

Board of Directors

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

CADA Administration

Danielle Foster, Executive Director
Marc de la Vergne, Deputy Executive Director
Noelle Mussen, Finance Director
Todd Leon, Development Director

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114
Web: www.cadanet.org

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

**FRIDAY, APRIL 14, 2023
10:00 A.M.**

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



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

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/kcoHLf55h>

Meeting ID: 879 5540 5134

Request Password (prior to start of meeting):

tgandara@cadanet.org

- 1. Roll Call and Just Cause/Emergency Teleconference Information (if applicable)**
- 2. Approval of Minutes: March 30, 2023**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. Envision O Street Streetscape and Litter Abatement Clean California Grant Authorization**

Recommended Action: Adopt a resolution authorizing the Executive Director, or her designee, to submit a grant application to the Caltrans Clean California Program for the Envision O Street Streetscape and Litter Abatement Program – Phase I for an amount up to \$2,500,000. The resolution also authorizes the Executive Director to sign and enter into a contract and all necessary grant documents with Caltrans on behalf of the Capitol Area Development Authority, including any Restricted Grant Agreements and any amendments thereto with the California Department of Transportation.

Contact: Marc de la Vergne, Deputy Executive Director

- 6. Roof Replacement Project – Spring 2023 (1220 P Street, 1615 P Street and 1619 Q Street)**

Recommended Action: Adopt a resolution authorizing the Executive Director to enter into a construction contract for the Roof Replacement Project – Spring 2023 at 1220 P Street, 1615 P Street and 1619 Q Street with Clark Roofing, Inc. in the amount of \$139,500.00.

Contact: Russ Juneau, Facilities Manager
Frank Czajka, Construction Manager

7. Ratification of Change Order to Buskirk Construction Contract C22-008 (Various CADA Locations)

Recommended Action: Adopt a resolution authorizing the Executive Director to approve a change order to the maintenance contract C22-008 with Buskirk Construction Inc. in the amount of \$1,629.38, for tenant improvement construction work performed at the Bagel Time/Café Xocolatl space, located at 1607 10th Street, bringing the total contract amount to \$51,129.38.

Contact: Russ Juneau, Facilities Manager
Frank Czajka, Construction Manager

8. CLOSED SESSION

A. CONFERENCE WITH REAL ESTATE NEGOTIATORS (Pursuant to Government Code Section 54956.8)

APN: 006-0233-026-0000

Under negotiation: price and terms of sale

Party to the negotiations: Danielle Foster, Marc de la Vergne, Todd Leon

9. Oral Staff Reports/Updates

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

10. Transmittals

- A. Ombudsman Report: February 2023
- B. Apartment Status Report: February and March 2023
- C. Affordable Housing Report: February and March 2023
- D. Commercial Leases/Vacancies: None
- E. CADA Neighborhood Incident Report: March 2023
- F. Contracts Log: March 2023
- G. Financial Report: March 2023
- H. City Treasurer Monthly Investment Report: February 2023

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

12. Adjournment

Approved for Transmittal:



Danielle Foster, 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
SPECIAL BOARD MEETING**

**BOARD OF DIRECTORS
CAPITOL AREA DEVELOPMENT AUTHORITY
CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION**

March 30, 2023

ITEM 1 – ROLL CALL AND JUST CAUSE/EMERGENCY TELECONFERENCE INFORMATION (IF APPLICABLE)

Chair Bailey called the Board Meeting of the CADA Board of Directors and the CACDC to order at 11:02 a.m. at 1522 14th Street, Sacramento, CA 95814 and via public video conference.

Present: Baime Michaels, Avdis, Lagomarsino, Bailey

Absent: Bodipo-Memba

ITEM 2 – APPROVAL OF MINUTES: FEBRUARY 17, 2023 [CACDC] AND MARCH 17, 2023 [CADA]

Member Avdis moved approval of the February 17, 2023 CACDC Board Meeting minutes and the March 17, 2023 CADA Board Meeting minutes. Member Baime Michaels seconded the motion.

AYES: Baime Michaels, Avdis, Lagomarsino, Bailey

NOES: None

ITEM 3 – [CADA/CACDC] CLOSED SESSION

A. CONFERENCE WITH REAL ESTATE NEGOTIATORS (PURSUANT TO GOVERNMENT CODE SECTION 54956.8)

APN: 009-0066-012-0000 and 002-0132-009-0000 & 002-0132-010-0000

Price and terms of sale: Purchase of Real Property

Party to the negotiations: Danielle Foster, Todd Leon

Member Baime Michaels left the meeting at 12:30 p.m.

Chair Bailey reported that there was Board discussion. No action was taken.

ITEM 4 – ADJOURNMENT

The meeting adjourned at 12:59 p.m.

Tara Gandara
Secretary to the Board of Directors



April 7, 2023

TO: CADA Board of Directors

SUBJECT: **April 14, 2023 Board Meeting**
AGENDA ITEM 5

ENVISION O STREET STREETScape AND LITTER ABATEMENT CLEAN CALIFORNIA GRANT AUTHORIZATION.

CONTACT: Marc de la Vergne, Deputy Executive Director

RECOMMENDED ACTION:

Staff is recommending the Board approve a resolution (Attachment 4) authorizing the Executive Director, or her designee, to submit a grant application to the Caltrans Clean California Program for the Envision O Street Streetscape and Litter Abatement Program – Phase I for an amount up to \$2,500,000. The resolution also authorizes the Executive Director to sign and enter into a contract and all necessary grant documents with Caltrans on behalf of the Capitol Area Development Authority, including any Restricted Grant Agreements and any amendments thereto with the California Department of Transportation.

BACKGROUND

Since approximately 2000, CADA has actively worked to plan and construct upgrades and replacements of streetscapes along key corridors within the CADA area, starting with R Street, then 16th Street, and next, O Street. That work has supplemented CADA's work to build new housing and has improved the appearance of the neighborhood in a variety of ways.

In 2018, to advance its planning effort for O Street, CADA engaged the MIG planning firm to prepare a streetscape concept plan for a 10-block length of O Street from 7th to 17th Streets. In April 2020, the Board provided its review and acceptance of the Envision O Street Plan.

In October 2020, in furtherance of the Envision O Street Plan and to prepare to implement portions of it, CADA entered into contracts with Atlas Lab and with Miridae to prepare schematic-level design drawings for the 900 block of O Street. The improvements include replacement of all turf with climate-appropriate plantings; installation of sculptures and murals; replacement of concrete pavers with permeable pavers; replacement of trees; creation of new public gathering places; and creation of a public education campaign centered on the biology of the new streetscape and the life and work of Mid-Century Modern artist, Ray Eames.

In 2022, the design team completed 90%-level construction drawings for streetscape improvements to the 900 Block of O Street and CADA submitted them to the City of Sacramento in January 2023 for permit review. The 900-block Site Plan is included as Attachment 1 to this report. The City has completed its Cycle 1 review and submitted its comments to CADA. The

design team is preparing to submit revised drawings to the City with the requested clarifications and additional information. The 900-block permit review process is nearing completion.

In 2022, CADA engaged Atlas Lab and Cartwright NorCal to prepare 100%-level construction drawings for streetscape improvements to the 14th and O Street intersection. Shortly, CADA's design team will submit them to the City for permit review. The Envision O Street Plan recommended improvements to this intersection. In this location, the improvements include installation of corner bulb outs to improve pedestrian safety and add rainwater-absorbing soft-scape, two additional trees, expanded outdoor seating, replacement of turf with climate appropriate plantings, replacement of concrete with permeable pavers, and installation of four creative crosswalks and a painted mandala at the center of the intersection. Attachment 2 is the 14th and O Streets Site Plan.

There are approximately ten locations where CADA has dumpsters that serve its residential properties closest to O Street. The grant provides opportunity to request and staff is recommending seeking grant funding to retrofit the existing enclosures to include wrought-iron fencing and gates with numerical button combination locks to better manage trash and prevent non-residents from using or vandalizing the enclosures and reducing the potential scatter of waste. These activities are common and demand a considerable amount of CADA staff time and clean up, while impacting the surrounding streetscape and environment. CADA's grant proposal also includes funding to pay for cameras that will enable staff to identify any residents or non-residents littering or vandalizing these areas. Finally, the grant funding will help pay for an educational campaign aimed at CADA's residents. Staff will use CADA's Connections newsletter and flyers to explain how the new enclosures work, why we are installing them, and talk about the importance of reducing litter accumulation in the neighborhood. A Locations Map for the dumpster enclosures is provided as Attachment 3.

The second phase of improvements on O Street will develop out of planned 30% design activities staff will initiate later this fiscal year, with funding we already have budgeted. Phase II will include turf conversion on the 1200, 1300, 1400 and 1500 blocks. Phase III will include items proposed in the Envision O Street Concept Plan for the 800, 900, 1000 and 1100 blocks and turf conversion on the 1600 block.

ANALYSIS

The planned improvements discussed above will introduce new art into the corridor; increase biodiversity; reduce irrigation water consumption; increase stormwater capture and diversion; make both locations more vibrant places; reduce litter and make CADA's apartment properties more attractive; increase CADA's collaborations with key stakeholders; serve as a multi-faceted demonstration project that will inform CADA's residential landscape management strategy; help advance the City of Sacramento's turf removal water conservation strategy; and generate knowledge that will help advance the State of California's own landscape management programs.

The 900 block and 14th and O Streets streetscape improvements and associated litter abatement efforts constitute Phase I of the Envision O Street Streetscape Program and require grant funding in order to be implemented. At this time, CADA's consultants estimate the combined costs of the proposed improvements will total \$1.5 - \$1.7 million. CADA has a total of \$2.0 million budgeted for O Street improvements, which staff recommends be used to leverage grant funds from other agencies.

The California Department of Transportation (Caltrans) has invited grant proposals for streetscape and litter abatement projects under its Clean California Program and requires that agencies secure governing body resolutions authorizing submission of grant proposals as part of the application process. Grant proposals are due on April 28, 2023.

CADA is eligible to receive State funding for certain transportation-related work through the California Department of Transportation. However, Caltrans requires that CADA execute a Restricted Grant Agreement before such funds can be claimed through the Clean California Local Grant Program. Securing the CADA Board's authorization now to do this will speed processing of CADA's grant request later, should Caltrans approve our request. The staff recommendation is that the Board adopt a resolution (Attachment 4) authorizing staff to submit the grant proposal and authorizing the Executive Director to enter into a grant agreement and any related documents with Caltrans should Caltrans approve CADA's request.

FINANCIAL IMPACT

There is no direct financial impact associated with the recommended Board action, aside from the potential reduction in fiscal demands on CADA for this work if the grant is approved. There is no requirement that CADA provide any matching funds as part of the grant program. This is because the project area lies within a census tract with a high proportion of low, very low and extremely low-income households. CADA's current cost estimates of \$1.5-\$1.7 million, but not to exceed \$2.5 million are based on a contractor's estimate for the 900 block and an architect's estimate of probable costs for the 14th & O Streets streetscape work. The design team is working to secure a contractor's estimate before the April 28, 2023 grant proposal deadline in order to further refine estimated project costs.

POLICY

Preparation of an O Street Streetscape Concept Plan is consistent with CADA's prior planning work for 16th Street and for R Street, projects that led directly to significant improvements to those street corridors. The proposed planning on O Street builds on the 2009 Envision O Street community charrette that CADA sponsored to gather ideas for O Street improvements; and the O Street Walk Audit prepared in 2016. The proposed O Street planning work will support the goals and objectives of the 1997 Capitol Area Plan by paving the way for physical improvements to O Street that will complement and support CADA's mission to implement the residential and commercial components of the CAP Plan.

STRATEGIC PLAN

Creation of an O Street Streetscape Concept Plan advances several 2016-21 Strategic Plan goals including: Promoting Community Stewardship, Collaboration, Urban Development Leadership, and Building Neighborhood Amenities.

ENVIRONMENTAL IMPACT

Not applicable.

CONTRACT AWARD CONSIDERATIONS

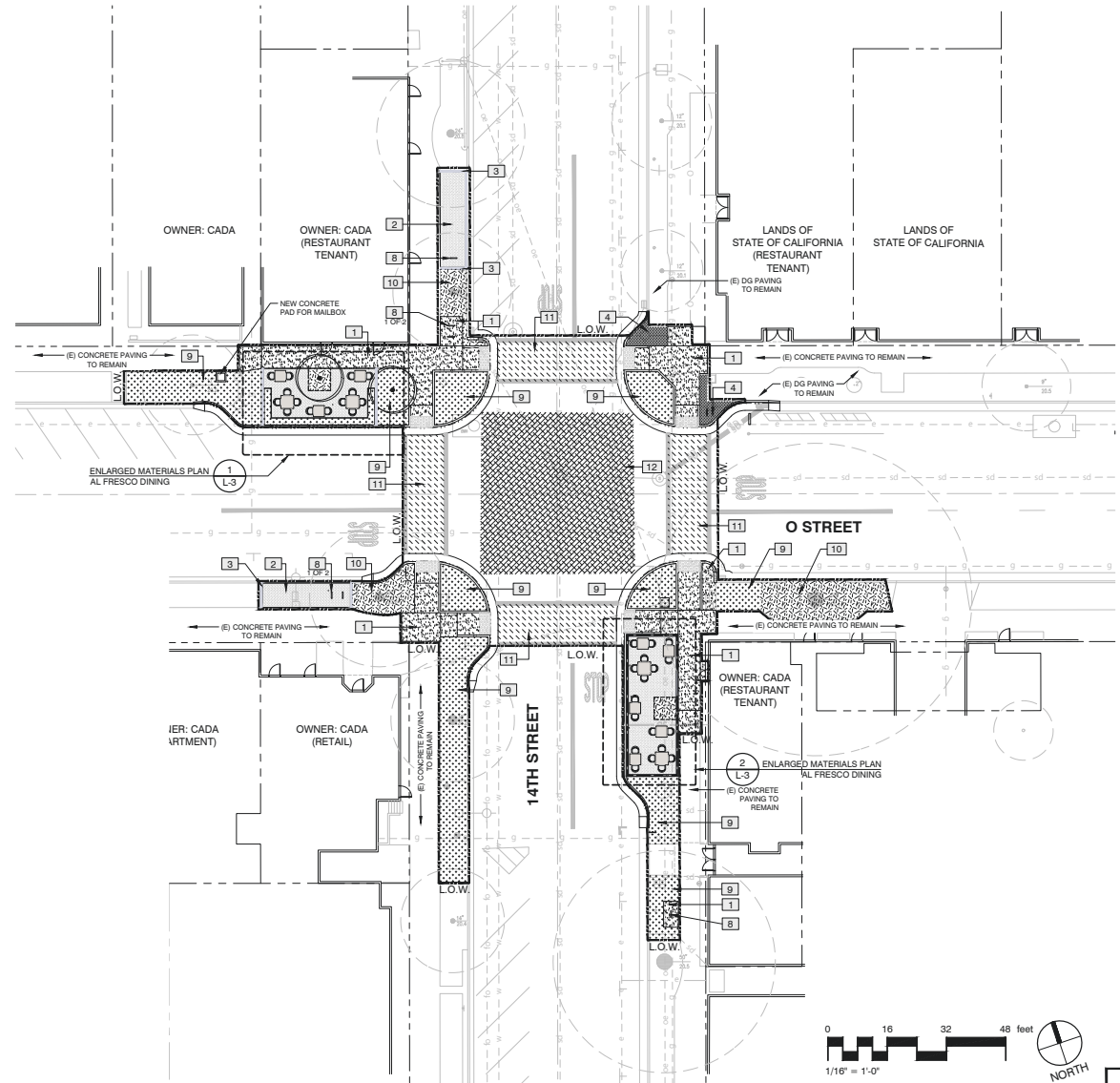
Not applicable.

Attachments:


1. 900-Block Site Plan
2. 14th & O Streets Site Plan
3. Dumpster Enclosure Upgrade Locations Map
4. Resolution

MATERIALS LEGEND








SYMBOL	DESCRIPTION	DETAIL
	1 CONCRETE PAVEMENT, CITY OF SACRAMENTO STANDARD SIDEWALK	S.C.D.
	2 PERMEABLE PAVERS	7/L-5
	3 CONCRETE FLUSH CURB	1/L-6 AND 4/L-5
	4 DECOMPOSED GRANITE TO MATCH EXISTING	2/L-6
	5 STEEL LANDSCAPE EDGE	3/L-6
	6 PATIO RAILING	1/L-5
	7 CUSTOM METAL PLANTER	3/L-11
	8 BIKE RACK	5/L-5 AND 6/L-5
	9 PLANTING AREA, SHRUBS AND GROUNDCOVER	
	10 MULCH	
	11 CREATIVE CROSSWALK (SEPARATE FUTURE SUBMITTAL)	
	12 INTERSECTION GROUND ARTWORK (SEPARATE FUTURE SUBMITTAL)	

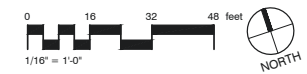
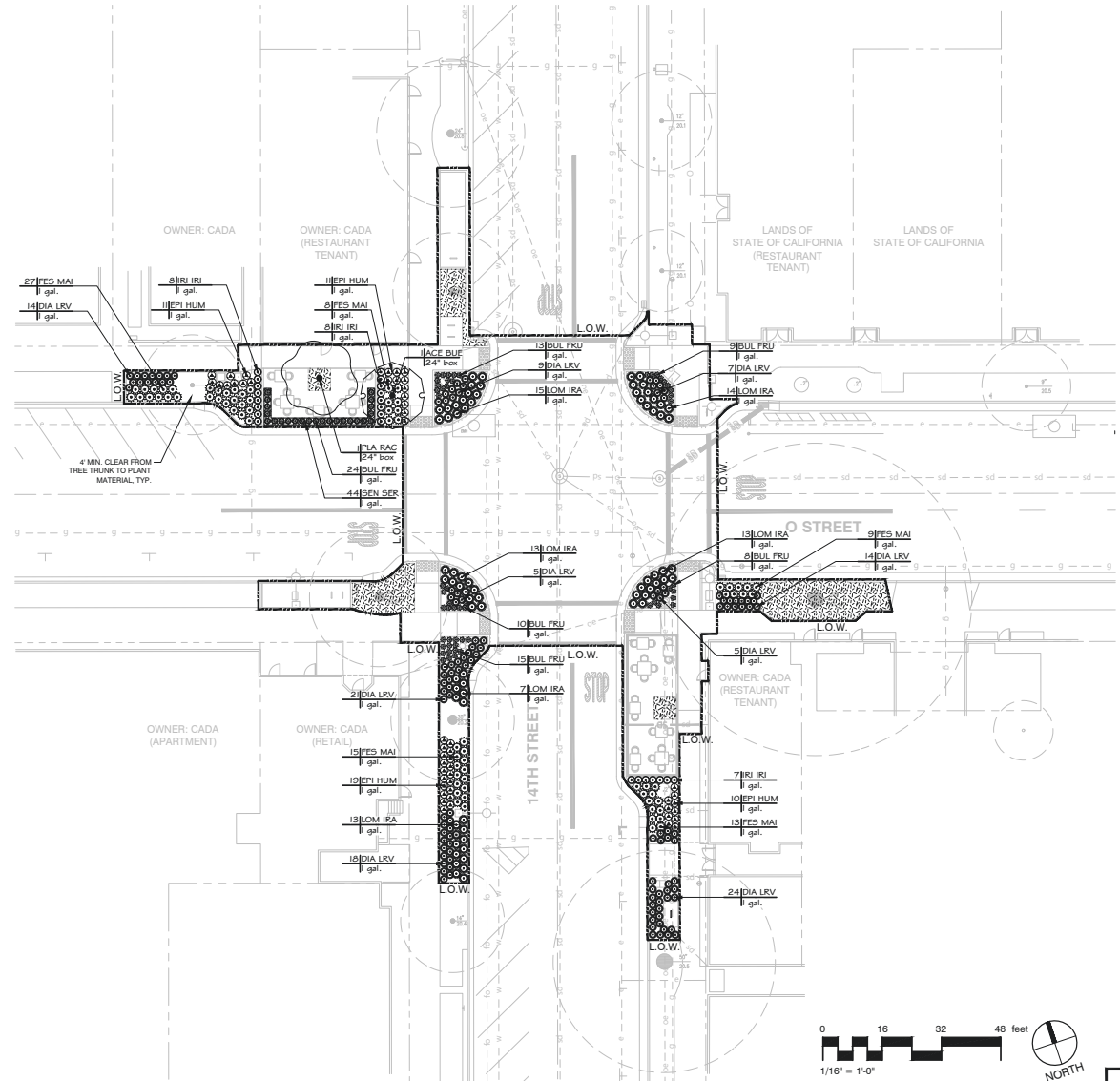


SEE SHEET L-1 FOR LAYOUT AND MATERIALS NOTES AND LEGEND

REVISIONS				BENCH MARK	ELEV. 18.640 FT	FIELD BOOK	CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS					OFFSITE IMPROVEMENT PLANS FOR 14TH AND O STREET IMPROVEMENTS 14TH STREET & O STREET CITY OF SACRAMENTO				SHEET 14 OF 24
NO.	DESCRIPTION	DATE	BY				DESCRIPTION	SCALE	DRAWN BY: KLM	DESIGN BY: KG		CHECKED BY: KG	OVERALL MATERIALS PLAN			
△				CITY OF SACRAMENTO BENCHMARK 297-CSE			HORIZ. _____	R.L.A. 6175 DATE 03/24/23	R.L.A. 6175 DATE 03/24/23							
△				NAVD88 ELEVATION 18.640 FT			VERT. _____									
△				ULT. NAIL ON LIGHT BASE LOCATED AT THE SOUTHWESTERN CORNER OF 14TH STREET AND O STREET												

PLANTING LEGEND

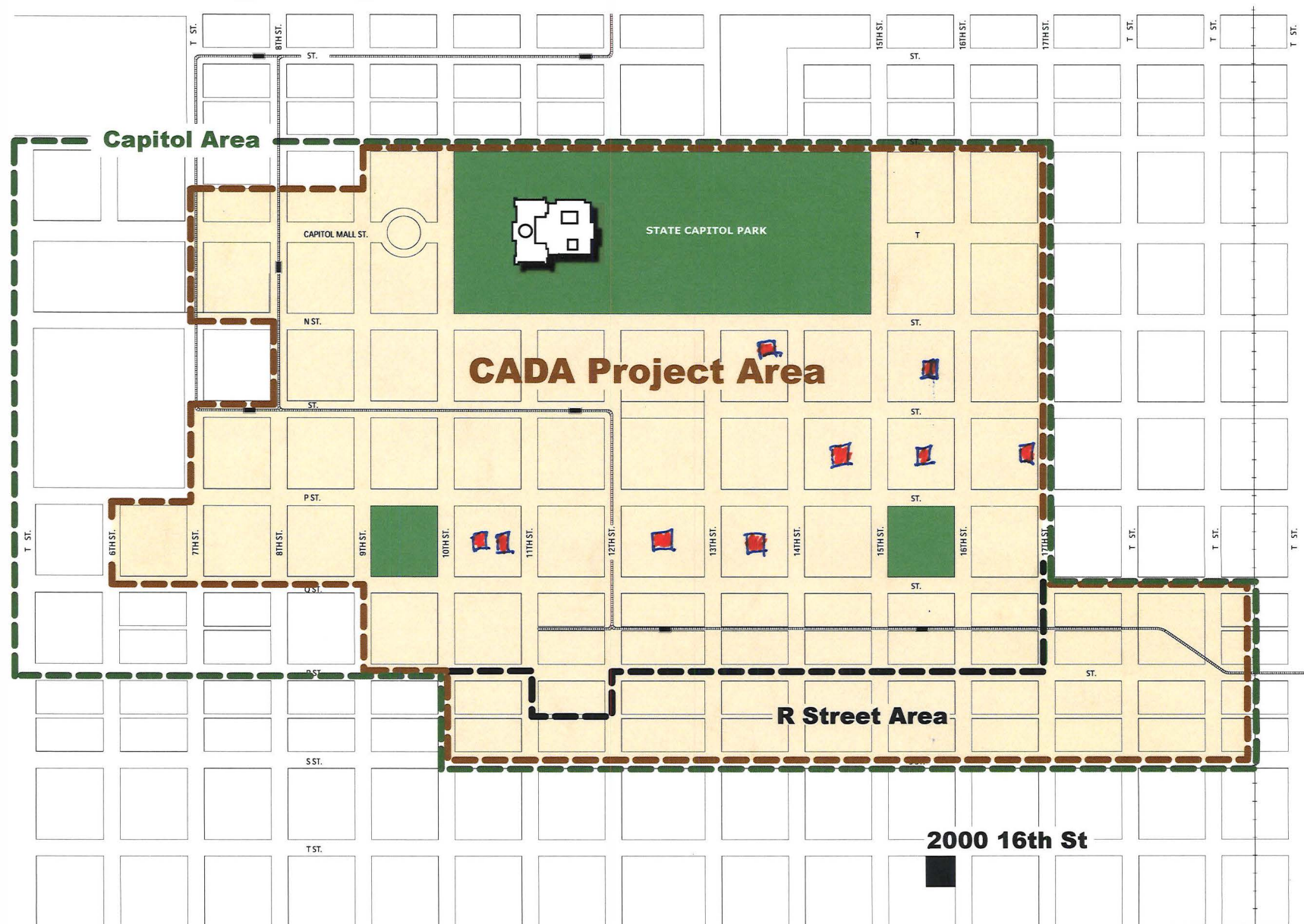
TREES	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	WATER USE	QTY
	ACE BUE	Acer buergerianum / Trident Maple	24" box	Per plan	Med	1
	PLA RAC	Platanus racemosa / California Sycamore	24" box	Per plan	Med	1
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	WATER USE	QTY
	DIA LRV	Dianella revoluta "DR5007" / Little Rev™ Flax Lily	1 gal.	24" O.C.	Low	124
	EPI HUM	Epilobium canum / California Fuchsia	1 gal.	24" O.C.	Low	49
GRASSES/GRASS-LIKE	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	WATER USE	QTY
	FES MAI	Festuca mairei / Atlas Fescue	1 gal.	30" O.C.	Low	72
	LOM IRA	Lomandra longifolia "Breeze" / Breeze™ Mat Rush	1 gal.	30" O.C.	Low	75
GROUND COVER	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	WATER USE	QTY
	BUL FRU	Bulbine frutescens / Bulbine	1 gal.	18" O.C.	Low	79
	IRI IRI	Iris douglasiana / Douglas Iris	1 gal.	24" O.C.	Low	23
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	WATER USE	QTY
	SEN SER	Senecio serpens / Blue Chalksticks	1 gal.	12" O.C.	Low	44
	MULCH					
	EXISTING TREE TO REMAIN					



SEE SHEET L-10 FOR PLANTING NOTES AND LEGEND

REVISIONS				BENCH MARK		FIELD BOOK		CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS				OFFSITE IMPROVEMENT PLANS FOR 14TH AND O STREET IMPROVEMENTS CITY OF SACRAMENTO		PLANTING PLAN		L-11	
NO.	DESCRIPTION	DATE	BY	DESCRIPTION	ELEV.	DESCRIPTION	SCALE	DRAWN BY:	DESIGN BY:	CHECKED BY:	DATE	DATE	DATE	DATE	DATE	DATE	SHEET
1				NAVIG88 ELEVATION 18.640 FT	18.640	NAVIG88 ELEVATION 18.640 FT	1/16" = 1'-0"	KLM	KG	KG	03/24/23	03/24/23	03/24/23	03/24/23	03/24/23	03/24/23	23
2				HLT NAIL ON LIGHT BASE LOCATED AT THE SOUTHWESTERN CORNER OF 14TH STREET AND O STREET		HLT NAIL ON LIGHT BASE LOCATED AT THE SOUTHWESTERN CORNER OF 14TH STREET AND O STREET											OF
3																	24

Exisiting Project Areas in Relation to Future Site



Boundaries for the State's Capitol Area. The Capitol Area Plan (CAP) (GC 8160-8169.6) is the official state master plan for development within the Central City and is a guide for future state policy in the locating of state buildings and other facilities in the Metropolitan Area.

Boundaries of CADA's Project Area including R Street Area. CADA develops residential and retail projects in this area as governed by the CAP and Government Code 8180-8194.



RESOLUTION NO. 23 - 12

Adopted by the Capitol Area Development Authority (CADA)

April 14, 2023

RESOLUTION AUTHORIZING STAFF TO SUBMIT A PROPOSAL TO THE CLEAN CALIFORNIA PROGRAM AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR

THE ENVISION O STREET STREETSCAPE IMPROVEMENTS AND LITTER ABATEMENT PROJECT – PHASE I

WHEREAS, in April 2020, the Board provided its review and acceptance of the Envision O Street Plan;

WHEREAS, in October 2020, in furtherance of the Envision O Street Plan, CADA entered into contracts with Atlas Lab and with Miridae to prepare schematic-level design drawings for the 900 block of O Street;

WHEREAS, Atlas Lab, Miridae and Cartwright NorCal in 2022 completed 90%-level construction drawings for streetscape improvements to 900 Block of O Street and CADA submitted them to the City of Sacramento in 2023 for permit review and the permit review is nearing completion;

WHEREAS, CADA in 2023 engaged Atlas Lab and Cartwright NorCal to prepare 100%-level construction drawings for streetscape improvements to the 14th and O Street intersection and will shortly submit them to the City for permit review;

WHEREAS, the 900 block and 14th and O Street streetscape improvements and associated litter abatement efforts constitute Phase I of the Envision O Street Streetscape Program and require grant funding support in order to be implemented;

WHEREAS, the California Department of Transportation (Caltrans) has invited grant proposals for streetscape and litter abatement projects under its Clean California Program and requires that agencies secure governing body resolutions authorizing submission of grant proposals as part of the application process;

WHEREAS, the Board of Directors of the Capitol Area Development Authority is eligible to receive State funding for certain transportation related work through the California Department of Transportation;

WHEREAS, a Restricted Grant Agreement is required to be executed with the California Department of Transportation before such funds can be claimed through the Clean California Local Grant Program; and

WHEREAS, the Board of Directors wishes to delegate authorization to execute these agreements and any amendments thereto to CADA's Executive Director.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Capitol Area Development Authority that it: 1) authorizes the Executive Director, or her designee, to submit a grant application to Caltrans for the Envision O Street Streetscape and Litter Abatement Program - Phase I for an amount up to \$2,500,000; and 2) authorizes the Executive Director to sign and enter into a contract and all necessary grant documents with Caltrans on behalf of the Capitol Area Development Authority, including any Restricted Grant Agreements and any amendments thereto with the California Department of Transportation.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

APPROVED AND PASSED this 14th day of April, 2023



April 7, 2023

TO: CADA Board of Directors

SUBJECT: April 14, 2023 Board Meeting
AGENDA ITEM 6
ROOF REPLACEMENT PROJECT – SPRING 2023 (1220 P STREET, 1615 P STREET AND 1619 Q STREET)

CONTACT PERSON: Frank Czajka, Construction Manager
Russ Juneau, Facility Maintenance Manager

RECOMMENDATION

Staff recommends the Board adopt a resolution authorizing the Executive Director to enter into a construction contract for the Roof Replacement Project – Spring 2023 at 1220 P Street, 1615 P Street and 1619 Q Street with Clark Roofing, Inc. in the amount of \$139,500.00.

BACKGROUND

The three buildings included in this project currently have aging roofs that were identified in CADA's 2021/22 roof survey as needing to be replaced. The buildings are located at 1220 P Street, 1615 P Street and 1619 Q Street. The roofs are in excess of 20 years old. During the past couple of rainy seasons staff has received calls about leaks in residents' units and in common areas of the buildings. CADA's maintenance staff addressed the problems temporarily by hiring a roof repair contractor to patch holes to stop the leaks. Now that the rainy season is concluding, the time to replace the roofs has arrived.

Staff solicited bids for this roof replacement project through CADA's formal bidding process. The bid package was released on March 2, 2023. The project scope of work calls for contractors to replace existing, aged, and leaking roofs using Tremco roofing materials, which are high-quality, durable products. The contractor who will install the new roof systems is a certified installer of Tremco roofing materials. The contractor will be using an approach that will minimize inconvenience to tenants. CADA has used this particular system successfully on multiple recent projects.

The mandatory Pre-Bid Job Walk was held on March 16, 2023 at 10:00 a.m., and was attended by six roofing contracting companies (See **Attachment 1**, Walk-Thru Sign-in Sheet). Four bid submissions were received on the due date of March 24, 2023 at 2:00 p.m. (See **Attachment 2**, Bid Tabulation Form). They were:

1. **Best Contracting Services, Inc.** submitted a bid of **\$596,736.00**,
2. **California Single-Ply Inc.** submitted a bid of **\$198,300.00**,
3. **King's Roofing** submitted a bid of **\$162,500.00**, and
4. **Clark Roofing, Inc.** submitted a bid of **\$139,500.00**

CADA staff determined that Clark Roofing the lowest responsive, responsible bid following a review of the bid submissions. Accordingly, staff recommends the Board authorize the Executive Director to enter into a construction contract with **Clark Roofing, Inc.** for the amount of **\$139,500.00**.

If the Board approves this recommendation, staff will issue a notice of award to **Clark Roofing, Inc.** immediately. The work should commence by May 15, 2023 and take approximately 60 working days to complete.

The approval will allow CADA to move forward with the Roof Replacement Project and allow our tenants to live in upgraded buildings where they will not be continually inconvenienced by leaks when it rains. This approval will also advance CADA's energy conservation objectives by replacing the existing roofs with new roofing materials that will more effectively reflect UV light, thereby reducing the buildings' heat gain. This will also make the upper floor apartments in the buildings more comfortable, which will become increasingly important as Sacramento's average summertime temperatures continue to rise.

POLICY

This item comes before the Board because the contract award amount exceeds the \$50,000 contract approval authority of the Executive Director. Construction contracts in excess of \$50,000 must be formally bid in accordance with CADA Contract Policy, and authorization for a contract award must be granted by the Board of Directors.

FINANCIAL IMPACTS

Work under this contract will be performed using funds allocated in the Capital Investment Program (CIP) budget. The C23 FY 22/23 Major Construction CIP budget, which was adopted by the Board in June 2022, contains a total of \$176,000.00 for these roof replacements.

ENVIRONMENTAL REVIEW

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

STRATEGIC PLAN

The proposed action addresses the following 2022-2026 CADA Strategic Plan goal: "Provide Superior Property Management."

CONTRACT AWARD CONSIDERATIONS

Construction contracts that will be executed to carry out work under the Capital Investment Program are bid and awarded in accordance with CADA's Contract Policy and Outreach Procedures. If construction contract change orders are needed, CADA's contract policy allows the Executive Director to approve them in the cumulative amount of \$25,000 or 20% of the base contract amount, whichever is greater.

Attachments:

1. Job Walk Sign-in Sheet
2. Bid Tabulation Form
3. Resolution



PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.

The preferred method of contact is email, so be sure to include the email contact information and provide a business card.

CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET

Roof Replacement Project – 1615 P Street, 1619 Q Street, & 1220 P Street, Sacramento

Job Walk Date: Thursday, March 16, 2023 @ 10:00 a.m. @ 1615 P Street, Sacramento

Bid Due Date: Friday, March 24, 2023 @ 2:00 p.m. @ 1522 14th Street, Sacramento – tgandara@cadanet.org

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	DON METZGER - TREMCO 1205 HAVENHILL CT ROSEVILLE, CA 95661	VENDOR	916 871 4076	DMETZGER@ TREMCOIDC.COM	D. Metz 3/16/23
2.	Edward Walker 6963 Power Inn Rd Sac		209 595 9902	Daryl @ Kingsroofing.net	Edward Walker 3/16/22
3.	Jose Vega 2420 Sand Creek Rd, Brentwood B&M Tear off	C-39	(925) 628 3866	Jose@bmttearoff.com	Jose Vega 3-16-23
4.	Hector Cortez - Compliance Bay Area Roofers & Water Proofs 2840 El Centro Soc. 95733	—	408.591.5164	H-cortez@aollook.com	Hector 3.16.23
5.					
6.					
7.					

see second page



PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.

The preferred method of contact is email, so be sure to include the email contact information and provide a business card.

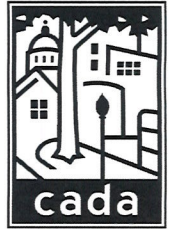
CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET

Roof Replacement Project – 1615 P Street, 1619 Q Street, & 1220 P Street, Sacramento

Job Walk Date: Thursday, March 16, 2023 @ 10:00 a.m. @ 1615 P Street, Sacramento

Bid Due Date: Friday, March 24, 2023 @ 2:00 p.m. @ 1522 14th Street, Sacramento – tgandara@cadanet.org

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
5.	D7 Roofing 2851 Gold Tailings Ct Rancho Cordova 95670	C39 746471	916 825 4553	mwilson@ D7roofing.com	Mahler 3-16-23
6.	California Single Ply, Inc. 1013 Nichols Drive Rocklin, CA 95765	B, C39	(916) 872-7497	Jmahler@surwest.net	Jmahler 3-16-23
7.	Best Contracting Services, Inc. 4301 Bettencourt Way, Union City, CA	C-39 456263	510-953-0790	estimating@ bestcontracting.com	Justin 3-16-23
8.	Destin Tabatt Clark Roofing Inc 2076 Acoma St	C-39 461137	916 929-3311	dtabatt@ clarkroofinginc.com	Destin Tabatt 3-16-23
9.					



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: Roof Replacement Project – 1615 P Street, 1619 Q Street, and 1220 P Street, Sacramento

Job Walk: Thursday, March 16, 2023 @ 10:00 a.m. @ 1615 P Street, Sacramento

Bid Opening: Friday, March 26, 2023 @ 2:00 p.m. @ 1522 14th Street, Sacramento

	Name of Company	Bid
1.	Best Contracting Services, Inc.	\$596,736.00
2.	King's Roofing	\$162,500.00
3.	Clark Roofing, Inc	\$139,500.00
4.	California Single-Ply Inc	\$198,300.00
5.		
6.		
7.		
8.		
9.		
10.		

Verified: 3-24-23

Date


Signature


Signature

RESOLUTION NO. 23 - 13

Adopted by the Capitol Area Development Authority

April 14, 2023

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
CONSTRUCTION CONTRACT FOR THE ROOF REPLACEMENT PROJECT – SPRING 2023
(MULTIPLE LOCATIONS)**

WHEREAS, CADA conducted a formal bid process for the Roof Replacement Project – Spring 2023 for the following addresses: 1220 P Street, 1615 P Street and 1619 Q Street.

WHEREAS, Clark Roofing, Inc. was the lowest responsive, responsible bidder with a bid of \$139,500.00 and has advised CADA of its interest in being awarded the contract and completing the work.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract with Clark Roofing, Inc. in the amount of \$139,500.00.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors



April 7, 2023

TO: Board of Directors

**SUBJECT: April 14, 2023, Board Meeting
AGENDA ITEM 7**

**RATIFICATION OF CHANGE ORDER TO BUSKIRK CONSTRUCTION
CONTRACT C22-008 (Various CADA Locations)**

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 a change order to the maintenance contract C22-008 with Buskirk Construction Inc. in the amount of \$1,629.38, for tenant improvement construction work performed at the Bagel Time/Café Xocolatl space, located at 1607 10th Street, bringing the total contract amount to \$51,129.38.

BACKGROUND

CADA awarded a contract to Buskirk Construction Inc. in July 2022, in the amount of \$49,500 for General Construction Services. The contract was extended to include FY 2023. A tenant, Bagel Time, ceased operations and vacated the commercial space at 1607 10th Street. Demolition work was required to prepare for a potential new tenant. Buskirk submitted a proposal of \$24,900.00 for the demolition work in the commercial space, to be performed under its maintenance contract. As the demolition work was nearing completion, a new tenant signed a lease for the space and asked for some improvements to the space. Buskirk submitted a proposal for \$24,600.00 for the improvements and CADA selected it to complete the additional work, which included electrical re-wiring, plumbing and other tasks. As the project progressed, the tenant asked for some additional electrical work. The final invoice for the improvement work was \$26,229.38. This additional work increased the total for the contracted demolition and improvements work over Buskirk's contract amount by \$1,629.38. The contractor has requested a change order to its contract so CADA can pay this additional amount.

POLICY

This item comes before the Board because with the requested change order the current contract amount will exceed the \$50,000 contract approval authority of the Executive Director.

STRATEGIC PLAN

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

FINANCIAL IMPACTS

The Buskirk maintenance contract of \$49,500.00 was initially approved by the board in June 2021 in the FY 2021-22 Maintenance budget, with the option to extend for an additional year, FY 2022-23. Any amount that exceeds the Maintenance budget will be taken from the Contingency budget of the FY 2023 budget.

ENVIRONMENTAL ISSUES

This item does not require CEQA review or certification.

CONTRACT AWARD POLICY

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

Attachments:

1. Resolution

RESOLUTION NO. 23- 14

Adopted by the Capitol Area Development Authority

April 14, 2023

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CHANGE ORDER TO CONTRACT C22-008 WITH BUSKIRK CONSTRUCTION FOR WORK AT 1607 10TH STREET

WHEREAS, in July 2021 the Board authorized the Executive Director to enter into a \$49,500 annual maintenance contract with Buskirk Construction Inc, with the option of for a one-year extension; and

WHEREAS, CADA directed Buskirk Construction to completion demolition and tenant improvements at 1607 10th Street to prepare the space for a new tenant, Café Xocolatl; and

WHEREAS, the contractor has requested that CADA approve a \$1,629.38 change order to complete additional electrical work in the space, which will bring the value of the contract to \$51,129.38; and

WHEREAS, the new contract amount exceeds the Executive Director's \$50,000 contract approval authority limit; and

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

1. That the Executive Director is authorized to enter into Change Order #1 with Buskirk Construction Inc. in the amount of \$1,629.38, bringing the total contract amount to \$51,129.38.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

FEBRUARY OMBUDSMAN REPORT – 2023

DATE	RESIDENT CONTACT INFO	PROBLEM/OUTCOME/STAFF INVOLVED	TIME/ MINUTES
2/24/23	██████████ 1619 Q Street ██████████	Had call from Marc regarding on gong dispute with this resident. Brief summary is that the resident made complaint about a harassing neighbor and then seemed to put that aside and complain about another tenant smoking in a no smoking building. This is affecting her health and she wants something done about it, has requested a reasonable accommodation and wants to be relocated. CADA has requested verification from her Doctor but it has never been received. Also, CADA has offered another unit which would be approximately \$200 more a month and availability of another unit which is located in a newly renovated building and is about the same rent. The tenant declined the more expensive apartment and would not fill out the required application information for the renovated apartment. In the meanwhile CADA has located the tenant who has been in non-compliance regarding the no-smoking rule. The tenant was warned but did not cease smoking. His termination paperwork has been sent to CADA'S legal department. At this point I have not spoken to the tenant (have left message for call back) and have received copies of letters sent to the tenant and a letter from the tenant. Follow up will be in March report.	45
		Total Case Time	45
		Write up of issues	15
		Total Minutes	60
		Total Hours (\$150 per hour—in 15 minute increments)	\$150.00

APARTMENT STATUS REPORT (Month-ending February 28, 2023)	Current Month- End	Previous Month- End	Previous Year Month- End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	2/24/23	1/27/23	2/28/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
Total Units	721	721	721	721	721	721
Occupied	667	659	671	663	668	665
Percentage Occupied*	93%	91%	93%	92%	93%	92%
Percentage Leased*	97%	97%	95%	97%	96%	96%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	2/24/23	1/27/23	2/28/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
Vacant	54	62	50	58	54	56
Vacant: Pre-leased Units	14	17	4	16	10	12
Vacant: Unrentable Units (repairs, temp tsf's, etc.)	16	20	8	18	14	12
Vacant: Units Available to Rent	24	25	38	25	29	32
CURRENT MONTH STATUS - ON NOTICE UNITS	2/24/23	1/27/23	2/28/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
On-Notice: Units to vacate within 30 days	11	5	8	8	10	9
On-Notice: Pre-leased Units	0	0	0	0	0	0
On-Notice: Unrentable Units (repairs, etc.)	0	0	0	0	1	1
On Notice: Units Available to Rent	11	5	8	8	9	8
Total Units Available to rent (Vacant & On Notice)	35	30	46	33	38	41
CURRENT MONTH ACTIVITY - TOTAL	2/24/23	1/27/23	2/28/22	2023 YTD	2022 YTD	2021 YTD
# of Move-Outs / % of Total Units	9	8	9	2%	16%	19%
# of Move-Ins / % of Total Units	17	9	13	4%	16%	18%
# of New Rentals	19	13	13	32	170	168
# of 30-Day Notices Received / % of Total Units	16	4	9	3%	18%	19%
# of Units brought to market / % of Move-Outs	15	17	6	188%	94%	85%
# of Rentals Canceled or Denied / % of Rentals	5	1	6	19%	38%	30%
# of Notices Canceled / % of Notices Received	1	0	0	5%	5%	6%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	2/24/23	1/27/23	2/28/22	2023 YTD %	2022 YTD %	2021 YTD %
Asked to move by CADA	0	0	1	0%	9%	2%
Bought a house	0	1	0	6%	6%	7%
Deceased	0	0	0	0%	10%	3%
Dissatisfied (unable to resolve)	1	1	0	12%	1%	6%
Employment/education related	0	1	1	6%	2%	15%
Financial	0	0	0	0%	4%	11%
Illness/ health/ personal	0	1	1	6%	14%	6%
Moving out of the area	2	1	4	18%	18%	14%
Desire larger/smaller apt or house (incl. change in hh size)	0	0	0	0%	8%	9%
Need amenity not offered / not currently available	0	0	0	0%	1%	2%
Moved with no notice/Unknown	0	3	0	18%	14%	1%
Transferred to another CADA apartment	6	0	2	35%	14%	21%
Other / ("Covid-related" as of Aug 2020)	0	0	0	0%	0%	2%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0%	0%	0%
TOTAL	9	8	9	100%	100%	100%
Average length (years) of Occupancy (YTD):				4.8	4.3	4.9

APARTMENT STATUS REPORT (Month-ending March 31, 2023)	Current Month-End	Previous Month- End	Previous Year Month-End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	3/31/23	2/24/23	3/31/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
Total Units	779	721	721	740	721	721
Occupied	722	667	667	683	668	665
Percentage Occupied*	93%	93%	93%	92%	93%	92%
Percentage Leased*	96%	97%	95%	96%	96%	96%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	3/31/23	2/24/23	3/31/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
Vacant	57	54	54	58	54	56
Vacant: Pre-leased Units	3	14	11	11	10	12
Vacant: Unrentable Units (repairs, temp tsf's, etc.)	19	16	8	18	14	12
Vacant: Units Available to Rent	35	24	35	28	29	32
CURRENT MONTH STATUS - ON NOTICE UNITS	3/31/23	2/24/23	3/31/22	2023 Monthly Average	2022 Monthly Average	2021 Monthly Average
On-Notice: Units to vacate within 30 days	5	11	10	7	10	9
On-Notice: Pre-leased Units	0	0	0	0	0	0
On-Notice: Unrentable Units (repairs, etc.)	0	0	0	0	1	1
On Notice: Units Available to Rent	5	11	10	7	9	8
Total Units Available to rent (Vacant & On Notice)	40	35	45	35	38	41
CURRENT MONTH ACTIVITY - TOTAL	3/31/23	2/24/23	3/31/22	2023 YTD	2022 YTD	2021 YTD
# of Move-Outs / % of Total Units	17	9	9	5%	16%	19%
# of Move-Ins / % of Total Units	72	17	5	14%	16%	18%
# of New Rentals	61	19	21	93	170	168
# of 30-Day Notices Received / % of Total Units	12	16	11	4%	18%	19%
# of Units brought to market / % of Move-Outs	18	15	13	147%	94%	85%
# of Rentals Canceled or Denied / % of Rentals	2	5	10	9%	38%	30%
# of Notices Canceled / % of Notices Received	1	1	0	6%	5%	6%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	3/31/23	2/24/23	3/31/22	2023 YTD %	2022 YTD %	2021 YTD %
Asked to move by CADA	1	0	2	3%	9%	2%
Bought a house	0	0	0	3%	6%	7%
Deceased	0	0	1	0%	10%	3%
Dissatisfied (unable to resolve)	1	1	0	9%	1%	6%
Employment/education related	3	0	0	12%	2%	15%
Financial	1	0	0	3%	4%	11%
Illness/ health/ personal	1	0	0	6%	14%	6%
Moving out of the area	0	2	3	9%	18%	14%
Desire larger/smaller apt or house (incl. change in hh size)	0	0	0	0%	8%	9%
Need amenity not offered / not currently available	5	0	0	15%	1%	2%
Moved with no notice/Unknown	4	0	3	21%	14%	1%
Transferred to another CADA apartment	1	6	0	21%	14%	21%
Other / ("Covid-related" as of Aug 2020)	0	0	0	0%	0%	2%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0%	0%	0%
TOTAL	17	9	9	100%	100%	100%
Average length (years) of Occupancy (YTD):				4.1	4.3	4.9

CADA AFFORDABLE HOUSING STATISTICS: February 28, 2023	CADA Rent- Assisted	Other / Additional Assisted Units	Total Assisted Units	Market- Rate Units	Total Units
Scattered Site Units:	40	45	85	498	583
Undersubscribed:			12	-12	
Special Management Units:	99	0	99	39	138
17th Street Commons	12	0	12	17	29
Somerset Parkside	26	0	26	0	26
Biele Place	34	0	34	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	15	0	15	1	16
Undersubscribed:					
TOTAL CADA-MANAGED UNITS:	139	45	184	537	721
MANAGED AFFORDABLE/MARKET %:			26%		
CADA-DEVELOPED RENT ASSISTED UNITS	Tax Credit	Other	Total Affordable Units	Market Units	Total Units
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
The Terraces	0	60	60	0	60
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	0	0	7	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	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
TOTAL CADA-DEVELOPED UNITS:	49	168	217	715	932
DEVELOPED AFFORDABLE/MARKET%			23%	77%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-MANAGED UNITS:	139	45	184	537	721
CADA-DEVELOPED UNITS:	49	168	217	715	932
TOTAL CADA UNITS:	188	213	401	1252	1653
TOTAL AFFORDABLE/MARKET%			24.26%	76%	100%

CADA AFFORDABLE HOUSING STATISTICS: March 31, 2023	CADA Rent-Assisted	Other / Additional Assisted Units	Total Assisted Units	Market-Rate Units	Total Units
Scattered Site Units:	40	45	85	498	583
Special Management Units:	156	0	156	40	196
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
Sonrisa/1322 O St Investors LP	57	0	57	1	58
TOTAL CADA-MANAGED UNITS:	196	45	241	538	779
MANAGED AFFORDABLE/MARKET %:			31%		
CADA-DEVELOPED RENT ASSISTED UNITS	Tax Credit	Other	Total Affordable Units	Market Units	Total Units
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
The Terraces	0	60	60	0	60
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	0	0	7	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	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
TOTAL CADA-DEVELOPED UNITS:	49	168	217	715	932
DEVELOPED AFFORDABLE/MARKET%			23%	77%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-MANAGED UNITS:	196	45	241	538	779
CADA-DEVELOPED UNITS:	49	168	217	715	932
TOTAL CADA UNITS:	245	213	458	1253	1711
TOTAL AFFORDABLE/MARKET%			26.77%	73%	100%

**Capitol Area Development Authority
CADA Neighborhood Incident Report
March, 2023:**

Residential break-ins, vandalism, theft, disturbances:

- **3/04/23:** 1317 O St: Courtesy patrol received a call regarding an individual loitering on the property. Patrol arrived and asked the individual to leave the property which he did without incident.
- **3/09/23:** 1625 O St: Courtesy patrol received a call regarding an individual loitering on the property. Patrol arrived and searched the property and found the individual had already left the area.
- **3/15/23:** 1228 O St: Courtesy patrol received a call regarding an individual making noise in the carport. Patrol arrived to find someone not dressed going through the trash. Individual left when they saw the guard approaching.

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

- **3/3/23:** 1401 16th St: Enterprise rent a car: Courtesy patrol found an individual inside a van on-site that was unlocked. He was sitting in the van listening to music on his headphones. Patrol requested he exit the vehicle and leave the property which he did without incident.

Recap of Phone Calls to Lyons Security Service during the month of March, 2023:

There were 32 calls during the month of February, as follows:

20 calls were to report noise.

1 call was to report someone sleeping on a property.

7 calls were to report someone loitering on the property.

1 call was to report someone going through a dumpster.

1 call was to report someone smoking outside a building.

1 call was to report an intoxicated individual trying to enter a building.

1 call was to report someone parked in an assigned space.

CAPITOL AREA DEVELOPMENT AUTHORITY
FY 2022 - 2023
Contract Log as of 4/7/2023

Item 10 (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
3/16/2023	C23-089	Maintenance	Clark Roofing, Inc.	Roof Replacement	1424 P Street	\$5,000.00	41-C23-5820-C286-00-010.8
3/16/2023	C23-090	Consulting	Step Up on Second Street, Inc.	Client Support Services	Various Locations	\$40,000.00	10-001-4265 or 10-002-4265
3/17/2023	C23-091	Consulting	Unseen Heroes	Enterprise Site Activation Scoping/Design	1409 16th Street	\$4,500.00	10-003-4267
3/17/2023	C23-092	Consulting	MK Housing Compliance Solutions	Lease-Up for Sonrisa	1322 O Street	\$7,000.00	10-002-4265
4/5/2023	C22-008.1	Maintenance	Buskirk Construction	FY General Contractor - Extn - Change Order)	Various Locations	\$1,629.38	10-003-5240
4/7/2023	C23-093	Major Const	Clark Roofing, Inc.	Roof Replacements	1615 P, 1619 Q, & 1220 P Street	\$139,500.00	10-C23-5820-C234-24-007.3 10-C23-5820-C293-18-007.3 10-C23-5820-C281-07-007.3



April 7, 2023

TO: CADA Board of Directors

SUBJECT: **April 14, 2023 Board Meeting**
AGENDA ITEM 10 - TRANSMITTALS
(G) FINANCIAL REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2022

CONTACT PERSON: Noelle Mussen, Finance Director

Enclosed, for the quarter ending March 31, 2023, are the General Operations and Capital Investment Program (CIP) financial reports.

Financial Results

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Fav(Unfav) Variance</u>
GENERAL OPERATIONS (All Funds)				
Funding Sources	\$ 16,488,450	10,905,500	11,683,991	778,491
Operations Expenses	(16,113,735)	(11,222,842)	(10,830,896)	391,947
Operating results	374,715	(317,342)	853,095	1,170,438
Investment in Capital Investment Program	(1,960,003)	-	-	-
Utilization of Financial Resources				
- Available Fund Balance	1,585,862	-	-	-
- Contribution to Available Fund Balance	(574)	-	-	-
	1,585,288	-	-	-
Net Results	\$ -	\$ (317,342)	\$ 853,095	\$ 1,170,438

	<u>Budget</u>	<u>Actual</u>	<u>Remainder</u>
CAPITAL INVESTMENT PROGRAM			
Development Program - General Fund Projects			
Funding Sources	28,021,536	23,002,335	(5,019,201)
Uses of Funds	(28,021,536)	(19,086,997)	8,934,539
Net Results	\$ -	\$ 3,915,338	\$ 3,915,338
Bond Projects Only - Uses of Funds			
2020 Tax Allocation Bond Issue	\$ 30,000,000	\$ 5,400,100	\$ 24,599,900
Major Construction Program - Uses of Funds			
FY 20-21 CIP - General Fund Only	\$ (1,190,060)	\$ (423,047)	\$ 767,013
FY 21-22 CIP - General Fund Only	\$ (1,024,500)	\$ (157,852)	\$ 866,648
FY 22-23 CIP			
- General Fund	(1,637,500)	(11,805)	1,625,695
- Somerset Parkside	(167,000)	-	167,000
- Biele Place	(50,000)	(440)	49,560
- 17th Street Commons	(72,759)	-	72,759
- Fremont/Wishire	(383,100)	(2,912)	380,188
	\$ (2,310,359)	\$ (15,157)	\$ 2,295,202

GENERAL OPERATIONS

The results of General Operations through March 31, 2023 (**Attachment A**) show favorable budget variances – a total of \$1,170,437 consisting of \$778,491 in favorable variances in funding sources and \$391,946 in favorable variances in operating expenses.

General Operations Funding Sources reflects a net favorable variance of \$778,491. All Rental Revenue accounts are over budget by \$697,000, the rental concession accounts for Vacancy Loss, and Loss to Lease over budget by \$(578,000) for a total favorable variance with in the rental income accounts of \$119,000. Additionally, the overall favorable variance is increased by a favorable variance in Investment Income of \$266,000, and a favorable variance of \$401,000 in Tax Increment following receipt of a supplement payment in August 2022 and the first install in January 2023. The remaining accounts offset the variance for smaller net unfavorable variance of \$(7,000).

General Operations Operating Expenses increased the overall favorable variance by \$391,946. All major categories reflect favorable variances, with the exception of Debt Service. The overall variances and individual account variances is mostly due to the timing of expenses within each category including Debt Services.

CAPITAL INVESTMENT PROGRAM (CIP)

As a reminder, CIP programs are multi-year budgets reflecting the status of projects that are originally budgeted in a given fiscal year, but may take more than one fiscal year to complete. Because of budget restrictions relating to CADA's Special Management Funds, only the FY 22-23 Major Construction CIP Program includes results for those funds, in addition to the General Fund.

Development Projects

Attachments B provides the detailed results of CADA's Development CIP program for the quarter ending on March 31, 2023. Attachment B provides significant detail for active projects, on a project-by-project basis. This program consists of development projects specifically identified and budgeted for during fiscal years FY 04-05, FY 06-07, FY 07-08, FY 08-09, FY 09-10, FY 12-13, FY 14-15, FY 16-17, FY 17-18, FY 18-19, FY 19-20, FY 20-21, FY 21-22 and FY 22-23.

\$5 million in budgeted Funding Sources has not yet been received. Of these funding sources, \$642,000 represents General Operations contributions which will be funded in May, following receipt of tax increment installments. The remaining budget for Funding Sources relates to timing of Development Reserve Drawdowns and budgeted bond proceed transfers from the 2020 bond issue.

Approximately \$8 million of the Uses of Funds remains unexpended. The majority of these uses of funds are budgeted for the following:

- For R Street Development, there is \$139,000 in remaining budget, for other professional services and miscellaneous expenses.
- For the East End Gateway Site 5/6, there is \$64,000 in remaining budget, for various project expenditures for general pre-development expenses.
- For the R Street Streetscape project there is \$175,000 in remaining budget for the completion of site improvements and other R Street improvements.

- For the O Street Streetscape project, there is \$1.8 million in remaining budget mostly for planning expenses and additional site improvements funding through bond proceeds.
- For the 16th Street Streetscape project there is \$8,000 in remaining budget for maintenance of infrastructure improvements.
- For the Roosevelt Park project, there is \$89,000 in remaining budget for additional site improvements.
- Courtyard – Sonrisa, there is \$1.8 million in remaining budget for a project loan to complete project construction.
- For the 10th Street Commercial project, there is \$83,000 in remaining budget for site improvements along the streetscape.
- For the Dean building project, there is \$189,000 in remaining budget for HVAC improvements to the building.
- For the R St 900 Block improvement projects, there is \$522,000 budget for site improvements to the streetscape.
- For Site 21, there is \$462,000 in remaining budget for planning expenses and offsite Infrastructure improvements of \$400,000 to the site.
- For the 805 R Street project, there is a budget for CADA expenses and a budget for CACDC expenses and investment. For the CADA budget there is \$99,000 available for maintenance and deposition of the property. For the CACDC budget there is \$855,000 available investment in to the partnership for a new affordable housing project on the site.
- For the 2000 16th Street project, similar to the project above, there is a budget for CADA expenses and a budget for CACDC expenses and investment. For the CADA budget there is \$92,000 for miscellaneous expenses for the project. For the CACDC budget there is \$900,000 available investment in to the partnership for a new affordable housing project on the site.
- For the Art Exhibit at the 700 block of O Street, there is \$134,000 remaining budget for temporary art exhibits for the next 3 years.
- The remaining projects are either in the predevelopment phase or nearing completion.

Bond Projects

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

For the 2020 taxable proceeds there is remaining proceeds of \$24.5 million available. Currently, there is \$1 million budgeted for 805 R Street, \$1.8 is budgeted for the O Streetscape project and \$2.7 million budgeted for the Sonrisa project.

Major Construction Projects

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

The FY 20-21 Major Construction budget has \$767,000 remaining to be encumbered or expended out of the total \$1.2 million in budgeted projects. Of these remaining funds, the majority of funding is for windows, dry rot and various structural and stairway improvement projects. The FY 21-22 Major Construction budget has \$866,000 remaining in open projects out of a total budget of \$1 million, with the majority for commercial tenant improvements, windows, stairways and structural improvements projects to be completed in the next two years. The FY 22-23 Major Construction budget has \$2.2 remaining in open projects out of a total budget of \$2.3 million to be used over the next three years.

* * * *

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

Financial Report Enclosures:

Attachment A	General Operations
Attachment B	CIP – Development Program by Project - Active FY 04-05, FY 06-07, FY 07-08, FY 08-09, FY 09-10, FY 12-13, FY 14-15, FY 15-16, FY 16-17, FY 17-18, FY 18-19, FY 19-20, FY 20-21, FY 21-22 and FY 22-23
Attachment C	CIP – Bond Program by Project
Attachment D	CIP – Major Construction Program (including project type)

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS - General Operations - Consolidated
From 7/1/2022 Through 3/31/2023

Attachment A

	<u>Budget-Annual</u>	<u>YTD Budget</u>	<u>YTD Year Actual</u>	<u>YTD Variance</u>
FUNDING SOURCES of General Operations				
Rental Income				
Parking	276,700.00	207,522.00	232,100.00	24,578.00
Ground Lease Revenue	156,000.00	117,000.00	165,843.00	48,843.00
Residential Rental Revenue	10,629,000.00	7,971,741.00	8,527,822.00	556,081.00
Commercial Rental Revenue	515,000.00	386,253.00	432,339.00	46,086.00
Coin Op Laundry Revenue	35,800.00	26,856.00	16,595.00	(10,261.00)
Rental Vacancy Loss	(894,000.00)	(670,491.00)	(954,189.00)	(283,698.00)
Low Income Subsidy	(795,000.00)	(596,241.00)	(574,725.00)	21,516.00
Loss to Lease	(1,269,100.00)	(951,822.00)	(1,246,247.00)	(294,425.00)
Forfeited Security Deposits	2,100.00	1,575.00	-	(1,575.00)
Bad Debt Recovery	500.00	378.00	-	(378.00)
Misc Current Svcs - Mgmt Fees	105,000.00	78,750.00	78,750.00	-
Misc Current Svcs - Salaries	152,850.00	114,651.00	114,651.00	-
Total Rental Income	8,914,850.00	6,686,172.00	6,792,939.00	106,767.00
Tax Increment Revenue				
Tax Increment Revenue	7,125,000.00	3,918,750.00	4,319,924.00	401,174.00
Total Tax Increment Revenue	7,125,000.00	3,918,750.00	4,319,924.00	401,174.00
Interest and Other Investment Income				
Interest Income on Investments with City	207,500.00	135,756.00	225,587.00	89,831.00
Interest Income-Reserve Allocation	(2,000.00)	-	-	-
Interest Income - Pool A Tax Exempt	-	-	424.00	424.00
Interest Income - Pool A Taxable Bond	210,000.00	140,000.00	315,882.00	175,882.00
Total Interest and Other Investment Income	415,500.00	275,756.00	541,894.00	266,138.00
Miscellaneous Revenue				
Miscellaneous Income	33,100.00	24,822.00	39,985.00	15,163.00
Allowance for Uncollectibles	-	-	(10,751.00)	(10,751.00)
Total Miscellaneous Revenue	33,100.00	24,822.00	29,234.00	4,412.00
Total FUNDING SOURCES of General Operations	16,488,450.00	10,905,500.00	11,683,991.00	778,491.00

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS - General Operations - Consolidated
From 7/1/2022 Through 3/31/2023

Attachment A

General Operations EXPENSE

Employee Services & Benefits

Special Management Salaries	(179,682.00)	(134,775.00)	(20,543.00)	114,232.00
Salaries	(3,056,000.00)	(2,303,244.00)	(2,402,609.00)	(99,365.00)
Employee Recognition	(37,000.00)	(27,747.00)	(46,898.00)	(19,151.00)
Social Security/Medicare	(44,600.00)	(33,453.00)	(34,973.00)	(1,520.00)
Cafeteria Plan	(522,000.00)	(391,509.00)	(362,118.00)	29,391.00
Long Term Disability	(33,000.00)	(24,741.00)	(22,647.00)	2,094.00
State Unemployment	(11,000.00)	(8,244.00)	(8,289.00)	(45.00)
Workers Compensation	(86,500.00)	(64,872.00)	(50,581.00)	14,291.00
Life & AD&D Insurance	(12,500.00)	(9,378.00)	(10,135.00)	(757.00)
PERS Retirement	(745,000.00)	(558,747.00)	(526,602.00)	32,145.00
Post Retirement Health Benefit Contributions	(210,000.00)	-	-	-
Retiree Health Benefits	(160,000.00)	(119,997.00)	(126,392.00)	(6,395.00)
Employee Assist Program (EAP)	(2,350.00)	(1,764.00)	(1,226.00)	538.00
Total Employee Services & Benefits	(5,099,632.00)	(3,678,471.00)	(3,613,013.00)	65,458.00

Outside Services

Prop Mgmt Marketing - Sp Mgmt Credit	3,634.00	2,727.00	2,727.00	-
Marketing & Media	(25,000.00)	(18,747.00)	(16,711.00)	2,036.00
Property Management Marketing	(16,634.00)	(12,474.00)	(100.00)	12,374.00
Printing and Binding	(2,000.00)	(1,503.00)	(466.00)	1,037.00
Employment Recruitment & Notices	(2,000.00)	(1,503.00)	(29,211.00)	(27,708.00)
Legal Services	(184,980.00)	(123,560.00)	(249,644.00)	(126,084.00)
Accounting and Auditing	(52,850.00)	(50,356.00)	(60,600.00)	(10,244.00)
Community Activities	(35,000.00)	(26,253.00)	(12,455.00)	13,798.00
Document Storage & Destruction	(2,000.00)	(1,503.00)	(588.00)	915.00
Network Administration Services	(106,000.00)	(79,497.00)	(68,250.00)	11,247.00
Payroll Services	(10,000.00)	(7,497.00)	(9,071.00)	(1,574.00)
Banking & Investment Fees	(13,300.00)	(10,300.00)	(6,354.00)	3,946.00
Admin Other Professional Services	(67,500.00)	(50,625.00)	(7,650.00)	42,975.00
Prop Mgmt Other Professional Services	(60,000.00)	(56,250.00)	(7,507.00)	48,743.00
Asset Mgmt Other Professional Services	(72,000.00)	(54,000.00)	(28,193.00)	25,807.00
Courtesy Patrol	(141,596.00)	(106,200.00)	(84,005.00)	22,195.00
Courtesy Patrol-Sp Mgmt Credit	16,596.00	12,447.00	12,447.00	-
Insurance - Special Management	(113,000.00)	(103,494.00)	(94,245.00)	9,249.00
Insurance	(510,000.00)	(510,000.00)	(511,141.00)	(1,141.00)
Self-Insured Losses	(75,000.00)	(56,259.00)	(9,831.00)	46,428.00
Project Banking Fees	(21,000.00)	(16,500.00)	(14,125.00)	2,375.00
Admin Temporary Outside Svcs	(20,000.00)	(15,003.00)	(39,902.00)	(24,899.00)

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS - General Operations - Consolidated
From 7/1/2022 Through 3/31/2023

Attachment A

Temporary Outside Services	(240,000.00)	(180,000.00)	(176,049.00)	3,951.00
Eng/Arch-Miscellaneous	(39,000.00)	(29,250.00)	(3,000.00)	26,250.00
Legal - Dev Project Related	(30,000.00)	(20,000.00)	(6,820.00)	13,180.00
D&A Other Professional Services	(14,000.00)	(10,494.00)	(14,000.00)	(3,506.00)
Total Outside Services	(1,832,630.00)	(1,526,094.00)	(1,434,744.00)	91,350.00
Maintenance & Repair				
Emerg Relocation-Ops Related	(10,500.00)	(7,875.00)	(33,833.00)	(25,958.00)
Operation Location Improvements	(55,000.00)	(53,753.00)	(2,500.00)	51,253.00
Admin Office - General Maintenance	(27,800.00)	(20,853.00)	(26,664.00)	(5,811.00)
Maint Office Janitorial	(10,000.00)	(7,497.00)	(8,230.00)	(733.00)
Maint Office - General Maintenance	(10,000.00)	(7,497.00)	(6,937.00)	560.00
Equipment Rental Expense	(5,000.00)	(3,753.00)	(958.00)	2,795.00
Construction Mitigation Expense	(15,000.00)	(11,250.00)	(61.00)	11,189.00
Repair & Maint - Misc	(177,000.00)	(132,741.00)	(149,913.00)	(17,172.00)
Landscape-Sp Mgmt Credit	19,432.00	14,580.00	14,580.00	-
Travel-Fuel on CADA Vehicles	(19,000.00)	(14,247.00)	(11,493.00)	2,754.00
Travel-Maint Staff Reimburse	(14,000.00)	(10,503.00)	(6,399.00)	4,104.00
Travel-RSR Reimbursement	(2,000.00)	(1,503.00)	(237.00)	1,266.00
Elevator/Bldg Phone & Monitor Service	(6,000.00)	(4,500.00)	(4,163.00)	337.00
Service Contracts	(453,650.00)	(340,236.00)	(214,784.00)	125,452.00
State Fire Marshal	(50,000.00)	(37,503.00)	(720.00)	36,783.00
Flooring	(305,000.00)	(228,753.00)	(298,619.00)	(69,866.00)
Plumbing	(9,568.00)	(7,173.00)	(3,825.00)	3,348.00
Countertops/Cabinets	(57,500.00)	(43,128.00)	(6,494.00)	36,634.00
Landscaping	(265,003.00)	(198,756.00)	(255,197.00)	(56,441.00)
Pest Services	(56,200.00)	(42,147.00)	(31,060.00)	11,087.00
Permits and Fees	(4,500.00)	(3,375.00)	(3,087.00)	288.00
Painting & Decorating	(64,900.00)	(61,169.00)	(6,980.00)	54,189.00
Supplies	(27,000.00)	(20,241.00)	(5,098.00)	15,143.00
Vehicle Repair and Maint	(10,000.00)	(7,497.00)	(12,111.00)	(4,614.00)
Prop Mgmt Furn & Appliances	(101,500.00)	(76,131.00)	(87,413.00)	(11,282.00)
Building Supplies - Misc	(311,500.00)	(233,622.00)	(256,694.00)	(23,072.00)
Clothing and Uniforms	(5,500.00)	(4,122.00)	(5,284.00)	(1,162.00)
Maintenance Mach & Equip	(88,000.00)	(72,250.00)	(40,288.00)	31,962.00
Operating Budget Major Repairs	(15,000.00)	(11,250.00)	(5,000.00)	6,250.00
Total Maintenance & Repair	(2,156,689.00)	(1,648,745.00)	(1,469,462.00)	179,283.00

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS - General Operations - Consolidated
From 7/1/2022 Through 3/31/2023

Attachment A

Utilities				
Admin Office Utilities	(28,000.00)	(20,997.00)	(18,738.00)	2,259.00
Maint Office Utilities	(47,000.00)	(35,253.00)	(43,617.00)	(8,364.00)
Utilities-Garbage	(150,000.00)	(113,206.00)	(76,897.00)	36,309.00
Utilities-SMUD/Electricity	(152,000.00)	(102,244.00)	(101,077.00)	1,167.00
Utilities-PG&E/Gas	(316,300.00)	(211,364.00)	(261,878.00)	(50,514.00)
Utilities-Water/Sewer	(639,000.00)	(431,166.00)	(395,650.00)	35,516.00
Total Utilities	(1,332,300.00)	(914,230.00)	(897,857.00)	16,373.00
Overhead				
Postage and Deliveries	(3,000.00)	(2,250.00)	(5,408.00)	(3,158.00)
Telephone and Wireless Svcs	(30,000.00)	(22,500.00)	(9,702.00)	12,798.00
Cellular Phone Service	(40,000.00)	(29,997.00)	(31,701.00)	(1,704.00)
Internet Services	(26,000.00)	(19,503.00)	(5,273.00)	14,230.00
Admin Bldg Rent	(103,000.00)	(77,247.00)	(84,410.00)	(7,163.00)
Maint. Bldg Rent	(14,200.00)	(14,200.00)	-	14,200.00
Leased Facilities Rent	(24,000.00)	(18,000.00)	(19,000.00)	(1,000.00)
Equipment Rental Expense	(2,500.00)	(1,872.00)	(982.00)	890.00
Parking Program	(1,500.00)	(1,125.00)	-	1,125.00
JPA Board Expenses	(7,000.00)	(5,247.00)	(1,722.00)	3,525.00
Professional Organizations	(15,000.00)	(11,250.00)	(9,961.00)	1,289.00
Subscriptions	(2,000.00)	(1,503.00)	-	1,503.00
Education and Training	(24,000.00)	(18,000.00)	(12,542.00)	5,458.00
Management Fee	(104,220.00)	(78,165.00)	(78,165.00)	-
Transportation-Admin Staff	(2,000.00)	(1,503.00)	(1,734.00)	(231.00)
Resident Relations	(9,900.00)	(7,416.00)	(6,249.00)	1,167.00
Sp Mgmt Prop Taxes & Assessments	(10,750.00)	(8,073.00)	(4,677.00)	3,396.00
Property Taxes & Assessments	(122,100.00)	(122,100.00)	(121,818.00)	282.00
Hospitality	(1,500.00)	(1,125.00)	(52.00)	1,073.00
Office Supplies - General	(15,000.00)	(11,250.00)	(7,063.00)	4,187.00
Software	(80,000.00)	(60,003.00)	(90,328.00)	(30,325.00)
Computer Hardware	(50,000.00)	(37,503.00)	(27,740.00)	9,763.00
Admin Furn Mach & Equip	(16,000.00)	(11,997.00)	-	11,997.00
Safety - General Admin	(20,500.00)	(15,372.00)	(13,097.00)	2,275.00
Office Equipment leases	(27,000.00)	(20,250.00)	(16,128.00)	4,122.00
Total Overhead	(751,170.00)	(597,451.00)	(547,752.00)	49,699.00

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS - General Operations - Consolidated
From 7/1/2022 Through 3/31/2023

Attachment A

Debt Service				
Debt Service Principal Paid	(239,007.00)	(221,529.00)	(229,847.00)	(8,318.00)
Debt Interest Paid	(69,523.00)	(59,372.00)	(61,674.00)	(2,302.00)
Bond Debt Svc-Principal Pd	(1,301,970.00)	(1,301,970.00)	(1,301,957.00)	13.00
Bond Interest Paid	(1,274,980.00)	(1,274,980.00)	(1,274,590.00)	390.00
Tax Increment Pledge	<u>(300,000.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Debt Service	(3,185,480.00)	(2,857,851.00)	(2,868,068.00)	(10,217.00)
Contributions to Reserves				
Development Reserve Contribution	(1,000,321.00)	-	-	-
Affordable Housing Reserve Contribution	(326,630.00)	-	-	-
Equipment Replace Reserve Contribution	(104,883.00)	-	-	-
Debt Retirement Reserve Contribution	<u>(324,000.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Contributions to Reserves	<u>(1,755,834.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total General Operations EXPENSE	<u>(16,113,735.00)</u>	<u>(11,222,842.00)</u>	<u>(10,830,896.00)</u>	<u>391,946.00</u>
Inter-Fund Operation TRANSFERS				
Inter-Fund Operating TRANSFERS IN				
Operations Transfer from F 50-CAP Tax Incr	2,784,435.00	-	-	-
Operations Transfer from F 51-CAP Set-Aside	437,853.00	-	-	-
Operations Transfer from F60-RSt TI	217,000.00	-	-	-
Operations Transfer from F67 - Bond Interest	<u>210,000.00</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Inter-Fund Operating TRANSFERS IN	3,649,288.00	-	-	-
Inter-Fund Operating TRANSFERS OUT				
Operations Transfer to F10-General	<u>(3,649,288.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Inter-Fund Operating TRANSFERS OUT	<u>(3,649,288.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Inter-Fund Operation TRANSFERS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
OPERATING RESULTS, before Capital Investment Program	<u>374,715.00</u>	<u>(317,342.00)</u>	<u>853,095.00</u>	<u>1,170,437.00</u>

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS - General Operations - Consolidated
From 7/1/2022 Through 3/31/2023

Attachment A

CAPITAL INVESTMENT PROGRAM

Investment in MAJOR CONSTRUCTION Program				
CIP Transfer to F10-General	(948,453.00)	-	-	-
CIP Transfer to F38 - 17th St. Commons	(15,000.00)	-	-	-
Total Investment in MAJOR CONSTRUCTION Program	(963,453.00)	-	-	-
Investment in DEVELOPMENT Program				
Dev Program TF to F 10 - General	(596,550.00)	-	-	-
Deve Program TF to F20 - CACDC	(400,000.00)	-	-	-
Total Investment in DEVELOPMENT Program	(996,550.00)	-	-	-
Total CAPITAL INVESTMENT PROGRAM	(1,960,003.00)	-	-	-
UTILIZATION OF FINANCIAL RESOURCES				
Utilization of Available Fund Balance	1,585,862.00	-	-	-
Contribution to Available Fund Balance	(574.00)	-	-	-
Total UTILIZATION OF FINANCIAL RESOURCES	1,585,288.00	-	-	-
NET RESULTS OF GENERAL OPERATIONS	-	(317,342.00)	853,095.00	1,170,437.00

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

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

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	750,146.00	750,146.00	-
7561	Dev Program TF from F61-R St Set Aside	40,854.00	40,854.00	-
7566	Dev Program TF from F66-Series B Taxable TAB	37,000.00	37,000.00	-
	Total For Development Program	828,000.00	828,000.00	-
	Total General Operations Investment	828,000.00	828,000.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	828,000.00	828,000.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4211	Marketing & Media	(84,928.89)	(49,028.67)	35,900.22
4703	D&A - Site Improvements	(132,970.59)	(57,985.98)	74,984.61
4711	D&A-Site Maintenance	(825.00)	(825.00)	-
4731	D&A-Offsite Infrastructure	-	250.00	250.00
4751	Legal - Dev Project Related	(38,651.90)	(35,691.40)	2,960.50
4752	D&A Project Financial Analysis	(21,530.00)	(16,530.00)	5,000.00
4758	D&A Other Professional Services	(313,320.61)	(303,320.61)	10,000.00
4775	D&A Miscellaneous Expense	(235,773.01)	(225,773.01)	10,000.00
	Total Development Program	(828,000.00)	(688,904.67)	139,095.33
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(828,000.00)	(688,904.67)	139,095.33
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	139,095.33	139,095.33

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

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

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	222,440.95	222,440.95	-
	Total For Development Program	222,440.95	222,440.95	-
	Total General Operations Investment	222,440.95	222,440.95	-
Other Sources				
From Development Program				
3602	ENA Development Fees	64,700.00	64,700.00	-
	Total From Development Program	64,700.00	64,700.00	-
	Total Other Sources	64,700.00	64,700.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	287,140.95	287,140.95	-

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4706	D&A - DDA Prep	(10,657.00)	(10,657.00)	-
4709	D&A Funding Research & Application Costs	(4,000.00)	(3,750.08)	249.92
4710	D&A Engin/Architectural	(6,000.00)	(6,000.00)	-
4720	D&A Environmental Assessments	(63,739.95)	(41,864.95)	21,875.00
4751	Legal - Dev Project Related	(26,500.00)	(16,446.00)	10,054.00
4752	D&A Project Financial Analysis	(70,052.00)	(45,439.75)	24,612.25
4758	D&A Other Professional Services	(105,000.00)	(98,662.03)	6,337.97
4775	D&A Miscellaneous Expense	(1,192.00)	(269.49)	922.51
	Total Development Program	(287,140.95)	(223,089.30)	64,051.65
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(287,140.95)	(223,089.30)	64,051.65

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	64,051.65	64,051.65
--	----------	------------------	------------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

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

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment

For Development Program

7550	Dev Program TF from F 50-CAP Tax Incr	395,000.00	395,000.00	-
7560	Dev Program TF from F60-R St Tax Incr	4,293,217.14	4,160,667.18	(132,549.96)
7565	Dev Program TF from F65-Series A Tax Exempt TAB	61,000.00	59,320.00	(1,680.00)
	Total For Development Program	4,749,217.14	4,614,987.18	(134,229.96)
	Total General Operations Investment	4,749,217.14	4,614,987.18	(134,229.96)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	4,749,217.14	4,614,987.18	(134,229.96)

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program

4703	D&A - Site Improvements	(208,086.00)	(170,080.63)	38,005.37
4731	D&A-Offsite Infrastructure	(3,878,531.14)	(3,873,452.91)	5,078.23
4781	D&A Developer Loan Funding	(662,600.00)	(530,185.74)	132,414.26
	Total Development Program	(4,749,217.14)	(4,573,719.28)	175,497.86
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(4,749,217.14)	(4,573,719.28)	175,497.86

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	41,267.90	41,267.90
--	----------	------------------	------------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

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

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment

For Development Program

7550	Dev Program TF from F 50-CAP Tax Incr	605,000.00	605,000.00	-
7565	Dev Program TF from F65-Series A Tax Exempt TAB	39,539.04	39,539.04	-
7566	Dev Program TF from F66-Series B Taxable TAB	45,172.00	45,172.00	-
7567	Dev Program TF from F67 - 2020 Taxable TAB	1,767,000.00	615,000.00	(1,152,000.00)
	Total For Development Program	2,456,711.04	1,304,711.04	(1,152,000.00)
	Total General Operations Investment	2,456,711.04	1,304,711.04	(1,152,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	2,456,711.04	1,304,711.04	(1,152,000.00)

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program

4703	D&A - Site Improvements	(1,592,691.37)	(203,536.88)	1,389,154.49
4709	D&A Funding Research & Application Costs	(9,800.00)	(6,367.00)	3,433.00
4751	Legal - Dev Project Related	(6,000.00)	(929.13)	5,070.87
4758	D&A Other Professional Services	(626,219.67)	(396,707.30)	229,512.37
4775	D&A Miscellaneous Expense	(87,000.00)	(7,677.88)	79,322.12
5343	Permits and Fees	(135,000.00)	-	135,000.00
	Total Development Program	(2,456,711.04)	(615,218.19)	1,841,492.85
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(2,456,711.04)	(615,218.19)	1,841,492.85

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	689,492.85	689,492.85
--	----------	-------------------	-------------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

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

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	241,000.00	241,000.00	-
7566	Dev Program TF from F66-Series B Taxable TAB	11,000.00	11,000.00	-
	Total For Development Program	252,000.00	252,000.00	-
	Total General Operations Investment	252,000.00	252,000.00	-
Other Sources				
From Development Program				
3872	D&A Grant Proceeds	795,000.00	794,302.10	(697.90)
	Total From Development Program	795,000.00	794,302.10	(697.90)
	Total Other Sources	795,000.00	794,302.10	(697.90)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	1,047,000.00	1,046,302.10	(697.90)

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4703	D&A - Site Improvements	(28,696.61)	(28,696.61)	-
4709	D&A Funding Research & Application Costs	(3,868.75)	(3,868.75)	-
4731	D&A-Offsite Infrastructure	(816,877.75)	(809,657.38)	7,220.37
4758	D&A Other Professional Services	(190,086.45)	(188,331.45)	1,755.00
4775	D&A Miscellaneous Expense	(7,470.44)	(7,470.44)	-
	Total Development Program	(1,047,000.00)	(1,038,024.63)	8,975.37
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(1,047,000.00)	(1,038,024.63)	8,975.37

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	8,277.47	8,277.47
--	----------	-----------------	-----------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

10 - General Fund

D15 - Development - FY 14-15

D807-00 - Roosevelt Park

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment

For Development Program

7550	Dev Program TF from F 50-CAP Tax Incr	1,030,000.00	1,030,000.00	-
	Total For Development Program	1,030,000.00	1,030,000.00	-
	Total General Operations Investment	1,030,000.00	1,030,000.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	1,030,000.00	1,030,000.00	-

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program

4703	D&A - Site Improvements	(795,000.00)	(739,374.00)	55,626.00
4709	D&A Funding Research & Application Costs	(1,000.00)	(577.00)	423.00
4758	D&A Other Professional Services	(230,882.13)	(200,174.83)	30,707.30
4775	D&A Miscellaneous Expense	(3,117.87)	(117.87)	3,000.00
	Total Development Program	(1,030,000.00)	(940,243.70)	89,756.30
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(1,030,000.00)	(940,243.70)	89,756.30

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses

-	89,756.30	89,756.30
----------	------------------	------------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

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

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

Other Sources				
From Development Program				
3875	Reimbursement Revenue	550,000.00	506,727.18	(43,272.82)
	Total From Development Program	550,000.00	506,727.18	(43,272.82)
	Total Other Sources	550,000.00	506,727.18	(43,272.82)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	550,000.00	506,727.18	(43,272.82)

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4722	D&A Environmental-CEQA related	(150,000.00)	(138,088.04)	11,911.96
4751	Legal - Dev Project Related	(84,000.00)	(109,984.35)	(25,984.35)
4758	D&A Other Professional Services	(310,000.00)	(289,866.34)	20,133.66
4775	D&A Miscellaneous Expense	(6,000.00)	-	6,000.00
	Total Development Program	(550,000.00)	(537,938.73)	12,061.27
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(550,000.00)	(537,938.73)	12,061.27

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	(31,211.55)	(31,211.55)
--	----------	--------------------	--------------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

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

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

Reserve Drawdowns				
For Development Program				
6311	Development Reserve Drawdown for D&A	267,200.00	267,200.00	-
	Total For Development Program	267,200.00	267,200.00	-
	Total Reserve Drawdowns	267,200.00	267,200.00	-
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	595,500.00	595,500.00	-
7551	Dev Program TF from F51-CAP Set-Aside	270,000.00	270,000.00	-
7567	Dev Program TF from F67 - 2020 Taxable TAB	2,633,100.00	808,100.00	(1,825,000.00)
7585	Dev Program TF from F85-Txble Cap LowMod	191,155.25	191,155.25	-
	Total For Development Program	3,689,755.25	1,864,755.25	(1,825,000.00)
	Total General Operations Investment	3,689,755.25	1,864,755.25	(1,825,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	3,956,955.25	2,131,955.25	(1,825,000.00)

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4709	D&A Funding Research & Application Costs	(86,535.19)	(86,535.19)	-
4720	D&A Environmental Assessments	(39,058.03)	(39,058.03)	-
4751	Legal - Dev Project Related	(122,900.00)	(71,229.94)	51,670.06
4752	D&A Project Financial Analysis	(23,856.74)	(23,856.74)	-
4758	D&A Other Professional Services	(228,572.80)	(228,030.74)	542.06
4775	D&A Miscellaneous Expense	(31,032.49)	(17,003.32)	14,029.17
4781	D&A Developer Loan Funding	(3,425,000.00)	(1,600,000.00)	1,825,000.00
	Total Development Program	(3,956,955.25)	(2,065,713.96)	1,891,241.29
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(3,956,955.25)	(2,065,713.96)	1,891,241.29

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	66,241.29	66,241.29
--	----------	------------------	------------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

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

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

Reserve Drawdowns				
For Major Construction Program				
6113	Capital Improvement Reserve Drawdown	175,000.00	175,000.00	-
	Total For Major Construction Program	175,000.00	175,000.00	-
	Total Reserve Drawdowns	175,000.00	175,000.00	-
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	445,500.00	281,500.00	(164,000.00)
7566	Dev Program TF from F66-Series B Taxable TAB	13,000.00	13,000.00	-
	Total For Development Program	458,500.00	294,500.00	(164,000.00)
	Total General Operations Investment	458,500.00	294,500.00	(164,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	633,500.00	469,500.00	(164,000.00)

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4703	D&A - Site Improvements	(484,138.19)	(429,737.41)	54,400.78
4758	D&A Other Professional Services	(89,160.00)	(83,063.00)	6,097.00
4775	D&A Miscellaneous Expense	(1,495.81)	(1,430.00)	65.81
5343	Permits and Fees	(58,706.00)	(35,900.00)	22,806.00
	Total Development Program	(633,500.00)	(550,130.41)	83,369.59
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(633,500.00)	(550,130.41)	83,369.59

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	(80,630.41)	(80,630.41)
--	----------	--------------------	--------------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

10 - General Fund
D20 - Development - FY 19-20
D225-01 - The Dean Building

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

Reserve Drawdowns				
For Development Program				
6311	Development Reserve Drawdown for D&A	557,512.00	557,512.00	-
	Total For Development Program	557,512.00	557,512.00	-
	Total Reserve Drawdowns	557,512.00	557,512.00	-
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	600,000.00	300,000.00	(300,000.00)
	Total For Development Program	600,000.00	300,000.00	(300,000.00)
	Total General Operations Investment	600,000.00	300,000.00	(300,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	1,157,512.00	857,512.00	(300,000.00)

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Major Construction Program				
5820	Major Construction/Improvements	(174,395.00)	(173,755.77)	639.23
	Total Major Construction Program	(174,395.00)	(173,755.77)	639.23
Development Program				
4703	D&A - Site Improvements	(843,037.00)	(669,720.37)	173,316.63
4711	D&A-Site Maintenance	(43,374.40)	(42,556.23)	818.17
4758	D&A Other Professional Services	(96,705.60)	(81,627.14)	15,078.46
	Total Development Program	(983,117.00)	(793,903.74)	189,213.26
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(1,157,512.00)	(967,659.51)	189,852.49

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	(110,147.51)	(110,147.51)
--	----------	---------------------	---------------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

10 - General Fund
D20 - Development - FY 19-20
D900-10 - R St - 900 block Improvements

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	550,000.00	550,000.00	-
	Total For Development Program	550,000.00	550,000.00	-
	Total General Operations Investment	550,000.00	550,000.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	550,000.00	550,000.00	-

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4703	D&A - Site Improvements	(450,000.00)	-	450,000.00
4758	D&A Other Professional Services	(100,000.00)	(27,022.50)	72,977.50
	Total Development Program	(550,000.00)	(27,022.50)	522,977.50
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(550,000.00)	(27,022.50)	522,977.50

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	522,977.50	522,977.50
--	----------	-------------------	-------------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

10 - General Fund
D21 - Development - FY 20-21
D223-01A - Site 21 (14th & N)

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	502,500.00	502,500.00	-
	Total For Development Program	502,500.00	502,500.00	-
	Total General Operations Investment	502,500.00	502,500.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	502,500.00	502,500.00	-

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4703	D&A - Site Improvements	(1,000.00)	(600.30)	399.70
4731	D&A-Offsite Infrastructure	(400,000.00)	-	400,000.00
4751	Legal - Dev Project Related	(61,500.00)	(27,310.69)	34,189.31
4775	D&A Miscellaneous Expense	(40,000.00)	(12,360.91)	27,639.09
	Total Development Program	(502,500.00)	(40,271.90)	462,228.10
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(502,500.00)	(40,271.90)	462,228.10

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	462,228.10	462,228.10
--	----------	-------------------	-------------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

10 - General Fund
D21 - Development - FY 20-21
D266-01 - 805 R Street

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7567	Dev Program TF from F67 - 2020 Taxable TAB	<u>100,000.00</u>	<u>-</u>	<u>(100,000.00)</u>
	Total For Development Program	<u>100,000.00</u>	<u>-</u>	<u>(100,000.00)</u>
	Total General Operations Investment	<u>100,000.00</u>	<u>-</u>	<u>(100,000.00)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>100,000.00</u>	<u>-</u>	<u>(100,000.00)</u>

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4775	D&A Miscellaneous Expense	<u>(100,000.00)</u>	<u>(415.21)</u>	<u>99,584.79</u>
	Total Development Program	<u>(100,000.00)</u>	<u>(415.21)</u>	<u>99,584.79</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(100,000.00)</u>	<u>(415.21)</u>	<u>99,584.79</u>

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>(415.21)</u>	<u>(415.21)</u>
--	----------	-----------------	-----------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

10 - General Fund
D22 - Development - FY 21-22
D151-00 - 2000 16th Street

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	3,415,000.00	3,915,000.00	500,000.00
	Total For Development Program	3,415,000.00	3,915,000.00	500,000.00
	Total General Operations Investment	3,415,000.00	3,915,000.00	500,000.00
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	3,415,000.00	3,915,000.00	500,000.00

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4601	Building/Land Acquisition	(3,280,000.00)	(3,280,000.00)	-
4751	Legal - Dev Project Related	(50,000.00)	(5,509.00)	44,491.00
4758	D&A Other Professional Services	(50,000.00)	(28,110.00)	21,890.00
4775	D&A Miscellaneous Expense	(35,000.00)	(8,659.49)	26,340.51
	Total Development Program	(3,415,000.00)	(3,322,278.49)	92,721.51
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(3,415,000.00)	(3,322,278.49)	92,721.51

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	592,721.51	592,721.51
--	----------	-------------------	-------------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

10 - General Fund
D23 - Development - FY 22-23
D700-00 - Art Exhibit - 700 block of O St.

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

Other Sources				
From Development Program				
3872	D&A Grant Proceeds	150,000.00	150,000.00	-
	Total From Development Program	150,000.00	150,000.00	-
	Total Other Sources	150,000.00	150,000.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	150,000.00	150,000.00	-

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4775	D&A Miscellaneous Expense	(150,000.00)	(15,935.55)	134,064.45
	Total Development Program	(150,000.00)	(15,935.55)	134,064.45
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(150,000.00)	(15,935.55)	134,064.45

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		<u>-</u>	<u>134,064.45</u>	<u>134,064.45</u>
--	--	----------	-------------------	-------------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

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

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment

For Development Program

7560	Dev Program TF from F60-R St Tax Incr	2,190,767.00	2,190,767.00	-
7561	Dev Program TF from F61-R St Set Aside	2,398,233.00	2,398,233.00	-
7585	Dev Program TF from F85-Txble Cap LowMod	219,000.00	219,000.00	-
	Total For Development Program	4,808,000.00	4,808,000.00	-
	Total General Operations Investment	4,808,000.00	4,808,000.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	4,808,000.00	4,808,000.00	-

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program

4601	Building/Land Acquisition	(1,750,000.00)	(1,562,000.00)	188,000.00
4710	D&A Engin/Architectural	(15,000.00)	-	15,000.00
4715	Joint Venture Investments	(2,700,000.00)	(1,369,561.25)	1,330,438.75
4720	D&A Environmental Assessments	(275,500.00)	(7,772.61)	267,727.39
4751	Legal - Dev Project Related	(60,000.00)	(85,827.83)	(25,827.83)
4775	D&A Miscellaneous Expense	(7,500.00)	(10,864.08)	(3,364.08)
4781	D&A Developer Loan Funding	-	(400,000.00)	(400,000.00)
	Total Development Program	(4,808,000.00)	(3,436,025.77)	1,371,974.23
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(4,808,000.00)	(3,436,025.77)	1,371,974.23

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	1,371,974.23	1,371,974.23
--	----------	---------------------	---------------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

20 - Capitol Area Community Development Corporation
D21 - Development - FY 20-21
D266-01 - 805 R Street

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7567	Dev Program TF from F67 - 2020 Taxable TAB	900,000.00	-	(900,000.00)
	Total For Development Program	900,000.00	-	(900,000.00)
	Total General Operations Investment	900,000.00	-	(900,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	900,000.00	-	(900,000.00)

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4703	D&A - Site Improvements	(315,000.00)	-	315,000.00
4710	D&A Engin/Architectural	(300,000.00)	(31,500.00)	268,500.00
4720	D&A Environmental Assessments	(10,000.00)	-	10,000.00
4751	Legal - Dev Project Related	(50,000.00)	(7,558.50)	42,441.50
4752	D&A Project Financial Analysis	(50,000.00)	(5,347.50)	44,652.50
4758	D&A Other Professional Services	(25,000.00)	-	25,000.00
5343	Permits and Fees	(150,000.00)	-	150,000.00
	Total Development Program	(900,000.00)	(44,406.00)	855,594.00
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(900,000.00)	(44,406.00)	855,594.00

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	(44,406.00)	(44,406.00)
--	----------	--------------------	--------------------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Development by Project
From 7/1/2004 Through 3/31/2023

Attachment B

20 - Capitol Area Community Development Corporation
D22 - Development - FY 21-22
D151-00 - 2000 16th Street

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	900,000.00	-	(900,000.00)
	Total For Development Program	900,000.00	-	(900,000.00)
	Total General Operations Investment	900,000.00	-	(900,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	900,000.00	-	(900,000.00)

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4709	D&A Funding Research & Application Costs	(10,000.00)	-	10,000.00
4710	D&A Engin/Architectural	(400,000.00)	-	400,000.00
4720	D&A Environmental Assessments	(50,000.00)	-	50,000.00
4751	Legal - Dev Project Related	(75,000.00)	-	75,000.00
4752	D&A Project Financial Analysis	(50,000.00)	-	50,000.00
4758	D&A Other Professional Services	(25,000.00)	-	25,000.00
4775	D&A Miscellaneous Expense	(50,000.00)	-	50,000.00
5343	Permits and Fees	(240,000.00)	-	240,000.00
	Total Development Program	(900,000.00)	-	900,000.00
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(900,000.00)	-	900,000.00

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>-</u>	<u>-</u>
--	----------	----------	----------

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - CIP - Bond Program by Project
From 7/1/2020 Through 3/31/2023

Attachment C

67 - Taxable 2020 TAB
B21 - 2020 Taxable Bond

	<u>Budget</u>	<u>Actual</u>	<u>Remainder Available</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
Other Sources			
From Development Program			
Bond Proceeds			
Non Property	30,000,000.00	30,000,000.00	-
Total From Development Program	30,000,000.00	30,000,000.00	-
Total Other Sources	30,000,000.00	30,000,000.00	-
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	30,000,000.00	30,000,000.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
D&A Miscellaneous Expense			
Non Property	(24,599,900.00)	-	(24,599,900.00)
Dev Program TF to F 10 - General			
Courtyard Site 16A	(2,633,100.00)	(2,633,100.00)	-
805 R Street	(1,000,000.00)	(1,000,000.00)	-
O Street Streetscape	(1,767,000.00)	(1,767,000.00)	-
Total Development Program	(5,400,100.00)	(5,400,100.00)	-
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(5,400,100.00)	(5,400,100.00)	-
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	24,599,900.00	(24,599,900.00)

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - Major Const Consolidated
From 7/1/2020 Through 3/31/2023

Attachment D

		<u>Annual Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Major Construction Program			
5820	Major Construction/Improvements			
10	General Fund			
C21	CIP - FY 20-21			
C172-15A	1317 - 15th St., Lombard			
007.00	Thermal & Moisture Protection - Roof	(50,901.00)	(50,901.00)	-
009.6	Finishes-Flooring	(6,000.00)	-	6,000.00
009.9	Finishes-Paint/Coatings	(6,000.00)	-	6,000.00
010.3	Fireplaces/Stoves/Ext Spec etc	(9,500.00)	-	9,500.00
010.30	Stairways/Decking/Walkways	(23,600.00)	-	23,600.00
019.6	Structural Rehabilitation	(7,000.00)	-	7,000.00
C222-09	1228 O St, Gibson Arms			
008.5	Windows	(139,500.00)	(75,584.00)	63,916.00
C222-20A	1209 P St., Wing Manor			
002.10	Sitework-Fences, Gates	(14,000.00)	-	14,000.00
C222-23	1521 12th St			
007.3	Shingles, Roof Tiles, etc	(41,690.00)	-	41,690.00
013.3	Sp Constr - Boilers	(159,726.00)	-	159,726.00
C223-10	1327 O St., Capri			
002.5	Sitework-Utilities	(19,000.00)	(17,209.00)	1,791.00
C223-12	1327/1317 O St			
007.3	Shingles, Roof Tiles, etc	(10,000.00)	-	10,000.00
C225-01	1400 N St, The Dean			
010.30	Stairways/Decking/Walkways	(27,700.00)	-	27,700.00
C226-07	1420 O St			
008.5	Windows	(10,500.00)	-	10,500.00
010.10	Awnings	(13,210.00)	(13,209.00)	1.00
C226-08	1500 15th St-Auslander			
002.2	Sitework-Site Prep	(10,000.00)	-	10,000.00
010.30	Stairways/Decking/Walkways	(31,700.00)	-	31,700.00
016.5	Lighting	(14,960.00)	-	14,960.00
C226-10	1514 - 15th St.			
006.3	Wood-Dry Rot	(20,000.00)	(1,393.00)	18,607.00
C226-24	1400-04 O St, Greentree/Carr Path			
010.30	Stairways/Decking/Walkways	(16,500.00)	-	16,500.00
C229-07	1316 O St			
002.9	Sitework-Planting/Rehab, etc.	(25,000.00)	-	25,000.00
C231-07	1522 N St, Judith Manor			

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - Major Const Consolidated
From 7/1/2020 Through 3/31/2023

Attachment D

010.30	Stairways/Decking/Walkways	(23,700.00)	-	23,700.00
C231-24	1500 N St., Brannan Court			
002.7	Sitework-Pavement, Bases, etc	(15,500.00)	(18,030.00)	(2,530.00)
007.00	Thermal & Moisture Protection - Roof	(193,574.00)	(193,574.00)	-
C232-01	1501 15th, Douger			
010.30	Stairways/Decking/Walkways	(36,900.00)	-	36,900.00
C232-18D	1510 O St., Don Carlos (2 units)			
006.3	Wood-Dry Rot	(18,800.00)	(2,635.00)	16,165.00
C233-06	1616 N St, Grantwood			
010.30	Stairways/Decking/Walkways	(24,900.00)	-	24,900.00
C234-24	1615 P St, Lanai			
009.9	Finishes-Paint/Coatings	(25,000.00)	-	25,000.00
010.10	Awnings	(11,500.00)	-	11,500.00
C234-27	17th Street Commons			
006.3	Wood-Dry Rot	-	(545.00)	(545.00)
C281-06	1216-18 P St.			
002.9	Sitework-Planting/Rehab, etc.	(11,735.00)	-	11,735.00
C293-18	1619 Q-Rooming House			
006.3	Wood-Dry Rot	(40,000.00)	(899.00)	39,101.00
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(15,000.00)	-	15,000.00
002.7	Sitework-Pavement, Bases, etc	(40,000.00)	-	40,000.00
019.1	Contingency	(15,365.00)	-	15,365.00
019.2	Accessibility	(10,000.00)	-	10,000.00
019.3	Fire & Life Safety	(11,600.00)	(11,400.00)	200.00
019.4	Toxic Abatement	(20,000.00)	(18,053.00)	1,947.00
019.5	Commercial Tenant Improvements	(20,000.00)	(19,615.00)	385.00
Total General Fund		(1,190,060.00)	(423,047.00)	767,013.00
C22	CIP - FY 21-22			
C222-09	1228 O St, Gibson Arms			
010.30	Stairways/Decking/Walkways	(174,500.00)	(8,000.00)	166,500.00
019.6	Structural Rehabilitation	(17,500.00)	-	17,500.00
C222-11	1512 13th St			
008.5	Windows	(8,000.00)	-	8,000.00
019.6	Structural Rehabilitation	(175,000.00)	-	175,000.00
C222-22	1201 P St., Del Capri			
006.3	Wood-Dry Rot	(49,900.00)	(49,900.00)	-
008.5	Windows	(29,000.00)	(6,500.00)	22,500.00
C223-12	1327/1317 O St			
008.2	Wood & Plastic Doors	(25,500.00)	-	25,500.00
013.3	Sp Constr - Boilers	(130,000.00)	-	130,000.00

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - Major Const Consolidated
From 7/1/2020 Through 3/31/2023

Attachment D

C226-08	1500 15th St-Auslander			
008.5	Windows	(76,500.00)	-	76,500.00
C232-18B	1506 O, Johnston House			
006.3	Wood-Dry Rot	(25,000.00)	-	25,000.00
010.30	Stairways/Decking/Walkways	(10,000.00)	-	10,000.00
C233-07	1622 N St, Shelly Arms			
010.30	Stairways/Decking/Walkways	(20,000.00)	-	20,000.00
C233-14	1625 O St			
006.3	Wood-Dry Rot	(12,500.00)	-	12,500.00
C234-24	1615 P St, Lanai			
009.9	Finishes-Paint/Coatings	(24,000.00)	-	24,000.00
019.6	Structural Rehabilitation	(4,000.00)	-	4,000.00
C281-07	1220 P St, Deus			
008.5	Windows	(26,000.00)	-	26,000.00
C330-07	Bagel Time - 1607 10th St.			
019.5	Commercial Tenant Improvements	(85,000.00)	(77,944.00)	7,056.00
C330-14	OB 2000, 1603 10th St.			
019.5	Commercial Tenant Improvements	(17,000.00)	-	17,000.00
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(15,000.00)	-	15,000.00
002.7	Sitework-Pavement, Bases, etc	(20,000.00)	-	20,000.00
019.1	Contingency	(42,100.00)	-	42,100.00
019.2	Accessibility	(10,000.00)	-	10,000.00
019.3	Fire & Life Safety	(8,000.00)	-	8,000.00
019.4	Toxic Abatement	(20,000.00)	(15,508.00)	4,492.00
Total General Fund		(1,024,500.00)	(157,852.00)	866,648.00
C23	CIP - FY 22-23			
C172-14	1325 - 15th St., Park Mansion			
002.8	Sitework-Improvements/Amenities	(4,000.00)	-	4,000.00
C172-15A	1317 - 15th St., Lombard			
002.8	Sitework-Improvements/Amenities	(8,000.00)	-	8,000.00
009.6	Finishes-Flooring	(6,000.00)	-	6,000.00
C222-09	1228 O St, Gibson Arms			
019.6	Structural Rehabilitation	(7,000.00)	-	7,000.00
C222-20A	1209 P St., Wing Manor			
002.9	Sitework-Planting/Rehab, etc.	(8,000.00)	-	8,000.00
C222-23	1521 12th St			
008.5	Windows	(45,000.00)	-	45,000.00
010.10	Awnings	(12,000.00)	-	12,000.00
C223-02	1316 N. St., Le Chateau			
007.3	Shingles, Roof Tiles, etc	(40,000.00)	-	40,000.00

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - Major Const Consolidated
From 7/1/2020 Through 3/31/2023

Attachment D

C223-09B	Mud Pie Stand - 1329/1331 O St			
002.1	Sitework - Site remediation	(62,000.00)	(2,635.00)	59,365.00
C223-10	1327 O St., Capri			
009.9	Finishes-Paint/Coatings	(30,000.00)	-	30,000.00
C226-07	1420 O St			
002.1	Sitework - Site remediation	(50,000.00)	-	50,000.00
C226-08	1500 15th St-Auslander			
009.6	Finishes-Flooring	(10,000.00)	-	10,000.00
C226-09	1510 15th St.			
010.30	Stairways/Decking/Walkways	(6,000.00)	-	6,000.00
C226-24	1400-04 O St, Greentree/Carr Path			
010.30	Stairways/Decking/Walkways	(7,000.00)	-	7,000.00
C231-07	1522 N St, Judith Manor			
008.5	Windows	(90,000.00)	-	90,000.00
009.6	Finishes-Flooring	(27,000.00)	-	27,000.00
009.9	Finishes-Paint/Coatings	(21,000.00)	-	21,000.00
C231-19	1421 15th St, Biele Place			
012.4	Furnishings & Accessories	-	(3,687.00)	(3,687.00)
C231-23B	Luna's - 1414 16th St.			
002.1	Sitework - Site remediation	(62,000.00)	-	62,000.00
C231-23C	1412 16th - Urban Yoga			
019.6	Structural Rehabilitation	(20,000.00)	-	20,000.00
C231-24	1500 N St., Brannan Court			
009.6	Finishes-Flooring	(10,000.00)	-	10,000.00
009.9	Finishes-Paint/Coatings	(52,000.00)	-	52,000.00
010.10	Awnings	(57,000.00)	-	57,000.00
C232-16	16th Street Commerical			
002.9	Sitework-Planting/Rehab, etc.	(41,000.00)	(3,668.00)	37,333.00
C232-18B	1506 O, Johnston House			
006.3	Wood-Dry Rot	(127,000.00)	-	127,000.00
009.9	Finishes-Paint/Coatings	(56,000.00)	-	56,000.00
010.30	Stairways/Decking/Walkways	(10,000.00)	-	10,000.00
C233-27	Enterprise 1401 16th			
002.1	Sitework - Site remediation	(15,000.00)	-	15,000.00
C234-24	1615 P St, Lanai			
006.3	Wood-Dry Rot	(17,000.00)	-	17,000.00
007.3	Shingles, Roof Tiles, etc	(75,000.00)	-	75,000.00
010.10	Awnings	(12,000.00)	-	12,000.00
C234-27	17th Street Commons			
007.3	Shingles, Roof Tiles, etc	(15,000.00)	-	15,000.00
010.30	Stairways/Decking/Walkways	(11,000.00)	-	11,000.00
C281-07	1220 P St, Deus			

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - Major Const Consolidated
From 7/1/2020 Through 3/31/2023

Attachment D

007.3	Shingles, Roof Tiles, etc	(27,000.00)	-	27,000.00
008.5	Windows	(26,000.00)	-	26,000.00
010.30	Stairways/Decking/Walkways	(17,500.00)	-	17,500.00
C284-10	1330 P St, Palm Manor			
007.3	Shingles, Roof Tiles, etc	(220,000.00)	-	220,000.00
C293-18	1619 Q-Rooming House			
007.3	Shingles, Roof Tiles, etc	(74,000.00)	-	74,000.00
009.9	Finishes-Paint/Coatings	(21,000.00)	-	21,000.00
C330-07	Bagel Time - 1607 10th St.			
002.1	Sitework - Site remediation	(30,000.00)	-	30,000.00
C333-11	Le Croissant - 1036 P St.			
002.1	Sitework - Site remediation	(5,000.00)	-	5,000.00
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(15,000.00)	-	15,000.00
002.7	Sitework-Pavement, Bases, etc	(20,000.00)	-	20,000.00
019.1	Contingency	(111,000.00)	-	111,000.00
019.2	Accessibility	(10,000.00)	-	10,000.00
019.3	Fire & Life Safety	(8,000.00)	-	8,000.00
019.4	Toxic Abatement	(20,000.00)	-	20,000.00
019.5	Commercial Tenant Improvements	(20,000.00)	(1,816.00)	18,184.00
Total General Fund		(1,637,500.00)	(11,805.00)	1,625,695.00
36	Somerset Parkside			
C23	CIP - FY 22-23			
C330-00	1001-1035 Q, Somerset Parkside			
010.8	Bath, kitchen & Laundry	(67,000.00)	-	67,000.00
015.4	Plumbing	(100,000.00)	-	100,000.00
Total Somerset Parkside		(167,000.00)	-	167,000.00
37	Biele Place			
C23	CIP - FY 22-23			
C231-19	1421 15th St, Biele Place			
003.9	Concrete-Restoration/Cleaning	(42,000.00)	-	42,000.00
012.4	Furnishings & Accessories	(8,000.00)	(440.00)	7,560.00
Total Biele Place		(50,000.00)	(440.00)	49,560.00
38	17th Street Commons			
C23	CIP - FY 22-23			
C234-27	17th Street Commons			
010.30	Stairways/Decking/Walkways	(72,759.00)	-	72,759.00
Total 17th Street Commons		(72,759.00)	-	72,759.00

Capitol Area Development Authority (CADA)
CAPITAL INVESTMENT PROGRAM - Major Const Consolidated
From 7/1/2020 Through 3/31/2023

Attachment D

41	Fremont/Wilshire Apts			
C23	CIP - FY 22-23			
C286-00	Fremont/Wilshire Apt			
006.3	Wood-Dry Rot	(31,000.00)	-	31,000.00
008.5	Windows	(67,600.00)	-	67,600.00
010.30	Stairways/Decking/Walkways	(25,000.00)	(2,912.00)	22,088.00
010.8	Bath, kitchen & Laundry	(259,500.00)	-	259,500.00
	Total Fremont/Wilshire Apts	(383,100.00)	(2,912.00)	380,188.00
	Total General and Special Management Funds	(2,310,359.00)	(15,157.00)	2,295,202.00



Investment Report FEBRUARY 2023



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 27, 2023

10:00AM-11:00AM

TABLE OF CONTENTS

	<u>Page</u>
Meeting Agenda	3
Minutes of Meeting	4
Historical Yield Curve	7
Pool A Cash Flow Analysis (6-Mo & 1-Yr)	8
City of Sacramento Investment Pool A	10
SHRA Investment Pool	27
American River Flood Control District	37
Capitol Area Development Authority	40
Reclamation District No. 1000	49
Sacramento Public Library Authority	52
The Natomas Basin Conservancy	55
Glossary of Investment Terms	58

INVESTMENT COMMITTEE MEETING

April 27, 2023
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: Leyne Milstein (Interim Finance Director)
Mirthala Santizo (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 26, 2023 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: 2023.03.14 15:17:46 -07'00'

City Treasurer

TO: Investment Committee Members
FROM: Patrick Zalasky
RE: Minutes of Quarterly Investment Meeting held via Zoom on January 26, 2023

Attendees Present: Stacy Hussey, Shirley Tupaz, Katy Nguyen, Osvaldo Lopez, Johnny Ea, Noelle Mussen, Jason Bader, and Patrick Zalasky

This meeting was held via Zoom, as will all subsequent meetings until further notice.

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 \$395 million in excess cash for the next 6-months and an approximate \$309 million for the next 12-month period. Hence, cash availability to all pool participants is 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 liability 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 2023.

2) Performance of the Pools

Investment staff updated the attendees on the performance of Pool A during the second quarter of fiscal year 2022/2023. The earned interest yield of Pool A for October, November, and December was 1.64%, 1.78% and 1.84%, respectively. Monthly Pool A yields currently trail the 2.17% yield earned by the State Treasurer's Local Agency Investment Fund (LAIF) and the 2.58% yield earned by the Medium-Term Fund managed by the Investment Trust of California (CalTRUST). This is due mainly to the fact that these funds are able to maintain a much shorter duration than Pool A, which invested large amounts of excess cash (mainly COVID stimulus funds) in assets maturing in 2025 and 2026 while market yields were at historic lows. At the time these investments were made, rates across the Yield Curve were near zero and there was some discussion that very short-term yields could go negative.

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, 2023.

Pool A investments in cash and other short-term liquid issues rose a bit to 34% at the end of the quarter. This is closer to normal levels and is reflective of efforts to allocate short-term liquid investments to mature in July to help cover the approximately \$90 million lump sum payment due to CalPERS. Pool funds allocated to short-term liquid investments should increase even more over the next quarter, as the City will receive lump sum payments for property taxes in both April and

May. The short-term investments should help boost the yield of the pool, as the front end of the Yield Curve is currently much higher than the middle and long end.

The Yield Curve continues to be inverted, as the Federal Reserve Board steadily raised the Federal Funds Rate during the quarter. Speculation among economists is that the pace of rate hikes will slow during 2023 but may last longer into the year than once thought. The effective rate ended 2022 in the 4.25%-4.50% range. Opinion seems to be split among Fed governors about how high the board will need to take the rate before they can cease hikes and consider the possibility of rate cuts. Some believe that 5.00% is a reasonable ceiling, while others believe that rate is closer to 5.50% or higher.

Investment staff continues to invest with an eye on the movements of the yield curve and is targeting investments with maturities falling mostly between 6-months and 3-years. Staff continues to base the structure of Pool A on effectively meeting the liquidity needs for the City and all other pool participants, while using high quality names to add yield to the pool when opportunities present themselves. 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. This awareness is used 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; Economic Considerations

The pace of inflation slowed a bit during the quarter, as the Consumer Price Index, which is the measure of the year-over-year change in prices for domestic goods, was 6.50% in December. Although the number is better than it was at the beginning of the year, it is still elevated and is outpacing the rate of wage growth by over 2%. Unemployment remained near record lows, which is compounding the challenge that the Fed is facing. Normally, aggressive rate hikes would lead to a sluggish labor market. Currently, though, the labor market is very strong on the surface. Looking deeper, the Labor Participation Rate remains at its lowest level in history, as millions of able-bodied working age Americans are choosing to stay out of the labor market entirely. The generous government payments in response to Covid appear to have not only injected an abnormally large amount of currency into the economy (increasing inflation), but also allowed many Americans to completely leave the labor market (keeping the unemployment rate low). Since the Fed needs to weaken the labor market a bit to sufficiently cool the economy and put the brakes on inflation, it is likely they will need to raise the Federal Funds Rate higher than initially projected. This could prevent them from guiding the economy through a soft landing and instead lead to a long and protracted recession. Fortunately for the Fed, Republicans won a majority in the House of Representatives in the midterm election, which means there is a split government in Washington, D.C. This makes it much more difficult for there to be any large spending packages passed over the next two years. Without large sums of cash being injected into the economy, inflationary pressures will lessen and the Fed can turn their policy focus more toward sufficiently cooling the labor market in their attempt to cool off the economy and, therefore inflation.

Consumers, who are the main drivers of the American economy, didn't spend as much as expected during the holidays. Their attitude toward the economy remains very negative, as nearly half of them report that they are financially worse off since the inauguration of Joe Biden. Only 16% of Americans in the same survey said they are better off during the same time period. There is no doubt that elevated food and energy prices have taken their toll on American morale over the past

couple of years. This malaise is becoming something that may factor into how long any recession will last, as the attitude of consumers has a very strong influence on the health of the American economy.

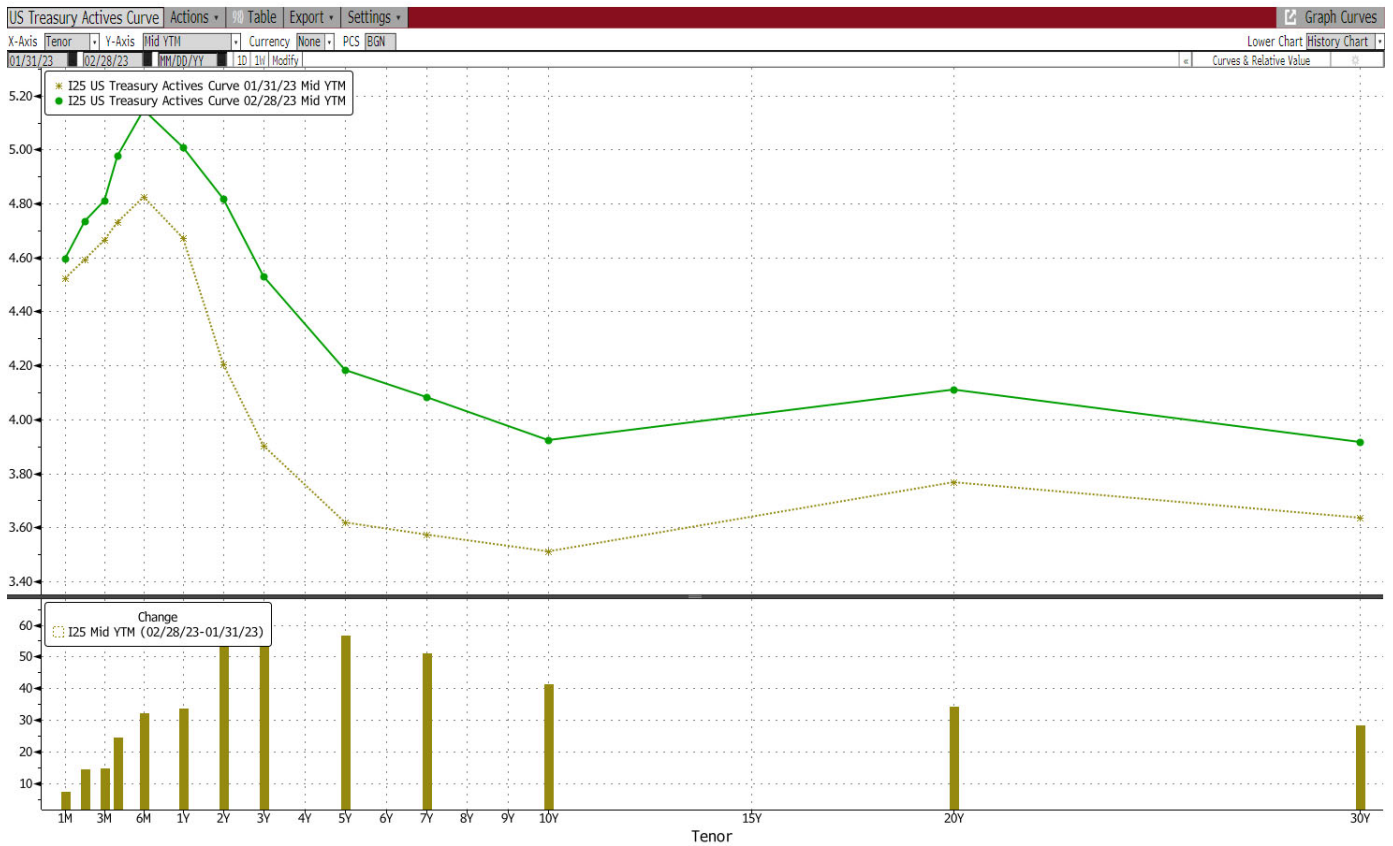
The American economy expanded by 2.9% during the final quarter of the calendar year. This is the second consecutive quarter of economic growth and was mostly due to a large trade surplus, as exports far exceeded imports for the second consecutive quarter. Economists and policy makers remain worried because the American economy is primarily driven by domestic consumption and that number continues to be down in comparison to previous quarters and significantly less than pre-pandemic levels.

The United States continues to export oil and natural gas to Europe in an effort to offset the energy shortage caused by the war in Ukraine. Multiple economies in the European Union are recovering nicely as they get further away from the worst of the pandemic. Inflation is coming down more rapidly than in other parts of the world as supply chains become stronger and more Europeans get back to work and their normal pre-pandemic lives.

Although the numbers that come out of China are always sketchy, it appears that their economy is in its worst shape in decades. Their goal of Covid Zero has the government still shutting down whole cities for weeks at a time, thereby interrupting the industrial production that is so key to the health of their economy. Slowly but surely, countries are beginning to look for alternatives to Chinese production as the world becomes more aware of and critical of the policies of the Chinese government. Any major shift will take time, as the Chinese have entrenched themselves as a vital cog in the operations of companies such as Nike, Apple, and Wal Mart. Signs, however, of a changing global economic landscape may be leading the Chinese to search for influence in other ways, such as bringing Taiwan under their rule in much the same fashion they did with Hong Kong. Should a move be made on Taiwan, it could lead to more global unrest that could further rile economies that are finally on the road to recovery.

4) Other business: None

Next Meeting: The next quarterly meeting is scheduled for **Thursday, April 27, 2023, at 10:00 a.m.** via Zoom.



SN 726097 EST GMT-5:00 G619-42-171 10-Mar-2023 14:49:31

Screen [1 of 2] sent to Adobe PDF. Run PSET<G0> to finalize the page.

US Treasury Actives Curve				US Treasury Actives Curve				US Treasury Actives Curve			
02/28/23				01/31/23				02/28/23-01/31/23			
Tenor	Description	Price	Yield	Tenor	Description	Price	Yield	Tenor	Description	Price	Yield
1M	0 03/28/23 Govt	4.519	4.597B	0 02/28/23 Govt	4.446	4.523	0.072	7.4			
2M	0 04/25/23 Govt	4.638	4.735B	0 03/28/23 Govt	4.498	4.592	0.140	14.4			
3M	0 06/01/23 Govt	4.689	4.812B	0 05/04/23 Govt	4.548	4.665	0.141	14.7			
4M	0 06/27/23 Govt	4.819	4.978B	0 05/30/23 Govt	4.596	4.731	0.222	24.6			
6M	0 08/31/23 Govt	4.936	5.147B	0 08/03/23 Govt	4.648	4.825	0.289	32.2			
1Y	0 02/22/24 Govt	4.765	5.010B	0 01/25/24 Govt	4.455	4.673	0.310	33.7			
2YT	4 02/28/25 Govt	99-20%	4.819T	4 01/31/25 Govt	99-27%	4.203	-0-07	61.6			
3YT	4 02/15/26 Govt	98-17%	4.529T	3 01/15/26 Govt	99-29%	3.901	-1-12%	62.8			
5YT	4 02/29/28 Govt	99-05%	4.184T	3 01/31/28 Govt	99-14%	3.618	-0-09%	56.6			
7YT	4 02/28/30 Govt	99-15%	4.084T	3 01/31/30 Govt	99-17%	3.574	-0-01%	51.0			
10YT	3 02/15/33 Govt	96-17%	3.923T	4 11/15/32 Govt	105-01%	3.511	-8-16%	41.2			
20YT	3 02/15/43 Govt	96-26	4.111T	4 11/15/42 Govt	103-06%	3.768	-6-12%	34.3			
30YT	3 02/15/53 Govt	94-28	3.917T	4 11/15/52 Govt	106-20	3.634	-11-24	28.3			

SN 726097 EST GMT-5:00 G619-42-171 10-Mar-2023 14:51:08

CITY OF SACRAMENTO - INVESTMENT POOL A
6-MONTH CASH FLOW ANALYSIS
March 1, 2023 - August 31, 2023

In millions

Cash Balances:	
CalTRUST	134.076
Fidelity Fund	9.770
Five Star Bank Community Fund	40.073
JP Morgan Chase	1.564
LAIF	4.350
Overnight Sweep	4.221
River City Bank Community Fund	25.044
Less: Required bank balance by policy	(0.500)
Cash available at beginning of period:	218.598
Projected net cash flow:	
March-23	11.944
April-23	59.022
May-23	115.663
June-23	20.997
July-23	(14.225)
August-23	(0.186)
Net cash flow during period:	193.215
Cash in excess of policy: ₁	411.813
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	-
Large Cap Growth	(1.906)
International	(0.631)
Equity Income	(1.195)
Retirement Trust Operating Fund	(3.528)
Ann Land/Bertha Henschel Endowment Fund	(0.011)
Ethel Hart Mutual Endowment Fund	(0.308)
George H. Clark Memorial Scholarship Fund	(0.062)
Capitol Area Development Authority (CADA)	(50.369)
American River Flood Control District (ARFCD)	(9.020)
The Natomas Basin Conservancy (TNBC)	(0.595)
Sacramento Public Library Authority (SPLA)	(49.796)
Reclamation District No. 1000	(2.206)
SPLA Hurst Trust	(0.131)
Gifts to Share	(0.693)
Visit Sacramento	(8.961)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	2.891
Total cash balances of non-City and/or Pool A participants: ₂	(126.521)
Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: ₃	285.292

₁ The City will be able to meet its cash flow needs for the next six months, with \$412 mm to cover on going expenditures

₂ Non-City and/or Pool A participants have \$127 mm invested in Pool A

₃ If all non-City and/or Pool A participants withdraw the entire \$127 mm within the next twelve months, the City will have \$285 mm to cover on going expenditures

CITY OF SACRAMENTO - INVESTMENT POOL A
12-MONTH CASH FLOW ANALYSIS
March 1, 2023 - February 28, 2024

In millions

Cash Balances:	
CalTRUST	134.076
Fidelity Fund	9.770
Five Star Bank Community Fund	40.073
JP Morgan Chase	1.564
LAIF	4.350
Overnight Sweep	4.221
River City Bank Community Fund	25.044
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	218.598
Projected net cash flow:	
March-23	11.944
April-23	59.022
May-23	115.663
June-23	20.997
July-23	(14.225)
August-23	(0.186)
September-23	(15.734)
October-23	(21.224)
November-23	(30.566)
December-23	86.535
January-24	60.043
February-24	(7.341)
<i>Net cash flow during period:</i>	264.928
<i>Cash in excess of policy: ₁</i>	483.526
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	-
Large Cap Growth	(1.906)
International	(0.631)
Equity Income	(1.195)
Retirement Trust Operating Fund	(3.528)
Ann Land/Bertha Henschel Endowment Fund	(0.011)
Ethel Hart Mutual Endowment Fund	(0.308)
George H. Clark Memorial Scholarship Fund	(0.062)
Capitol Area Development Authority (CADA)	(50.369)
American River Flood Control District (ARFCD)	(9.020)
The Natomas Basin Conservancy (TNBC)	(0.595)
Sacramento Public Library Authority (SPLA)	(49.796)
Reclamation District No. 1000	(2.206)
SPLA Hurst Trust	(0.131)
Gifts to Share	(0.693)
Visit Sacramento	(8.961)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	2.891
<i>Total cash balances of non-City and/or Pool A participants: ₂</i>	(126.521)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months: ₃</i>	357.005

₁ The City will be able to meet its cash flow needs for the next twelve months, with \$484 mm to cover on going expenditures

₂ Non-City and/or Pool A participants have \$127 mm invested in Pool A

₃ If all non-City and/or Pool A participants withdraw the entire \$127 mm within the next twelve months, the City will have \$357 mm to cover on going expenditures

City of Sacramento

Investment

Pool A

CITY OF SACRAMENTO INVESTMENT POOL A

MONTHLY REVIEW – FEBRUARY 2023

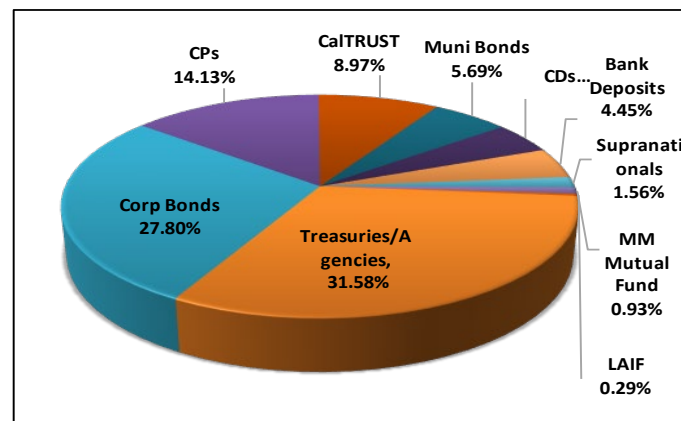
STRATEGY

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	1,531,092,404
Month's Yield or RoR	2.35%
Weighted Average Maturity (Yrs)	2.12
Weighted Average Duration (Yrs)	2.03
Ending Book Value	1,591,496,615
Ending Market Value	1,500,777,028
Percent of Market to Book Value	94.30%
Month's Investment Earnings	2,859,899
Fiscal YTD Investment Earnings	17,471,186

PORTFOLIO COMPOSITION



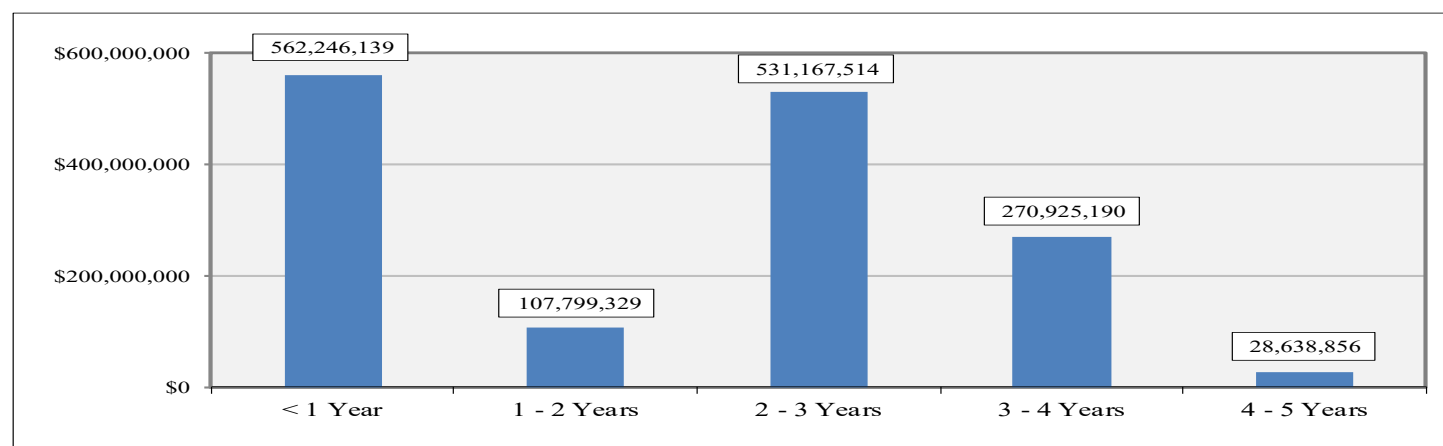
External Third-Party Investment Manager

CalTRUST	134,075,542
LAIF	4,350,000

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	31.58%	1.35%
Corp Bonds	27.80%	1.91%
CPs	14.13%	4.56%
CalTRUST	8.97%	3.71%
Muni Bonds	5.69%	1.98%
CDs	4.60%	1.81%
Bank Deposits	4.45%	2.37%
Supranationals	1.56%	1.79%
MM Mutual Fund	0.93%	4.15%
LAIF	0.29%	2.62%

MATURITY SCHEDULE

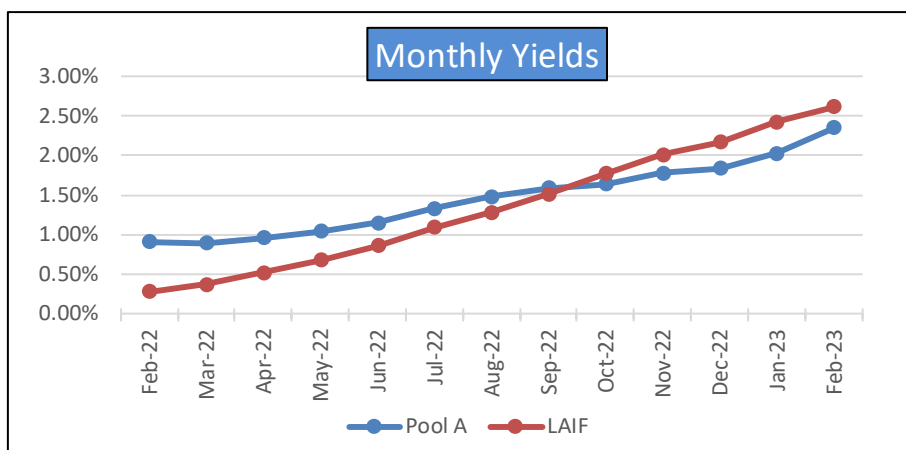
Maturity	Market Value	Pct. Holdings
< 1 Year	562,246,139	37.47%
1 - 2 Years	107,799,329	7.18%
2 - 3 Years	531,167,514	35.39%
3 - 4 Years	270,925,190	18.05%
4 - 5 Years	28,638,856	1.91%
Total	1,500,777,028	100.00%



INTEREST RATE ENVIRONMENT

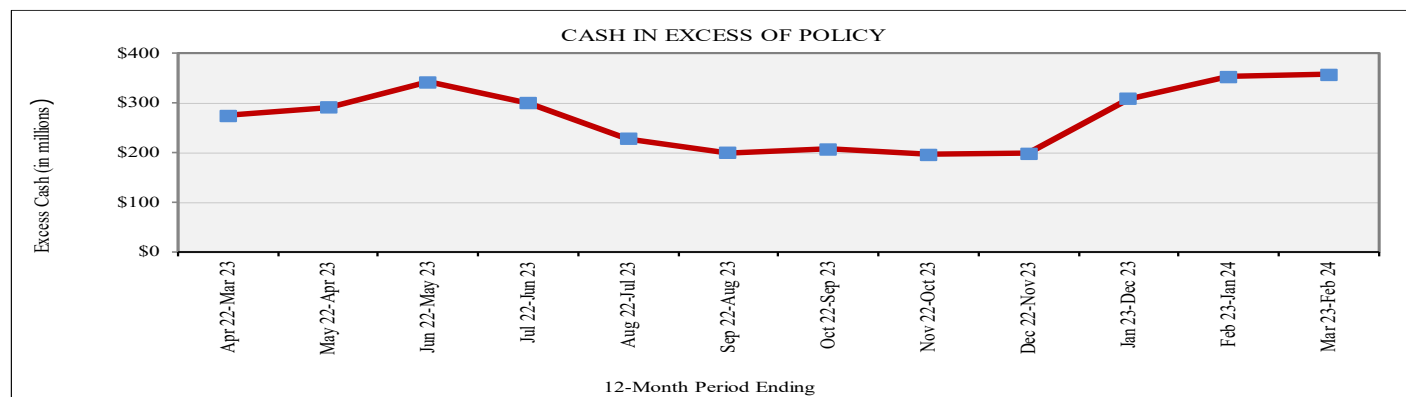
U.S. markets slumped in February, as inflation persisted and consumer confidence continued to wane. To make matters worse for the Fed, the job market remained strong, leading to whispers of a longer cycle of rate hikes, with some analysts projecting the Federal Funds Rate may eventually top out near 6.0%. CPI (inflation) came in at 6.0%, which continues its downward trend, but underlying data shows that food and energy are not experiencing the same phenomenon, thus consumers (who are seeing wages grow at less than half the rate of inflation) are still bearing the brunt of higher prices. Following month end, news came out of the failures of a regional bank on each coast. Silicon Valley Bank and Signature Bank were both heavily involved in venture capital, so their failures are leading to fears that could negatively affect both equity and fixed income markets. These bank failures further complicate the work of the Fed, as governors must balance their stated need for further rate hikes against the risk of increasing rates too much in an uncertain environment for financial institutions. Consensus among analysts is that the Federal Funds Rate will be boosted by 0.25% at the Fed's meeting in March, with plans for further increases in both May and June. The mood of consumers, the most important segment of the American economy, remains near historic lows as measured by the University of Michigan Consumer Sentiment Index. There is very little belief among the American populace that elected and appointed policy makers will be able to successfully avoid more of the economic pain that consumers have been feeling for two solid years. The yield curve reached inversion levels not seen since the early 1980s. Should history repeat itself, a deep and protracted recession looms on the horizon. Market conditions will continue to be monitored closely 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. Extra emphasis will be placed on investing in only the highest quality names that have the infrastructure and leadership to navigate their way through even the most unstable economic environments. Staff 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
Feb-22	0.91%	0.28%
Mar-22	0.89%	0.37%
Apr-22	0.96%	0.52%
May-22	1.04%	0.68%
Jun-22	1.15%	0.86%
Jul-22	1.33%	1.09%
Aug-22	1.48%	1.28%
Sep-22	1.59%	1.51%
Oct-22	1.64%	1.77%
Nov-22	1.78%	2.01%
Dec-22	1.84%	2.17%
Jan-23	2.03%	2.43%
Feb-23	2.35%	2.62%
FYTD	1.75%	1.86%



CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	Apr 22-Mar 23	May 22-Apr 23	Jun 22-May 23	Jul 22-Jun 23	Aug 22-Jul 23	Sep 22-Aug 23	Oct 22-Sep 23	Nov 22-Oct 23	Dec 22-Nov 23	Jan 23-Dec 23	Feb 23-Jan 24	Mar 23-Feb 24
Excess Cash	\$ 275	\$ 291	\$ 342	\$ 300	\$ 228	\$ 200	\$ 207	\$ 196	\$ 199	\$ 309	\$ 353	\$ 357



City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2023

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
CASH AND EQUIVALENTS															
	caltrust-bff	Caltrust BlackRock FedFund		9,111,039		9,111,039		9,111,039	0.61	4.420	402,708	4.42			
	caltrust-lf	Caltrust Liquidity Fund		34,093,260		34,093,260		34,093,260	2.28	4.600	1,568,290	4.60			
	caltrust-mt	Caltrust Medium-Term		57,855,198		57,855,198		57,855,198	3.87	3.100	1,793,511	3.10			
	caltrust-st	Caltrust Short-Term		33,016,045		33,016,045		33,016,045	2.21	3.650	1,205,086	3.65			
	fidfund	Fidelity Fund		9,770,203		9,770,203		9,770,203	0.65	4.080	398,624	4.08			
	fivestar	Five Star Bank Community Fund		40,073,402		40,073,402		40,073,402	2.68	2.440	977,791	2.44			
	cashjpm	JP Morgan Chase Cash		1,563,917		1,563,917		1,563,917	0.10	1.350	21,113	1.35			
	laifa	Local Agency Investment Fund, Pool A		4,350,000		4,350,000		4,350,000	0.29	2.620	113,970	2.62			
	miscintrec	Misc Interest Receivable		108,176		108,176		108,176	0.01	4.080	4,414	4.08			
	sweep	Overnight Sweep		4,220,534		4,220,534		4,220,534	0.28	4.320	182,327	4.32			
	rivercity	River City Bank Community Fund		25,043,790		25,043,790		25,043,790	1.67	2.310	578,512	2.31			
				219,205,564		219,205,564		219,205,564	14.65		7,246,345	3.31			
NON-NEGOTIABLE CERTIFICATES OF DEPOSIT															
30,000,000	3420042541902	Safe Credit Union CD 2.974% Due 06-24-25	100.00	30,000,000	100.00	30,000,000	68,443	30,068,443	2.00	2.974	892,200	2.99			
CERTIFICATES OF DEPOSIT															
10,000,000	2254912z7	Credit Suisse New York 0.540% Due 11-20-23	100.00	10,000,000	100.00	10,000,000	14,850	10,014,850	0.67	0.540	54,000	0.54	A1		
10,000,000	2254915r2	Credit Suisse New York 0.490% Due 12-04-23	100.00	10,000,000	100.00	10,000,000	11,842	10,011,842	0.67	0.490	49,000	0.49	A1		
5,000,000	90348j3m0	US Bank CD 3.000% Due 11-25-24	100.00	5,000,000	96.59	4,829,514	1,644	4,831,158	0.32	3.000	150,000	3.02	AA-		
6,000,000	90348jb66	US Bank CD 0.600% Due 01-27-26	100.00	6,000,000	88.45	5,307,090	197	5,307,287	0.35	0.600	36,000	0.60	AA-		04-27-23
5,000,000	05600xcf5	BMO Harris Bank 0.750% Due 02-26-26	100.00	5,000,000	88.69	4,434,430	308	4,434,739	0.30	0.750	37,500	0.75			05-26-23
5,000,000	90348jm72	UBS Bank CD 0.850% Due 06-16-26	100.00	5,000,000	87.97	4,398,510	1,514	4,400,024	0.29	0.850	42,500	0.85	AA-		06-16-23
				41,000,000		38,969,545	30,355	38,999,899	2.60		369,000	0.90			
COMMERCIAL PAPER															
10,000,000	83369cq72	Societe Generale 3.170% Due 03-07-23	97.78	9,778,100	99.91	9,991,161	0	9,991,161	0.67	3.170	317,000	3.27	A1		
5,000,000	4497w1q82	ING (US) Funding LLC 3.070% Due 03-08-23	97.86	4,892,976	99.90	4,994,964	0	4,994,964	0.33	3.070	153,500	3.17	A1		
10,000,000	63873kqm2	Natixis NY 3.300% Due 03-21-23	97.68	9,768,083	99.73	9,973,382	0	9,973,382	0.67	3.300	330,000	3.41	A1		
10,000,000	89119bqn9	Toronto Dominion Bank 3.420% Due 03-22-23	97.81	9,780,550	99.72	9,972,146	0	9,972,146	0.67	3.420	342,000	3.52	A1+		
5,000,000	62479mr47	MUFG Bank Ltd/NY 3.540% Due 04-04-23	97.73	4,886,425	99.56	4,977,853	0	4,977,853	0.33	3.540	177,000	3.66	A1		
5,000,000	63873kr41	Natixis NY 3.810% Due 04-04-23	97.84	4,892,050	99.56	4,977,756	0	4,977,756	0.33	3.810	190,500	3.93	A1		
10,000,000	22533urj4	Credit Agricole Corp 4.340% Due 04-18-23	97.67	9,766,693	99.37	9,937,307	0	9,937,307	0.66	4.340	434,000	4.32	A1		
5,000,000	02314qs26	Amazon.Com Inc 4.550% Due 05-02-23	97.61	4,880,562	99.19	4,959,470	0	4,959,470	0.33	4.550	227,500	4.71	A1+		
5,372,000	59157us27	MetLife Short Term Fund 4.610% Due 05-02-23	98.05	5,267,437	99.20	5,329,272	0	5,329,272	0.36	4.610	247,649	4.73	A1+		
5,000,000	89119bs56	Toronto Dominion Bank 3.630% Due 05-05-23	97.28	4,863,875	99.16	4,957,806	0	4,957,806	0.33	3.630	181,500	3.76	A1+		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
February 28, 2023

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
10,000,000	62479msg9	MUFG Bank Ltd/NY 4.930% Due 05-16-23	97.53	9,752,908	98.99	9,898,531	0	9,898,531	0.66	4.930	493,000	4.88	A1		
5,000,000	50244msp8	Lvmh Moet Hennessy Lou Vuitton 4.750% Due 05-23-23	97.92	4,895,764	98.89	4,944,327	0	4,944,327	0.33	4.750	237,500	4.88	A-1+		
5,000,000	89232msr6	Toyota Industries Comm 4.650% Due 05-25-23	97.98	4,899,250	98.87	4,943,527	0	4,943,527	0.33	4.650	232,500	4.78	A1		
5,000,000	47816gss9	Johnson & Johnson 4.600% Due 05-26-23	97.81	4,890,750	98.89	4,944,513	0	4,944,513	0.33	4.600	230,000	4.73	A1+		
5,000,000	69448xss2	Pacific Life Short Term 4.640% Due 05-26-23	97.98	4,898,822	98.85	4,942,350	0	4,942,350	0.33	4.640	232,000	4.77	A1+		
10,000,000	62479msw4	MUFG Bank Ltd/NY 4.850% Due 05-30-23	97.78	9,777,708	98.78	9,877,630	0	9,877,630	0.66	4.850	485,000	4.99	A1		
5,000,000	59166htd0	Metlife Short Term Fund 4.700% Due 06-13-23	97.74	4,887,069	98.63	4,931,312	0	4,931,312	0.33	4.700	235,000	4.86	A-1+		
10,000,000	53943stt4	Lloyds Bank Plc 4.870% Due 06-27-23	97.65	9,764,617	98.38	9,837,565	0	9,837,565	0.66	4.870	487,000	5.02	A1		
4,850,000	63763qu39	Natl Sec Clearing Corp 4.690% Due 07-03-23	98.05	4,755,223	98.32	4,768,611	0	4,768,611	0.32	4.690	227,465	4.78	A1+		
5,000,000	45685ru70	Ing US Funding LLC 4.930% Due 07-07-23	97.56	4,878,119	98.25	4,912,262	0	4,912,262	0.33	4.930	246,500	5.08	A1		
5,000,000	62479mub7	MUFG Bank Ltd/NY 4.770% Due 07-11-23	97.85	4,892,675	98.21	4,910,576	0	4,910,576	0.33	4.770	238,500	4.90	A1		
10,000,000	06744gh47	Barclays Bank Plc 4.850% Due 07-25-23	97.64	9,764,102	97.97	9,797,410	0	9,797,410	0.65	4.850	485,000	4.97	A1		
10,000,000	47816gut4	Johnson & Johnson 4.940% Due 07-27-23	97.90	9,790,050	98.08	9,807,749	0	9,807,749	0.66	4.940	494,000	5.05	A1+		
10,000,000	53943sut2	Lloyds Bank Plc 4.800% Due 07-27-23	97.65	9,765,333	97.93	9,792,766	0	9,792,766	0.65	4.800	480,000	4.92	A1		
5,000,000	62479mut8	MUFG Bank Ltd/NY 4.930% Due 07-27-23	97.95	4,897,292	97.98	4,899,073	0	4,899,073	0.33	4.930	246,500	5.03	A1		
10,000,000	59157uut5	Metlife Short Term Fund 4.710% Due 07-27-23	97.70	9,769,733	97.96	9,796,242	0	9,796,242	0.65	4.710	471,000	4.82	A1+		
9,000,000	60682xuu8	Mitsubishi Ufj Tr&Bk NY 4.940% Due 07-28-23	97.57	8,781,405	97.97	8,817,750	0	8,817,750	0.59	4.940	444,600	5.06	A1		
5,000,000	89233huu6	Toyota Motor Credit Corp 5.030% Due 07-28-23	97.90	4,895,208	97.96	4,898,062	0	4,898,062	0.33	5.030	251,500	5.14	A1+		
10,000,000	89232mv84	Toyota Industries Comm 4.700% Due 08-08-23	97.57	9,757,167	97.80	9,779,922	0	9,779,922	0.65	4.700	470,000	4.84	A1		
5,000,000	45685rvn4	Ing US Funding LLC 5.055% Due 08-22-23	97.53	4,876,433	97.54	4,877,208	0	4,877,208	0.33	5.055	252,750	5.21	A1		
				209,366,382		211,448,505	0	211,448,505	14.13		9,540,464	4.56			
GOVT AGENCY DISCOUNT PAPER															
5,000,000	313384gv5	Federal Home Loan Bank 4.660% Due 06-13-23	98.12	4,906,153	98.62	4,930,929	0	4,930,929	0.33	4.660	233,000	4.75	AA+		
5,000,000	459052gv2	International Bk Recon & Develop 4.650% Due 06-13-23	98.29	4,914,750	98.62	4,930,761	0	4,930,761	0.33	4.650	232,500	4.73	AAA		
5,000,000	459052hk5	International Bk Recon & Develop 4.670% Due 06-27-23	98.11	4,905,303	98.42	4,920,833	0	4,920,833	0.33	4.670	233,500	4.76	AAA		
				14,726,206		14,782,523	0	14,782,523	0.99		699,000	4.75			
U.S. GOVERNMENT BONDS															
5,000,000	91282cbh3	U.S. Treasury Note 0.375% Due 01-31-26	98.83	4,941,406	88.83	4,441,602	1,502	4,443,104	0.30	0.375	18,750	0.62	AA+		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2023

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
15,000,000	91282cbq3	U.S. Treasury Note 0.500% Due 02-28-26	98.75	14,812,891	88.90	13,335,352	204	13,335,555	0.89	0.500	75,000	0.75	AA+		
				19,754,297		17,776,953	1,706	17,778,659	1.19		93,750	0.72			
FEDERAL HOME LOAN BANK															
5,000,000	3130atln5	Federal Home Loan Bank 4.300% Due 07-27-23	100.00	5,000,000	99.67	4,983,444	20,306	5,003,749	0.33	4.300	215,000	4.31	AA+		
5,000,000	3130aue67	Federal Home Loan Bank 4.750% Due 12-27-23	99.94	4,997,200	99.65	4,982,599	42,222	5,024,821	0.33	4.750	237,500	4.81	AA+		
5,000,000	3130aur71	Federal Home Loan Bank 5.000% Due 02-26-24	100.00	5,000,000	99.87	4,993,373	2,083	4,995,456	0.33	5.000	250,000	5.00	AA+		05-26-23
5,000,000	3130ajla5	Federal Home Loan Bank 0.750% Due 05-19-25	100.00	5,000,000	91.14	4,557,078	10,625	4,567,703	0.30	0.750	37,500	0.75	AA+		03-06-23
5,000,000	3130asm97	Federal Home Loan Bank 4.000% Due 07-24-25	100.00	5,000,000	97.30	4,865,154	20,556	4,885,710	0.33	4.000	200,000	4.00	AA+		03-24-23
5,000,000	3130ak6h4	Federal Home Loan Bank 0.500% Due 09-22-25	99.90	4,995,000	89.46	4,472,838	11,042	4,483,879	0.30	0.500	25,000	0.52	AA+		03-06-23
5,000,000	3130akjw7	Federal Home Loan Bank 0.600% Due 12-15-25	100.00	5,000,000	89.00	4,449,894	6,333	4,456,228	0.30	0.600	30,000	0.60	AA+		03-06-23
5,000,000	3130akje7	Federal Home Loan Bank 0.560% Due 12-30-25	99.97	4,998,750	88.77	4,438,735	4,744	4,443,479	0.30	0.560	28,000	0.57	AA+		03-06-23
5,000,000	3130akn85	Federal Home Loan Bank 0.550% Due 01-20-26	99.80	4,990,000	88.38	4,419,038	3,132	4,422,170	0.30	0.550	27,500	0.59	AA+		04-20-23
10,000,000	3130akq74	Federal Home Loan Bank 0.625% Due 01-22-26	100.00	10,000,000	88.56	8,856,383	6,771	8,863,154	0.59	0.625	62,500	0.62	AA+		04-22-23
5,000,000	3130akng7	Federal Home Loan Bank 0.550% Due 01-28-26	100.00	5,000,000	88.32	4,415,775	2,521	4,418,295	0.30	0.550	27,500	0.55	AA+		04-28-23
5,000,000	3130akpc4	Federal Home Loan Bank 0.600% Due 01-28-26	100.00	5,000,000	88.45	4,422,458	2,750	4,425,208	0.30	0.600	30,000	0.60	AA+		04-28-23
5,000,000	3130akpq3	Federal Home Loan Bank 0.580% Due 01-28-26	100.00	5,000,000	88.40	4,419,785	2,658	4,422,443	0.30	0.580	29,000	0.58	AA+		04-28-23
5,000,000	3130akvr4	Federal Home Loan Bank 0.550% Due 02-12-26	100.00	5,000,000	88.00	4,399,944	1,451	4,401,395	0.29	0.550	27,500	0.55	AA+		05-12-23
5,000,000	3130al5x8	Federal Home Loan Bank 0.650% Due 02-24-26	100.00	5,000,000	88.17	4,408,369	632	4,409,001	0.29	0.650	32,500	0.65	AA+		05-24-23
5,000,000	3130al6j8	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	88.10	4,404,955	608	4,405,562	0.29	0.625	31,250	0.62	AA+		05-24-23
5,000,000	3130al7m0	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	88.10	4,404,955	608	4,405,562	0.29	0.625	31,250	0.62	AA+		05-24-23
5,000,000	3130alae4	Federal Home Loan Bank 0.580% Due 02-25-26	100.00	5,000,000	87.97	4,398,405	483	4,398,888	0.29	0.580	29,000	0.58	AA+		02-25-24
5,000,000	3130algs7	Federal Home Loan Bank 0.850% Due 03-10-26	100.00	5,000,000	88.90	4,444,844	20,187	4,465,031	0.30	0.850	42,500	0.85	AA+		03-10-23
5,000,000	3130aleh3	Federal Home Loan Bank 0.700% Due 03-16-26	100.00	5,000,000	88.43	4,421,453	16,042	4,437,495	0.30	0.700	35,000	0.70	AA+		03-16-23
5,000,000	3130almv3	Federal Home Loan Bank 1.000% Due 03-30-26	100.00	5,000,000	89.16	4,457,802	20,972	4,478,774	0.30	1.000	50,000	1.00	AA+		03-30-23
5,000,000	3130alxp4	Federal Home Loan Bank 1.200% Due 04-28-26	100.00	5,000,000	89.35	4,467,493	20,500	4,487,993	0.30	1.200	60,000	1.20	AA+		04-28-23
5,000,000	3130am2f8	Federal Home Loan Bank 1.125% Due 04-29-26	100.00	5,000,000	89.13	4,456,338	19,062	4,475,401	0.30	1.125	56,250	1.12	AA+		04-29-23
5,000,000	3130amcl4	Federal Home Loan Bank 1.020% Due 05-19-26	100.00	5,000,000	88.62	4,430,944	14,450	4,445,394	0.30	1.020	51,000	1.02	AA+		05-19-23
1,750,000	3130amcb6	Federal Home Loan Bank 1.000% Due 05-22-26	100.00	1,750,000	88.54	1,549,465	4,812	1,554,278	0.10	1.000	17,500	1.00	AA+		05-22-23

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2023

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	3130amjc7	Federal Home Loan Bank 1.000% Due 05-26-26	100.00	5,000,000	88.51	4,425,579	13,194	4,438,773	0.30	1.000	50,000	1.00	AA+		05-26-23
5,000,000	3130amjn3	Federal Home Loan Bank 1.030% Due 05-26-26	100.00	5,000,000	88.60	4,429,992	13,590	4,443,582	0.30	1.030	51,500	1.03	AA+		05-26-23
3,000,000	3130ampt3	Federal Home Loan Bank 1.030% Due 06-23-26	100.00	3,000,000	88.59	2,657,654	5,837	2,663,491	0.18	1.030	30,900	1.03	AA+		03-23-23
5,000,000	3130anyn4	Federal Home Loan Bank 1.000% Due 09-30-26	100.00	5,000,000	87.61	4,380,744	20,972	4,401,717	0.29	1.000	50,000	1.00	AA+		03-30-23
5,000,000	3130aprp2	Federal Home Loan Bank 1.570% Due 11-23-26	100.00	5,000,000	89.38	4,469,162	21,369	4,490,532	0.30	1.570	78,500	1.57	AA+		03-23-23
5,000,000	3130ash44	Federal Home Loan Bank 4.700% Due 06-30-27	100.00	5,000,000	98.51	4,925,459	39,819	4,965,278	0.33	4.700	235,000	4.70	AA+		03-30-23
				154,730,950		139,810,111	370,334	140,180,444	9.34		2,159,150	1.46			
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)															
5,000,000	3135gace7	Fannie Mae 5.060% Due 02-07-25	100.00	5,000,000	99.41	4,970,416	16,867	4,987,282	0.33	5.060	253,000	5.06	AA+		08-07-23
5,000,000	3136g4d75	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	90.15	4,507,700	2,667	4,510,366	0.30	0.600	30,000	0.60	AA+		04-29-23
5,000,000	3136g4g23	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	90.15	4,507,700	2,667	4,510,366	0.30	0.600	30,000	0.60	AA+		04-29-23
5,000,000	3136g4c76	Fannie Mae 0.700% Due 08-12-25	100.00	5,000,000	90.28	4,513,800	1,847	4,515,647	0.30	0.700	35,000	0.70	AA+		05-12-23
5,000,000	3136g4c43	Fannie Mae 0.650% Due 08-14-25	100.00	5,000,000	90.15	4,507,252	1,535	4,508,787	0.30	0.650	32,500	0.65	AA+		05-14-23
5,000,000	3136g4x40	Fannie Mae 0.600% Due 08-26-25	99.96	4,998,000	89.93	4,496,518	417	4,496,935	0.30	0.600	30,000	0.61	AA+		05-26-23
5,000,000	3135g06v0	Fannie Mae 4.125% Due 08-28-25	100.00	5,000,000	97.47	4,873,460	1,719	4,875,178	0.33	4.125	206,250	4.13	AA+		02-28-23
3,000,000	3136g43q4	Fannie Mae 0.600% Due 09-16-25	100.00	3,000,000	89.74	2,692,256	8,250	2,700,506	0.18	0.600	18,000	0.60	AA+		03-16-23
5,000,000	3135g06a6	Fannie Mae 0.580% Due 10-20-25	100.00	5,000,000	89.42	4,471,016	10,553	4,481,568	0.30	0.580	29,000	0.58	AA+		04-20-23
4,000,000	3136g45c3	Fannie Mae 0.540% Due 10-27-25	99.81	3,992,280	89.26	3,570,532	7,440	3,577,972	0.24	0.540	21,600	0.58	AA+		10-27-23
5,000,000	3136g45p4	Fannie Mae 0.550% Due 10-27-25	100.00	5,000,000	89.29	4,464,389	9,472	4,473,861	0.30	0.550	27,500	0.55	AA+		04-27-23
3,000,000	3136g46s7	Fannie Mae 0.560% Due 10-28-25	100.00	3,000,000	89.31	2,679,214	5,740	2,684,954	0.18	0.560	16,800	0.56	AA+		10-28-23
5,000,000	3136g45h2	Fannie Mae 0.500% Due 10-29-25	99.90	4,995,000	89.74	4,486,929	8,472	4,495,402	0.30	0.500	25,000	0.52	AA+		
5,000,000	3135ga4v0	Fannie Mae 0.625% Due 11-25-25	100.00	5,000,000	89.25	4,462,565	8,333	4,470,899	0.30	0.625	31,250	0.62	AA+		05-25-23
5,000,000	3135g06n8	Fannie Mae 0.650% Due 12-17-25	100.00	5,000,000	89.11	4,455,591	6,681	4,462,272	0.30	0.650	32,500	0.65	AA+		03-17-23
5,000,000	3135g06r9	Fannie Mae 0.550% Due 01-28-26	100.00	5,000,000	88.32	4,415,775	2,521	4,418,295	0.30	0.550	27,500	0.55	AA+		04-28-23
				74,985,280		68,075,112	95,179	68,170,291	4.55		845,900	1.18			
FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)															
5,000,000	3134gxuw2	Freddie Mac 3.000% Due 06-14-24	100.00	5,000,000	97.14	4,856,932	32,083	4,889,015	0.32	3.000	150,000	3.00	AA+		03-14-23
5,000,000	3134gyc34	Freddie Mac 5.100% Due 12-30-24	100.00	5,000,000	99.14	4,956,977	43,208	5,000,185	0.33	5.100	255,000	5.10	AA+		06-30-23
5,000,000	3134gxmh4	Freddie Mac 2.050% Due 03-24-25	100.00	5,000,000	94.13	4,706,508	44,701	4,751,210	0.31	2.050	102,500	2.05	AA+		03-24-23

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2023

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	3134gxrs5	Freddie Mac 3.100% Due 04-29-25	100.00	5,000,000	95.96	4,797,892	52,528	4,850,420	0.32	3.100	155,000	3.10	AA+		04-29-23
3,000,000	3134gvrv2	Freddie Mac 0.750% Due 05-27-25	100.00	3,000,000	91.08	2,732,309	5,875	2,738,184	0.18	0.750	22,500	0.75	AA+		05-27-23
5,000,000	3134gvb31	Freddie Mac 0.750% Due 05-28-25	99.76	4,987,900	91.07	4,553,446	9,687	4,563,133	0.30	0.750	37,500	0.80	AA+		02-28-23
5,000,000	3134gvz68	Freddie Mac 0.700% Due 06-23-25	99.95	4,997,500	90.69	4,534,279	6,611	4,540,890	0.30	0.700	35,000	0.71	AA+		03-23-23
3,000,000	3134gwkr6	Freddie Mac 0.625% Due 08-12-25	100.00	3,000,000	90.11	2,703,157	990	2,704,147	0.18	0.625	18,750	0.62	AA+		05-12-23
5,000,000	3134gwh82	Freddie Mac 0.625% Due 09-08-25	100.00	5,000,000	89.86	4,493,142	15,017	4,508,160	0.30	0.625	31,250	0.62	AA+		03-08-23
5,000,000	3134gwa55	Freddie Mac 0.650% Due 09-09-25	100.00	5,000,000	89.91	4,495,643	15,528	4,511,171	0.30	0.650	32,500	0.65	AA+		03-09-23
5,000,000	3134gwwt9	Freddie Mac 0.550% Due 09-30-25	100.00	5,000,000	89.50	4,475,123	11,535	4,486,658	0.30	0.550	27,500	0.55	AA+		03-30-23
5,000,000	3134gwy26	Freddie Mac 0.570% Due 10-08-25	100.00	5,000,000	89.49	4,474,706	11,321	4,486,027	0.30	0.570	28,500	0.57	AA+		04-08-23
5,000,000	3134gwys9	Freddie Mac 0.600% Due 10-15-25	100.00	5,000,000	89.51	4,475,543	11,333	4,486,876	0.30	0.600	30,000	0.60	AA+		04-15-23
10,000,000	3134gxbm5	Freddie Mac 0.600% Due 11-12-25	99.98	9,998,500	89.29	8,929,441	18,167	8,947,608	0.60	0.600	60,000	0.60	AA+		05-12-23
5,000,000	3134gxfv1	Freddie Mac 0.625% Due 12-17-25	100.00	5,000,000	89.05	4,452,369	6,424	4,458,793	0.30	0.625	31,250	0.62	AA+		03-17-23
5,000,000	3134gxlf9	Freddie Mac 0.550% Due 02-12-26	100.00	5,000,000	88.00	4,399,944	1,451	4,401,395	0.29	0.550	27,500	0.55	AA+		05-12-23
5,000,000	3134gyjc7	Freddie Mac 5.400% Due 02-24-26	100.00	5,000,000	99.98	4,998,772	5,250	5,004,022	0.33	5.400	270,000	5.40	AA+		08-24-23
5,000,000	3134gx2x1	Freddie Mac 5.000% Due 09-30-27	100.00	5,000,000	97.88	4,894,206	104,861	4,999,067	0.33	5.000	250,000	5.00	AA+		03-30-23
				90,983,900		83,930,389	396,571	84,326,960	5.61		1,564,750	1.79			
FEDERAL AGRICULTURAL MORTGAGE CORP.															
Not Classified															
5,000,000	31422xux8	Farmer Mac 1.380% Due 07-28-23	100.00	5,000,000	98.53	4,926,676	575	4,927,251	0.33	1.380	69,000	1.38			
3,000,000	31422xbt8	Farmer Mac 0.700% Due 12-17-25	100.00	3,000,000	90.01	2,700,225	4,317	2,704,541	0.18	0.700	21,000	0.70			
3,000,000	31422xbn1	Farmer Mac 0.690% Due 02-25-26	100.00	3,000,000	88.27	2,648,065	345	2,648,410	0.18	0.690	20,700	0.69	08-25-23		
5,000,000	31422xpe6	Farmer Mac 1.300% Due 11-23-26	100.00	5,000,000	88.49	4,424,603	17,694	4,442,298	0.30	1.300	65,000	1.30	05-23-23		
				16,000,000		14,699,569	22,931	14,722,500	0.98		175,700	1.11			
				16,000,000		14,699,569	22,931	14,722,500	0.98		175,700	1.11			
FEDERAL FARM CREDIT BANK - FRMMT															
Not Classified															
5,000,000	3133enne6	Federal Farm Credit Bank 1.230% Due 02-09-24	100.00	5,000,000	96.25	4,812,455	3,758	4,816,214	0.32	1.230	61,500	1.23	AA+		03-06-23
5,000,000	3133en5y2	Federal Farm Credit Bank 5.070% Due 01-17-25	100.00	5,000,000	99.12	4,956,167	30,983	4,987,150	0.33	5.070	253,500	5.07	AA+		01-17-24
5,000,000	3133elc28	Federal Farm Credit Bank 0.730% Due 05-27-25	100.00	5,000,000	91.04	4,551,753	9,531	4,561,284	0.30	0.730	36,500	0.73	AA+		03-06-23
5,000,000	3133el2s2	Federal Farm Credit Bank 0.670% Due 08-04-25	100.00	5,000,000	90.27	4,513,642	2,512	4,516,154	0.30	0.670	33,500	0.67	AA+		03-06-23

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2023

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	3133el4w1	Federal Farm Credit Bank 0.610% Due 08-25-25	99.92	4,996,250	89.96	4,497,945	508	4,498,453	0.30	0.610	30,500	0.63	AA+		03-06-23
5,000,000	3133embh4	Federal Farm Credit Bank 0.530% Due 09-29-25	100.00	5,000,000	89.46	4,473,161	11,189	4,484,350	0.30	0.530	26,500	0.53	AA+		03-06-23
5,000,000	3133enuz1	Federal Farm Credit Bank 3.090% Due 10-20-25	100.00	5,000,000	95.48	4,773,977	56,221	4,830,197	0.32	3.090	154,500	3.09	AA+		03-06-23
5,000,000	3133emd22	Federal Farm Credit Bank 0.520% Due 10-21-25	99.76	4,987,950	89.27	4,463,261	9,389	4,472,650	0.30	0.520	26,000	0.57	AA+		03-06-23
5,000,000	3133emfr8	Federal Farm Credit Bank 0.540% Due 11-03-25	99.94	4,997,000	89.22	4,461,071	8,850	4,469,921	0.30	0.540	27,000	0.55	AA+		03-06-23
5,000,000	3133emqx3	Federal Farm Credit Bank 0.590% Due 02-17-26	100.00	5,000,000	88.06	4,403,043	1,147	4,404,191	0.29	0.590	29,500	0.59	AA+		03-06-23
5,000,000	3133emsk9	Federal Farm Credit Bank 0.840% Due 03-02-26	99.92	4,996,250	88.94	4,446,829	20,883	4,467,712	0.30	0.840	42,000	0.86	AA+		03-06-23
5,000,000	3133emsh6	Federal Farm Credit Bank 0.790% Due 03-03-26	100.00	5,000,000	88.79	4,439,523	19,531	4,459,053	0.30	0.790	39,500	0.79	AA+		03-06-23
5,000,000	3133emsu7	Federal Farm Credit Bank 0.800% Due 03-09-26	100.00	5,000,000	88.77	4,438,349	19,111	4,457,460	0.30	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	89.34	4,466,787	22,750	4,489,537	0.30	1.050	52,500	1.05	AA+		03-06-23
5,000,000	3133emh21	Federal Farm Credit Bank 0.900% Due 06-15-26	100.00	5,000,000	88.26	4,412,884	9,500	4,422,384	0.29	0.900	45,000	0.90	AA+		03-06-23
5,000,000	3133emh54	Federal Farm Credit Bank 0.960% Due 06-15-26	100.00	5,000,000	88.44	4,421,851	10,133	4,431,984	0.30	0.960	48,000	0.96	AA+		03-06-23
3,000,000	3133eml67	Federal Farm Credit Bank 0.800% Due 06-22-26	100.00	3,000,000	87.90	2,637,135	4,600	2,641,735	0.18	0.800	24,000	0.80	AA+		06-22-23
3,000,000	3133enzf0	Federal Farm Credit Bank 4.400% Due 06-22-26	100.00	3,000,000	97.41	2,922,267	25,300	2,947,567	0.20	4.400	132,000	4.40	AA+		03-06-23
5,000,000	3133emq62	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	5,000,000	88.13	4,406,487	6,600	4,413,087	0.29	0.990	49,500	0.99	AA+		03-06-23
5,000,000	3133em4s8	Federal Farm Credit Bank 0.870% Due 09-08-26	99.82	4,991,250	87.36	4,368,222	20,904	4,389,126	0.29	0.870	43,500	0.91	AA+		03-06-23
5,000,000	3133em6e7	Federal Farm Credit Bank 0.940% Due 09-28-26	100.00	5,000,000	87.44	4,371,820	19,975	4,391,795	0.29	0.940	47,000	0.94	AA+		03-06-23
3,000,000	3133endc1	Federal Farm Credit Bank 1.330% Due 11-03-26	100.00	3,000,000	88.72	2,661,543	13,078	2,674,621	0.18	1.330	39,900	1.33	AA+		03-06-23
3,000,000	3133enjv3	Federal Farm Credit Bank 1.390% Due 12-29-26	100.00	3,000,000	88.43	2,652,891	7,182	2,660,073	0.18	1.390	41,700	1.39	AA+		03-06-23
5,000,000	3133envv9	Federal Farm Credit Bank 3.630% Due 05-03-27	100.00	5,000,000	95.01	4,750,491	59,492	4,809,983	0.32	3.630	181,500	3.63	AA+		03-06-23
5,000,000	3133en4l1	Federal Farm Credit Bank 5.500% Due 12-20-27	100.00	5,000,000	98.72	4,936,078	54,236	4,990,314	0.33	5.500	275,000	5.50	AA+		03-20-23
				116,968,700		106,239,631	447,364	106,686,995	7.10		1,780,100	1.58			
				116,968,700		106,239,631	447,364	106,686,995	7.10		1,780,100	1.58			
MUNICIPAL BONDS															
Not Classified															
1,750,000.00	13032uva3	California Health Facs Fing Auth Revenue 1.970% Due 06-01-23	100.00	1,750,000	99.22	1,736,402	8,619	1,745,021	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	98.75	987,520	2,462	989,982	0.07	1.477	14,770	1.48			
3,000,000.00	576004gv1	Massachusetts St Spl Oblig Rev 3.564% Due 07-15-23	100.00	3,000,000	99.47	2,984,010	13,662	2,997,672	0.20	3.564	106,920	3.57			
3,000,000.00	93974d5q7	Washington St 3.030% Due 08-01-23	99.66	2,989,770	99.21	2,976,300	7,575	2,983,875	0.20	3.030	90,900	3.11	AA+		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2023

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
3,325,000.00	20772j3h3	Connecticut State 2.150% Due 08-15-23	99.57	3,310,669	98.70	3,281,941	3,177	3,285,118	0.22	2.150	71,487	2.26	AA-		
550,000.00	13077dkb7	California St Univ Rev 1.557% Due 11-01-23	100.00	550,000	97.69	537,311	2,854	540,166	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	95.62	497,214	223	497,436	0.03	0.514	2,673	0.51	A+		
2,970,000.00	92778vhlh9	Virginia College Bldg Auth Va 2.910% Due 02-01-24	100.00	2,970,000	98.03	2,911,521	7,202	2,918,723	0.19	2.910	86,427	2.91	AA+		
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	97.04	4,852,000	46,572	4,898,572	0.32	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	96.43	1,928,560	15,883	1,944,443	0.13	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	95.21	238,017	613	238,631	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	94.67	1,420,065	1,621	1,421,686	0.09	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	96.31	2,407,700	12,625	2,420,325	0.16	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	94.80	710,970	1,410	712,380	0.05	0.752	5,640	0.75	AA-		
5,000,000.00	13017han6	California Earthquake Auth Rev 5.493% Due 07-01-24	99.98	4,998,900	99.91	4,995,750	45,775	5,041,525	0.33	5.493	274,650	5.51			
1,000,000.00	365298y51	Garden Grove California Unified School District 1.966% Due 08-01-24	100.00	1,000,000	95.75	957,530	1,638	959,168	0.06	1.966	19,660	1.97	AA-		
850,000.00	13034al57	California Infrastructure & Ec 0.645% Due 10-01-24	100.00	850,000	93.58	795,455	2,284	797,740	0.05	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	92.99	1,069,408	2,166	1,071,574	0.07	0.565	6,497	0.57	AA		
3,000,000.00	576004gy5	Massachusetts St Spl Oblig Rev 3.660% Due 01-15-25	100.00	3,000,000	97.52	2,925,720	14,030	2,939,750	0.20	3.660	109,800	3.66			
750,000.00	13080szl1	California Statewide Cmmtys De 0.732% Due 02-01-25	100.00	750,000	91.42	685,657	457	686,115	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	92.40	1,154,987	6,121	1,161,109	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	92.41	1,524,765	6,749	1,531,514	0.10	0.887	14,635	0.89	AA+		
1,000,000.00	68607v3j2	Oregon St Dept of Admin Svcs Lottery Rev 2.915% Due 04-01-25	100.00	1,000,000	96.23	962,350	12,146	974,496	0.06	2.915	29,150	2.92	AAA		
3,000,000.00	92812vb88	Virginia Housing Development Authority 2.056% Due 04-01-25	100.00	3,000,000	93.71	2,811,270	25,700	2,836,970	0.19	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	91.58	641,053	1,923	642,976	0.04	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	91.48	3,201,660	9,100	3,210,760	0.21	0.883	30,905	0.70	AA		04-15-25
1,000,000.00	91412hjl8	University Calif Revenue Bonds 0.670% Due 05-15-25	100.00	1,000,000	91.04	910,380	1,973	912,353	0.06	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	91.42	1,142,737	2,975	1,145,712	0.08	0.952	11,900	0.95	AA-		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2023

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
5,000,000.00	34153qud6	Florida State Board of Education Public Education 0.550% Due 06-01-25	99.68	4,984,150	90.70	4,534,850	6,875	4,541,725	0.30	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	91.53	915,290	2,100	917,390	0.06	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	90.91	454,550	736	455,286	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	91.65	4,582,500	10,483	4,592,983	0.31	1.258	62,900	0.90	AA		
4,000,000.00	91412gu94	University Calif Revs For Prev 3.063% Due 07-01-25	99.96	3,998,360	95.82	3,832,840	20,420	3,853,260	0.26	3.063	122,520	3.08	AA		04-01-25
940,000.00	13034al65	California Infrastructure & Ec 0.765% Due 10-01-25	100.00	940,000	90.00	845,981	2,996	848,977	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	90.05	3,601,960	11,493	3,613,453	0.24	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	89.91	1,676,877	3,898	1,680,775	0.11	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	89.51	4,475,700	29,096	4,504,796	0.30	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	89.88	898,800	5,473	904,273	0.06	1.187	11,870	1.19	AA+		
1,000,000.00	68607v3k9	Oregon St Dept of Admin Svcs Lottery Rev 3.131% Due 04-01-26	100.00	1,000,000	95.72	957,240	13,046	970,286	0.06	3.131	31,310	3.13	AAA		
1,000,000.00	697511fu2	Palomar Calif Cmnty College Di 1.031% Due 08-01-26	100.00	1,000,000	88.70	887,010	859	887,869	0.06	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	88.93	2,667,930	4,652	2,672,582	0.18	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	87.84	1,734,879	1,977	1,736,856	0.12	1.201	23,720	2.13			
2,000,000.00	20772kqk8	Connecticut State 3.631% Due 06-15-27	99.57	1,991,480	95.76	1,915,160	15,331	1,930,491	0.13	3.631	72,620	3.73	AA-		
				90,519,934		85,229,824	386,972	85,616,796	5.69		1,762,349	1.98			
				90,519,934		85,229,824	386,972	85,616,796	5.69		1,762,349	1.98			
CORPORATE BONDS															
INDUSTRIALS															
4,245,000	88579ybh3	3M Company 2.000% Due 02-14-25	100.58	4,269,791	93.98	3,989,394	4,009	3,993,403	0.27	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	92.29	2,369,170	8,664	2,377,833	0.16	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	88.75	8,874,878	8,944	8,883,823	0.59	0.700	70,000	0.90	A		
				16,791,100		15,233,442	21,617	15,255,059	1.02		189,554	1.16			
COMMUNICATION SERVICES															
3,000,000	254687fk7	Disney Walt Co 1.750% Due 08-30-24	99.11	2,973,300	95.04	2,851,261	437	2,851,698	0.19	1.750	52,500	1.95	BBB+		07-30-24
CONSUMER DISCRETIONARY															
2,000,000	46849ltk7	Jackson National Life Global 2.650% Due 06-21-24	104.11	2,082,240	95.67	1,913,498	10,306	1,923,803	0.13	2.650	53,000	1.60	A		
5,000,000	57629wcg3	Massmutual Global Funding 2.950% Due 01-11-25	99.16	4,958,250	95.88	4,793,768	20,486	4,814,254	0.32	2.950	147,500	3.29	AA+		
5,000,000	384802ae4	WW Grainger Inc 1.850% Due 02-15-25	103.11	5,155,700	93.64	4,681,881	4,111	4,685,992	0.31	1.850	92,500	1.17	A+		01-15-25

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2023

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
2,500,000	141781bu7	Cargill Inc 3.500% Due 04-22-25	98.48	2,462,100	96.35	2,408,687	31,354	2,440,041	0.16	3.500	87,500	4.07	A		04-22-23
5,000,000	023135bq8	Amazon Com Inc 0.800% Due 06-03-25	101.16	5,057,900	91.28	4,564,141	9,778	4,573,918	0.30	0.800	40,000	0.53	AA		05-03-25
3,000,000	751212ac5	Ralph Lauren Corp 3.750% Due 09-15-25	99.68	2,990,280	96.36	2,890,919	51,875	2,942,794	0.19	3.750	112,500	3.86	A-		07-15-25
1,850,000	641062ar5	Nestle Holdings Inc 0.625% Due 01-15-26	99.41	1,839,122	88.59	1,638,837	1,477	1,640,314	0.11	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	88.54	4,426,777	3,021	4,429,798	0.30	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	88.59	4,429,704	1,944	4,431,649	0.30	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	88.53	4,426,696	15,139	4,441,835	0.30	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	86.71	4,335,721	5,469	4,341,190	0.29	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	88.47	3,981,003	21,000	4,002,003	0.27	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	91.01	4,550,408	7,917	4,558,325	0.30	1.900	95,000	2.00	AA-		
2,000,000	742718fg9	Procter & Gamble Co 2.800% Due 03-25-27	97.94	1,958,740	93.23	1,864,651	24,267	1,888,918	0.12	2.800	56,000	3.26	AA-		
				55,744,637		50,906,690	208,143	51,114,834	3.40		938,062	1.77			
CONSUMER STAPLES															
3,000,000	427866at5	Hershey Co 2.625% Due 05-01-23	99.87	2,996,100	99.58	2,987,279	26,250	3,013,529	0.20	2.625	78,750	2.66	A		03-03-23
2,000,000	440452ag5	Hormel Foods Corp 0.650% Due 06-03-24	100.15	2,002,920	94.42	1,888,315	3,178	1,891,493	0.13	0.650	13,000	0.60	A		03-16-23
5,000,000	37331naj0	Georgia Pacific Corp 1.750% Due 09-30-25	104.38	5,219,150	91.30	4,564,855	36,701	4,601,556	0.30	1.750	87,500	0.82	A+		08-30-25
				10,218,170		9,440,449	66,129	9,506,578	0.63		179,250	1.36			
ENERGY															
5,000,000	637432ng6	National Rural Utils Coop Fin 3.250% Due 11-01-25	99.15	4,957,600	94.77	4,738,696	54,167	4,792,862	0.32	3.250	162,500	3.51	A-		08-01-25
4,000,000	63743hew8	National Rural Utils Coop Fin 1.000% Due 06-15-26	97.79	3,911,520	87.42	3,496,968	8,444	3,505,412	0.23	1.000	40,000	1.51	A-		05-15-26
5,000,000	291011bp8	Emerson Elec Co 0.875% Due 10-15-26	96.04	4,802,200	86.46	4,323,109	16,528	4,339,637	0.29	0.875	43,750	1.74	A		09-15-26
				13,671,320		12,558,772	79,139	12,637,911	0.84		246,250	2.35			
FINANCIAL															
1,568,000	89788jab5	Truist Bank 1.250% Due 03-09-23	100.00	1,568,000	99.92	1,566,738	9,364	1,576,102	0.10	1.250	19,600	1.25	A		
5,000,000	48133de71	JP Morgan Chase Financial Co LLC 2.500% Due 05-01-23	100.00	5,000,000	99.25	4,962,687	42,361	5,005,048	0.33	2.500	125,000	2.50	A-		
5,000,000	17330psx8	Citigroup Global Markets 3.750% Due 07-20-23	100.00	5,000,000	98.35	4,917,691	5,729	4,923,420	0.33	3.750	187,500	3.78	A		
5,000,000	89236thf5	Toyota Motor Credit Corp 0.500% Due 08-14-23	97.22	4,861,050	97.95	4,897,509	1,181	4,898,690	0.33	0.500	25,000	4.89	A+		
5,000,000	06747pml0	Barclays Bank Plc 3.000% Due 10-17-23	100.00	5,000,000	98.25	4,912,593	55,833	4,968,426	0.33	3.000	150,000	3.00	A		04-17-23

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2023

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	48133pdz3	JP Morgan Chase Financial Co LLC 5.000% Due 02-29-24	100.00	5,000,000	97.23	4,861,593	21,528	4,883,121	0.32	5.000	250,000	5.00	A-		07-31-23
5,000,000	48133de55	JP Morgan Chase Financial Co LLC 3.125% Due 04-29-24	100.00	5,000,000	95.58	4,778,763	52,951	4,831,714	0.32	3.125	156,250	3.12	A-		04-29-23
5,000,000	05971kam1	Banco Santander S.A. 3.892% Due 05-24-24	99.67	4,983,600	97.87	4,893,619	52,434	4,946,053	0.33	3.892	194,600	4.07	A+		
5,000,000	06406ral1	Bank New York Mellon Corp 2.100% Due 10-24-24	101.18	5,059,100	95.10	4,755,084	37,042	4,792,126	0.32	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	95.18	4,759,092	37,500	4,796,592	0.32	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	94.19	2,354,735	5,417	2,360,152	0.16	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	94.22	4,715,643	8,564	4,724,207	0.32	2.200	110,110	1.79	A-		
3,000,000	89236tgx7	Toyota Motor Credit Corp 3.000% Due 04-01-25	99.83	2,994,960	95.71	2,871,405	37,500	2,908,905	0.19	3.000	90,000	3.06	A+		
5,000,000	06747pkv0	Barclays Bank Plc 3.250% Due 04-08-25	100.00	5,000,000	94.58	4,729,190	64,549	4,793,738	0.32	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	92.72	3,708,603	22,578	3,731,181	0.25	1.600	64,000	1.10	A		03-24-25
5,000,000	17330fvu2	Citigroup Global Markets 4.050% Due 05-27-25	100.00	5,000,000	96.34	4,816,839	52,875	4,869,714	0.32	4.050	202,500	4.05	A		05-27-23
3,000,000	78015k7h1	Royal Bank of Canada 1.150% Due 06-10-25	100.27	3,008,130	91.25	2,737,628	7,762	2,745,390	0.18	1.150	34,500	1.09	A		
5,000,000	064159v17	Bank Nova Scotia B C 1.300% Due 06-11-25	100.96	5,048,100	91.32	4,565,952	14,444	4,580,396	0.31	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	89.88	2,696,529	5,667	2,702,196	0.18	1.000	30,000	1.00	A-		03-23-23
5,000,000	17330pfq7	Citigroup Global Markets 4.700% Due 07-21-25	100.00	5,000,000	96.52	4,825,874	26,111	4,851,985	0.32	4.700	235,000	4.70	A		07-21-23
5,000,000	00138can8	AIG Global Funding 0.900% Due 09-22-25	99.82	4,991,000	89.56	4,478,200	19,875	4,498,075	0.30	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	89.57	4,478,629	12,000	4,490,629	0.30	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	88.71	3,548,368	7,000	3,555,368	0.24	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	86.34	4,316,869	7,906	4,324,775	0.29	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	86.15	4,307,646	6,778	4,314,423	0.29	0.800	40,000	0.80	A-		03-30-23
5,000,000	14913r3b1	Caterpillar Financial Services Corp 4.800% Due 01-06-26	100.71	5,035,650	99.67	4,983,279	36,667	5,019,946	0.33	4.800	240,000	4.54	A		
3,000,000	89114qcp1	Toronto Dominion Bank 0.750% Due 01-06-26	99.85	2,995,590	88.25	2,647,591	3,437	2,651,028	0.18	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	88.56	4,428,153	4,983	4,433,136	0.30	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	86.70	2,600,977	3,000	2,603,977	0.17	0.900	27,000	0.90	A+		04-21-23
5,000,000	06749nfm9	Barclays Bank Plc 5.550% Due 01-23-26	100.00	5,000,000	93.55	4,677,488	29,292	4,706,780	0.31	5.550	277,500	5.55	A		01-23-24
5,000,000	48128g2y5	JP Morgan Chase & Co 1.000% Due 02-26-26	100.00	5,000,000	86.91	4,345,334	694	4,346,028	0.29	1.000	50,000	1.00	A-		02-26-24

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
February 28, 2023

	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	0641593u8	Bank Nova Scotia B C 1.050% Due 03-02-26	99.40	4,970,000	88.12	4,406,116	26,104	4,432,220	0.29	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	88.82	4,440,860	22,375	4,463,235	0.30	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	88.79	4,439,425	20,667	4,460,092	0.30	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	86.23	4,311,747	20,167	4,331,914	0.29	1.200	60,000	1.20	A-	04-30-23
	5,000,000	06048wv56	Bank of America Corporation 4.000% Due 05-05-26	100.00	5,000,000	94.44	4,721,940	64,444	4,786,385	0.32	4.000	200,000	4.00	A-	05-05-23
	5,000,000	808513br5	Charles Schwab Corp 1.150% Due 05-13-26	99.74	4,986,950	88.30	4,414,782	17,250	4,432,032	0.29	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	88.70	4,435,139	18,750	4,453,889	0.30	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	85.70	4,284,989	20,806	4,305,795	0.29	1.400	70,000	1.40	A-	05-14-23
	5,000,000	06048wm31	Bank of America Corporation 1.250% Due 05-28-26	100.00	5,000,000	87.18	4,359,136	16,146	4,375,282	0.29	1.250	62,500	1.25	A-	05-28-23
	5,000,000	902674yh7	UBS Ag London Branch 1.250% Due 06-01-26	99.80	4,990,200	88.04	4,402,185	15,625	4,417,810	0.29	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	87.62	8,761,950	29,333	8,791,284	0.59	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	88.29	4,414,324	11,406	4,425,731	0.29	1.125	56,250	1.17	A+	
	5,000,000	06051gid2	Bank of America Corp 1.319% Due 06-19-26	100.97	5,048,400	90.71	4,535,400	13,190	4,548,590	0.30	1.319	65,950	1.12	A-	06-19-25
	5,000,000	78016ezy7	Royal Bank of Canada 1.150% Due 07-14-26	99.97	4,998,550	87.74	4,387,008	7,507	4,394,515	0.29	1.150	57,500	1.16	A	
	3,000,000	225501zg5	Credit Suisse Ag New York 1.250% Due 08-07-26	97.69	2,930,670	81.73	2,451,916	2,500	2,454,416	0.16	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	81.15	2,434,471	16,387	2,450,858	0.16	1.150	34,500	1.36	A-	03-10-23
	5,000,000	0641598k5	Bank Nova Scotia B C 1.300% Due 09-15-26	97.99	4,899,650	86.88	4,343,803	29,972	4,373,775	0.29	1.300	65,000	1.75	A-	06-15-26
	3,000,000	06368ge54	Bank Of Montreal 2.000% Due 12-22-26	100.00	3,000,000	87.85	2,635,650	11,500	2,647,150	0.18	2.000	60,000	2.00	A-	03-22-23
	5,000,000	59217ger6	Metropolitan Life Global Fdg I 1.875% Due 01-11-27	98.68	4,934,000	88.42	4,420,875	13,021	4,433,896	0.30	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	89.04	4,451,782	7,854	4,459,636	0.30	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	90.69	4,988,179	66,626	5,054,805	0.33	2.450	134,750	2.45	A	02-03-27
					241,538,298		220,181,980	1,144,653	221,326,633	14.71		4,781,260	2.11		
HEALTHCARE															
	5,000,000	717081ex7	Pfizer Inc 0.800% Due 05-28-25	99.85	4,992,700	91.45	4,572,630	10,333	4,582,964	0.31	0.800	40,000	0.83	A+	04-28-25
	5,000,000	532457bh0	Eli Lilly & Co 2.750% Due 06-01-25	98.97	4,948,400	95.03	4,751,432	34,375	4,785,807	0.32	2.750	137,500	3.10	A+	03-01-25
	4,000,000	478160cn2	Johnson & Johnson 0.550% Due 09-01-25	99.75	3,989,960	90.25	3,609,848	11,000	3,620,848	0.24	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	88.49	4,424,319	729	4,425,048	0.30	0.750	37,500	0.80	A+	01-24-26
	2,500,000	771196bk7	Roche Holdings Inc 2.625% Due 05-15-26	97.15	2,428,875	93.10	2,327,507	19,323	2,346,830	0.16	2.625	65,625	3.40	AA	02-15-26

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2023

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	91324pec2	Unitedhealth Group Inc 1.150% Due 05-15-26	100.00	5,000,000	88.66	4,432,923	16,931	4,449,854	0.30	1.150	57,500	1.15	A+		04-15-26
				26,347,685		24,118,659	92,691	24,211,350	1.61		360,125	1.55			
INFORMATION TECHNOLOGY															
5,000,000	037833dm9	Apple Inc 1.800% Due 09-11-24	99.50	4,975,150	95.28	4,764,123	42,500	4,806,623	0.32	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	93.12	3,724,842	25,819	3,750,661	0.25	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	92.35	4,617,710	17,187	4,634,898	0.31	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	88.74	4,436,987	2,236	4,439,223	0.30	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	89.88	4,493,924	6,722	4,500,646	0.30	2.200	110,000	2.41	A-		01-09-27
				24,022,210		22,037,585	94,465	22,132,050	1.47		346,250	1.43			
TRANSPORTATION															
5,000,000	097023bq7	Boeing Co 1.875% Due 06-15-23	97.59	4,879,500	98.92	4,945,887	19,792	4,965,679	0.33	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	95.74	3,829,436	44,000	3,873,436	0.26	2.200	88,000	2.00	A		08-01-24
5,000,000	12189lay7	Burlington Northn Santa Fe 3.650% Due 09-01-25	99.85	4,992,340	96.37	4,818,382	91,250	4,909,632	0.32	3.650	182,500	3.70	AA-		06-01-25
				13,908,920		13,593,705	155,042	13,748,747	0.91		364,250	2.79			
				405,215,639		370,922,543	1,862,317	372,784,861	24.78		7,457,502	1.96			
SUPRANATIONALS															
Not Classified															
5,000,000	459058ff5	International Bk Recon & Develop 1.750% Due 04-19-23	99.58	4,979,205	99.58	4,978,843	32,083	5,010,927	0.33	1.750	87,500	2.19	AAA		
5,000,000	459058gl1	International Bk Recon & Develop 3.000% Due 09-27-23	98.78	4,939,000	98.81	4,940,696	64,167	5,004,863	0.33	3.000	150,000	4.76	AAA		
5,000,000	459058je4	International Bk Recon & Develop 0.375% Due 07-28-25	99.37	4,968,615	90.25	4,512,749	1,719	4,514,468	0.30	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	89.70	4,485,214	8,542	4,493,756	0.30	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	88.91	4,445,343	1,083	4,446,427	0.30	0.600	30,000	0.60	AAA		
				24,881,170		23,362,846	107,594	23,470,440	1.56		311,250	1.79			
				24,881,170		23,362,846	107,594	23,470,440	1.56		311,250	1.79			
VARIABLE RATE SECURITIES															
Not Classified															
3,000,000	06746xan3	Barclays Bank Plc 3.902% Due 05-24-23	100.00	3,000,000	97.61	2,928,311	2,276	2,930,587	0.20	3.902	117,060	2.70	A		
3,000,000	06367wl84	Bank of Montreal 4.639% Due 06-02-23	100.00	3,000,000	99.58	2,987,460	34,019	3,021,479	0.20	4.639	139,170	2.14			
3,000,000	06746xfe8	Barclays Bank Plc 3.771% Due 06-29-23	100.00	3,000,000	98.94	2,968,125	19,483	2,987,608	0.20	3.771	113,130	2.92	A		
3,000,000	06368ec59	Bank of Montreal 0.450% Due 12-29-23	99.55	2,986,500	95.52	2,865,566	2,325	2,867,891	0.19	0.450	13,500	0.56			03-29-23
5,000,000	78014rch1	Royal Bank of Canada 2.050% Due 02-27-25	100.00	5,000,000	93.60	4,679,944	1,139	4,681,083	0.31	2.050	102,500	2.05	A		08-27-23

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2023

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	3134gxqr8	Freddie Mac 2.750% Due 04-28-25	100.00	5,000,000	96.77	4,838,695	46,979	4,885,674	0.32	2.750	137,500	3.43	AA+		04-28-23
5,000,000	3130akln4	Federal Home Loan Bank 0.400% Due 10-14-25	100.00	5,000,000	90.34	4,516,753	2,611	4,519,364	0.30	0.400	20,000	0.67	AA+		04-14-23
2,708,000	06048wk25	Bank of America Corp 0.750% Due 10-30-25	99.95	2,706,646	85.35	2,311,264	1,749	2,313,013	0.15	0.750	20,310	0.86	A-		04-30-23
5,000,000	06048wk41	Bank of America Corp 0.850% Due 11-25-25	99.85	4,992,500	88.15	4,407,423	708	4,408,131	0.29	0.850	42,500	0.83	A-		05-25-23
5,000,000	06048wk66	Bank of America Corp 0.850% Due 12-23-25	100.00	5,000,000	87.43	4,371,364	8,028	4,379,391	0.29	0.850	42,500	0.80	A-		03-23-23
5,000,000	06048wk82	Bank of America Corp 0.750% Due 01-26-26	99.42	4,971,250	84.77	4,238,700	3,646	4,242,346	0.28	0.750	37,500	0.86	A-		04-26-23
5,000,000	3130aktt3	Federal Home Loan Bank 0.500% Due 01-29-26	100.00	5,000,000	88.84	4,441,984	2,222	4,444,206	0.30	0.500	25,000	0.59	AA+		04-29-23
5,000,000	3130aljk1	Federal Home Loan Bank 1.000% Due 03-23-26	100.00	5,000,000	89.68	4,483,750	9,444	4,493,194	0.30	1.000	50,000	0.89	AA+		
5,000,000	3130amej7	Federal Home Loan Bank 1.125% Due 05-26-26	100.00	5,000,000	89.95	4,497,271	14,844	4,512,115	0.30	1.125	56,250	1.00	AA+		
5,000,000	3130anxc9	Federal Home Loan Bank 0.650% Due 09-29-26	100.00	5,000,000	88.51	4,425,373	13,722	4,439,095	0.30	0.650	32,500	1.14	AA+		03-29-23
5,000,000	459058kb8	International Bk Recon & Develop 0.700% Due 11-06-26	99.95	4,997,450	91.21	4,560,252	11,181	4,571,433	0.30	0.700	35,000	1.63	AAA		11-06-23
5,000,000	46647pbt2	JP Morgan Chase Bank Na 1.045% Due 11-19-26	95.03	4,751,600	88.56	4,428,199	14,804	4,443,003	0.30	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	87.81	4,390,634	3,900	4,394,534	0.29	1.040	52,000	1.94	A-		02-04-26
				79,175,746		72,341,067	193,081	72,534,148	4.83		1,088,670	1.49			
				79,175,746		72,341,067	193,081	72,534,148	4.83		1,088,670	1.49			
TOTAL PORTFOLIO				1,587,513,768		1,496,794,181	3,982,847	1,500,777,028	100.00		35,986,130	2.38			

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 02-01-23 To 02-28-23

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
PURCHASES									
02-02-23	02-03-23	cpus	63763qu39	63763QU39	4,850,000	Natl Sec Clearing Corp 4.690% Due 07-03-23	A1+	98	4,755,223
02-02-23	02-03-23	cpus	89232mv84	89232MV84	10,000,000	Toyota Industries Comm 4.700% Due 08-08-23	A1	98	9,757,167
02-03-23	02-28-23	flus	3130aur71	3130AUR71	5,000,000	Federal Home Loan Bank 5.000% Due 02-26-24	AA+	100	5,000,000
02-03-23	02-07-23	fmus	3135gae7	3135GAEE7	5,000,000	Fannie Mae 5.060% Due 02-07-25	AA+	100	5,000,000
02-08-23	02-24-23	fhus	3134gyjc7	3134GYJC7	5,000,000	Freddie Mac 5.400% Due 02-24-26	AA+	100	5,000,000
02-24-23	02-24-23	cpus	47816gut4	47816GUT4	10,000,000	Johnson & Johnson 4.940% Due 07-27-23	A1+	98	9,790,050
02-27-23	02-27-23	cpus	45685rvn4	45685RVN4	5,000,000	Ing US Funding LLC 5.055% Due 08-22-23	A1	98	4,876,433
02-27-23	02-27-23	cpus	62479mut8	62479MUT8	5,000,000	MUFG Bank Ltd/NY 4.930% Due 07-27-23	A1	98	4,897,292
02-28-23	02-28-23	cpus	89233huu6	89233HUU6	5,000,000	Toyota Motor Credit Corp 5.030% Due 07-28-23	A1+	98	4,895,208
									53,971,373
SALES									
02-07-23	02-07-23	cdus	53947cq92	53947CQ92	10,000,000	LLoyds Bank Corp Mkts/NY 2.500% Due 02-07-23	A1	100	10,000,000
02-15-23	02-15-23	vrus	89114qld8	89114QLD8	5,000,000	Toronto Dominion Bank 4.000% Due 02-15-23	AA-	100	5,000,000
02-22-23	02-22-23	cbus	023135aw6	023135AW6	5,000,000	Amazon Com Inc 2.400% Due 02-22-23	AA	100	5,000,000
									20,000,000

Capitol Area Development Authority

CAPITOL AREA DEVELOPMENT AUTHORITY

MONTHLY REVIEW – FEBRUARY 2023

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.

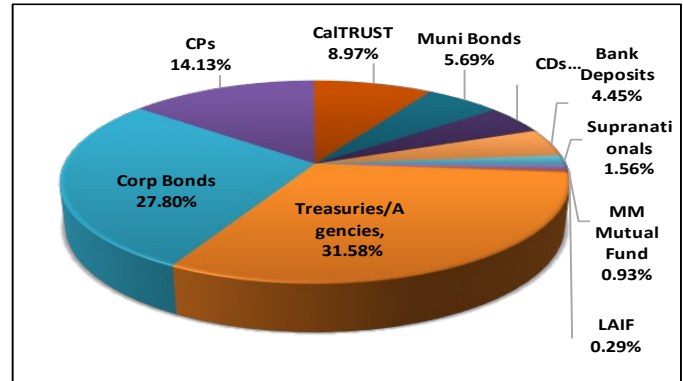
PORTFOLIO STATISTICS

Beginning Balance	21,185,746
Contributions	0
Withdrawals	0
Interest Earned	38,204
Ending Balance	21,223,950

PERFORMANCE COMPARISON

City Pool A	2.35%
LAIF	2.62%
90 Day T-Bill	4.73%
Federal Funds	4.55%

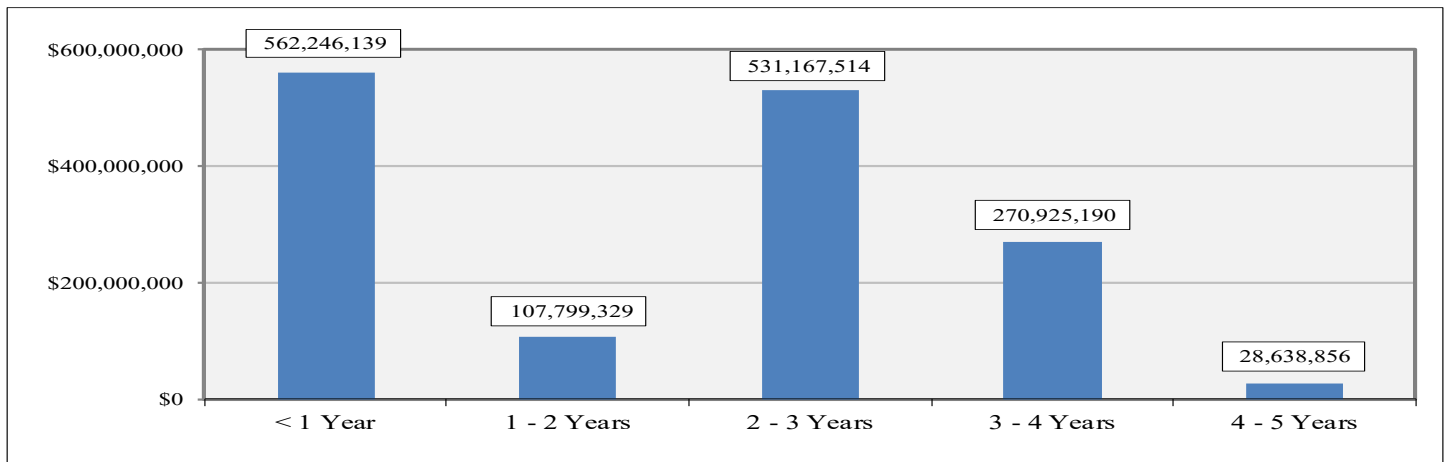
CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Treasuries/Agencies	31.58%	1.35%
Corp Bonds	27.80%	1.91%
CPs	14.13%	4.56%
CalTRUST	8.97%	3.71%
Muni Bonds	5.69%	1.98%
CDs	4.60%	1.81%
Bank Deposits	4.45%	2.37%
Supranationals	1.56%	1.79%
MM Mutual Fund	0.93%	4.15%
LAIF	0.29%	2.62%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	562,246,139	37.47%
1 - 2 Years	107,799,329	7.18%
2 - 3 Years	531,167,514	35.39%
3 - 4 Years	270,925,190	18.05%
4 - 5 Years	28,638,856	1.91%
Total	1,500,777,028	100.00%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Banking
From 02-01-23 To 02-28-23

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
02-01-23				Beginning Balance		207,240.24
02-28-23	02-28-23	in		Pool A Cash	38,203.91	245,444.15
				Feb 2023 estimated Pool A interest		
					<u>38,203.91</u>	
02-28-23				Ending Balance		245,444.15
Pool A Cash						
02-01-23				Beginning Balance		20,978,505.65
02-28-23				Ending Balance		20,978,505.65

CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

MONTHLY REVIEW – FEBRUARY 2023

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.

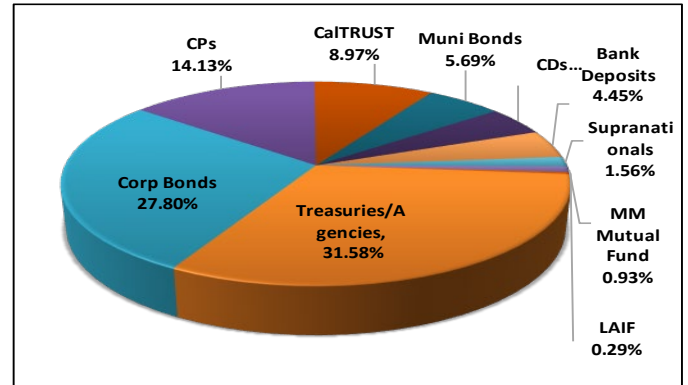
PORTFOLIO STATISTICS

Beginning Balance	39,895
Contributions	0
Withdrawals	0
Interest Earned	72
Ending Balance	39,967

PERFORMANCE COMPARISON

City Pool A	2.35%
LAIF	2.62%
90 Day T-Bill	4.73%
Federal Funds	4.55%

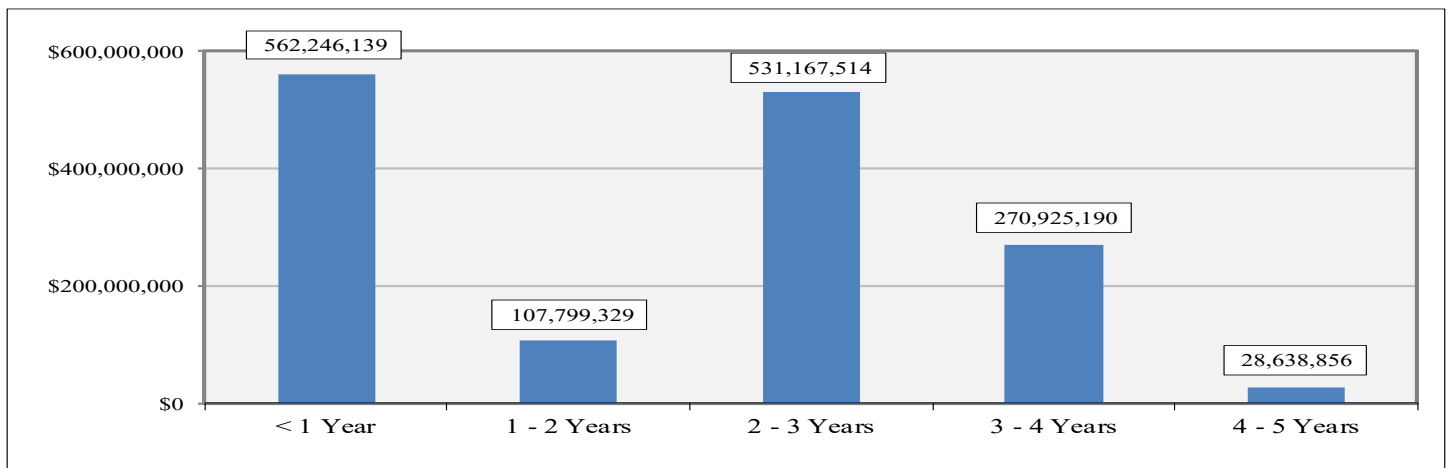
CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Treasuries/Agencies	31.58%	1.35%
Corp Bonds	27.80%	1.91%
CPs	14.13%	4.56%
CalTRUST	8.97%	3.71%
Muni Bonds	5.69%	1.98%
CDs	4.60%	1.81%
Bank Deposits	4.45%	2.37%
Supranationals	1.56%	1.79%
MM Mutual Fund	0.93%	4.15%
LAIF	0.29%	2.62%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	562,246,139	37.47%
1 - 2 Years	107,799,329	7.18%
2 - 3 Years	531,167,514	35.39%
3 - 4 Years	270,925,190	18.05%
4 - 5 Years	28,638,856	1.91%
Total	1,500,777,028	100.00%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Tax Exempt
From 02-01-23 To 02-28-23

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
02-01-23				Beginning Balance		390.26
02-28-23	02-28-23	in		Pool A Cash	71.94	462.20
				Feb 2023 estimated Pool A interest		
					<u>71.94</u>	
02-28-23				Ending Balance		462.20
Pool A Cash						
02-01-23				Beginning Balance		39,504.39
02-28-23				Ending Balance		39,504.39

CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

MONTHLY REVIEW – FEBRUARY 2023

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.

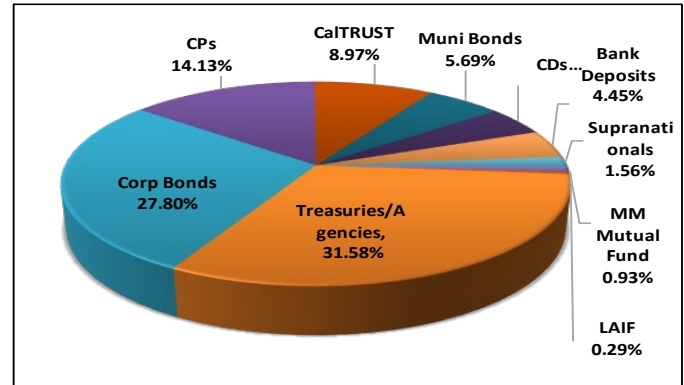
PORTFOLIO STATISTICS

Beginning Balance	271,970
Contributions	0
Withdrawals	0
Interest Earned	490
Ending Balance	272,460

PERFORMANCE COMPARISON

City Pool A	2.35%
LAIF	2.62%
90 Day T-Bill	4.73%
Federal Funds	4.55%

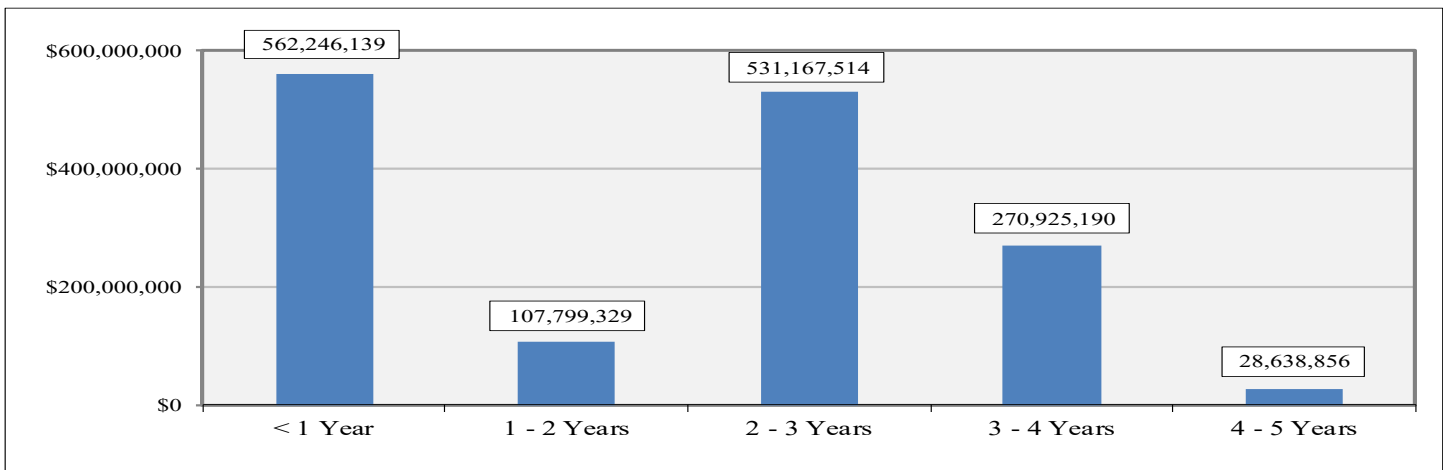
CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Treasuries/Agencies	31.58%	1.35%
Corp Bonds	27.80%	1.91%
CPs	14.13%	4.56%
CalTRUST	8.97%	3.71%
Muni Bonds	5.69%	1.98%
CDs	4.60%	1.81%
Bank Deposits	4.45%	2.37%
Supranationals	1.56%	1.79%
MM Mutual Fund	0.93%	4.15%
LAIF	0.29%	2.62%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	562,246,139	37.47%
1 - 2 Years	107,799,329	7.18%
2 - 3 Years	531,167,514	35.39%
3 - 4 Years	270,925,190	18.05%
4 - 5 Years	28,638,856	1.91%
Total	1,500,777,028	100.00%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Taxable
From 02-01-23 To 02-28-23

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
02-01-23				Beginning Balance		2,660.42
02-28-23	02-28-23	in		Pool A Cash	490.44	3,150.86
				Feb 2023 estimated Pool A interest		
					490.44	
02-28-23				Ending Balance		3,150.86
Pool A Cash						
02-01-23				Beginning Balance		269,310.06
02-28-23				Ending Balance		269,310.06

CAPITOL AREA DEVELOPMENT AUTHORITY – 2020 TAXABLE BOND PROCEEDS

MONTHLY REVIEW – FEBRUARY 2023

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.

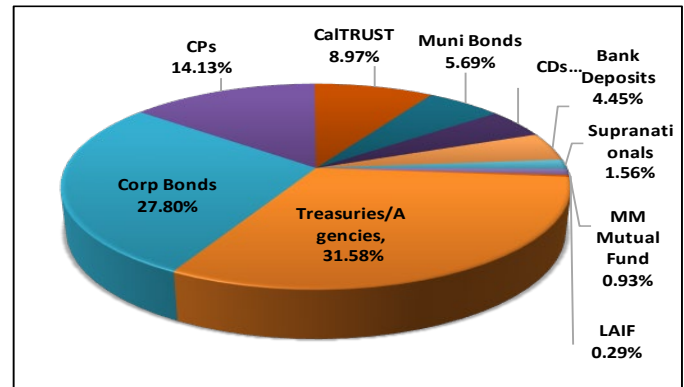
PORTFOLIO STATISTICS

Beginning Balance	29,379,416
Contributions	0
Withdrawals	0
Interest Earned	52,979
Ending Balance	29,432,395

PERFORMANCE COMPARISON

City Pool A	2.35%
LAIF	2.62%
90 Day T-Bill	4.73%
Federal Funds	4.55%

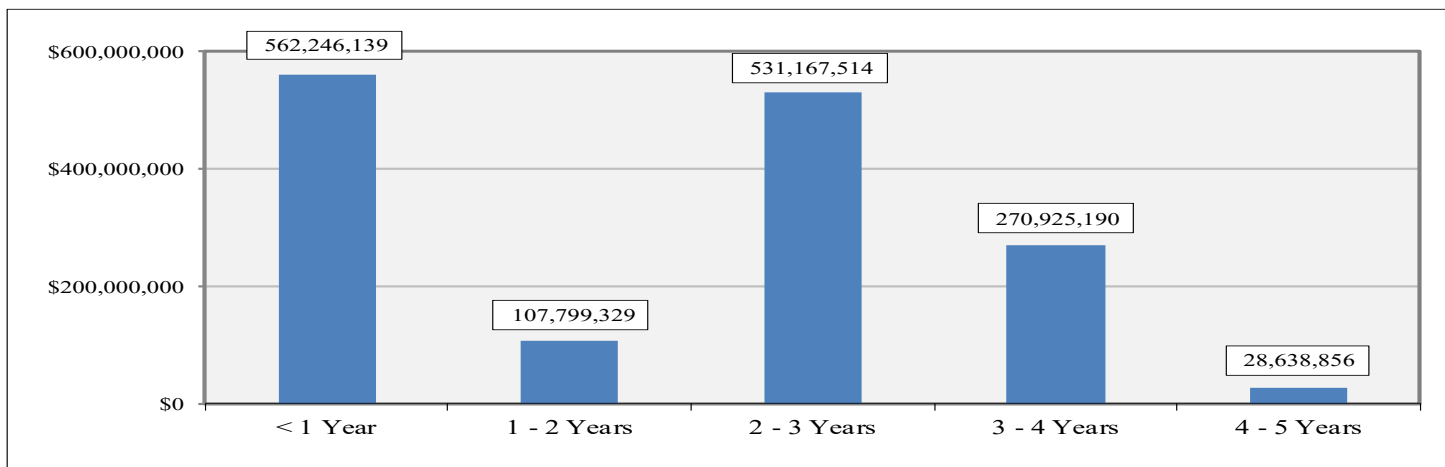
CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Treasuries/Agencies	31.58%	1.35%
Corp Bonds	27.80%	1.91%
CPs	14.13%	4.56%
CalTRUST	8.97%	3.71%
Muni Bonds	5.69%	1.98%
CDs	4.60%	1.81%
Bank Deposits	4.45%	2.37%
Supranationals	1.56%	1.79%
MM Mutual Fund	0.93%	4.15%
LAIF	0.29%	2.62%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	562,246,139	37.47%
1 - 2 Years	107,799,329	7.18%
2 - 3 Years	531,167,514	35.39%
3 - 4 Years	270,925,190	18.05%
4 - 5 Years	28,638,856	1.91%
Total	1,500,777,028	100.00%



City of Sacramento
CASH LEDGER
CADA 2020 Taxable Bond Proceeds
From 02-01-23 To 02-28-23

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
02-01-23				Beginning Balance		297,921.16
02-28-23	02-28-23	in		Pool A Cash	52,979.43	350,900.59
	Feb 2023			estimated Pool A interest		
					52,979.43	
02-28-23				Ending Balance		350,900.59
Pool A Cash						
02-01-23				Beginning Balance		29,081,495.09
02-28-23				Ending Balance		29,081,495.09