	2,644,049.00	2,455,659.00	(188,390.00)
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	14,407,799.00	12,640,179.00	(1,767,620.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
Marketing & Media	(20,000.00)	(11,198.00)	8,802.00
Building/Land Acquisition	(1,750,000.00)	(1,562,000.00)	188,000.00
D&A - Site Improvements	(2,524,126.00)	(1,830,285.00)	693,842.00
D&A - DDA Prep	(34,401.00)	(38,929.00)	(4,528.00)
D&A Funding Research & Application Costs	(70,269.00)	(63,117.00)	7,152.00
D&A Engin/Architectural	(21,000.00)	(6,000.00)	15,000.00
D&A-Site Maintenance	(825.00)	(825.00)	-
Joint Venture Investments	(1,300,000.00)	(110,000.00)	1,190,000.00
D&A Environmental Assessments	(383,773.00)	(105,564.00)	278,209.00
D&A Environmental-CEQA related	(150,000.00)	(148,224.00)	1,776.00
D&A-Offsite Infrastructure	(4,729,531.00)	(4,521,926.00)	207,606.00
Legal - Dev Project Related	(342,512.00)	(278,651.00)	63,860.00
D&A Project Financial Analysis	(139,052.00)	(61,976.00)	77,076.00
D&A Other Professional Services	(2,237,664.00)	(1,527,567.00)	710,097.00
D&A Miscellaneous Expense	(332,096.00)	(229,904.00)	102,192.00
D&A Developer Loan Funding	(322,550.00)	(265,093.00)	57,457.00
Permits and Fees	(50,000.00)	(1,294.00)	48,706.00
Total Development Program	(14,407,799.00)	(10,762,552.00)	3,645,247.00
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(14,407,799.00)	(10,762,552.00)	3,645,247.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	1,877,627.00	1,877,627.00

Capitol Area Development Authority (CADA)
CIP - Bond Projects
From 7/1/2004 Through 12/31/2019

	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	1,616,384	-
Dev Program TF from F66-Series B Taxable TAB	5,603,326	5,603,326	-
Total For Development Program	7,219,710	7,219,710	-
Total General Operations Investment	7,219,710	7,219,710	-
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	7,219,710	7,219,710	-
 CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Major Construction Program			
Major Construction/Improvements	(187,364)	(187,364)	-
Total Major Construction Program	(187,364)	(187,364)	-
Development Program			
Building/Land Acquisition	(600,000)	(600,000)	-
D&A-Offsite Infrastructure	(1,475,582)	(1,475,582)	-
Legal - Dev Project Related	(4,393)	(4,393)	-
D&A Project Financial Analysis	(15,155)	(15,155)	-
D&A Other Professional Services	(45,100)	(45,100)	-
D&A Miscellaneous Expense	(192,948)	(1,793)	191,155
D&A Project Grants Expense	(1,782,661)	(1,782,661)	-
D&A Developer Loan Funding	(2,697,508)	(2,697,508)	-
Deve Program TF to F20 - CACDC	(219,000)	(219,000)	-
Total Development Program	(7,032,346)	(6,841,191)	191,155
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(7,219,710)	(7,028,555)	191,155
 CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	191,155	191,155

		Annual Budget	YTD Actual	YTD Variance
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Major Construction Program			
5820	Major Construction/Improvements			
10	General Fund			
C18	CIP - FY 17-18			
C222-24	1517 - 12th St.			
006.3	Wood-Dry Rot	(30,000.00)	(4,045.00)	25,955.00
C224-16	1522 - 14th, CADA Admin			
002.9	Sitework-Planting/Rehab, etc.	(67,202.00)	(67,202.00)	-
C226-07	1420 O St			
009.6	Finishes-Flooring	(8,000.00)	-	8,000.00
C231-24	1500 N St., Brannan Court			
002.9	Sitework-Planting/Rehab, etc.	(1.00)	-	1.00
009.6	Finishes-Flooring	(18,000.00)	-	18,000.00
C233-14	1625 O St			
016.00	Electrical	(134,280.00)	(134,280.00)	-
C234-27	17th Street Commons			
019.6	Structural Rehabilitation	(3,559.00)	(3,559.00)	-
C286-00	Fremont/Wilshire Apt			
012.9	Furnishings-Restore/Repair	(50,000.00)	(39,311.00)	10,689.00
C330-14	OB 2000, 1603 10th St.			
008.6	Skylights/Solarium	(12,000.00)	-	12,000.00
C330-15	Yummy Choice - 1601 10th St.			
008.6	Skylights/Solarium	(10,540.00)	(10,540.00)	-
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(20,000.00)	-	20,000.00
002.7	Sitework-Pavement, Bases, etc	(20,000.00)	(11,216.00)	8,784.00
013.3	Sp Constr - Boilers	(45,000.00)	(5,059.00)	39,941.00
019.1	Contingency	(49,418.00)	-	49,418.00
019.2	Accessibility	(10,000.00)	(3,900.00)	6,100.00
019.3	Fire & Life Safety	(8,000.00)	(5,194.00)	2,807.00
019.5	Commercial Tenant Improvements	(20,000.00)	(18,100.00)	1,900.00
	Total General Fund	(506,000.00)	(302,405.00)	203,595.00
C19	CIP - FY 18-19			
C172-14	1325 - 15th St., Park Mansion			
009.00	Finishes	(42,000.00)	-	42,000.00
C222-09	1228 O St, Gibson Arms			
007.00	Thermal & Moisture Protection - Roof	(75,000.00)	-	75,000.00
010.2	Vents/Grills/Pest Control etc	(56,000.00)	(2,642.00)	53,358.00
C222-23	1521 12th St			
007.3	Shingles, Roof Tiles, etc	(50,000.00)	-	50,000.00
C222-24	1517 - 12th St.			
019.6	Structural Rehabilitation	(60,000.00)	(14,343.00)	45,657.00
C226-08	1500 15th St-Auslander			
008.5	Windows	(141,700.00)	-	141,700.00
C226-09	1510 15th St.			
016.00	Electrical	(140,000.00)	-	140,000.00
C231-17	1515 O St			
016.00	Electrical	(100,000.00)	-	100,000.00
C232-18D	1510 O St., Don Carlos (2 units)			
016.00	Electrical	(120,000.00)	-	120,000.00
C233-14	1625 O St			
007.00	Thermal & Moisture Protection - Roof	(50,000.00)	-	50,000.00
C233-16	1623 P St., Lanai			
006.3	Wood-Dry Rot	(46,000.00)	-	46,000.00
C234-24	1615 P St, Lanai			
006.3	Wood-Dry Rot	(4,500.00)	-	4,500.00
009.9	Finishes-Paint/Coatings	(46,300.00)	-	46,300.00
C281-05A	1214 P St.			
006.3	Wood-Dry Rot	(17,200.00)	-	17,200.00
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

Capitol Area Development Authority (CADA)
 CiP - Major Const
 From 7/1/2017 Through 12/31/2019

Attachment D

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)	(16,277.00)	3,723.00
019.5	Commercial Tenant Improvements	(20,000.00)	(3,914.00)	16,086.00
	Total General Fund	(1,091,700.00)	(37,175.00)	1,054,525.00
C20	CIP - FY 19-20			
C172-14	1325 - 15th St., Park Mansion			
007.4	Roofing & Siding Panels	(154,526.00)	(154,526.00)	-
010.7	Exterior Protection/Telephone	(11,000.00)	-	11,000.00
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	(47,000.00)	-	47,000.00
C222-24	1517 - 12th St.			
008.5	Windows	(41,000.00)	-	41,000.00
C223-12	1327/1317 O St			
007.4	Roofing & Siding Panels	(30,000.00)	(7,871.00)	22,129.00
C226-06	1414 O St.			
016.5	Lighting	(6,200.00)	-	6,200.00
C226-07	1420 O St			
007.4	Roofing & Siding Panels	(202,832.00)	(202,919.00)	(87.00)
014.2	Elevators	(80,000.00)	-	80,000.00
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
016.5	Lighting	(3,100.00)	-	3,100.00
C231-23C	Golden Gate Cleaners-1412 16th			
002.2	Sitework-Site Prep	(116,593.00)	(56,085.00)	60,507.00
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)	(746.00)	35,254.00
C232-16	16th Street Commerical			
002.9	Sitework-Planting/Rehab, etc.	(66,000.00)	(930.00)	65,070.00
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	(45,000.00)	(21,059.00)	23,941.00
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
C284-10	1330 P St, Palm Manor			
006.3	Wood-Dry Rot	(44,000.00)	-	44,000.00
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	(33,642.00)	-	33,642.00
019.2	Accessibility	(10,000.00)	-	10,000.00
019.3	Fire & Life Safety	(8,000.00)	(5,140.00)	2,860.00
019.4	Toxic Abatement	(20,000.00)	(1,405.00)	18,595.00
019.5	Commercial Tenant Improvements	(20,000.00)	-	20,000.00
	Total General Fund	(1,445,193.00)	(450,682.00)	994,511.00

36	Somerset Parkside			
C20	CIP - FY 19-20			
C330-00	1001-1035 Q, Somerset Parkside			
000.00	Non Type	(10,000.00)	-	10,000.00
002.1	Sitework - Site remediation	-	(2,500.00)	(2,500.00)
002.10	Sitework-Fences, Gates	(130,000.00)	-	130,000.00
	Total Somerset Parkside	(140,000.00)	(2,500.00)	137,500.00
38	17th Street Commons			
C20	CIP - FY 19-20			
C234-27	17th Street Commons			
006.3	Wood-Dry Rot	(166,000.00)	(26,103.00)	139,897.00
	Total 17th Street Commons	(166,000.00)	(26,103.00)	139,897.00
41	Fremont/Wilshire Apts			
C20	CIP - FY 19-20			
C286-00	Fremont/Wilshire Apt			
006.3	Wood-Dry Rot	(9,000.00)	-	9,000.00
007.4	Roofing & Siding Panels	(100,000.00)	(88,855.00)	11,145.00
010.8	Toilet, Bath & Laundry	(90,000.00)	-	90,000.00
	Total Fremont/Wilshire Apts	(199,000.00)	(88,855.00)	110,145.00
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	(3,547,893.00)	(907,720.00)	2,640,173.00

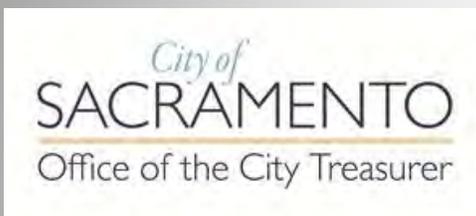


Investment Report November 2019



John Colville, City Treasurer

Office of the City Treasurer - City of Sacramento



Historic City Hall
915 I Street, 3rd Floor
Sacramento, CA 95814
916-808-5168

**Quarterly Investment
Committee Meeting**
Thursday, January 23, 2020
10:00AM-11:00AM
CTO Conference Room, 2nd Floor

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INVESTMENT COMMITTEE MEETING

January 23, 2020
10:00 AM to 11:00 AM
City Treasurer's Conference Room
915 I Street, HCH 2nd Floor
(916) 808-5168

Meeting called by: John Colville, City Treasurer
Stacy Hussey, Chief Investment Officer
Patrick Zalasky, 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)
City Treasurer's Office Staff

Please read: **October 24, 2019 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, City Treasurer

12/13/19

Date

TO: Investment Committee Members
FROM: Patrick Zalasky
RE: **Minutes of Quarterly Investment Meeting held on October 24, 2019**

Attendees Present: John Colville, Stacy Hussey, Brian Wong, Ryan Phelps, Shirley Tupaz, Katy Nguyen, Johnny Ea, Dawit Shibru, Tara Filipich, Jason Bader and Patrick Zalasky

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 \$465 million in excess cash for the next 6-months and an approximate \$556 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 within 8 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 June 2020.

2) Performance of the Pools

Investment staff updated the attendees on the performance of Pool A during the third quarter of 2019. The earned interest yield of Pool A for July, August, and September was 2.56%, 2.51% and 2.43%, respectively. All monthly Pool A yields exceed the 2.25% yield earned by the State Treasurer's Local Agency Investment Fund (LAIF) and the 2.12% 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 October 24, 2019.

The Yield Curve remained inverted, with yields on the shortest-term bonds surpassing yields of 5 and 10 years. These higher yields on shorter commitments enticed investment staff to shorten the duration of Pool A in search of higher yields while maintaining the liability-matching strategy. Investments in cash and other liquid investments made up 42% of the pool on 9/30/18, as the cash yield on these investments was better than the yield on available core investments like Agencies, Municipal Bonds, and Corporate Bonds. A typical split between core and liquid investments in Pool A has been 60/40, with the portfolio approaching 65% core investments in the fall of 2018 and winter of 2019 when rates were accelerating upward. The current split reflects an environment where interest rates are falling with expectations of future movement downward.

The highest yields were found in the funds of CalTrust. Staff has been using the Liquidity Fund to hold money to pay bills on the Convention Center project and has seen a very nice return on those assets of approximately \$86 million, as the average return during the quarter was 2.32%. This is

well above rates for other investments going out 9-12 months, including CP, CDs, Agencies, or short-term corporate issues.

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, 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 experienced some major moves during the quarter, mostly due to news involving the trade conflict between the United States and China. Yields began the quarter at 1.77% and bounced around between there and 1.90% for most of July. The end of the month, though, brought two announcements that would immediately send rates plummeting. First, the Federal Reserve Board announced that they would be making a 25-basis point cut to the Federal Funds Rate. This was something that was expected and had been cooked into the markets for some time. Around the same time and unexpectedly, though, President Trump announced that tariffs on imported Chinese goods would rise. This statement immediately had investors rushing to the bond markets, as higher tariffs normally increase prices and lead to lower profits across the board. The influx of money into the bond market pushed up the prices of bonds (due to increased demand), which, in turn, pushed down yields on those bonds in a rather dramatic way.

In the days after the announcement, yields on the 5-year Treasury dipped all the way to near 1.50%. This was a brief stop on the way further down, as global economic weakness sent even more cash into domestic bond markets, since the United States is one of the few large markets that has positive yields on fixed income instruments. Foreign investors are looking to the safety and yield of the US markets, not content to lose money in their own fixed income markets.

Early September brought the next major swing, this one being positive. The Chinese announced that they would be open to some trade concessions and delayed the implementation of some previously announced tariffs on imported goods. Lower tariffs means lower costs and higher profits, so money left the safety of fixed income markets and headed for equity markets. This pushed yields higher, with the 5-year rate getting back above 1.70%, where the climb was suddenly reversed by an announcement by the Speaker of the House of Representatives, Nancy Pelosi. She said that her legislative body would be taking up and impeachment inquiry into the actions of President Trump with regard to the contents of a phone call with the president of Ukraine. Rates immediately adjusted downward, eventually settling in at 1.54% at the end of the quarter.

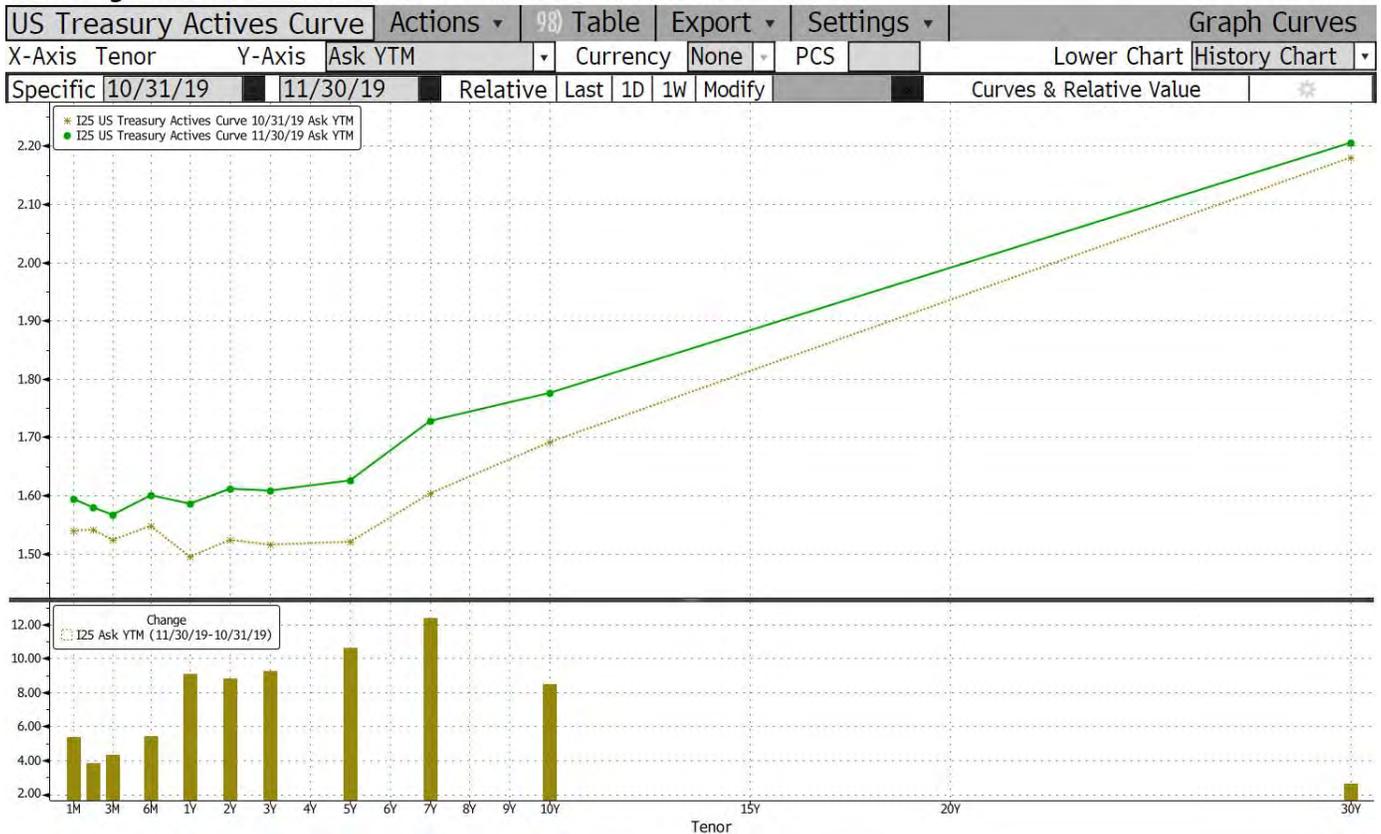
This quarter was one of volatility in markets and has led to speculation on exactly where the US economy is headed. The Fed maintains that economic data is still strong and that dramatic action on their part is not necessary to provide economic stability. In fact, there were signs, before the Pelosi announcement, that the Yield Curve may reverse its inversion, with longer yields rising as shorter yields began to drop. An expected rate cut in October could help reestablish a more normal

shape of the curve, where taking on the risk of making longer term investments is rewarded with higher yield. In reality, however, until foreign economies, particularly in Europe and Asia, begin to right themselves, yields in US bond markets will remain a little depressed, no matter the strength of the American economy. In these times where markets can be volatile, investment staff will consider as much economic information as possible and closely follow news and world events in order to shape future investment strategies.

4) Other business: None

Next Meeting: The next quarterly meeting is scheduled for **Thursday, January 23, 2020 at 10:00 a.m.** in the City Treasurer's Conference Room.

Running as C15. Run GC for more features.



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US Treasury Actives Curve Actions 98 Chart Export Settings Graph Curves

X-Axis Tenor Y-Axis Ask YTM Currency None PCS Lower Chart History Chart

Specific 10/31/19 11/30/19 Relative Last 1D 1W Modify Curves & Relative Value

Values and Members
 Values
 Members
 Constituents

		I25 Ask YTM US Treasury Actives Curve	I25 Ask YTM US Treasury Actives Curve	I25 Ask YTM (Change)
	Tenor	11/29/19	10/31/19	11/29/19-10/31/19
11)	1M	1.593	1.539	5.4
12)	2M	1.580	1.541	3.9
13)	3M	1.567	1.524	4.3
14)	6M	1.601	1.547	5.4
15)	1Y	1.586	1.495	9.1
16)	2Y	1.612	1.524	8.8
17)	3Y	1.609	1.516	9.2
18)	5Y	1.626	1.520	10.6
19)	7Y	1.727	1.604	12.4
20)	10Y	1.776	1.691	8.5
21)	30Y	2.205	2.179	2.6

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CITY OF SACRAMENTO - INVESTMENT POOL A
6-MONTH CASH FLOW ANALYSIS
December 1, 2019 - May 31, 2020

In millions

Cash Balances:	
CalTRUST	169.468
Fidelity Fund	22.694
Five Star Bank Community Fund	25.048
JP Morgan Chase	1.343
LAIFA	30.000
Overnight Sweep	3.870
Safe Credit Union Community Fund	15.027
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	266.950
Projected net cash flow:	
December-19	93.450
January-20	0.097
February-20	92.546
March-20	37.657
April-20	28.423
May-20	102.855
<i>Net cash flow during period:</i>	355.028
<i>Cash in excess of policy: ₁</i>	621.978
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.090)
Large Cap Growth	(3.923)
International	(1.495)
Equity Income	(2.900)
Retirement Trust Operating Fund	(3.404)
Ann Land/Bertha Henschel Endowment Fund	(0.034)
Ethel Hart Mutual Endowment Fund	(0.059)
George H. Clark Memorial Scholarship Fund	(0.006)
Capitol Area Development Authority (CADA)	(20.364)
American River Flood Control District (ARFCD)	(8.628)
The Natomas Basin Conservancy (TNBC)	(0.323)
Sacramento Public Library Authority (SPLA)	(23.829)
Reclamation District No. 1000	(2.110)
SPLA Hurst Trust	(0.277)
Gifts to Share	(0.726)
Sacramento Convention and Visitors Bureau	(1.941)
Other Misc Non-City Funds (CalEPA, City/County Office-Water Planning, etc)	(2.975)
<i>Total cash balances of non-City and/or Pool A participants: ₂</i>	(73.084)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: ₃</i>	548.894

¹The City will be able to meet its cash flow needs for the next six months, with \$622 mm to cover on going expenditures

² Non-City and/or Pool A participants have \$73 mm invested in Pool A

³ If all non-City and/or Pool A participants withdraw the entire \$73 mm within the next twelve months, the City will have \$549 mm to cover on going expenditures

CITY OF SACRAMENTO - INVESTMENT POOL A
12-MONTH CASH FLOW ANALYSIS
December 1, 2019 - November 30, 2020

In millions

Cash Balances:	
CalTRUST	169.468
Fidelity Fund	22.694
Five Star Bank Community Fund	25.048
JP Morgan Chase	1.343
LAIFA	30.000
Overnight Sweep	3.870
Safe Credit Union Community Fund	15.027
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	266.950
Projected net cash flow:	
December-19	93.450
January-20	0.097
February-20	92.546
March-20	37.657
April-20	28.423
May-20	102.855
June-20	(0.703)
July-20	14.159
August-20	(14.145)
September-20	(10.869)
October-20	(1.521)
November-20	(3.099)
<i>Net cash flow during period:</i>	338.850
<i>Cash in excess of policy:</i> ₁	605.800
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.090)
Large Cap Growth	(3.923)
International	(1.495)
Equity Income	(2.900)
Retirement Trust Operating Fund	(3.404)
Ann Land/Bertha Henschel Endowment Fund	(0.034)
Ethel Hart Mutual Endowment Fund	(0.059)
George H. Clark Memorial Scholarship Fund	(0.006)
Capitol Area Development Authority (CADA)	(20.364)
American River Flood Control District (ARFCD)	(8.628)
The Natomas Basin Conservancy (TNBC)	(0.323)
Sacramento Public Library Authority (SPLA)	(23.829)
Reclamation District No. 1000	(2.110)
SPLA Hurst Trust	(0.277)
Gifts to Share	(0.726)
Sacramento Convention and Visitors Bureau	(1.941)
Other Misc Non-City Funds (CalEPA, City/County Office-Water Planning, etc)	(2.975)
<i>Total cash balances of non-City and/or Pool A participants:</i> ₂	(73.084)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months:</i> ₃	532.716

₁The City will be able to meet its cash flow needs for the next twelve months, with \$606 mm to cover on going expenditures

₂ Non-City and/or Pool A participants have \$73 mm invested in Pool A

₃ If all non-City and/or Pool A participants withdraw the entire \$73 mm within the next twelve months, the City will have \$533 mm to cover on going expenditures

City of Sacramento
Investment
Pool A

CITY OF SACRAMENTO INVESTMENT POOL A

MONTHLY REVIEW – NOVEMBER 2019

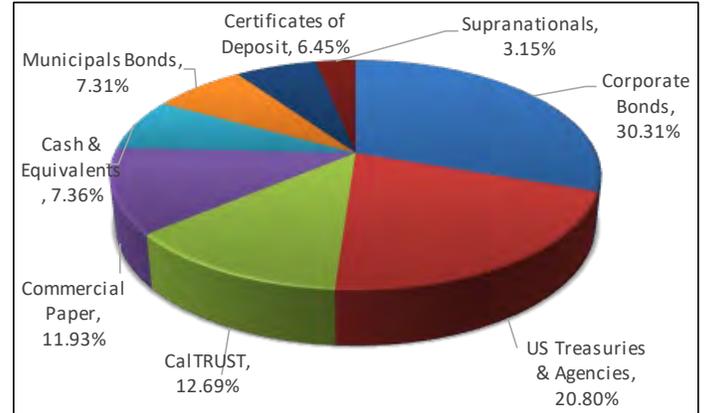
STRATEGY

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	1,361,504,505
Month's Yield or RoR	2.41%
Weighted Average Maturity (Yrs)	1.98
Weighted Average Duration (Yrs)	1.89
Ending Book Value	1,335,389,792
Ending Market Value	1,339,237,058
Percent of Market to Book Value	100.29%
Month's Investment Earnings	2,635,131
Fiscal YTD Investment Earnings	14,129,971

PORTFOLIO COMPOSITION



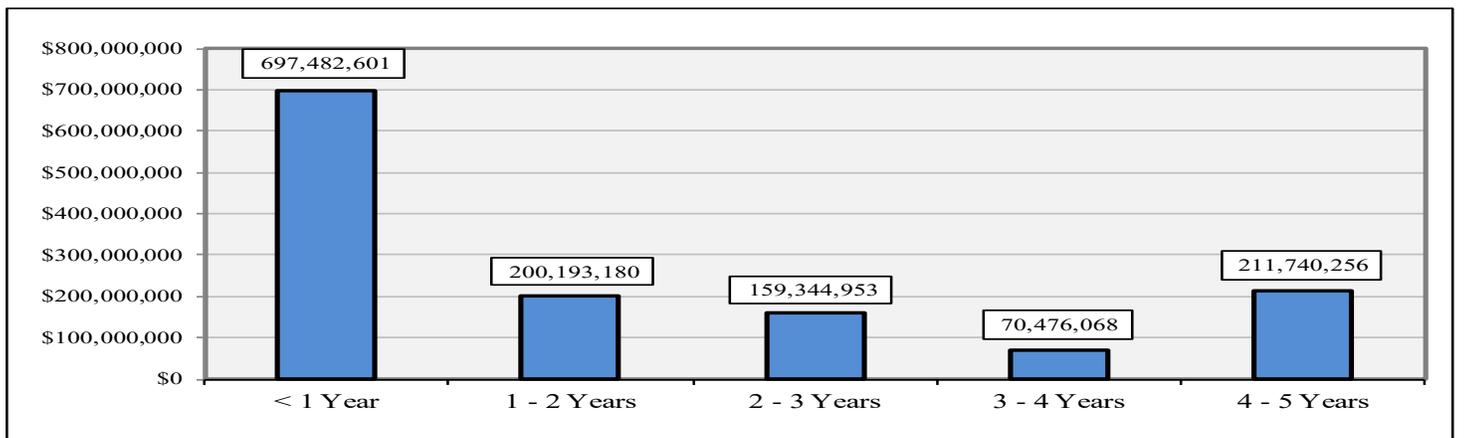
External Third-Party Investment Manager

CalTRUST	169,468,209
LAIF	30,000,000

Asset Type	Pct. Assets	YTM
Corporate Bonds	30.31%	2.57%
US Treasuries & Agencies	20.80%	2.12%
CalTRUST	12.69%	1.90%
Commercial Paper	11.93%	2.22%
Cash & Equivalents	7.36%	1.88%
Municipals Bonds	7.31%	2.21%
Certificates of Deposit	6.45%	2.45%
Supranationals	3.15%	2.12%

MATURITY SCHEDULE

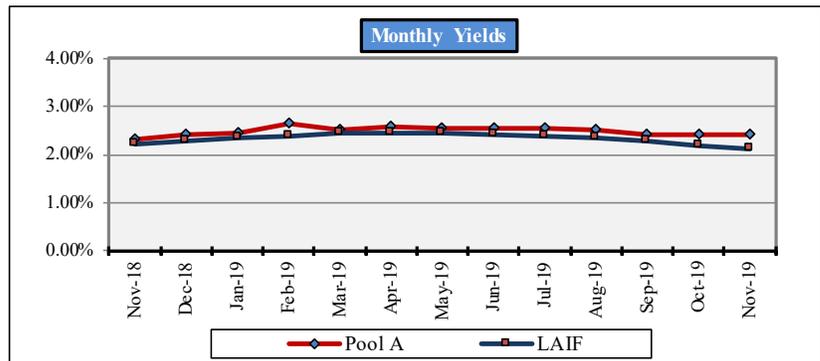
Maturity	Market Value	Pct. Holdings
< 1 Year	697,482,601	52.08%
1 - 2 Years	200,193,180	14.95%
2 - 3 Years	159,344,953	11.90%
3 - 4 Years	70,476,068	5.26%
4 - 5 Years	211,740,256	15.81%
Total	1,339,237,058	100.00%



INTEREST RATE ENVIRONMENT

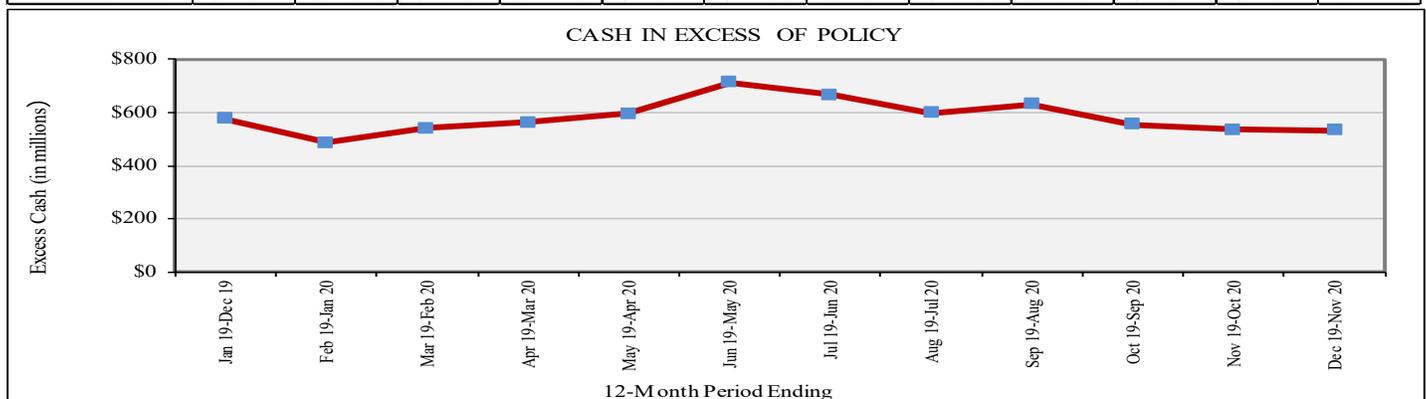
The U.S. economy was pleasantly surprising in November. On the heels of the Federal Reserve Board making a rate cut, many economists and policy makers were publicly wondering if the economy had finally run out of steam. Projections of multiple rate cuts from The Fed over the next year were common in the days before the November jobs report was released. A lot of those projections changed, however, when the report detailed 266,000 new jobs added during the month (soundly beating estimates), combined with steady 3.5% unemployment, wages continuing their upward trajectory, and a rising labor participation rate. Those who are working are getting paid more, those who are looking for work are finding it, and people who had once taken themselves out of the job market are starting to get back into it. This news came as the country fully immersed itself in the holiday season with a population that remains confident and seemingly ready to spend money. The University of Michigan Consumer Sentiment Index (the weekly measurement of consumer confidence in the American economy) increased to 96.8 before the positive jobs numbers were released, then jumped to 99.2 immediately following the report. Americans are overwhelmingly satisfied with the state of the U.S. economy and their place in it. The Fed seems to be very content, as well, and hinted that they will be comfortable letting things run through 2020, with intervention being off the table unless it is absolutely necessary. This approach has helped maintain the return to a relatively normal Yield Curve, as we move away from the inversion that has characterized a majority of 2019. The yield on 5-year Treasuries began the month rising from its Halloween close of 1.52%, reaching 1.74% on the 8th which was a couple of days after the announcement that the U.S. and China were very close to a “Phase 1” trade deal that would remove a lot of the tariffs that had been on goods going both ways for much of the year. Sluggish global news tempered that enthusiasm a bit, pushing yields down to just below 1.65%, which is around where they stayed for the rest of the month, providing a rare sense of stability in the markets. Although stability and prosperity are always the goal, our current reality tells us that we are always just a tweet or bad economic report away from volatility. Acknowledging this, the investment team will remain focused on analyzing and discussing political, economic, and market conditions on a regular basis in order to develop investment strategies that will best adapt to current economic conditions. 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
Nov-18	2.33%	2.21%
Dec-18	2.41%	2.29%
Jan-19	2.45%	2.36%
Feb-19	2.63%	2.39%
Mar-19	2.50%	2.44%
Apr-19	2.58%	2.45%
May-19	2.56%	2.45%
Jun-19	2.56%	2.43%
Jul-19	2.56%	2.38%
Aug-19	2.51%	2.34%
Sep-19	2.43%	2.28%
Oct-19	2.41%	2.19%
Nov-19	2.41%	2.10%
FYTD	2.47%	2.26%



CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	Jan 19- Dec 19	Feb 19- Jan 20	Mar 19- Feb 20	Apr 19- Mar 20	May 19- Apr 20	Jun 19- May 20	Jul 19- Jun 20	Aug 19- Jul 20	Sep 19- Aug 20	Oct 19- Sep 20	Nov 19- Oct 20	Dec 19- Nov 20
Excess Cash	\$ 577	\$ 485	\$ 540	\$ 564	\$ 595	\$ 714	\$ 667	\$ 598	\$ 630	\$ 556	\$ 535	\$ 533



City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 November 30, 2019

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	Moody	Bond Status	Call Put Date
CASH AND EQUIVALENTS																
	caltrust-bff	Caltrust BlackRock FedFund		5,219,913		5,219,913		5,219,913	0.39	1.770	92,392	1.77				
	caltrust-lf	Caltrust Liquidity Fund		77,631,657		77,631,657		77,631,657	5.82	1.760	1,366,317	1.76				
	caltrust-mt	Caltrust Medium-Term		21,818,454		21,818,454		21,818,454	1.63	2.050	447,278	2.05				
	caltrust-st	Caltrust Short-Term		64,798,185		64,798,185		64,798,185	4.85	2.020	1,308,923	2.02				
	fidfund	Fidelity Fund		22,693,894		22,693,894		22,693,894	1.70	1.300	295,021	1.30				
	fivestar	Five Star Bank Community Fund		25,047,063		25,047,063		25,047,063	1.88	2.113	529,244	2.11				
	cashjpm	JP Morgan Chase Cash		1,342,706		1,342,706		1,342,706	0.10	1.000	13,427	1.00				
	laifa	Local Agency Investment Fund, Pool A		30,000,000		30,000,000		30,000,000	2.25	2.103	630,900	2.10				
	miscintrec	Misc Interest Receivable		166,355		166,355		166,355	0.01	1.300	2,163	1.30				
	sweep	Overnight Sweep		3,869,910		3,869,910		3,869,910	0.29	1.450	56,114	1.45				
	safe	Safe Credit Union Community Fund		15,026,384		15,026,384		15,026,384	1.13	2.140	321,565	2.14				
				267,614,521		267,614,521		267,614,521	20.05		5,063,344	1.89				
CERTIFICATES OF DEPOSIT																
5,000,000	89114mnr9	Toronto Dominion Bank NY 3.050% Due 12-26-19	100.00	5,000,000	100.10	5,005,006	143,181	5,148,186	0.37	3.050	152,500	3.05	A1+	P1		
4,868,000	38148jkc4	Goldman Sachs 2.000% Due 02-04-20	100.00	4,868,000	100.08	4,871,799	31,742	4,903,541	0.36	2.000	97,360	2.00				
15,000,000	100181409-20	Safe Credit Union Community Fund (Non-Negotiable) 1.723% Due 03-19-20	100.00	15,000,000	100.00	15,000,000	21,541	15,021,541	1.12	1.723	258,495	1.73				
15,000,000	1005316	Five Star Bank Community Fund (Non-Negotiable) 2.750% Due 05-15-20	100.00	15,000,000	100.00	15,000,000	17,187	15,017,187	1.12	2.750	412,500	2.77				
25,000,000	5749997171	River City Bank Community Fund (Non-Negotiable) 2.750% Due 05-15-20	100.00	25,000,000	100.00	25,000,000	57,292	25,057,292	1.87	2.750	687,500	2.77				
5,000,000	140420um0	Capital One Bank USA 2.400% Due 08-19-20	100.00	5,000,000	100.51	5,025,653	34,192	5,059,844	0.38	2.400	120,000	2.40				
3,000,000	02587dq84	American Express 2.400% Due 04-26-22	100.00	3,000,000	101.19	3,035,618	7,101	3,042,719	0.23	2.400	72,000	2.40				
3,000,000	90348jcb4	US Bank CD 2.400% Due 04-28-22	100.00	3,000,000	101.55	3,046,430	592	3,047,022	0.23	2.400	72,000	2.41				
5,000,000	02587cgb0	American Express 2.400% Due 09-06-22	100.00	5,000,000	101.23	5,061,710	28,274	5,089,984	0.38	2.400	120,000	2.40				
5,000,000	48128lpe3	JP Morgan Chase Bank NA 2.125% Due 11-29-24	100.00	5,000,000	100.26	5,013,187	582	5,013,769	0.38	2.125	106,250	2.12				05-29-20
				85,868,000		86,059,403	341,684	86,401,087	6.45		2,098,605	2.45				
COMMERCIAL PAPER																
10,000,000	89119bz33	Toronto Dominion Bank 2.550% Due 12-03-19	98.24	9,823,625	99.98	9,998,309	0	9,998,309	0.75	2.550	255,000	2.64	A1+	P1		
5,000,000	45920gz90	IBM Corp 2.480% Due 12-09-19	98.63	4,931,456	99.96	4,997,856	0	4,997,856	0.37	2.480	124,000	2.56	A1	P1		
5,000,000	09702mzb2	Boeing Company 2.398% Due 12-11-19	98.84	4,942,067	99.95	4,997,390	0	4,997,390	0.37	2.398	119,889	2.44	A1	P1		
10,000,000	53943szg5	LLoyds Bank Plc 2.550% Due 12-16-19	98.28	9,827,875	99.93	9,992,553	0	9,992,553	0.75	2.550	255,000	2.63	A1	P1		
5,000,000	17327bzh1	Citigroup Inc 2.480% Due 12-17-19	98.31	4,915,367	99.92	4,996,250	0	4,996,250	0.37	2.480	124,000	2.57	A1	P1		
5,000,000	89233ga22	Toyota Motor Credit Corp 2.540% Due 01-02-20	98.21	4,910,747	99.83	4,991,661	0	4,991,661	0.37	2.540	127,000	2.63	A1	P1		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 November 30, 2019

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	Moody	Bond Status	Call Put Date
5,000,000	48306aa80	Kaiser Foundation Hospital 2.090% Due 01-08-20	99.13	4,956,749	99.80	4,989,761	0	4,989,761	0.37	2.090	104,500	2.15	A1+			
10,000,000	9113a2ae6	United Parcel 2.420% Due 01-14-20	98.35	9,834,633	99.84	9,984,373	0	9,984,373	0.75	2.420	242,000	2.51	A1	P1		
5,000,000	19121aah4	Coca Cola Company 2.580% Due 01-17-20	98.14	4,906,833	99.78	4,988,914	0	4,988,914	0.37	2.580	129,000	2.67	A1	P1		
10,000,000	40434paq9	HSBC Finance 2.530% Due 01-24-20	98.21	9,821,131	99.72	9,972,047	0	9,972,047	0.75	2.530	253,000	2.51	A1	P1		
5,000,000	71708ebc8	Pfizer Inc 1.950% Due 02-12-20	99.01	4,950,708	99.66	4,982,969	0	4,982,969	0.37	1.950	97,500	2.01	A1+	P1		
10,000,000	62479lbk0	MUFG Union Bank 2.000% Due 02-19-20	98.94	9,894,444	99.57	9,956,722	0	9,956,722	0.75	2.000	200,000	2.06	A1	P1		
10,000,000	2254eaca9	Credit Suisse NY 1.960% Due 03-10-20	98.87	9,886,756	99.48	9,948,377	0	9,948,377	0.75	1.960	196,000	2.01	A1	P1		
10,000,000	88602tcl5	Thunder Bay Funding LLC 2.030% Due 03-20-20	99.03	9,903,011	99.47	9,946,893	0	9,946,893	0.75	2.030	203,000	2.07	A1+	P1		
10,000,000	71708ecp8	Pfizer Inc 2.010% Due 03-23-20	98.99	9,899,500	99.45	9,945,151	0	9,945,151	0.74	2.010	201,000	2.05	A1+	P1		
5,000,000	71708ecs2	Pfizer Inc 1.920% Due 03-26-20	98.84	4,942,133	99.43	4,971,729	0	4,971,729	0.37	1.920	96,000	1.97	A1+	P1		
5,000,000	62479ld77	MUFG Union Bank 1.850% Due 04-07-20	99.29	4,964,285	99.31	4,965,640	0	4,965,640	0.37	1.850	92,500	1.89	A1	P1		
5,000,000	62479lf26	MUFG Union Bank 1.880% Due 06-02-20	98.92	4,945,950	99.01	4,950,607	0	4,950,607	0.37	1.880	94,000	1.93	A1	P1		
10,000,000	63873jfv5	Natixis NY 1.850% Due 06-30-20	98.86	9,886,431	98.88	9,887,650	0	9,887,650	0.74	1.850	185,000	1.90	A1	P1		
10,000,000	2254eage7	Credit Suisse NY 1.860% Due 07-14-20	98.75	9,874,967	98.82	9,881,630	0	9,881,630	0.74	1.860	186,000	1.90	A1	P1		
10,000,000	53943rgq6	Lloyds Bank Plc 1.810% Due 07-24-20	98.78	9,878,328	98.77	9,876,835	0	9,876,835	0.74	1.810	181,000	1.85	A1	P1		
				157,896,995		159,223,316	0	159,223,316	11.93		3,465,389	2.22				
FEDERAL HOME LOAN BANK																
3,000,000	3130adxu1	Federal Home Loan Bank 2.320% Due 01-09-20	100.00	3,000,000	100.05	3,001,620	27,453	3,029,073	0.22	2.320	69,600	2.32	AA+	Aaa		
3,000,000	3130adn32	Federal Home Loan Bank 2.125% Due 02-11-20	99.82	2,994,510	100.08	3,002,529	19,479	3,022,008	0.22	2.125	63,750	2.22	AA+	Aaa		
3,000,000	3130a7cv5	Federal Home Loan Bank 1.375% Due 02-18-21	99.60	2,987,880	99.65	2,989,440	11,802	3,001,242	0.22	1.375	41,250	1.46	AA+	Aaa		
2,450,000	3130a7vk8	Federal Home Loan Bank 1.750% Due 05-18-21	100.00	2,450,000	99.47	2,436,917	1,548	2,438,465	0.18	1.750	42,875	1.75	AA+	Aaa		
17,400,000	3130a8gm9	Federal Home Loan Bank 1.370% Due 06-15-21	99.14	17,250,850	99.60	17,330,052	109,920	17,439,972	1.30	1.370	238,380	1.55	AA+	Aaa		
5,000,000	3130acgx6	Federal Home Loan Bank 2.000% Due 09-27-21	100.00	5,000,000	99.89	4,994,550	17,778	5,012,328	0.37	2.000	100,000	2.00	AA+	Aaa		12-27-19
5,000,000	3130afh34	Federal Home Loan Bank 3.150% Due 12-10-21	100.00	5,000,000	100.02	5,001,250	74,812	5,076,062	0.37	3.150	157,500	3.15	AA+	Aaa	c	12-10-19
5,000,000	3130aaet1	Federal Home Loan Bank 2.050% Due 12-29-21	100.00	5,000,000	100.01	5,000,650	43,278	5,043,928	0.37	2.050	102,500	2.05	AA+	Aaa		12-29-19
10,000,000	3130agv69	Federal Home Loan Bank 2.030% Due 08-19-22	100.00	10,000,000	99.81	9,980,800	57,517	10,038,317	0.75	2.030	203,000	2.03	AA+	Aaa		02-19-20
5,000,000	3130afnz6	Federal Home Loan Bank 3.000% Due 01-29-24	100.00	5,000,000	100.18	5,009,250	50,833	5,060,083	0.38	3.000	150,000	3.00	AA+	Aaa		01-29-20
5,000,000	3130agv28	Federal Home Loan Bank 2.180% Due 08-12-24	100.00	5,000,000	99.33	4,966,350	33,003	4,999,353	0.37	2.180	109,000	2.18	AA+	Aaa		02-12-20

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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	Moody	Bond Status	Call Put Date
5,000,000	3130agzy4	Federal Home Loan Bank 1.850% Due 09-09-24	99.80	4,990,000	99.42	4,971,150	22,097	4,993,247	0.37	1.850	92,500	1.89	AA+	Aaa		03-09-20
5,000,000	3130ah5z2	Federal Home Loan Bank 2.125% Due 10-01-24	100.00	5,000,000	98.62	4,930,950	17,708	4,948,658	0.37	2.125	106,250	2.12	AA+	Aaa		04-01-20
5,000,000	3130ahey5	Federal Home Loan Bank 2.125% Due 10-28-24	100.00	5,000,000	100.00	5,000,200	9,740	5,009,940	0.37	2.125	106,250	2.12	AA+	Aaa		04-28-20
5,000,000	3130ahgu1	Federal Home Loan Bank 2.100% Due 10-30-24	100.00	5,000,000	99.98	4,999,150	9,042	5,008,192	0.37	2.100	105,000	2.10	AA+	Aaa		04-30-20
				83,673,240		83,614,858	506,010	84,120,868	6.26		1,687,855	2.06				
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)																
5,000,000	3136g3tf2	Fannie Mae 1.200% Due 12-30-19	100.00	5,000,000	99.97	4,998,400	25,167	5,023,567	0.37	1.200	60,000	1.20	AA+	Aaa		
4,100,000	3136g34m4	Fannie Mae 1.550% Due 08-24-21	99.99	4,099,590	99.69	4,087,290	17,123	4,104,413	0.31	1.550	63,550	1.55	AA+	Aaa		02-24-20
3,000,000	3136g4qc0	Fannie Mae 2.200% Due 10-13-22	100.00	3,000,000	100.03	3,001,050	8,800	3,009,850	0.22	2.200	66,000	2.20	AA+	Aaa		01-13-20
5,000,000	3136g4ty9	Fannie Mae 2.000% Due 10-28-24	100.00	5,000,000	99.55	4,977,550	9,167	4,986,717	0.37	2.000	100,000	2.00	AA+	Aaa		10-28-20
				17,099,590		17,064,290	60,257	17,124,547	1.28		289,550	1.69				
FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)																
5,000,000	3134gbxv9	Freddie Mac 1.850% Due 07-13-20	98.44	4,921,900	100.01	5,000,450	35,458	5,035,908	0.37	1.850	92,500	2.84	AA+	Aaa		01-13-20
5,000,000	3134gtt60	Freddie Mac 2.250% Due 02-06-23	100.00	5,000,000	100.06	5,002,900	35,937	5,038,837	0.37	2.250	112,500	2.25	AA+	Aaa		02-06-20
5,000,000	3134gs5q4	Freddie Mac 2.880% Due 03-20-24	99.95	4,997,500	100.23	5,011,500	28,400	5,039,900	0.38	2.880	144,000	2.89	AA+	Aaa		03-20-20
5,000,000	3134gtap8	Freddie Mac 2.750% Due 03-27-24	100.00	5,000,000	100.18	5,009,050	24,444	5,033,494	0.38	2.750	137,500	2.75	AA+	Aaa		03-27-20
5,000,000	3134gtdl4	Freddie Mac 2.750% Due 04-10-24	100.00	5,000,000	100.22	5,011,100	19,479	5,030,579	0.38	2.750	137,500	2.75	AA+	Aaa		04-10-20
5,000,000	3134gtlq4	Freddie Mac 2.750% Due 04-30-24	100.00	5,000,000	100.24	5,012,200	11,840	5,024,040	0.38	2.750	137,500	2.75	AA+	Aaa		04-30-20
3,000,000	3134gtvs9	Freddie Mac 2.500% Due 06-27-24	100.00	3,000,000	100.01	3,000,240	32,083	3,032,323	0.22	2.500	75,000	2.50	AA+	Aaa		12-27-19
5,000,000	3134gta52	Freddie Mac 2.300% Due 07-15-24	100.00	5,000,000	100.11	5,005,700	43,444	5,049,144	0.37	2.300	115,000	2.30	AA+	Aaa		07-15-20
5,000,000	3134gtn33	Freddie Mac 2.250% Due 07-30-24	100.00	5,000,000	100.19	5,009,500	37,812	5,047,312	0.38	2.250	112,500	2.25	AA+	Aaa		07-30-20
5,000,000	3134gt6g3	Freddie Mac 2.100% Due 09-10-24	100.00	5,000,000	100.00	4,999,900	23,625	5,023,525	0.37	2.100	105,000	2.10	AA+	Aaa		03-10-20
5,000,000	3134gukb5	Freddie Mac 2.125% Due 10-17-24	100.00	5,000,000	99.82	4,990,950	12,986	5,003,936	0.37	2.125	106,250	2.12	AA+	Aaa		04-17-20
5,000,000	3134gukn9	Freddie Mac 2.125% Due 10-21-24	100.00	5,000,000	99.59	4,979,700	11,806	4,991,506	0.37	2.125	106,250	2.12	AA+	Aaa		04-21-20
5,000,000	3134gumd9	Freddie Mac 2.000% Due 10-28-24	100.00	5,000,000	99.78	4,989,000	9,167	4,998,167	0.37	2.000	100,000	2.00	AA+	Aaa		07-28-20
5,000,000	3134gunj5	Freddie Mac 2.030% Due 11-12-24	100.00	5,000,000	99.89	4,994,400	5,357	4,999,757	0.37	2.030	101,500	2.03	AA+	Aaa		11-12-20
5,000,000	3134guqt0	Freddie Mac 2.000% Due 11-18-24	100.00	5,000,000	99.96	4,998,150	3,611	5,001,761	0.37	2.000	100,000	2.00	AA+	Aaa		08-18-20
				72,919,400		73,014,740	335,451	73,350,191	5.47		1,683,000	2.37				

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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	Moody	Bond Status	Call Put Date
FEDERAL AGRICULTURAL MORTGAGE CORP.																
Not Classified																
2,000,000	3132x0uc3	Farmer Mac 1.650% Due 06-29-20	100.00	2,000,000	100.01	2,000,140	13,933	2,014,073	0.15	1.650	33,000	1.65				12-29-19
3,000,000	3132x0mt5	Farmer Mac 2.000% Due 01-15-21	100.00	3,000,000	100.24	3,007,170	22,667	3,029,837	0.23	2.000	60,000	2.00				
5,000,000	3132x0et4	Farmer Mac 1.830% Due 01-25-21	100.00	5,000,000	100.00	4,999,950	32,025	5,031,975	0.37	1.830	91,500	1.83				01-25-20
5,000,000	3132x0zr5	Farmer Mac 2.350% Due 12-14-22	100.00	5,000,000	100.02	5,000,950	54,507	5,055,457	0.37	2.350	117,500	2.35		c		12-14-19
5,000,000	31422bkg4	Farmer Mac 2.100% Due 08-26-24	100.00	5,000,000	98.93	4,946,750	27,708	4,974,458	0.37	2.100	105,000	2.10				08-26-20
				20,000,000		19,954,960	150,840	20,105,800	1.49		407,000	2.03				
				20,000,000		19,954,960	150,840	20,105,800	1.49		407,000	2.03				
FEDERAL FARM CREDIT BANK - FRMMT																
Not Classified																
3,000,000	3133egdw2	Federal Farm Credit Bank 1.520% Due 06-08-20	100.00	3,000,000	99.93	2,997,840	21,913	3,019,753	0.22	1.520	45,600	1.52	AA+	Aaa		
5,000,000	3133egah8	Federal Farm Credit Bank 1.550% Due 05-17-21	100.00	5,000,000	99.48	4,974,250	3,014	4,977,264	0.37	1.550	77,500	1.55	AA+	Aaa		
2,000,000	3133egg82	Federal Farm Credit Bank 1.520% Due 11-15-21	99.72	1,994,500	99.11	1,982,120	1,351	1,983,471	0.15	1.520	30,400	1.58	AA+	Aaa		
3,000,000	3133egt47	Federal Farm Credit Bank 2.010% Due 12-08-21	100.31	3,009,180	100.66	3,019,860	28,977	3,048,837	0.23	2.010	60,300	1.95	AA+	Aaa		
2,000,000	3133ehyq0	Federal Farm Credit Bank 1.950% Due 03-14-22	100.00	2,000,000	100.00	2,000,020	8,342	2,008,362	0.15	1.950	39,000	1.95	AA+	Aaa		
3,000,000	3133ehxz1	Federal Farm Credit Bank 2.000% Due 09-12-22	100.00	3,000,000	100.00	3,000,000	13,167	3,013,167	0.22	2.000	60,000	2.00	AA+	Aaa		
9,626,000	3133ekwz5	Federal Farm Credit Bank 2.200% Due 07-24-23	100.00	9,626,000	100.29	9,654,204	74,708	9,728,913	0.72	2.200	211,772	2.20	AA+	Aaa		07-24-20
5,000,000	3133ekt3	Federal Farm Credit Bank 2.230% Due 07-08-24	100.00	5,000,000	100.11	5,005,450	44,290	5,049,740	0.37	2.230	111,500	2.23	AA+	Aaa		07-08-20
5,000,000	3133ekyv2	Federal Farm Credit Bank 2.120% Due 08-12-24	100.00	5,000,000	99.19	4,959,750	32,094	4,991,844	0.37	2.120	106,000	2.12	AA+	Aaa		08-12-20
10,000,000	3133ekc61	Federal Farm Credit Bank 2.100% Due 08-20-24	100.00	10,000,000	100.14	10,013,600	58,917	10,072,517	0.75	2.100	210,000	2.10	AA+	Aaa		08-20-20
5,000,000	3133ekh41	Federal Farm Credit Bank 2.000% Due 09-03-24	100.00	5,000,000	99.89	4,994,350	24,444	5,018,794	0.37	2.000	100,000	2.00	AA+	Aaa		09-03-20
5,000,000	3133ekv86	Federal Farm Credit Bank 2.000% Due 10-02-24	100.00	5,000,000	100.05	5,002,600	16,389	5,018,989	0.37	2.000	100,000	2.00	AA+	Aaa		10-02-20
				57,629,680		57,604,044	327,607	57,931,652	4.32		1,152,072	2.00				
				57,629,680		57,604,044	327,607	57,931,652	4.32		1,152,072	2.00				
MUNICIPAL BONDS																
Not Classified																
1,000,000.00	54473err7	Los Angeles Cnty Calif Pub Wks 2.560% Due 12-01-19	100.00	1,000,000	100.00	1,000,000	12,800	1,012,800	0.07	2.560	25,600	2.56	AA+	A1		
1,415,000.00	45656tat5	Industry Calif Pub Facs Auth T 3.139% Due 01-01-20	102.75	1,453,983	100.08	1,416,203	18,507	1,434,710	0.11	3.139	44,417	2.42	AA			
200,000.00	70227rac4	Pasadena Calif Pension Oblig 2.577% Due 05-01-20	100.00	200,000	100.30	200,600	429	201,029	0.02	2.577	5,154	2.58	AAA			
5,000,000.00	7976465t9	San Francisco City & County CA 2.000% Due 06-15-20	100.29	5,014,700	100.06	5,002,800	12,222	5,015,022	0.37	2.000	100,000	1.55	AAA	Aaa		

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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	Moody	Bond Status	Call Put Date
5,585,000.00	34074gdh4	Florida Hurricane Catastrophe 2.995% Due 07-01-20	101.62	5,675,541	100.68	5,622,978	69,696	5,692,674	0.42	2.995	167,271	2.64	AA	Aa3		
2,750,000.00	004284b20	Acalanes Calif Un High Sch Dis 2.094% Due 08-01-20	100.95	2,776,235	100.30	2,758,305	19,195	2,777,500	0.21	2.094	57,585	1.81	AA	Aa1		
425,000.00	762494qz8	Rialto Calif Uni Sch Dist 2.591% Due 08-01-20	104.07	442,293	100.43	426,827	3,671	430,498	0.03	2.591	11,012	1.54	AA	A1		
3,000,000.00	54465agl0	Los Angeles Cnty Calif Redev A 1.250% Due 09-01-20	99.07	2,972,250	99.55	2,986,380	9,375	2,995,755	0.22	1.250	37,500	1.49	AA	Aa3		
2,000,000.00	696624at2	Palm Desert Calif Redev Agy Su 2.250% Due 10-01-20	100.13	2,002,680	100.33	2,006,680	7,500	2,014,180	0.15	2.250	45,000	2.21	AA			
4,000,000.00	59259ydh9	Metropolitan Transn Auth N Y R 5.269% Due 11-15-20	105.11	4,204,520	103.02	4,120,760	9,367	4,130,127	0.31	5.269	210,760	2.99	A	A1		
3,000,000.00	13063cp87	California St For Previous Iss 1.500% Due 04-01-21	100.00	3,000,000	99.64	2,989,170	7,500	2,996,670	0.22	1.500	45,000	1.50	AA-	Aa3		
2,000,000.00	594698pf3	Michigan St Strategic Fd Ltd O 2.031% Due 04-15-21	100.00	2,000,000	100.00	2,000,060	5,190	2,005,250	0.15	2.031	40,620	2.03		Aa2		
9,446,838.08	13066tyt5	California St Dept Wtr Res Pwr 1.713% Due 05-01-21	99.03	9,355,223	100.03	9,449,294	13,485	9,462,780	0.71	1.713	161,824	1.93	AA	Aa1		
1,200,000.00	913366ej5	Univ Calif Regts Med Ctr Poole 5.035% Due 05-15-21	114.58	1,374,936	104.34	1,252,092	2,685	1,254,777	0.09	5.035	60,420	1.78	AA-	Aa3		
515,000.00	91412hev1	University Calif Revenue Bonds 2.553% Due 05-15-21	100.00	515,000	100.91	519,692	584	520,276	0.04	2.553	13,148	2.55	AA	Aa2		
2,000,000.00	91412gf59	University Calif Revs For Prev 1.910% Due 05-15-21	99.76	1,995,280	100.11	2,002,280	1,698	2,003,978	0.15	1.910	38,200	1.97	AA	Aa2		02-15-21
1,000,000.00	91412gl86	University Calif Revs For Prev 1.784% Due 05-15-21	100.00	1,000,000	99.76	997,600	793	998,393	0.07	1.784	17,840	1.78	AA-	Aa3		
1,000,000.00	91412hbh5	University Calif Revs For Prev 3.029% Due 05-15-21	100.00	1,000,000	101.59	1,015,890	1,346	1,017,236	0.08	3.029	30,290	3.03	AA	Aa2		
1,250,000.00	80168fma1	Santa Clara Vy Calif Wtr Dist 2.387% Due 06-01-21	104.83	1,310,337	100.85	1,260,675	14,919	1,275,594	0.09	2.387	29,837	1.36		Aa1		
630,000.00	221623xh9	Cotati-Rohnert Pk Calif Uni Sc 2.550% Due 08-01-21	100.00	630,000	100.44	632,797	5,355	638,152	0.05	2.550	16,065	2.55	AA	A1		
5,225,000.00	54473enq3	Los Angeles Cnty Calif Pub Wks 5.841% Due 08-01-21	113.53	5,932,204	106.22	5,549,786	101,731	5,651,517	0.42	5.841	305,192	2.29	AA+	Aa2		
1,600,000.00	762494ra2	Rialto Calif Uni Sch Dist 2.888% Due 08-01-21	102.42	1,638,800	101.42	1,622,688	15,403	1,638,091	0.12	2.888	46,208	2.26	AA	A1		
2,000,000.00	79770ggn0	San Francisco Calif City & Cnt 2.125% Due 08-01-21	99.64	1,992,820	100.39	2,007,800	14,167	2,021,967	0.15	2.125	42,500	2.23	AA-			
1,120,000.00	54465agm8	Los Angeles Cnty Calif Redev A 1.500% Due 09-01-21	99.05	1,109,371	99.28	1,111,958	4,200	1,116,158	0.08	1.500	16,800	1.70	AA	Aa3		
1,050,000.00	13077dfc1	California St Univ Rev 2.982% Due 11-01-21	100.00	1,050,000	101.89	1,069,887	2,609	1,072,496	0.08	2.982	31,311	2.98	AA-	Aa2		
905,000.00	13077dhj4	California St Univ Rev 2.000% Due 11-01-21	100.00	905,000	100.06	905,552	6,033	911,585	0.07	2.000	18,100	2.00	AA-	Aa2		
800,000.00	430034aw8	Highland Calif Redev Agy Succe 2.250% Due 02-01-22	99.42	795,336	100.34	802,696	6,000	808,696	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	101.25	1,012,490	3,945	1,016,435	0.08	2.367	23,670	2.37	AA-	Aa3		
3,000,000.00	13066ytz2	California St Dept Wtr Res Pwr 2.000% Due 05-01-22	98.96	2,968,710	100.53	3,015,930	5,000	3,020,930	0.23	2.000	60,000	2.22	AA	Aa1		
650,000.00	91412hew9	University Calif Revenue Bonds 2.608% Due 05-15-22	100.00	650,000	101.51	659,828	753	660,581	0.05	2.608	16,952	2.61	AA	AA2		
3,000,000.00	54473enr1	Los Angeles Cnty Calif Pub Wks 6.091% Due 08-01-22	116.96	3,508,920	110.21	3,306,210	60,910	3,367,120	0.25	6.091	182,730	2.45	AA+	Aa2		
1,255,000.00	79770ggp5	San Francisco Calif City & Cnt 2.375% Due 08-01-22	99.86	1,253,205	101.08	1,268,617	9,935	1,278,552	0.10	2.375	29,806	2.41	AA-			

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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	Moody	Bond Status	Call Put Date
5,000,000.00	798170ae6	San Jose Calif Redev Agy Succe	98.58	4,928,900	101.79	5,089,750	43,833	5,133,583	0.38	2.630	131,500	3.00	AA			
5,000,000.00	13063ddf2	2.630% Due 08-01-22 California St	101.45	5,072,450	101.87	5,093,600	20,833	5,114,433	0.38	2.500	125,000	2.19	AA-	Aa3		
685,000.00	13077dhk1	2.500% Due 10-01-22 California St Univ Rev	100.00	685,000	100.10	685,678	4,612	690,290	0.05	2.020	13,837	2.02	AA-	Aa2		
1,750,000.00	13032uva3	2.020% Due 11-01-22 California Health Facs Fing Auth Revenue	100.00	1,750,000	100.46	1,757,997	575	1,758,572	0.13	1.970	34,475	1.97	AA-	Aa3		
3,000,000.00	93974d5q7	1.970% Due 06-01-23 Washington St	99.66	2,989,770	104.43	3,132,840	30,300	3,163,140	0.23	3.030	90,900	3.11	AA+	Aa1		
3,325,000.00	20772j3h3	3.030% Due 08-01-23 Connecticut State	99.57	3,310,669	99.66	3,313,761	21,049	3,334,811	0.25	2.150	71,487	2.26	A	A1		
5,000,000.00	64985tay7	2.150% Due 08-15-23 New York St Urban Dev Corp Sales Tax	100.00	5,000,000	99.19	4,959,750	8,697	4,968,447	0.37	2.020	101,000	2.02		Aa1		
2,500,000.00	13032uvb1	2.020% Due 03-15-24 California Health Facs Fing Auth Revenue	100.00	2,500,000	100.41	2,510,175	842	2,511,017	0.19	2.020	50,500	2.02	AA-	Aa3		
1,000,000.00	365298y51	2.020% Due 06-01-24 Garden Grove California Unified School District	100.00	1,000,000	99.13	991,350	2,457	993,807	0.07	1.966	19,660	1.97	AA-	Aa2		
		1.966% Due 08-01-24														
				97,964,134		97,529,428	580,204	98,109,632	7.31		2,587,172	2.21				
				97,964,134		97,529,428	580,204	98,109,632	7.31		2,587,172	2.21				
CORPORATE BONDS																
INDUSTRIALS																
4,000,000	438516bm7	Honeywell Intl Inc	99.99	3,999,760	99.93	3,997,400	6,167	4,003,567	0.30	1.850	74,000	1.85	A	A2		10-01-21
5,000,000	24422erm3	1.850% Due 11-01-21 John Deere Capital Corp	101.89	5,094,300	101.88	5,093,950	29,028	5,122,978	0.38	2.750	137,500	2.30	A	A2		
		2.750% Due 03-15-22														
				9,094,060		9,091,350	35,194	9,126,544	0.68		211,500	2.10				
COMMUNICATION SERVICES																
4,000,000	25468pdu7	Walt Disney Company	99.88	3,995,360	99.95	3,997,968	35,200	4,033,168	0.30	1.800	72,000	1.84	A	A2		
		1.800% Due 06-05-20														
CONSUMER DISCRETIONARY																
4,500,000	05565eap0	BMW US Capital LLC	98.81	4,446,495	100.06	4,502,790	14,781	4,517,571	0.34	2.150	96,750	3.13	A+	A1		
2,585,000	023135at3	2.150% Due 04-06-20 Amazon Com Inc	98.99	2,558,827	100.09	2,587,456	13,643	2,601,099	0.19	1.900	49,115	2.60	AA-	A3		
3,000,000	713448dc9	1.900% Due 08-21-20 Pepsico Inc	100.26	3,007,800	100.27	3,008,040	8,421	3,016,461	0.23	2.150	64,500	2.09	A+	A1		09-14-20
5,675,000	57629wbw9	2.150% Due 10-14-20 Massmutual Global Funding	98.54	5,592,202	100.53	5,704,850	3,090	5,707,940	0.43	2.450	139,037	3.20	AA+	Aa2		
5,000,000	05565eal9	2.450% Due 11-23-20 BMW US Capital LLC	98.85	4,942,500	99.61	4,980,308	19,528	4,999,836	0.37	1.850	92,500	2.39	A+	A1		08-15-21
5,000,000	713448dl9	1.850% Due 09-15-21 Pepsico Inc	99.87	4,993,300	99.92	4,995,900	12,986	5,008,886	0.37	1.700	85,000	1.73	A+	A1		09-06-21
5,000,000	20030nbd2	1.700% Due 10-06-21 Comcast Corporation	102.66	5,133,000	103.17	5,158,600	59,028	5,217,628	0.39	3.125	156,250	2.20	A-	A3		
5,000,000	023135aj5	3.125% Due 07-15-22 Amazon Com Inc	100.72	5,036,200	101.81	5,090,450	694	5,091,144	0.38	2.500	125,000	2.28	AA-	A3		08-29-22
		2.500% Due 11-29-22														

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5,000,000	023135aw6	Amazon Com Inc 2.400% Due 02-22-23	98.82	4,941,100	101.61	5,080,450	33,000	5,113,450	0.38	2.400	120,000	2.73	AA-	A3		01-22-23
5,000,000	233851dd3	Daimler Finance North Amer Llc 3.350% Due 02-22-23	101.22	5,061,200	103.05	5,152,450	46,062	5,198,512	0.39	3.350	167,500	3.00	A	A2		
				45,712,624		46,261,295	211,233	46,472,528	3.47		1,095,652	2.56				
CONSUMER STAPLES																
3,056,000	191216bg4	Coca Cola Co 2.450% Due 11-01-20	98.89	3,022,170	100.59	3,074,183	6,239	3,080,423	0.23	2.450	74,872	3.03	A+	Aa3		
3,550,000	718172bs7	Philip Morris Intl Inc 1.875% Due 02-25-21	99.13	3,519,150	99.94	3,547,799	17,750	3,565,549	0.27	1.875	66,562	2.11	A	A2		01-25-21
3,000,000	191216by5	Coca Cola Co 1.550% Due 09-01-21	99.89	2,996,700	99.57	2,987,100	11,625	2,998,725	0.22	1.550	46,500	1.57	A+	Aa3		
3,000,000	427866at5	Hershey Co 2.625% Due 05-01-23	99.87	2,996,100	101.76	3,052,890	6,562	3,059,452	0.23	2.625	78,750	2.66	A	A1		02-01-23
				12,534,121		12,661,972	42,177	12,704,149	0.95		266,684	2.34				
ENERGY																
2,000,000	166764ar1	Chevron Corporation 1.961% Due 03-03-20	98.66	1,973,220	100.00	1,999,920	9,587	2,009,507	0.15	1.961	39,220	3.02	AA	Aa2		02-03-20
4,000,000	822582bs0	Shell International Fin Bv 1.875% Due 05-10-21	98.65	3,946,080	100.05	4,001,960	4,375	4,006,335	0.30	1.875	75,000	2.54	AA-	Aa2		
8,000,000	166764bg4	Chevron Corporation 2.100% Due 05-16-21	99.66	7,972,500	100.33	8,026,480	7,000	8,033,480	0.60	2.100	168,000	2.17	AA	Aa2		04-16-21
5,000,000	822582av4	Shell International Fin Bv 2.250% Due 01-06-23	99.62	4,981,000	100.69	5,034,550	45,312	5,079,862	0.38	2.250	112,500	2.36	AA-	Aa2		
				18,872,800		19,062,910	66,275	19,129,185	1.43		394,720	2.39				
FINANCIAL																
10,000,000	90261xhk1	UBS Ag Stamford Brh 2.350% Due 03-26-20	98.87	9,887,000	100.13	10,012,800	42,431	10,055,231	0.75	2.350	235,000	3.21	A+	Aa3		
1,400,000	17325fae8	Citibank NA 2.100% Due 06-12-20	99.36	1,391,012	100.07	1,400,966	13,802	1,414,768	0.10	2.100	29,400	2.70	A+	Aa3		05-12-20
3,000,000	61761jb32	Morgan Stanley 2.800% Due 06-16-20	100.34	3,010,200	100.43	3,012,900	38,500	3,051,400	0.23	2.800	84,000	2.73	BBB+	A3		
3,180,000	69353res3	PNC Bank NA 2.600% Due 07-21-20	99.09	3,151,189	100.37	3,191,766	29,857	3,221,623	0.24	2.600	82,680	3.20	A	A2		06-21-20
2,803,000	53944vak5	Lloyds Bank Plc 2.700% Due 08-17-20	99.59	2,791,424	100.66	2,821,612	21,863	2,843,475	0.21	2.700	75,681	2.99	A+	Aa3		
5,000,000	02665waz4	American Honda Finance 2.450% Due 09-24-20	98.90	4,945,250	100.44	5,022,000	22,799	5,044,799	0.38	2.450	122,500	2.95	A	A2		
3,655,000	86960baj1	Svenska Handelsbanken Ab 2.400% Due 10-01-20	99.20	3,625,943	100.38	3,668,743	14,620	3,683,363	0.27	2.400	87,720	2.90	AA-	Aa2		
5,000,000	17325faj7	Citibank NA 2.125% Due 10-20-20	98.16	4,908,000	100.17	5,008,689	12,101	5,020,790	0.38	2.125	106,250	3.21	A+	A1		09-20-20
5,000,000	90331hng4	US Bank Assn Cincinnati Oh Mtn 2.050% Due 10-23-20	97.82	4,891,000	100.13	5,006,261	10,819	5,017,080	0.38	2.050	102,500	3.23	AA-	A1		09-23-20
5,000,000	78013gkn4	Royal Bank of Canada 2.150% Due 10-26-20	98.80	4,940,000	100.24	5,012,000	10,451	5,022,451	0.38	2.150	107,500	2.87	AA-	Aa2		
5,000,000	78012kja6	Royal Bank of Canada 2.350% Due 10-30-20	100.22	5,011,100	100.38	5,019,100	10,118	5,029,218	0.38	2.350	117,500	2.30	AA-	Aa3		
7,000,000	05253jat8	Australia & New Zeala Bkg 2.250% Due 11-09-20	98.32	6,882,330	100.31	7,021,609	9,625	7,031,234	0.53	2.250	157,500	3.19	AA-	Aa3		
2,000,000	36164qms4	GE Capital International Funding 2.342% Due 11-15-20	101.03	2,020,680	99.89	1,997,900	2,082	1,999,982	0.15	2.342	46,840	2.01	BBB+	A1		

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1,500,000	89236tfq3	Toyota Motor Credit Corp 3.050% Due 01-08-21	99.94	1,499,100	101.29	1,519,305	18,173	1,537,478	0.11	3.050	45,750	3.08	AA-			
3,000,000	084670bq0	Berkshire Hathaway Inc Del 2.200% Due 03-15-21	99.07	2,972,196	100.50	3,015,120	13,933	3,029,053	0.23	2.200	66,000	2.51	AA	Aa2		02-15-21
5,000,000	89114qbg2	Toronto Dominion Bank 2.125% Due 04-07-21	99.09	4,954,350	100.36	5,017,900	15,937	5,033,837	0.38	2.125	106,250	2.42	AA-	Aa2		
5,000,000	404280ay5	HSBC Holdings PLC 2.950% Due 05-25-21	98.49	4,924,700	101.28	5,064,000	2,458	5,066,458	0.38	2.950	147,500	3.48	A	A2		
2,050,000	89114qbl1	Toronto Dominion Bank 1.800% Due 07-13-21	96.31	1,974,273	99.95	2,048,934	14,145	2,063,079	0.15	1.800	36,900	3.05	AA-	Aa2		
3,000,000	59217gbx6	Metropolitan Life Global Fdg I 1.950% Due 09-15-21	97.32	2,919,660	100.02	3,000,480	12,350	3,012,830	0.22	1.950	58,500	2.56	AA-	Aa3		
5,000,000	404280bf5	HSBC Holdings PLC 2.650% Due 01-05-22	99.79	4,989,400	100.88	5,044,000	53,736	5,097,736	0.38	2.650	132,500	2.70	A	A1		
3,000,000	17325fav0	Citibank NA 3.165% Due 02-19-22	100.43	3,012,840	101.38	3,041,259	26,902	3,068,161	0.23	3.165	94,950	3.00	A+	Aa3		02-19-21
5,000,000	02665wey5	American Honda Finance 2.200% Due 06-27-22	99.75	4,987,500	100.71	5,035,750	47,056	5,082,806	0.38	2.200	110,000	2.29	A	A2		
5,000,000	06051gfz7	Bank Amer Corp 2.503% Due 10-21-22	98.86	4,943,200	100.86	5,042,900	13,906	5,056,806	0.38	2.503	125,150	2.85	A-	A2		10-21-21
5,000,000	06744crp8	Barclays Bank Plc 3.000% Due 01-26-23	100.00	5,000,000	98.73	4,936,750	52,083	4,988,833	0.37	3.000	150,000	3.00	A	A1		01-26-20
5,000,000	06747mtd8	Barclays Bank Plc 3.150% Due 05-20-24	100.00	5,000,000	101.01	5,050,300	4,812	5,055,112	0.38	3.150	157,500	3.17	A	A2		05-20-21
5,000,000	02665wdd0	American Honda Finance 2.150% Due 09-10-24	99.75	4,987,400	99.77	4,988,500	24,187	5,012,687	0.37	2.150	107,500	2.20	A	A2		
				109,619,747		111,001,544	538,747	111,540,291	8.32		2,693,571	2.88				
HEALTHCARE																
3,000,000	91324pcu4	Unitedhealth Group Inc 2.125% Due 03-15-21	98.79	2,963,760	100.25	3,007,470	13,458	3,020,928	0.23	2.125	63,750	2.74	A+	A3		
3,000,000	717081dx8	Pfizer Inc 1.950% Due 06-03-21	100.64	3,019,320	100.22	3,006,630	28,925	3,035,555	0.23	1.950	58,500	1.81	AA-	A1		
3,000,000	478160bn3	Johnson & Johnson 2.450% Due 12-05-21	98.38	2,951,400	101.18	3,035,550	35,933	3,071,483	0.23	2.450	73,500	2.93	AAA	Aaa		
3,000,000	532457bq0	Eli Lilly & Co 2.350% Due 05-15-22	100.89	3,026,670	101.17	3,035,067	3,133	3,038,200	0.23	2.350	70,500	2.16	A+	A2		
3,000,000	66989ham0	Novartis Capital Corp 2.400% Due 05-17-22	98.69	2,960,790	101.32	3,039,454	2,800	3,042,254	0.23	2.400	72,000	2.82	AA-	A1		04-17-22
				14,921,940		15,124,171	84,250	15,208,421	1.13		338,250	2.49				
INFORMATION TECHNOLOGY																
3,000,000	037833bd1	Apple Inc 2.000% Due 05-06-20	99.84	2,995,350	100.07	3,001,980	3,000	3,004,980	0.22	2.000	60,000	2.03	AA+	Aa1		
2,000,000	747525ad5	Qualcomm Inc 2.250% Due 05-20-20	99.92	1,998,400	100.16	2,003,240	1,375	2,004,615	0.15	2.250	45,000	2.27	A-	A1		
6,000,000	459200jf9	IBM Corporation 2.250% Due 02-19-21	98.73	5,923,560	100.43	6,026,040	38,250	6,064,290	0.45	2.250	135,000	2.90	A	A1		
5,000,000	037833bs8	Apple Inc 2.250% Due 02-23-21	100.96	5,048,050	100.51	5,025,400	30,625	5,056,025	0.38	2.250	112,500	2.05	AA+	Aa1		01-23-21
2,000,000	037833cc2	Apple Inc 1.550% Due 08-04-21	99.86	1,997,220	99.60	1,992,100	10,075	2,002,175	0.15	1.550	31,000	1.58	AA+	Aa1		07-04-21
10,000,000	68389xbk0	Oracle Corp 1.900% Due 09-15-21	99.36	9,935,700	100.03	10,002,900	40,111	10,043,011	0.75	1.900	190,000	2.04	A+	A1		08-15-21
3,000,000	459200ha2	IBM Corporation 2.900% Due 11-01-21	100.25	3,007,590	101.78	3,053,280	7,250	3,060,530	0.23	2.900	87,000	2.80	A	A1		

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4,900,000	459200jq5	IBM Corporation 2.500% Due 01-27-22	100.47	4,922,981	101.09	4,953,606	42,194	4,995,800	0.37	2,500	122,500	2.40	A	Aa3		
4,000,000	594918ba1	Microsoft Corp 2.375% Due 02-12-22	99.92	3,997,000	101.42	4,056,640	28,764	4,085,404	0.30	2,375	95,000	2.39	AAA	Aaa		01-12-22
5,000,000	68389xbb0	Oracle Corp 2.500% Due 05-15-22	99.82	4,990,850	101.36	5,068,050	5,556	5,073,606	0.38	2,500	125,000	2.56	A+	A1		03-15-22
5,000,000	44932hac7	IBM Corporation 2.200% Due 09-08-22	99.33	4,966,650	100.35	5,017,438	25,361	5,042,799	0.38	2,200	110,000	2.34	A	A1		08-08-22
5,000,000	037833dc1	Apple Inc 2.100% Due 09-12-22	99.49	4,974,600	100.71	5,035,611	23,042	5,058,653	0.38	2,100	105,000	2.21	AA+	Aa1		08-12-22
5,000,000	68389xbl8	Oracle Corp 2.400% Due 09-15-23	97.72	4,886,100	101.29	5,064,300	25,333	5,089,633	0.38	2,400	120,000	2.94	A+	A1		07-15-23
				<u>59,644,051</u>		<u>60,300,585</u>	<u>280,936</u>	<u>60,581,521</u>	<u>4.52</u>		<u>1,338,000</u>	<u>2.37</u>				
TRANSPORTATION																
2,495,000	097023bt1	Boeing Co 2.125% Due 03-01-22	98.71	2,462,814	100.12	2,498,119	13,255	2,511,373	0.19	2,125	53,019	2.61	A	A2		02-01-22
1,190,000	097023bn4	Boeing Co 2.200% Due 10-30-22	97.87	1,164,677	100.44	1,195,224	2,254	1,197,478	0.09	2,200	26,180	2.84	A	A2		08-30-22
5,000,000	097023bq7	Boeing Co 1.875% Due 06-15-23	97.59	4,879,500	99.28	4,963,950	43,229	5,007,179	0.37	1,875	93,750	2.51	A	A2		04-15-23
4,000,000	911312bt2	United Parcel Service Inc 2.200% Due 09-01-24	100.93	4,037,080	100.69	4,027,680	25,667	4,053,347	0.30	2,200	88,000	2.00	A	A2		08-01-24
				<u>12,544,071</u>		<u>12,684,973</u>	<u>84,405</u>	<u>12,769,378</u>	<u>0.95</u>		<u>260,949</u>	<u>2.40</u>				
				<u>286,938,773</u>		<u>290,186,767</u>	<u>1,378,418</u>	<u>291,565,185</u>	<u>21.74</u>		<u>6,671,327</u>	<u>2.58</u>				
SUPRANATIONALS																
Not Classified																
5,000,000	4581x0cd8	Inter-American Dev Bank 2.125% Due 11-09-20	103.30	5,165,150	100.35	5,017,451	6,493	5,023,945	0.38	2,125	106,250	1.38	AAA	Aaa		
5,000,000	45905uq80	International Bk Recon & Develop 1.950% Due 11-09-20	98.30	4,915,000	100.08	5,003,981	5,958	5,009,939	0.37	1,950	97,500	2.64	AAA	Aaa		
5,000,000	459058dy6	International Bk Recon & Develop 1.625% Due 02-10-22	98.45	4,922,700	99.86	4,993,000	25,052	5,018,052	0.37	1,625	81,250	2.00	AAA	Aaa		
7,000,000	45905un91	International Bk Recon & Develop 2.000% Due 09-29-22	99.52	6,966,400	100.06	7,004,133	24,111	7,028,244	0.52	2,000	140,000	2.10	AAA	Aaa		12-29-19
5,000,000	459058hd8	International Bk Recon & Develop 2.200% Due 08-28-24	100.00	5,000,000	99.84	4,991,841	28,417	5,020,258	0.37	2,200	110,000	2.20	AAA	Aaa		02-28-20
5,000,000	459058hg1	International Bk Recon & Develop 2.200% Due 09-23-24	100.00	5,000,000	100.02	5,000,861	20,778	5,021,639	0.37	2,200	110,000	2.20	AAA	Aaa		09-23-20
5,000,000	459058hl0	International Bk Recon & Develop 2.250% Due 11-06-24	100.00	5,000,000	100.13	5,006,253	7,812	5,014,066	0.38	2,250	112,500	2.25	AAA	Aaa		05-06-20
5,000,000	459058hq9	International Bk Recon & Develop 2.160% Due 11-18-24	100.00	5,000,000	100.50	5,024,893	3,900	5,028,793	0.38	2,160	108,000	2.16	AAA	Aaa		11-18-20
				<u>41,969,250</u>		<u>42,042,414</u>	<u>122,522</u>	<u>42,164,936</u>	<u>3.15</u>		<u>865,500</u>	<u>2.12</u>				
				<u>41,969,250</u>		<u>42,042,414</u>	<u>122,522</u>	<u>42,164,936</u>	<u>3.15</u>		<u>865,500</u>	<u>2.12</u>				
TREASURY BILLS																
Not Classified																
10,000,000	912796tg4	U. S. Treasury Bill 1.840% Due 02-20-20	99.07	9,907,489	99.65	9,965,400	0	9,965,400	0.75	1,840	184,000	1.86				
				<u>9,907,489</u>		<u>9,965,400</u>	<u>0</u>	<u>9,965,400</u>	<u>0.75</u>		<u>184,000</u>	<u>1.86</u>				

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 November 30, 2019

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	Moody	Bond Status	Call Put Date
VARIABLE RATE SECURITIES																
Not Classified																
4,000,000	89236tcd5	Toyota Motor Credit Corp 2.310% Due 02-13-20	100.00	4,000,000	100.03	4,001,160	4,620	4,005,780	0.30	2,310	92,395	1.97	AA-	Aa3		
5,000,000	48127dqe1	JP Morgan Chase Bank Na 2.000% Due 02-19-20	99.75	4,987,500	99.56	4,978,250	28,333	5,006,583	0.37	2,000	100,000	1.90	A-	A3		
5,000,000	037833be9	Apple Inc 2.205% Due 05-06-20	100.00	5,000,000	100.12	5,006,000	5,512	5,011,512	0.37	2,205	110,231	1.77	AA+	Aa1		
2,000,000	747525a17	Qualcomm Inc 2.448% Due 05-20-20	100.00	2,000,000	100.12	2,002,420	1,496	2,003,916	0.15	2,448	48,970	2.02	A-	A1		
3,000,000	3130agxs9	Federal Home Loan Bank 1.580% Due 05-22-20	100.00	3,000,000	99.96	2,998,800	1,185	2,999,985	0.22	1,580	47,400	1.78	AA+	Aaa		
3,000,000	61760qgg3	Morgan Stanley 2.709% Due 05-26-20	100.00	3,000,000	99.95	2,998,560	1,129	2,999,689	0.22	2,709	81,259	2.33	BBB+	A3		
5,000,000	78012kdd6	Royal Bank of Canada 2.407% Due 05-28-20	100.00	5,000,000	100.07	5,003,350	1,003	5,004,353	0.37	2,407	120,344	2.10	AA-	Aa3		
3,000,000	78012kff9	Royal Bank of Canada 2.935% Due 07-30-20	100.00	3,000,000	99.51	2,985,210	7,583	2,992,793	0.22	2,935	88,065	2.38	AA-	Aa3		
5,000,000	78012kfk8	Royal Bank of Canada 2.585% Due 09-30-20	99.75	4,987,500	100.00	5,000,000	21,902	5,021,902	0.37	2,585	129,256	2.37	AA-	Aa3		
2,000,000	40434ae62	HSBC USA Inc CD 3.125% Due 12-09-20	100.00	2,000,000	101.00	2,020,072	29,966	2,050,038	0.15	3,125	62,500	2.36				
3,000,000	89114qgn2	Toronto Dominion Bank 3.000% Due 01-31-21	100.00	3,000,000	99.97	2,999,160	7,750	3,006,910	0.22	3,000	90,000	3.01	A	Aa3		
2,250,000	90331hpb3	US Bank NA Cincinnati 2.218% Due 02-04-21	100.00	2,250,000	100.19	2,254,230	3,743	2,257,973	0.17	2,218	49,911	2.49	AA-			01-04-21
10,875,000	46625hqk9	JP Morgan Chase Bank Na 3.618% Due 03-01-21	103.07	11,208,962	101.45	11,033,014	97,261	11,130,275	0.83	3,618	393,417	2.64	A-	A3		02-01-21
5,500,000	48128gd31	JP Morgan Chase Bank Na 2.000% Due 06-20-21	100.00	5,500,000	99.19	5,455,395	49,194	5,504,589	0.41	2,000	110,000	1.99	A-			12-20-19
5,000,000	94986rr45	Wells Fargo & Co 2.000% Due 07-12-21	100.00	5,000,000	99.73	4,986,600	38,611	5,025,211	0.37	2,000	100,000	1.89	A-			01-12-20
5,000,000	48128gd80	JP Morgan Chase Bank Na 2.648% Due 08-16-21	100.00	5,000,000	99.34	4,967,150	5,518	4,972,668	0.37	2,648	132,425	2.54	A-			
3,000,000	78012kl88	Royal Bank of Canada 2.393% Due 05-05-22	100.00	3,000,000	100.05	3,001,410	5,186	3,006,596	0.22	2,393	71,805	2.49	AA-	Aa3		
5,000,000	90270kxq7	UBS Ag London 3.000% Due 08-28-22	100.00	5,000,000	99.31	4,965,550	1,250	4,966,800	0.37	3,000	150,000	3.41	A+	Aa3		02-28-20
5,000,000	3134gjb29	Freddie Mac 2.000% Due 09-29-22	99.92	4,996,250	100.04	5,002,200	17,222	5,019,422	0.37	2,000	100,000	2.35	AA+	Aaa		12-29-19
5,000,000	3134gjb94	Freddie Mac 2.000% Due 09-29-22	100.00	5,000,000	100.03	5,001,500	17,222	5,018,722	0.37	2,000	100,000	2.54	AA+	Aaa		12-29-19
3,000,000	45950vlk0	International Finance Corp 2.000% Due 01-15-23	100.00	3,000,000	100.08	3,002,523	22,667	3,025,190	0.22	2,000	60,000	2.53	AAA	Aaa		01-15-20
5,000,000	89114qld8	Toronto Dominion Bank 2.600% Due 02-15-23	100.00	5,000,000	99.68	4,984,050	5,778	4,989,828	0.37	2,600	130,000	2.61	AA-	Aa2		
3,000,000	06746xan3	Barclays Bank Plc 3.750% Due 05-24-23	100.00	3,000,000	97.85	2,935,500	2,187	2,937,687	0.22	3,750	112,500	3.77	A	A2		
3,000,000	06746xfe8	Barclays Bank Plc 4.000% Due 06-29-23	100.00	3,000,000	98.05	2,941,500	20,667	2,962,167	0.22	4,000	120,000	4.02	A	A2		
5,000,000	06048wzb9	Bank of America Corp 3.250% Due 02-15-24	100.00	5,000,000	99.04	4,951,900	7,222	4,959,122	0.37	3,250	162,500	3.62	A-	A3		02-15-20
3,695,000	3134gtgz0	Freddie Mac 2.500% Due 04-15-24	100.00	3,695,000	100.21	3,702,759	11,803	3,714,563	0.28	2,500	92,375	2.79	AA+	Aaa		04-15-20
5,000,000	06048wzpz8	Bank Of America Corp 3.125% Due 04-30-24	100.00	5,000,000	99.91	4,995,750	13,455	5,009,205	0.37	3,125	156,250	3.24	A-	A2		04-30-20

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 November 30, 2019

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	Moody	Bond Status	Call Put Date
3,000,000	06048wzs2	Bank Of America Corp 3.000% Due 05-30-24	100.00	3,000,000	99.73	2,991,840	250	2,992,090	0.22	3.000	90,000	3.28	A-	A2		05-30-20
4,000,000	06048wc99	Bank of America Corp 2.250% Due 09-18-24	100.00	4,000,000	99.54	3,981,606	18,250	3,999,856	0.30	2.250	90,000	2.35	A-	A2		09-18-20
5,000,000	89236tgh2	Toyota Motor Credit Corp 2.150% Due 09-27-24	100.00	5,000,000	99.33	4,966,650	19,111	4,985,761	0.37	2.150	107,500	2.33	AA-	Aa3		09-27-21
5,000,000	89114r2u9	Toronto Dominion Bank 2.250% Due 10-18-24	100.00	5,000,000	99.31	4,965,300	13,437	4,978,737	0.37	2.250	112,500	2.54	A	Aa3		04-18-20
				131,625,212		131,079,410	480,515	131,559,925	9.82		3,411,604	2.54				
				131,625,212		131,079,410	480,515	131,559,925	9.82		3,411,604	2.54				
TOTAL PORTFOLIO				1,331,106,284		1,334,953,550	4,283,508	1,339,237,058	100.00		29,566,418	2.25				

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 11-01-19 To 11-30-19

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Moody	Unit Price	Amount
PURCHASES										
11-05-19	11-18-19	fhus	3134guqt0	3134GUQT0	5,000,000	Freddie Mac 2.000% Due 11-18-24	AA+	Aaa	100	5,000,000
11-07-19	11-08-19	cpus	62479lf26	62479LF26	5,000,000	MUFG Union Bank 1.880% Due 06-02-20	A1	P1	99	4,945,950
11-08-19	11-18-19	snus	459058hq9	459058HQ9	5,000,000	International Bk Recon & Develop 2.160% Due 11-18-24	AAA	Aaa	100	5,000,000
11-14-19	11-15-19	cpus	2254eage7	2254EAGE7	10,000,000	Credit Suisse NY 1.860% Due 07-14-20	A1	P1	99	9,874,967
11-19-19	11-20-19	cpus	62479ld77	62479LD77	5,000,000	MUFG Union Bank 1.850% Due 04-07-20	A1	P1	99	4,964,285
11-20-19	11-25-19	mbus	13032uva3	13032UVA3	1,750,000.00	California Health Facs Fing Auth Revenue 1.970% Due 06-01-23	AA-	Aa3	100	1,750,000
11-20-19	11-25-19	mbus	13032uvb1	13032UVB1	2,500,000.00	California Health Facs Fing Auth Revenue 2.020% Due 06-01-24	AA-	Aa3	100	2,500,000
11-21-19	11-22-19	cpus	63873jfw5	63873JFW5	10,000,000	Natixis NY 1.850% Due 06-30-20	A1	P1	99	9,886,431
11-22-19	11-25-19	cpus	53943rgq6	53943RGQ6	10,000,000	Lloyds Bank Plc 1.810% Due 07-24-20	A1	P1	99	9,878,328
11-26-19	11-29-19	cdus	48128lpe3	48128LPE3	5,000,000	JP Morgan Chase Bank NA 2.125% Due 11-29-24			100	5,000,000
										58,799,960
SALES										
11-05-19	11-05-19	cpus	62479my56	62479MY56	10,000,000	MUFG Bank Ltd/NY 2.610% Due 11-05-19	A1	P1	98	9,823,100
11-05-19	11-07-19	vrus	89236tey7	89236TEY7	4,000,000	Toyota Motor Credit Corp 3.100% Due 04-26-23	AA-	Aa3	100	3,998,000
11-06-19	11-06-19	cpus	03785ey65	03785EY65	5,000,000	Apple Inc 2.560% Due 11-06-19	A1+	P1	98	4,912,228
11-12-19	11-12-19	vrus	3134gty98	3134GTY98	3,000,000	Freddie Mac 2.000% Due 08-12-24	AA+	Aaa	100	3,000,000
11-14-19	11-18-19	mbus	91412gqe8	91412GQE8	3,000,000.00	University Calif Revs For Prev 2.750% Due 05-15-23	AA	Aa2	102	3,072,900
11-15-19	11-15-19	cdus	430012208	430012208	10,000,000	American River Bank Community Fund (Non-Negotiable) 2.500% Due 11-15-19			100	10,000,000
11-15-19	11-15-19	cpus	06742qus9	06742QUS9	10,000,000	Barclays Bank Plc 2.740% Due 11-15-19	A1	P1	98	9,816,572
11-16-19	11-18-19	feus	3132x0sn2	3132X0SN2	5,000,000	Farmer Mac 2.150% Due 05-16-22			100	5,000,000
11-19-19	11-19-19	cpus	53943syk7	53943SYK7	10,000,000	Lloyds Bank Plc 2.620% Due 11-19-19	A1	P1	98	9,812,961
11-21-19	11-21-19	cpus	45920gym2	45920GYM2	10,000,000	IBM Corp 2.460% Due 11-21-19	A1	P1	99	9,875,633

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 11-01-19 To 11-30-19

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Moody	Unit Price	Amount
11-25-19	11-25-19	frus	3133egs30	3133EGS30	3,000,000	Federal Farm Credit Bank 2.000% Due 12-06-21	AA+	Aaa	100	3,000,000
11-26-19	11-26-19	frus	3133eke28	3133EKE28	5,000,000	Federal Farm Credit Bank 2.220% Due 02-22-24	AA+	Aaa	100	5,000,000
11-28-19	11-29-19	flus	3130ac6j8	3130AC6J8	2,500,000	Federal Home Loan Bank 2.000% Due 02-28-22	AA+	Aaa	100	2,500,000
11-28-19	11-29-19	vrus	3134gb2e1	3134GB2E1	5,000,000	Freddie Mac 2.000% Due 11-28-22	AA+	Aaa	100	5,000,000
										84,811,394

**Capitol Area
Development
Authority**

CAPITOL AREA DEVELOPMENT AUTHORITY

MONTHLY REVIEW – NOVEMBER 2019

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.

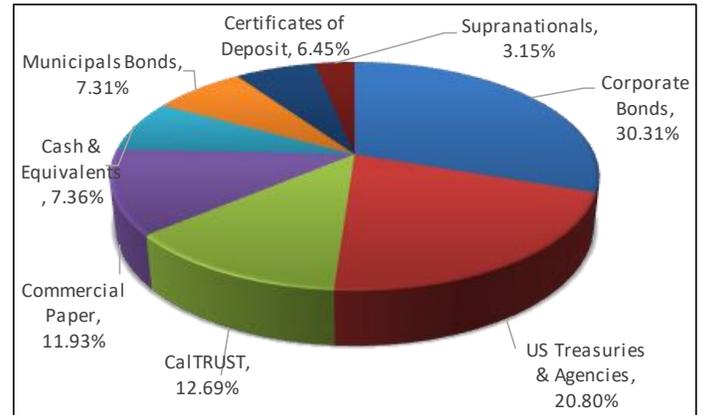
PORTFOLIO STATISTICS

Beginning Balance	20,236,445
Contributions	0
Withdrawals	0
Interest Earned	40,009
Ending Balance	20,276,454

PERFORMANCE COMPARISON

City Pool A	2.41%
LAIF	2.10%
90 Day T-Bill	1.50%
Federal Funds	1.55%

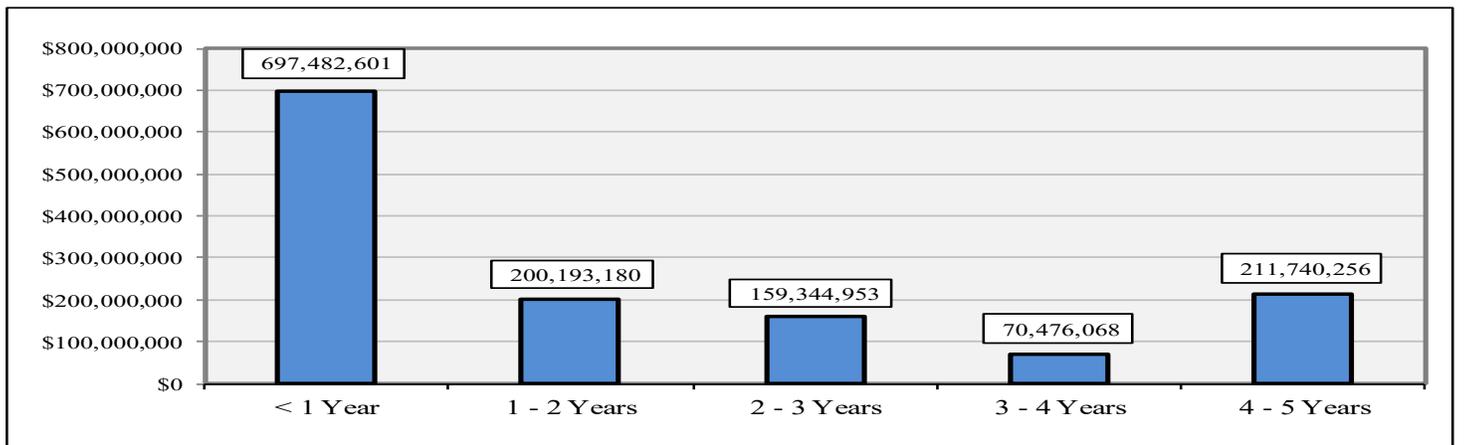
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	697,482,601	52.08%
1 - 2 Years	200,193,180	14.95%
2 - 3 Years	159,344,953	11.90%
3 - 4 Years	70,476,068	5.26%
4 - 5 Years	211,740,256	15.81%
Total	1,339,237,058	100.00%

Asset Type	Pct. Assets	YTM
Corporate Bonds	30.31%	2.57%
US Treasuries & Agencies	20.80%	2.12%
CalTRUST	12.69%	1.90%
Commercial Paper	11.93%	2.22%
Cash & Equivalents	7.36%	1.88%
Municipals Bonds	7.31%	2.21%
Certificates of Deposit	6.45%	2.45%
Supranationals	3.15%	2.12%



City of Sacramento
 CASH LEDGER
Capitol Area Development Authority - Banking
 From 11-01-19 To 11-30-19

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
11-01-19				Beginning Balance		168,199.13
11-30-19	11-30-19	in		Pool A Cash	40,009.11	208,208.24
				Nov 2019 estimated Pool A interest		
					40,009.11	
11-30-19				Ending Balance		208,208.24
Pool A Cash						
11-01-19				Beginning Balance		20,068,246.07
11-30-19				Ending Balance		20,068,246.07

CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

MONTHLY REVIEW – NOVEMBER 2019

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.

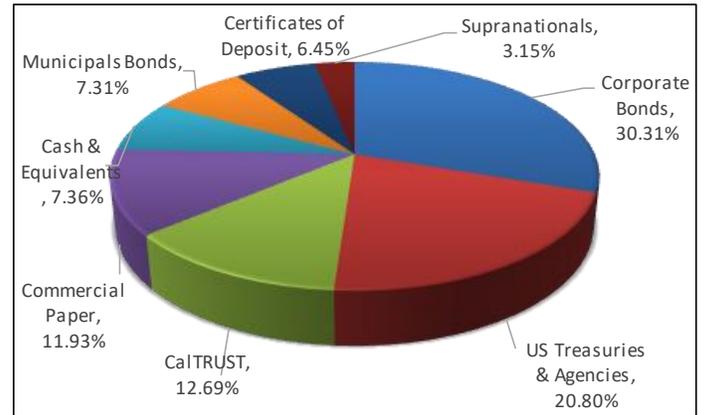
PORTFOLIO STATISTICS

Beginning Balance	38,107
Contributions	0
Withdrawals	0
Interest Earned	75
Ending Balance	38,182

PERFORMANCE COMPARISON

City Pool A	2.41%
LAIF	2.10%
90 Day T-Bill	1.50%
Federal Funds	1.55%

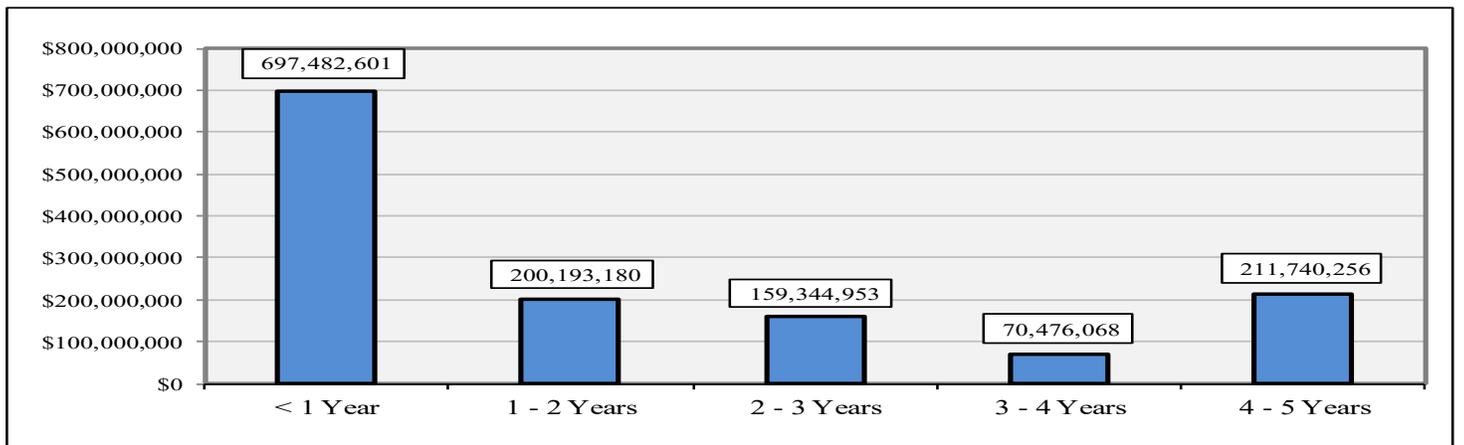
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	697,482,601	52.08%
1 - 2 Years	200,193,180	14.95%
2 - 3 Years	159,344,953	11.90%
3 - 4 Years	70,476,068	5.26%
4 - 5 Years	211,740,256	15.81%
Total	1,339,237,058	100.00%

Asset Type	Pct. Assets	YTM
Corporate Bonds	30.31%	2.57%
US Treasuries & Agencies	20.80%	2.12%
CalTRUST	12.69%	1.90%
Commercial Paper	11.93%	2.22%
Cash & Equivalents	7.36%	1.88%
Municipals Bonds	7.31%	2.21%
Certificates of Deposit	6.45%	2.45%
Supranationals	3.15%	2.12%



City of Sacramento
 CASH LEDGER
Capitol Area Development Authority - Tax Exempt
 From 11-01-19 To 11-30-19

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
11-01-19				Beginning Balance		316.76
11-30-19	11-30-19	in		Pool A Cash	75.34	392.10
				Nov 2019 estimated Pool A interest		
					75.34	
11-30-19				Ending Balance		392.10
Pool A Cash						
11-01-19				Beginning Balance		37,790.27
11-30-19				Ending Balance		37,790.27

CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

MONTHLY REVIEW – NOVEMBER 2019

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.

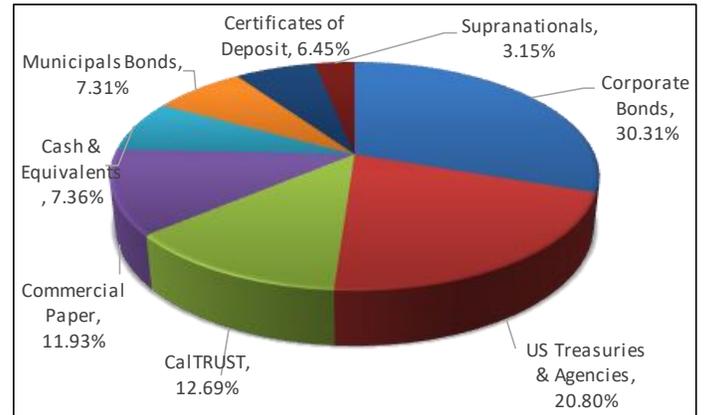
PORTFOLIO STATISTICS

Beginning Balance	259,784
Contributions	0
Withdrawals	0
Interest Earned	514
Ending Balance	260,298

PERFORMANCE COMPARISON

City Pool A	2.41%
LAIF	2.10%
90 Day T-Bill	1.50%
Federal Funds	1.55%

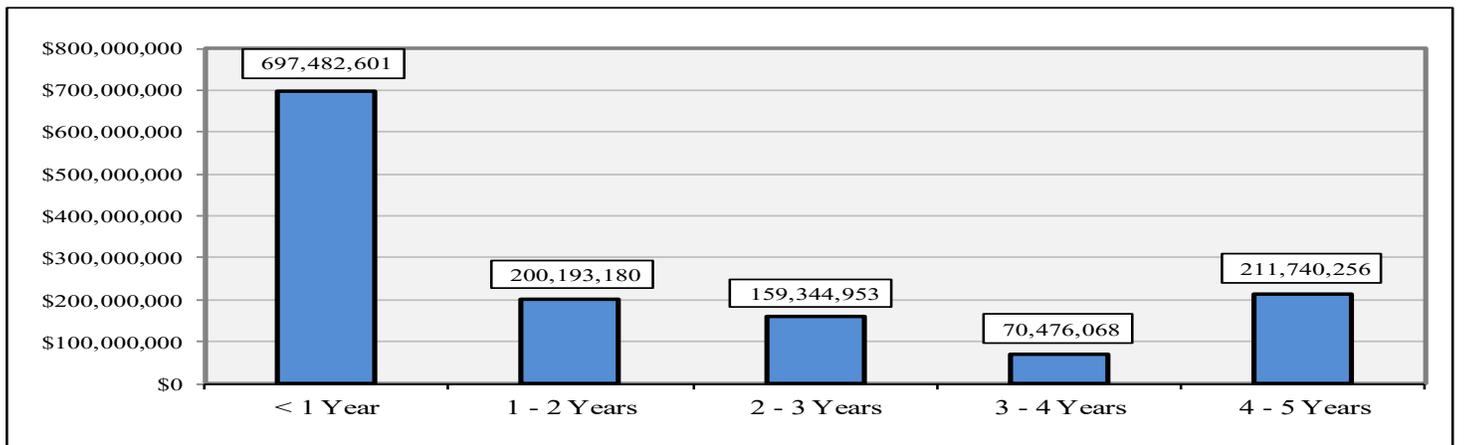
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	697,482,601	52.08%
1 - 2 Years	200,193,180	14.95%
2 - 3 Years	159,344,953	11.90%
3 - 4 Years	70,476,068	5.26%
4 - 5 Years	211,740,256	15.81%
Total	1,339,237,058	100.00%

Asset Type	Pct. Assets	YTM
Corporate Bonds	30.31%	2.57%
US Treasuries & Agencies	20.80%	2.12%
CalTRUST	12.69%	1.90%
Commercial Paper	11.93%	2.22%
Cash & Equivalents	7.36%	1.88%
Municipals Bonds	7.31%	2.21%
Certificates of Deposit	6.45%	2.45%
Supranationals	3.15%	2.12%



City of Sacramento
 CASH LEDGER
Capitol Area Development Authority - Taxable
 From 11-01-19 To 11-30-19

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
11-01-19				Beginning Balance		2,159.34
11-30-19	11-30-19	in		Pool A Cash	513.61	2,672.95
				Nov 2019 estimated Pool A interest		
					513.61	
11-30-19				Ending Balance		2,672.95
Pool A Cash						
11-01-19				Beginning Balance		257,624.67
11-30-19				Ending Balance		257,624.67