

**Board of Directors**

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

**CADA Administration**

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

**Legal Counsel**

Jeff Mitchell  
Kronick, Moskovitz, Tiedemann & Girard

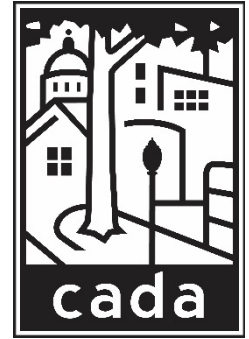
Phone: (916) 322-2114  
Web: [www.cadanet.org](http://www.cadanet.org)

**AGENDA REGULAR MEETING**

**THE CAPITOL AREA DEVELOPMENT  
AUTHORITY  
BOARD OF DIRECTORS**

**FRIDAY, MAY 20, 2022  
10:00 A.M.**

**CADA MAINTENANCE WAREHOUSE  
701 S STREET  
SACRAMENTO, CA 95811**



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

This meeting will include a brief tour of the CADA Maintenance Warehouse. Members of the public attending in person are invited to participate in the tour.

**To join via Zoom:**

**Go to:** <https://zoom.us/join>  
**Or join by phone:** (669) 900-9128 (Pacific Coast)  
Find your local number:  
<https://us02web.zoom.us/j/kcoHLfF55h>  
**Meeting ID:** 835 0818 8065  
**Request Password (prior to start of meeting):**  
[tgandara@cadanet.org](mailto:tgandara@cadanet.org)

- 1. Roll Call**
- 2. Approval of Minutes: April 15, 2022**
- 3. Chair’s Oral Report**
  - Oath of Office for Board Member Jose Bodipo-Memba
- 4. Executive Director’s Oral Report and Warehouse Tour**
- 5. R Street Presentation**

*Recommended Action:* Review and comment.  
Contact: Todd Leon, Development Director

**CONSENT CALENDAR (ITEMS 6 & 7)**

Items listed on the Consent Calendar are considered and acted upon by one motion. A member of the Board or staff may request an item be removed for separate consideration.

**6. Approval of Change Orders to Various Maintenance Contracts**

*Recommended Action:* Staff recommends the Board adopt a resolution authorizing the Executive Director to approve change orders to the following maintenance contracts:

- C20-016 - 2 Go Building Maintenance, in the amount of \$80,000.00 for Vacant Apartment Cleaning/Emergency Water Extraction/Floor Cleaning Services

- C20-014 - Elite Service Experts, in the amount of \$100,000.00 for Landscape and Lawn Care Services
- C22-001 - RCO Flooring (California Renovations), in the amount of \$80,000.00 for Floor Covering Repair/Replacement.
- C22-022 - Miracle Method, in the amount of \$20,000.00 for Bathtub & Sink Refinishing
- C22-029- R.F. MacDonald Co., in the amount of \$50,000.00 for Boiler Repairs & Replacement

Contact: Russ Juneau, Facilities Maintenance Manager  
Frank Czajka, Construction & Rehabilitation Manager

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

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

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

**8. CLOSED SESSION**

**A. CONFERENCE WITH LABOR NEGOTIATOR (Pursuant to Government Code Section 54957.5 (a))**

Unrepresented Employee: Executive Director  
Agency Designated Representative: Ann Bailey

**9. Executive Director Compensation**

**10. Oral Staff Reports/Updates**

- A. Downtown Sacramento Partnership: See Agenda Item 4
- B. Downtown Sacramento Revitalization Corporation: See Agenda Item 4
- C. Midtown Association: See Agenda Item 4
- D. O Street Streetscape (7th – 17th Streets)
- E. Energy Conservation
- F. CADA Business Plan
- G. Other Neighborhood Improvements
- H. 10th Street Commercial
- I. 1322 O Street – Sonrisa
- J. 14th & N – The Cypress
- K. 1717 S Street – ARY Place

**11. Transmittals**

- A. Ombudsman Report: April 2022
- B. Apartment Status Report: April 2022
- C. Affordable Housing Report: April 2022
- D. Commercial Leases/Vacancies: April 2022
- E. CADA Neighborhood Incident Report: April 2022
- F. Contracts Log: April 2022
- G. Financial Report: April 2022
- H. City Treasurer Monthly Investment Report: March 2022
- I. CADA Business Plan

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

### 13. Adjournment

**Approved for Transmittal:**



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**Wendy S. Saunders, Executive Director**

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

**MINUTES  
OF  
BOARD MEETING**

**BOARD OF DIRECTORS  
CAPITOL AREA DEVELOPMENT AUTHORITY**

**April 15, 2022**

**ITEM 1 – ROLL CALL**

Chair Bailey called the Board Meeting of the CADA Board of Directors to order at 10:03 a.m. at 1522 14<sup>th</sup> Street, Sacramento, CA 95814 and via public video conference.

Present: Avdis, Lagomarsino, Bailey  
Absent: Baime Michaels

**ITEM 2 – APPROVAL OF MINUTES: February 23, 2022**

Member Avdis moved approval of the February 23, 2022 CADA Special Board Meeting minutes. Member Lagomarsino seconded the motion.

AYES: Avdis, Lagomarsino, Bailey  
NOES: None

**ITEM 3 – CHAIR’S ORAL REPORT**

Chair Bailey read Diana Rutley’s retirement resolution.

**ITEM 4 –EXECUTIVE DIRECTOR’S ORAL REPORT**

Wendy Saunders reported the following:

Jose Bodipo-Memba has been appointed to the CADA board. Jose has spent several hours with the staff and me getting to know the various aspects of the organization. After his appointment to the board, Jose let me know that he had been asked to take on a new leadership role at SMUD – as Chief Diversity Officer – for a limited period of time and that his calendar was about to be turned upside down. He is not here today, but says that he should not have an issue with participation through the balance of the year.

A few things of interest that have occurred since our last meeting. At the State of the Downtown, Mayor Steinberg mentioned that he has asked city staff to explore establishment of an Economic Infrastructure Financing District – similar to a redevelopment district. I was asked by the Mayor to participate on a steering committee to vet the idea, and we held the first meeting a couple of weeks ago. In addition, Assembly Member McCarty is sponsoring legislation regarding adaptive reuse of antiquated state office buildings into new housing. The committee will also be exploring that.

Regarding Midtown Association, a great deal of focus continues to be on addressing homelessness, and to that end, Midtown Association recently hosted both City Manager Howard Chan and County Executive Ann Edwards to discuss their various challenges and activities to address the issue. The meeting occurred prior to the announcement of a city-sponsored initiative to address the issue, but at the time, an alternative initiative was being circulated for signature, which both regarded with great concern.

We have a number of staff people out this week as kids are on spring break, so I would like to also use my time to bring you up to speed on our planned 16th and T acquisition and ARY Place. At 16th and T, we have negotiated leases with the two existing tenants, which will be executed prior to close of escrow. We have postponed the close until April 29; however, as we have needed to make sure that all the I’s are dotted and T’s are crossed concerning the ongoing remediation efforts. We have had ongoing meetings with Shell Oil – who is responsible for the cleanup - and the County of Sacramento – who oversees the cleanup – to make certain that there are no outstanding issues that would hamper our ability to move forward with our development plan, and

to assure us that we are not incurring any unknown risk. There are no issues so far and all is going well, it is just taking a bit longer than expected. Jeff Mitchell agreed that CADA is accepting the assignment as a joint venture run by Shell, with a pool of \$3 million.

Finally, a reminder that we are planning to conduct next month's board meeting at our maintenance warehouse at 701 S Street. We will send out information prior to the meeting, but would greatly appreciate it if everyone could come in person.

#### **ITEM 5 — CADA FINANCIAL FORECAST (FY 2022-2023 THROUGH FY 2031-2032)**

*Recommended Action:* For review and comment

Contact: Noelle Mussen, Financial Director

Member Lagomarsino noted that CADA is contributing to tax increment with CADA projects, and asked how CADA accounts for the projects that are in the revenue forecast. Ms. Mussen advised that we generally do not. When it is in the process of getting permitted or they have not broken ground yet, CADA tends to be a little bit more conservative until they know the building is there. Ms. Saunders agreed that they do not necessarily assume that a property purchase will go through as things can fall through. Ms. Mussen advised that the tax increment was less than our rental revenue, but now it has grown considerably. Member Lagomarsino asked if the OPEB unfunded balance is something to be concerned about. Ms. Mussen explained that CADA has been technically unfunded since the nineties. Ms. Mussen further explained that CADA is looking for ways to be more funded, but it takes time and fluctuates. CADA has a sunset date which brings up questions: How does that look? Do we need to be over funded? Ms. Mussen will speak with actuaries to answer those questions; however, as today we do not need to be worried about it. We need to pay what CalPERS requires. They did not charge us enough in previous years. They are reducing the discount rate. They had earnings of about 21% last January. The previous year experienced losses which can create the unfunded losses.

Member Lagomarsino asked about the cause regarding the 50% reduction on the commercial leases. Ms. Mussen explained that the reduction is due mainly to COVID relief assistance and vacancies. Ms. Mussen anticipates filling the current vacancies. Member Lagomarsino noted that CADA would be doing well if the two vacancies on 10<sup>th</sup> St. are leased as that will increase revenue.

Member Lagomarsino noted that expecting sites five, six, and seven to come onboard in 2023 or 2024 seems ambitious. Ms. Mussen agreed, and stated that the 10-year forecast is based on assumptions.

Member Avdis appreciated the level of detail. Member Avdis brought up the 10-year forecast, and asked what CADA is looking at to make the assumptions over the next two years? Ms. Mussen explained that she tries to keep things conservative. In the past Ms. Mussen could look at a previous forecast, but things today are different, and she tries to estimate the best she can. With major construction, increase in cost of materials. Also increase in gas costs.

Ms. Mussen stated that thanks to Marc de la Vergne using WegoWise CADA has been able to reduce the gas and water usage. Ms. Saunders also added that there will likely be an increase to salaries in the upcoming budget due to inflation and the need to increase salaries to attract and retain employees, noting that employees have greater bargaining power than in times past. Ms. Mussen stated that CADA has a couple of vacant positions which were built into the forecast.

Member Avdis noted that CADA's small business tenants need to generate revenue and that small businesses are critical to our urban fabric. Ms. Saunders replied the businesses relied on State workers and that while CADA's rent-relief assistance helped, the State workers have not come back in full force, so CADA will have to see what the ongoing impact on small businesses is. Ms. Saunders noted that CADA is not out of the woods quite yet, but the ability to offer rent assistance has really helped.

Chair Bailey agreed that making assumptions in these times is tough, but CADA is doing a good job.

No public comments.

**ITEM 6 – AUTHORIZATION OF TELECONFERENCE MEETINGS OF CADA LEGISLATIVE BODIES PURSUANT TO THE RALPH M. BROWN ACT**

No Board comments.

No public comments.

Member Avdis moved approval of Resolution 22-13 attached hereto and incorporated herein. Member Lagomarsino seconded the motion.

AYES: Avdis, Lagomarsino, Bailey

NOES: None

**ITEM 7 - ORAL STAFF REPORTS/UPDATES**

A. Downtown Sacramento Partnership: Reported on in Agenda Item 4.

B. Downtown Sacramento Revitalization Corporation: Reported on in Agenda Item 4.

C. Midtown Association: Reported on in Agenda Item 4.

D. O Street Streetscape (7<sup>th</sup> – 17<sup>th</sup> Streets): Renee Funston reported that:

- For the 900 block, the design team is advancing the design from 50% CDs to 90% CDs, particularly focusing on the art component and seating options.
- For the 14th & O intersection, Marc is preparing to enter into contract to design the bulb outs, which will be constructed following completion of Sonrisa.

E. Energy Conservation: Nothing to report.

F. Other Neighborhood Improvements: Nothing to report.

- Marc is focusing on getting permanent outdoor seating for Karma Brew. He is preparing to enter into a contract to design semi-permanent/permanent outdoor seating along the 16th Street frontage.
- They will also be seeking to convert the temporary permit for the P street seating to permanent. (The permit allowing the current temporary outdoor seating is set to expire in June.)

G. 10th Street Commercial: Renee Funston reported that:

- B&M Builders is under contract for construction. The City approved the encroachment permit, and we're awaiting scheduling of the pre-construction meeting and review of the pre-cast concrete materials submittal so we can begin ordering materials. We will start construction once we have the pre-cast concrete.
- Mr. de la Vergne and Ms. Funston also presented the plans and tentative construction schedule during the April Somerset HOA Board meeting. CADA got a lot of positive feedback. The main points of concern were wanting bike racks on 11th & P in front of Le Croissant, and not making the area too inviting for people to sleep/reside behind the lunch counters or raised planters.

H. 1322 O Street - Sonrisa: Renee Funston reported that:

- CADA is nearing completion of framing with the 5th floor beams and CLT roofing panels installed. We're also working through rough ins with the majority of plumbing drainage/waste/vent and fire sprinklers complete.
- CADA is focusing on programming the common areas. Since we will be doing leasing and administrative operations out of the CADA Admin Office, we have removed the wall between the leasing office and lobby to create a more expansive lounge and co-working space that takes advantage of the large storefront windows on O St.

- To date we have submitted 11 draw requests to Chase Bank, totaling \$5.9m or 41% of the \$14.5 million construction contract with Tricorp. We've completed 10 months of the 19-month construction period, representing 53% completion construction time-wise. The current estimated completion date stands at Jan 6, 2023, although there continues to be significant supply chain issues that may impact the schedule.

I. 14<sup>th</sup> & N – The Cypress: Renee Funston reported that:

- D&S has executed the loan Term sheet with TriCounties Bank, and requested the appraisal.
- D&S is working on purchasing sewer fee credits, similar to how we did for Sonrisa and ARY Place.
- The offsite improvements permit has been approved.
- D&S is ahead of schedule on preparation of the construction documents. They submitted for building permit and are expecting the first round of comments in early May. The deadline for this milestone in the DDA is mid-June.
- Finally, next week we are meeting with our legal counsel to work through the transaction that will allow D&S to begin construction of off-site improvements in late Summer/early Fall.

J. 1717 S Street– ARY Place: Reported on in Agenda Item 4.

### **ITEM 8 – TRANSMITTALS**

Received as transmitted.

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

None.

### **ITEM 10 – ADJOURNMENT**

The meeting adjourned at 11:09 am

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Tara Gandara  
Secretary to the Board of Directors

## RESOLUTION NO. 22 - 13

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

#### RECITALS

**WHEREAS**, the Capitol Area Development Authority ("CADA") is committed to preserving and nurturing public access and participation at meetings of CADA legislative bodies; and

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

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

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

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

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

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



**WHEREAS**, the virus has short- and long-term effects – fever and chills, cough, shortness of breath and difficulty breathing, fatigue, headache, nausea, vomiting, gastrointestinal issues, loss of taste and smell, death – and it's prolific spread is severely impacting the health care system, inhibiting access to care for COVID-19 symptoms and other ailments; and

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

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

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

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

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

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

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

1. The recitals set forth above are true and correct and are incorporated herein by reference as if set forth in full.
2. The Governor's March 4, 2020 proclamation of state of emergency related to the COVID-19 virus pandemic applies to the jurisdiction of CADA and is ratified by the Board of Directors.
3. A state of emergency exists within CADA's jurisdiction related to the COVID-19 virus pandemic and the conditions of that emergency present an imminent risk to the health and safety of attendees at CADA legislative body meetings.

4. All meetings of CADA legislative bodies shall be conducted in accordance with Government Code section 54953(e) and staff are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution, including conducting open and public meetings in accordance with Section 54953(e) and other applicable provisions of the Brown Act.
5. This Resolution shall take effect immediately upon its adoption and be effective for thirty (30) days, unless the Board takes action to rescind the Resolution. On or before the 30<sup>th</sup> day since adoption, the Board may take action to extend the Resolution's permissions pursuant to Government Code section 54953(e)(3).

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

The foregoing Resolution was duly passed and adopted at a meeting of the Board of Directors of the Capitol Area Development Authority held on April 15, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

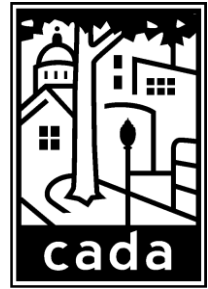
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Ann Bailey, Chair

ATTEST:

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Tara Gandara  
Secretary to the Board of Directors



May 13, 2022

**TO:** CADA Board of Directors

**SUBJECT: May 20, 2022 Board Meeting  
AGENDA ITEM 5  
R STREET PRESENTATION**

**CONTACT:** Todd Leon, Development Director

Todd Leon will be giving an oral presentation to the Board.



May 13, 2022

**TO:** Board of Directors

**SUBJECT: May 20, 2022, Board Meeting  
AGENDA ITEM 6  
APPROVAL OF CHANGE ORDERS TO VARIOUS MAINTENANCE CONTRACTS**

**CONTACT PERSON:** Russ Juneau, Facilities Maintenance Manager  
Frank Czajka, Construction & Rehabilitation Manager

**RECOMMENDATION:**

Staff recommends the Board adopt a resolution authorizing the Executive Director to approve change orders to the following maintenance contracts:

- C20-016 - 2 Go Building Maintenance, in the amount of \$80,000.00 for Vacant Apartment Cleaning/Emergency Water Extraction/Floor Cleaning Services
- C20-014 - Elite Service Experts, in the amount of \$100,000.00 for Landscape and Lawn Care Services
- C22-001 - RCO Flooring (California Renovations), in the amount of \$80,000.00 for Floor Covering Repair/Replacement.
- C22-022 - Miracle Method, in the amount of \$20,000.00 for Bathtub & Sink Refinishing
- C22-029- R.F. MacDonald Co., in the amount of \$50,000.00 for Boiler Repairs & Replacement

**BACKGROUND**

**2 Go Building Maintenance**

In June 2019, CADA awarded a maintenance contract to 2 Go Building Maintenance in the amount of \$90,000.00 for Vacant Apartment Cleaning/Emergency Water Extraction/Floor Cleaning Services. The contract includes optional annual extension(s) for up to four additional years. Due to Elite's satisfactory service, staff opted to extend the contract for fiscal years 20-21 and 21-22 and is also doing so again this year for 22-23.

With residents continuing to spend more time at home due to the on-going COVID-19 pandemic, there were many more instances of floods, accidents, and other occurrences that required water extraction and cleaning services than originally anticipated. There were also several vacated apartments that were left in such poor condition that an initial extensive cleaning was required before the regular task of turning the unit could begin. Other unanticipated costs arose from the increased need to clean human waste and other fluids in hallways and common areas of CADA buildings. These unanticipated circumstances have resulted in the need for a change order in the amount of \$80,000.

### **Elite Service Experts**

In June 2019, CADA awarded a maintenance contract to Elite Service Experts in the amount of \$114,000.00 for Landscape and Lawn Care Services. The contract includes optional annual extension(s) for up to an additional 4 years. Due to satisfactory service, staff opted to extend the contract for fiscal years 20-21 and 21-22 and is doing the same this year for fiscal year 22-23. The contract also provides for an annual increase and is being adjusted for the 22-23 fiscal year to \$117,990.00.

In addition to regular landscape services, Elite tackled projects such as replacing/installing automatic sprinkler systems, landscape beautification projects such as the removal of the invasive ivy on front of 1414 O St, replacing of bark throughout the properties, landscaping in the front of the admin office, and the area in the front of Tablevine, and removal of several large trees that were dying, damaging water lines, or in danger of falling on adjacent structures. These landscape projects have resulted in unanticipated increased costs and a change order in the amount of \$100,000.

### **RCO Flooring (California Renovations)**

In June 2021, CADA awarded a maintenance contract to RCO Flooring (California Renovations) in the amount of \$189,008.00 for Floor Covering Repair/Replacement. The contract includes an optional annual extension for an additional year. Due to satisfactory service, management intends to extend the contract for fiscal year C23.

More-than-anticipated instances of tenant damage and the current increased cost of labor and materials to complete CADA's flooring work have resulted in the need for a change order in the amount of \$80,000.

### **Miracle Method**

In June 2021, CADA awarded a maintenance contract to Miracle Method in the amount of \$40,000.00 for Bathtub & Sink Refinishing. The contract includes one annual extension. Due to satisfactory service management, CADA intends to extend the contract for fiscal year C23.

Due to the age of our buildings, the Maintenance department frequently encounters tubs and sinks that require rehabilitation when turning units. CADA has found that it is much more cost-effective to resurface tubs and sinks rather than doing a total replacement. CADA has also had difficulty finding suitable replacements for some of the tubs and sinks in some of our buildings, again making resurfacing the existing items the best option. Extension of this contract will necessitate a change order in the amount of \$20,000 due to increased materials costs.

### **R.F. MacDonald Co.**

In June 2020, CADA awarded a maintenance contract for fiscal year 20-21 to R.F. MacDonald Co. in the amount of \$45,500.00 for Boiler Repair & Replacement. The contract includes optional annual extension(s) for up to an additional four years. Due to satisfactory service, management extended the contract for the 21-22 fiscal year and intends to extend the contract for fiscal year 22-23.

Due to the age of CADA's boilers, repairs are often necessary to keep our buildings and tenants warm during the months when the boilers are operating. While staff does incorporate funds into the annual maintenance budget for repairs, the amount and extent of repairs cannot always be predicted. Each year before firing up the boilers they must be inspected and primed to ensure there are no issues that would prevent their safe and efficient operation once they are up and running. Then, when spring arrives the boilers must be shut down and a preventative maintenance performed on each one to prepare and protect them in their dormant state until their use is required again when the cold weather returns. To fund this work at the appropriate level during the current fiscal year, staff incurred unanticipated costs for which a change order is now needed.

Multiple buildings experienced failures of critical parts that had simply worn out and needed to be replaced to return the boilers to normal operations. Staff recommends approving a change order in the amount of \$50,000 to cover the additional costs of maintenance and replacement parts.

### **POLICY**

This item comes before the Board because, with the requested change orders, the current contract amounts will either exceed the \$50,000 contract amount or exceed the 10% or \$25,000.00 change order approval authority of the Executive Director. Staff is requesting that the Board approve a resolution authorizing the Executive Director to enter into the change orders.

### **STRATEGIC PLAN**

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

### **FINANCIAL IMPACTS**

The total contracts, with the addition of the requested \$330,000.00 in change orders, totals \$816,500.00. A total of \$486,500.00 was approved by the Board in June of 2021 in the FY 2021-22 Facilities Maintenance Managers Budget. Any amount that exceeds the Maintenance Manager's current budget will be taken from the Contingency budget line item in the C22 FY 2018-19 Capital Investment Program — Major Construction Budget, adopted in June of 2021.

### **ENVIRONMENTAL ISSUES**

This item does not require CEQA review or certification.

**RESOLUTION NO. 22 - 14**

Adopted by the Capitol Area Development Authority

May 20, 2022

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO CHANGE ORDERS FOR MAINTENANCE CONTRACTS C20-016, C20-014, C22-001, C22-022, & C22-029**

**WHEREAS**, the Board authorized the Executive Director to enter into maintenance contracts with 2 Go Building Maintenance in the amount of \$90,000.00 for Vacant Apartment Cleaning/Emergency Water Extraction/Floor Cleaning Services; Elite Service Experts in the amount of \$114,000.00 for Landscape and Lawn Care Services; RCO Flooring (California Renovations) in the amount of \$189,008.00 for Floor Covering Repair/Replacement; Miracle Method in the amount of \$40,000.00 for Bathtub & Sink Refinishing; and R.F. MacDonald Co. in the amount of \$45,500.00 for Boilers Repair & Replacement; and

**WHEREAS**, staff is recommending the Board approve change orders totaling \$330,000 to pay for additional costs to cover unanticipated additional work under these contracts associated with CADA's building maintenance.

**NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority**

**1. That the Executive Director is authorized to enter into Change Orders with**

1. 2 Go Building Maintenance in the amount of \$80,000.00 for Vacant Apartment Cleaning/Emergency Water Extraction/Floor Cleaning Services
2. Elite Service Experts in the amount of \$100,000.00 for Landscape and Lawn Care Services
3. RCO Flooring (California Renovations) in the amount of \$80,000.00 for Floor Covering Repair/Replacement.
4. Miracle Method in the amount of \$20,000.00 for Bathtub & Sink Refinishing
5. R.F. MacDonald Co. in the amount of \$50,000.00 for Boilers Repair & Replacement

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Ann Bailey, Chair

ATTEST:

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Tara Gandara  
Secretary to the Board of Directors

## RESOLUTION NO. 22 - 15

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

#### RECITALS

**WHEREAS**, the Capitol Area Development Authority ("CADA") is committed to preserving and nurturing public access and participation at meetings of CADA legislative bodies; and

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

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

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

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

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

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



**WHEREAS**, the virus has short- and long-term effects – fever and chills, cough, shortness of breath and difficulty breathing, fatigue, headache, nausea, vomiting, gastrointestinal issues, loss of taste and smell, death – and its prolific spread is severely impacting the health care system, inhibiting access to care for COVID-19 symptoms and other ailments; and

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

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

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

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

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

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

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

1. The recitals set forth above are true and correct and are incorporated herein by reference as if set forth in full.
2. The Governor's March 4, 2020 proclamation of state of emergency related to the COVID-19 virus pandemic applies to the jurisdiction of CADA and is ratified by the Board of Directors.
3. A state of emergency exists within CADA's jurisdiction related to the COVID-19 virus pandemic and the conditions of that emergency present an imminent risk to the health and safety of attendees at CADA legislative body meetings.

4. All meetings of CADA legislative bodies shall be conducted in accordance with Government Code section 54953(e) and staff are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution, including conducting open and public meetings in accordance with Section 54953(e) and other applicable provisions of the Brown Act.
5. This Resolution shall take effect immediately upon its adoption and be effective for thirty (30) days, unless the Board takes action to rescind the Resolution. On or before the 30<sup>th</sup> day since adoption, the Board may take action to extend the Resolution's permissions pursuant to Government Code section 54953(e)(3).

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

The foregoing Resolution was duly passed and adopted at a meeting of the Board of Directors of the Capitol Area Development Authority held on May 20, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Ann Bailey, Chair

ATTEST:

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Tara Gandara  
Secretary to the Board of Directors



<b>APARTMENT STATUS REPORT (Month-ending APR 30, 2022)</b>	<b>Current Month-End</b>	<b>Previous Month-End</b>	<b>Previous Year Month-End</b>	<b>Current Year</b>	<b>Previous Year</b>	<b>Previous Year</b>
<b>CURRENT MONTH STATUS - OCCUPIED UNITS</b>	<b>4/30/22</b>	<b>3/31/22</b>	<b>12/31/21</b>	<b>2022 Monthly Average</b>	<b>2021 Monthly Average</b>	<b>2020 Monthly Average</b>
Total Units	721	721	721	721	721	720
Occupied (formula)	672	667	665	669	665	685
Percentage Occupied* (formula)	93%	93%	93%	93%	92%	96%
Percentage Leased* (formula)	96%	95%	95%	95%	96%	97%
* adjusted for Unrentable units						
<b>CURRENT MONTH STATUS - VACANT UNITS</b>	<b>4/30/22</b>	<b>3/31/22</b>	<b>12/31/21</b>	<b>2022 Monthly Average</b>	<b>2021 Monthly Average</b>	<b>2020 Monthly Average</b>
Vacant	49	54	56	52	56	35
Vacant: Pre-leased Units	9	11	13	9	12	6
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	13	8	8	9	12	9
Vacant: Units Available to Rent (formula)	27	35	35	34	32	20
<b>CURRENT MONTH STATUS - ON NOTICE UNITS</b>	<b>4/30/22</b>	<b>3/31/22</b>	<b>12/31/21</b>	<b>2022 Monthly Average</b>	<b>2021 Monthly Average</b>	<b>2020 Monthly Average</b>
On-Notice: Units to vacate within 30 days	10	10	2	12	9	7
On-Notice: Pre-leased Units	0	0	0	0	0	1
On-Notice: Unrentable Units (repairs, etc.)	2	0	0	1	1	1
On Notice: Units Available to Rent (formula)	8	10	2	11	8	6
Total Units Available to rent (Vacant & On Notice) (formula)	35	45	37	43	41	26
<b>CURRENT MONTH ACTIVITY - TOTAL</b>	<b>4/30/22</b>	<b>3/31/22</b>	<b>12/31/21</b>	<b>2022 YTD</b>	<b>2021 YTD</b>	<b>2020 YTD</b>
# of Move-Outs / % of Total Units	10	9	13	4%	19%	16%
# of Move-Ins / % of Total Units	15	5	9	6%	18%	12%
# of New Rentals	21	21	11	64	168	98
# of 30-Day Notices Received / % of Total Units	11	11	7	6%	19%	17%
# of Units brought to market / % of Move-Outs	14	13	7	122%	85%	85%
# of Rentals Canceled or Denied / % of Rentals	8	10	2	45%	30%	44%
# of Notices Canceled / % of Notices Received	1	0	0	2%	6%	4%
<b>CURRENT MONTH ACTIVITY - MOVE OUT REASONS</b>	<b>4/30/22</b>	<b>3/31/22</b>	<b>12/31/21</b>	<b>2022 YTD %</b>	<b>2021 YTD %</b>	<b>2020 YTD %</b>
Asked to move by CADA	1	2	1	16%	2%	6%
Bought a house	2	0	0	6%	7%	9%
Deceased	0	1	1	3%	3%	3%
Dissatisfied (unable to resolve)	0	0	0	0%	6%	5%
Employment/education related	0	0	0	3%	15%	5%
Financial	0	0	0	0%	11%	2%
Illness/ health/ personal	0	0	3	6%	6%	10%
Moving out of the area	0	3	1	22%	14%	8%
Desire larger/smaller apt or house (incl. change in hh size)	3	0	2	9%	9%	3%
Need amenity not offered / not currently available	0	0	1	0%	2%	0%
Moved with no notice/Unknown	3	3	2	19%	1%	23%
Transferred to another CADA apartment	1	0	2	16%	21%	17%
Other / ("Covid-related" as of Aug 2020)	0	0	0	0%	2%	11%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0%	0%	0%
<b>TOTAL</b>	<b>10</b>	<b>9</b>	<b>13</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Average length (years) of Occupancy (YTD):</b>				<b>4.5</b>	<b>4.9</b>	<b>5.0</b>

<b>CADA AFFORDABLE HOUSING STATISTICS: Apr 30, 2022</b>	<b>CADA Rent-Assisted</b>	<b>Other / Additional Assisted Units</b>	<b>Total Assisted Units</b>	<b>Market-Rate Units</b>	<b>Total Units</b>
<b>Scattered Site Units:</b>	<b>46</b>	<b>44</b>	<b>90</b>	<b>493</b>	<b>583</b>
Undersubscribed:			<b>8</b>	<b>-8</b>	
<b>Special Management Units:</b>	<b>99</b>	<b>0</b>	<b>99</b>	<b>39</b>	<b>138</b>
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	15	0	15	1	16
Undersubscribed:					
<b>TOTAL CADA-MANAGED UNITS:</b>	<b>145</b>	<b>44</b>	<b>189</b>	<b>532</b>	<b>721</b>
<b>MANAGED AFFORDABLE/MARKET %:</b>			<b>26%</b>		
<b>CADA-DEVELOPED RENT ASSISTED UNITS</b>	<b>Tax Credit</b>	<b>Other</b>	<b>Total Affordable Units</b>	<b>Market Units</b>	<b>Total Units</b>
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
The Terraces	0	60	60	0	60
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	0	0	7	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	49	0	49	70	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
<b>TOTAL CADA-DEVELOPED UNITS:</b>	<b>49</b>	<b>168</b>	<b>217</b>	<b>715</b>	<b>932</b>
<b>DEVELOPED AFFORDABLE/MARKET%</b>			<b>23%</b>	<b>77%</b>	<b>100%</b>
<b>TOTAL CADA-MANAGED &amp; DEVELOPED AFFORDABLE HOUSING UNITS</b>					
<b>CADA-MANAGED UNITS:</b>	<b>145</b>	<b>44</b>	<b>189</b>	<b>532</b>	<b>721</b>
<b>CADA-DEVELOPED UNITS:</b>	<b>49</b>	<b>168</b>	<b>217</b>	<b>715</b>	<b>932</b>
<b>TOTAL CADA UNITS:</b>	<b>194</b>	<b>212</b>	<b>406</b>	<b>1247</b>	<b>1653</b>
<b>TOTAL AFFORDABLE/MARKET%</b>			<b>24.56%</b>	<b>75%</b>	<b>100%</b>

## CAPITOL AREA DEVELOPMENT AUTHORITY

### New Commercial Leases (New Rentals)

**April 2022**

None.

### Commercial Listings (Current Vacancies)

**April 2022**

1603 10<sup>th</sup> Street and 1607 10<sup>th</sup> Street, two commercial spaces located at the Somerset Condominium complex, both came vacant on September 1, 2021. Both tenants cited Covid-related reasons for closing, particularly the lack of state workers at lunch. Even with CADA providing a significant amount of rent credit over the past 18 months, neither tenant felt they could continue to stay open.

CADA has executed a contract with a Colliers Broker, Dave Herrera, and his Associate Broker, Trevor Jackson, to lease both spaces. We are anticipating collecting rent of approximately \$1.85 per square foot for both spaces, and to pay a Broker Fee of 6% of the rent for first lease term (typically 5 years). Tenant Improvement costs to be negotiated with the tenants.

<b>Address:</b>	<b>1603 10<sup>th</sup> Street</b>
Current Tenant:	OB 2000
Square Feet:	1,754
New Monthly Rent (estimate):	\$3,245
Broker's fee (estimate):	\$11,682

This space has been continuously occupied since the original tenant, Azam Khan, opened his business, OB 2000, in October 1984. It has changed hands four times over the years, one of those times when the original owner bought back his business after a couple of years from the person to whom he sold it in 2000.

<b>Address:</b>	<b>1607 10<sup>th</sup> Street</b>
Current Tenant:	Bagel Time
Square Feet:	880
New Monthly Rent (estimate):	\$1,628
Broker's fee (estimate):	\$5,861

This space has also been nearly continuously occupied since the original tenant, Bagful of Bagels, first took occupancy of the space sometime in the 80's. The business closed once – briefly - in 2000, and CADA signed a lease with a new tenant in December 2001. That tenant renamed the business Bagel Time, and later assigned the lease in 2011 to the tenant who vacated on 8/31/21. She also kept the business under the name of Bagel Time.

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**Capitol Area Development Authority  
CADA Neighborhood Incident Report  
April, 2022:**

**Residential break-ins, vandalism, theft, disturbances:**

- **4/04/22:** 1325 15<sup>th</sup> St: Courtesy patrol received a call regarding a loud verbal fight at the property. Patrol arrived and CADA staff was already on-site handling the situation.
- **4/05/22:** 1412 ½ 16<sup>th</sup> St: Courtesy patrol found an individual blocking the front door of the building with a lot of possessions and a bicycle. Patrol asked them to gather their belongings and leave the area which they did without incident.
- **4/17/22:** 1001-35 Q St: Courtesy patrol found an individual in the carport area wrapped up in a blanket. Patrol asked the individual to pick up belongings and leave the property which he did without incident.

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

**Recap of Phone Calls to Lyons Security Service during the month of April, 2022:**

There were 11 calls during the month of April. 7 calls were to report a noise disturbance, 1 call was to report an unauthorized individual on a property, 1 call was to report someone going through a dumpster, 1 call was to report the bathroom at the rooming house was flooded, and 1 call was to report cigarette smoke smell in a building.







May 13, 2022

**TO:** CADA Board of Directors

**SUBJECT:** **May 20, 2022, Board Meeting**  
**AGENDA ITEM 11 TRANSMITTALS**  
**(G) FINANCIAL REPORT FOR THE PERIOD ENDING APRIL 30, 2022**

**CONTACT PERSON:** Noelle Mussen, Finance Director

Enclosed, for the seven months ending April 30, 2022, is the General Operations financial report.

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Fav(Unfav) Variance</u>
<b>GENERAL OPERATIONS (All Funds)</b>				
Funding Sources	\$ 18,457,600	\$ 10,668,458	\$ 11,564,421	\$ 895,963
Operations Expenses	<u>(14,549,381)</u>	<u>(11,270,892)</u>	<u>(11,219,197)</u>	<u>51,695</u>
Operating results	3,908,219	(602,434)	345,224	947,658
Investment in Capital Investment Program	(5,631,904)	-	-	-
Utilization of Financial Resources	1,724,258	1,724,258	1,724,258	-
- Available Fund Balance	-	-	-	-
- Contribution to Available Fund Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Utilization of Financial Resources	<u>1,724,258</u>	<u>1,724,258</u>	<u>1,724,258</u>	<u>-</u>
<b>Net Results</b>	<b><u>572.00</u></b>	<b><u>\$ 1,121,824</u></b>	<b><u>\$ 2,069,482</u></b>	<b><u>\$ 947,658</u></b>

#### GENERAL OPERATIONS (Attachment A)

The results of General Operations through April 30, 2022 (**Attachment A**) show favorable budget variances – a total of \$947,658 consisting of \$895,963 in favorable variances in funding sources and \$51,695 in favorable variances in operating expenses.

General Operations Funding Sources reflects a net favorable variance of \$895,963. All of the Rental Revenue accounts are over budget by \$854,000, with the exception of Coin Operation Revenue which is under budget by (\$7,600). The rental concession accounts for Vacancy Loss, Low Income Subsidy, and Loss to Lease are all over budget by \$(260,000) for a total favorable variance with in the rental income accounts of \$594,000. There is a favorable variance of \$421,926 in Tax Increment following receipt of a supplement payment in August 2021 and the first install in January 2021. The unfavorable variance for Investment Income is due to lower interest rates then originally budgeted offset by interest income on the \$30 million bond proceeds.

General Operations Operating Expenses increased the overall favorable variance by \$51,695. All major categories reflect favorable variances, with the exception of Maintenance and Repair with an unfavorable variance of (\$208,000). While individual account variances can be partially explained by timing of expenses the unfavorable variance is mostly due to large increases in costs within the

appliances and flooring accounts, with over half of the variance from increases in costs for building supplies. These increased expenses along with increased billing costs from the Fire Marshal and some contracts were not anticipated when the budget was adopted.

Financial Report Enclosures:  
Attachment A

General Operation – all funds

Capitol Area Development Authority (CADA)  
 General Operations - Consolidated  
 From 7/1/2021 Through 4/30/2022

(In Whole Numbers)

	<u>Budget-Annual</u>	<u>YTD Budget</u>	<u>YTD Year Actual</u>	<u>YTD Variance</u>
<b>FUNDING SOURCES of General Operations</b>				
Rental Income				
Parking	244,700	203,917	229,236	25,319
Ground Lease Revenue	156,000	130,000	133,776	3,776
Residential Rental Revenue	9,658,100	8,048,417	8,677,359	628,942
Commercial Rental Revenue	275,000	229,167	433,777	204,610
Coin Op Laundry Revenue	35,300	29,417	21,761	(7,656)
Rental Vacancy Loss	(936,000)	(780,000)	(901,894)	(121,894)
Low Income Subsidy	(752,500)	(627,083)	(670,487)	(43,404)
Loss to Lease	(1,132,100)	(943,417)	(1,038,877)	(95,460)
Forfeited Security Deposits	2,200	1,833	1,599	(234)
Bad Debt Recovery	500	417	-	(417)
Misc Current Svcs - Mgmt Fees	102,290	85,242	85,242	-
Misc Current Svcs - Salaries	148,510	123,758	123,758	-
Total Rental Income	<u>7,802,000</u>	<u>6,501,667</u>	<u>7,095,250</u>	<u>593,583</u>
Tax Increment Revenue				
Tax Increment Revenue	6,850,000	3,767,500	4,189,426	421,926
Total Tax Increment Revenue	<u>6,850,000</u>	<u>3,767,500</u>	<u>4,189,426</u>	<u>421,926</u>
Other Government Agency Revenue				
Annuity-Excess Program Pymts	-	-	(12,326)	(12,326)
Total Other Government Agency Revenue	<u>-</u>	<u>-</u>	<u>(12,326)</u>	<u>(12,326)</u>
Interest and Other Investment Income				
Interest Income on Investments with City	264,500	198,375	117,309	(81,066)
Interest Income-Reserve Allocation	(2,000)	-	-	-
Interest Income - Pool A Tax Exempt	-	-	220	220
Interest Income - Pool A Taxable Bond	220,000	165,000	156,879	(8,121)
Total Interest and Other Investment Income	<u>482,500</u>	<u>363,375</u>	<u>274,408</u>	<u>(88,967)</u>
Miscellaneous Revenue				
Miscellaneous Income	43,100	35,917	17,805	(18,112)
Allowance for Uncollectibles	-	-	(142)	(142)
Total Miscellaneous Revenue	<u>43,100</u>	<u>35,917</u>	<u>17,663</u>	<u>(18,254)</u>
Drawdowns from Reserves				
Development Reserve Drawdown for D&A	3,280,000	-	-	-
Total Drawdowns from Reserves	<u>3,280,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total FUNDING SOURCES of General Operations	<u>18,457,600</u>	<u>10,668,458</u>	<u>11,564,421</u>	<u>895,963</u>
<b>General Operations EXPENSE</b>				
Employee Services & Benefits				
Special Management Salaries	(164,420)	(137,017)	(137,017)	-
Salaries	(2,947,000)	(2,455,833)	(2,512,313)	(56,480)
Employee Recognition	(37,000)	(30,833)	(49,845)	(19,012)
Social Security/Medicare	(44,600)	(37,167)	(38,496)	(1,329)
Cafeteria Plan	(496,000)	(413,333)	(380,430)	32,903
Long Term Disability	(31,000)	(25,833)	(22,600)	3,233
State Unemployment	(11,000)	(9,167)	(10,414)	(1,247)
Workers Compensation	(121,900)	(101,583)	(60,549)	41,034
Life & AD&D Insurance	(12,500)	(10,417)	(10,229)	188
PERS Retirement	(717,000)	(597,500)	(572,413)	25,087
Post Retirement Health Benefit Contributions	(185,800)	-	-	-
Retiree Health Benefits	(170,800)	(142,333)	(129,641)	12,692
Employee Assist Program (EAP)	(2,350)	(1,958)	(1,283)	675
Total Employee Services & Benefits	<u>(4,941,370)</u>	<u>(3,962,975)</u>	<u>(3,925,230)</u>	<u>37,745</u>

Capitol Area Development Authority (CADA)

General Operations - Consolidated

From 7/1/2021 Through 4/30/2022

Outside Services		-		-
Prop Mgmt Marketing - Sp Mgmt Credit	3,374	2,812	2,812	-
Marketing & Media	(25,000)	(20,833)	(13,158)	7,675
Property Management Marketing	(16,374)	(13,645)	-	13,645
Printing and Binding	(4,250)	(3,542)	(618)	2,924
Employment Recruitment & Notices	(2,000)	(1,667)	(3,245)	(1,578)
Legal Services	(121,980)	(101,650)	(237,971)	(136,321)
Accounting and Auditing	(49,600)	(49,600)	(52,600)	(3,000)
Community Activities	(35,000)	(29,167)	(22,422)	6,745
Document Storage & Destruction	(3,000)	(2,500)	(924)	1,576
Network Administration Services	(85,000)	(70,833)	(75,075)	(4,242)
Payroll Services	(10,000)	(8,333)	(9,270)	(937)
Banking & Investment Fees	(13,278)	(11,065)	(6,340)	4,725
Admin Other Professional Services	(67,500)	(56,250)	(4,860)	51,390
Prop Mgmt Other Professional Services	(15,000)	(12,500)	(10,727)	1,773
Asset Mgmt Other Professional Services	(46,000)	(38,333)	(19,968)	18,365
Courtesy Patrol	(140,812)	(117,343)	(84,312)	33,031
Courtesy Patrol-Sp Mgmt Credit	15,812	13,177	13,177	-
Insurance - Special Management	(75,500)	(75,500)	(84,555)	(9,055)
Insurance	(413,600)	(413,600)	(402,846)	10,754
Self-Insured Losses	(77,500)	(64,583)	(30,709)	33,874
Project Banking Fees	(21,000)	(17,500)	(9,783)	7,717
Admin Temporary Outside Svcs	(20,000)	(16,667)	(44,877)	(28,210)
Temporary Outside Services	(230,000)	(191,667)	(170,854)	20,813
Eng/Arch-Miscellaneous	(39,000)	(32,500)	(3,000)	29,500
Legal - Dev Project Related	(20,000)	(16,667)	(21,116)	(4,449)
D&A Other Professional Services	(7,000)	(5,833)	-	5,833
D&A Miscellaneous Expense	(7,000)	(5,833)	-	5,833
Total Outside Services	(1,526,208)	(1,361,623)	(1,293,242)	68,382
Maintenance & Repair		-		-
Emerg Relocation-Ops Related	(10,500)	(8,750)	(17,318)	(8,568)
Operation Location Improvements	(55,000)	(45,833)	(30,867)	14,966
Admin Office - General Maintenance	(27,800)	(23,167)	(15,360)	7,807
Maint Office Janitorial	(6,000)	(5,000)	(7,232)	(2,232)
Maint Office - General Maintenance	(10,000)	(8,333)	(7,177)	1,156
Equipment Rental Expense	(5,000)	(4,167)	(3,338)	829
Construction Mitigation Expense	(15,000)	(12,500)	(13,430)	(930)
Repair & Maint - Misc	(136,600)	(113,833)	(139,180)	(25,347)
Repair & Maint - Commercial	-	-	(2,500)	(2,500)
Landscape-Sp Mgmt Credit	18,514	15,428	15,428	-
Travel-Fuel on CADA Vehicles	(15,000)	(12,500)	(13,311)	(811)
Travel-Maint Staff Reimburse	(10,000)	(8,333)	(10,284)	(1,951)
Travel-RSR Reimbursement	(2,000)	(1,667)	(347)	1,320
Elevator/Bldg Phone & Monitor Service	(4,900)	(4,083)	(4,168)	(85)
Service Contracts	(338,127)	(281,773)	(364,145)	(82,373)
State Fire Marshal	(8,000)	(6,667)	(25,320)	(18,653)
Flooring	(209,000)	(174,167)	(239,705)	(65,538)
Plumbing	(9,285)	(7,738)	(1,972)	5,766
Countertops/Cabinets	(56,500)	(47,083)	(30,789)	16,294
Landscaping	(244,189)	(203,491)	(195,733)	7,758
Pest Services	(56,200)	(46,833)	(22,360)	24,473
Permits and Fees	(4,500)	(3,750)	(3,517)	233
Painting & Decorating	(14,900)	(12,417)	-	12,417
Supplies	(35,000)	(29,167)	(17,402)	11,765
Vehicle Repair and Maint	(10,000)	(8,333)	(5,194)	3,139
Prop Mgmt Furn & Appliances	(61,500)	(51,250)	(75,036)	(23,786)
Building Supplies - Misc	(200,500)	(167,083)	(268,119)	(101,036)
Clothing and Uniforms	(5,500)	(4,583)	(4,231)	352
Maintenance Mach & Equip	(87,100)	(72,583)	(52,955)	19,628
Operating Budget Major Repairs	(12,000)	(10,000)	(12,045)	(2,045)
Total Maintenance & Repair	(1,631,587)	(1,359,656)	(1,567,607)	(207,951)

General Operations - Consolidated

From 7/1/2021 Through 4/30/2022

Utilities		-		-
Admin Office Utilities	(28,000)	(23,333)	(17,423)	5,910
Maint Office Utilities	(42,000)	(35,000)	(32,818)	2,182
Utilities-Garbage	(66,000)	(55,000)	(58,962)	(3,962)
Utilities-SMUD/Electricity	(143,500)	(119,583)	(107,792)	11,791
Utilities-PG&E/Gas	(250,500)	(208,750)	(224,036)	(15,286)
Utilities-Water/Sewer	(614,000)	(562,833)	(532,939)	29,894
Total Utilities	(1,144,000)	(1,004,500)	(973,970)	30,530
Overhead		-		-
Postage and Deliveries	(6,000)	(5,000)	(782)	4,218
Telephone and Wireless Svcs	(30,000)	(25,000)	(33,391)	(8,391)
Cellular Phone Service	(35,000)	(29,167)	(33,445)	(4,278)
Internet Services	(26,000)	(21,667)	(12,255)	9,412
Admin Bldg Rent	(95,000)	(79,167)	(80,345)	(1,178)
Leased Facilities Rent	(60,000)	(50,000)	(18,000)	32,000
Equipment Rental Expense	(2,500)	(2,083)	(1,310)	773
Parking Program	(1,500)	(1,250)	-	1,250
JPA Board Expenses	(7,000)	(5,833)	(1,245)	4,588
Professional Organizations	(15,000)	(12,500)	(10,900)	1,600
Subscriptions	(2,000)	(1,667)	(1,375)	292
Education and Training	(20,000)	(16,667)	(20,683)	(4,016)
Management Fee	(102,290)	(85,242)	(85,242)	-
Transportation-Admin Staff	(2,000)	(1,667)	(1,626)	41
Resident Relations	(9,800)	(8,167)	(9,416)	(1,249)
Sp Mgmt Prop Taxes & Assessments	(10,750)	(8,958)	(4,668)	4,290
Property Taxes & Assessments	(122,100)	(122,100)	(80,700)	41,400
Hospitality	(1,500)	(1,250)	(563)	687
Office Supplies - General	(15,000)	(12,500)	(9,503)	2,997
Software	(80,000)	(66,667)	(48,386)	18,281
Computer Hardware	(50,000)	(41,667)	(9,830)	31,837
Admin Furn Mach & Equip	(16,000)	(13,333)	(5,758)	7,575
Safety - General Admin	(5,500)	(4,583)	(30,893)	(26,310)
Office Equipment leases	(26,000)	(21,667)	(18,996)	2,671
Total Overhead	(740,940)	(637,800)	(519,312)	118,488
Debt Service		-		-
Debt Service Principal Paid	(225,836)	(204,197)	(203,846)	351
Debt Interest Paid	(81,369)	(74,588)	(70,522)	4,066
Bond Debt Svc-Principal Pd	(1,450,875)	(1,383,852)	(1,387,527)	(3,675)
Bond Interest Paid	(1,306,474)	(1,281,701)	(1,277,942)	3,759
Tax Increment Pledge	(300,000)	-	-	-
Total Debt Service	(3,364,554)	(2,944,338)	(2,939,837)	4,501
Contributions to Reserves		-		-
Development Reserve Contribution	(428,754)	-	-	-
Affordable Housing Reserve Contribution	(280,085)	-	-	-
Capital Improve Reserve Contribution	(175,000)	-	-	-
Equipment Replace Reserve Contribution	(104,883)	-	-	-
Debt Retirement Reserve Contribution	(212,000)	-	-	-
Total Contributions to Reserves	(1,200,722)	-	-	-
Total General Operations EXPENSE	(14,549,381)	(11,270,892)	(11,219,197)	51,695
Inter-Fund Operation TRANSFERS		-		-
Inter-Fund Operating TRANSFERS IN		-		-
Operations Transfer from F 50-CAP Tax Incr	2,677,820	-	-	-
Operations Transfer from F 51-CAP Set-Aside	536,634	-	-	-
Operations Transfer from F60-RSt TI	121,300	-	-	-
Operations Transfer from F67 - Bond Interest	220,000	-	-	-
Total Inter-Fund Operating TRANSFERS IN	3,555,754	-	-	-
Inter-Fund Operating TRANSFERS OUT		-		-
Operations Transfer to F10-General	(3,555,754)	-	-	-
Total Inter-Fund Operating TRANSFERS OUT	(3,555,754)	-	-	-
Total Inter-Fund Operation TRANSFERS	-	-	-	-
OPERATING RESULTS, before Capital Investment Program	3,908,219	(602,434)	345,224	947,658

Capitol Area Development Authority (CADA)

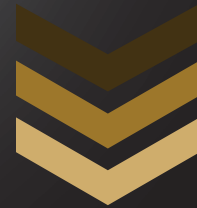
General Operations - Consolidated

From 7/1/2021 Through 4/30/2022

CAPITAL INVESTMENT PROGRAM		-	-	-
Investment in MAJOR CONSTRUCTION Program		-	-	-
CIP Transfer to F10-General	(479,304)	-	-	-
CIP Transfer to F38 - 17th St. Commons	(7,600)	-	-	-
CIP Transfer to F41 - Fremont/Wilshire	(315,500)	-	-	-
Total Investment in MAJOR CONSTRUCTION Program	(802,404)	-	-	-
Investment in DEVELOPMENT Program		-	-	-
Dev Program TF to F 10 - General	(4,829,500)	-	-	-
Total Investment in DEVELOPMENT Program	(4,829,500)	-	-	-
Total CAPITAL INVESTMENT PROGRAM	(5,631,904)	-	-	-
		-	-	-
UTILIZATION OF FINANCIAL RESOURCES		-	-	-
Utilization of Available Fund Balance	1,724,258	1,724,258	1,724,258	-
Contribution to Available Fund Balance	(573)	-	-	-
Total UTILIZATION OF FINANCIAL RESOURCES	1,723,685	1,724,258	1,724,258	-
		-	-	-
NET RESULTS OF GENERAL OPERATIONS	-	1,121,824	2,069,482	947,658



# Investment Report March 2022



John Colville, City Treasurer

*Office of the City Treasurer - City of Sacramento*

City of  
**SACRAMENTO**  
Office of the City Treasurer

Historic City Hall

915 I Street, 3rd Floor

Sacramento, CA 95814

916-808-5168

**Quarterly Investment  
Committee Meeting**

Thursday, April 28, 2022

10:00AM-11:00AM

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# INVESTMENT COMMITTEE MEETING

April 28, 2022  
10:00 AM to 11:00 AM  
City Treasurer's Office  
915 I Street, HCH 3rd Floor  
(916) 808-5168

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

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

Please read: **January 27, 2022 Minutes of Meeting**

## Agenda

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

## Additional Information

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

This report has been reviewed and approved by:

**John Colville** Digitally signed by John Colville  
Date: 2022.04.20 14:41:58 -07'00'

City Treasurer

**TO:** Investment Committee Members  
**FROM:** Patrick Zalasky  
**RE:** **Minutes of Quarterly Investment Meeting held via Zoom on January 27, 2022**

**Attendees Present:** Stacy Hussey, Shirley Tupaz, Katy Nguyen, Jason Bader, Osvaldo Lopez, Mirthala Santizo, Emily Combs, Peter Coyl, John Colville, and Patrick Zalasky

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

**1) Cash Positions/Liquidity**

The projected Pool A cash flow is adequate to meet expected obligations over the next six and twelve-month periods. If all non-City Pool A participants withdraw funds, the analysis shows an approximate \$250 million in excess cash for the next 6-months and an approximate \$324 million for the next 12-month period. Hence, cash availability to all pool participants are adequately addressed for the coming six and twelve months.

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

**2) Performance of the Pools**

Investment staff updated the attendees on the performance of Pool A during the second quarter of fiscal year 2021/2022. The earned interest yield of Pool A for October, November, and December was 0.91%, 0.87% and 0.92%, respectively. All monthly Pool A yields exceed the 0.21% yield earned by the State Treasurer's Local Agency Investment Fund (LAIF) and the 0.34% yield earned by the Medium-Term Fund managed by the Investment Trust of California (CalTRUST).

Pool A performance compared favorably to the yields realized by the investment pools of various California Cities (See, Pool A -- Relative Performance), which reflects publicly available information as of January 25, 2022.

The Yield Curve finally began to move after nearly two years of being anchored near historic lows for all maturities. Interest rates on shorter commitments finally broke away from levels near zero, which allows investment staff to achieve at least a little yield on short-term investments that are designed for liability matching. Investments in cash and other liquid investments (which include much of the liability matching) made up 36% of the pool on 12/31/21, primarily due to large outflows of cash during the quarter. The spread between the yields produced by liquid investments (LAIF, CalTRUST, etc.) and core investments like Agencies, Municipal Bonds, and Corporate Bonds continued to widen as more economists agreed that inflation would be more than just a transitory phenomenon. Yields in the 5-30 year window really made a move upward in January of

2022, which will help boost the yield of Pool A. Investment staff will be shopping in a market more friendly to those seeking better yields than we have seen over the last 22 months.

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

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

The yield on five-year bonds steadily increased for the majority of the quarter. Much of this was due to the Federal Reserve Board acknowledging that their asset purchasing program would end in March of 2022. They also hinted that they may begin trimming their asset holdings (primarily corporate debt) as soon as the end of 2022. Should they also raise the Federal Funds Rate, which is widely expected to happen as soon as their meeting in March, interest rates (and, therefore yields) will rise across the yield curve. The massive spending bill in Congress that was being sold as human infrastructure was never voted on in the Senate, as Senators Joe Manchin (D-WV) and Kyrsten Sinema (D-AZ) voiced their opposition to the size and scope of the bill. With no Republican support, the bill has been put on hold, although many analysts believe it is dead, particularly with polls showing that Democrats will likely lose their majorities in both legislative houses in the November mid-term election. Although there is disagreement on how much impact a \$6 Trillion spending bill would have on the American economy, there was a consensus among most economists that, had the bill passed in its original form, it would have led to inflation far above current levels. With a fragile economy emerging from the pandemic, it could be a blessing that Congress will be forced to put together spending packages that work more incrementally to meet desired needs, rather than trying to execute one massive plan whose size and scope was unprecedented.

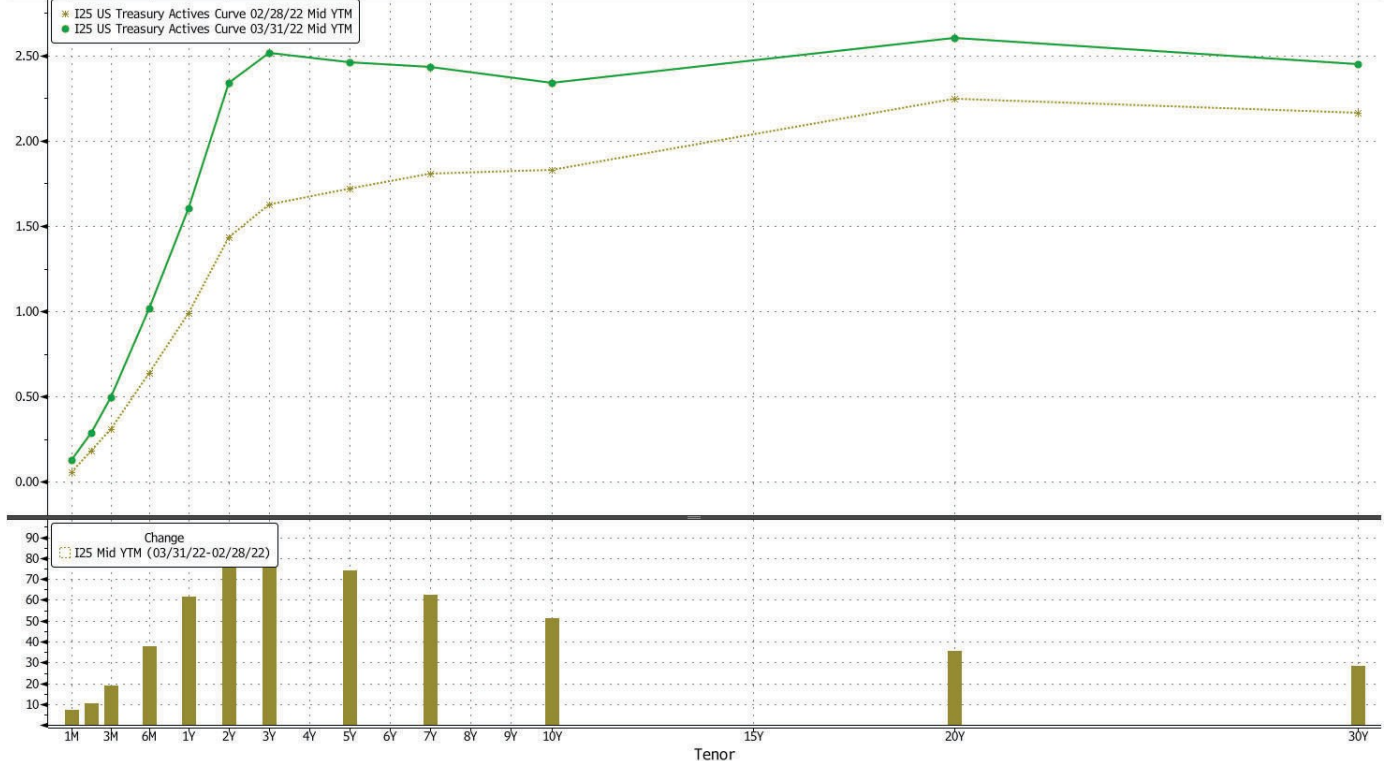
As stated above, The Federal Reserve is expected to raise the Federal Funds Rate in the near future. In his public remarks near the end of January, Fed Chair Jerome Powell was non-committal on when this would happen or how much the first increase would be. It is widely expected that the first increase since 2019 will happen in March and it will likely be 25 basis points, or one-quarter of one percent. If inflation remains above 5% (the last published report had inflation at 7.8%), it is very likely that The Fed will raise the Fed Funds Rate at least two more times before the end of 2022. Yields on Treasuries with maturities between three months and five years should steadily increase throughout the next few months. As of this writing, the yield on 5-year Treasuries has already shot past 1.50% and looks like it is poised to increase even further.

Unemployment numbers were mixed during the quarter as seasonal hiring around the holidays was not as robust as normal. That being said, workers continued to return to the restaurant and hospitality industries in large numbers as more states and localities relaxed their Covid restrictions and more workers adjusted to the ending of pandemic related government assistance programs.

Global economies are in much worse shape than ours, which is exacerbating the supply chain problem. It has become clear that shutting down industries globally for any reason and for any period of time will cause major problems moving forward. This global weakness continues to perpetuate the massive influx of foreign cash into our investment markets. U.S. markets are the strongest and most stable, particularly in times of global crisis. This is great news for our equity markets, which have reached record heights over the past year. Larger companies that are publicly traded have done very well as they had the capital to adapt to and meet the needs of consumers during the pandemic. Earnings reports have been strong nearly across the board and stock prices have surged.

**4) Other business:** None

**Next Meeting:** The next quarterly meeting is scheduled for **Thursday, April 28, 2022 at 10:00 a.m.** via Zoom.



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I25 Mid YTM US Treasury Actives Curve 03/31/22			I25 Mid YTM US Treasury Actives Curve 02/28/22			I25 Mid YTM (Change) 03/31/22-02/28/22		
Tenor	Description	Price	Yield Description	Price	Yield	Price	Yield	Yield
11)	1MB 0 04/26/22 Govt	0.129	0.131B 0 03/29/22 Govt	0.056	0.057	0.073	7.4	
12)	2MB 0 05/24/22 Govt	0.285	0.289B 0 04/26/22 Govt	0.180	0.183	0.105	10.7	
13)	3MB 0 06/30/22 Govt	0.489	0.496B 0 05/26/22 Govt	0.303	0.307	0.186	18.9	
14)	6MB 0 09/29/22 Govt	1.000	1.019B 0 08/25/22 Govt	0.630	0.641	0.370	37.8	
15)	1YB 0 03/23/23 Govt	1.566	1.607B 0 02/23/23 Govt	0.970	0.991	0.596	61.6	
16)	2YT 2 3/4 03/31/24 Govt	99-26 3/4	2.337T 1 1/2 02/29/24 Govt	100-04 3/8	1.434	-0-09+	90.2	
17)	3YT 1 3/4 03/15/25 Govt	97-26 3/8	2.513T 1 1/2 02/15/25 Govt	99-20+	1.625	-1-25 5/8	88.8	
18)	5YT 2 1/2 03/31/27 Govt	100-05 3/4	2.462T 1 3/4 02/28/27 Govt	100-23 3/8	1.719	-0-18 3/8	74.3	
19)	7YT 2 3/8 03/31/29 Govt	99-20 1/4	2.432T 1 7/8 02/28/29 Govt	100-14	1.808	-0-25 3/4	62.4	
20)	10YT 1 3/8 02/15/32 Govt	95-29 1/4	2.341Same	100-14	1.827	-4-16 3/4	51.4	
21)	20YT 2 3/8 02/15/42 Govt	96-15+	2.603Same	102-02 3/4	2.245	-5-19 1/4	35.8	
22)	30YT 2 1/4 02/15/52 Govt	95-25 1/4	2.450Same	101-28 3/4	2.164	-6-03+	28.6	

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**CITY OF SACRAMENTO - INVESTMENT POOL A**  
**6-MONTH CASH FLOW ANALYSIS**  
**April 1, 2022 - September 30, 2023**

*In millions*

Cash Balances:	
CalTRUST	111.467
Fidelity Fund	4.481
Five Star Bank Community Fund	40.010
JP Morgan Chase	2.413
LAIF	31.900
River City Bank Community Fund	25.005
Less: Required bank balance by policy	(0.500)
<b><i>Cash available at beginning of period:</i></b>	<b>214.776</b>
Projected net cash flow:	
April-22	59.118
May-22	55.208
June-22	1.435
July-22	(29.758)
August-22	8.312
September-22	9.039
<b><i>Net cash flow during period:</i></b>	<b>103.354</b>
<b><i>Cash in excess of policy: <sup>1</sup></i></b>	<b>318.130</b>
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.067)
Large Cap Growth	(0.054)
International	(0.034)
Equity Income	(0.038)
Retirement Trust Operating Fund	(8.209)
Ann Land/Bertha Henschel Endowment Fund	(0.059)
Ethel Hart Mutual Endowment Fund	(0.267)
George H. Clark Memorial Scholarship Fund	(0.012)
Capitol Area Development Authority (CADA)	(51.269)
American River Flood Control District (ARFCD)	(8.932)
The Natomas Basin Conservancy (TNBC)	(0.496)
Sacramento Public Library Authority (SPLA)	(47.129)
Reclamation District No. 1000	(2.184)
SPLA Hurst Trust	(0.352)
Gifts to Share	(0.749)
Visit Sacramento	(8.957)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	(2.228)
<b><i>Total cash balances of non-City and/or Pool A participants: <sup>2</sup></i></b>	<b>(131.036)</b>
<b><i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: <sup>3</sup></i></b>	<b>187.094</b>

<sup>1</sup>The City will be able to meet its cash flow needs for the next six months, with \$318 mm to cover on going expenditures

<sup>2</sup>Non-City and/or Pool A participants have \$131 mm invested in Pool A

<sup>3</sup>If all non-City and/or Pool A participants withdraw the entire \$131 mm within the next twelve months, the City will have \$187 mm to cover on going expenditures

**CITY OF SACRAMENTO - INVESTMENT POOL A**  
**12-MONTH CASH FLOW ANALYSIS**  
**April 1, 2022 - March 31, 2023**

*In millions*

<b>Cash Balances:</b>	
CalTRUST	111.467
Fidelity Fund	4.481
Five Star Bank Community Fund	40.010
JP Morgan Chase	2.413
LAIF	31.900
River City Bank Community Fund	25.005
Less: Required bank balance by policy	(0.500)
<b><i>Cash available at beginning of period:</i></b>	<b>214.776</b>
<b>Projected net cash flow:</b>	
April-22	59.118
May-22	55.208
June-22	1.435
July-22	(29.758)
August-22	8.312
September-22	9.039
October-22	11.502
November-22	(11.740)
December-22	65.348
January-23	58.226
February-23	(11.485)
March-23	(23.507)
<b><i>Net cash flow during period:</i></b>	<b>191.698</b>
<b><i>Cash in excess of policy: 1</i></b>	<b>406.474</b>
<b>Cash Balances of non-City and/or Pool A Participants:</b>	
<b>SCERS Cash:</b>	
Fixed Bonds	(0.067)
Large Cap Growth	(0.054)
International	(0.034)
Equity Income	(0.038)
Retirement Trust Operating Fund	(8.209)
Ann Land/Bertha Henschel Endowment Fund	(0.059)
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Visit Sacramento	(8.957)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-WaterPlanning, etc)	(2.228)
<b><i>Total cash balances of non-City and/or Pool A participants: 2</i></b>	<b>(131.036)</b>
<b><i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months: 3</i></b>	<b>275.438</b>

<sup>1</sup>The City will be able to meet its cash flow needs for the next twelve months, with \$406 mm to cover on going expenditures

<sup>2</sup>Non-City and/or Pool A participants have \$131 mm invested in Pool A

<sup>3</sup>If all non-City and/or Pool A participants withdraw the entire \$131 mm within the next twelve months, the City will have \$275 mm to cover on going expenditures

**City of Sacramento**  
**Investment**  
**Pool A**



# CITY OF SACRAMENTO INVESTMENT POOL A

## MONTHLY REVIEW – MARCH 2022

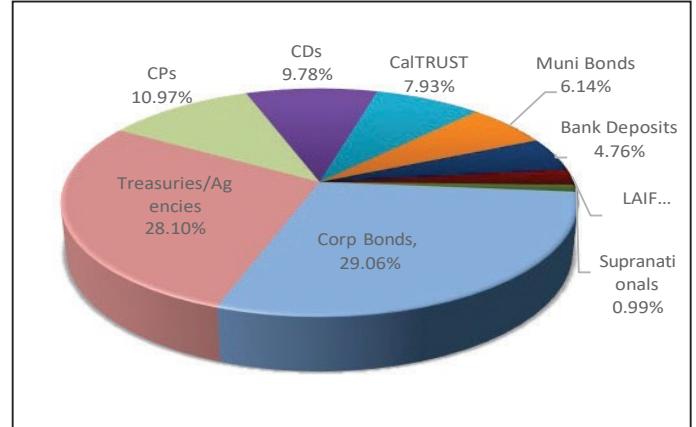
### STRATEGY

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	1,436,720,721
Month's Yield or RoR	0.89%
Weighted Average Maturity (Yrs)	2.76
Weighted Average Duration (Yrs)	2.68
Ending Book Value	1,460,995,730
Ending Market Value	1,408,063,540
Percent of Market to Book Value	96.38%
Month's Investment Earnings	1,103,509
Fiscal YTD Investment Earnings	9,878,974

### PORTFOLIO COMPOSITION



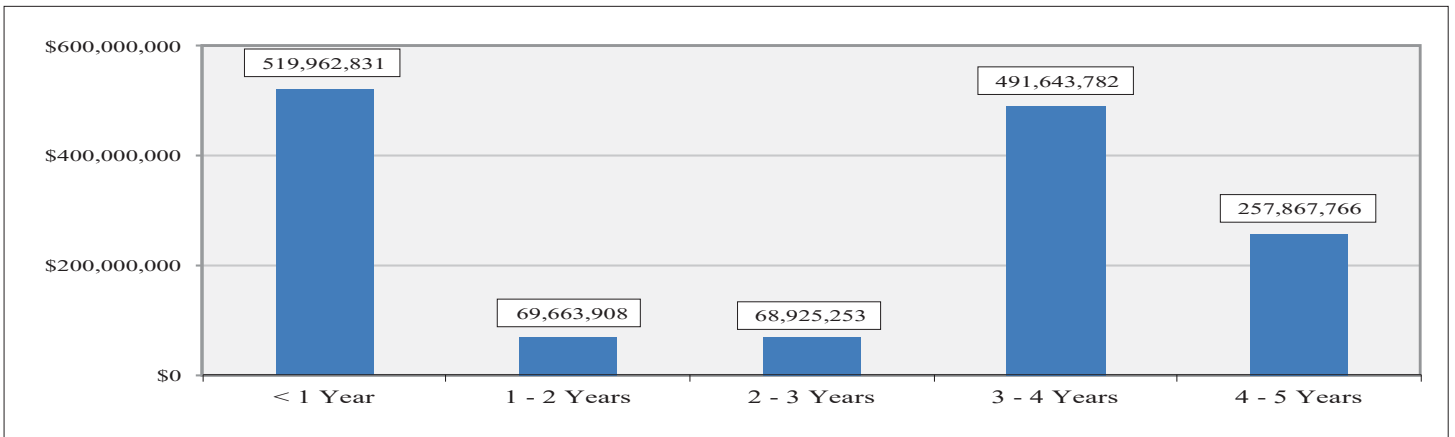
#### External Third-Party Investment Manager

CalTRUST	111,466,753
LAIF	31,900,000

### MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	519,962,831	36.92%
1 - 2 Years	69,663,908	4.95%
2 - 3 Years	68,925,253	4.90%
3 - 4 Years	491,643,782	34.92%
4 - 5 Years	257,867,766	18.31%
Total	1,408,063,540	100.00%

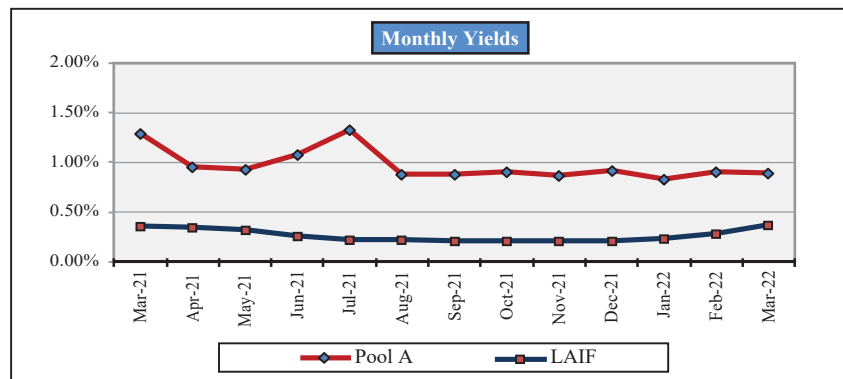
Asset Type	Pct. Assets	YTM
Corp Bonds	29.06%	1.49%
Treasuries/Agencies	28.10%	0.77%
CPs	10.97%	0.62%
CDs	9.78%	0.58%
CalTRUST	7.93%	0.45%
Muni Bonds	6.14%	1.62%
Bank Deposits	4.76%	0.27%
LAIF	2.27%	0.37%
Supranationals	0.99%	0.55%



## INTEREST RATE ENVIRONMENT

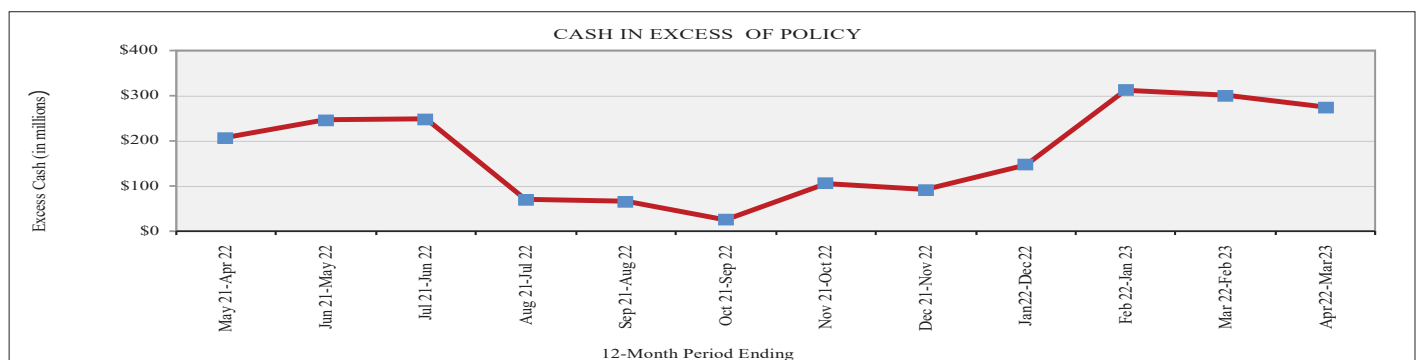
The United States economy continued to navigate through novel territory during March, as low unemployment coupled with high inflation to give policy makers and the Federal Reserve Board a lot to contemplate. Unemployment dropped to 3.5%, which is where it was before the pandemic shutdowns. The economy also gained 413,000 jobs, as the market moved back toward the level of labor participation present before massive amounts of people left the job market in March 2020 and the months that followed. While this would normally be the catalyst for economic optimism, the opposite is the case as inflation once again hit levels not seen since the early 1980s. Supply chain interruptions and massive government stimulus (both being experienced worldwide) have paired to push prices higher across the board, but particularly with regard to energy and food. The Russian invasion of Ukraine only exacerbates the problems, as both countries are leading producers of both energy and food to the rest of the world, especially the countries in Europe. There is no sign that the fighting will end soon, so countries that relied on Russia and Ukraine for their energy or wheat will have to quickly find alternatives. Policymakers in Washington, D.C. appear to be looking for answers to support our domestic economy, but nothing of substance is happening. Leading Democrats are proposing more spending, but are getting little support, even in their own party. Support for Democrats nationwide is slipping and those who are in contested congressional races this November are not willing to back more government spending, as it could push inflation even higher. The general public remains unhappy and trusts our political leaders less than ever, as recent polls show historic lows in approval ratings for both the President and members of Congress. That may put more pressure on The Federal Reserve Board as it considers further action to stabilize the economy and protect against inflation. A 50-basis point hike of the Federal Funds Rate is expected in May (placing the rate at 1.00%), following a 25-basis point hike in March. It appears the goal of the Fed is to get the Federal Funds Rate to 3.25% by the end of 2022, which would mean further hikes are definitely on the horizon. Yields on Treasuries continued to push higher across the Yield Curve, as the 5-year Treasury began the month at 1.71% and finished the month at 2.46%. Market conditions will be monitored regularly by the investment team and strategy will be focused on maintaining a portfolio built with high level names that will remain stable no matter what global markets do over the next couple of years. It will continue to focus its bond buying around finding high quality issues that balance both duration and yield in the portfolio, thereby balancing risk and return as the markets react to the activities of the Fed, the adjustments to the markets caused by the policies adopted by the Federal government and its foreign peers, and the reactions of consumers to the news that comes out each day.

Monthly Yields		
Month	Pool A	LAIF
Mar-21	1.29%	0.36%
Apr-21	0.95%	0.34%
May-21	0.93%	0.32%
Jun-21	1.08%	0.26%
Jul-21	1.33%	0.22%
Aug-21	0.88%	0.22%
Sep-21	0.88%	0.21%
Oct-21	0.91%	0.20%
Nov-21	0.87%	0.20%
Dec-21	0.92%	0.21%
Jan-22	0.83%	0.23%
Feb-22	0.91%	0.28%
Mar-22	0.89%	0.37%
<b>FYTD</b>	<b>0.94%</b>	<b>0.24%</b>



## CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	May 21-Apr 22	Jun 21-May 22	Jul 21-Jun 22	Aug 21-Jul 22	Sep 21-Aug 22	Oct 21-Sep 22	Nov 21-Oct 22	Dec 21-Nov 22	Jan 22-Dec 22	Feb 22-Jan 23	Mar 22-Feb 23	Apr 22-Mar 23
Excess Cash	\$ 207	\$ 247	\$ 249	\$ 70	\$ 66	\$ 26	\$ 106	\$ 92	\$ 147	\$ 313	\$ 301	\$ 275



City of Sacramento  
**PORTFOLIO APPRAISAL**  
*City Investment Pool A*  
 March 31, 2022

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
<b>CASH AND EQUIVALENTS</b>															
	caltrust-bff	Caltrust BlackRock FedFund		9,914,372		9,914,372		9,914,372	0.71	0.030	2,974	0.03			
	caltrust-lf	Caltrust Liquidity Fund		12,224,389		12,224,389		12,224,389	0.87	0.090	11,002	0.09			
	caltrust-mt	Caltrust Medium-Term		56,938,683		56,938,683		56,938,683	4.05	0.670	381,489	0.67			
	caltrust-st	Caltrust Short-Term		32,389,309		32,389,309		32,389,309	2.30	0.320	103,646	0.32			
	fidfund	Fidelity Fund		4,480,892		4,480,892		4,480,892	0.32	0.010	448	0.01			
	fivestar	Five Star Bank Community Fund		40,009,641		40,009,641		40,009,641	2.85	0.290	116,028	0.29			
	cashjpm	JP Morgan Chase Cash		2,413,160		2,413,160		2,413,160	0.17	0.150	3,620	0.15			
	laifa	Local Agency Investment Fund, Pool A		31,900,000		31,900,000		31,900,000	2.27	0.370	118,030	0.37			
	miscintrec	Misc Interest Receivable		41,166		41,166		41,166	0.00	0.010	4	0.01			
	payab	Payables (buy Trades)		-5,000,000		-5,000,000		-5,000,000	-0.36	0.010	-500	-0.01			
	rivercity	River City Bank Community Fund		25,005,432		25,005,432		25,005,432	1.78	0.260	65,014	0.26			
				210,317,043		210,317,043		210,317,043	14.97		801,755	0.38			
<b>NON-NEGOTIABLE CERTIFICATES OF DEPOSIT</b>															
15,000,000	100181409-21	Safe Credit Union CD 0.690% Due 09-17-26	100.00	15,000,000	100.00	15,000,000	8,790	15,008,790	1.07	0.690	103,500	0.69			
15,000,000	100181409-22	Safe Credit Union CD 0.690% Due 09-17-26	100.00	15,000,000	100.00	15,000,000	8,790	15,008,790	1.07	0.690	103,500	0.69			
				30,000,000		30,000,000	17,581	30,017,581	2.13		207,000	0.69			
<b>CERTIFICATES OF DEPOSIT</b>															
5,000,000	86564g2e0	Sumitomo Mitsui Trust NY 0.170% Due 04-18-22	100.00	5,000,000	99.99	4,999,384	4,156	5,003,540	0.36	0.170	8,500	0.17	A1		
10,000,000	05966dc83	Banco Santander SA/NY 0.170% Due 04-19-22	100.00	10,000,000	99.98	9,997,820	10,436	10,008,256	0.71	0.170	17,000	0.17	A1		
3,000,000	02587dq84	American Express 2.400% Due 04-26-22	100.00	3,000,000	100.14	3,004,213	30,970	3,035,183	0.21	2.400	72,000	2.40			
3,000,000	90348jcb4	UBS Bank CD 2.400% Due 04-28-22	100.00	3,000,000	100.15	3,004,548	789	3,005,337	0.21	2.400	72,000	2.41			
10,000,000	53947cn53	LLoyds Bank Corp Mkts/NY 0.160% Due 05-31-22	100.00	10,000,000	99.92	9,991,578	9,067	10,000,645	0.71	0.160	16,000	0.16	A1		
10,000,000	53947cka5	Lloyds Bank Corp Mkts/NY 0.200% Due 06-14-22	100.00	10,000,000	99.88	9,988,326	16,389	10,004,715	0.71	0.200	20,000	0.20	A1		
10,000,000	53947cl48	LLoyds Bank Corp Mkts/NY 0.230% Due 07-12-22	100.00	10,000,000	99.80	9,979,724	16,994	9,996,718	0.71	0.230	23,000	0.23	A1		
10,000,000	89114wgl3	Toronto Dominion Bank NY 0.170% Due 07-27-22	100.00	10,000,000	99.72	9,972,430	9,019	9,981,450	0.71	0.170	17,000	0.17	A1+		
7,000,000	55380tve7	MUFG Bank Ltd New York 0.220% Due 08-09-22	100.00	7,000,000	99.69	6,978,444	10,181	6,988,625	0.50	0.220	15,400	0.22	A1		
5,000,000	02587cgb0	American Express 2.400% Due 09-06-22	100.00	5,000,000	100.72	5,035,971	8,548	5,044,519	0.36	2.400	120,000	2.40			
10,000,000	225491z27	Credit Suisse New York 0.540% Due 11-20-23	100.00	10,000,000	98.76	9,876,200	19,500	9,895,700	0.70	0.540	54,000	0.54	A1		
10,000,000	225491s2	Credit Suisse New York 0.490% Due 12-04-23	100.00	10,000,000	98.61	9,861,400	16,061	9,877,461	0.70	0.490	49,000	0.49	A1		
6,000,000	90348jb66	US Bank CD 0.600% Due 01-27-26	100.00	6,000,000	92.76	5,565,383	493	5,565,876	0.40	0.600	36,000	0.60	A1		04-27-22
5,000,000	05600xcf5	BMO Harris Bank 0.750% Due 02-26-26	100.00	5,000,000	93.18	4,659,021	3,493	4,662,514	0.33	0.750	37,500	0.75			05-26-22
5,000,000	90348jm72	UBS Bank CD 0.850% Due 06-16-26	100.00	5,000,000	92.99	4,649,340	1,863	4,651,203	0.33	0.850	42,500	0.85			06-16-22
				109,000,000		107,563,783	157,959	107,721,742	7.65		599,900	0.55			

City of Sacramento  
**PORTFOLIO APPRAISAL**  
*City Investment Pool A*  
 March 31, 2022

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
<b>COMMERCIAL PAPER</b>															
10,000,000	06742xle5	Barclays Bank Plc 0.200% Due 04-05-22	99.85	9,985,389	100.00	9,999,574	0	9,999,574	0.71	0.200	20,000	0.20	A1		
5,000,000	06742xvs3	Barclays Bank Plc 0.230% Due 06-28-22	99.85	4,992,397	99.76	4,987,874	0	4,987,874	0.35	0.230	11,500	0.23	A1		
10,000,000	89119bgs9	Toronto Dominion Bank 0.230% Due 07-26-22	99.83	9,982,750	99.67	9,967,500	0	9,967,500	0.71	0.230	23,000	0.23	A1+		
10,000,000	06742xe94	Barclays Bank Plc 0.490% Due 07-27-22	99.76	9,976,044	99.63	9,963,354	0	9,963,354	0.71	0.490	49,000	0.49	A1		
5,000,000	17327bgt6	Citigroup Global Mkts 0.230% Due 07-27-22	99.83	4,991,567	99.63	4,981,349	0	4,981,349	0.35	0.230	11,500	0.23	A1		
10,000,000	62479mgt4	MUFG Bank Ltd/NY 0.360% Due 07-27-22	99.80	9,979,900	99.70	9,969,681	0	9,969,681	0.71	0.360	36,000	0.36	A1		
10,000,000	63873kgt8	Natixis NY 0.310% Due 07-27-22	99.79	9,978,982	99.64	9,963,912	0	9,963,912	0.71	0.310	31,000	0.33	A1		
10,000,000	83369cgt5	Societe Generale 0.355% Due 07-27-22	99.79	9,979,306	99.62	9,961,748	0	9,961,748	0.71	0.355	35,500	0.33	A1		
5,000,000	89119bh90	Toronto Dominion Bank 0.570% Due 08-09-22	99.70	4,985,037	99.60	4,979,950	0	4,979,950	0.35	0.570	28,500	0.57	A1+		
10,000,000	63873khp5	Natixis NY 0.570% Due 08-23-22	99.68	9,968,175	99.49	9,949,250	0	9,949,250	0.71	0.570	57,000	0.57	A1		
5,000,000	2254ebhv6	Credit Suisse NY 0.850% Due 08-29-22	99.58	4,978,986	99.42	4,971,163	0	4,971,163	0.35	0.850	42,500	0.87	A1		
5,000,000	17327bj71	Citigroup Global Mkts 0.580% Due 09-07-22	99.65	4,982,681	99.43	4,971,489	0	4,971,489	0.35	0.580	29,000	0.59	A1		
5,000,000	2254ebjm4	Credit Suisse NY 0.610% Due 09-21-22	99.61	4,980,429	99.28	4,963,992	0	4,963,992	0.35	0.610	30,500	0.62	A1		
10,000,000	83369cjm7	Societe Generale 0.440% Due 09-21-22	99.68	9,967,611	99.31	9,930,980	0	9,930,980	0.71	0.440	44,000	0.45	A1		
5,000,000	2254ebk34	Credit Suisse NY 0.530% Due 10-03-22	99.60	4,980,199	99.20	4,959,984	0	4,959,984	0.35	0.530	26,500	0.54	A1		
10,000,000	62479mkj1	MUFG Bank Ltd/NY 0.630% Due 10-18-22	99.55	9,955,200	99.23	9,923,229	0	9,923,229	0.71	0.630	63,000	0.64	A1		
10,000,000	21687bl17	Cooperatieve Rabobank NY 1.110% Due 11-01-22	99.25	9,925,383	99.07	9,907,251	0	9,907,251	0.70	1.110	111,000	1.14	A1		
10,000,000	05970ulf3	Banco Santander SA 1.270% Due 11-15-22	99.11	9,911,453	98.96	9,895,869	0	9,895,869	0.70	1.270	127,000	1.31	A1		
10,000,000	45685rlu9	Ing US Funding LLC 1.690% Due 11-28-22	98.85	9,885,456	98.91	9,891,167	0	9,891,167	0.70	1.690	169,000	1.74	A-1		
				154,386,944		154,139,316	0	154,139,316	10.97		945,500	0.62			
<b>U.S. GOVERNMENT BONDS</b>															
5,000,000	91282cbh3	U.S. Treasury Note 0.375% Due 01-31-26	98.83	4,941,406	92.14	4,606,836	3,108	4,609,944	0.33	0.375	18,750	0.62	AA+		
15,000,000	91282cbq3	U.S. Treasury Note 0.500% Due 02-28-26	98.75	14,812,891	92.45	13,867,969	6,522	13,874,490	0.99	0.500	75,000	0.75	AA+		
				19,754,297		18,474,805	9,629	18,484,434	1.31		93,750	0.72			
<b>FEDERAL HOME LOAN BANK</b>															
5,000,000	3130ajla5	Federal Home Loan Bank 0.750% Due 05-19-25	100.00	5,000,000	94.56	4,728,067	13,750	4,741,817	0.34	0.750	37,500	0.75	AA+		04-06-22
5,000,000	3130ak6h4	Federal Home Loan Bank 0.500% Due 09-22-25	99.90	4,995,000	92.87	4,643,339	625	4,643,964	0.33	0.500	25,000	0.52	AA+		04-06-22
5,000,000	3130akjw7	Federal Home Loan Bank 0.600% Due 12-15-25	100.00	5,000,000	92.87	4,643,513	8,833	4,652,346	0.33	0.600	30,000	0.60	AA+		04-06-22

City of Sacramento  
**PORTFOLIO APPRAISAL**  
*City Investment Pool A*  
 March 31, 2022

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	3130akje7	Federal Home Loan Bank 0.560% Due 12-30-25	99.97	4,998,750	93.52	4,676,005	7,078	4,683,083	0.33	0.560	28,000	0.57	AA+		04-06-22
5,000,000	3130akn85	Federal Home Loan Bank 0.550% Due 01-20-26	99.80	4,990,000	92.54	4,626,750	5,424	4,632,174	0.33	0.550	27,500	0.59	AA+		04-20-22
10,000,000	3130akq74	Federal Home Loan Bank 0.625% Due 01-22-26	100.00	10,000,000	92.65	9,265,294	11,979	9,277,274	0.66	0.625	62,500	0.62	AA+		04-22-22
5,000,000	3130akng7	Federal Home Loan Bank 0.550% Due 01-28-26	100.00	5,000,000	92.39	4,619,687	4,812	4,624,499	0.33	0.550	27,500	0.55	AA+		04-28-22
5,000,000	3130akpc4	Federal Home Loan Bank 0.600% Due 01-28-26	100.00	5,000,000	93.51	4,675,683	5,250	4,680,933	0.33	0.600	30,000	0.60	AA+		04-28-22
5,000,000	3130akpq3	Federal Home Loan Bank 0.580% Due 01-28-26	100.00	5,000,000	93.45	4,672,281	5,075	4,677,356	0.33	0.580	29,000	0.58	AA+		04-28-22
5,000,000	3130akvr4	Federal Home Loan Bank 0.550% Due 02-12-26	100.00	5,000,000	92.46	4,622,940	3,743	4,626,683	0.33	0.550	27,500	0.55	AA+		05-12-22
5,000,000	3130al5x8	Federal Home Loan Bank 0.650% Due 02-24-26	100.00	5,000,000	92.29	4,614,634	3,340	4,617,974	0.33	0.650	32,500	0.65	AA+		05-24-22
5,000,000	3130al6j8	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	93.47	4,673,349	3,212	4,676,561	0.33	0.625	31,250	0.62	AA+		05-24-22
5,000,000	3130al7m0	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	93.47	4,673,349	3,212	4,676,561	0.33	0.625	31,250	0.62	AA+		05-24-22
5,000,000	3130alae4	Federal Home Loan Bank 0.580% Due 02-25-26	100.00	5,000,000	92.21	4,610,516	2,900	4,613,416	0.33	0.580	29,000	0.58	AA+		02-25-23
5,000,000	3130algs7	Federal Home Loan Bank 0.850% Due 03-10-26	100.00	5,000,000	94.00	4,700,126	2,479	4,702,606	0.33	0.850	42,500	0.85	AA+		06-10-22
5,000,000	3130aleh3	Federal Home Loan Bank 0.700% Due 03-16-26	100.00	5,000,000	93.63	4,681,668	1,458	4,683,127	0.33	0.700	35,000	0.70	AA+		06-16-22
5,000,000	3130almv3	Federal Home Loan Bank 1.000% Due 03-30-26	100.00	5,000,000	94.60	4,729,803	139	4,729,942	0.34	1.000	50,000	1.00	AA+		06-30-22
5,000,000	3130alxp4	Federal Home Loan Bank 1.200% Due 04-28-26	100.00	5,000,000	95.15	4,757,472	25,500	4,782,972	0.34	1.200	60,000	1.20	AA+		04-28-22
5,000,000	3130am2f8	Federal Home Loan Bank 1.125% Due 04-29-26	100.00	5,000,000	94.90	4,744,765	23,750	4,768,515	0.34	1.125	56,250	1.12	AA+		04-29-22
5,000,000	3130amcl4	Federal Home Loan Bank 1.020% Due 05-19-26	100.00	5,000,000	93.89	4,694,348	18,700	4,713,048	0.33	1.020	51,000	1.02	AA+		05-19-22
1,750,000	3130amcb6	Federal Home Loan Bank 1.000% Due 05-22-26	100.00	1,750,000	94.39	1,651,762	6,271	1,658,033	0.12	1.000	17,500	1.00	AA+		05-22-22
5,000,000	3130amjc7	Federal Home Loan Bank 1.000% Due 05-26-26	100.00	5,000,000	94.37	4,718,512	17,361	4,735,873	0.34	1.000	50,000	1.00	AA+		05-26-22
5,000,000	3130amjn3	Federal Home Loan Bank 1.030% Due 05-26-26	100.00	5,000,000	94.47	4,723,605	17,882	4,741,487	0.34	1.030	51,500	1.03	AA+		05-26-22
3,000,000	3130ampt3	Federal Home Loan Bank 1.030% Due 06-23-26	100.00	3,000,000	94.36	2,830,928	8,412	2,839,340	0.20	1.030	30,900	1.03	AA+		06-23-22
5,000,000	3130anyn4	Federal Home Loan Bank 1.000% Due 09-30-26	100.00	5,000,000	93.88	4,693,870	139	4,694,009	0.33	1.000	50,000	1.00	AA+		06-30-22
5,000,000	3130aprp2	Federal Home Loan Bank 1.570% Due 11-23-26	100.00	5,000,000	96.18	4,808,837	27,911	4,836,748	0.34	1.570	78,500	1.57	AA+		04-23-22
				129,733,750		121,481,105	229,235	121,710,341	8.64		1,021,650	0.79			
<b>FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)</b>															
5,000,000	3136g4d75	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	93.57	4,678,411	5,167	4,683,578	0.33	0.600	30,000	0.60	AA+		07-29-22
5,000,000	3136g4g23	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	93.86	4,693,159	5,167	4,698,326	0.33	0.600	30,000	0.60	AA+		07-29-22
5,000,000	3136g4c76	Fannie Mae 0.700% Due 08-12-25	100.00	5,000,000	93.87	4,693,464	4,764	4,698,228	0.33	0.700	35,000	0.70	AA+		05-12-22

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	3136g4c43	Fannie Mae 0.650% Due 08-14-25	100.00	5,000,000	94.01	4,700,460	4,243	4,704,703	0.33	0.650	32,500	0.65	AA+		05-14-22
5,000,000	3136g4x40	Fannie Mae 0.600% Due 08-26-25	99.96	4,998,000	93.72	4,686,170	2,917	4,689,086	0.33	0.600	30,000	0.61	AA+		05-26-22
3,000,000	3136g43q4	Fannie Mae 0.600% Due 09-16-25	100.00	3,000,000	93.67	2,810,042	750	2,810,792	0.20	0.600	18,000	0.60	AA+		06-16-22
5,000,000	3135g06a6	Fannie Mae 0.580% Due 10-20-25	100.00	5,000,000	93.10	4,654,798	12,969	4,667,768	0.33	0.580	29,000	0.58	AA+		04-20-22
4,000,000	3136g45c3	Fannie Mae 0.540% Due 10-27-25	99.81	3,992,280	92.94	3,717,566	9,240	3,726,806	0.26	0.540	21,600	0.58	AA+		10-27-22
5,000,000	3136g45p4	Fannie Mae 0.550% Due 10-27-25	100.00	5,000,000	93.37	4,668,686	11,764	4,680,450	0.33	0.550	27,500	0.55	AA+		04-27-22
3,000,000	3136g46s7	Fannie Mae 0.560% Due 10-28-25	100.00	3,000,000	93.40	2,801,923	7,140	2,809,063	0.20	0.560	16,800	0.56	AA+		10-28-22
5,000,000	3136g45h2	Fannie Mae 0.500% Due 10-29-25	99.90	4,995,000	93.00	4,649,761	10,556	4,660,317	0.33	0.500	25,000	0.52	AA+		
5,000,000	3135ga4v0	Fannie Mae 0.625% Due 11-25-25	100.00	5,000,000	93.58	4,678,770	10,937	4,689,708	0.33	0.625	31,250	0.62	AA+		11-25-22
5,000,000	3135g06n8	Fannie Mae 0.650% Due 12-17-25	100.00	5,000,000	93.62	4,680,904	9,389	4,690,293	0.33	0.650	32,500	0.65	AA+		06-17-22
5,000,000	3135g06r9	Fannie Mae 0.550% Due 01-28-26	100.00	5,000,000	93.34	4,667,179	4,812	4,671,992	0.33	0.550	27,500	0.55	AA+		04-28-22
				64,985,280		60,781,296	99,815	60,881,111	4.33		386,650	0.60			
<b>FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)</b>															
5,000,000	3134gxmh4	Freddie Mac 2.050% Due 03-24-25	100.00	5,000,000	98.70	4,935,238	1,993	4,937,231	0.35	2.050	102,500	2.05	AA+		06-24-22
3,000,000	3134gvrv2	Freddie Mac 0.750% Due 05-27-25	100.00	3,000,000	95.15	2,854,490	7,750	2,862,240	0.20	0.750	22,500	0.75	AA+		05-27-22
5,000,000	3134gvb31	Freddie Mac 0.750% Due 05-28-25	99.76	4,987,900	94.16	4,707,963	12,812	4,720,776	0.34	0.750	37,500	0.80	AA+		05-28-22
5,000,000	3134gvz68	Freddie Mac 0.700% Due 06-23-25	99.95	4,997,500	94.65	4,732,535	9,528	4,742,063	0.34	0.700	35,000	0.71	AA+		06-23-22
3,000,000	3134gwkr6	Freddie Mac 0.625% Due 08-12-25	100.00	3,000,000	93.65	2,809,597	2,552	2,812,149	0.20	0.625	18,750	0.62	AA+		05-12-22
5,000,000	3134gwh82	Freddie Mac 0.625% Due 09-08-25	100.00	5,000,000	93.42	4,670,999	1,997	4,672,995	0.33	0.625	31,250	0.62	AA+		06-08-22
5,000,000	3134gwa55	Freddie Mac 0.650% Due 09-09-25	100.00	5,000,000	93.50	4,674,846	1,986	4,676,832	0.33	0.650	32,500	0.65	AA+		06-09-22
5,000,000	3134gwwt9	Freddie Mac 0.550% Due 09-30-25	100.00	5,000,000	93.07	4,653,633	76	4,653,710	0.33	0.550	27,500	0.55	AA+		06-30-22
5,000,000	3134gwy26	Freddie Mac 0.570% Due 10-08-25	100.00	5,000,000	93.08	4,654,015	13,696	4,667,711	0.33	0.570	28,500	0.57	AA+		04-08-22
5,000,000	3134gwys9	Freddie Mac 0.600% Due 10-15-25	100.00	5,000,000	93.19	4,659,263	13,833	4,673,096	0.33	0.600	30,000	0.60	AA+		04-15-22
10,000,000	3134gxbm5	Freddie Mac 0.600% Due 11-12-25	99.98	9,998,500	93.24	9,323,626	23,167	9,346,793	0.66	0.600	60,000	0.60	AA+		05-12-22
5,000,000	3134gxfv1	Freddie Mac 0.625% Due 12-17-25	100.00	5,000,000	92.87	4,643,301	9,028	4,652,329	0.33	0.625	31,250	0.62	AA+		06-17-22
5,000,000	3134gxlf9	Freddie Mac 0.550% Due 02-12-26	100.00	5,000,000	93.27	4,663,430	3,743	4,667,173	0.33	0.550	27,500	0.55	AA+		05-12-22
				65,983,900		61,982,936	102,161	62,085,097	4.41		484,750	0.75			

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
<b>FEDERAL AGRICULTURAL MORTGAGE CORP.</b>															
Not Classified															
5,000,000	31422xux8	Farmer Mac 1.380% Due 07-28-23	100.00	5,000,000	99.13	4,956,435	6,325	4,962,760	0.35	1.380	69,000	1.38			
3,000,000	31422xxt8	Farmer Mac 0.700% Due 12-17-25	100.00	3,000,000	94.18	2,825,500	6,067	2,831,567	0.20	0.700	21,000	0.70			
3,000,000	31422xbn1	Farmer Mac 0.690% Due 02-25-26	100.00	3,000,000	93.43	2,802,767	2,070	2,804,837	0.20	0.690	20,700	0.69			08-25-22
5,000,000	31422xpe6	Farmer Mac 1.300% Due 11-23-26	100.00	5,000,000	94.89	4,744,379	23,111	4,767,490	0.34	1.300	65,000	1.30			11-23-22
				16,000,000		15,329,081	37,573	15,366,654	1.09		175,700	1.10			
				16,000,000		15,329,081	37,573	15,366,654	1.09		175,700	1.10			
<b>FEDERAL FARM CREDIT BANK - FRMMT</b>															
Not Classified															
5,000,000	3133enne6	Federal Farm Credit Bank 1.230% Due 02-09-24	100.00	5,000,000	98.07	4,903,658	8,883	4,912,542	0.35	1.230	61,500	1.23	AA+		05-09-22
5,000,000	3133ele28	Federal Farm Credit Bank 0.730% Due 05-27-25	100.00	5,000,000	94.32	4,716,226	12,572	4,728,798	0.34	0.730	36,500	0.73	AA+		04-06-22
5,000,000	3133el2s2	Federal Farm Credit Bank 0.670% Due 08-04-25	100.00	5,000,000	93.83	4,691,710	5,304	4,697,014	0.33	0.670	33,500	0.67	AA+		04-06-22
5,000,000	3133el4w1	Federal Farm Credit Bank 0.610% Due 08-25-25	99.92	4,996,250	93.19	4,659,559	3,050	4,662,609	0.33	0.610	30,500	0.63	AA+		04-06-22
5,000,000	3133embh4	Federal Farm Credit Bank 0.530% Due 09-29-25	100.00	5,000,000	92.95	4,647,387	147	4,647,534	0.33	0.530	26,500	0.53	AA+		04-06-22
5,000,000	3133emd2	Federal Farm Credit Bank 0.520% Due 10-21-25	99.76	4,987,950	92.85	4,642,674	11,556	4,654,230	0.33	0.520	26,000	0.57	AA+		04-06-22
5,000,000	3133emfr8	Federal Farm Credit Bank 0.540% Due 11-03-25	99.94	4,997,000	93.11	4,655,746	11,100	4,666,846	0.33	0.540	27,000	0.55	AA+		11-03-22
5,000,000	3133emqx3	Federal Farm Credit Bank 0.590% Due 02-17-26	100.00	5,000,000	92.14	4,607,144	3,606	4,610,750	0.33	0.590	29,500	0.59	AA+		04-06-22
5,000,000	3133emsk9	Federal Farm Credit Bank 0.840% Due 03-02-26	99.92	4,996,250	93.47	4,673,628	3,383	4,677,011	0.33	0.840	42,000	0.86	AA+		04-06-22
5,000,000	3133emsh6	Federal Farm Credit Bank 0.790% Due 03-03-26	100.00	5,000,000	94.00	4,699,819	3,072	4,702,891	0.33	0.790	39,500	0.79	AA+		04-06-22
5,000,000	3133emsu7	Federal Farm Credit Bank 0.800% Due 03-09-26	100.00	5,000,000	94.00	4,700,244	2,444	4,702,689	0.33	0.800	40,000	0.80	AA+		03-09-23
5,000,000	3133emuk6	Federal Farm Credit Bank 1.050% Due 03-25-26	100.00	5,000,000	94.77	4,738,444	875	4,739,319	0.34	1.050	52,500	1.05	AA+		04-06-22
5,000,000	3133emh21	Federal Farm Credit Bank 0.900% Due 06-15-26	100.00	5,000,000	93.63	4,681,483	13,250	4,694,733	0.33	0.900	45,000	0.90	AA+		06-15-22
5,000,000	3133emh54	Federal Farm Credit Bank 0.960% Due 06-15-26	100.00	5,000,000	94.14	4,707,228	14,133	4,721,361	0.33	0.960	48,000	0.96	AA+		04-06-22
3,000,000	3133eml67	Federal Farm Credit Bank 0.800% Due 06-22-26	100.00	3,000,000	93.55	2,806,497	6,600	2,813,097	0.20	0.800	24,000	0.80	AA+		06-22-23
5,000,000	3133emq62	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	5,000,000	94.14	4,706,958	10,725	4,717,683	0.33	0.990	49,500	0.99	AA+		04-06-22
5,000,000	3133em4s8	Federal Farm Credit Bank 0.870% Due 09-08-26	99.82	4,991,250	92.89	4,644,529	2,779	4,647,309	0.33	0.870	43,500	0.91	AA+		09-08-22
5,000,000	3133em6e7	Federal Farm Credit Bank 0.940% Due 09-28-26	100.00	5,000,000	93.07	4,653,252	392	4,653,644	0.33	0.940	47,000	0.94	AA+		09-28-22
3,000,000	3133endc1	Federal Farm Credit Bank 1.330% Due 11-03-26	100.00	3,000,000	94.57	2,836,960	16,403	2,853,363	0.20	1.330	39,900	1.33	AA+		11-03-22

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
3,000,000	3133enjv3	Federal Farm Credit Bank 1.390% Due 12-29-26	100.00	3,000,000	94.71	2,841,359	10,657	2,852,016	0.20	1.390	41,700	1.39	AA+		12-29-22
				93,968,700		88,214,506	140,932	88,355,438	6.28		783,600	0.84			
				93,968,700		88,214,506	140,932	88,355,438	6.28		783,600	0.84			
<b>MUNICIPAL BONDS</b>															
Not Classified															
1,000,000.00	13063dad0	California St 2.367% Due 04-01-22	100.00	1,000,000	100.00	1,000,000	11,835	1,011,835	0.07	2.367	23,670	2.37	AA-		
3,000,000.00	13066ytz2	California St Dept Wtr Res Pwr 2.000% Due 05-01-22	98.96	2,968,710	100.08	3,002,400	25,000	3,027,400	0.21	2.000	60,000	2.22	AA+		
650,000.00	91412hew9	University Calif Revenue Bonds 2.608% Due 05-15-22	100.00	650,000	100.21	651,397	6,404	657,802	0.05	2.608	16,952	2.61	AA		
1,000,000.00	13017haj5	California Earthquake Auth Rev 1.327% Due 07-01-22	100.00	1,000,000	100.11	1,001,130	3,317	1,004,447	0.07	1.327	13,270	1.33			
3,000,000.00	54473enr1	Los Angeles Cnty Calif Pub Wks 6.091% Due 08-01-22	116.96	3,508,920	101.63	3,048,990	30,455	3,079,445	0.22	6.091	182,730	2.45	AA+		
1,255,000.00	79770ggp5	San Francisco Calif City & Cnt 2.375% Due 08-01-22	99.86	1,253,205	100.48	1,260,999	4,968	1,265,967	0.09	2.375	29,806	2.41	AA-		
5,000,000.00	798170ae6	San Jose Calif Redev Agy Succe 2.630% Due 08-01-22	98.58	4,928,900	100.54	5,026,850	21,917	5,048,767	0.36	2.630	131,500	3.00	AA		
5,000,000.00	13063ddf2	California St 2.500% Due 10-01-22	101.45	5,072,450	100.65	5,032,600	62,500	5,095,100	0.36	2.500	125,000	2.19	AA-		
685,000.00	13077dhk1	California St Univ Rev 2.020% Due 11-01-22	100.00	685,000	100.32	687,171	5,765	692,937	0.05	2.020	13,837	2.02	AA-		
1,750,000.00	13032uva3	California Health Facs Fing Auth Revenue 1.970% Due 06-01-23	100.00	1,750,000	99.84	1,747,130	11,492	1,758,622	0.12	1.970	34,475	1.97	AA-		
1,000,000.00	13017hak2	California Earthquake Auth Rev 1.477% Due 07-01-23	100.00	1,000,000	99.08	990,810	3,692	994,502	0.07	1.477	14,770	1.48			
3,000,000.00	93974d5q7	Washington St 3.030% Due 08-01-23	99.66	2,989,770	101.30	3,039,030	15,150	3,054,180	0.22	3.030	90,900	3.11	AA+		
3,325,000.00	20772j3h3	Connecticut State 2.150% Due 08-15-23	99.57	3,310,669	99.95	3,323,204	9,135	3,332,339	0.24	2.150	71,487	2.26	A+		
550,000.00	13077dkb7	California St Univ Rev 1.557% Due 11-01-23	100.00	550,000	98.75	543,130	3,568	546,699	0.04	1.557	8,563	1.56	AA-		
520,000.00	13080szk3	California Statewide Cmmtys De 0.514% Due 02-01-24	100.00	520,000	96.64	502,538	445	502,984	0.04	0.514	2,673	0.51	A+		
5,000,000.00	64985tay7	New York St Urban Dev Corp Sales Tax Rev 2.020% Due 03-15-24	100.00	5,000,000	98.62	4,931,100	4,489	4,935,589	0.35	2.020	101,000	2.02			
2,000,000.00	92812vb70	Virginia Housing Development Authority 1.906% Due 04-01-24	100.00	2,000,000	98.57	1,971,320	19,060	1,990,380	0.14	1.906	38,120	1.91	AA+		
250,000.00	91412hfl2	University Calif Revenue Bonds 0.833% Due 05-15-24	100.00	250,000	96.24	240,597	787	241,384	0.02	0.833	2,082	0.83	AA		
1,500,000.00	91412hjk0	University Calif Revenue Bonds 0.367% Due 05-15-24	100.00	1,500,000	95.29	1,429,320	2,080	1,431,400	0.10	0.367	5,505	0.37	AA		
2,500,000.00	13032uvb1	California Health Facs Fing Auth Revenue 2.020% Due 06-01-24	100.00	2,500,000	98.69	2,467,200	16,833	2,484,033	0.18	2.020	50,500	2.02	AA-		
750,000.00	13032uxl7	California Health Facs Fing Auth Revenue 0.752% Due 06-01-24	100.00	750,000	96.05	720,345	1,880	722,225	0.05	0.752	5,640	0.75	AA-		



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1,000,000.00	365298y51	Garden Grove California Unified School District 1.966% Due 08-01-24	100.00	1,000,000	98.26	982,600	3,277	985,877	0.07	1.966	19,660	1.97	AA-		
850,000.00	13034al57	California Infrastructure & Ec 0.645% Due 10-01-24	100.00	850,000	95.32	810,254	2,741	812,995	0.06	0.645	5,482	0.65	AAA		
1,150,000.00	605581mz7	Mississippi St 0.565% Due 11-01-24	100.00	1,150,000	94.99	1,092,431	2,707	1,095,138	0.08	0.565	6,497	0.57	AA		
750,000.00	13080sz11	California Statewide Cmnty De 0.732% Due 02-01-25	100.00	750,000	94.68	710,085	915	711,000	0.05	0.732	5,490	0.73	A+		
1,250,000.00	64990fa95	New York St Dorm Auth St Pers 1.062% Due 03-15-25	100.00	1,250,000	94.55	1,181,887	590	1,182,477	0.08	1.062	13,275	1.06	AA+		
1,650,000.00	64990fd43	New York St Dorm Auth St Pers 0.887% Due 03-15-25	100.00	1,650,000	94.06	1,552,006	650	1,552,657	0.11	0.887	14,635	0.89	AA+		
3,000,000.00	92812vb88	Virginia Housing Development Authority 2.056% Due 04-01-25	100.00	3,000,000	97.51	2,925,420	30,840	2,956,260	0.21	2.056	61,680	2.06	AA+		
700,000.00	91412hfm0	University Calif Revenue Bonds 0.933% Due 05-15-25	100.00	700,000	94.14	659,001	2,467	661,468	0.05	0.933	6,531	0.93	AA		
3,500,000.00	91412hge7	University Calif Revenue Bonds 0.883% Due 05-15-25	100.88	3,530,660	93.99	3,289,825	11,675	3,301,500	0.23	0.883	30,905	0.70	AA		04-15-25
1,000,000.00	91412hj18	University Calif Revenue Bonds 0.670% Due 05-15-25	100.00	1,000,000	93.36	933,650	2,531	936,181	0.07	0.670	6,700	0.67	AA		
1,250,000.00	13032uxm5	California Health Facs Fing Auth Revenue 0.952% Due 06-01-25	100.00	1,250,000	94.29	1,178,625	3,967	1,182,592	0.08	0.952	11,900	0.95	AA-		
5,000,000.00	34153qud6	Florida State Board of Education Public Education 0.550% Due 06-01-25	99.68	4,984,150	93.55	4,677,300	9,167	4,686,467	0.33	0.550	27,500	0.62	AAA		
1,000,000.00	546417dq6	Louisiana State 0.840% Due 06-01-25	100.00	1,000,000	94.27	942,730	2,800	945,530	0.07	0.840	8,400	0.84	AA-		
500,000.00	546486bv2	Louisiana St Hwy Impt Rev 0.697% Due 06-15-25	100.00	500,000	93.21	466,070	1,026	467,096	0.03	0.697	3,485	0.70	AA		
5,000,000.00	341271ad6	Florida St Brd Admin Fin Corp 1.258% Due 07-01-25	101.66	5,083,250	94.99	4,749,600	15,725	4,765,325	0.34	1.258	62,900	0.90	AA		
940,000.00	13034al65	California Infrastructure & Ec 0.765% Due 10-01-25	100.00	940,000	93.60	879,859	3,595	883,454	0.06	0.765	7,191	0.77	AAA		
4,000,000.00	13077dq7	California St Univ Rev 0.862% Due 11-01-25	100.00	4,000,000	92.75	3,710,000	14,367	3,724,367	0.26	0.862	34,480	0.86	AA-		
1,865,000.00	880558nu1	Tennessee St Sch Bd Auth 0.627% Due 11-01-25	100.00	1,865,000	93.32	1,740,362	4,872	1,745,234	0.12	0.627	11,694	0.63	AA+		
5,000,000.00	64990fb29	New York St Dorm Auth St Pers 1.262% Due 03-15-26	100.00	5,000,000	93.09	4,654,550	2,804	4,657,354	0.33	1.262	63,100	1.26	AA+		
1,000,000.00	64990fd50	New York St Dorm Auth St Pers 1.187% Due 03-15-26	100.00	1,000,000	92.81	928,150	528	928,678	0.07	1.187	11,870	1.19	AA+		
1,000,000.00	697511fu2	Palomar Calif Cmnty College Di 1.031% Due 08-01-26	100.00	1,000,000	93.19	931,870	1,718	933,588	0.07	1.031	10,310	1.03	AA		
3,000,000.00	79770gjc1	San Francisco Calif City & Cnt 1.861% Due 08-01-26	101.35	3,040,470	94.59	2,837,640	16,439	2,854,079	0.20	1.861	55,830	1.55	AA		
1,975,000.00	798306wq5	San Juan Calif Uni Sch Dist Sa 1.201% Due 08-01-26	96.06	1,897,224	93.92	1,854,841	3,953	1,858,794	0.13	1.201	23,720	2.13			
				89,628,379		86,306,021	400,128	86,706,149	6.14		1,525,717	1.62			
				89,628,379		86,306,021	400,128	86,706,149	6.14		1,525,717	1.62			

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
<b>CORPORATE BONDS</b>															
<b>INDUSTRIALS</b>															
4,245,000	88579ybh3	3M Company 2.000% Due 02-14-25	100.58	4,269,791	97.86	4,154,365	11,084	4,165,450	0.30	2.000	84,900	1.88	A+		01-14-25
2,567,000	438516cb0	Honeywell Intl Inc 1.350% Due 06-01-25	101.90	2,615,773	96.32	2,472,629	11,551	2,484,181	0.18	1.350	34,654	0.96	A		05-01-25
10,000,000	24422evk2	John Deere Capital Corp 0.700% Due 01-15-26	99.06	9,905,536	92.68	9,267,764	14,778	9,282,541	0.66	0.700	70,000	0.90	A		
				16,791,100		15,894,758	37,413	15,932,172	1.13		189,554	1.16			
<b>COMMUNICATION SERVICES</b>															
3,000,000	254687fk7	Disney Walt Co 1.750% Due 08-30-24	99.11	2,973,300	98.20	2,946,012	4,812	2,950,824	0.21	1.750	52,500	1.95	BBB+		07-30-24
<b>CONSUMER DISCRETIONARY</b>															
5,000,000	023135aj5	Amazon Com Inc 2.500% Due 11-29-22	100.72	5,036,200	100.43	5,021,693	42,361	5,064,054	0.36	2.500	125,000	2.28	AA		08-29-22
5,000,000	023135aw6	Amazon Com Inc 2.400% Due 02-22-23	98.82	4,941,100	100.64	5,031,888	13,000	5,044,888	0.36	2.400	120,000	2.73	AA		01-22-23
2,000,000	46849ltk7	Jackson National Life Global 2.650% Due 06-21-24	104.11	2,082,240	99.20	1,984,003	14,722	1,998,725	0.14	2.650	53,000	1.60	A		
5,000,000	384802ae4	WW Grainger Inc 1.850% Due 02-15-25	103.11	5,155,700	97.04	4,851,762	11,819	4,863,582	0.35	1.850	92,500	1.17	A+		01-15-25
5,000,000	023135bq8	Amazon Com Inc 0.800% Due 06-03-25	101.16	5,057,900	94.58	4,728,760	13,111	4,741,871	0.34	0.800	40,000	0.53	AA		05-03-25
1,850,000	641062ar5	Nestle Holdings Inc 0.625% Due 01-15-26	99.41	1,839,122	91.88	1,699,846	2,441	1,702,287	0.12	0.625	11,562	0.75	AA-		12-15-25
5,000,000	141781bn3	Cargill Inc 0.750% Due 02-02-26	99.68	4,984,150	91.55	4,577,712	6,146	4,583,858	0.33	0.750	37,500	0.82	A		01-02-26
5,000,000	74460waa5	Public Storage 0.875% Due 02-15-26	100.27	5,013,300	92.32	4,616,150	5,590	4,621,740	0.33	0.875	43,750	0.82	A		01-15-26
5,000,000	023135bx3	Amazon Com Inc 1.000% Due 05-12-26	99.68	4,984,250	93.84	4,692,087	19,306	4,711,393	0.33	1.000	50,000	1.06	AA		04-12-26
5,000,000	571676aj4	Mars Inc 0.875% Due 07-16-26	97.32	4,865,950	90.99	4,549,274	9,115	4,558,388	0.32	0.875	43,750	1.49	A		06-16-26
4,500,000	74460dag4	Public Storage 1.500% Due 11-09-26	98.14	4,416,255	93.65	4,214,102	26,625	4,240,727	0.30	1.500	67,500	1.91	A		10-09-26
5,000,000	742718fv6	Procter & Gamble Co 1.900% Due 02-01-27	99.53	4,976,400	96.79	4,839,665	15,833	4,855,498	0.34	1.900	95,000	2.00	AA-		
				53,352,567		50,806,942	180,069	50,987,011	3.62		779,562	1.47			
<b>CONSUMER STAPLES</b>															
3,000,000	427866at5	Hershey Co 2.625% Due 05-01-23	99.87	2,996,100	100.29	3,008,807	32,812	3,041,619	0.21	2.625	78,750	2.66	A		02-01-23
2,000,000	440452ag5	Hormel Foods Corp 0.650% Due 06-03-24	100.15	2,002,920	96.00	1,920,051	4,261	1,924,312	0.14	0.650	13,000	0.60	A		06-03-22
5,000,000	37331naj0	Georgia Pacific Corp 1.750% Due 09-30-25	104.38	5,219,150	94.88	4,743,894	243	4,744,137	0.34	1.750	87,500	0.82	A+		08-30-25
				10,218,170		9,672,751	37,317	9,710,068	0.69		179,250	1.35			
<b>ENERGY</b>															
4,000,000	63743hew8	National Rural Utils Coop Fin 1.000% Due 06-15-26	97.79	3,911,520	90.84	3,633,498	11,778	3,645,276	0.26	1.000	40,000	1.51	A-		05-15-26

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5,000,000	291011bp8	Emerson Elec Co 0.875% Due 10-15-26	96.04	4,802,200	91.82	4,590,952	20,174	4,611,125	0.33	0.875	43,750	1.74	A		09-15-26
				8,713,720		8,224,450	31,951	8,256,401	0.55		83,750	1.64			
FINANCIAL															
2,814,000	064159sh0	Bank Nova Scotia B C 2.000% Due 11-15-22	101.20	2,847,768	100.17	2,818,899	21,261	2,840,160	0.20	2.000	56,280	1.52	A-		
5,000,000	05253jaw1	Australia & New Zeala Bkg Grp NY 2.050% Due 11-21-22	102.03	5,101,450	100.21	5,010,480	37,014	5,047,494	0.30	2.050	102,500	1.24	AA-		
7,000,000	63254abc1	National Australia Bk/NY 1.875% Due 12-13-22	100.83	7,058,250	100.08	7,005,748	39,375	7,045,123	0.50	1.875	131,250	1.57	AA-		
2,000,000	90331hpf4	US Bank Assn Cincinnati Oh Mtn 1.950% Due 01-09-23	100.28	2,005,660	100.28	2,005,605	8,883	2,014,488	0.14	1.950	39,000	1.85	AA-		12-09-22
1,568,000	89788jab5	Truist Bank 1.250% Due 03-09-23	100.00	1,568,000	99.28	1,556,782	1,198	1,557,979	0.11	1.250	19,600	1.25	A		02-09-23
5,000,000	06747pml0	Barclays Bank Plc 3.000% Due 10-17-23	100.00	5,000,000	99.61	4,980,349	68,333	5,048,683	0.35	3.000	150,000	3.00	A		04-17-22
5,000,000	06406ra11	Bank New York Mellon Corp 2.100% Due 10-24-24	101.18	5,059,100	98.64	4,931,883	45,792	4,977,675	0.35	2.100	105,000	1.84	A		
5,000,000	78015k7c2	Royal Bank of Canada 2.250% Due 11-01-24	102.36	5,118,100	98.60	4,929,860	46,875	4,976,735	0.35	2.250	112,500	1.70	A		
2,500,000	64952wdl4	New York Life Global 2.000% Due 01-22-25	100.73	2,518,225	96.98	2,424,588	9,583	2,434,172	0.17	2.000	50,000	1.85	AA+		
5,005,000	064159tf3	Bank Nova Scotia B C 2.200% Due 02-03-25	101.85	5,097,643	97.40	4,875,009	17,740	4,892,749	0.35	2.200	110,110	1.75	A-		
3,000,000	89236tgx7	Toyota Motor Credit Corp 3.000% Due 04-01-25	99.83	2,994,960	100.16	3,004,788	45,000	3,049,788	0.21	3.000	90,000	3.00	A+		
5,000,000	06747pkv0	Barclays Bank Plc 3.250% Due 04-08-25	100.00	5,000,000	98.33	4,916,686	78,090	4,994,776	0.35	3.250	162,500	3.25	A		04-08-23
4,000,000	06406ran7	Bank New York Mellon Corp 1.600% Due 04-24-25	102.41	4,096,520	96.39	3,855,753	27,911	3,883,664	0.27	1.600	64,000	1.10	A		03-24-25
3,000,000	78015k7h1	Royal Bank of Canada 1.150% Due 06-10-25	100.27	3,008,130	94.37	2,831,221	10,637	2,841,859	0.20	1.150	34,500	1.05	A		
5,000,000	064159v17	Bank Nova Scotia B C 1.300% Due 06-11-25	100.96	5,048,100	94.21	4,710,746	19,861	4,730,607	0.34	1.300	65,000	1.10	A-		
3,000,000	48130uuq6	JP Morgan Chase Financial Co LLC 1.000% Due 06-23-25	100.00	3,000,000	90.54	2,716,054	8,167	2,724,221	0.19	1.000	30,000	1.00	A-		06-23-22
5,000,000	00138can8	AIG Global Funding 0.900% Due 09-22-25	99.82	4,991,000	91.61	4,580,557	1,125	4,581,682	0.33	0.900	45,000	0.94	A+		
5,000,000	14913r2h9	Caterpillar Financial Services Corp 0.800% Due 11-13-25	100.27	5,013,700	92.96	4,647,856	15,333	4,663,189	0.33	0.800	40,000	0.74	A		
4,000,000	637639ae5	National Secs Clearing Corp 0.750% Due 12-07-25	100.34	4,013,460	92.13	3,685,336	9,500	3,694,836	0.26	0.750	30,000	0.68	AA+		11-07-25
5,000,000	48128gy53	JP Morgan Chase & Co 0.825% Due 12-22-25	100.00	5,000,000	89.60	4,479,866	11,344	4,491,210	0.32	0.825	41,250	0.82	A-		12-22-23
5,000,000	064159f84	Bank Nova Scotia B C 0.800% Due 12-30-25	100.00	5,000,000	89.48	4,473,757	111	4,473,868	0.32	0.800	40,000	0.80	A-		06-30-22
3,000,000	89114qcp1	Toronto Dominion Bank 0.750% Due 01-06-26	99.85	2,995,590	91.60	2,747,994	5,312	2,753,306	0.20	0.750	22,500	0.78	A		
5,000,000	78016ezm2	Royal Bank of Canada 0.875% Due 01-20-26	100.00	5,000,000	91.93	4,596,251	8,628	4,604,879	0.33	0.875	43,750	0.87	A		
3,000,000	22533ad53	Credit Agricole Cib Sa 0.900% Due 01-21-26	100.00	3,000,000	92.82	2,784,605	5,250	2,789,855	0.20	0.900	27,000	0.90	A+		04-21-22

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5,000,000	48128g2y5	JP Morgan Chase & Co 1.000% Due 02-26-26	100.00	5,000,000	90.78	4,538,789	4,861	4,543,651	0.32	1.000	50,000	1.00	A-		02-26-23
5,000,000	0641593u8	Bank Nova Scotia B C 1.050% Due 03-02-26	99.40	4,970,000	91.73	4,586,676	4,229	4,590,906	0.33	1.050	52,500	1.18	A-		
5,000,000	14913r2k2	Caterpillar Financial Services Corp 0.900% Due 03-02-26	99.00	4,950,000	92.98	4,648,838	3,625	4,652,463	0.33	0.900	45,000	1.11	A		
5,000,000	78016ezq3	Royal Bank of Canada 1.200% Due 04-27-26	100.56	5,028,000	92.55	4,627,348	25,667	4,653,015	0.33	1.200	60,000	1.08	A		
5,000,000	48128g3g3	JP Morgan Chase & Co 1.200% Due 04-30-26	100.00	5,000,000	91.01	4,550,517	25,167	4,575,684	0.32	1.200	60,000	1.20	A-		04-30-23
5,000,000	808513br5	Charles Schwab Corp 1.150% Due 05-13-26	99.74	4,986,950	93.12	4,655,880	22,042	4,677,922	0.33	1.150	57,500	1.20	A		04-13-26
5,000,000	40139lbd4	Guardian Life Global Funding 1.250% Due 05-13-26	99.98	4,999,050	92.51	4,625,309	23,958	4,649,268	0.33	1.250	62,500	1.25	AA+		
5,000,000	06048w199	Bank of America Corporation 1.400% Due 05-14-26	100.00	5,000,000	90.89	4,544,262	26,639	4,570,900	0.32	1.400	70,000	1.40	A-		05-14-22
5,000,000	06048wm31	Bank of America Corporation 1.250% Due 05-28-26	100.00	5,000,000	92.97	4,648,699	21,354	4,670,053	0.33	1.250	62,500	1.25	A-		05-28-22
5,000,000	902674yh7	UBS Ag London Branch 1.250% Due 06-01-26	99.80	4,990,200	91.98	4,598,948	20,833	4,619,781	0.33	1.250	62,500	1.29	A+		
10,000,000	89114tzd7	Toronto Dominion Bank 1.200% Due 06-03-26	100.17	10,016,850	92.23	9,223,338	39,333	9,262,672	0.66	1.200	120,000	1.17	A		
5,000,000	89236tjk2	Toyota Motor Credit Corp 1.125% Due 06-18-26	99.80	4,990,050	92.76	4,638,204	16,094	4,654,298	0.33	1.125	56,250	1.17	A+		
5,000,000	06051gjd2	Bank of America Corp 1.319% Due 06-19-26	100.97	5,048,400	93.72	4,685,854	18,686	4,704,540	0.33	1.319	65,950	1.12	A-		06-19-25
5,000,000	78016ezt7	Royal Bank of Canada 1.150% Due 07-14-26	99.97	4,998,550	91.67	4,583,271	12,299	4,595,570	0.33	1.150	57,500	1.16	A		
3,000,000	2255012g5	Credit Suisse Ag New York 1.250% Due 08-07-26	97.69	2,930,670	91.19	2,735,687	5,625	2,741,312	0.19	1.250	37,500	1.77	A+		
3,000,000	06048wn63	Bank of America Corporation 1.150% Due 09-10-26	99.00	2,970,000	93.30	2,798,961	2,012	2,800,974	0.20	1.150	34,500	1.36	A-		09-10-22
5,000,000	0641598k5	Bank Nova Scotia B C 1.300% Due 09-15-26	97.99	4,899,650	91.96	4,597,863	2,889	4,600,752	0.33	1.300	65,000	1.75	A-		06-15-26
3,000,000	06368gc54	Bank Of Montreal 2.000% Due 12-22-26	100.00	3,000,000	94.58	2,837,382	16,500	2,853,882	0.20	2.000	60,000	2.00	A-		06-22-22
5,000,000	59217ger6	Metropolitan Life Global Fdg I 1.875% Due 01-11-27	98.68	4,934,000	93.94	4,697,177	20,833	4,718,010	0.33	1.875	93,750	2.16	AA-		
5,000,000	06417xad3	Bank Nova Scotia B C 1.950% Due 02-02-27	98.46	4,923,100	94.52	4,725,803	21,937	4,747,740	0.34	1.950	97,500	2.28	A-		
5,500,000	808513by0	Schwab Charles Corp 2.450% Due 03-03-27	100.00	5,500,000	97.08	5,339,248	10,481	5,349,729	0.38	2.450	134,750	2.45	A		02-03-27
				203,671,126		191,458,729	887,390	192,346,118	13.62		3,016,940	1.45			
<b>HEALTHCARE</b>															
3,000,000	532457bq0	Eli Lilly & Co 2.350% Due 05-15-22	100.89	3,026,670	100.15	3,004,544	26,633	3,031,177	0.21	2.350	70,500	2.16	A+		
3,000,000	66989ham0	Novartis Capital Corp 2.400% Due 05-17-22	98.69	2,960,790	100.05	3,001,501	26,800	3,028,301	0.21	2.400	72,000	2.83	AA-	c	04-19-22
5,000,000	717081ex7	Pfizer Inc 0.800% Due 05-28-25	99.85	4,992,700	94.57	4,728,449	13,667	4,742,116	0.34	0.800	40,000	0.83	A+		04-28-25
4,000,000	478160cn2	Johnson & Johnson 0.550% Due 09-01-25	99.75	3,989,960	93.26	3,730,423	1,833	3,732,256	0.27	0.550	22,000	0.61	AAA		08-01-25
5,000,000	58933yay1	Merck & Co. Inc 0.750% Due 02-24-26	99.75	4,987,750	93.34	4,667,074	3,854	4,670,929	0.33	0.750	37,500	0.80	A+		01-24-26

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5,000,000	91324pec2	Unitedhealth Group Inc 1.150% Due 05-15-26	100.00	5,000,000	92.92	4,646,219	21,722	4,667,941	0.33	1.150	57,500	1.15	A+		04-15-26
				<u>24,957,870</u>		<u>23,778,210</u>	<u>94,510</u>	<u>23,872,719</u>	<u>1.69</u>		<u>299,500</u>	<u>1.27</u>			
<b>INFORMATION TECHNOLOGY</b>															
5,000,000	68389xbb0	Oracle Corp 2.500% Due 05-15-22	99.82	4,990,850	100.06	5,002,960	47,222	5,050,183	0.36	2.500	125,000	2.56	BBB+		05-01-22
5,000,000	037833dc1	Apple Inc 2.100% Due 09-12-22	99.49	4,974,600	100.28	5,013,896	5,542	5,019,438	0.36	2.100	105,000	2.21	AA+		08-12-22
5,000,000	037833dm9	Apple Inc 1.800% Due 09-11-24	99.50	4,975,150	98.60	4,930,139	5,000	4,935,139	0.35	1.800	90,000	1.91	AA+		08-11-24
4,000,000	882508bh6	Texas Instruments Inc 1.375% Due 03-12-25	101.15	4,046,080	96.23	3,849,168	2,903	3,852,071	0.27	1.375	55,000	1.13	A+		02-12-25
5,000,000	037833dt4	Apple Inc 1.125% Due 05-11-25	101.06	5,052,940	95.48	4,774,066	21,875	4,795,941	0.34	1.125	56,250	0.90	AA+		04-11-25
5,000,000	037833eb2	Apple Inc 0.700% Due 02-08-26	99.96	4,998,040	93.13	4,656,516	5,153	4,661,669	0.33	0.700	35,000	0.71	AA+		01-08-26
5,000,000	459200km2	IBM Corporation 2.200% Due 02-09-27	99.00	4,950,000	96.58	4,828,802	15,889	4,844,691	0.34	2.200	110,000	2.41	A-		01-09-27
				<u>33,987,660</u>		<u>33,055,548</u>	<u>103,583</u>	<u>33,159,131</u>	<u>2.35</u>		<u>576,250</u>	<u>1.72</u>			
<b>TRANSPORTATION</b>															
3,000,000	911312bc9	United Parcel Service Inc 2.350% Due 05-16-22	99.49	2,984,850	100.08	3,002,428	26,437	3,028,865	0.21	2.350	70,500	2.59	A		04-16-22
1,190,000	097023bn4	Boeing Co 2.200% Due 10-30-22	97.87	1,164,677	100.06	1,190,703	10,981	1,201,684	0.08	2.200	26,180	2.84	BBB-		08-30-22
5,000,000	097023bq7	Boeing Co 1.875% Due 06-15-23	97.59	4,879,500	98.78	4,939,084	27,604	4,966,688	0.35	1.875	93,750	2.51	BBB-		04-15-23
4,000,000	911312bt2	United Parcel Service Inc 2.200% Due 09-01-24	100.93	4,037,080	99.52	3,980,809	7,333	3,988,143	0.28	2.200	88,000	2.00	A		08-01-24
				<u>13,066,107</u>		<u>13,113,024</u>	<u>72,356</u>	<u>13,185,380</u>	<u>0.93</u>		<u>278,430</u>	<u>2.41</u>			
				<u>367,731,619</u>		<u>348,950,422</u>	<u>1,449,402</u>	<u>350,399,824</u>	<u>24.83</u>		<u>5,455,737</u>	<u>1.50</u>			
<b>SUPRANATIONALS</b>															
Not Classified															
5,000,000	459058je4	International Bk Recon & Develop 0.375% Due 07-28-25	99.37	4,968,615	93.00	4,649,772	3,281	4,653,054	0.33	0.375	18,750	0.51	AAA		
5,000,000	459058jl8	International Bk Recon & Develop 0.500% Due 10-28-25	99.89	4,994,350	92.91	4,645,266	10,625	4,655,891	0.33	0.500	25,000	0.52	AAA		
5,000,000	45905u5y6	International Bk Recon & Develop 0.600% Due 02-18-26	100.00	5,000,000	92.72	4,636,211	3,583	4,639,795	0.33	0.600	30,000	0.60	AAA		
				<u>14,962,965</u>		<u>13,931,250</u>	<u>17,490</u>	<u>13,948,740</u>	<u>0.99</u>		<u>73,750</u>	<u>0.55</u>			
				<u>14,962,965</u>		<u>13,931,250</u>	<u>17,490</u>	<u>13,948,740</u>	<u>0.99</u>		<u>73,750</u>	<u>0.55</u>			
<b>VARIABLE RATE SECURITIES</b>															
Not Classified															
3,000,000	78012kl88	Royal Bank of Canada 0.815% Due 05-05-22	100.00	3,000,000	100.01	3,000,237	3,803	3,004,040	0.21	0.815	24,450	1.84	AA-		
4,600,000	78014rcy4	Royal Bank of Canada 1.696% Due 06-08-22	100.00	4,600,000	99.32	4,568,605	4,984	4,573,589	0.33	1.696	78,016	1.09	AA-		
5,000,000	89114qld8	Toronto Dominion Bank 0.906% Due 02-15-23	100.00	5,000,000	99.93	4,996,530	5,791	5,002,321	0.36	0.906	45,321	1.56	AA-		
3,000,000	06746xan3	Barclays Bank Plc 2.021% Due 05-24-23	100.00	3,000,000	98.99	2,969,677	6,231	2,975,908	0.21	2.021	60,630	2.44	A		

City of Sacramento  
**PORTFOLIO APPRAISAL**  
*City Investment Pool A*  
 March 31, 2022

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
3,000,000	06367wl84	Bank of Montreal 1.460% Due 06-02-23	100.00	3,000,000	100.00	3,000,000	3,407	3,003,407	0.21	1.460	43,800	1.25			
3,000,000	06746xfe8	Barclays Bank Plc 2.579% Due 06-29-23	100.00	3,000,000	98.99	2,969,625	430	2,970,055	0.21	2.579	77,370	2.71	A		
3,000,000	06368ec59	Bank of Montreal 0.450% Due 12-29-23	99.55	2,986,500	96.14	2,884,097	75	2,884,172	0.21	0.450	13,500	0.56			06-29-22
5,000,000	78014rch1	Royal Bank of Canada 2.000% Due 02-27-25	100.00	5,000,000	96.19	4,809,435	9,444	4,818,880	0.34	2.000	100,000	2.05	A		08-27-22
5,000,000	3134gxqr8	Freddie Mac 2.500% Due 04-28-25	100.00	5,000,000	99.96	4,997,923	0	4,997,923	0.36	2.500	125,000	3.43	AA+		07-28-22
5,000,000	3130akln4	Federal Home Loan Bank 0.300% Due 10-14-25	100.00	5,000,000	94.29	4,714,384	3,208	4,717,593	0.34	0.300	15,000	0.67	AA+		04-14-22
2,708,000	06048wk25	Bank of America Corp 0.750% Due 10-30-25	99.95	2,706,646	91.50	2,477,715	3,441	2,481,156	0.18	0.750	20,310	0.86	A-		04-30-22
5,000,000	06048wk41	Bank of America Corp 0.650% Due 11-25-25	99.85	4,992,500	91.03	4,551,331	3,250	4,554,581	0.32	0.650	32,500	0.83	A-		05-25-22
5,000,000	06048wk66	Bank of America Corp 0.650% Due 12-23-25	100.00	5,000,000	91.22	4,560,864	722	4,561,587	0.32	0.650	32,500	0.80	A-		06-23-22
5,000,000	06048wk82	Bank of America Corp 0.600% Due 01-26-26	99.42	4,971,250	89.80	4,490,092	5,417	4,495,508	0.32	0.600	30,000	0.86	A-		04-26-22
5,000,000	3130akt3	Federal Home Loan Bank 0.400% Due 01-29-26	100.00	5,000,000	93.66	4,682,925	3,444	4,686,369	0.33	0.400	20,000	0.59	AA+		04-29-22
5,000,000	3130aljk1	Federal Home Loan Bank 1.000% Due 03-23-26	100.00	5,000,000	94.42	4,721,211	1,111	4,722,323	0.34	1.000	50,000	0.89	AA+		
5,000,000	3130amej7	Federal Home Loan Bank 0.500% Due 05-26-26	100.00	5,000,000	95.10	4,754,876	8,681	4,763,557	0.34	0.500	25,000	1.00	AA+		05-26-22
5,000,000	3130anxc9	Federal Home Loan Bank 0.625% Due 09-29-26	100.00	5,000,000	93.44	4,672,042	174	4,672,215	0.33	0.625	31,250	1.14	AA+		06-29-22
5,000,000	459058kb8	International Bk Recon & Develop 0.700% Due 11-06-26	99.95	4,997,450	96.11	4,805,344	14,194	4,819,538	0.34	0.700	35,000	1.63	AAA		11-06-23
5,000,000	46647pb2	JP Morgan Chase Bank Na 1.045% Due 11-19-26	95.03	4,751,600	92.33	4,616,369	19,158	4,635,528	0.33	1.045	52,250	2.10	A-		11-19-25
5,000,000	46647pbw5	JP Morgan Chase Bank Na 1.040% Due 02-04-27	95.40	4,769,800	91.63	4,581,587	8,233	4,589,821	0.33	1.040	52,000	1.94	A-		02-04-26
				91,775,746		87,824,870	105,201	87,930,071	6.25		963,897	1.43			
				91,775,746		87,824,870	105,201	87,930,071	6.25		963,897	1.43			
<b>TOTAL PORTFOLIO</b>				<b>1,458,228,624</b>		<b>1,405,296,434</b>	<b>2,767,106</b>	<b>1,408,063,540</b>	<b>100.00</b>		<b>13,519,357</b>	<b>0.95</b>			

City of Sacramento  
**PURCHASE AND SALE**  
*City Investment Pool A*  
From 03-01-22 To 03-31-22

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
<b>PURCHASES</b>									
03-03-22	03-04-22	cpus	2254ebhv6	2254EBHV6	5,000,000	Credit Suisse NY 0.850% Due 08-29-22	A1	100	4,978,986
03-04-22	03-04-22	cpus	21687bl17	21687BL17	10,000,000	Cooperatieve Rabobank NY 1.110% Due 11-01-22	A1	99	9,925,383
03-04-22	03-24-22	fhus	3134gxmh4	3134GXMH4	5,000,000	Freddie Mac 2.050% Due 03-24-25	AA+	100	5,000,000
03-07-22	03-09-22	cbus	808513by0	808513BY0	5,500,000	Schwab Charles Corp 2.450% Due 03-03-27	A	100	5,500,000
03-08-22	03-09-22	cpus	05970ulf3	05970ULF3	10,000,000	Banco Santander SA 1.270% Due 11-15-22	A1	99	9,911,453
03-25-22	03-29-22	cbus	89236tgx7	89236TGX7	3,000,000	Toyota Motor Credit Corp 3.000% Due 04-01-25	A+	100	2,994,960
03-29-22	03-29-22	cpus	45685rlu9	45685RLU9	10,000,000	Ing US Funding LLC 1.690% Due 11-28-22	A-1	99	9,885,456
03-29-22	04-28-22	vrus	3134gxqr8	3134GXQR8	5,000,000	Freddie Mac 2.500% Due 04-28-25	AA+	100	5,000,000
									53,196,238
<b>SALES</b>									
03-01-22	03-01-22	cbus	097023bt1	097023BT1	2,495,000	Boeing Co 2.125% Due 03-01-22	BBB-	100	2,495,000
03-08-22	03-08-22	cdus	83369x3x4	83369X3X4	10,000,000	Societe Generale NY 0.150% Due 03-08-22	A1	100	10,000,000
03-15-22	03-15-22	cbus	24422erm3	24422ERM3	5,000,000	John Deere Capital Corp 2.750% Due 03-15-22	A	100	5,000,000
03-17-22	03-17-22	cdus	48128uf95	48128UF95	5,000,000	JP Morgan Chase Bank NA 0.950% Due 03-17-26		100	5,000,000
									22,495,000

**Capitol Area  
Development  
Authority**



# CAPITOL AREA DEVELOPMENT AUTHORITY

## MONTHLY REVIEW – MARCH 2022

### 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.

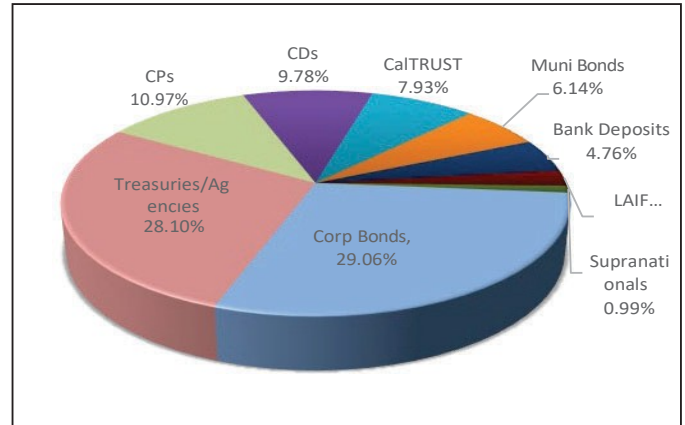
### PORTFOLIO STATISTICS

Beginning Balance	20,906,688
Contributions	0
Withdrawals	0
Interest Earned	15,772
Ending Balance	20,922,460

### PERFORMANCE COMPARISON

City Pool A	0.89%
LAIF	0.37%
90 Day T-Bill	0.40%
Federal Funds	0.19%

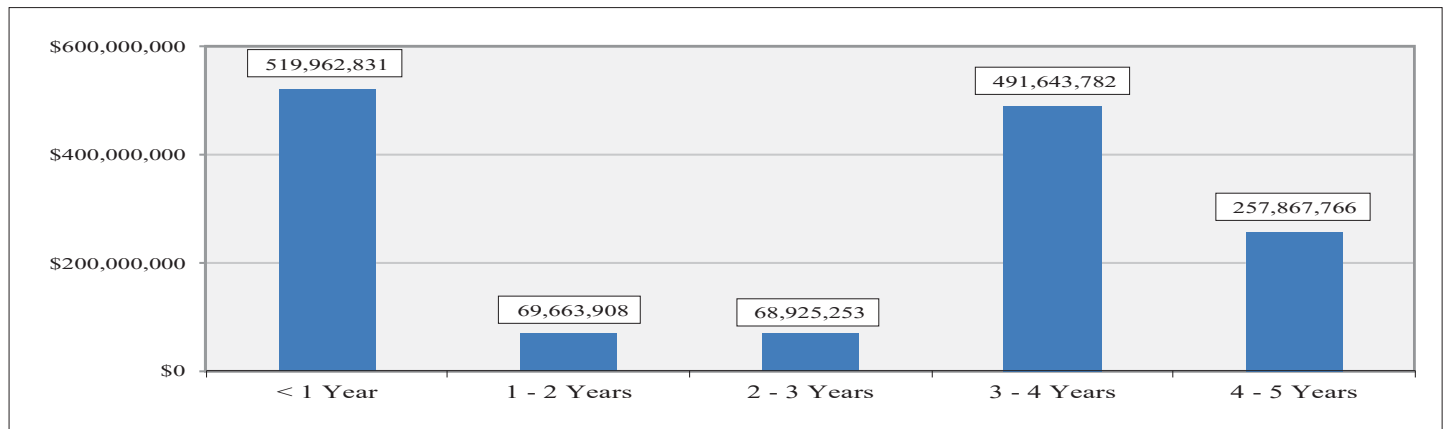
### CITY POOL A PORTFOLIO COMPOSITION



### CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	519,962,831	36.92%
1 - 2 Years	69,663,908	4.95%
2 - 3 Years	68,925,253	4.90%
3 - 4 Years	491,643,782	34.92%
4 - 5 Years	257,867,766	18.31%
Total	1,408,063,540	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	29.06%	1.49%
Treasuries/Agencies	28.10%	0.77%
CPs	10.97%	0.62%
CDs	9.78%	0.58%
CalTRUST	7.93%	0.45%
Muni Bonds	6.14%	1.62%
Bank Deposits	4.76%	0.27%
LAIF	2.27%	0.37%
Supranationals	0.99%	0.55%



City of Sacramento  
 CASH LEDGER  
*Capitol Area Development Authority - Banking*  
 From 03-01-22 To 03-31-22

**All Cash Accounts**

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
<b>Pool A Interest Receivable</b>						
03-01-22				Beginning Balance		130,837.38
03-31-22	03-31-22	in		Pool A Cash	15,772.49	146,609.87
				Mar 2022 estimated Pool A interest		
					15,772.49	
<b>03-31-22</b>				<b>Ending Balance</b>		<b>146,609.87</b>
<b>Pool A Cash</b>						
03-01-22				Beginning Balance		20,775,850.96
<b>03-31-22</b>				<b>Ending Balance</b>		<b>20,775,850.96</b>

# CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

## MONTHLY REVIEW – MARCH 2022

### STRATEGY

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

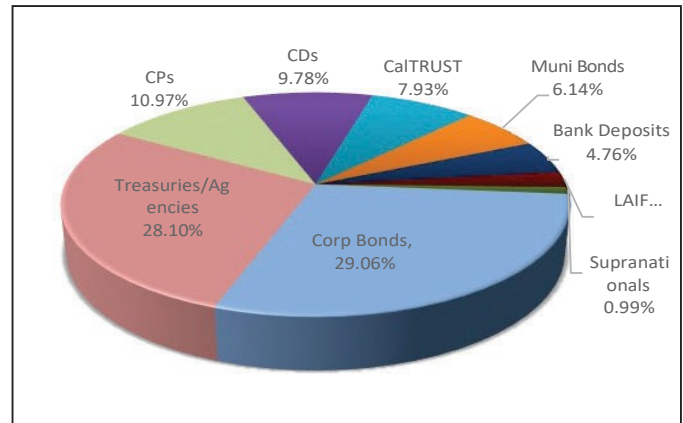
### PORTFOLIO STATISTICS

Beginning Balance	39,369
Contributions	0
Withdrawals	0
Interest Earned	30
Ending Balance	39,399

### PERFORMANCE COMPARISON

City Pool A	0.89%
LAIF	0.37%
90 Day T-Bill	0.40%
Federal Funds	0.19%

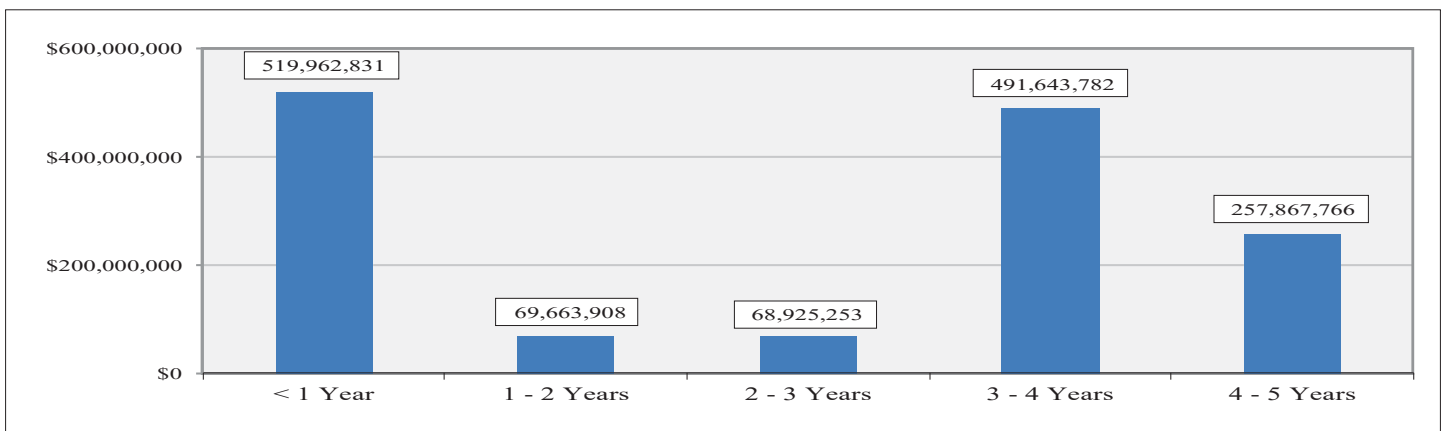
### CITY POOL A PORTFOLIO COMPOSITION



### CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	519,962,831	36.92%
1 - 2 Years	69,663,908	4.95%
2 - 3 Years	68,925,253	4.90%
3 - 4 Years	491,643,782	34.92%
4 - 5 Years	257,867,766	18.31%
Total	1,408,063,540	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	29.06%	1.49%
Treasuries/Agencies	28.10%	0.77%
CPs	10.97%	0.62%
CDs	9.78%	0.58%
CalTRUST	7.93%	0.45%
Muni Bonds	6.14%	1.62%
Bank Deposits	4.76%	0.27%
LAIF	2.27%	0.37%
Supranationals	0.99%	0.55%



City of Sacramento  
 CASH LEDGER  
*Capitol Area Development Authority - Tax Exempt*  
 From 03-01-22 To 03-31-22

**All Cash Accounts**

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
<b>Pool A Interest Receivable</b>						
03-01-22				Beginning Balance		246.38
03-31-22	03-31-22	in		Pool A Cash	29.70	276.08
				Mar 2022 estimated Pool A interest		
					29.70	
<b>03-31-22</b>				<b>Ending Balance</b>		<b>276.08</b>
<b>Pool A Cash</b>						
03-01-22				Beginning Balance		39,122.76
<b>03-31-22</b>				<b>Ending Balance</b>		<b>39,122.76</b>

# CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

## MONTHLY REVIEW – MARCH 2022

### 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.

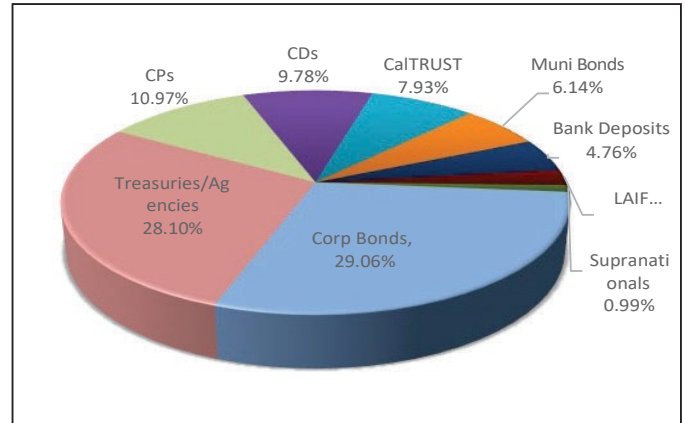
### PORTFOLIO STATISTICS

Beginning Balance	268,388
Contributions	0
Withdrawals	0
Interest Earned	202
Ending Balance	268,590

### PERFORMANCE COMPARISON

City Pool A	0.89%
LAIF	0.37%
90 Day T-Bill	0.40%
Federal Funds	0.19%

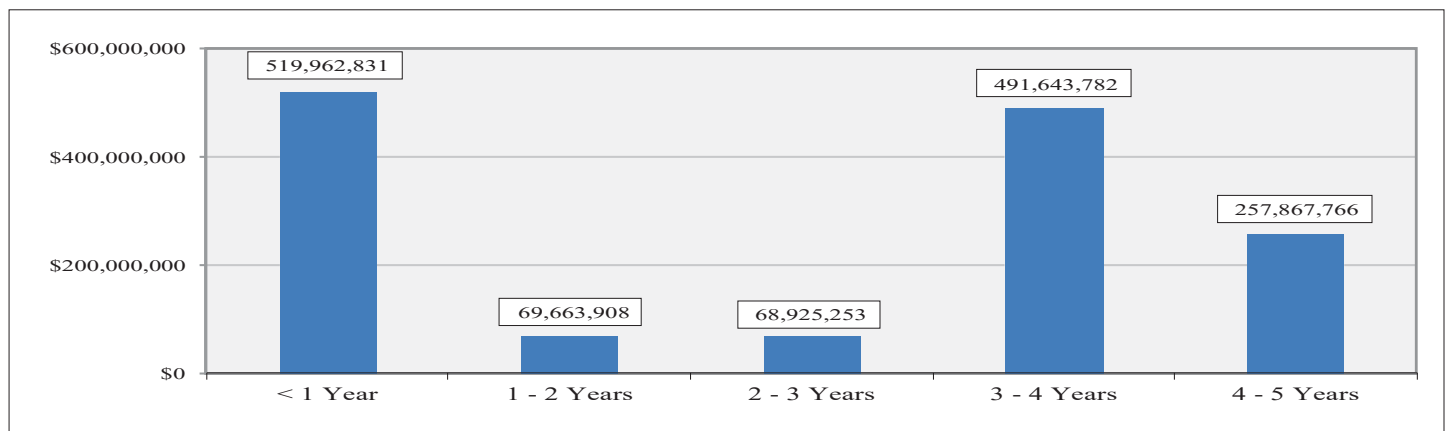
### CITY POOL A PORTFOLIO COMPOSITION



### CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	519,962,831	36.92%
1 - 2 Years	69,663,908	4.95%
2 - 3 Years	68,925,253	4.90%
3 - 4 Years	491,643,782	34.92%
4 - 5 Years	257,867,766	18.31%
Total	1,408,063,540	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	29.06%	1.49%
Treasuries/Agencies	28.10%	0.77%
CPs	10.97%	0.62%
CDs	9.78%	0.58%
CalTRUST	7.93%	0.45%
Muni Bonds	6.14%	1.62%
Bank Deposits	4.76%	0.27%
LAIF	2.27%	0.37%
Supranationals	0.99%	0.55%



City of Sacramento  
 CASH LEDGER  
*Capitol Area Development Authority - Taxable*  
 From 03-01-22 To 03-31-22

**All Cash Accounts**

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
<b>Pool A Interest Receivable</b>						
03-01-22				Beginning Balance		1,679.61
03-31-22	03-31-22	in		Pool A Cash	202.48	1,882.09
				Mar 2022 estimated Pool A interest		
					202.48	
<b>03-31-22</b>				<b>Ending Balance</b>		<b>1,882.09</b>
<b>Pool A Cash</b>						
03-01-22				Beginning Balance		266,708.51
<b>03-31-22</b>				<b>Ending Balance</b>		<b>266,708.51</b>

# CAPITOL AREA DEVELOPMENT AUTHORITY – 2020 TAXABLE BOND PROCEEDS

## MONTHLY REVIEW – MARCH 2022

### STRATEGY

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

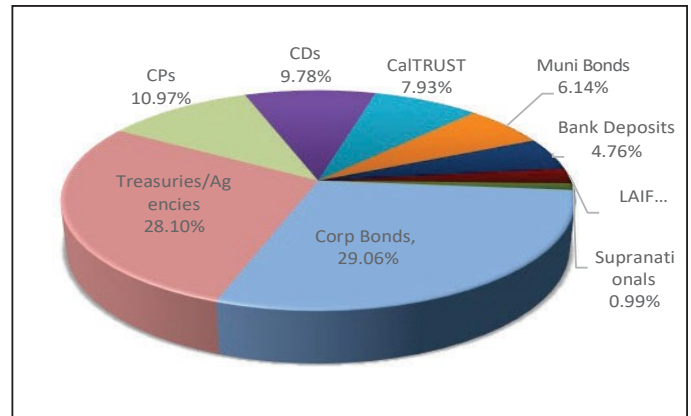
### PORTFOLIO STATISTICS

Beginning Balance	30,377,147
Contributions	0
Withdrawals	0
Interest Earned	22,917
Ending Balance	30,400,064

### PERFORMANCE COMPARISON

City Pool A	0.89%
LAIF	0.37%
90 Day T-Bill	0.40%
Federal Funds	0.19%

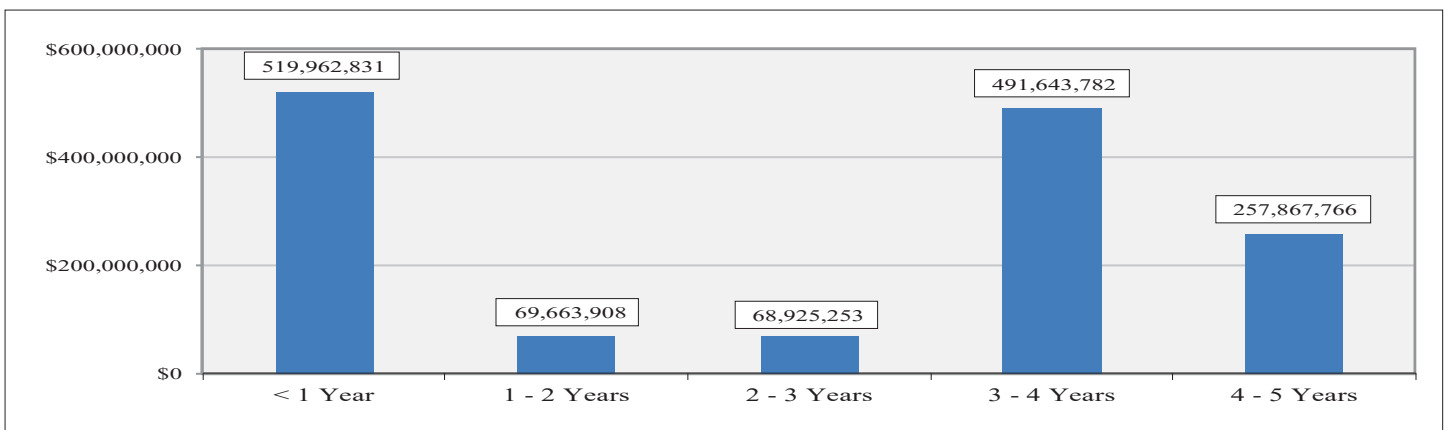
### CITY POOL A PORTFOLIO COMPOSITION



### CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	519,962,831	36.92%
1 - 2 Years	69,663,908	4.95%
2 - 3 Years	68,925,253	4.90%
3 - 4 Years	491,643,782	34.92%
4 - 5 Years	257,867,766	18.31%
Total	1,408,063,540	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	29.06%	1.49%
Treasuries/Agencies	28.10%	0.77%
CPs	10.97%	0.62%
CDs	9.78%	0.58%
CalTRUST	7.93%	0.45%
Muni Bonds	6.14%	1.62%
Bank Deposits	4.76%	0.27%
LAIF	2.27%	0.37%
Supranationals	0.99%	0.55%



City of Sacramento  
 CASH LEDGER  
**CADA 2020 Taxable Bond Proceeds**  
*From 03-01-22 To 03-31-22*

**All Cash Accounts**

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
<b>Pool A Interest Receivable</b>						
03-01-22				Beginning Balance		190,106.66
03-31-22	03-31-22	in		Pool A Cash	22,917.23	213,023.89
				Mar 2022 estimated Pool A interest		
					22,917.23	
<b>03-31-22</b>				<b>Ending Balance</b>		<b>213,023.89</b>
<b>Pool A Cash</b>						
03-01-22				Beginning Balance		30,187,040.48
<b>03-31-22</b>				<b>Ending Balance</b>		<b>30,187,040.48</b>



**FY 2022-23 CADA BUSINESS PLAN: YEAR-SPECIFIC PRIORITIES**  
**May 2022**

Administration	
<b>1</b>	<b>Electronic Media Retention (Gandara/Mussen):</b> Continue to transition to preserving archival records electronically using SmartSearch. Implement plans to archive Legal, Human Resources, Property Management and Maintenance documents. Meet with department heads to determine which departments will be addressed in which order.
<b>2</b>	<b>Human Resources Information System (Azevedo):</b> Research alternatives that will coordinate with CADA's current payroll system. Plan post-Covid team building and inclusion training activities as staff transition back to pre-Covid operations.
<b>3</b>	<b>Staffing (Azevedo):</b> Continue to monitor departmental staffing levels and reassess needs upon retirement of aging staff and with general attrition. Monitor employee morale and continue to administer programs and activities that promote retention and enhanced teamwork, as COVID restrictions permit.
<b>4</b>	<b>CADA Connections (Ulep):</b> Research methods to publish <i>CADA Connections</i> so it is fully-accessible to persons who are sight-impaired. Continue to publish <i>Connections</i> in hard-copy in very limited quantities and prioritize distribution via email and text message.
<b>5</b>	<b>Accounting (Mussen/Harville):</b> Plan transition/migration from Boston Post to MRI's replacement (or other) accounting/leasing software as the current version is not being upgraded but is still being supported by MRI. Secure updates on MRI and process/cost for migration, and researching other platforms.
Property Management (Commercial, Market Rate and Affordable Housing Leasing and Management)	
<b>6</b>	<b>Affordable Housing - CADA Rent Assistance Program – Current (Harville):</b> Streamline CADA's process for recertifying tenant incomes and getting annual contracts signed by affordable residents. Develop and implement an ongoing program to train all permanent and temporary Leasing staff in policies and procedures for CADA-specific affordable housing programs and the affordable housing programs CADA operates under regulatory agreements. Develop a training manual, improve file accessibility and streamline file set-up.
<b>7</b>	<b>Affordable Programs Compliance – New Projects (Harville):</b> Make preparations to assume responsibility for tax credit compliance with the 1322 O Street (Sonrisa) project now under construction, including tax credit compliance training and recruitment of an RSR. Complete lease-up by the end of 2022.
<b>8</b>	<b>Commercial Leasing – Tenant Support (de la Vergne):</b> Continue to provide support to commercial tenants during the Covid-19 pandemic and pandemic recovery. Lease the vacant OB 2000 and Bagel Time spaces. Explore reducing noise and air emissions from the OB 2000 and Yummy Choice kitchens. Revise expiring leases to make needed clarifications to the maintenance terms. Assume management of the 2000 16 <sup>th</sup> Street commercial spaces, grounds, and associated parking spaces.
<b>9</b>	<b>Residential Leasing - (Harville):</b> Once CADA reopens and can again offer internships, continue the calculation of square footages for all CADA apartments and make digital apartment and building plans available to the Leasing Office for marketing purposes and to answer prospective tenants' questions about properties. In response to COVID-19, continue a mostly contactless leasing plan using a new leasing drop box, e-sign, email, texts, video tours, updated unit photos and detailed floor plans. In preparation for reopening the Admin office, establish new office procedures for serving the public/residents. Provide a mobile kiosk in the Admin office lobby for convenient tenant access to income recertification documents and applicant access to digital lease agreements. Resume scanning move-out files into SmartSearch and plan (and provide training to staff) to transition to digital leases and cloud lease file storage.
<b>10</b>	<b>Residential Leasing – (Harville):</b> Create and maintain a Leasing master manual for all CADA's market and affordable programs, policies and procedures. Identify all features of the Boston Post leasing/accounting management software that should be used to manage CADA's leasing program and ensure staff are regularly trained in their use. Train staff on two features added to Boston Post in June 2020 (e-sign and CALLMAX).
<b>11</b>	<b>Resident Communication – (Stutes/Harville/Juneau):</b> Begin to use email and CALLMAX (target voicemail and text messages through the new call system) to communicate more quickly and directly with CADA tenants on key issues such as security, health and safety issues, repairs with building-wide impacts, etc. Resident Services Manager and Maintenance office staff will receive CalMax training.
<b>12</b>	<b>Resident Services – Common Area Building Aesthetics (Stutes):</b> – Continue CADA's program of upgrading the aesthetics of CADA's laundry rooms. Identify building lobbies and hallways that require a refresh and incorporate these into future Capital Improvement Program budgets phased over five years.
<b>13</b>	<b>Resident Services – Exterior Landscaping Upgrades (Stutes):</b> Refresh interior courtyard landscaping at 1400 N Street, 1201-19 P Street and 17 <sup>th</sup> Street Commons. Restore landscaping at 1316 O Street following completion of the adjacent Sonrisa project. Identify additional desired landscaping upgrades at other properties.
<b>14</b>	<b>Apartment Inspections – (Stutes):</b> Continue to boost CADA's capacity to use its Life Health Safety inspections to identify developing issues in the apartments that could lead to significant vacancy loss if allowed to persist to the end of the tenancy. Continue ongoing Health, Fire, and Safety inspections and include the Affordable Agent whenever regulated units are inspected.
<b>15</b>	<b>Vacancy Loss – (Harville/Dodson/Juneau):</b> Identify ways to decrease CADA's vacancy loss number, including through enhanced Health Fire Safety inspections by Resident Services staff.
Asset Management	
<b>16</b>	<b>Energy and Water Efficiency Program (de la Vergne/Juneau):</b> Continue to practice environmental sustainability in all CADA operations by implementing energy and water efficiency and waste reduction measures. Continue to use City of Sacramento and WegoWise utility tracking software to identify energy and water efficiency problems and opportunities for conservation. Start to implement, as feasible, the recommendations contained in the Partner Energy audit for Phase I buildings (2021). Begin Phase II analysis of 6-10 additional buildings. Plan for the conversion of the 1400 N Street building's heating system from central gas-fired to distributed electric mini-splits. Prepare a plan for the heating/cooling system conversion of 1317 O Street and identify a third building to convert. Apply for third-party funding. Prepare and submit a second annual sustainability report to DGS. Install smart irrigation sensors at all CADA properties.
<b>17</b>	<b>Capital Improvement Program (Juneau/Czajka):</b> Address high-priority CIP projects set forth in the May 2022 CIP Needs Assessment and the FY 22-23 budget. Priorities will include dry rot repairs, window replacements, electrical systems upgrades and inspections and replacements of wooden balconies and stairwells. Prepare standard operating procedures manual for designing and preparing permit applications to be submitted to the State Fire Marshal for permit review and construction inspections.
<b>18</b>	<b>Maintenance and Equipment Inventory Tracking (Juneau/Czajka):</b> Continue to implement the Maintenance Connection computerized maintenance management system software package for use in tracking Maintenance Department work orders, including CIP construction projects, and tools and equipment inventory management. Prioritize implementation of system modules that will allow the Vacancy Prep coordinator to submit work orders for a vacancy more efficiently and allow CADA tenants to submit requests for repairs. Add capacity to identify apartment upgrades that Leasing needs to be able to track. Implement Preventative Maintenance tracking functionality and improved Maintenance Dashboard functionality. Add commercial lease maintenance terms to the CMMS system so maintenance responsibilities can quickly be determined when needed.

<b>19</b>	<b>Maintenance Department Repair Work Notifications – (Juneau, Paladino, Harville):</b> – Train dispatchers in the Maintenance Department to use the MRI CallMax messaging system to notify residents by email, text and phone of upcoming maintenance activities, power/water service shutdowns, etc.
<b>20</b>	<b>Maintenance Department Equipment Storage – (Juneau):</b> Continue to plan for additional storage for Maintenance materials and equipment to offset storage lost due to development project construction and to better meet current and projected future storage needs as CADA’s inventory of apartment buildings increases with the addition of Sonrisa and other planned buildings. Identify additional parking.

<b>Neighborhood Development</b>	
<b>21</b>	<b>O Street Streetscape (de la Vergne/Funston):</b> Continue implementation of the O Street Streetscape Concept Plan. First, focusing on the 900 block, complete the construction drawings by August 1, 2022, bid the work, and, budget-permitting, commence construction. Enter into maintenance agreement with DGS and the City. Prepare maintenance plan and begin implementing it once construction is finished. Solidify plans for art additions at 11 <sup>th</sup> & O with SacRT using awarded HCD TOD funds, including restoration of the Posey’s sign and a mural on the western facing wall of 1108 O St. Hire an engineer and urban designer to begin plans for bulb-outs and the design of a creative crosswalk at the 14 <sup>th</sup> & O Street intersection. Complete conversion from turf to climate-appropriate landscape fronting CADA apartments on the 1200 and 1300 blocks. Engage a designer to design Envision O street improvements on the RT blocks. Encourage Caltrans to commit to implementing Envision O Street recommendations for the 1100 block and DGS to commit to the same on the 700 south block face and the 800 north and south block faces. Encourage the City to implement further pedestrian improvements at the 15 <sup>th</sup> and 16 <sup>th</sup> Street intersections.
<b>22</b>	<b>10<sup>th</sup> Street Commercial Streetscape Upgrades (Funston/de la Vergne):</b> Complete construction by early fall. Fabricate the custom perforated lunch-counter panels in the fall, and install the lunch counters and associated fixed stools by early winter.
<b>23</b>	<b>Fremont Park – Restroom and Landscape Planning (de la Vergne):</b> Work with Midtown Association (MA) and Friends of Fremont Park (FOFP) to plan for the replacement and future exterior treatment of the park’s restroom. Work with the City, FOFP and MA to plan corner flower gardens at the four entrances to the park and to better maintain the storm water planters on the 16 <sup>th</sup> Street frontage.
<b>24</b>	<b>Roosevelt Park – Perimeter Fencing (de la Vergne):</b> Encourage the City to replace the older chain link fencing around the park’s perimeter. Create a plan for highlighting the park’s Depression-era history.
<b>25</b>	<b>16<sup>th</sup> Street – Outdoor Activation (de la Vergne):</b> Explore and design outdoor seating for Karma Brew. Construct if feasible. Explore feasibility of outdoor seating on 16 <sup>th</sup> Street for Simon’s and for Luna’s.
<b>26</b>	<b>10<sup>th</sup> &amp; R Streetscape (Leon/Funston):</b> Complete the design, obtain the permits, and start construction of streetscape improvements on a portion of R St Corridor frontage in September pending Board review and approval.
<b>27</b>	<b>Neighborhood Parking – (Leon/de la Vergne):</b> Continue to work with DGS to open parking in the 13 <sup>th</sup> and P Street garage to public use during evenings and on weekends, to better meet the needs of CADA’s commercial and residential tenants.

<b>Development</b>	
<b>28</b>	<b>EEG 5, 6 and 7 (SE corner of 16<sup>th</sup> &amp; N) (Leon/Funston).</b> Continue to work with DGS to finalize a project, lease, and financing to develop a mixed-use affordable housing project.
<b>29</b>	<b>1717 S Street (Leon):</b> Complete construction and open the project in early 2023. Endeavor to secure ground floor commercial leases and complete tenant improvements for most ground floor spaces concurrently with building opening.
<b>30</b>	<b>Sonrisa (1322 O Street) (Kigar/Funston).</b> Continue construction with the goal of completing by early January 2023. Begin pre-leasing in early October, to get the building fully leased and operational by the end of March.
<b>31</b>	<b>2000 16<sup>th</sup> Street (Leon/Funston):</b> Begin pre-development including schematic design, community outreach, and City entitlements. Complete predevelopment work by March 2023. Initiate funding applications winter/spring 2023.
<b>32</b>	<b>Site 21 (14<sup>th</sup> and N) (Funston):</b> Assist with D&S completion of conditionsprecedent to property transfer; manage property transfer; oversee compliance with DDA requirements. Site prep and foundation construction to begin Fall 2022 andvertical construction to commence January 2023.

<b>Institutional Partner-Driven</b>	
<b>33</b>	<b>Jefferson School (Kigar):</b> Monitor the Sacramento City Unified School District’s efforts to develop the site, advocate for expeditious development, and assist Cresleigh Homes during its predevelopment activities for the site.