



June 20, 2022

TO: CADA Board of Directors

**SUBJECT: June 24, 2022, Board Meeting
AGENDA ITEM 3
FY 2022 – 2023 GENERAL OPERATIONS BUDGET AND CAPITAL
INVESTMENT PROGRAM BUDGET**

CONTACT: Noelle Mussen, Finance Director

RECOMMENDED ACTION:

Staff recommends that the Board adopt resolutions:

- Approving the FY 22-23 General Operations Budget of \$19,820,627, the FY 22-23 Capital Investment Program (CIP) Budget consisting of the Major Construction Projects Budget of \$2,066,359, and Capital Investment Program Development Project Budget of \$150,000.
- Approving an increase of \$132,550 in the FY 07-08 CIP Development Project Budget
- Approving an increase of \$1,152,000 in the FY 08-09 CIP Development Project Budget
- Approving an increase of \$975,000 in the FY 18-19 CIP Development Project Budget
- Approving an increase of \$300,000 in the FY 19-20 CIP Development Project Budget
- Approving an increase of \$1 million in the FY 20-21 CIP Development Project Budget
- Approving an adjustment of \$689,047 to close out the FY 19-20 CIP Major Construction Budget

The resolution adopting the FY 22-23 General Operations Budget establishes the transfer threshold for budget changes the Executive Director may make without prior approval by the Board for FY 22-23 at a cumulative seven percent (7%) of a major expense category's annual operating budget. The resolution also continues the policy of providing the Executive Director with the authority to submit applications for project funding but requiring Board action prior to the acceptance of such funding.

BACKGROUND

Annually, in the spring of each year, management staff submits budget requests to the CADA Finance Director for the upcoming fiscal year. This information is compiled, further refined, and then presented to the Executive Director for review and approval prior to being presented to the Board for adoption.

In accordance with CADA budget policy, the **General Operations Budget** reflects funding sources and expenditures for the Authority's on-going operational activities. The **Capital Investment Program Budgets (CIP)** are multi-year budgets that reflect specifically-identified major construction and development projects originally approved for expenditure in a given fiscal year. All budgets meet CADA's balanced-budget directive so that total budgeted revenues always equal total budgeted expenditures.

The activities of multiple funds are consolidated into the budget presented for adoption by the Board in an All Funds format, which means that all funds are presented within the budget. **Attachment 1** provides a description of each fund.

FISCAL IMPACT

FY 22-23 GENERAL OPERATIONS BUDGET

The proposed FY 22-23 General Operations Budget supports CADA's annual operations exclusive of specific major construction and development project activities, which are reflected in the CIP budgets. The General Operations budget is summarized in **Table 1** and discussed below:

TABLE 1: SUMMARY BUDGET COMPARISON

Sources of Funds:	FY 2021-22	FY 2022-23	Difference
	Final Budget	Proposed Budget	
Rental Income	\$ 7,802,000	\$ 8,914,850	\$ 1,112,850
Tax increment	6,850,000	7,125,000	275,000
Investment Income	482,500	415,500	(67,000)
Other	43,100	33,100	(10,000)
Grant Revenue	-	150,000	150,000
Utilization of Bond Proceeds	806,155	3,032,000	2,225,845
Utilization of Reserves	3,280,000	-	(3,280,000)
Utilization of Fund Balance	1,724,258	150,751	(1,573,507)
Contribution to Available Fund Balance	(573)	(574)	(1)
Total Funding Sources	\$ 20,987,440	\$ 19,820,627	\$ (1,166,813)

Uses of Funds:			
Salaries	\$ 2,947,000	\$ 3,011,000	\$ 64,000
Benefits	1,808,570	1,833,632	25,062
Post Employment Trust contribution	185,800	210,000	24,200
Outside Services	1,526,208	1,767,630	241,422
Maintenance & Repair	1,631,587	2,106,689	475,102
Utilities	1,144,000	1,294,300	150,300
Overhead	740,940	736,970	(3,970)
Debt Service	3,364,554	3,185,480	(179,074)
Contributions to Reserves	1,200,722	1,245,923	45,201
Investment in Major Construction	802,404	719,453	(82,951)
Investment in Development	5,635,655	3,709,550	(1,926,105)
Total Uses of Funds	\$ 20,987,440	\$ 19,820,627	\$ (1,166,813)

General Operations – Sources of Funds

CADA's primary funding sources consist of Rental Income, Tax Increment Revenue and Investment Income. In addition, if necessary to meet CADA's balanced-budget directive, the Available Fund Balance is utilized as a funding source. The tables below break out funding sources.

Rental Income

	FY 2021-22 Final Budget	FY 2022-23 Proposed Budget	Difference
Residential Rent	\$ 8,020,000	\$ 8,785,000	\$ 765,000
Special Management Rent	1,638,100	1,844,000	205,900
Ground Lease Revenue	156,000	156,000	-
Commercial Rental Revenue	275,000	515,000	240,000
Parking	244,700	276,700	32,000
Special Management Fees	250,800	257,850	7,050
Other Rental Revenue	38,000	38,400	400
Rental Vacancy Loss	(936,000)	(894,000)	42,000
Loss to Lease*	(1,132,100)	(1,269,100)	(137,000)
Low Income Subsidy	(752,500)	(795,000)	(42,500)
	<u>\$ 7,802,000</u>	<u>\$ 8,914,850</u>	<u>\$ 1,112,850</u>

*"Loss to Lease" is defined as losses incurred due to receipt of lease revenue lower than market rate revenue. In CADA's case, CADA does not increase all resident leases to market rate so as to limit apartment turnover.

Rental Income consists primarily of residential rental income net of the vacancy loss, loss to lease and the CADA low income subsidy. The proposed net increase is mainly due to the following:

- Residential Rental Revenue is proposed to increase \$970,900, of which \$205,900 is for Special Management properties. This reflects an increase to the FY 21-22 estimated revenue level and an estimated 2.5% increase based on anticipated additional revenue due to the proposed Board-approved rent increase for FY 2022-23.
- Commercial Rental Revenue is proposed to increase \$240,000. This budget had been drastically reduced in the prior year due to offering Covid-19 rent credits to our commercial tenants. With the reduction of rent credits given in FY 21-22, this year's budget is proposed to increase to reflect estimated revenue received in FY 21-22.
- Parking Revenue is proposed to increase \$32,000 to reflect the estimated revenue level in FY 21-22.
- Rental Vacancy Loss is proposed as a net decrease of \$42,000 to reflect the estimated year end FY 21-22 levels.
- Low Income Subsidy and Loss to Lease are proposed as a net increase to reflect estimated year end FY 21-22 expense levels, with Loss to Lease proposed to be increased to account for current tenants whose rents will not be brought to the current market rent level in part due to rent increase caps established as part of the CADA Market Rate Rent Schedule and Current Tenant Rent Increase Methodology approved by the Board at the May Board meeting.

Tax Increment Revenue

	FY 2021-22 Final Budget	FY 2022-23 Proposed Budget	Difference
Capitol Area	\$ 4,200,000	\$ 4,355,000	\$ 155,000
R Street area	2,650,000	2,770,000	120,000
	<u>\$ 6,850,000</u>	<u>\$ 7,125,000</u>	<u>\$ 275,000</u>

CADA’s total Tax Increment is proposed to be increased to \$7,125,000. This reflects an increase of \$155,000 in the Capitol Area for a total of \$4,355,000, and an increase of \$120,000 in the R Street Area for a total of \$2,770,000. The proposed increases are due to increases in property values over the last fiscal year, including sales of property, and a 2% property tax increase imposed by the County Tax Assessor. These balances are based on prior year collections and the current Tax Assessor’s reports.

Tax Increment revenues fund payment of Bond Debt Service, the I-Bank Debt Service for the 16 Powerhouse alleyway infrastructure, Development and Major Construction expenses, contributions to the R Street Reserves and R Street Affordable Housing Reserves, low income subsidies for residents on CADA rent-assistance programs, R Street staff salaries and benefits, and contributions, when necessary, to meet budgeted expenses that exceed rental revenue for CADA’s General Fund and Special Management properties.

Interest and Other Investment Income

	FY 2021-22 Final Budget	FY 2022-23 Proposed Budget	Difference
Interest Income on Investments with City	\$ 266,500	\$ 205,500	\$ (61,000)
Bond-related Interest Income	220,000	210,000	(10,000)
Interest Income - reserve allocation	(3,000)	(2,000)	1,000
	<u>\$ 482,500</u>	<u>\$ 415,500</u>	<u>\$ (67,000)</u>

The main change to this category is a reduction to interest income for the next fiscal year. For the 2020 bond interest income it is assumed the majority of the proceeds will remain invested and earn interest throughout the next fiscal year. Interest Income with the City reflects a decrease seen in actual investment revenue in FY 21-22. Staff anticipates that interest rates in FY 22-23 will be similar to the current year.

Utilization of Financial Resources

	FY 2021-22 Final Budget	FY 2022-23 Proposed Budget	Difference
Utilization of Available Fund Balance			
- General Fund Balance Utilization - Originally Budgeted	\$ -	\$ 150,751	150,751
- General Fund Balance Utilization - Prior Year TI	1,724,258	-	(1,724,258)
Utilization of Reserves			
- Development Reserve Draw Down	-	-	-
	1,724,258	150,751	(1,573,507)
Contribution to Available Fund Balance			
- Special Management Funds	573	574	1
- Bond Funds	-	-	-
	573	574	1
	<u>\$ 1,724,831</u>	<u>\$ 151,325</u>	<u>\$ (1,573,506)</u>

The Utilization of Available Fund Balance is used to budget available funds that have accumulated over prior years in the Fund Balance account that are either unreserved or unrestricted. This account is used in various ways and changes from year to year based on budget needs in a given fiscal year. These funds can be used to balance the budget and are only drawn down if there is a need by Year End. In addition, tax increment revenue received but not utilized or budgeted for in a prior year is made available through this account, usually at Mid-Year. Staff is proposing \$150,751 in Utilization of Available Fund Balance for FY 22-23 to meet CADA’s balanced budget directive. While this is an annually-budgeted use of funds to meet the balanced budget directive, actual year-end results for the past several years and in the current year have not required the actual use of the Available Fund Balance.

In prior years, budgets for three Special Management Funds (17th Street Commons and Fremont/Wilshire) reflected positive cash flow. This excess revenue was budgeted to Fund Balance in order to meet the balanced budget directive yet remains available for future years’ needs. In FY 22-23, the estimated excess is \$316 for 17th Street Commons and \$258 for Fremont/Wilshire.

General Operations – Uses of Funds

Employee Services and Benefits

	FY 2021-22 Final Budget	FY 2022-23 Proposed Budget	Difference
Salaries	\$ 2,947,000	\$ 3,011,000	\$ 64,000
PERS Retirement	717,000	745,000	28,000
Post Employment Contribution	185,800	210,000	24,200
Workers Compensation	121,900	86,500	(35,400)
Other	969,670	1,002,132	32,462
	<u>\$ 4,941,370</u>	<u>\$ 5,054,632</u>	<u>\$ 113,262</u>

The Salaries and Benefits category is proposed to have a net increase of 2%. The major items that are contributing to the increase are the following:

- Salaries are anticipated to increase overall by a net 2%. This proposed increase will require a \$64,000 increase to the current budget. This includes a general increase to salaries of 6% to allow for salary adjustments due to staff performance and a status

change of a part-time leasing position to a full-time position, which is offset by the change in staffing from not replacing the Commercial Manager position and other positions after retirement.

- CalPERS Retirement reflects a proposed net increase of \$26,000. This is a result of current staffing levels, CalPERS payroll rates, and the flat fee CalPERS imposes to cover CADA’s unfunded liabilities. The new CalPERS Classic rate increased slightly from 11.6%, to 11.61%, and the new PEPR rate increased slightly from 7.73% to 7.76% for current vested benefits only. The flat fee increased for Classic members from \$426,000 to \$431,000 and from \$4,900 to \$5,900 for PEPR members. Classic members are employees hired before January 1, 2014.
- Post-Employment Contribution reflects an assumed increase of \$24,200. CADA is in the process of completing the required actuarial report on our OPEB liability so the actual amount of the increase is currently unknown. This will be adjusted at mid-year if the report is materially different than what is reflected in this budget.
- Workers Compensation is proposed to decrease by \$35,000. This is due to the reduction of CADA’s experience modifier (x-mod) from .71 to .69, offset by slight increases to the rates in all three categories.

Outside Services

	FY 2022-23 Final Budget	FY 2022-23 Proposed Budget	Difference
Legal	\$ 141,980	\$ 214,980	\$ 73,000
Network Administrative Services	85,000	106,000	21,000
Insurance	413,600	490,000	76,400
Special Management Insurance	75,500	113,000	37,500
Other	810,128	843,650	33,522
	<u>\$ 1,526,208</u>	<u>\$ 1,767,630</u>	<u>\$ 241,422</u>

Outside Services is proposed to be increased by a net 16%. The major items that contributed to the net changes are as follows:

- Legal Services are proposed to increase by \$73,000 to allow for additional hours and a 3% increase to Kronick’s billing rates.
- Network Administrative Services is proposed to increase by \$21,000. This increase is mostly due to the inclusion of new services provided by our IT company, Network Design Associated (NDA). Staff is proposing, along with our current Outsourced IT (OIT) hours, to add their Managed Services Program (MSP). This is a help desk service that provides remote IT service assistance to staff throughout the week, instead of being limited to the time NDA personnel are on site. We are proposing to reduce our current OIT hours after a period of time, while still having funds available to completed required network infrastructure projects.
- Insurance is proposed to increase by 18%. This is based on cost information received from our insurance carrier. Similar to the current year, this increase is not due to CADA’s loss experience but increases occurring within the insurance industry, including increased replacement values of all properties due to rising cost of materials. These increases are reflected in the increases to our premium rates which are, fortunately, not as high as the prior year.

Maintenance & Repair

	FY 2021-22 Final Budget	FY 2022-23 Proposed Budget	Difference
State Fire Marshal	8,000	50,000	42,000
Service Contracts	\$ 338,127	\$ 453,650	\$ 115,523
Floor	209,000	305,000	96,000
Repair & Maint - Residential	136,600	177,000	40,400
Property Mgt Furniture & Appliances	60,000	100,000	40,000
Building Supplies	210,000	310,000	100,000
Landscaping	244,189	265,003	20,814
Other	433,671	496,036	62,365
	<u>\$ 1,631,587</u>	<u>\$ 2,106,689</u>	<u>\$ 475,102</u>

Maintenance & Repair is proposed to increase by 30%. The major factors that contribute to the increase are similar across all the accounts and are mainly due to anticipated increases in cost for labor, increased cost for supplies and materials due to supply shortages, and increases in costs for manufacturing.

The State Fire Marshal line item is proposed to be increase to a budget of \$50,000. This is due to the State Fire Marshal changing their billing methodology, with increased rates and new billing for additional required services in the current year. It is assumed that these additional costs will continue to be incurred in the upcoming fiscal year and likely each year thereafter.

Utilities

	FY 2021-22 Final Budget	FY 2022-23 Proposed Budget	Difference
Garbage	\$ 66,000	\$ 112,000	46,000
SMUD/Electricity	143,500	152,000	8,500
PG&E/Gas	250,500	316,300	65,800
Water/Sewer	614,000	639,000	25,000
Admin Utilities	28,000	28,000	-
Admin/Mait Utilities	42,000	47,000	5,000
	<u>\$ 1,144,000</u>	<u>\$ 1,294,300</u>	<u>\$ 150,300</u>

Utilities are proposed to be increased by a net 13%. The major items that contribute to the net changes are as follows:

- Garbage is proposed to be increased by 70% or \$46,000. This contract is up for bid but currently we are requesting a 120-day extension on the contract to complete this process. Staff anticipates an increase to this account due to changes in pick up schedules caused by the new organic waste bins and changes in the mix of waste receptacles which both require an increase in waste pick-up frequency.
- For Electricity, Gas, and Water utility accounts, the proposed adjustment within these accounts reflects the increased actual expenses in FY 21-22 and assumes a possible 7% increase within each account.

Overhead

	FY 2020-21	FY 2021-22	
	Final Budget	Proposed Budget	Difference
Leased Facilities Rent	60,000	24,000	(36,000)
Safety	5,500	20,500	15,000
Other	680,940	712,970	32,030
	<u>\$ 740,940</u>	<u>\$ 736,970</u>	<u>\$ (3,970)</u>

Overhead is proposed to be decreased by \$3,970. The major items that contribute to the net changes are as follows:

- Lease Facilities Rent is proposed to be decreased by \$36,000 due to the monthly charges for the parking spaces at the Capitol Athletic Club being reduced from \$5,000 per month to \$2,000 per month. This is a parking expense for the Capitol Athletic Club to use a DGS garage. These spaces must be rented to CADA, but the Capitol Athletic Club reimburses CADA through rent for these payments.
- The Safety account is proposed to be increased for the continued purchase of COVID testing vouchers.

Debt Service

	FY 2021-22	FY 2022-23	
	Final Budget	Proposed Budget	Difference
Debt Service General Fund - principal paid	\$ 225,836	\$ 239,007	13,171
Debt Service General Fund - Interest paid	81,369	69,523	(11,846)
Bond Debt Service - Principal Paid	1,450,875	1,301,970	(148,905)
Bond Debt Service - Interest Paid	1,306,474	1,274,980	(31,494)
Tax Increment Pledge - Eviva Midtown	300,000	300,000	-
	<u>\$ 3,364,558</u>	<u>\$ 3,185,480</u>	<u>\$ (179,078)</u>

The Debt Service line item's proposed adjustment follows the current amortization schedules.

Investment in the Capital Investment Program

	FY 2021-22 Final Budget	FY 2022-23 Proposed Budget	Difference
The Investment in Major Construction is proposed to be funded as follows:			
- Tax Increment Funded	\$ 479,304	704,453	\$ 225,149
- Bond Investment Revenue Funded	-	-	-
- Affordable Housing Funded	-	-	-
- Operations Funded (General Fund)	-	-	-
- Operations Funded (Special Management)	323,100	15,000	(308,100)
	<u>802,404</u>	<u>719,453</u>	<u>(82,951)</u>

The Investment in Development is proposed to be funded as follows:

- Tax Increment Funded	\$ 1,549,500	527,550	\$ (1,021,950)
- Tax Increment Funded Prior Year	\$ -	-	-
- Bond Investment Revenue Funded	806,155	3,032,000	2,225,845
- Development Reserve Revenue	3,280,000	-	(3,280,000)
- Grant Funding	-	150,000	150,000
	<u>5,635,655</u>	<u>3,709,550</u>	<u>(1,926,105)</u>

New Investment in Major Construction is proposed to be increased compared to the prior year for CADA's general housing stock. This funding is required to meet the anticipated capital improvement needs in the year ahead including budgeting for improvements to balconies and second story or higher walkways at multiple buildings to meet state safety requirements.

Investment in Development is proposed to be decreased in the next fiscal year reflecting the reduction of property to be purchased relative to the current year budget, but still retaining funds for development activities with the majority being funded from CADA bond proceeds.

Special Management Funds

CADA maintains several Special Management properties, three of which require annual budget approval by the regulatory agencies that provided project construction funding. Staff expects that the budgets submitted to the State of California Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) will be approved by these agencies. These funds are incorporated into the proposed CADA budget. Any changes made by HCD will be brought to the Board at Mid-Year.

With regard to the Special Management properties, 17th Street Commons continues to be self-supporting, with projected positive operations by the end of the coming fiscal year. CADA has carried forward budgeted contributions from Tax Increment from FY 21-22 to support needed major construction projects that were not completed in the prior year at 17th Street Commons and Fremont Wilshire.

MAJOR CONSTRUCTION CAPITAL INVESTMENT PROGRAM (CIP)

Major Construction CIP budgets are multi-year budgets for individual projects initially funded in a given fiscal year. These budgets remain active and open for a total of three years.

Major Construction (CIP) Budget FY 19-20

This budget is proposed to be closed with a remaining balance of \$1,129,907 consisting of \$689,047 from the General Fund and \$440,860 from the Special Management Construction budgets. This remaining funding will partially be used to fund the proposed FY 22-23 Major Construction budget, including projects that were to have been completed with funding from the FY19-20 budget and that still need to be completed. For Special Management, prior year available funds will be re-budgeted in the FY 22-23 budget to complete projects started at 17th Street Commons and the Fremont Wilshire property - as noted in **Attachment 2**.

Major Construction (CIP) Budget FY 20-21

There is no proposed revision to this budget.

Major Construction (CIP) Budget FY 21-22

There is no proposed revision to this budget.

Major Construction (CIP) Budget FY 22-23 (Attachment 2)

The FY 22-23 Major Construction Program budget is proposed to total \$2,066,359, of which \$672,860 is allocated for capital improvements at Special Management properties, with \$704,452 funded by current tax increment; \$1,129,907 funded from tax increment carryover from the prior year of which \$440,860 is from Special Management; \$15,000 from Special Management operations; and \$217,000 from equipment reserves and operations. The \$2,066,359 balance of funds is allocated for various projects in several CADA residential buildings. Please see **Attachment 2** for a list of projects by address. As noted above, CIP budgets are three-year budgets, and as such, these expenditures will take place over a three-year period.

DEVELOPMENT CAPITAL INVESTMENT PROGRAM (CIP)

Development CIP Budgets are multi-year budgets for individual projects initially funded in a given fiscal year. These budgets consist of Development Projects and Bond Projects (using unexpended proceeds from the 2020 Bond Issue), which stay open for the life of the project. Below are the current budgeted project years with proposed changes. The remaining budgeted project years have no proposed changes. Please see **Attachment 3** for proposed adjustments by project.

FY 07-08 Budget Revisions

Overall, the FY 07-08 Development Budget is being increased by \$132,550 to increase the R Street Streetscape budget to allow for annual reimbursement to the City of Sacramento of funds advanced by the City to the project, and whose reimbursement CADA is responsible for.

FY 08-09 Budget Revisions

Overall, the FY 08-09 Development Budget is being increased by \$1,152,000 for the O Street Streetscape budget for streetscape design, site improvements, and other professional services. This increase is proposed to be funded through the 2020 Taxable bond proceeds.

FY 18-19 Budget Revisions

Overall, the FY 18-19 Development Budget is being increased by \$975,000, consisting of:

- \$880,000 for the Courtyard site (Sonrisa project) in additional funding for possible cost increases to the project due to the rising costs of materials and labor. This is proposed to be funded through the 2020 Taxable bond proceeds.
- \$95,000 for the 10th Street Commercial streetscape project for additional seating along P Street and other site improvements along the streetscape.

FY 19-20 Budget Revisions

Overall, the FY 19-20 Development Budget is being increased by \$300,000 to fund HVAC Improvements to each unit at the Dean building.

FY 20-21 Budget Revisions

Overall, the FY 20-21 Development Budget is being increased by \$1 million for an affordable housing project at 805 R Street. This budget was defunded in the prior year on the assumption CADA would not be doing a project at this site. However, in partnership with Mutual Housing, CADA submitted a project proposal to DGS for this site and was awarded the project. This budget is being proposed to fund pre-development expenses and to start securing funding sources for the project.

FY 22-23 Budget Revisions

A new proposed budget of \$150,000 for a long-term revolving temporary art exhibit on the 700 block of O Street, in the plaza fronting the new State Resources building. This will be funded from a grant from Turner Construction Company and will allow Staff to administer this exhibit for the next four to five years.

Bond Projects Capital Investment Program Budget Revisions

Currently, there are \$28.5 million in Taxable bond proceeds from the 2020 bond issue available and undesignated. Staff proposes \$3 million of these proceeds to be budgeted for the following:

- \$880,000 for the Courtyard Sonrisa project to fund possible increased project costs.
- \$1,152,000 for the O Street Streetscape for additional design and site improvements.
- \$1,000,000 to fund a new affordable housing project at 805 R Street.

TABLE 3 - 2020 Taxable Bond Proceeds

	<u>Original Budget</u>	<u>Previous Budgeted</u>	<u>Current Proposed</u>	<u>Total Budget</u>	<u>Remaining Proceeds</u>
<u>Funding Sources</u>					
Available Proceeds	30,000,000	(1,423,100)	(3,032,000)	(4,455,100)	25,544,900
<u>Development Expenses</u>					
Courtyard Site 16A - Sonrisa		808,100	880,000	1,688,100	-
O Street Streetscape		615,000	1,152,000	1,767,000	-
805 R Street		-	1,000,000	1,000,000	-
	<u>\$ 30,000,000</u>	<u>\$ 1,423,100</u>	<u>\$ 3,032,000</u>	<u>\$ 4,455,100</u>	<u>\$ -</u>

DESIGNATED RESERVES

Designated Reserves reflects the balances anticipated to be held by CADA as of Year-End, net

of budgeted contributions and withdrawals. Overall, Designated Reserve balances as of June 30, 2023, are anticipated to be in the range of \$8.3 million. **Table 4** below provides a summary of budgeted activity and projected reserve account balances by fund.

Proposed Reserve activities of note include:

- Projected withdrawals of \$217,000 from Special Management Fund Reserves consisting of the following:
 - \$50,000 to the Biele Place Equipment Replacement Reserve for landscape improvements to the courtyard.
 - \$167,000 to the Somerset Parkside Equipment Replacement Reserve for replacement of bathroom and kitchen cabinets and the cast iron pipe throughout the units as they become vacant.
- Required reserve contributions of \$104,883 to the Special Management Equipment Reserve.
- A proposed contribution to reserves of \$326,630 for the R Street Housing Set-Aside fund and \$814,410 for the R Street Development Reserve.

TABLE 4 - Designated Reserves

	Projected			Projected
<u>Designated Reserves (General Operation)</u>	<u>6/30/22</u>	<u>(Draws)</u>	<u>Contributions</u>	<u>6/30/23</u>
Operations Contingency	\$ 685,144	\$ -	\$ -	685,144
Development Reserve	1,069,574	-	-	1,069,574
Affordable Housing Reserve	928,947	-	-	928,947
Capital Improvement Reserve	400,000	-	-	400,000
Equipment Replacement Reserve	75,000	-	-	75,000
Debt Retirement Reserve	1,379,000			1,379,000
Acquisition Reserve	-	-	-	-
Self-Insured Risk Reserve	675,000	-	-	675,000
	\$ 5,212,665	\$ -	\$ -	\$ 5,212,665
<u>Designated Reserves (Special Management)</u>				
Equipment Replacement Reserve	\$ 559,533	\$ (217,000)	\$ 104,883	\$ 447,416
Operation Reserve - Somerset & Biele	106,576	-	-	106,576
	\$ 666,109	\$ (217,000)	\$ 104,883	\$ 553,992
<u>Designated Reserves (R Street)</u>				
Development Reserve	\$ 291,584	\$ -	\$ 814,410	\$ 1,105,994
Affordable Housing Reserve	1,058,597	-	326,630	1,385,227
	\$ 1,350,181	\$ -	\$ 1,141,040	\$ 2,491,221
<u>Designated Reserve (Bond Interest)</u>				
Development Reserve	\$ 10,356	\$ -	-	\$ 10,356
	\$ 10,356	\$ -	\$ -	\$ 10,356

POLICY ISSUES

The budget presented to the Board for adoption reflects the priorities established in the Business Plan and is prepared and managed in accordance with CADA Budget Policy. The Business Plan was transmitted to the Board in the May Board packet. The fiscal year General Operations Budget continues to support CADA’s on-going property management operations and Special Management Fund

operations. In addition, CADA strives annually to designate adequate funds for allocation to its reserves, which are evaluated annually during the budget process. Staff examines appropriateness of the funding levels, and needed adjustments are recommended to the Board at Midyear or in the next budget cycle.

The General Operations Budget Policy states that a threshold for transfers that the Executive Director may make between major budget expense categories shall be established by the Board. Accordingly, the resolution adopting the FY 22-23 General Operations Budget establishes a transfer threshold below which the Executive Director can affect transfers without prior approval by the Board. Staff is proposing that the threshold be a cumulative seven percent (7%) of a major expense category's annual operating budget. This is consistent with CADA Board practice over the past ten years. If these transfers do occur, they are reported in CADA's monthly financial reports and transmitted to the Board.

Board policy established on May 18, 2001 sets forth CADA's policy with regard to applications for project funding. Staff recommends that this policy providing the Executive Director with authority to submit applications for project funding and requiring Board action for acceptance remain unchanged for FY 22-23.

STRATEGIC PLAN

The Strategic Plan value/goal most directly pertinent to this action is "Fiscal Responsibility", but adoption of a well-conceived budget will assist in the fulfillment of all of CADA's Strategic Plan goals and CADA's FY 22-23 Business Plan objectives.

ENVIRONMENTAL REVIEW

Not applicable – the recommended action is not a project pursuant to the California Environmental Quality Act (CEQA) guidelines and does not require environmental review.

CONTRACT AWARD CONSIDERATIONS

While adoption of the budget does not directly involve the awarding of contracts, action on this item at the June Board Meeting is critical in order to enable the awarding of consultant and maintenance annual service contracts with July 1, 2022 commencement dates.

Attachments:

1. Fund Descriptions
2. FY 22-23 CIP Program Budget – Major Construction
3. Development CIP Program Budget with pertinent footnotes

Attachment 1 Fund Descriptions

General Fund (F10)	Includes the General Operations budget, the Major Construction Budget and the Development Projects Budgets.
CACDC (F20)	This is a fund to account for activities undertaken by the Capitol Area Community Development Corporation, a non-profit corporation that CADA created in FY 15-16
13.22 O Street Partnership	This is a fund to account for activities undertaken by a partnership created by the CACDC for the purpose of securing tax credit funding for the Sonrisa project. This fund is accounted for and reported separately from CADA's financial statements.
Special Management Funds <ul style="list-style-type: none"> • Somerset Parkside (F36) • Biele Place (F37) • 17th Street Commons (F38) • Fremont/Wilshire (F41) 	Includes three (3) Special Management funds over which external governmental agencies have varying degrees of oversight (e.g. budget approval and debt restrictions). Agencies having oversight include Department of Housing & Community Development (HCD) for Funds 36 & 37 and California Housing Finance Agency (CalHFA) for Fund 38. Also includes a special management fund for the Fremont Wilshire buildings, which is not subject to external government agency oversight.
Special Revenue Funds <ul style="list-style-type: none"> • Trust Funds (76) • Dog Park Special Revenue (77) 	Trust funds (76) are used for funds CADA holds in trust for other entities for a specific purpose. Special Revenue funds are to be used to recognize and restrict CADA revenue for a specific purpose.
Tax Increment Funds <ul style="list-style-type: none"> • CAP Tax Increment (F50) • CAP Housing Set-Aside (F51) • R St. Tax Increment (F60) • R St. Housing Set-Aside (F61) • R Street PBID (90) 	Includes four (4) funds that ensure accountability for the receipt and expenditure of Tax Increment Revenue. Revenue from the R St. expansion of CADA's boundaries must be accounted for separately from the CAP area (F60 & F61). In addition, 20% of each area's revenue is further restricted for the creation and support of affordable housing (F51 & 61). The R Street PBID (90) is a fund to account for Tax assessments received and disbursed to the R Street PBID non-profit.
Bond Debt Service Funds <ul style="list-style-type: none"> • Series A Tax Exempt 2004 Bond (F65) • Series B Taxable 2004 Bond (F66) • Taxable 2020 (F67) 	Funds established to reflect the remaining balance of bonds issued in July 2004 and December 2020, as well as investment income earned on the reserves and remaining unspent bond proceeds.
Tax Allocation Bond Proceeds Funds <ul style="list-style-type: none"> • Tax Exempt CAP (F80) • Tax Exempt CAP Low/Mod (F81) • Tax Exempt R St (F82) • Tax Exempt R St Low/Mod (F83) • Taxable CAP (F84) • Taxable CAP Low/Mod (F85) 	The Authority issued Tax Allocation Bonds in July 2004. The six (6) different funds are required for the various components of this issuance as they relate to taxability, affordability requirements, and the areas (CAP versus R St) from which the tax increment pledged is generated.

**Capitol Area Development Authority (CADA)
MAJOR CONSTRUCTION CAPITAL INVESTMENT PROGRAM
PROPOSAL - FY 22-23 PROJECTS (NEW)**

MAJOR CONSTRUCTION

C23 - CIP - FY 22-23

FUNDING SOURCES

Reserve Drawdowns

Equipment Replace Reserve Drawdown

1001-1035 Q, Somerset Parkside

1421 15th St, Biele Place

17th Street Commons

Fremont Wilshire

	Projects, by Funding Sources				
	FY 22-23 Proposed	Reserves	Tax Increment	Carry over Sources	Available Funds Operations
217,000	217,000	-	-	-	-
General Operations Investment					
CIP Transfer from F10-General - release of CIP	689,047			689,047	-
CIP Transfer from F36 - Somerset					
CIP Transfer from F38 - 17th Street Commons	15,000				15,000
CIP Transfer from F41 - Fremont/Wilshire	-				-
CIP Transfer from F50-Cap Tax Increment	704,453		704,453		
Special Management Operation Investment					
Somerset Parkside	-			-	-
17th Street Commons	57,759			57,759	
Fremont Wilshire	383,100			383,100	
1,849,359	-	704,453	1,129,906	15,000	-
Other Sources	-				
Total FUNDING SOURCES	2,066,359	217,000.00	704,453	1,129,906	15,000.00
USES OF FUNDS					
1001-1035 Q, Somerset Parkside - Cabinet & Pipe replacement	(10,000)	(167,000)			
1421 15th St, Biele Place - Courtyard Landscaping	(50,000)	(50,000)			
17th Street Commons - Decking improvements	(88,000)			(57,759)	(15,000)
Fremont Wilshire - Re-roofing	(383,100)			(383,100)	
Total Special Management	(672,859)	(217,000)	-	(440,859)	(15,000)
1521 12th Street - Windows	(45,000)		(45,000)		
1521 12th Street - Awnings	(12,000)		(12,000)		
1521 12th Street - Boiler improvements	(61,000)		(61,000)		
1500 15th Street - Auslander - Carpet and flooring	(10,000)		(10,000)		
1500 N St Brannan - Interior Paint	(52,000)		(52,000)		
1500 N St Brannan - Metal Awnings	(57,000)		(57,000)		
1500 N St Brannan - Carpet and Flooring	(10,000)		(10,000)		
1317 15th Street - Lombard - Entryway improvements	(8,000)		(8,000)		
1317 15th Street - Lombard - Carpet and Flooring	(6,000)		(6,000)		
1325 15th Street - Auslander - Mailboxes	(4,000)		(4,000)		
1510 15th Street - Victorian - Stairs	(6,000)		(6,000)		
1316 N Street - Le Chateau - Roof	(40,000)			(40,000)	
1522 N Street - Judith Manor - Dry Window Repair	(90,000)			(90,000)	
1522 N Street - Judith Manor - Carpet and Flooring	(27,000)		(27,000)		
1522 N Street - Judith Manor - Paint	(21,000)		(21,000)		
1228 O St - Gibson Arms - Structure improvements	(7,000)		(7,000)		
1327 O St - Capri - Paint	(30,000)		(30,000)		
1506 O St - Johnston House - Exterior Paint	(56,000)		(56,000)		
1506 O St - Johnston House - Exterior Dry rot repair	(127,000)			(127,000)	
1506 O St - Johnston House - Rear Stairs	(10,000)			(10,000)	
1400 O St - Greentree Commons - Decking	(7,000)		(6,953)	(47)	
1209 P St - Wing Manor - Landscape	(8,000)			(8,000)	
1220 P St - Deus - Windows	(26,000)		(26,000)		
1220 P St - Deus - Roof	(27,000)		(27,000)		
1220 P St - Deus - Walkways	(10,000)			(10,000)	
1220 P St - Deus - Stairs	(7,500)		(7,500)		
1330 P St - Palm Mansion - Roof	(220,000)			(220,000)	
1615 P St - Lani - Roof	(75,000)		(75,000)		
1615 P St - Lani - Awnings	(12,000)		(12,000)		
1615 P St - Lani - Dry rot	(17,000)		(17,000)		
1619 Q St - Roof	(74,000)		(74,000)		
1619 Q St - Exterior Paint	(21,000)		(21,000)		
1518-22 17th Street - Roof	(15,000)		(15,000)		
1518-22 17th Street - Stairs	(11,000)		(11,000)		
16th Street Commercial	(41,000)			(41,000)	
General Major Construction	(143,000)			(143,000)	
Total USES OF FUNDS	(2,066,359)	(217,000)	(704,453)	(1,129,906)	(15,000)
Funding Sources, net of Uses	-	-	-	-	-

Footnote	CIP Development Program (Budget Amendment)	Current	Increase <Decrease>	Revised
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R Street Streetscape (FY 07-08)

Funding Sources				
General Operations Investment				
	Dev Program TF from F 50-CAP Tax Incr	395,000.00	-	395,000.00
	Dev Program TF from F60-R St Tax Incr	4,160,667.14	-	4,160,667.14
	Dev Program TF from F65-Series A Tax Exempt TAB	61,000.00	-	61,000.00
	Total General Operations Investment	4,616,667.14	-	4,616,667.14
	Total Funding Sources	4,616,667.14	-	4,616,667.14
Uses Of Funds				
Development Program				
	D&A - Site Improvements	(208,086.00)		(208,086.00)
	D&A-Offsite Infrastructure	(3,878,531.14)	-	(3,878,531.14)
	D&A-Developer Loan Funding	(530,050.00)	(132,550.00)	(662,600.00)
	Total Uses Of Funds	(4,616,667.14)	(132,550.00)	(4,749,217.14)
	Funding Sources, net of Uses	-	(132,550.00)	(132,550.00)

O Street Streetscape (FY 08-09)

Funding Sources				
General Operations Investment				
	2020 Bond Proceeds	615,000.00	1,152,000.00	1,767,000.00
	Dev Program TF from F 50-CAP Tax Incr	605,000.00	-	605,000.00
	Dev Program TF from F65-Series A Tax Exempt TAB	39,539.00	-	39,539.00
	Dev Program TF from F66-Series B Taxable TAB	45,172.00	-	45,172.00
	Total General Operations Investment	1,304,711.00	1,152,000.00	2,456,711.00
	Total Funding Sources	1,304,711.00	1,152,000.00	2,456,711.00
Uses Of Funds				
Development Program				
	D&A - Site Improvements	(732,691.00)	(860,000.00)	(1,592,691.00)
	D&A Funding Research & Application Costs	(9,800.00)	-	(9,800.00)
	Legal - Dev Project Related	(6,000.00)	-	(6,000.00)
	D&A Other Professional Services	(469,220.00)	(157,000.00)	(626,220.00)
	Permit & Fees	-	(135,000.00)	(135,000.00)
	D&A Miscellaneous Expense	(87,000.00)	-	(87,000.00)
	Total Uses Of Funds	(1,304,711.00)	(1,152,000.00)	(2,456,711.00)
	Funding Sources, net of Uses	-	-	-

10th Street Commerical (FY 18-19)

Funding Sources				
General Operations Investment				
	Capital Improvement Reserve	175,000.00	-	175,000.00
	Dev Program TF from F66-Series B Taxable TAB	13,000.00	-	13,000.00
	Dev Program TF from F 50-CAP Tax Incr	281,500.00	95,000.00	376,500.00
	Total General Operations Investment	469,500.00	95,000.00	389,500.00
	Total Funding Sources	469,500.00	95,000.00	389,500.00

Uses Of Funds			
D&A - Site Improvements	(209,100.00)	(60,000.00)	(269,100.00)
D&A Other Professional Services	(252,400.00)	(20,000.00)	(272,400.00)
Permits & Fees	-	(15,000.00)	(15,000.00)
D&A Miscellaneous Expense	(8,000.00)	-	(8,000.00)
Total Uses Of Funds	<u>(469,500.00)</u>	<u>(95,000.00)</u>	<u>(564,500.00)</u>
Funding Sources, net of Uses	-	-	(175,000.00)

Courtyard Site 16A (FY 18-19)

Funding Sources			
General Operations Investment			
2016 Bond Proceeds	191,155.00	-	191,155.00
2020 Bond Proceeds	808,100.00	880,000.00	1,688,100.00
Development Reserve Drawdown for D&A	267,200.00	-	267,200.00
Dev Program TF from F 51-CAP Tax Incr	270,000.00	-	270,000.00
Dev Program TF from F 50-CAP Tax Incr	595,500.00	-	595,500.00
Total General Operations Investment	<u>2,131,955.00</u>	<u>880,000.00</u>	<u>3,011,955.00</u>
Total Funding Sources	<u>2,131,955.00</u>	<u>880,000.00</u>	<u>3,011,955.00</u>

Uses Of Funds			
D&A Funding Research & Application Costs	(110,000.00)	(800,000.00)	(910,000.00)
D&A - Environmental Assessments	(66,000.00)	-	(66,000.00)
Legal - Dev Project Related	(82,900.00)	(40,000.00)	(122,900.00)
D&A Project Financial Analysis	(50,000.00)	-	(50,000.00)
D&A Other Professional Services	(813,500.00)	(40,000.00)	(853,500.00)
D&A Miscellaneous Expense	(53,255.00)	-	(53,255.00)
Joint Venture	(906,300.00)	-	(906,300.00)
Permits and Fees	(50,000.00)	-	(50,000.00)
Total Uses Of Funds	<u>(2,131,955.00)</u>	<u>(880,000.00)</u>	<u>(3,011,955.00)</u>
Funding Sources, net of Uses	-	-	-

The Dean Building (FY 19-20)

Funding Sources			
General Operations Investment			
Development Reserve Drawdown for D&A	557,512.00		557,512.00
Dev Program TF from F 50-CAP Tax Incr	300,000.00	300,000.00	600,000.00
	-	-	-
Total General Operations Investment	<u>857,512.00</u>	<u>300,000.00</u>	<u>1,157,512.00</u>
Total Funding Sources	<u>857,512.00</u>	<u>300,000.00</u>	<u>1,157,512.00</u>

Uses Of Funds			
Major Construction Improvements	(283,800.00)	-	(283,800.00)
D&A - Site Improvements	(434,387.00)	(250,000.00)	(684,387.00)
D&A Other Professional Services	(99,850.00)	(50,000.00)	(149,850.00)
D&A Miscellaneous Expense	(39,475.00)	-	(39,475.00)
Total Uses Of Funds	<u>(857,512.00)</u>	<u>(300,000.00)</u>	<u>(1,157,512.00)</u>
Funding Sources, net of Uses	-	-	-

805 R Street (FY 20-21)

Funding Sources			
General Operations Investment			
2020 Bond Proceeds	-	1,000,000.00	1,000,000.00
Development Reserve Drawdown for D&A			

Capitol Area Development Authority (CADA)
 Development Capital Investment Program
 Proposed Revision

Attachment 3
 Pertinent Footnotes

Dev Program TF from F 60-CAP Tax Incr	-	-	-
Total General Operations Investment	-	1,000,000.00	1,000,000.00
Total Funding Sources	-	1,000,000.00	1,000,000.00
Uses Of Funds			
D&A - Site Improvements	-	(365,000.00)	(365,000.00)
D&A - Engin/Arch	-	(300,000.00)	(300,000.00)
D&A - Environmental Assessments	-	(10,000.00)	(10,000.00)
Legal - Dev Project Related	-	(50,000.00)	(50,000.00)
D&A Project Financial Analysis	-	(50,000.00)	(50,000.00)
D&A Other Professional Services	-	(25,000.00)	(25,000.00)
D&A Miscellaneous Expense	-	(50,000.00)	(50,000.00)
Permits and Fees	-	(150,000.00)	(150,000.00)
Total Uses Of Funds	-	(1,000,000.00)	(1,000,000.00)
Funding Sources, net of Uses	-	-	-

Art Exhibit (FY 22-23)

Funding Sources			
General Operations Investment			
Grant Revenue	-	150,000.00	150,000.00
Dev Program TF from F66-Series B Taxable TAB	-	-	-
Total General Operations Investment	-	150,000.00	150,000.00
Total Funding Sources	-	150,000.00	150,000.00
Uses Of Funds			
D&A - Site Improvements	-	(150,000.00)	(150,000.00)
Total Uses Of Funds	-	(150,000.00)	(150,000.00)
Funding Sources, net of Uses	-	-	-

RESOLUTION NO. 22 - 17

Adopted by the Capitol Area Development Authority

June 24, 2022

**RESOLUTION ADOPTING THE
FY 2022-2023 GENERAL OPERATIONS AND
CAPITAL INVESTMENT PROGRAM BUDGETS**

WHEREAS, the Fiscal Year 2022-2023 General Operations and Capital Investment Program Budgets have been prepared in accordance with business development goals set forth in the Authority's Annual Business Plan for FY 2022-2023; and

WHEREAS, the Fiscal Year 2022-2023 General Operations Budget of \$19,820,627 including projected Designated Reserves \$8,267,609, and the Capital Investment Program Major Construction Budget of \$2,066,359 and Capital Investment Program Development Project Budget of \$150,000 have been presented to the Board of Directors; and

WHEREAS, the Authority has established policy authorizing the Executive Director to submit applications for project funding without first receiving specific Board approval so long as costs incurred during the application process do not exceed budget, the Board has not precluded the submittal of an application for a particular project, and the award of such funding is not accepted without Board approval; and

WHEREAS, the Authority's General Operations Budget policy requires that the threshold for transfers between major expense categories shall be established no less than once a year as part of the annual operating budget preparation process.

NOW THEREFORE BE IT RESOLVED, by the Capitol Area Development Authority that the Fiscal Year 2022-2023 General Operations and Capital Investment Program Budgets, including Designated Reserves, presented at the June 24, 2022, meeting of the Board of Directors are hereby adopted by the Board of Directors; and

THEREFORE BE IT FURTHER RESOLVED, by the Capitol Area Development Authority that the Executive Director is authorized to submit applications for project funding without first receiving specific Board approval so long as costs incurred during the application process do not exceed budget, the Board has not precluded the submittal of an application for a particular project, and the award of such funding is not accepted without Board approval; and

THEREFORE BE IT FURTHER RESOLVED, by the Capitol Area Development Authority that the threshold for transfers between major expense categories which the Executive Director may make without prior approval by the Board shall be limited to a cumulative of seven percent (7%) of a major expense category's annual operating budget.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 22 - 18

Adopted by the Capitol Area Development Authority

June 24, 2022

**RESOLUTION ADOPTING REVISIONS TO THE
FISCAL YEAR (FY) 2007-2008 CAPITAL INVESTMENT PROGRAM BUDGET**

WHEREAS, the FY 2007-2008 Capital Investment Program Budget is prepared in accordance with the business development goals set forth in the Authority's Annual Business Plan; and

WHEREAS, the FY 2007-2008 Capital Investment Program Budget was adopted and subsequently revised at certain Board Meetings; and

WHEREAS, the revisions presented for adoption at this meeting of the Board of Directors have been reviewed and are recommended for approval.

THEREFORE BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the revisions presented for adoption at this meeting of the Board of Directors increasing the FY 2007-2008 Capital Investment Program Development Projects Budget by \$132,550 is hereby adopted.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 22 - 19

Adopted by the Capitol Area Development Authority

June 24, 2022

**RESOLUTION ADOPTING REVISIONS TO THE
FISCAL YEAR (FY) 2008-2009 CAPITAL INVESTMENT PROGRAM BUDGET**

WHEREAS, the FY 2008-2009 Capital Investment Program Budget is prepared in accordance with the business development goals set forth in the Authority's Annual Business Plan; and

WHEREAS, the FY 2008-2009 Capital Investment Program Budget was adopted and subsequently revised at certain Board Meetings; and

WHEREAS, the revisions presented for adoption at this meeting of the Board of Directors have been reviewed and are recommended for approval.

THEREFORE BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the revisions presented for adoption at this meeting of the Board of Directors increasing the FY 2008-2009 Capital Investment Program Development Projects Budget by \$1,152,000 is hereby adopted.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 22 – 20

Adopted by the Capitol Area Development Authority

June 24, 2022

**RESOLUTION ADOPTING REVISIONS TO THE
FISCAL YEAR (FY) 2018-2019 CAPITAL INVESTMENT PROGRAM BUDGET**

WHEREAS, the FY 2018-2019 Capital Investment Program Budget is prepared in accordance with the business development goals set forth in the Authority’s Annual Business Plan; and

WHEREAS, the FY 2018-2019 Capital Investment Program Budget was adopted and subsequently revised at certain Board Meetings; and

WHEREAS, the revisions presented for adoption at this meeting of the Board of Directors have been reviewed and are recommended for approval.

THEREFORE BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the revisions presented for adoption at this meeting of the Board of Directors increasing the FY 2018-2019 Capital Investment Program Development Projects Budget by \$975,000 is hereby adopted.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 22 - 21

Adopted by the Capitol Area Development Authority

June 24, 2022

**RESOLUTION ADOPTING REVISIONS TO THE
FISCAL YEAR (FY) 2019-2020 CAPITAL INVESTMENT PROGRAM BUDGET**

WHEREAS, the FY 2019-2020 Capital Investment Program Budget is prepared in accordance with the business development goals set forth in the Authority's Annual Business Plan; and

WHEREAS, the FY 2019-2020 Capital Investment Program Budget was adopted and subsequently revised at certain Board Meetings; and

WHEREAS, the revisions presented for adoption at this meeting of the Board of Directors have been reviewed and are recommended for approval.

THEREFORE BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the revisions presented for adoption at this meeting of the Board of Directors increasing the FY 2019-2020 Capital Investment Program Development Projects Budget by \$300,000 is hereby adopted.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 22 – 22

Adopted by the Capitol Area Development Authority

June 24, 2022

**RESOLUTION ADOPTING REVISIONS TO THE
FISCAL YEAR (FY) 2020-2021 CAPITAL INVESTMENT PROGRAM BUDGET**

WHEREAS, the FY 2020-2021 Capital Investment Program Budget is prepared in accordance with the business development goals set forth in the Authority’s Annual Business Plan; and

WHEREAS, the FY 2020-2021 Capital Investment Program Budget was adopted and subsequently revised at certain Board Meetings; and

WHEREAS, the revisions presented for adoption at this meeting of the Board of Directors have been reviewed and are recommended for approval.

THEREFORE BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the revisions presented for adoption at this meeting of the Board of Directors increasing the FY 2020-2021 Capital Investment Program Development Projects Budget by \$1 million is hereby adopted.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 22 - 23

Adopted by the Capitol Area Development Authority

June 24, 2022

**RESOLUTION ADOPTING REVISIONS TO THE
FISCAL YEAR (FY) 2019-2020 CAPITAL INVESTMENT PROGRAM MAJOR
CONSTRUCTION BUDGET**

WHEREAS, the FY 2019-2020 Capital Investment Program Budget is prepared in accordance with the business development goals set forth in the Authority's Annual Business Plan; and

WHEREAS, the FY 2019-2020 Capital Investment Program Budget was adopted and subsequently revised at certain Board Meetings; and

WHEREAS, the revisions presented for adoption at this meeting of the Board of Directors have been reviewed and are recommended for approval.

THEREFORE BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the revisions presented for adoption at this meeting of the Board of Directors decrease the FY 2019-2020 Capital Investment Program Major Construction by \$689,047 and close out this budget is hereby adopted.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors