

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
AND ANNUAL BOARD WORKSHOP****THE CAPITOL AREA DEVELOPMENT
AUTHORITY
BOARD OF DIRECTORS**

FRIDAY, AUGUST 18, 2023

10:00 A.M.

**WAREHOUSE ARTIST LOFTS (WAL)
COMMON ROOM**

1108 R STREET, SACRAMENTO, CA 95811



- 1. Roll Call and Just Cause/Emergency Teleconference Information (if applicable)**
- 2. Approval of Minutes: June 30, 2023**
- 3. Chair's Oral Report**
- 4. Executive Director/President's Oral Report**
- 5. 1901 8th Street Middle Income Housing Amended Regulatory Agreement**

Recommended Action: Staff recommends the Board adopt a resolution authorizing the amended version of the regulatory agreement for the provision of 72 low- and moderate-income housing units.

Contact: Danielle Foster, Executive Director

CONSENT CALENDAR (ITEMS 6 AND 7):

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

- 6. Ratification of Change Order on Contract C24-052 Roseville Flooring, Inc dba California Renovation (1500 N Street – Brannan Court)**

Recommended Action: Staff recommends the Board adopt a resolution authorizing the Executive Director to approve a change order on the flooring contract C24-052 with Roseville Flooring, Inc dba California Renovation in the amount of \$17,569.54 for tile work on the first-floor of 1500 N Street (Brannan Court).

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

- 7. CADA Flex Plan and CalPERS Health Employer Contributions**

Recommended Action: Staff recommends that the Board adopt resolutions that:

1. Set the CADA Flex Plan Employer Contribution for the 2024 calendar year, and
2. Set the CADA CalPERS Medical Contribution for the 2024 calendar year

Contact: Jill Azevedo, Human Resources Manager

8. Oral Staff Reports/Updates

- A. 1717 S Street – ARY Place

9. Transmittals

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

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

11. Annual Board Workshop

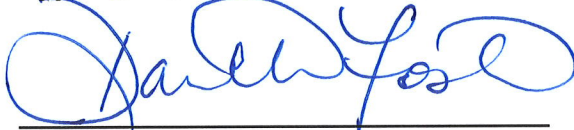
- ◇ **CADA Strategic Plan - Community Partner Listening Session**
Facilitated by: Kim Tucker, Executive Director and Strategic Disrupter, The Impact Foundry

Recommended Action: Workshop discussion with Community Partners on the following questions:

- 1) What do you value most about CADA and its work?
 - 2) How can we best partner with you and your organization over the next five years?
- Contact: Danielle Foster, Executive Director

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
REGULAR BOARD MEETING**

**BOARD OF DIRECTORS
CAPITOL AREA DEVELOPMENT AUTHORITY**

June 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 to order at 10:02 a.m. at 1522 14th Street, Sacramento, CA 95814 and via public video conference.

Present: Baime Michaels, Lagomarsino, Bailey

Absent: Avdis, Bodipo-Memba

Member Baime Michaels is attending via teleconference due to just cause. No other adults are present.

ITEM 2 – APPROVAL OF MINUTES: May 19, 2023

Member Lagomarsino moved approval of the May 19, 2023 CADA Board Meeting minutes. Member Baime Michaels seconded the motion.

AYES: Baime Michaels, Lagomarsino, Bailey

NOES: None

ITEM 3 – CHAIR’S ORAL REPORT

ITEM 4 – EXECUTIVE DIRECTOR’S ORAL REPORT/PRESIDENT’S ORAL REPORT

Danielle Foster reported the following:

- There was a grand opening for CLTRE Club on June 10th, which was well-attended and included dance performers, musicians, DJ’s, and the poet laureate who wrote a poem for the space. The Mayor and Councilmember Valenzuela both spoke, as well as the artists of the CLTRE Club murals. CLTRE Club shirts and earrings available for purchase also! There was a pride event that CADA co-hosted with Councilmember Valenzuela and there are upcoming events and classes, all detailed on CLTREClub.com. This space act as a community gathering space, especially for seniors in our neighborhood.
- Staff is working on commercial leases for the two spaces on 16th across from CLTRE Club in the former Luna’s space and the Urban Yogi space. Silver Linings, the dueling piano bar, will occupy Luna’s space and carry on many similar acts. Coffee community, a co-working space with coffee tastings, education, tours, and collaboration of local roasters is working towards filling the other space. Staff is excited for the vibrancy along this part of our corridor that these uses will offer.
- Movie in the park October 14th- Back to the Future theme with a DeLorean, in partnership with the Councilmember, Midtown Association Second Saturdays and the YMCA.
- Just a reminder that as part of the summer season, CADA’s Board does not meet in July and will resume in August.

ITEM 5 – FY 2023-2024 GENERAL OPERATIONS AND CAPITOL INVESTMENT PROGRAM BUDGETS

Recommended Action: Adopt resolutions approving the FY 2023-2024 General Operations Budget, Capital Investment Program Budget and Designated Reserves, and affirming the Executive Director’s budget authority.

Contact: Noelle Mussen, Finance Director

- Member Baime Michaels inquired about funding for murals. Ms. Mussen advised that we have \$40,000 in our Community Activities account which can be used for such projects.

- Member Baime Michaels followed up with a request for additional information regarding our partnership with Chalk It Up. Ms. Mussen deferred to Danielle for details. Ms. Foster advised that we are continuing to participate in the Chalk It Up festival in addition to possibly sponsoring a remote site location.
- Member Baime Michaels expressed her appreciation to Marc and the team for their work advocating for the restroom improvement in Fremont Park.
- Member Lagomarsino inquired about CADA's commitment to the Fremont Park restroom project. Mr. de la Vergne advised the CADA has committed to \$150,000 in addition to the city's funding. Member Baime Michaels will know more about how much the city is contributing. It is a replacement of the existing structure with a prefabricated structure. Possibly with an attached module for storage.
- Member Lagomarsino asked if the restrooms would be open all the time, or only for events. Member Baime Michaels stated that the city will be contributing between \$450,000 and \$500,000 for the base building. The restrooms will be more focused on activities and events in order to avoid the misuse and damage that occurred on the existing building, which caused the need for the replacement to begin with.
- Chair Bailey commented that it is good to see that CADA is so financially healthy.

No public comments.

Member Lagomarsino moved approval of Resolutions 23-18 through 23-23 attached hereto and incorporated herein. Member Baime Michaels seconded the motion.

AYES: Baime Michaels, Lagomarsino, Bailey
 NOES: None

ITEM 6 – FY 2023-2024 MARKET-RATE APARTMENT RENT SCHEDULE

Recommended Action: By resolution, approve the following items for implementation in Fiscal Year 2023-2024:

1. FY 2023-2024 Proposed "not-to-exceed" Market-Rate Rent Schedule
2. Rent increase limit for continuing market-rate residents
3. Lease term premiums for new and continuing residents

Contact: Tama Harville, Leasing Services Manager

- Chair Bailey inquired about the lease up rates for all of the new units that are coming on the market. Ms. Harville advised that that is not something she has researched yet. Ms. Foster stated that it varies depending on where in the market they are coming in. Some of the higher end units are sitting longer. They tend to get to approximately 70-80% full, then the apartment owners leave them vacant to wait on the higher rents. Staff can get an update for those that are coming to the market now and can come back to the Board. The market spiked for a few years due to the people coming up from the Bay Area during COVID, but rents are beginning to level off and come down.
- Member Lagomarsino inquired about the 1,500 units in the central city that came onto the market and another 5,285 under construction in the area. He would like to know how many of the units that are under construction are in the city. Ms. Harville stated that she will look that up.
- Ms. Foster commented that the 1717 S Street units are fully leased in addition to the Sonrisa units that Ms. Harville reported on. This shows that the new units coming to the market for CADA are doing well.

No public comments.

Member Lagomarsino moved approval of Resolution 23-24 attached hereto and incorporated herein. Member Baime Michaels seconded the motion.

AYES: Baime Michaels, Lagomarsino, Bailey
 NOES: None

ITEM 7 – MIDDLE INCOME HOUSING MODEL AND PROGRAM POLICY

Recommended Action: Staff recommends that the Board adopt a resolution 1) authorizing a Middle-Income Housing Model and Program Policy and 2) directing staff to return to the Board in the new fiscal year with a Request for Proposals under this new model.

Contact: Danielle Foster, Executive Director
Todd Leon, Development Director

- Members Baime Michaels and Lagomarsino expressed their appreciation of the work that went into this.

No public comments.

Member Baime Michaels moved approval of Resolution 23-25 attached hereto and incorporated herein. Member Lagomarsino seconded the motion.

AYES: Baime Michaels, Lagomarsino, Bailey
NOES: None

ITEM 8 – FY 2023-2024 STEP UP RESIDENT HOUSING SUPPORTIVE SERVICES CONTRACT

Recommended Action: Staff recommends that the Board adopt a resolution awarding the FY 2023-2024 Housing Supportive Services contract to Step Up on Second in an amount not to exceed \$120,000.

Contact: Danielle Foster, Executive Director
Marc de la Vergne, Deputy Executive Director

- Mr. de la Vergne commented that this is such a relief for staff, as it takes some weight off of their shoulders to refer tenants to competent, qualified, well-connected services.
- Member Lagomarsino commented that this is a fascinating new venture for us to get into this supportive social services business. This is an outstanding above and beyond benefit for a landlord to offer its tenants, and it is a badge for CADA. We are a wholistic organization, not just a housing organization. Mr. Lagomarsino added that it is an adaptation or stretching of our business model.
- Chair Bailey added that, while it is a stretching of our business model, she is aware of how much staff time is spent on tenants with difficult issues that we as an organization are not particularly well adapted to deal with. Chair Bailey sees this as a real benefit to our tenants.
- Member Baime Michaels agrees that this is a great benefit for our tenants and CADA. Our region is really struggling in the space of keeping people housed, so it should be the responsibility of every agency, including CADA, to do all the things we can do to cause that to not happen.

No public comments.

Member Lagomarsino moved approval of Resolution 23-27 attached hereto and incorporated herein. Member Baime Michaels seconded the motion.

AYES: Baime Michaels, Lagomarsino, Bailey
NOES: None

ITEM 9 – REJECTION OF BIDS AND SHORT-TERM EXTENSION OF CONTRACT WITH ROSEVILLE FLOORING, INC.

Recommended Action: Staff recommends the Board take the following actions:

1. Adopt a resolution to reject all bids received for the "Fiscal Year 2023-2024 FY Floor Covering Repair and Replacement – Various Locations" project, and
2. Adopt a resolution authorizing the Executive Director to enter into a First Amendment to the contract with Roseville Flooring, Inc. to extend the contract by up to 90 days.

Contact: Tara Gandara, Contracts and Office Manager/ Board Secretary
Frank Czajka, Construction Manager
Russ Juneau, Facilities Maintenance Manager

No Board comments.

No public comments.

Member Baime Michaels moved approval of Resolution 23-26 (with corrected dates) attached hereto and incorporated herein. Member Lagomarsino seconded the motion.

AYES: Baime Michaels, Lagomarsino, Bailey
NOES: None

CONSENT CALENDAR – ITEMS 10 THROUGH 13

ITEM 10 – FY 2023-2024 NETWORK ADMINISTRATION CONTRACT

ITEM 11 – FY 2023-2024 SECURITY PATROL CONTRACT

ITEM 12 – FY 2023-2024 MAINTENANCE SERVICE CONTRACTS

ITEM 13 – WORKERS' COMPENSATION INSURANCE POLICY

Chair Bailey asked if there were any Board members who desired Item 10 through 13 to be taken off the Consent Calendar. None wished to do so.

Member Lagomarsino moved approval of Resolution 23-28 (Item 10), Resolution 23-29 (Item 11), Resolutions 23-30 through 23-35 with 23-31 being amended (Item 12), and Resolution 23-26 (Item 13) attached hereto and incorporated herein. Member Baime Michaels seconded the motion.

AYES: Baime Michaels, Lagomarsino, Bailey
NOES: None

ITEM 14 – ORAL STAFF REPORTS/UPDATES

- A. Downtown Sacramento Partnership: Danielle Foster reported that they, in conjunction with the Midtown Association and R Street, have been active as it relates city discussions of the Community Benefits Agreement Ordinance and Development Impact Fees that will be updated. We have been engaging in these discussions with the thoughtfulness of how this impacts development in our area, in particular the housing projects that we are working on.
- B. Downtown Sacramento Revitalization Corporation: Nothing to report.
- C. Midtown Association: Danielle Foster reported that we are still working with the Midtown Association on Second Saturdays, in addition to beautification discussions regarding Freemont Park and Bark Park. We continue to support in those two areas.
- D. CADA Strategic Plan: Danielle Foster reported the following:
- We have met with a facilitator, and are working on creating an outline on what that process will look like. We will share that once it is ready.
 - The outline will include input from our staff. We will be having an All Staff Meeting this summer, probably in August.
 - Staff will come to the Board meeting in August for the partner and Board Member discussions on the Strategic Plan to get it kicked off.
 - Within a month or two after August, staff will return to the Board with a draft plan to talk through, which will also connect back to the Business Plan that was included in the meeting last month.
 - The location for the next meeting is to be determined due to accommodation of the additional people that will attend the Strategic Plan.

- E. O Street Streetscape (7th – 17th Streets): Marc de la Vergne reported that we have been meeting with city staff regarding the 14th and O Streets streetscape design.
- F. Energy Conservation: Marc de la Vergne reported that Maintenance is bidding out an HVAC replacement at 1317 O Street. This is to replace a central hot water and steam heat system to mini splits, which are much more energy efficient. We have been working closely with SMUD on that project.
- G. Other Neighborhood Improvements: Marc de la Vergne reported that the city council approved this budget very recently, and it includes the funds necessary to replace the restroom at Freemont Park. Midtown Association lead the charge on this project.
- H. 10th Street Commercial: Mr. de la Vergne reported the following:
- At 10th and P Street the countertops and perforated metal bases have been installed. The stools have now arrived, and have also been installed. The tenants are very happy with them. The Somerset Parkside Homeowners' Association has expressed their pleasure with the upgrades that CADA made on 10th Street. The city has shared that they are using this area as an example to others for their Alfresco Dining Program.
 - In regards to 11th and P Streets, we just heard back from the city yesterday on our design and encroachment submissions for the alfresco seating outside there. We are looking forward to hiring contractor and getting this project started.
 - Mr. de la Vergne signed a lease this morning with Silver Lining for the Luna's space. We are soliciting bids now for CADA's tenant improvement work. William Houser, the owner, hopes to open sometime in October.
- I. 1322 O Street – Sonrisa: Renée Funston reported the following:
- Sonrisa and ARY Place are among the 24 projects being recognized by the Sacramento Business Journal's annual Best Real Estate Projects of the Year. The project and announcement of THE project of the year will be on September 7th.
 - We are working on the draft certification of costs with CohnReznick. This is the pivotal next step towards conversion to the perm mortgage. The cost cert captures the total development cost and the determination of eligible basis and the 50% test.
 - We almost have the tenant improvement permit for the ground-floor space for the Highlands Community Charter School and SETA Job Center. We are just waiting for Regional Sanitation District to confirm whether additional fees may be required.
 - As Tama stated, there have also been no move-outs and tenancy continues to stand at 100% occupied.
 - There also continues to be interest in this mass timber affordable building. Earlier this month Chris Cormier, the General Contractor, and I presented at the AIA (American Institute of Architects) Conference. Next month Terry Green, the architect, and I will be presenting for Architectural Record. We also continue to get tour requests.
- J. 14th & N – The Cypress: Renée Funston reported the following:
- D&S Development will be pouring the concrete foundation on Saturday, July 8th. This is being done on a Saturday to avoid further traffic congestion and potential delays.
 - There will be an additional concrete pour this summer for the podium deck, but the date has yet to be set. This pour will be for fewer hours and will likely happen during typical weekday business hours.
 - After foundation work is complete, we will have a more solidified construction completion schedule. At this point we are estimating spring to mid-2025.
- K. 1717 S Street – ARY Place: Todd Leon reported the following:
- Staff over at CFY Development have 159 units leased.
 - They are waiting for the TCO (Temporary Certificate of Occupancy) on the project, and expect to receive it on July 12th. It will be about a week or two after the TCO is received that tenants will move in.
 - Cyrus is hoping to have the project 60% occupied by September 1st and 100% by October 1st.
 - We have three signed leases for the commercial spaces. One of which is 18 Grams Coffee which has coffee, lattes, and brunch. This is not expected to interfere or compete with Phil's Coffee as they serve flavored coffee at verses plain coffee and lattes.
 - We are very close to signing the final lease for the commercial spaces.

- L. 2000 16th Street/16th & T: Todd Leon reported that we are working on the financing approach and trying to finalize the design for the project. We met yesterday with folks from Ace Rail and a consultant for HSC (Affordable Housing Sustainable Communities) Cap in Trade Funds. We had previously worked with the folks at Ace Rail and the consultant that we used on Sites 5, 6, and 7 when we were investigating funding that project. We looked at how we could fund this with tax credits and possibly the MIP (Mixed-Income Program) for 16th & T, and we determined that our approach and design currently would not be competitive. We looked at it through the lens of HSC and it is about the same distance as far as the station area to 5, 6, and 7. They have increased the amount that you can ask for as well for housing through that program. We are hoping to make it more competitive on the application by doing more design work and financial modeling to see if we can come up with a project that we are satisfied with.
- M. 805 R Street: Todd Leon reported that we are similarly reexamining this project in terms of its competitiveness within the Mixed-Income Program (MIP) with CalHFA. We are looking at how we can reduce our requests for tax credits and find more soft funds to make our project more competitive. We need to identify what that gap is to get to the scoring area in which we think a project may get funding through the MIP. Mutual is currently running some numbers to try to figure out exactly how much we are needing in terms of GAP funding.
- N. R Street Partnership: Nothing to report.

ITEM 15 – TRANSMITTALS

Received as transmitted.

ITEM 16 – OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

ITEM 17 – ADJOURNMENT

The meeting adjourned at 11:30 a.m.

Tara Gandara
Secretary to the Board of Directors

Attachment 4

RESOLUTION NO. 23 - 18

Adopted by the Capitol Area Development Authority

June 30, 2023

**RESOLUTION ADOPTING THE
FY 2023-2024 GENERAL OPERATIONS AND
CAPITAL INVESTMENT PROGRAM BUDGETS**

WHEREAS, the Fiscal Year 2023-2024 General Operations and Capital Investment Program Budgets have been prepared in accordance with business development goals set forth in the Authority's Annual Business Plan for FY 2023-2024; and

WHEREAS, the Fiscal Year 2023-2024 General Operations Budget of \$17,866,921 including projected Designated Reserves \$12,789,956, and the Capital Investment Program Major Construction Budget of \$2,247,487; and

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

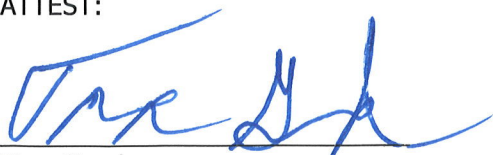
WHEREAS, the Authority's General Operations Budget policy requires that the threshold for transfers between major expense categories shall be established no less than once a year as part of the annual operating budget preparation process.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that the Fiscal Year 2023-2024 General Operations and Capital Investment Program Budgets, including Designated Reserves, presented at the June 30, 2023, meeting of the Board of Directors are hereby adopted by the Board of Directors; and

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

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

ATTEST:



Tara Gandara
Secretary to the Board of Directors


Ann Bailey, Chair

Attachment 5

RESOLUTION NO. 23 - 19

Adopted by the Capitol Area Development Authority

June 30, 2023

**RESOLUTION ADOPTING REVISIONS TO THE
FISCAL YEAR (FY) 2006-2007 CAPITAL INVESTMENT PROGRAM BUDGET**

WHEREAS, the FY 2006-2007 Capital Investment Program Budget is prepared in accordance with the business development goals set forth in the Authority's Annual Business Plan; and

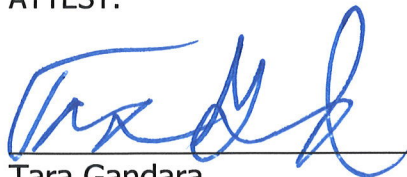
WHEREAS, the FY 2006-2007 Capital Investment Program Budget was adopted and subsequently revised at certain Board Meetings; and

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

THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the revisions presented for adoption at this meeting of the Board of Directors increasing the FY 2006-2007 Capital Investment Program Development Projects Budget by \$15,000 is hereby adopted.


Ann Bailey, Chair

ATTEST:


Tara Gandara
Secretary to the Board of Directors

Attachment 6

RESOLUTION NO. 23 - 20

Adopted by the Capitol Area Development Authority

June 30, 2023

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

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

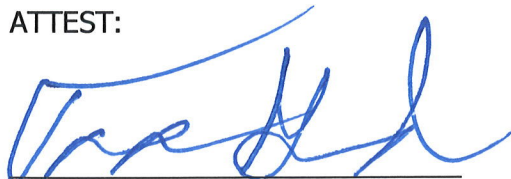
WHEREAS, the FY 2007-2008 Capital Investment Program Budget was adopted and subsequently revised at certain Board Meetings; and

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

THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the revisions presented for adoption at this meeting of the Board of Directors decreasing and closing out the FY 2007-2008 Capital Investment Program Development Projects Budget by \$175,497.86 is hereby adopted.


Ann Bailey, Chair

ATTEST:



Tara Gandara
Secretary to the Board of Directors

Attachment 7

RESOLUTION NO. 23 - 21

Adopted by the Capitol Area Development Authority

June 30, 2023

**RESOLUTION ADOPTING REVISIONS TO THE
FISCAL YEAR (FY) 2009-2010 CAPITAL INVESTMENT PROGRAM BUDGET**

WHEREAS, the FY 2009-2010 Capital Investment Program Budget is prepared in accordance with the business development goals set forth in the Authority's Annual Business Plan; and

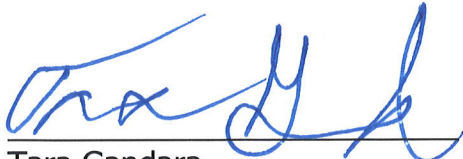
WHEREAS, the FY 2009-2010 Capital Investment Program Budget was adopted and subsequently revised at certain Board Meetings; and

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

THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the revisions presented for adoption at this meeting of the Board of Directors increasing the FY 2009-2010 Capital Investment Program Development Projects Budget by \$190,000 is hereby adopted.


Ann Bailey, Chair

ATTEST:



Tara Gandara
Secretary to the Board of Directors

Attachment 8

RESOLUTION NO. 23 - 22

Adopted by the Capitol Area Development Authority

June 30, 2023

**RESOLUTION ADOPTING REVISIONS TO THE
FISCAL YEAR (FY) 2022-2023 CAPITAL INVESTMENT PROGRAM BUDGET**

WHEREAS, the FY 2022-2023 Capital Investment Program Budget is prepared in accordance with the business development goals set forth in the Authority's Annual Business Plan; and

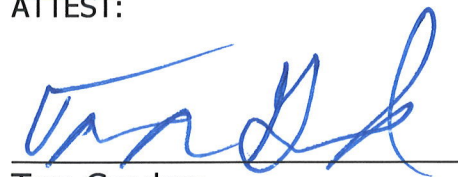
WHEREAS, the FY 2022-2023 Capital Investment Program Budget was adopted and subsequently revised at certain Board Meetings; and

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

THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the revisions presented for adoption at this meeting of the Board of Directors increasing the FY 2022-2023 Capital Investment Program Development Projects Budget by \$150,000 is hereby adopted.


Ann Bailey, Chair

ATTEST:


Tara Gandara
Secretary to the Board of Directors

Attachment 9

RESOLUTION NO. 23 - 23

Adopted by the Capitol Area Development Authority

June 30, 2023

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

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


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

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

THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the revisions presented for adoption at this meeting of the Board of Directors decrease the FY 2020-2021 Capital Investment Program Major Construction by \$964,367 and close out this budget is hereby adopted.


Ann Bailey, Chair

ATTEST:


Tara Gandara
Secretary to the Board of Directors

Attachment 6

RESOLUTION NO. 23 – 24

Adopted by the Capitol Area Development Authority

June 30, 2023

**RESOLUTION APPROVING THE NOT-TO-EXCEED
MARKET-RATE APARTMENT RENT SCHEDULE AND RENT INCREASE/LEASE
METHODOLOGY FOR CONTINUING MARKET-RATE RESIDENTS
IN FISCAL YEAR 2023-2024**

WHEREAS, Government Code 8193 sets forth requirements with regard to the establishment of market-rate rents for the apartments that are leased by the Authority from the Department of General Services; and

WHEREAS, at the June 30, 2023 meeting of the Board of Directors, staff presented and recommended approval of the FY 2023-2024 Market-rate Rent Schedule for these apartments to be in effect for Fiscal Year 2023-24; and

WHEREAS, at the June 30, 2023 meeting of the Board of Directors, staff further recommended a continuing market-rate residents' rent increase/lease methodology for Fiscal Year 2023-2024; and

WHEREAS, these staff recommendations are consistent with the requirements of Government Code 8193.

BE IT THEREFORE RESOLVED BY THE BOARD OF DIRECTORS, that the not-to exceed market-rate apartment rent schedule and the continuing market-rate residents rent increase/lease methodology presented in the staff report at the June 30, 2023, meeting are hereby approved.


Ann Bailey, Chair

ATTEST:



Tara Gandara
Secretary to the Board of Directors

Attachment 1

RESOLUTION NO. 23 - 25

June 30, 2023

Adopted by the Capitol Area Development Authority

RESOLUTION APPROVING A MIDDLE-INCOME HOUSING PROGRAM AND DIRECTING STAFF TO RETURN TO THE BOARD WITH AN IMPLEMENTATION PROCESS FOR THIS PROGRAM IN THE NEW FISCAL YEAR

WHEREAS, providing middle-income housing addresses a significant community need, supports community diversity and a stable workforce downtown that will support the economic vitality of the Capitol Area and the Central City;

WHEREAS, staff has learned of a new approach to supporting the provision of middle-income housing that could provide great benefit to the community with very little public subsidy on a per unit basis while providing affordable rental opportunities to low- and moderate- income households;

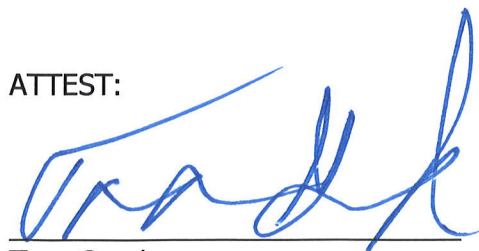
WHEREAS, CADA has the opportunity to continue its legacy of private-public partnerships while furthering an innovative framework that could be replicated throughout Sacramento; and

WHEREAS, providing CADA funding to support middle-income housing under this Program ensures the ongoing affordability of the housing through long-term regulatory agreements, thereby creating housing market stability and furthering local anti-displacement efforts.

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

1. The attached Middle-Income Housing Program is approved; and
2. The Executive Director of CADA is directed to return to the Board in the new fiscal year with an implementation process for this new program.

ATTEST:



Tara Gandara
Secretary to the Board of Directors


Ann Bailey, Chair

RESOLUTION NO. 23 – 26

Adopted by the Capitol Area Development Authority

June 30, 2023

RESOLUTION AUTHORIZING THE REJECTION OF FY 2023-2024 FLOOR COVERINGS REPAIR AND REPLACE BIDS AND THE SHORT-TERM EXTENSION OF THE CONTRACT WITH ROSEVILLE FLOORING, INC.

WHEREAS, in June 2021, CADA and Roseville Flooring, Inc. entered into a contract under which California Renovation agreed to provide FY Floor Coverings Repair and Replace services; and

WHEREAS, on May 23, 2023 CADA issued a request for bids for "Fiscal Year 2022-2023 FY Floor Coverings Repair and Replace - Various Locations" and two vendors, Roseville Flooring, Inc. and Rebuildit, Inc., returned bids by the June 14th due date; and

WHEREAS, staff reviewed the bids and determined Rebuildit, Inc. was fully responsive and Roseville Flooring, Inc. was non-responsive to CADA's requests for bids; and

WHEREAS, in reviewing the bids, staff discovered the incorrect Bid Schedule form was used which will drastically affect the bid totals; and

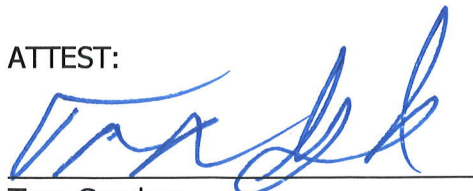
WHEREAS, staff has concluded that it is in the best interests of CADA to issue a new request for bids that captures the correct information regarding the missing plank flooring for more accurate numbers.

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

All bids received in response to the request for bids for "Fiscal Year 2022-2023 FY Floor Coverings Repair and Replace - Various Locations" are hereby rejected; and the Executive Director is hereby authorized to enter into a First Amendment to the contract with Roseville Flooring, Inc. to extend the contract by up to 90 days.


Ann Bailey, Chair

ATTEST:


Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 23 - 27

Adopted by the Capitol Area Development Authority

June 30, 2023

**RESOLUTION AWARDING A HOUSING SUPPORTIVE SERVICES CONTRACT
TO STEP UP ON SECOND**

WHEREAS, CADA engaged Step Up on Second, ("Step Up") in April, 2023, under a \$40,000 interim contract to provide housing supportive services to CADA residents to address a pressing need to address resident needs that were beyond the capacity of existing staff to fully address; and

WHEREAS, staff recommends contracting with Step Up during the FY 23-24 fiscal year to provide housing supportive services as outlined in the Staff Report associated with this resolution; and

WHEREAS, the \$120,000 value of the proposed annual contract exceeds the Executive Director's \$50,000 contract authority.

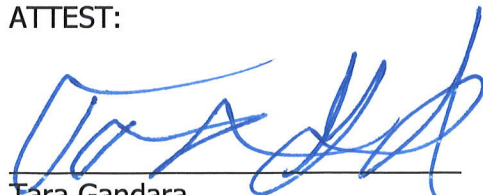
NOW, THEREFORE, BE IT RESOLVED by the Capitol Area Development Authority:

That the Executive Director is hereby authorized to award, on behalf of the Authority, a consulting contract for one (1) year to Step Up on Second to provide housing supportive services.

The total compensation payable under the contract shall not exceed One-Hundred and Twenty Thousand Dollars (\$120,000).


Ann Bailey, Chair

ATTEST:


Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 23 - 28

Adopted by the Capitol Area Development Authority

June 30, 2023

**RESOLUTION AWARDING A NETWORK ADMINISTRATION CONSULTING CONTRACT
TO NETWORK DESIGN ASSOCIATES**

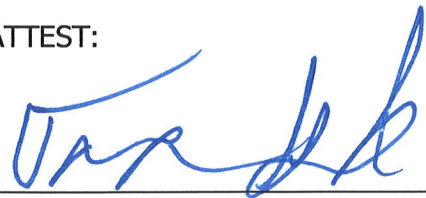
THEREFORE, BE IT RESOLVED by the Capitol Area Development Authority:

That the Executive Director is hereby authorized to award, on behalf of the Authority, a consulting contract for one (1) year to Network Design Associates to provide network administration services.

The total compensation payable under the contract shall not exceed Ninety-Eight Thousand Dollars (\$98,000).


Ann Bailey, Chair

ATTEST:


Tara Gandara
Secretary to the Board of Directors

Attachment 1

RESOLUTION NO. 23 – 29

Adopted by the Capitol Area Development Authority

June 30, 2023

**RESOLUTION AWARDING A
SECURITY PATROL SERVICE CONTRACT
TO LYONS SECURITY SERVICE, INC.**

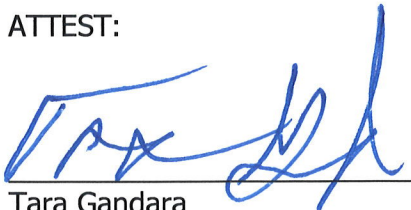
BE IT RESOLVED by the Capitol Area Development Authority that:

The Executive Director is hereby authorized on behalf of the Authority to enter into a Security Patrol Service Contract for one (1) year with Lyons Security Services, Inc. with the option to extend the contract for three (3) remaining one (1) year extensions.

The total compensation payable under the first year of the contract shall not exceed One Hundred Seventy-Three Thousand and Forty Dollars (\$173,040). Rate increases provided for under the contract shall not exceed 5% per year.


Ann Bailey, Chair

ATTEST:


Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 23 - 30

Adopted by the Capitol Area Development Authority

June 30, 2023

**RESOLUTION RATIFYING THE ADJUSTMENT REQUESTED BY CADA UPON
EXTENSION OF THE 2-GO BUILDING MAINTENANCE CONTRACT C20-016 FOR THE
FY 2022-2023**

WHEREAS, staff is recommending the Board ratify the adjustment requested by CADA upon extension of the 2-Go Building Maintenance contract at the beginning of FY 22-23 in the amount of \$82,000 for FY Vacant Apartment Cleaning & Emergency Water Extraction.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that it

1. Ratifies the adjustment requested by CADA upon extension of the 2-Go Building Maintenance contract at the beginning of FY 22-23 in the amount of \$82,000 for FY Vacant Apartment Cleaning & Emergency Water Extraction.


Ann Bailey, Chair

ATTEST:



Tara Gandara
Secretary to the Board of Directors

AMENDED RESOLUTION NO. 23 – 31

Adopted by the Capitol Area Development Authority

June 30, 2023

**RESOLUTION REJECTING ALL BIDS FOR THE FY 2023-2024 BATHTUB AND SINK
REFINISHING CONTRACT AND THE SHORT-TERM EXTENSION OF THE CONTRACT
WITH MIRACLE METHOD OF SACRAMENTO**

WHEREAS, on May 23, 2023 CADA issued a request for bids for "Fiscal Year 2023-2024 FY Bathtub and Sink Refinishing - Various Locations" and Rebuildit, Inc. returned their bid by the June 14th due date; and

WHEREAS, staff reviewed the bids and determined Rebuildit, Inc. was fully responsive to CADA's requests for bids; and

WHEREAS, in reviewing the bids, staff discovered the incorrect contractor license classification was listed on the Project Checklist for Bid Packages form; and

WHEREAS, the low bidder, Rebuildit, Inc., does not have the required license to perform the contracted service; and

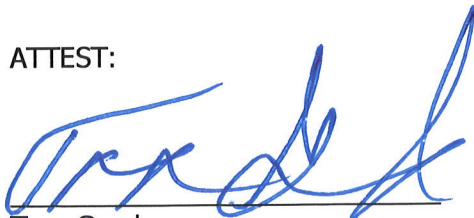
WHEREAS, staff has concluded that it is in the best interest of CADA to issue a new request for bids that lists the correct contractor license requirement.

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

All bids received in response to the request for bids for "Fiscal Year 2023-2024 FY Bathtub and Sink Refinishing - Various Locations" are hereby rejected; and the Executive Director is hereby authorized to enter into a First Amendment to the contract with Miracle Method of Sacramento to extend the contract by up to 90 days while staff completes a subsequent bidding process.


Ann Bailey, Chair

ATTEST:


Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 23 – 32

Adopted by the Capitol Area Development Authority

June 30, 2023

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICE CONTRACT WITH REBUILDIT, INC. FOR FY 2023-2024 COUNTERTOP REPLACEMENTS

WHEREAS, CADA conducted a formal bid process for the FY 2023-2024 Countertop Replacement contract in May of 2023; and

WHEREAS, Rebuildit, Inc. was the only bidder and is qualified to provide the service.

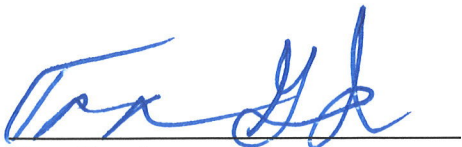
NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that:

The Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract for one (1) year with Rebuildit, Inc. for FY Countertop Replacement at Various Locations.

The total compensation payable under the above contract shall not exceed Eighty Thousand dollars (\$80,000).


Ann Bailey, Chair

ATTEST:


Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 23 - 33

Adopted by the Capitol Area Development Authority

June 30, 2023

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICE CONTRACT WITH 2-GO BUILDING MAINTENANCE FOR FY 2023-2024 VACANT APARTMENT CLEANING AND EMERGENCY WATER EXTRACTION

WHEREAS, in May 2019, following a formal bid process, the CADA Board selected 2-Go Building Maintenance to provide Vacant Apartment Cleaning and Emergency Water Extraction during Fiscal Year 2019-2020 through 2023-2024; and

WHEREAS, the terms of the contract allow for a one-year extension of the contract for up to five (5) years; and

WHEREAS, to extend the contract, CADA must give notice to the contractor and the contractor must provide written acceptance; and

WHEREAS, 2-Go Building Maintenance was notified of CADA's desire to extend the contract with an increase of \$82,000 for a total of \$172,000, and 2-Go responded that it was prepared to accept this extension for FY 2023-2024.

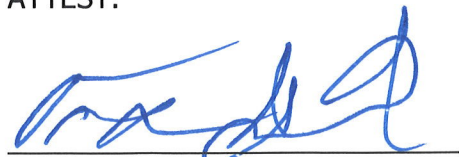
NOW, THEREFORE, BE IT RESOLVED by the Capitol Area Development Authority that:

The Executive Director is hereby authorized to extend the FY Vacant Apartment Cleaning and Emergency Water Extraction contract for one (1) year on behalf of the Authority with 2-Go Building Maintenance, and FY 2023-2024 is the final extension because this contract has a maximum of five (5) years.

With the requested increase by CADA in the amount of \$82,000, the total compensation payable under the contract shall not exceed One Hundred Seventy-Two Thousand Dollars (\$172,000).


Ann Bailey, Chair

ATTEST:


Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 23 - 34

Adopted by the Capitol Area Development Authority

June 30, 2023

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICE CONTRACT WITH ELITE SERVICE EXPERTS FOR FY 2023-2024 LANDSCAPE AND LAWN CARE SERVICES

WHEREAS, in May 2019, following a formal bid process, the CADA Board selected Elite Service Experts to provide Landscaping and Lawncare Services during Fiscal Year 2019-2020 through 2023-2024; and

WHEREAS, the terms of the contract allow for a one (1) year extension of the contract for up to five (5) years with an allowable increase not to exceed five percent (5%) from the previous year; and


WHEREAS, to extend the contract, CADA must give notice to the contractor and the contractor must provide written acceptance; and

WHEREAS, Elite Service Experts was notified of CADA's desire to extend the contract with an increase of \$162,010 for a total of \$280,000, and Elite responded that it was prepared to accept this extension for FY 2023-2024.

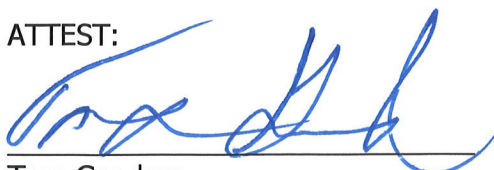
NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that:

The Executive Director is hereby authorized to extend the FY Landscaping and Lawn Care Services contract for one (1) year on behalf of the Authority with Elite Service Experts, and FY 2023-2024 is the final extension because this contract has a maximum of five (5) years.

With the requested increase by CADA in the amount of \$162,010, the total compensation payable under the above contract shall not exceed Two Hundred and Eighty Thousand Dollars (\$280,000).


Ann Bailey, Chair

ATTEST:



Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 23 - 35

Adopted by the Capitol Area Development Authority

June 30, 2023

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICE CONTRACT WITH REPUBLIC SERVICES OF SACRAMENTO FOR FY 2023-2024 WASTE REMOVAL SERVICES

WHEREAS, in November 2022, following a formal bid process, the CADA Board selected Republic Services of Sacramento to provide Waste Removal Services during Fiscal Year 2022-2023 through 2026-2027; and

WHEREAS, the terms of the contract allow for a one (1) year extension of the contract for up to five (5) years with an allowable increase not to exceed five percent (5%) from the previous year; and

WHEREAS, to extend the contract, CADA must give notice to the contractor and the contractor must provide written acceptance; and

WHEREAS, Republic Services of Sacramento was notified of CADA's desire to extend the contract, and Republic responded that it was prepared to accept this extension with a 5% rate increase for FY 2023-2024.


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

The Executive Director is hereby authorized to extend the Waste Removal Services contract for one (1) year on behalf of the Authority with Republic Services of Sacramento.

The total compensation payable under the contract shall not exceed One Hundred Fifty-Seven Thousand Five Hundred Dollars (\$157,500).


Ann Bailey, Chair

ATTEST:


Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 23 - 36

Adopted by the Capitol Area Development Authority

June 30, 2023

**RESOLUTION AUTHORIZING RENEWAL OF
WORKERS' COMPENSATION POLICY
WITH THE STATE COMPENSATION INSURANCE FUND**

WHEREAS, CADA gathered quotes for workers' compensation policies and Berkshire Hathaway Homestate Companies was the lowest quote; and

WHEREAS, staff recommends contracting with Berkshire Hathaway Homestate Companies during the FY 23-24 fiscal year to provide CADA's necessary workers' compensation policy; and

WHEREAS, the \$50,587 value of the proposed annual contract exceeds the Executive Director's \$50,000 contract authority.

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

That the Executive Director is hereby authorized to renew the worker's compensation policy with the Berkshire Hathaway Homestate Companies for the period July 1, 2023 through June 30, 2024.

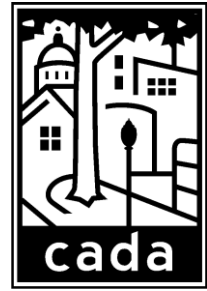
The total compensation payable under the contract shall not exceed Fifty-thousand Five Hundred and Eighty-seven Dollars (\$50,587).


Ann Bailey – Board Chair

ATTEST:



Tara Gandara
Secretary to the Board of Directors



August 11, 2023

TO: CADA Board of Directors

SUBJECT: **August 18, 2023 Board Meeting**
AGENDA ITEM 5

1901 8TH STREET MIDDLE INCOME HOUSING AMENDED REGULATORY AGREEMENT

CONTACT: Danielle Foster, Executive Director

RECOMMENDED ACTION:

Staff is recommending the Board approve the attached resolution (Attachment 1), authorizing the Executive Director, or her designee, to execute the amended form of the Project Regulatory Agreement (Attachment 2), substantially consistent with the enclosed draft to provide: (1) a 15-year Regulatory Agreement to the property, with the ability for the Owner to terminate with six-month notice after Year 10, for the provision of 72 low- and moderate- income housing units for households at or below 80% and 120% of the Area Median Income (AMI); and completion of any other related documents necessary to this transaction.

BACKGROUND

At its May 19, 2023 Board Meeting, the Board approved the Middle-Income Housing Project at 1901 8th Street as its first pilot project within the Middle-Income Housing Program. Policies for the program were adopted at the June 30, 2023 Board Meeting. This project will provide 65 low income units for households at or below 80% of the Area Median Income (AMI) and 7 moderate income units for households at or below 120% of AMI. The project is expected to gain full certificate of occupancy by early September.

As the project partners continued working on financing for the project, it became a challenging project to get fully financed in the current state of financial markets. Equity investors are more risk adverse than usual right now, particularly with a newer model concept. Given these financial realities and the opportunity of this model, the project developers: Fulcrum Properties and Urban Elements have decided to stay in the project and partner with Pacific Housing directly to accomplish the goals of the project in providing low- and moderate-income housing through the Welfare Tax Exemption. This partnership will further strengthen the financing and overall stability of the housing.

As part of this shift, there became need for further flexibility due to the financing requirements of the project. The project is requesting a 15-year term in the Regulatory Agreement with the ability to terminate the Regulatory Agreement after Year 10. Termination would require a minimum of six months of notice for residents and CADA. This provides an option should the model not deliver financially and require the consideration of other leasing options. Given that

this is the first model of its kind in Sacramento, it is anticipated that this is a one-time need to assist with affordability agreement term flexibility in order to demonstrate the model's viability.

ANALYSIS

Staff supports this change as it will continue to deliver low- and moderate-income units to the downtown area through an innovative model with minimal direct subsidy. CADA's \$100,000 investment in the project will be repaid within five years, prior to the end of the term, and there will be incentive for the Owners to maintain the Regulatory Agreement and corresponding affordability in order to maintain the property tax exemption, unless the project is in dire financial straits. This is a prudent amendment to protect all parties and the ongoing quality of the housing units.

FINANCIAL IMPACT

There is no recommended change from the five-year three-percent \$100,000 loan to this project that was approved in May. These funds are already budgeted and will bridge the gap from initial lease-up to property tax exemption status.

POLICY

Provision of this housing supports CADA's work in building and serving a vibrant Capitol Neighborhood. Having a variety of housing types and affordability levels within the Downtown benefits the commercial and residential stability of downtown and furthers the community health by broadening the available range of household types and income levels that the housing is able to serve.

STRATEGIC PLAN

This project fulfills the following components of the CADA Strategic Plan: fiscal responsibility, collaboration, urban development leadership, creativity and community stewardship in the provision of mixed-income housing. Utilizing partnerships in the completion of our mission has been and continues to be a hallmark of CADA's work. The strategic plan called for studying the downtown market to identify CADA's niche, and this income band at 80% AMI is currently an underserved demographic. This proposal also further combines environmental sustainability with housing development by weaving together local workforce needs and housing options, and it supports new innovation and a complex infill concept.

ENVIRONMENTAL IMPACT

This action is exempt under the California Environmental Quality Act (CEQA) as it involves only the provision of funding for a project that has already undergone CEQA review. CEQA review of the project development itself was completed by the City of Sacramento through the planning entitlement review process.

CONTRACT AWARD CONSIDERATIONS

Not applicable.

Attachments:

1. Resolution 23-37: Amended Regulatory Agreement
2. Amended Form of Regulatory Agreement

RESOLUTION NO. 23 - 37

August 18, 2023

Adopted by the Capitol Area Development Authority

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDED
REGULATORY AGREEMENT DOCUMENT FOR THE PROVISION OF 72 LOW- AND
MODERATE- INCOME HOUSING UNITS**

WHEREAS, the development at 1901 8th Street is a unique opportunity to test a new middle-income housing model that relies upon the welfare tax exemption and cost-efficient housing design to provide housing affordability; and

WHEREAS, the CADA Board of Directors approved a loan and regulatory agreement to the project at their May 19, 2023 meeting in order to provide 72 units to low-income and moderate-income households at 80% and 120% of the Area Median Income within the downtown;

WHEREAS, provision of this middle-income housing addresses a significant community need, supports community diversity and provides a stable workforce downtown that will support the economic vitality of the Capitol Area and the City;

WHEREAS, providing a CADA loan to this development and encumbering the property with a Regulatory Agreement ensures the ongoing affordability of the housing and its provision of middle-income housing; and

WHEREAS, the project requires a term amendment to the previously-adopted Regulatory Agreement form in order to complete the project model.

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

1. The Executive Director of CADA is authorized to take any and all actions on behalf of CADA to close on financing for the project to the 1901 8th Street Project, including execution of all necessary documents including the attached amended Regulatory Agreement, substantially consistent with the attached form document.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

**[THIS DOCUMENT IS EXEMPT FROM
RECORDING FEES PURSUANT TO § 27383
OF THE CALIFORNIA GOVERNMENT CODE]**

RECORDING REQUESTED BY
AND WHEN RECORDED, MAIL TO:

Capitol Area Development Authority
c/o Executive Director
1522 14th Street
Sacramento, CA 95814

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REGULATORY AGREEMENT
(The Kind Project Downtown - 1901 8th Street)

This Regulatory Agreement ("Agreement") is made _____, 2023 (the "Effective Date"), by and among between _____, a California limited partnership ("Owner"), and **Capitol Area Development Authority**, a California joint powers agency ("Authority") (collectively, the "Parties").

RECITALS

A. Owner owns that certain seventy-two (72) unit multifamily rental housing development (the "Project") located at 1901 8th Street, Sacramento, California, as legally described in Exhibit A (the "Property"), of which seventy-two (72) units shall be rented at rents affordable to Qualified Households according to the schedule contained in Exhibit B (the "Regulated Units").

B. The Authority is providing a permanent, subordinated loan to Owner for acquisition and operation of the Project pursuant to the terms of a Promissory Note secured by a Deed of Trust Assignment of Rents, Security Agreement and Fixture Filing dated the same date herewith (the "Authority Loan").

C. As further consideration for the Authority's funding and to further the public interests of Authority in seeing the Project maintained as affordable housing, Owner has agreed to enter into and record this Agreement. The purpose of this Agreement is to regulate and restrict the occupancy, rents, operation, ownership, and management of the Project for the benefit of Project occupants and the surrounding neighborhood. The covenants in this Agreement are intended to run with the land and be binding on Owner and Owner's successors-in-interest to the land for the full term of this Agreement.

NOW, THEREFORE, Owner and Authority hereby agree as follows:

1. **DEFINITIONS**

The following terms have the meanings set forth in this section wherever used in this Agreement or attached exhibits.

1.1 **"AFFORDABLE RENTS"** shall mean the following:

1.1.1 For all Seventy-Two (72) of the units, the monthly charge for occupancy and use of a Regulated Unit shall not exceed the product of thirty percent (30%) times eighty percent (80%) of the Area Median Income or thirty percent (30%) times one-hundred twenty percent (120%) of the Area Median Income, adjusted for family size appropriate for the Unit, and then divided by twelve (12), as further shown in Exhibit B.

1.1.1.1 If Owner requires occupants of Regulated Units to reimburse Owner for utilities pursuant to this Agreement, the tenants of those units shall receive a utility allowance based on the then-current allowance established by a Utility Letter as defined within. If a Utility Letter is not available, the utility allowance shall be based on the Housing Authority of the City and County of Sacramento (or its successor) for units of a comparable size and type.

1.1.1.2 For purposes of this definition, "adjusted for family size appropriate for the Unit" shall mean the adjustments required in order to comply with state and federal laws and regulations governing projects receiving funds from the California Department of Housing and Community Development ("HCD") which at the time of execution of this Agreement presume a household size of number of bedrooms plus one.

1.2 "**AUTHORITY**" means the Capitol Area Development Authority, a California joint powers agency.

1.3 "**AREA MEDIAN INCOME**" ("AMI") means the median income for the Metropolitan Statistical Area which includes the City of Sacramento ("MSA"), with adjustments for household size, as determined from time to time by HCD, or such other method of median income calculation applicable to the City of Sacramento that HCD may hereafter adopt in connection with said Act. If HCD should cease making such determination, Authority may designate another fair method of calculation of AMI used by any federal or state agency and applicable to the City of Sacramento.

1.4 "**DEED OF TRUST**" means the Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing placed on the Property as security for the Loans with Owner as Trustor and Authority as Beneficiary, as well as any amendments to, modifications of, and restatements of said deed of trust.

1.5 "**LIMITED PARTNERSHIP AGREEMENT**" means that certain Partnership Agreement of Owner dated _____, 2023.

1.6 "**LOAN**" means the loan of funds provided by Authority to Owner pursuant to the Note and Deed of Trust.

1.7 "**LOAN DOCUMENTS**" means collectively this Agreement, the Note, and Deed of Trust for the Project, as they may be amended, modified, or restated from time to time, along with all exhibits and attachments thereto.

1.8 "**NOTE**" means the Promissory Note in the amount of \$100,000, executed by Owner in favor of Authority evidencing the Loan for construction and development of the Project, as well as any amendments to, modifications of, or restatements of said Note. The Note is on file with Authority.

1.9 "**OWNER**" means _____, a California limited partnership, and all assigns, successors-in-interest, and transferees.

1.10 **"PROJECT"** means the development and operation of the Property for residential use according to the terms of the Limited Partnership Agreement and this Agreement.

1.11 **"PROPERTY"** means the real property described in the attached Exhibit A, which is hereby incorporated into this Agreement by this reference, and any buildings or improvements now or hereafter situated on such real property.

1.12 **"QUALIFIED HOUSEHOLD"** means a household in which household income does not exceed the percentage of AMI prescribed for the applicable housing unit by Exhibit B to this Agreement.

1.13 **"REGULATED UNITS"** means the seventy-two (72) rental dwelling units constructed for the Project, having the composition and affordability breakdown shown in Exhibit B.

1.14 **"SENIOR DEED OF TRUST"** means the first position Deed of Trust, Assignment of Leases and Rents, Assignment of Contracts, Security Agreement, and Fixture Filing, for the benefit of [insert senior lender].

1.15 **"SENIOR LENDER"** means [insert senior lender], a _____.

1.16 **"SUBORDINATION AGREEMENT"** means that certain Subordination Agreement by and between Owner, Authority, and [insert senior lender], dated the same date herewith.

1.17 **"UTILITY LETTER"** means a letter produced by the applicable third-party utility company providing electricity and natural gas to the Property. The Letter will establish a reasonable utility allowance for each Regulated Unit type based on Authority-approved building plans and state energy codes.

2. OWNER'S GENERAL OBLIGATIONS

2.1 **COMPLIANCE WITH LOAN DOCUMENTS.** Owner's actions with respect to the Property and the use of Loan funds shall at all times be in full conformity with the requirements of the Loan Documents.

2.2 **TERM OF AGREEMENT.** This Agreement shall commence upon execution and shall remain in full force and effect for fifteen (15) years thereafter. The obligations in this Agreement shall remain effective and fully binding on Owner for this full term regardless of any expiration of the term of any Loan, any payment or prepayment of any loan, any assignment of a Note, any reconveyance of a Deed of Trust, or any sale, assignment, transfer, or conveyance of the Property, unless terminated earlier by Authority in a recorded writing or extended by mutual consent of the Parties or unless terminated due to foreclosure as provided in the Subordination Agreement; provided however, that the obligations in this Agreement are and shall be subordinate in all respects to the liens, terms, covenants, and conditions of the Senior Deeds of Trust, as more fully set forth to the extent and in the manner provided in the Subordination Agreement. If, due to changes in State law, the Welfare Tax Exemption from the State of California is no longer available or the Project no longer qualifies for the Welfare Tax Exemption, and there is no similar successor program or replacement State tax subsidy on terms that are at least as favorable as the Welfare Tax Exemption, then Authority agrees to

remove this Agreement from title upon Owner's full repayment of the Loan. Owner shall have a right to terminate this Agreement after the tenth (10th) anniversary of the mutual execution of this Agreement, provided that Owner first provides both Authority and all tenants with six (6) months' notice that this Agreement and the affordability period will terminate, and the date of termination.

2.3 **SECTION 50053 CONFLICT.** The parties agree and acknowledge that the affordability restrictions described in this Agreement conflict with those set forth in Section 50053 of the California Health and Safety Code, and that there is no legal requirement that the parties comply with Section 50053 of the California Health and Safety Code.

2.4 **TRANSFERS.** Owner shall provide written notice to Authority of the transfer of any interest in the Property within five (5) days of the transfer.

3. **PROJECT OCCUPANCY AND RENTS**

3.1 **OCCUPANCY OF REGULATED UNITS.** Regulated Units shall be made available to and occupied by Qualified Households at Affordable Rents according to the schedule contained in Exhibit B herein and the following requirements:

3.1.1 Initial Occupancy of Regulated Units. The income levels and other qualifications of applicants required by this Agreement shall be confirmed by Owner or its manager prior to such person's initial occupancy in conformance with Owner's management procedures manual, the Authority's rules and the California Board of Equalization rules governing income certification, as these rules may be amended from time to time, unless otherwise approved by Authority.

3.1.2 Reserved.

3.1.3 Households That Exceed Income Qualification after Initial Occupancy. Households that initially qualify as Qualified Households for Regulated Units and whose incomes exceed the qualifying income after initial occupancy will have one year to transition to other housing and may be charged at market rate rents for occupancy and use of the unit until their transition to other housing. Owner shall not be in default of this Agreement arising from continued rental to such households for such transition period, nor if Owner fails to transition within the one-year period as long as Owner continues to exercise commercially-reasonable diligence to cause such households to transition.

3.2 **RENTS FOR REGULATED UNITS.** Rents for Regulated Units shall not exceed Affordable Rents.

3.3 **CONVERSION OF PROJECT FROM RENTAL TO CONDOMINIUM.** Owner shall not convert Regulated Units to condominium or cooperative ownership or sell condominium or cooperative conversion rights to the Regulated Units during the term of this Agreement without the prior written consent of Authority, which consent may be withheld for any reason.

3.4 **NONDISCRIMINATION.** Owner shall not discriminate or segregate in the use, enjoyment, occupancy, conveyance, lease, sublease, or rental of Project units on the basis of race, color, ancestry, national origin, religion, sex, sexual preference, age (except to the extent necessary to qualify the tenant as a senior citizen), marital status, family status, source of

income, physical or mental disability, Acquired Immune Deficiency Syndrome (AIDS) or AIDS-related conditions (ARC), or any other arbitrary basis. Owner shall include a statement in all advertisements, notices, and signs for the availability of Project units for rent to the effect that Owner is an Equal Housing Opportunity Provider.

3.5 MANAGEMENT RESPONSIBILITIES. Owner is specifically responsible, subject to its obligations herein, for all management functions with respect to the Property, including without limitation the selection of tenants, certification and recertification of household size and income, evictions, collection of rents and deposits, maintenance, landscaping, routine and extraordinary repairs, replacement of capital items, and security. Authority shall have no responsibility over management of the Property.

3.6 MANAGEMENT ENTITY. Authority approves of Fulcrum Property Corp., a California corporation as the management entity for the Property. Authority shall have the right to review and approve any replacement management entity chosen by Owner for the Property and subject to the rights of the Senior Lenders and the equity investors, the right to require a change in the management agent for reasonable cause at any time during the term of this Agreement. Any contracting of management services by Owner shall not relieve Owner of its primary responsibilities for proper performance of management duties.

3.7 FINAL MANAGEMENT PLAN. Within thirty (30) business days of filing this Agreement, Owner shall submit final management plan ("Final Management Plan") and marketing plans (collectively "Final Plans" or "Plans") to Authority for its review and approval, which shall not be unreasonably withheld. The Plans shall include but are not limited to provisions as set forth directly below:

3.7.1 Annual inspections of individual units to ensure continued compliance with state and local housing codes. Results of the inspections, including corrective actions, must be documented in a report, and copies may be requested by the Authority. Subject to the terms of any applicable leases and law, the Authority may also independently schedule during a calendar year, one or more property inspections;

3.7.2 Annual financial statements prepared by a certified public accountant, approved in advance, in writing, by the Authority, which reflect the status of the reserve fund for maintenance and replacement activities based on Owner's commercially-reasonable practices. Copies of annual financial statements must be provided to the Authority within ninety (90) days of the fiscal year-end date;

3.7.3 A maintenance and replacement schedule for the common areas and housing units;

3.7.4 A marketing strategy to outline methods to be used to achieve full and continuing lease up of the housing units on the Property and conformance with any applicable state and federal affirmative fair housing marketing guidelines;

3.7.5 A plan for certifying the eligibility of the households, including annual verification of tenant income and measures to take in the event a tenant exceeds the maximum income;

3.7.6 A tenant selection process that includes but is not limited to the following:

3.7.6.1 Review of the following criteria in tenant selection:

3.7.6.1.1 history of habitual rent delinquencies or evictions;

3.7.6.1.2 history of drug or alcohol abuse;

3.7.6.1.3 history of criminal or drug-related offenses, including but not limited to assault, battery, abuse, destructive or violent behavior;

3.7.6.2 Prospective tenants will be required to fill out an application form, verify income/employment, attend a private interview with the property management firm, consent to a credit check and agree to abide by property management rules for Property;

3.7.6.3 Selected tenants will be given a set of “rules and regulations” for the Property, and

3.7.6.4 Leases with tenants will provide that non-compliance with building rules shall be an Event of Default on the lease and grounds for eviction;

3.7.7 On-site management of the Project;

3.7.8 The duties of the manager regarding operation of the Project;

3.7.9 Tenant occupancy rules and regulations; and

3.7.10 A sample lease form.

3.7.11 Authority shall have the right to review and approve any changes to the management company, any new management contracts, and any substantive changes in the Final Management Plan during the term of this Agreement. Authority may also require the Owner to update the Final Management Plan not more than once every three (3) years. If Authority has not responded to any submission of the Final Management Plan or management contract (including amendments) by Owner within thirty (30) days of receipt of such Plan or contract by Authority, the Plan or contract (including amendments) shall be deemed approved by Authority.

4. **PROJECT OPERATIONS**

4.1 **MAINTENANCE AND SECURITY.**

4.1.1 Owner shall at its own expense maintain the Property in good condition, in good repair, and in decent, safe, sanitary, habitable, and tenantable living condition for the benefit of Project occupants consistent with similarly-situated projects. Owner shall not commit or permit any waste on or to the Property, and shall use commercially-reasonable efforts to prevent and/or rectify any physical deterioration of the Property. Owner shall provide adequate ongoing security equipment and services for Project occupants, as deemed necessary by Owner and its management company. Owner shall maintain the Property in conformance with all applicable state, federal, and local laws, ordinances, codes, and regulations and the Final Management Plan.

4.1.2 In the event Owner fails to maintain the Property in accordance with these standards and after thirty (30) days' prior written notice to Owner (or such longer period as reasonably may be required to remedy any alleged failure to maintain up to ninety (90) days provided that Owner has diligently commenced curing such failure within such 30-day period), and subject to the rights of the Senior Lenders and equity partners, Authority or its agent may, but shall be under no obligation to, enter upon the Property, make such repairs or replacements as are deemed necessary in Authority's reasonable discretion, and provide for payment thereof. Any amount advanced by Authority to make such repairs, together with interest thereon from the date of such advance at the same rate of interest as specified in the Note for the Project (unless payment of such an interest rate would be contrary to applicable law, in which case interest shall accrue at the rate then allowed by applicable law), shall become an additional obligation of Owner to Authority and shall be secured by the Deed of Trust.

4.2 **UNIT VACANCIES.** Owner shall use its best efforts to fill vacancies in the Regulated Units as quickly as possible.

4.3 **INSPECTION AND RECORDS.** Owner shall maintain records which clearly document Owner's performance of its obligations to operate the Property under the terms of this Agreement. Owner shall submit any records to Authority within twenty (20) business days of Authority's request. Owner shall permit Authority to enter and inspect the Property for compliance with obligations under this Agreement upon seven (7) days' prior written notice of such visit by Authority to Owner or Owner's management agent and to tenants of any inspected Project units, subject to any lease provisions regarding inspection and entry rights.

4.4 **ANNUAL REPORT.**

4.4.1 Owner shall submit an annual report to Authority, which shall include at a minimum for each Regulated Unit the initial and current rental rates and the income and household size of each tenant household at the time of initial occupancy. The income information required under this report shall be supplied by the tenant in a certified statement on a form provided by Authority. Owner shall complete any additional monitoring or other form provided by Authority, and shall provide Authority a copy of the annual reports submitted to the County Assessor's office. [Review Note: Please provide example certification form.]

4.4.2 Owner shall pay to Authority an annual monitoring fee of \$7,500.00 (the "Monitoring Fee") which amount shall be due and payable in advance commencing on the Effective Date and on each [May 1] thereafter.

4.5 **FEES, TAXES, AND OTHER LEVIES.** Without limiting its right to require the same to be reimbursed by tenants (but subject to Owner's obligation to provide tenants of Regulated Units the utility allowance referred to in Section 1.1.1.1), Owner shall be responsible for payment of all fees, assessments, taxes, charges, and levies imposed by any public authority or utility company with respect to the Property, and shall pay such charges prior to delinquency. However, Owner shall not be required to pay any such charge so long as (a) the legality thereof is being contested in good faith and by appropriate proceedings, and (b) Owner maintains reserves adequate to pay any contested liabilities.

4.6 **INSURANCE COVERAGE.** Owner shall cause to have in full force and effect during the term of this Agreement insurance coverage as required in the Deed of Trust.

4.7 PROPERTY DAMAGE OR DESTRUCTION. Subject to the terms and conditions of the Senior Deed of Trust, and subject to the availability of insurance proceeds, if any building or improvements erected by Owner on the Property is damaged or destroyed, Owner shall, at its own cost and expense, repair or restore the Property consistent with the original Plans and Specifications for the Project or as otherwise required or permitted by applicable law. Also, subject to the terms and conditions of the Senior Deed of Trust, such work shall commence within thirty (30) days, as may be extended upon written approval of Authority, but in no event more than one hundred eighty (180) days after the damage or loss occurs and shall be completed within a timely manner thereafter, as agreed to with the Authority. All insurance proceeds collected for such damage or destruction shall be applied to the cost of such repairs or restoration.

5. GENERAL PROVISIONS

5.1 INTENTIONALLY OMITTED.

5.2 DEFAULT AND REMEDIES. In the event of any breach or violation of any agreement, obligation, or warranty under this Agreement, Authority shall give written notice to Owner by specifying: (a) the nature of the breach or violation; (b) the action required to cure the breach or violation, if an action to cure is possible; and (c) a date, which shall not be less than ninety (90) calendar days from the mailing of the notice, by which such action to cure must be taken, if an action to cure is possible, provided that Owner shall have up to one hundred eighty (180) days to cure such defect if reasonably necessary and if Owner has commenced curing such defect during such initial ninety (90) day period. Prior to exercising any remedies hereunder, Authority shall give Senior Lenders and equity investors of Owner simultaneous written notice of such breach or violation and they shall have the same cure rights as the Owner. If Owner fails to cure the breach or violation within the time frame specified in the notice, or if a cure is not possible, Authority may proceed with any of the following remedies:

5.2.1 Bring an action for equitable relief seeking the specific performance by Owner of the terms and conditions of this Agreement, and/or enjoining, abating, or preventing any violation of said terms and conditions, and/or seeking declaratory relief;

5.2.2 Enter upon, take possession of, and manage the Property, either in person, by agent, or by a receiver appointed by a court, and collect any rents, income, deposits, or reserves and apply them to operate the Property, and continue in possession until such time as Authority determines that Owner is in a position to operate the Property in compliance with this Agreement;

5.2.3 After notice provided for herein, make such repairs or replacements to the Property as are necessary and provide for payment thereof; or

5.2.4 For violations of Owner's obligations with respect to occupancy restrictions, Project maintenance, impose as liquidated damages a charge upon Owner in an amount of Three Hundred Dollars (\$300.00) per day for each Project unit that is not operated in compliance with this Agreement after any notice and cure period has expired; or

5.2.5 For violations of Owner's obligations with respect to Project rents, impose as liquidated damages a charge upon Owner in an amount equal to three times the actual amount Owner has collected from any Qualified Household in excess of the Affordable Rent; or

5.2.6 Pursue any other remedy allowed at law or in equity.

The Parties agree that the sums and formulas designated herein as liquidated damages represent a reasonable approximation of the damages Authority is likely to suffer from violations of the respective terms. Owner agrees to pay in full any accrued liquidated damages to Authority within thirty (30) business days of a written demand by Authority for such payment.

5.3 **NON-LIABILITY OF OFFICIALS, EMPLOYEES, AND AGENTS.** No member, official, director, employee, or agent of Authority shall be personally liable to Owner or third-party beneficiaries for any obligation created under the terms of this Agreement.

5.4 **INDEMNITY.** Notwithstanding the insurance coverage required herein, Owner shall indemnify and hold Authority, its members, officials, directors, employees, and agents harmless against any losses, damages, liabilities, claims, demands, judgments, actions, court costs, and legal or other expenses (including attorneys' fees) which Authority may incur as a result of (a) Owner's failure to reasonably perform any material obligations as required by this Agreement; (b) a failure of any of Owner's representations or warranties under this Agreement to be true and complete in any material respect when made; or (c) any material breach, act or omission by Owner, management agent, Owner's contractors, subcontractors, or suppliers with respect to the Project or the Property, except if the loss is caused by the sole negligence or willful misconduct of Authority. Owner shall pay immediately upon Authority's demand any amounts owing under this indemnity. The duty of the Owner to indemnify includes the duty to defend Authority in any court action, administrative action, or other proceeding brought by any third party arising from the Project or the Property. Owner's duty to indemnify Authority shall survive the term of this Agreement.

5.5 **GOVERNING LAW.** This Agreement shall be interpreted under and governed by the laws of the State of California, except for those provisions preempted by federal law. However, the laws of the State of California shall not be applied to the extent that they would require or allow the court to use the laws of another state or jurisdiction. Owner agrees that all actions or proceedings arising in connection with this Agreement shall be tried and litigated only in the state and federal courts located in the State of California, except that Lender, in its sole discretion, may elect that all such actions or proceedings be tried and litigated in the County of Sacramento or the United States District Court for the Eastern District of California.

5.6 **ATTORNEYS' FEES AND COSTS.** In the event that a legal or administrative action is brought to interpret or enforce the terms of this Agreement, the prevailing party shall be entitled to recover all reasonable attorneys' fees and costs incurred in such action.

5.7 **TIME.** Time is of the essence in this Agreement.

5.8 **CONSENTS AND APPROVALS.** Unless otherwise stated to the contrary herein, any consent or approval required under this Agreement shall not be unreasonably withheld.

5.9 **NOTICES, DEMANDS, AND COMMUNICATIONS.** Formal notices, demands, and communications between Owner and Authority shall be given by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, to the principal offices of Owner and Authority as follows, or if any such office is relocated, to the new address specified by the relocated party:

Owner: _____

Attention: _____

With a copy
To: _____

Authority: Capitol Area Development Authority
1522 14th Street
Sacramento, CA 95818
Attn: Executive Director

5.10 BINDING UPON SUCCESSORS. Except as set forth in the Subordination Agreement, all provisions of this Agreement shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors-in-interest, transferees, and assigns of Owner and Authority, and shall run with the land for the full term of this Agreement, regardless of any assignment, payment, prepayment, expiration, extinguishment of the Loan or Note, any reconveyance of the Deed of Trust, or any conveyance or transfer of the Property. Any successor-in-interest to Owner and any purchaser or transferee of the Property shall be subject to all the duties and obligations imposed on Owner under this Agreement for the full term of this Agreement.

5.11 RELATIONSHIP OF PARTIES. The relationship of Owner and Authority for this Project during the term of this Agreement shall not be construed as a joint venture, equity venture, or partnership. Authority neither undertakes nor assumes any responsibility or duty to Owner or to any third party with respect to the operation of the Property or the actions of Owner. Except as Authority may specify in writing, Owner shall have no authority to act as an agent of Authority or to bind Authority to any obligation.

5.12 WAIVER. Any waiver by Authority of any obligation in this Agreement must be in writing. No waiver will be implied from any delay or failure by Authority to act on any breach or default of Owner or to pursue any remedy allowed under this Agreement or applicable law. Any extension of time granted to Owner to perform any obligation under this Agreement shall not operate as a waiver or release from any of its obligations under this Agreement. Consent by Authority to any act or omission by Owner shall not be construed to be a consent to any other or subsequent act or omission or to waive the requirement for Authority's written consent to future waivers.

5.13 OTHER AGREEMENTS. Owner represents that it has not entered into any agreements that would restrict or compromise its ability to comply with the terms of this Agreement. Owner shall not enter into any agreements that are inconsistent with the terms of this Agreement without a written waiver by Authority, which shall not be unreasonably withheld.

5.14 AMENDMENTS AND MODIFICATIONS. Any amendments or modifications to this Agreement must be in writing, and shall be effective only if executed by both Owner and Authority.

5.15 **SEVERABILITY.** Every provision of this Agreement is intended to be severable. If any provision of this Agreement is held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not be affected or impaired.

[Signatures appear on following page]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first above written.

OWNER:

_____,
a _____

By: _____
Name: _____
Title: _____

AUTHORITY:

Capitol Area Development Authority,
a California joint powers agency

By: _____
Danielle Foster, Executive Director

APPROVED AS TO FORM:

By: _____
Jeffrey Mitchell, legal counsel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)ss

COUNTY OF SACRAMENTO)

On _____, 202_, before me, _____, a
Notary Public, personally appeared _____, who proved
to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument,
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)ss
COUNTY OF SACRAMENTO)

On _____, 202_, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)ss
COUNTY OF SACRAMENTO)

On _____, 202_, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

**EXHIBIT A
TO THE REGULATORY AGREEMENT**

LEGAL DESCRIPTION

The land herein in the City of Sacramento, County of Sacramento, State of California, described as follows:

**EXHIBIT B
TO REGULATORY AGREEMENT**

**OCCUPANCY AND RENT RESTRICTIONS
1901 8th Street Apartments**

Unit Mix and Affordability				
	Studio	1-Bedroom	2-Bedroom	Total Units
Less than 80% AMI	51	14	0	65
Less than 120% AMI	0	0	7	7
Total	51	14	7	72*

*Rather than having a manager's unit, one unit's resident will receive a stipend for after-hours management company response.



August 11, 2023

TO: Board of Directors

SUBJECT: **August 18, 2023, Board Meeting**
AGENDA ITEM 6
RATIFICATION OF CHANGE ORDER TO CONTRACT C24-052
ROSEVILLE FLOORING, INC DBA CALIFORNIA RENOVATION (1500 N
STREET – BRANNAN COURT)

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 on the flooring contract C24-052 with Roseville Flooring, Inc dba California Renovation in the amount of \$17,569.54 for tile work on the first-floor of 1500 N Street (Brannan Court).

BACKGROUND

CADA awarded a contract to Roseville Flooring, Inc dba California Renovation on July 31, 2023 in the amount of \$49,000 for tile work in the first-floor public hallway of 1500 N Street (Brannan Court). The contract called for removing the badly-stained carpet on the first-floor of the building and replacing it with ceramic tile. Oil and dirt had deeply penetrated the carpet from residents entering the building, especially via the carport doors. It was determined that ceramic tile would end the need to keep replacing the hallway carpeting which was recently replaced in the first quarter of 2020. The baseboards were to remain. During the removal of the carpet and the demolition of the old tile in the lobby, the contractor discovered hidden dry-rot that had damaged the baseboards, rendering them unsalvageable. As a result, the CADA Maintenance Manager and the contractor determined that the baseboards need to be replaced. The Maintenance Manager determined that a change order would be needed in order to add baseboards to the project, at a cost of \$17,569.54, as estimated by the contractor. Once the Board authorizes the change order, staff will direct the contractor to proceed with the baseboard installation.

POLICY

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

STRATEGIC PLAN

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

FINANCIAL IMPACTS

The total contract amount, with the addition of the requested \$17,569.54 for the change order, is \$66,569.54. As part of the Board's approval of the CADA annual budget in June, \$67,000 was allocated for Brannan Court out of the C23 FY 2022-23 Capital Investment Program — Major Construction 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 23-38: Ratification of Change Order to Contract C24-052 Roseville Flooring, Inc Dba California Renovation (1500 N Street – Brannan Court)

RESOLUTION NO. 23 - 38

Adopted by the Capitol Area Development Authority

August 18, 2023

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CHANGE ORDER TO CONTRACT C24-052 WITH ROSEVILLE FLOORING, INC. DBA CALIFORNIA RENOVATION

WHEREAS, in July 2023 the Executive Director entered into a \$49,000 contract with ROSEVILLE FLOORING, INC. DBA CALIFORNIA RENOVATION to replace flooring at 1500 N Street (Brannan Court); and

WHEREAS, CADA a change order to the ROSEVILLE FLOORING, INC. DBA CALIFORNIA RENOVATION contract totaling \$17,569.54 is necessary in order to replace dry-rotted baseboards; and

WHEREAS, the new contract amount will total \$66,569.54 which exceeds the Executive Director's \$50,000 contract approval authority; 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 ROSEVILLE FLOORING, INC. DBA CALIFORNIA RENOVATION in the amount of \$17,569.54.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors



August 11, 2023

TO: CADA Board of Directors

SUBJECT: **August 18, 2023, Board Meeting**
AGENDA ITEM 7

CADA FLEX PLAN AND CALPERS HEALTH EMPLOYER CONTRIBUTIONS

CONTACT: Jill Azevedo, Human Resources Manager

RECOMMENDED ACTION: Staff recommends that the Board adopt resolutions that:

1. Set the CADA Flex Plan Employer Contribution for the 2024 calendar year, and
2. Set the CADA CalPERS Medical Contribution for the 2024 calendar year

BACKGROUND

Since 2001, CADA has provided a Flexible Benefits Program which provides CADA greater control over its benefits costs and provides employees optional supplemental health coverage and tax benefit options allowing them to tailor their benefits to their specific needs. As part of this program, the Board allocates fixed dollar amounts that employees can use towards the purchase of their benefits. These amounts are allocated at the "opt-out", "employee-only," "employee + 1," and "employee + family" levels, according to each employee's requested coverage amount

The first resolution proposed for adoption establishes the Flexible Benefits Plan rates for current employees in the 2024 calendar year. The resolution keeps the "opt out" contribution rate at \$275 per month, increases the "employee-only" rate from \$929 to \$975, increases the "employee + 1" rate from \$1,433 to \$1,505, and increase the "employee + family" from \$1,762 to \$1,850.

In addition to setting its flexible benefit rates, CADA must also notify CalPERS of the portion of these fixed dollar amounts that are allocated to medical benefits. This is accomplished through the Board's adoption of the second resolution. For the 2024 calendar year, these amounts will be maintained at their current levels, which are up to a maximum of \$485 per month for those at the "employee-only" level and up to a maximum of \$889 for those at the "employee +1" and the "employee + family" levels (these amounts do not include CalPERS administrative fees). This resolution also establishes the medical rate contribution that is applied to CADA retirees under Government Code 22892.

POLICY ISSUES

CalPERS requires annual governing board approval from employers providing medical care coverage. Action on the resolutions proposed for adoption at this meeting is required in order for employees to know the rates and benefits that will be in effect when they make their decisions during the upcoming CalPERS open enrollment period (September 18 – October 13, 2023).

CADA's commitment to providing affordable health care is an integral element in attracting and retaining its professional and high performing staff, which is key to CADA's success.

The 2024 health premiums range from a 4.51% increase up to an 11.78% increase for the plans CADA staff are currently enrolled in. As shown in Table 1 below, Kaiser, which the majority of CADA staff are currently enrolled in, will see a significant premium increase in 2024. Therefore, staff is recommending that CADA increase its cafeteria allowances by 5% to mitigate the out-of-pocket costs arising from the premium increases in 2024.

Plan	# of Employees	2024 Increases
Blue Shield Trio	1	6.51%
Kaiser	22	11.78%
Western Health	4	6.19%
United Healthcare Alliance	3	4.51%

Increasing the cafeteria flex benefit by 5% shares the increased cost with employees, though some may still see an increase in direct health insurance costs depending upon household size and coverage selection. Staff feels that the recommendation is a balanced approach of sharing this cost and staying competitive with like agencies in our area.

STRATEGIC PLAN

This action contributes to the achievement of CADA's goal of maintaining organizational excellence by ensuring that its benefit program allows CADA to attract and retain a professional and high-performing staff.

FISCAL IMPACT

In the FY 2023-24 General Operating Budget, \$522,000 is allocated for payment of flexible plan benefits for current employees and retirees. Increasing the cafeteria allowance by 5% will require increasing the budget by \$20,000 to \$542,000. This will be incorporated into the mid-year budget revision.

ENVIRONMENTAL REVIEW

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

CONTRACT AWARD CONSIDERATIONS

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

Attachments:

1. Resolution 23-39: CADA Flex Plan Employer Contribution for the 2024 calendar year
2. Resolution 23-40: CADA CalPERS Medical Contribution for the 2024 calendar year

RESOLUTION NO. 23 - 39

Adopted by the Capitol Area Development Authority

August 18, 2023

**RESOLUTION SETTING THE EMPLOYER CONTRIBUTION FOR
THE CADA FLEXIBLE BENEFITS PLAN EFFECTIVE JANUARY 1, 2024**

WHEREAS, the Authority implemented the CADA Flexible Benefits Plan (IRS Sec. 125 Cafeteria Plan) effective July 1, 2001; and

WHEREAS, the staff has presented a staff report on this item dated August 18, 2023, that makes recommendations as to employer flexible benefits contribution rates to be in effect for employees for the period of January 1, 2024 through December 31, 2024.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors does hereby set the CADA Flexible Benefits Plan Employer Contribution at \$275 per month for those who "opt-out" of medical benefits, \$975 for those at the "employee only" level, \$1,505 for those at the "employee + 1" level, and \$1,850 for those at the "employee + family" level. These rates are effective from January 1, 2024 through December 31, 2024.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 23 - 40

Adopted by the Capitol Area Development Authority

August 18, 2023

**RESOLUTION FIXING THE EMPLOYER'S CONTRIBUTION UNDER
THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT**

WHEREAS, (1) Government Code Section 22892(a) provides that a local agency contracting under Public Employees' Medical and Hospital Care Act shall fix the amount of the employer's contribution at an amount not less than the amount required under Section 22892(b)(1) of the Act; and

WHEREAS, (2) Capitol Area Development Agency is a local agency contracting under the Act; now therefore be it

RESOLVED, (a) That the employer's contribution for each employee or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan or plans up to a maximum of Four Hundred Eighty Five Dollars (\$485) per month with respect to employee or annuitants enrolled for self alone, Eight Hundred Eighty Nine Dollars (\$889) per month for an employee or annuitant enrolled for self and one family member, and Eight Hundred Eighty Nine Dollars (\$889) per month for an employee or annuitant enrolled for self and two or more family members, plus administrative fees and Contingency Reserve Fund assessments.

RESOLVED, (b) That Capitol Area Development Authority has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above.

Adopted at a regular meeting of the Board of Directors of the Capitol Area Development Authority, 1522 14th Street, Sacramento.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

CalPERS Revision July 2009

OMBUDSMAN REPORT - JUNE 2023

DATE	RESIDENT CONTACT INFO	PROBLEM/OUTCOME/STAFF INVOLVED	CASE TIME/ MINUTES
6/6/23	██████████ 1026 P Street ██████████	<p>Resident sent photos and explanation of complaint regarding CADA sawhorses and caution tape on the corner of P Street and 11th Street for over 8 months. They were put there to apparently protect new concrete which has long since dried. They are in the way and an eyesore. She is asking for them to be removed.</p> <p>Her email and the photos were sent to Marc for his response. He quickly sent an explanation to the resident that the delay was caused by the city's delay to give necessary clearance for removal of the sawhorses and tape. Marc emailed me a copy of his response to her complaint which clearly explained the delay. The city is addressing the problem and CADA will follow up with the result.</p>	<p>15</p> <p>30</p>
		Case Sub total	45 minutes
		Total Case Time (minutes)	45
		Write up of Issues	30
		Total Minutes	75
		Total Hours	1 1/4
		1 ¼ Hours x \$150 (15-minute increments)	\$187.50

Monthly Ombudsman Report

[illegible]

CAPITOL AREA DEVELOPMENT AUTHORITY

Commercial Listings (Current Vacancies)

August 2023

Address: **1329-31 O Street**
 Current Tenant: Vacant
 Square Feet: 1,842

CADA has entered into a Letter of Intent to Lease with Cap City Squeeze's owner Nubia Murillo, for a café in this location and will prepare a lease shortly. CADA will undertake certain tenant improvements including structural work to open a wall between the two dining rooms, limited demolition, some rough framing, rough plumbing and rough electrical, selected window replacements, and, budget permitting, limited work on the floors.

Address: **1412 16th Street**
 Current Tenant: Coffee Community (formerly Urban Yogi)

CADA has leased this space, effective August 1 to Donovan Albert. Albert roasts and sells coffee beans under the Anchor & Tree label, mostly wholesale. The space will be centered around coffee sales, of his own coffee and beans roasted by a variety of Sacramento micro-roasters; an on-site-coffee cart; on-site coffee roasting; sales of coffee brewing and serving equipment; teaching about coffee roasting; eventually providing a departure point for Sacramento coffee tours; and providing co-working space. CADA is constructing limited tenant improvements. His roaster is an all-electric zero emissions roaster, one of only two dozen in North America. The only by-product of the roasting process is water. He has installed the roaster in the space where it is already operating. The space will open to the public shortly after tenant improvements have been completed.

Address: **1414 16th Street**
 Current Tenant: Silver Lining (formerly Luna's)

CADA has leased the space to Silver Lining, which will be a dueling piano bar owned by William Houser. Luna's last day of operations was on August 8. CADA's contractors will start construction of CADA's elements of the tenant improvements shortly after the lease takes effect on August 9.

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

Residential break-ins, vandalism, theft, disturbances:

- **6/01/23:** 1606 15th St: Courtesy patrol received a call regarding some individuals damaging a resident's tire in the parking lot. Patrol arrived and searched the area but did not find anyone.
- **6/02/23:** 1001-35 Q St: Courtesy patrol found an individual loitering in the carport area. Patrol requested the individual leave the property which he did without incident.
- **6/8/23:** 1500 N St: Courtesy patrol received a call regarding an individual loitering in the carport area. Patrol arrived and requested the individual leave the property which she did without incident.
- **6/9/23:** 1414 O St: Courtesy patrol received a call regarding someone loitering on the property. Patrol arrived and requested the individual leave the property which he did without incident.
- **6/9/23:** 1001-35 Q St: Courtesy patrol found an individual going through the dumpster. Patrol asked the individual to leave the property which he did without incident.
- **6/9/23:** 1322 O St: Courtesy patrol found individual inside the building who did not live there. Patrol requested he leave the building which he did but continued to try to gain access. Individual stated they wanted to see an individual who lived there. Patrol checked with resident who did know the individual but stated they did not want him in the building. Patrol continued to keep an eye on the building the remainder of the night.
- **6/10/23:** 1317 15th St: Courtesy patrol received a call regarding a large group of people outside a resident's window being very loud. Patrol arrived and found six individuals talking loudly. Patrol requested they move off of the property which they did without incident.
- **6/11/23:** 1421 15th St: Courtesy patrol received a call regarding someone loitering on the property. Patrol arrived and searched the building but nobody was found.
- **6/11/23:** 1420 O St: Courtesy patrol found an individual loitering on the property. Patrol requested the individual leave the property which he did without incident.
- **6/11/23:** 1327 O St: Courtesy patrol found an individual loitering on the property and yelling at residents. Patrol requested the individual leave the property which he did without incident.
- **6/13/23:** 17th St Commons: Courtesy patrol received a call regarding an individual on the property listening at doors. Patrol arrived and asked the individual to leave the property which he did without incident.
- **6/13/23:** 1228 O St: Courtesy patrol received a call regarding a resident dispute. Dispute was over when courtesy patrol arrived.
- **6/15/23:** 1420 O St: Courtesy patrol found an individual going through the dumpster. Patrol advised the individual to leave the property which he did without incident.
- **6/15/23:** 1228 O St: Courtesy patrol found an individual going through the garbage. Patrol advised the individual to leave the property which she did without incident.
- **6/16/23:** 1625 O St: Courtesy patrol found an individual loitering on the property. Patrol requested the individual leave the property which he did without incident.
- **6/17/23:** 1606 15th St: Courtesy patrol received a call regarding a loud fight on the property. Patrol arrived and found two individuals having a loud argument. One of the individuals was highly intoxicated and the other one stated he was trying to get her home. They immediately left the area.
- **6/18/23:** 1606 15th St: Courtesy patrol found an individual going through the dumpster and tossing items all over the area. Patrol asked the individual to leave the property which he did without incident.
- **6/18/23:** 1325 15th St: Courtesy patrol found an individual sleeping on the property. Patrol requested the individual leave the property which she did without incident.
- **6/18/23:** 1400 O St: Courtesy patrol found an individual going through the dumpster. Patrol requested the individual leave the property which he did without incident.
- **6/22/23:** 1322 O St: Courtesy patrol reported an individual on the property, harassing a resident. Resident requested the guard phone the police which he did. The individual left the area and patrol guard and resident waited for the police for ½ an hour but they never showed up.
- **6/22/23:** 1228 O St: Courtesy patrol found an individual in the carport taking things out of the trash and trying to lay down to sleep. Patrol advised the individual to leave the property which he did without incident.
- **6/23/23:** 1500 N St: Courtesy patrol received a call regarding an individual sleeping in the carport. Patrol arrived and requested the individual leave the property which they did without incident.
- **6/25/23:** 1512 13th St: Courtesy patrol received a call regarding an individual in the parking lot with some sort of loud machine, trying to remove parts from a vehicle. Upon arrival, resident advised the guard that they already ran the person out of the area.
- **6/27/23:** 1619 Q St: Courtesy patrol received a call from on-site RSR about someone sleeping in the stairwell. Patrol arrived but the individual had already left the property.
- **6/28/23:** 1421 15th St: Courtesy patrol found an individual sleeping next to the front entrance. Patrol requested the individual leave the property which he did without incident.

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

- **6/8/23:** 1522 14th St: CADA Administration Office: Courtesy patrol found an individual loitering on the property. Patrol asked individual to leave the area which he did without incident.
- **6/9/23:** 1607 10th St: Bagel Time: Courtesy patrol found an individual loitering on the property. Patrol requested the individual leave the property which he did without incident.
- **6/11/23:** 1530 16th St: Mochii Yogurt: Courtesy patrol found an individual loitering on the property. Patrol requested the individual leave the property which she did without incident.
- **6/15/23:** 1413 16th St: Simon's Restaurant: Courtesy patrol found an individual sleeping on the property. Patrol requested the individual leave the property. The man tried to hit the guard so he stood back away from him and waited for him to leave which took about twenty minutes.
- **6/23/23:** 1522 N St: CADA Administration Office: Courtesy patrol found an individual sleeping next to the building. Patrol requested the individual leave the property and he refused. Patrol then phoned the police which prompted the individual to leave the property.
- **6/25/23:** 1413 16th St: Simon's Restaurant: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property which he did without incident.
- **6/25/23:** 1329 O St: Mud Pie: Courtesy patrol found an individual camping on the property. Patrol asked the individual to leave the area which he did without incident.

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

There were 25 calls during the month of June, as follows:

- 13 calls were to report noise.
- 2 calls were to report someone sleeping on a property.
- 3 calls were to report someone loitering on the property.
- 3 calls were to report someone going through a dumpster.
- 1 call was to report a dispute between two residents.
- 1 call was to report someone smoking in a building.
- 1 call was to report an individual behaving aggressively at a property.
- 1 call was to report someone trying to break into a mailbox.

**Capitol Area Development Authority
CADA Neighborhood Incident Report
July 2023:**

Residential break-ins, vandalism, theft, disturbances:

- **7/8/23:** 1622 N St: Courtesy patrol received a call regarding an individual loitering on the front steps of the building. Patrol arrived and requested the individual leave the property but they refused. Patrol called the police and then the individual left the property.
- **7/10/23:** 1322 O St: Unauthorized guest of a resident allowed unhoused individual access to the inside of the building. Patrol arrived and asked the individual to leave the property which he did without incident.
- **7/13/23:** 1322 O St: Unauthorized guest of a resident called courtesy patrol to report an unhoused individual who she is associated had hit her and choked her. Patrol advised her to phone the police and make a report.
- **7/14/23:** 1616 N St: Courtesy patrol found the back door of the building broken. Reported to on-call staff.
- **7/16/23:** 1001-1035 Q St: Courtesy patrol found an individual loitering on the property. Patrol requested the individual leave the property which he did without incident.
- **7/22/23:** 1521 12th St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property which he did without incident.
- **7/22/23:** 1622 N St: Courtesy patrol found the garage door not working. Patrol reported this to maintenance.
- **7/29/23:** 1517 12th St: Courtesy patrol found an individual going through the dumpster. Individual left without incident when asked.
- **7/30/23:** 1616 N St: Courtesy patrol found the garage door not working. Maintenance was notified.

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

- **7/3/23:** 1603 10th St: Ace's Gyro Shack: Courtesy patrol found the front window to the business broken. Reported to maintenance.
- **7/9/23:** 1522 14th St: CADA Administration Office: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the area which he did without incident.
- **7/09/23:** 701 S St: CADA Warehouse: Courtesy patrol found the fence torn open. Reported to maintenance.
- **7/10/23:** 1329 O St: Mud Pie Stand: Courtesy patrol found an individual loitering on the property. Patrol requested the individual leave the property which he did without incident.
- **7/13/23:** 1522 14th St: CADA Administration Office: Courtesy patrol found an individual sleeping on the property. Patrol woke the individual up and requested he leave the property which he did without incident.
- **7/16/23:** 701 S St: CADA Warehouse: Courtesy patrol found the front door open and the alarm going off. Patrol checked the area and did not find anyone. Patrol closed the door and advised on-call staff.

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

There were 19 calls during the month of July, as follows:

- 12 calls were to report noise.
- 1 call was to report someone sleeping on a property.
- 2 calls were to report someone loitering on the property.
- 1 call was to report someone smoking too close to a building.
- 1 call was to report a garage door not working.
- 1 call was to report trespassing on a property.
- 1 call was to report broken glass at a commercial property.

CAPITOL AREA DEVELOPMENT AUTHORITY
FY 2022 - 2023
Contract Log as of 8/11/2023

Item 9 (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
6/27/2023	C23-129	Maintenance	Irish Iron	Fence/Gate Fabrication/Installation	1316 O Street	\$4,500.00	10-C21-5820-C229-07-002.09
6/28/2023	C23-117.1	Consulting	Tabari H. Lucas	CLTRE Club Website Updates	1409 16th Street	\$1,600.00	10-001-4255
6/28/2023	C20-014.1	Maintenance	Elite Service Experts	FY Landscape & Lawn Care Service - Change Order	Various Locations	\$29,000.00	10-003-5294
6/28/2023	C22-001.1	Maintenance	California Renovations dba RCO Flooring	FY Floor Covering Repair/Replacement - Change Order	Various Locations	\$105,000.00	10-003-5291
6/28/2023	C22-022.1	Maintenance	Miracle Method	FY Bathtub & Sink Refinishing - Change Order	Various Locations	\$39,000.00	10-003-5240
6/28/2023	C22-033.1	Maintenance	Southgate Glass & Screen, Inc.	FY Glass & Screen Repairs - Change Order	Various Locations	\$8,000.00	10-003-5287
6/28/2023	C23-019.1	Maintenance	King's Roofing (DK Enterprises)	FY Roof Repairs - Change Order	Various Locations	\$6,000.00	10-003-5240
6/28/2023	C23-028.1	Maintenance	ATI Restoration (American Technologies, Inc.)	FY Asbestos Abatement - Change Order	Various Locations	\$20,000.00	10-C22-5820-C888-88-019.4 & 10-C23-5820-C888-88-019.4
6/28/2023	C23-114.1	Maintenance	Elite Service Experts	New Landscaping - Change Order	1316 O Street	\$2,505.00	10-C21-5820-C229-07-002.9
7/26/2023	C23-131	Admin-Misc	Cole Huber LLP	Consulting Attorney	1522 14th Street	\$3,905.00	10-001-4251

CAPITOL AREA DEVELOPMENT AUTHORITY
FY 2023 - 2024
Contract Log as of 8/11/2023

Item 9 (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
7/1/2023	C20-014	Maintenance	Elite Service Experts	FY Landscape & Lawn Care Service - Extn	Various Locations	\$280,000.00	10-003-5294
7/1/2023	C20-016	Maintenance	2-Go Building Maintenance	FY Vacant Apartment Cleaning & Emergency Water Extraction - Extn	Various Locations	\$172,000.00	10-003-5287
7/1/2023	C22-014	Maintenance	Elevator Technology, Inc.	FY Elevator Maintenance - Extn	Various Locations (No Sonrisa)	\$31,200.00	10-003-5287
7/1/2023	C22-029	Maintenance	R.F. MacDonald Co.	FY Boilers Repair & Replace - Extn	Various Locations (No Sonrisa)	\$49,500.00	10-003-5240 (Repairs) 10-003-5287 (Maintenance)
7/1/2023	C23-015	Admin-Misc	2-Go Building Maintenance	FY Admin Janitorial Services - Extn	1522 14th Street (No Sonrisa)	\$23,040.00	10-001-4495
7/1/2023	C23-016	Maintenance	Chem-Aqua, Inc.	FY Chemical Flush for Boilers - Extn	Various Locations (No Sonrisa)	\$30,000.00	10-003-5240
7/1/2023	C23-017	Maintenance	Delk Pest Control	FY K-9 Bed Bug Inspection - Extn	Various Locations	\$48,000.00	10-003-5295
7/1/2023	C23-018	Maintenance	James Brothers Cleaning	FY Gutter Cleaning - Extn	Various Locations (No Sonrisa)	\$30,000.00	10-003-5287
7/1/2023	C23-019	Maintenance	King's Roofing (DK Enterprises, Inc.)	FY Roof Repairs - Extn	Various Locations (No Sonrisa)	\$20,000.00	10-003-5240
7/1/2023	C23-020	Admin-Misc	Lyon's Security Service, Inc.	FY Security Patrol Service - Extn	Various Locations	\$173,040.00	10-002-4285
7/1/2023	C23-021	Maintenance	Plumbing Service Company (R Valenzano)	FY Backflow Testing and Repairs - Extn	Various Locations	\$14,500.00	10-003-5292
7/1/2023	C23-022	Maintenance	Silicon Valley Fire, Inc.	FY Fire Extinguisher Service - Extn	Various Locations	\$10,000.00	10-003-5287
7/1/2023	C23-023	Maintenance	Universal Window Cleaning, Inc. (U.W.C. Inc.)	FY Window/Awning Cleaning & Pressure Washing - Extn	Various Locations (No Sonrisa)	\$49,900.00	10-001-4495
7/1/2023	C23-024	Maintenance	Villara Building Systems (Villara Corp/Villara Mechanical)	FY HVAC Maintenance & Repair - Extn	Various Locations	\$45,000.00	10-003-5240
7/1/2023	C23-025	Maintenance	USA Waste of CA, Inc. (Waste Mgmt / Sac Val Disposal)	FY Waste Removal - Warehouse - Extn	701 S Street (No Sonrisa)	\$25,000.00	10-001-4496
7/1/2023	C23-026	Admin-Misc	Republic Services of Sacramento (Allied Waste Services of N.A. LLC)	FY Waste Removal - Extn	Various Locations	\$157,500.00	10-002-5221
7/1/2023	C23-028	Maintenance	ATI Restoration, LLC (American Technologies, Inc.)	FY Asbestos Abatement - Extn	Various Locations	\$30,000.00	10-C22-5820-C888-88-019.4
7/1/2023	C24-001	Maintenance	Rebuildit, Inc.	FY Bathtub & Sink Refinishing	Various Locations	\$75,000.00	10-003-5240
7/1/2023	C24-002	Maintenance	Rebuildit, Inc.	FY Countertop Replacements	Various Locations	\$80,000.00	10-003-5293
7/1/2023	C24-003	Admin-Misc	2-Go Building Maintenance	FY Admin Office Carpet Cleaning	1522 14th Street (No Sonrisa)	\$4,191.00	10-001-4495

CAPITOL AREA DEVELOPMENT AUTHORITY

FY 2023 - 2024

Contract Log as of 8/11/2023



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
7/1/2023	C24-004	Maintenance	Affordable Painting Services, Inc.	FY Apartment Painting	Various Locations	\$40,000.00	10-003-5421
7/1/2023	C24-005	Maintenance	Goodwin-Cole Company, Inc. (ADP TotalSource FL XVI, Inc.)	FY Awning Replacement & Repair	Various Locations (No Sonrisa)	\$20,000.00	10-003-5240
7/1/2023	C24-006	Maintenance	Elite Service Experts, Inc.	FY Back-Up Plumber	Various Locations	\$14,500.00	10-003-5287
7/1/2023	C24-007	Maintenance	Advanced IPM (Advanced Integrated Pest Management)	FY Bed Bug Treatments	Various Locations	\$49,500.00	10-003-5295
7/1/2023	C24-009	Maintenance	Rod's Electric, Inc.	FY Electrical Services	Various Locations	\$49,500.00	10-003-5287
7/1/2023	C24-010	Maintenance	Overhead Door Company	FY Garage Door Rapair	Various Locations	\$14,500.00	10-003-5240
7/1/2023	C24-011	Maintenance	Ecotech Pest Management	FY General Pest Control Services	Various Locations	\$20,000.00	10-003-5295
7/1/2023	C24-012	Maintenance	Southgate Glass & Screen, Inc.	FY Glass & Screen Repairs	Various Locations	\$30,000.00	10-003-5287
7/1/2023	C24-013	Maintenance	2-Go Building Maintenance	FY Janitorial Services - 701 S St	701 S Street (No Sonrisa)	\$12,000.00	10-001-4497
7/1/2023	C24-014	Maintenance	Elite Service Experts	FY Leaf Pick Up	Various Locations	\$40,500.00	10-003-5294
7/1/2023	C24-015	Maintenance	McKenry Drapery Service, Inc.	FY Window Covering Cleaning & Repair	Various Locations	\$40,000.00	10-003-5287
7/1/2023	C24-016	Maintenance	Roseville Flooring, Inc. (California Renovations/RCO Flooring)	FY Floor Covering Repair & Replacement	Various Locations	\$250,000.00	10-003-5240
7/1/2023	C24-017	Consulting	Betty Gwiazdon (BG Consulting/ Elizabeth Gwiazdon)	FY Ombudsman Assistance	1522 14th Street	\$9,000.00	10-002-4266
7/1/2023	C24-018	Consulting	BLX Group LLC	FY Bond Consulting	1522 14th Street (No Sonrisa)	\$5,000.00	10-001-4031
7/1/2023	C24-019	Consulting	Chase Electrical Engineering	FY Electrical Consulting	Various Locations	\$10,000.00	10-003-4505
7/1/2023	C24-020	Consulting	CohnReznick LLP	FY Audit Services	1522 14th Street (No Sonrisa)	\$65,450.00	10-001-4254; 36-002-4254; 37-002-4254; 38-002-4254; 40-002-4254
7/1/2023	C24-021	Consulting	FM360, LLC (John Rimer)	FY Maintenance Connection Software Support	701 S Street (No Sonrisa)	\$25,000.00	10-003-4267
7/1/2023	C24-022	Consulting	Fraser & Associates (Donald Fraser)	FY Fiscal Consulting Services	1522 14th Street	\$10,000.00	10-001-4301
7/1/2023	C24-023	Consulting	Kuchman Architects	FY Architectural Consulting	Various Locations	\$40,000.00	10-003-4503
7/1/2023	C24-024	Consulting	Miridae (Restoration Landscaping Company)	On-Call Landscape Design Services	Various Locations	\$30,000.00	10-003-5294 & 10-D09-4758-D801-00

CAPITOL AREA DEVELOPMENT AUTHORITY
FY 2023 - 2024
Contract Log as of 8/11/2023



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
7/1/2023	C24-025	Consulting	Network Design Associates (NDA)	FY IT Support	1522 14th St & 701 S St (No Sonrisa)	\$98,000.00	10-001-4260
7/1/2023	C24-026	Consulting	NORCAL Environmental Management	FY Asbestos and Lead Testing	Various Locations	\$20,000.00	10-C22-5820-C888-88-019.4 & 10-C23-5820-C888-88-019.4
7/1/2023	C24-028	Consulting	Richard H. Mehigan (Mehigan Law)	FY Legal Consulting for Property Management	1522 14th Street	\$22,000.00	10-002-4251
7/1/2023	C24-029	Consulting	Step Up on Second Street, Inc.	FY Client Support Services	Various Locations	\$120,000.00	10/SP-002-4266
7/1/2023	C24-030	Consulting	KMP Strategies (Noah Painter)	FY Predevelopment Fiscal Consulting	Various Locations	\$15,000.00	10-004-4758-D000-00
7/1/2023	C22-022.01	Maintenance	Miracle Method	FY Bathtub & Sink Refinishing - Amendment (7/1/2023-9/30/2023)	Various Locations	\$24,000.00	10-003-5240
7/1/2023	C22-001.01	Maintenance	Roseville Flooring, Inc. (California Renovation/RCO Flooring)	FY Floor Covering Repair/Replacement - Amendment (7/1/2023-9/30/2023)	Various Locations	\$105,000.00	10-003-5291
7/18/2023	C24-045	Maintenance	Dos Amigos Construction	Demo & Construction - Wall Opening	1329 O Street	\$5,940.00	10-C23-5820-C223-09B-002.1
7/21/2023	C24-046	Admin-Misc	Affordable Painting Services, Inc.	Pressure Washing for CNRA Art	726 O Street	\$720.00	10-D23-4775-D700-00
7/25/2023	C24-047	Maintenance	Benson Fence Co.	Chain Link Fence Replacement	701 S Street	\$5,000.00	10-C24-5820-C360-01-002.1
7/27/2023	C20-122.1	Consulting	Cartwright Nor Cal, Inc.	Streetscape Design - Civil Engineering	10th & R Streets	\$2,800.00	10-D08-4731-D901-01
7/27/2023	C24-048	Consulting	MacLeod Watts, Inc.	OPEB Actuarial Valuation Services	1522 14th Street	\$12,000.00	10-001-4265
7/28/2023	C24-049	Admin-Misc	Top Floor Creatives	CADA Strategic Plan Highlight Video	1522 14th Street	\$2,500.00	10-001-4246
7/28/2023	C24-050	Admin-Misc	Top Floor Creatives	CADA Movie in the Park Video	1515 Q Street	\$500.00	10-001-4211
8/3/2023	C24-051	Consulting	Jeni Rios	Affordable Housing Leasing Consultant	Various Locations	\$10,000.00	10-002-4266
8/8/2023	C24-052	Maintenance	Roseville Flooring, Inc. (California Renovation/RCO Flooring)	Carpet Replacement & Tile Installation	1500 N Street	\$49,000.00	10-C23-5820-C231-24-009.6
8/10/2023	C24-053	Consulting	The Impact Foundry	CADA Strategic Planning Facilitator	1522 14th Street/1108 R Street	\$10,000.00	10-001-4246



Investment Report JUNE 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, July 27, 2023

10:00AM-11:00AM

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INVESTMENT COMMITTEE MEETING

July 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: **April 27, 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: 2023.07.19 14:07:21 -07'00'

City Treasurer

TO: Investment Committee Members
FROM: Patrick Zalasky
RE: Minutes of Quarterly Investment Meeting held via Zoom on April 27, 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 \$280 million in excess cash for the next 6-months and an approximate \$357 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 December 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 January, February, and March was 2.03%, 2.35% and 2.33%, respectively. Monthly Pool A yields currently trail the 2.87% yield earned by the State Treasurer's Local Agency Investment Fund (LAIF) and the 3.37% 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 April 25, 2023.

Pool A investments in cash and other short-term liquid issues represented 34% of the pool at the end of the quarter. This is consistent with normal levels and is reflective of efforts to allocate short-term liquid investments to not only cover cash obligations of the City, but to also take advantage of yields that are rising for short-term investments. Pool funds allocated to short-term liquid investments will continue to be targeted 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.

Investment staff is working to take advantage of the current shape of the Yield Curve and target issues maturing mostly within the next year. Some longer-term issues with high coupons (in excess of 5.0%) and call features have been purchased recently, matching the call dates to City cash obligations. Should the issue be called, the cash will go toward paying the obligation. If not called, then the pool will retain a high coupon asset for a longer period of time. In doing so, staff bases 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 monitors 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. Currently, there are some regional and international banks experiencing major problems, among them Silicon Valley Bank, First Republic Bank, and Credit Suisse. In response to these issues, staff is allocating less investment cash toward financial institutions in case the difficulties are not isolated to just a few banks (currently, Pool A has nothing invested with either SVB or FRB and the funds invested with Credit Suisse are protected as part of the merger with fellow Swiss bank UBS). This awareness is used to accomplish 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 Yield Curve continues to be inverted with yields on 3-month Treasuries over 5.0%, while those on 5-year Treasuries sit at just 3.9%. Spreads of that magnitude are a sign of impending recession. Historically, the larger the spread, the deeper and longer the recession. The Federal Reserve Board could face a major challenge, as data that is in conflict with the body's dual mandate (steady prices and full employment) came out in late April. Gross Domestic Product (economic growth) for the first quarter of 2023 was 1.1%, which is lower than the median estimate of 1.9%. On the surface, this is very good news, since Fed policy over the past three years has been geared toward slowing economic growth, thereby slowing inflation. Unfortunately, recent data regarding inflation shows an upward trend that was not expected and in direct conflict with the GDP number. Core PCE, which measures the costs for producers (minus food and energy) to manufacture and get their products to market, came in much higher than expected, at 4.9%. This measure is a favorite of The Fed, as it tracks very closely with inflation. It is likely that year-over-year inflation for April will also come in higher than expectations and higher than the March reading of 5.1%. If it does, it will signal the first increase in the measure since the summer of 2022.

On the employment side, initial jobless claims are coming in lower than expected. In normal times, this would be great, as more workers would be finding jobs. In our current economy, that number is discouraging to The Fed. Part of their strategy to slow inflation is to tighten the labor market, which leads to higher unemployment. In doing so, consumption slows and gives prices a chance to adjust downward as demand wanes. Consumers continue to spend, however, so, even though supply has recovered to pre-pandemic levels, demand remains high, so prices keep rising. In response to these factors, it is very likely that the Federal Funds Rate will be boosted by 0.25% at both the May and July Fed meetings. The upper bound current rate sits at 5.0%, so two more quarter-point increases would set it at 5.5%. The rate hasn't been that high since 2000.

Consumers are the main drivers of the American economy and continue to spend, even though they have historically low confidence in the direction of the economy. It may just be that Americans are naturally conditioned to spend their money, unlike previous generations that focused on saving and rarely purchased anything on credit. This can be borne out by the fact that, except for a brief period after the stimulus payments of 2020, household savings has been at historic lows for nearly a decade, while credit card balances are at historic highs. As long as consumers spend at these levels, it will be challenging to bring inflation back down to desired levels.

Energy prices are poised to rise over the next few months, as OPEC-Plus has announced they will cut production. Combined with the continued energy supply disruption due to the war in Ukraine, this decision could make it even more difficult to control inflation. Nearly everything purchased in America relies on ships, trucks, or trains to reach their destination, not to mention the increased fuel consumption due to summer travel. Increased oil prices lead to higher gas prices and higher prices for everything else. The Biden Administration announced that some restrictions on domestic drilling will be relaxed in hopes that energy companies will increase their domestic exploration and production. Analysts speculate that this will not spur the activity desired. In fact, many companies have announced no change to their current strategy, since the regulations that remain in place will not make it profitable for them to increase domestic production.

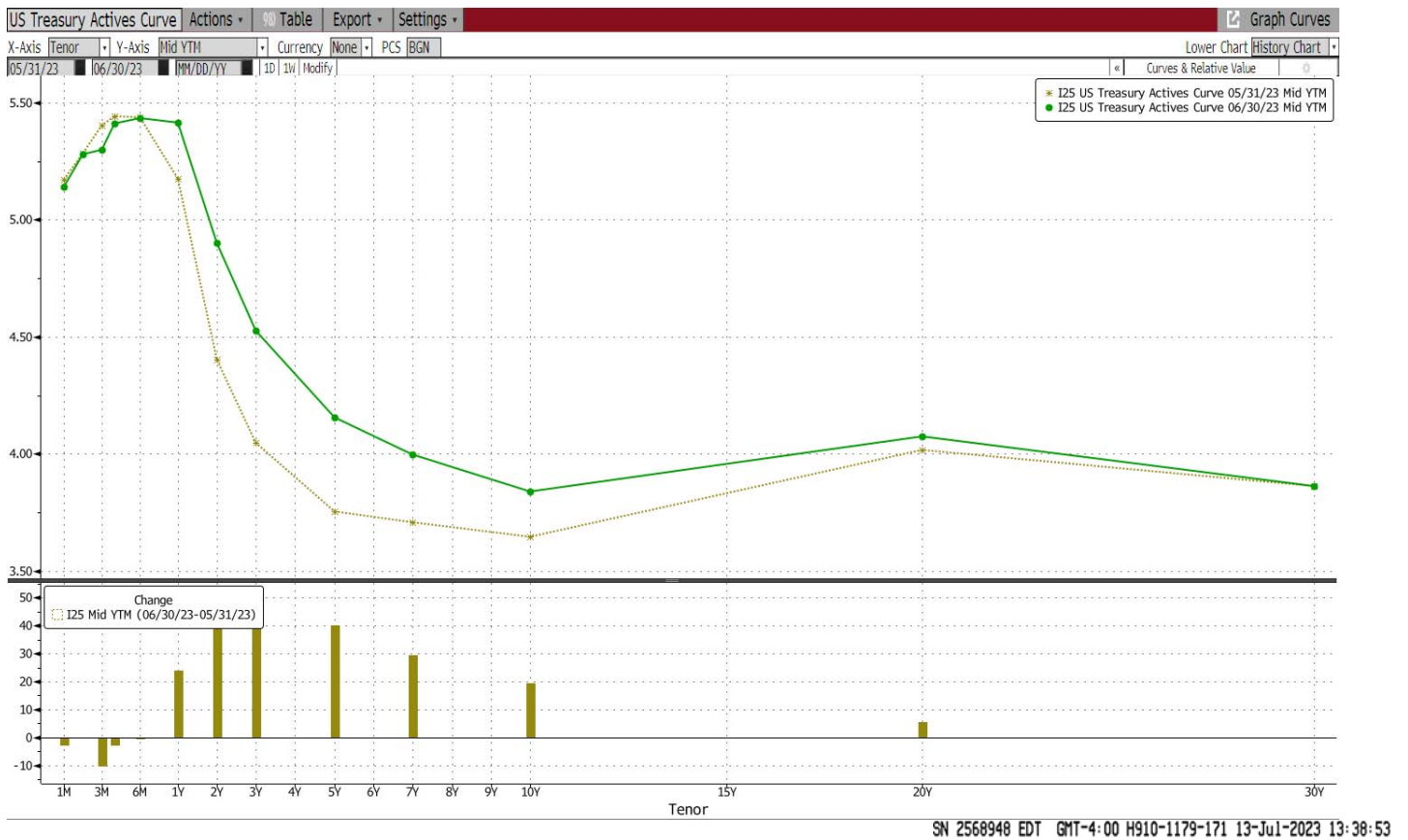
Fueling speculation that their economy is in its worst shape in decades, the Chinese have recently been working to cultivate relationships across Africa, while also showing strong support for the Russian war effort and using threatening posture toward Taiwan. Domestically, the Chinese unemployment rate is at its highest point in decades (and likely higher than being reported), fueling speculation that the government could be looking for ways to occupy the millions of working age men who currently have no jobs. Looking to Africa is likely a way to develop trade relationships that could help pull Chinese manufacturing out of the malaise it has experienced since 2020 while creating jobs for those who are unemployed. Backing Russia while treating Taiwan the way they treated Hong Kong just a few years ago could lead to a military buildup and more options for those who currently have no job.

The war in Ukraine shows no sign of slowing. Unless there is a concerted effort to broker peace, this conflict could last many more years. Although the Russian army is tactically inferior, its sheer numbers indicate that it can withstand a war that lasts into the latter years of the decade. Ukrainians, meanwhile, are fighting inspired to protect their homeland and seem currently intent on not just surviving, but actually winning the war.

Even with these two world powers creating global unease, international markets are on a positive track. This is mostly due to global supply lines opening back up. Emerging markets are particularly robust right now, but that can all change if things go the wrong way in Ukraine, or if China decides to use its massive navy to disrupt shipping lanes.

4) Other business: None

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



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US Treasury Actives Curve Actions 90 Chart Export Settings Graph Curves

X-Axis Tenor Y-Axis Mid YTM Currency None PCS BGN

05/31/23 06/30/23 MM/DD/YY 1D 1W Modify

Values and Members Values Members Constituents

Curves & Relative Value

125 Mid YTM US Treasury Actives Curve 06/30/23			125 Mid YTM US Treasury Actives Curve 05/31/23			125 Mid YTM (Change) 06/30/23-05/31/23		
Tenor	Description	Price	Yield	Description	Price	Yield	Price	Yield
11	1MB 0 08/01/23 Govt	5.038	5.142	B 0 06/27/23 Govt	5.069	5.172	-0.031	-3.0
12	2MB 0 08/29/23 Govt	5.151	5.280	B 0 07/25/23 Govt	5.156	5.283	-0.005	-0.3
13	3MB 0 09/28/23 Govt	5.146	5.298	B 0 08/31/23 Govt	5.244	5.403	-0.098	-10.5
14	4MB 0 10/31/23 Govt	5.231	5.411	B 0 09/26/23 Govt	5.261	5.442	-0.030	-3.1
15	6MB 0 12/28/23 Govt	5.220	5.433	B 0 11/30/23 Govt	5.224	5.440	-0.004	-0.7
16	1YB 0 06/13/24 Govt	5.129	5.416	B 0 05/16/24 Govt	4.909	5.177	0.220	23.9
17	2YT 4 06/30/25 Govt	99-15+	4.900	T 4 05/31/25 Govt	99-22+	4.405	-0-07+	49.5
18	3YT 4 06/15/26 Govt	98-28+	4.529	T 3 05/15/26 Govt	98-26+	4.048	0-02	48.1
19	5YT 4 06/30/28 Govt	99-09+	4.156	T 3 05/31/28 Govt	99-13	3.756	-0-03+	40.0
20	7YT 3 06/30/30 Govt	98-15+	3.999	T 3 05/31/30 Govt	100-08+	3.707	-1-24+	29.3
21	10YT 3 05/15/33 Govt	96-06+	3.840	Same	97-24	3.646	-1-17+	19.3
22	20YT 3 05/15/43 Govt	97-09+	4.074	Same	98-01+	4.019	-0-23+	5.5
23	30YT 3 05/15/53 Govt	95-26+	3.862	Same	95-26	3.862	0-00+	0.0

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

In millions

Cash Balances:	
CalTRUST	132.143
Fidelity Fund	18.049
Five Star Bank Community Fund	40.098
JP Morgan Chase	1.637
LAIF	2.350
Overnight Sweep	5.419
River City Bank Community Fund	25.061
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	224.257
Projected net cash flow:	
July-23	18.837
August-23	38.565
September-23	34.474
October-23	1.191
November-23	34.977
December-23	123.123
<i>Net cash flow during period:</i>	251.167
<i>Cash in excess of policy: ₁</i>	475.424
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.278)
Large Cap Growth	(0.006)
International	(0.006)
Equity Income	(0.012)
Retirement Trust Operating Fund	(4.149)
Ann Land/Bertha Henschel Endowment Fund	(0.007)
Ethel Hart Mutual Endowment Fund	(0.408)
George H. Clark Memorial Scholarship Fund	(0.103)
Capitol Area Development Authority (CADA)	(50.369)
American River Flood Control District (ARFCD)	(9.020)
The Natomas Basin Conservancy (TNBC)	(0.345)
Sacramento Public Library Authority (SPLA)	(59.284)
Reclamation District No. 1000	(2.206)
SPLA Hurst Trust	(0.139)
Gifts to Share	(0.665)
Visit Sacramento	(9.563)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	2.699
<i>Total cash balances of non-City and/or Pool A participants: ₂</i>	(133.861)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: ₃</i>	341.563

₁ The City will be able to meet its cash flow needs for the next six months, with \$475 mm to cover on going expenditures

₂ Non-City and/or Pool A participants have \$134 mm invested in Pool A

₃ If all non-City and/or Pool A participants withdraw the entire \$134 mm within the next twelve months, the City will have \$342 mm to cover on going expenditures

CITY OF SACRAMENTO - INVESTMENT POOL A
12-MONTH CASH FLOW ANALYSIS
July 1, 2023 - June 30, 2024

In millions

Cash Balances:	
CalTRUST	132.143
Fidelity Fund	18.049
Five Star Bank Community Fund	40.098
JP Morgan Chase	1.637
LAIF	2.350
Overnight Sweep	5.419
River City Bank Community Fund	25.061
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	224.257
Projected net cash flow:	
July-23	18.837
August-23	38.565
September-23	34.474
October-23	1.191
November-23	34.977
December-23	123.123
January-24	83.059
February-24	15.955
March-24	(6.961)
April-24	32.798
May-24	95.215
June-24	6.221
<i>Net cash flow during period:</i>	477.454
<i>Cash in excess of policy: ₁</i>	701.711
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.278)
Large Cap Growth	(0.006)
International	(0.006)
Equity Income	(0.012)
Retirement Trust Operating Fund	(4.149)
Ann Land/Bertha Henschel Endowment Fund	(0.007)
Ethel Hart Mutual Endowment Fund	(0.408)
George H. Clark Memorial Scholarship Fund	(0.103)
Capitol Area Development Authority (CADA)	(50.369)
American River Flood Control District (ARFCD)	(9.020)
The Natomas Basin Conservancy (TNBC)	(0.345)
Sacramento Public Library Authority (SPLA)	(59.284)
Reclamation District No. 1000	(2.206)
SPLA Hurst Trust	(0.139)
Gifts to Share	(0.665)
Visit Sacramento	(9.563)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	2.699
<i>Total cash balances of non-City and/or Pool A participants: ₂</i>	(133.861)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months: ₃</i>	567.850

¹ The City will be able to meet its cash flow needs for the next twelve months, with \$702 mm to cover on going expenditures

² Non-City and/or Pool A participants have \$134 mm invested in Pool A

³ If all non-City and/or Pool A participants withdraw the entire \$134 mm within the next twelve months, the City will have \$568 mm to cover on going expenditures

City of Sacramento

Investment

Pool A

CITY OF SACRAMENTO INVESTMENT POOL A

MONTHLY REVIEW – JUNE 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	1,635,213,820
Month's Yield or RoR	2.79%
Weighted Average Maturity (Yrs)	1.78
Weighted Average Duration (Yrs)	1.70
Ending Book Value	1,714,200,375
Ending Market Value	1,634,696,639
Percent of Market to Book Value	95.36%
Month's Investment Earnings	3,930,624
Fiscal YTD Investment Earnings	31,203,428

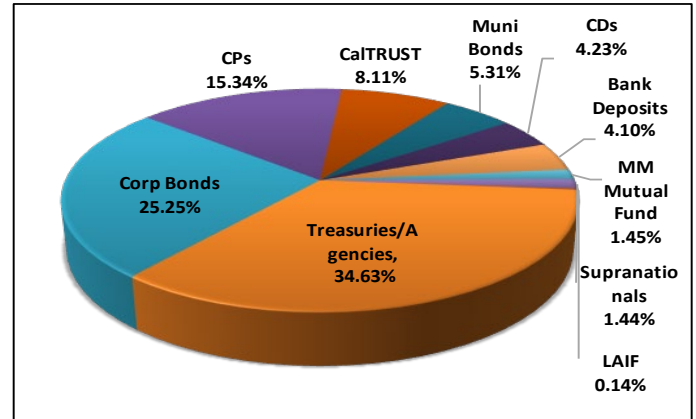
External Third-Party Investment Manager

CalTRUST	132,142,653
LAIF	2,350,000

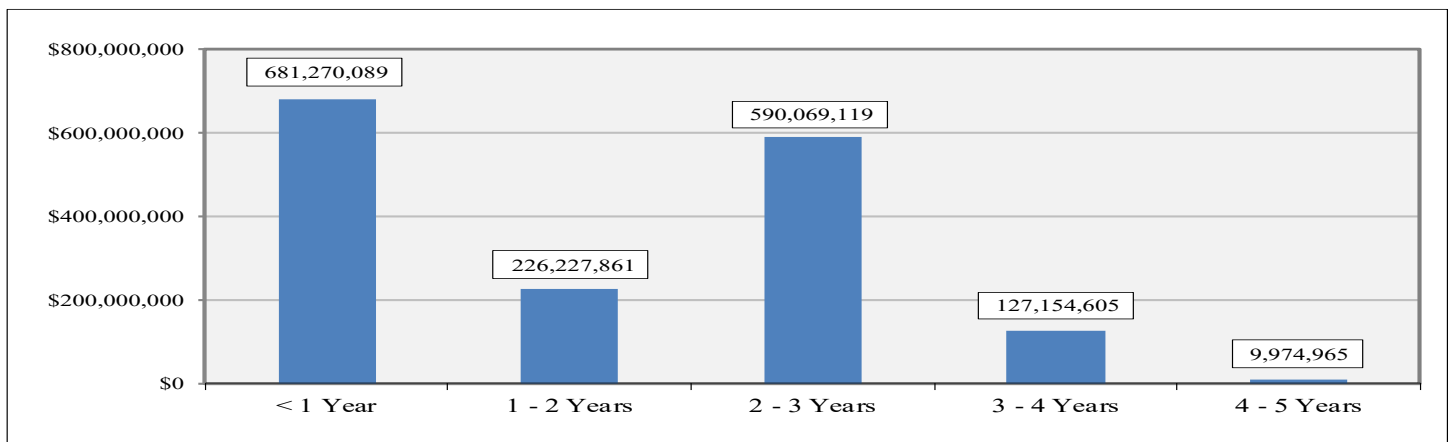
MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	681,270,089	41.67%
1 - 2 Years	226,227,861	13.84%
2 - 3 Years	590,069,119	36.10%
3 - 4 Years	127,154,605	7.78%
4 - 5 Years	9,974,965	0.61%
Total	1,634,696,639	100.00%

PORTFOLIO COMPOSITION



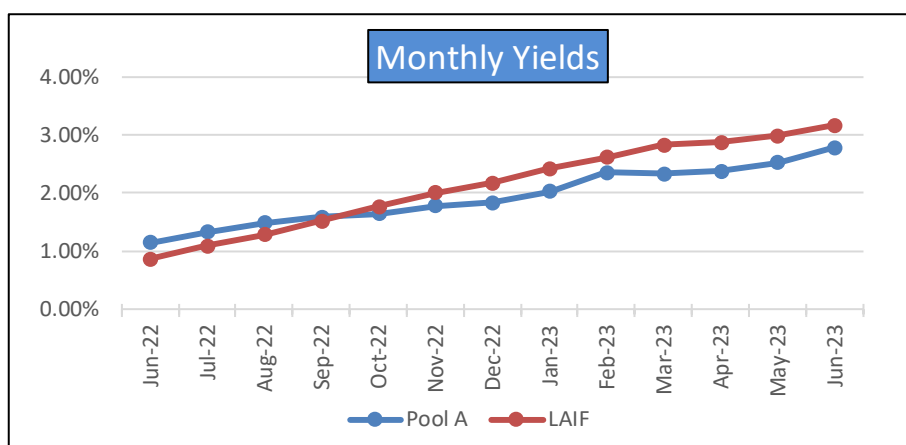
Asset Type	Pct. Assets	YTM
Treasuries/Agencies	34.63%	1.88%
Corp Bonds	25.25%	2.00%
CPs	15.34%	5.16%
CalTRUST	8.11%	4.20%
Muni Bonds	5.31%	2.07%
CDs	4.23%	1.81%
Bank Deposits	4.10%	2.96%
MM Mutual Fund	1.45%	4.58%
Supranationals	1.44%	2.45%
LAIF	0.14%	3.17%



INTEREST RATE ENVIRONMENT

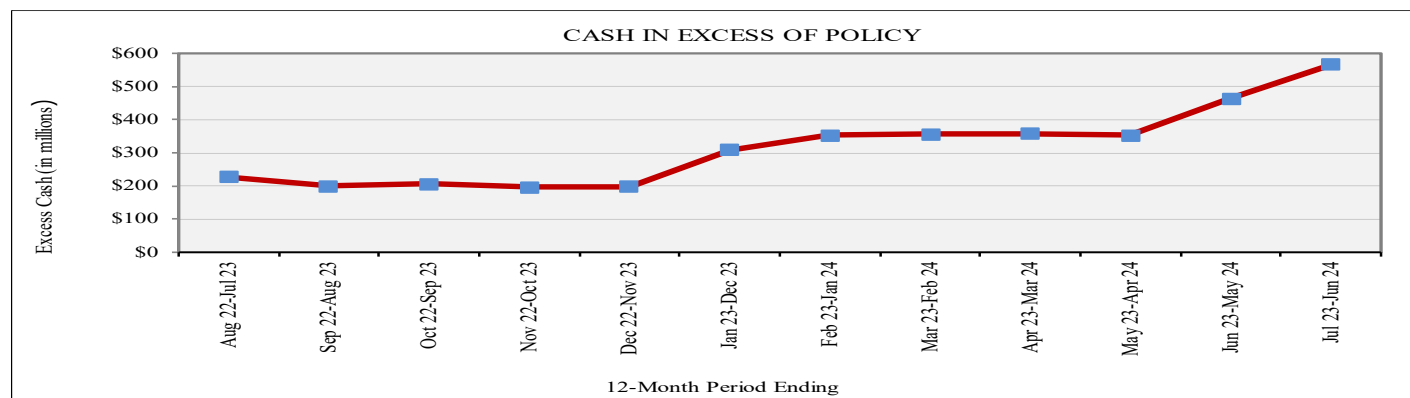
Positive June inflation data illustrate that the actions of the Federal Reserve Board have been effective at slowing the rise of prices. Headline CPI rose just 3.0% year-over-year, which is the lowest reading since May of 2021. Core CPI, which strips out food and energy prices, came in at 4.8%, due mostly to rising prices in housing. Should that market see a contraction, which usually happens with interest rates as high as they are currently, then the Fed may have a chance to pause rate hikes for a period of time (there is currently a very strong chance they raise the Federal Funds Rate by another 0.25% at their July meeting). The economy added only 209,000 jobs in June, which is another sign that Fed tightening is having its desired effect. While there are fewer jobs being added, hourly earnings are still increasing, which means consumer spending is still strong. Economists point out, however, how that measure is typically a lagging indicator and should moderate and/or decline over the next few months, particularly if the anticipated recession takes hold. That recession is being foretold by a severely inverted yield curve, with spreads between the short and long ends of the curve larger than they have been since early in the century. 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
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%
Mar-23	2.33%	2.83%
Apr-23	2.38%	2.87%
May-23	2.53%	2.99%
Jun-23	2.79%	3.17%
FYTD	2.02%	2.23%



CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	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	Apr 23-Mar 24	May 23-Apr 24	Jun 23-May 24	Jul 23-Jun 24
Excess Cash	\$ 228	\$ 200	\$ 207	\$ 196	\$ 199	\$ 309	\$ 353	\$ 357	\$ 358	\$ 354	\$ 464	\$ 568



City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
June 30, 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-lf	Caltrust Liquidity Fund		40,181,243		40,181,243		40,181,243	2.47	5.070	2,037,189	5.07			
	caltrust-mt	Caltrust Medium-Term		58,488,373		58,488,373		58,488,373	3.59	3.440	2,012,000	3.44			
	caltrust-st	Caltrust Short-Term		33,473,037		33,473,037		33,473,037	2.05	4.480	1,499,592	4.48			
	fidfund	Fidelity Fund		18,049,399		18,049,399		18,049,399	1.11	4.510	814,028	4.51			
	fivestar	Five Star Bank Community Fund		40,098,171		40,098,171		40,098,171	2.46	3.000	1,202,945	3.00			
	cashjpm	JP Morgan Chase Cash		1,637,193		1,637,193		1,637,193	0.10	1.700	27,832	1.70			
	laifa	Local Agency Investment Fund, Pool A		2,350,000		2,350,000		2,350,000	0.14	3.170	74,495	3.17			
	miscintrec	Misc Interest Receivable		95,962		95,962		95,962	0.01	4.510	4,328	4.51			
	sweep	Overnight Sweep		5,418,947		5,418,947		5,418,947	0.33	4.830	261,735	4.83			
	rivercity	River City Bank Community Fund		25,060,523		25,060,523		25,060,523	1.54	2.990	749,310	2.99			
				224,852,848		224,852,848		224,852,848	13.80		8,683,454	3.86			
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	73,332	30,073,332	1.84	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	33,150	10,033,150	0.61	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	28,447	10,028,447	0.61	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	96.69	4,834,423	2,466	4,836,889	0.30	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	88.47	5,307,987	395	5,308,382	0.33	0.600	36,000	0.60	AA-		07-27-23
5,000,000	05600xcf5	BMO Harris Bank 0.750% Due 02-26-26	100.00	5,000,000	88.61	4,430,622	12,842	4,443,465	0.27	0.750	37,500	0.75			08-26-23
5,000,000	90348jm72	UBS Bank CD 0.850% Due 06-16-26	100.00	5,000,000	87.57	4,378,655	1,747	4,380,402	0.27	0.850	42,500	0.85	AA-		12-16-23
				41,000,000		38,951,688	79,047	39,030,734	2.39		369,000	0.90			
COMMERCIAL PAPER															
4,850,000	63763qu39	Natl Sec Clearing Corp 4.690% Due 07-03-23	98.05	4,755,223	99.96	4,847,959	0	4,847,959	0.30	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	99.90	4,995,071	0	4,995,071	0.31	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	99.85	4,992,276	0	4,992,276	0.31	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	99.63	9,962,740	0	9,962,740	0.61	4.850	485,000	4.97	A1		
10,000,000	02314qut4	Amazon.Com Inc 4.730% Due 07-27-23	98.36	9,835,764	99.62	9,962,027	0	9,962,027	0.61	4.730	473,000	4.89	A1+		
10,000,000	47816gut4	Johnson & Johnson 4.940% Due 07-27-23	97.90	9,790,050	99.62	9,961,975	0	9,961,975	0.61	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	99.62	9,961,517	0	9,961,517	0.61	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	99.62	4,980,875	0	4,980,875	0.31	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	99.61	9,961,045	0	9,961,045	0.61	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	99.61	8,964,531	0	8,964,531	0.55	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	99.60	4,980,034	0	4,980,034	0.31	5.030	251,500	5.14	A1+		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
June 30, 2023

	Security	Unit	Total		Market	Accrued	Market Value	Pct.	Unit	Annual	Cur.		Bond	Call	
Quantity	Symbol	Security	Cost	Cost	Price	Value	Interest	+ Accrd. Int.	Assets	Income	Income	Yield	S & P	Status	Put Date
10,000,000	89232mv84	Toyota Industries Comm 4.700% Due 08-08-23	97.57	9,757,167	99.44	9,943,992	0	9,943,992	0.61	4.700	470,000	4.84	A1		
5,000,000	47816gvm8	Johnson & Johnson 4.780% Due 08-21-23	98.07	4,903,736	99.25	4,962,726	0	4,962,726	0.30	4.780	239,000	4.98	A1+		
5,000,000	45685rvn4	Ing US Funding LLC 5.055% Due 08-22-23	97.53	4,876,433	99.23	4,961,273	0	4,961,273	0.30	5.055	252,750	5.21	A1		
10,000,000	64106hvn8	Nestle Finance Intl Ltd 4.960% Due 08-22-23	98.37	9,837,422	99.25	9,924,711	0	9,924,711	0.61	4.960	496,000	5.13	A-1+		
5,000,000	02314qvr7	Amazon.Com Inc 4.720% Due 08-25-23	98.05	4,902,322	99.22	4,960,839	0	4,960,839	0.30	4.720	236,000	4.91	A1+		
5,000,000	89233hvv3	Toyota Motor Credit Corp 5.170% Due 08-29-23	98.28	4,913,833	99.13	4,956,333	0	4,956,333	0.30	5.170	258,500	5.35	A1+		
7,000,000	02314qvw6	Amazon.Com Inc 4.890% Due 08-30-23	98.21	6,874,490	99.14	6,940,090	0	6,940,090	0.43	4.890	342,300	5.06	A1+		
10,000,000	43851uw58	Honeywell International 4.930% Due 09-05-23	98.22	9,821,972	99.04	9,903,501	0	9,903,501	0.61	4.930	493,000	5.14	A1		
5,000,000	89232mwk6	Toyota Industries Comm 5.030% Due 09-19-23	98.24	4,911,975	98.81	4,940,262	0	4,940,262	0.30	5.030	251,500	5.25	A1+		
7,000,000	50000ewn0	Koch Industries Inc 5.105% Due 09-22-23	98.20	6,873,935	98.77	6,913,858	0	6,913,858	0.42	5.105	357,350	5.32	A1+		
5,000,000	47816gws4	Johnson & Johnson 4.890% Due 09-26-23	98.00	4,900,162	98.75	4,937,593	0	4,937,593	0.30	4.890	244,500	5.09	A1+		
5,000,000	64106hvv9	Nestle Finance Intl Ltd 5.050% Due 09-29-23	98.09	4,904,611	98.69	4,934,670	0	4,934,670	0.30	5.050	252,500	5.26	A-1+		
10,000,000	50244mxh0	Lvmh Moet Hennessy Lou Vuitton 5.100% Due 10-17-23	97.85	9,784,667	98.41	9,840,557	0	9,840,557	0.60	5.100	510,000	5.32	A1+		
5,000,000	74271uxw5	Procter & Gamble 5.090% Due 10-30-23	97.55	4,877,699	98.27	4,913,363	0	4,913,363	0.30	5.090	254,500	5.31	A1+		
7,000,000	74271uy61	Procter & Gamble 5.030% Due 11-06-23	97.60	6,831,774	98.16	6,871,247	0	6,871,247	0.42	5.030	352,100	5.28	A1+		
8,000,000	37737qy73	Glaxosmithkline LLC 5.110% Due 11-07-23	97.52	7,801,278	98.03	7,842,151	0	7,842,151	0.48	5.110	408,800	5.36	A1		
7,000,000	55078uyd0	Lvmh Moet Hennessy Lou Vuitton 5.140% Due 11-13-23	97.52	6,826,097	97.99	6,859,395	0	6,859,395	0.42	5.140	359,800	5.39	A1+		
10,000,000	19121bye3	Coca-Cola Company 5.050% Due 11-14-23	97.45	9,744,694	97.98	9,798,115	0	9,798,115	0.60	5.050	505,000	5.30	A1		
10,000,000	50213myl7	L'Oreal SA 5.090% Due 11-20-23	97.37	9,737,017	97.87	9,786,612	0	9,786,612	0.60	5.090	509,000	5.34	A-1+		
5,000,000	02314qyu7	Amazon.Com Inc 5.050% Due 11-28-23	97.28	4,863,931	97.77	4,888,721	0	4,888,721	0.30	5.050	252,500	5.30	A1+		
8,000,000	37737qz15	Glaxosmithkline LLC 5.200% Due 12-01-23	97.26	7,780,444	97.64	7,811,230	0	7,811,230	0.48	5.200	416,000	5.46	A1		
5,000,000	02314qzf9	Amazon.Com Inc 5.050% Due 12-15-23	97.22	4,861,125	97.51	4,875,447	0	4,875,447	0.30	5.050	252,500	5.27	A1+		
5,000,000	59157uzs2	Metlife Short Term Fund 5.400% Due 12-26-23	97.00	4,850,000	97.25	4,862,294	0	4,862,294	0.30	5.400	270,000	5.64	A1+		
10,000,000	55078ta98	Lvmh Moet Hennessy Lou Vuitton 5.440% Due 01-09-24	96.83	9,682,667	97.09	9,708,945	0	9,708,945	0.60	5.440	544,000	5.72	A-1+		
				247,144,357		249,907,978	0	249,907,978	15.34		12,585,665	5.16			
GOVT AGENCY DISCOUNT PAPER															
10,000,000	313384lx5	Federal Home Loan Bank 4.955% Due 09-19-23	98.27	9,826,575	98.94	9,893,620	0	9,893,620	0.61	4.955	495,500	5.04	AA+		
10,000,000	313312ql7	Federal Farm Credit Bank 5.210% Due 12-13-23	97.16	9,716,344	97.74	9,773,718	0	9,773,718	0.60	5.210	521,000	5.36	AA+		

City of Sacramento
PORTFOLIO APPRAISAL
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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
7,000,000	313384qv4	Federal Home Loan Bank 5.070% Due 12-22-23	97.04	6,792,975	97.61	6,832,962	0	6,832,962	0.42	5.070	354,900	5.22	AA+		
				26,335,894		26,500,300	0	26,500,300	1.63		1,371,400	5.21			
U.S. GOVERNMENT BONDS															
5,000,000	91282cbh3	U.S. Treasury Note 0.375% Due 01-31-26	98.83	4,941,406	89.78	4,489,062	7,821	4,496,884	0.28	0.375	18,750	0.62	AA+		
15,000,000	91282cbq3	U.S. Treasury Note 0.500% Due 02-28-26	98.75	14,812,891	89.83	13,474,219	25,068	13,499,287	0.83	0.500	75,000	0.75	AA+		
				19,754,297		17,963,281	32,889	17,996,170	1.10		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	99.93	4,996,269	91,972	5,088,242	0.31	4.300	215,000	4.31	AA+		
10,000,000	3130avxr8	Federal Home Loan Bank 5.080% Due 11-01-23	100.00	10,000,000	99.83	9,983,393	73,378	10,056,771	0.61	5.080	508,000	5.08	AA+		
5,000,000	3130aue67	Federal Home Loan Bank 4.750% Due 12-27-23	99.94	4,997,200	99.74	4,986,963	2,639	4,989,602	0.31	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	99.52	4,975,928	85,417	5,061,345	0.31	5.000	250,000	5.00	AA+		08-26-23
5,000,000	3130avlm2	Federal Home Loan Bank 5.050% Due 02-27-24	100.00	5,000,000	99.53	4,976,653	44,889	5,021,542	0.31	5.050	252,500	5.06	AA+		07-27-23
5,000,000	3130avll4	Federal Home Loan Bank 5.050% Due 10-21-24	100.00	5,000,000	99.09	4,954,490	49,097	5,003,588	0.30	5.050	252,500	5.05	AA+		07-21-23
5,000,000	3130ajla5	Federal Home Loan Bank 0.750% Due 05-19-25	100.00	5,000,000	92.29	4,614,723	4,375	4,619,098	0.28	0.750	37,500	0.75	AA+		07-08-23
5,000,000	3130asm97	Federal Home Loan Bank 4.000% Due 07-24-25	100.00	5,000,000	97.63	4,881,325	87,222	4,968,548	0.30	4.000	200,000	4.00	AA+		07-24-23
5,000,000	3130ak6h4	Federal Home Loan Bank 0.500% Due 09-22-25	99.90	4,995,000	90.78	4,538,822	6,875	4,545,697	0.28	0.500	25,000	0.52	AA+		07-08-23
5,000,000	3130akjw7	Federal Home Loan Bank 0.600% Due 12-15-25	100.00	5,000,000	89.82	4,490,903	1,333	4,492,237	0.28	0.600	30,000	0.60	AA+		07-08-23
5,000,000	3130akje7	Federal Home Loan Bank 0.560% Due 12-30-25	99.97	4,998,750	90.10	4,505,153	78	4,505,230	0.28	0.560	28,000	0.57	AA+		07-08-23
5,000,000	3130akn85	Federal Home Loan Bank 0.550% Due 01-20-26	99.80	4,990,000	89.86	4,492,925	12,299	4,505,223	0.28	0.550	27,500	0.59	AA+		07-20-23
10,000,000	3130akq74	Federal Home Loan Bank 0.625% Due 01-22-26	100.00	10,000,000	90.02	9,002,113	27,604	9,029,717	0.55	0.625	62,500	0.62	AA+		07-22-23
5,000,000	3130akng7	Federal Home Loan Bank 0.550% Due 01-28-26	100.00	5,000,000	89.79	4,489,565	11,687	4,501,252	0.28	0.550	27,500	0.55	AA+		07-28-23
5,000,000	3130akpc4	Federal Home Loan Bank 0.600% Due 01-28-26	100.00	5,000,000	89.91	4,495,525	12,750	4,508,275	0.28	0.600	30,000	0.60	AA+		07-28-23
5,000,000	3130akpq3	Federal Home Loan Bank 0.580% Due 01-28-26	100.00	5,000,000	89.86	4,493,141	12,325	4,505,466	0.28	0.580	29,000	0.58	AA+		07-28-23
5,000,000	3130akvr4	Federal Home Loan Bank 0.550% Due 02-12-26	100.00	5,000,000	89.61	4,480,666	10,618	4,491,285	0.27	0.550	27,500	0.55	AA+		08-12-23
5,000,000	3130al5x8	Federal Home Loan Bank 0.650% Due 02-24-26	100.00	5,000,000	89.11	4,455,309	11,465	4,466,774	0.27	0.650	32,500	0.65	AA+		08-24-23
5,000,000	3130al6j8	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	89.70	4,485,059	11,024	4,496,084	0.28	0.625	31,250	0.62	AA+		08-24-23
5,000,000	3130al7m0	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	89.70	4,485,059	11,024	4,496,084	0.28	0.625	31,250	0.62	AA+		08-24-23
5,000,000	3130alae4	Federal Home Loan Bank 0.580% Due 02-25-26	100.00	5,000,000	89.58	4,479,179	10,150	4,489,329	0.27	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	90.14	4,507,120	13,104	4,520,225	0.28	0.850	42,500	0.85	AA+		09-10-23

City of Sacramento
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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	3130aleh3	Federal Home Loan Bank 0.700% Due 03-16-26	100.00	5,000,000	89.72	4,486,070	10,208	4,496,279	0.28	0.700	35,000	0.70	AA+		09-16-23
5,000,000	3130almv3	Federal Home Loan Bank 1.000% Due 03-30-26	100.00	5,000,000	90.38	4,518,910	12,639	4,531,549	0.28	1.000	50,000	1.00	AA+		06-30-23
5,000,000	3130alxp4	Federal Home Loan Bank 1.200% Due 04-28-26	100.00	5,000,000	90.57	4,528,306	10,500	4,538,806	0.28	1.200	60,000	1.20	AA+		07-28-23
5,000,000	3130am2f8	Federal Home Loan Bank 1.125% Due 04-29-26	100.00	5,000,000	90.37	4,518,335	9,687	4,528,023	0.28	1.125	56,250	1.12	AA+		07-29-23
5,000,000	3130amcl4	Federal Home Loan Bank 1.020% Due 05-19-26	100.00	5,000,000	90.13	4,506,601	5,950	4,512,551	0.28	1.020	51,000	1.02	AA+		08-19-23
1,750,000	3130amcb6	Federal Home Loan Bank 1.000% Due 05-22-26	100.00	1,750,000	90.06	1,576,053	1,896	1,577,949	0.10	1.000	17,500	1.00	AA+		08-22-23
5,000,000	3130amjc7	Federal Home Loan Bank 1.000% Due 05-26-26	100.00	5,000,000	90.03	4,501,735	4,861	4,506,596	0.28	1.000	50,000	1.00	AA+		08-26-23
5,000,000	3130amjn3	Federal Home Loan Bank 1.030% Due 05-26-26	100.00	5,000,000	90.11	4,505,715	5,007	4,510,722	0.28	1.030	51,500	1.03	AA+		08-26-23
3,000,000	3130ampt3	Federal Home Loan Bank 1.030% Due 06-23-26	100.00	3,000,000	89.81	2,694,357	687	2,695,043	0.17	1.030	30,900	1.03	AA+		09-23-23
5,000,000	3130anyn4	Federal Home Loan Bank 1.000% Due 09-30-26	100.00	5,000,000	89.21	4,460,467	12,639	4,473,106	0.27	1.000	50,000	1.00	AA+		06-30-23
5,000,000	3130aprp2	Federal Home Loan Bank 1.570% Due 11-23-26	100.00	5,000,000	90.77	4,538,291	8,286	4,546,578	0.28	1.570	78,500	1.57	AA+		07-23-23
5,000,000	3130ash44	Federal Home Loan Bank 4.700% Due 06-30-27	100.00	5,000,000	97.99	4,899,324	653	4,899,977	0.30	4.700	235,000	4.70	AA+		06-30-23
				174,730,950		161,504,452	674,339	162,178,792	9.91		3,172,150	1.90			
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)															
5,000,000	3135g07b3	Fannie Mae 5.220% Due 05-03-24	100.00	5,000,000	99.53	4,976,632	42,050	5,018,682	0.31	5.220	261,000	5.22	AA+		11-03-23
5,000,000	3135gaece7	Fannie Mae 5.060% Due 02-07-25	100.00	5,000,000	98.99	4,949,309	101,200	5,050,509	0.30	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	91.45	4,572,707	12,667	4,585,374	0.28	0.600	30,000	0.60	AA+		07-29-23
5,000,000	3136g4g23	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	91.45	4,572,707	12,667	4,585,374	0.28	0.600	30,000	0.60	AA+		07-29-23
5,000,000	3136g4c76	Fannie Mae 0.700% Due 08-12-25	100.00	5,000,000	91.07	4,553,708	13,514	4,567,222	0.28	0.700	35,000	0.70	AA+		08-12-23
5,000,000	3136g4c43	Fannie Mae 0.650% Due 08-14-25	100.00	5,000,000	91.40	4,570,045	12,368	4,582,413	0.28	0.650	32,500	0.65	AA+		08-14-23
5,000,000	3136g4x40	Fannie Mae 0.600% Due 08-26-25	99.96	4,998,000	91.19	4,559,695	10,417	4,570,112	0.28	0.600	30,000	0.61	AA+		08-26-23
5,000,000	3135g06v0	Fannie Mae 4.125% Due 08-28-25	100.00	5,000,000	97.74	4,886,888	70,469	4,957,357	0.30	4.125	206,250	4.13	AA+		08-28-23
3,000,000	3136g43q4	Fannie Mae 0.600% Due 09-16-25	100.00	3,000,000	91.04	2,731,078	5,250	2,736,328	0.17	0.600	18,000	0.60	AA+		09-16-23
5,000,000	3135g06a6	Fannie Mae 0.580% Due 10-20-25	100.00	5,000,000	90.74	4,537,159	5,719	4,542,878	0.28	0.580	29,000	0.58	AA+		07-20-23
4,000,000	3136g45c3	Fannie Mae 0.540% Due 10-27-25	99.81	3,992,280	90.60	3,624,036	3,840	3,627,876	0.22	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	90.62	4,531,122	4,889	4,536,011	0.28	0.550	27,500	0.55	AA+		07-27-23
3,000,000	3136g46s7	Fannie Mae 0.560% Due 10-28-25	100.00	3,000,000	90.64	2,719,072	2,940	2,722,012	0.17	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	90.69	4,534,536	4,306	4,538,842	0.28	0.500	25,000	0.52	AA+		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
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															Call
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	Put Date
5,000,000	3135ga4v0	Fannie Mae 0.625% Due 11-25-25	100.00	5,000,000	90.70	4,535,123	3,125	4,538,248	0.28	0.625	31,250	0.62	AA+		08-25-23
5,000,000	3135g06n8	Fannie Mae 0.650% Due 12-17-25	100.00	5,000,000	90.41	4,520,567	1,264	4,521,831	0.28	0.650	32,500	0.65	AA+		09-17-23
5,000,000	3135g06r9	Fannie Mae 0.550% Due 01-28-26	100.00	5,000,000	89.79	4,489,565	11,687	4,501,252	0.28	0.550	27,500	0.55	AA+		07-28-23
				79,985,280		73,863,951	318,371	74,182,322	4.53		1,106,900	1.44			
FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)															
5,000,000	3134gxuw2	Freddie Mac 3.000% Due 06-14-24	100.00	5,000,000	97.38	4,868,927	7,083	4,876,011	0.30	3.000	150,000	3.00	AA+		07-14-23
5,000,000	3134gyc34	Freddie Mac 5.100% Due 12-30-24	100.00	5,000,000	99.08	4,954,098	708	4,954,806	0.30	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	94.86	4,742,867	27,618	4,770,485	0.29	2.050	102,500	2.05	AA+		09-24-23
5,000,000	3134gxrs5	Freddie Mac 3.100% Due 04-29-25	100.00	5,000,000	95.88	4,794,214	26,694	4,820,908	0.29	3.100	155,000	3.10	AA+		07-29-23
5,000,000	3134gysa1	Freddie Mac 5.200% Due 05-16-25	99.82	4,991,250	99.46	4,972,980	32,500	5,005,480	0.31	5.200	260,000	5.29	AA+		11-16-23
3,000,000	3134gvrvt	Freddie Mac 0.750% Due 05-27-25	100.00	3,000,000	92.22	2,766,673	2,125	2,768,798	0.17	0.750	22,500	0.75	AA+		08-27-23
5,000,000	3134gvb31	Freddie Mac 0.750% Due 05-28-25	99.76	4,987,900	92.21	4,610,710	3,437	4,614,148	0.28	0.750	37,500	0.80	AA+		08-28-23
5,000,000	3134gvz68	Freddie Mac 0.700% Due 06-23-25	99.95	4,997,500	91.91	4,595,288	778	4,596,066	0.28	0.700	35,000	0.71	AA+		09-23-23
3,000,000	3134gwkr6	Freddie Mac 0.625% Due 08-12-25	100.00	3,000,000	91.37	2,741,032	7,240	2,748,272	0.17	0.625	18,750	0.62	AA+		08-12-23
5,000,000	3134gwh82	Freddie Mac 0.625% Due 09-08-25	100.00	5,000,000	90.85	4,542,548	9,809	4,552,357	0.28	0.625	31,250	0.62	AA+		09-08-23
5,000,000	3134gwa55	Freddie Mac 0.650% Due 09-09-25	100.00	5,000,000	91.20	4,559,941	10,111	4,570,053	0.28	0.650	32,500	0.65	AA+		09-09-23
5,000,000	3134gwwt9	Freddie Mac 0.550% Due 09-30-25	100.00	5,000,000	90.82	4,540,908	6,951	4,547,860	0.28	0.550	27,500	0.55	AA+		06-30-23
5,000,000	3134gwy26	Freddie Mac 0.570% Due 10-08-25	100.00	5,000,000	90.82	4,541,185	6,571	4,547,756	0.28	0.570	28,500	0.57	AA+		07-08-23
5,000,000	3134gwys9	Freddie Mac 0.600% Due 10-15-25	100.00	5,000,000	90.83	4,541,408	6,333	4,547,741	0.28	0.600	30,000	0.60	AA+		07-15-23
10,000,000	3134gxbm5	Freddie Mac 0.600% Due 11-12-25	99.98	9,998,500	90.75	9,075,049	8,167	9,083,216	0.56	0.600	60,000	0.60	AA+		08-12-23
5,000,000	3134gxfv1	Freddie Mac 0.625% Due 12-17-25	100.00	5,000,000	90.35	4,517,711	1,215	4,518,926	0.28	0.625	31,250	0.62	AA+		09-17-23
5,000,000	3134gxlf9	Freddie Mac 0.550% Due 02-12-26	100.00	5,000,000	88.97	4,448,268	10,618	4,458,886	0.27	0.550	27,500	0.55	AA+		08-12-23
5,000,000	3134gyjc7	Freddie Mac 5.400% Due 02-24-26	100.00	5,000,000	99.15	4,957,683	95,250	5,052,933	0.30	5.400	270,000	5.40	AA+		08-24-23
5,000,000	3134gyjb9	Freddie Mac 5.300% Due 02-27-26	100.00	5,000,000	99.05	4,952,363	91,278	5,043,641	0.30	5.300	265,000	5.29	AA+		11-27-23
5,000,000	3134gyn65	Freddie Mac 6.000% Due 03-27-26	100.00	5,000,000	99.65	4,982,695	75,833	5,058,529	0.31	6.000	300,000	6.00	AA+		09-27-23
5,000,000	3134gyp55	Freddie Mac 5.200% Due 04-27-26	100.00	5,000,000	98.83	4,941,533	46,222	4,987,755	0.30	5.200	260,000	5.20	AA+		07-27-23
5,000,000	3134gx2x1	Freddie Mac 5.000% Due 09-30-27	100.00	5,000,000	99.00	4,949,944	63,194	5,013,139	0.30	5.000	250,000	5.00	AA+		06-30-23
				110,975,150		104,598,028	539,737	105,137,765	6.42		2,649,750	2.48			

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
FEDERAL AGRICULTURAL MORTGAGE CORP.															
Not Classified															
5,000,000	31422xux8	Farmer Mac 1.380% Due 07-28-23	100.00	5,000,000	99.71	4,985,706	23,575	5,009,281	0.31	1.380	69,000	1.38			
3,000,000	31422xbt8	Farmer Mac 0.700% Due 12-17-25	100.00	3,000,000	90.87	2,725,969	817	2,726,786	0.17	0.700	21,000	0.70			
3,000,000	31422xbn1	Farmer Mac 0.690% Due 02-25-26	100.00	3,000,000	89.85	2,695,579	7,245	2,702,824	0.17	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	89.96	4,497,821	6,861	4,504,682	0.28	1.300	65,000	1.30			08-23-23
				16,000,000		14,905,076	38,498	14,943,574	0.91		175,700	1.11			
				16,000,000		14,905,076	38,498	14,943,574	0.91		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	97.39	4,869,598	24,258	4,893,857	0.30	1.230	61,500	1.23	AA+		07-08-23
5,000,000	3133en5y2	Federal Farm Credit Bank 5.070% Due 01-17-25	100.00	5,000,000	99.21	4,960,587	115,483	5,076,070	0.30	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	91.65	4,582,539	3,447	4,585,987	0.28	0.730	36,500	0.73	AA+		07-08-23
5,000,000	3133el2s2	Federal Farm Credit Bank 0.670% Due 08-04-25	100.00	5,000,000	91.08	4,554,130	13,679	4,567,809	0.28	0.670	33,500	0.67	AA+		07-08-23
5,000,000	3133el4w1	Federal Farm Credit Bank 0.610% Due 08-25-25	99.92	4,996,250	91.22	4,561,139	10,675	4,571,814	0.28	0.610	30,500	0.63	AA+		07-08-23
5,000,000	3133embh4	Federal Farm Credit Bank 0.530% Due 09-29-25	100.00	5,000,000	90.78	4,539,217	6,772	4,545,989	0.28	0.530	26,500	0.53	AA+		07-08-23
5,000,000	3133enuz1	Federal Farm Credit Bank 3.090% Due 10-20-25	100.00	5,000,000	95.94	4,797,188	30,471	4,827,659	0.29	3.090	154,500	3.09	AA+		07-08-23
5,000,000	3133emd22	Federal Farm Credit Bank 0.520% Due 10-21-25	99.76	4,987,950	90.61	4,530,291	5,056	4,535,346	0.28	0.520	26,000	0.57	AA+		07-08-23
5,000,000	3133emfr8	Federal Farm Credit Bank 0.540% Due 11-03-25	99.94	4,997,000	90.69	4,534,404	4,350	4,538,754	0.28	0.540	27,000	0.55	AA+		07-08-23
5,000,000	3133emqx3	Federal Farm Credit Bank 0.590% Due 02-17-26	100.00	5,000,000	89.67	4,483,531	10,981	4,494,511	0.28	0.590	29,500	0.59	AA+		07-08-23
5,000,000	3133emsk9	Federal Farm Credit Bank 0.840% Due 03-02-26	99.92	4,996,250	90.17	4,508,523	13,883	4,522,407	0.28	0.840	42,000	0.86	AA+		07-08-23
5,000,000	3133emsh6	Federal Farm Credit Bank 0.790% Due 03-03-26	100.00	5,000,000	90.04	4,502,033	12,947	4,514,981	0.28	0.790	39,500	0.79	AA+		07-08-23
5,000,000	3133emsu7	Federal Farm Credit Bank 0.800% Due 03-09-26	100.00	5,000,000	90.02	4,501,246	12,444	4,513,690	0.28	0.800	40,000	0.80	AA+		07-08-23
5,000,000	3133emuk6	Federal Farm Credit Bank 1.050% Due 03-25-26	100.00	5,000,000	90.53	4,526,705	14,000	4,540,705	0.28	1.050	52,500	1.05	AA+		07-08-23
5,000,000	3133epgl3	Federal Farm Credit Bank 5.290% Due 04-21-26	99.90	4,995,000	98.95	4,947,607	51,431	4,999,038	0.30	5.290	264,500	5.33	AA+		07-21-23
5,000,000	3133emh21	Federal Farm Credit Bank 0.900% Due 06-15-26	100.00	5,000,000	89.52	4,475,835	2,000	4,477,835	0.27	0.900	45,000	0.90	AA+		07-08-23
5,000,000	3133emh54	Federal Farm Credit Bank 0.960% Due 06-15-26	100.00	5,000,000	89.68	4,483,938	2,133	4,486,071	0.28	0.960	48,000	0.96	AA+		07-08-23
3,000,000	3133eml67	Federal Farm Credit Bank 0.800% Due 06-22-26	100.00	3,000,000	88.45	2,653,404	600	2,654,004	0.16	0.800	24,000	0.80	AA+		07-08-23
3,000,000	3133enzf0	Federal Farm Credit Bank 4.400% Due 06-22-26	100.00	3,000,000	97.68	2,930,434	3,300	2,933,734	0.18	4.400	132,000	4.40	AA+		07-08-23
5,000,000	3133emq62	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	5,000,000	89.64	4,481,931	23,100	4,505,031	0.28	0.990	49,500	0.99	AA+		07-08-23

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	3133em4s8	Federal Farm Credit Bank 0.870% Due 09-08-26	99.82	4,991,250	88.97	4,448,738	13,654	4,462,393	0.27	0.870	43,500	0.91	AA+		07-08-23
5,000,000	3133em6e7	Federal Farm Credit Bank 0.940% Due 09-28-26	100.00	5,000,000	89.05	4,452,253	12,142	4,464,395	0.27	0.940	47,000	0.94	AA+		07-08-23
3,000,000	3133endc1	Federal Farm Credit Bank 1.330% Due 11-03-26	100.00	3,000,000	90.16	2,704,710	6,428	2,711,138	0.17	1.330	39,900	1.33	AA+		07-08-23
5,000,000	3133epkz7	Federal Farm Credit Bank 5.540% Due 12-01-26	100.00	5,000,000	99.76	4,987,814	23,083	5,010,897	0.31	5.540	277,000	5.54	AA+		09-01-23
3,000,000	3133enjv3	Federal Farm Credit Bank 1.390% Due 12-29-26	100.00	3,000,000	90.04	2,701,229	232	2,701,461	0.17	1.390	41,700	1.39	AA+		07-08-23
5,000,000	3133envv9	Federal Farm Credit Bank 3.630% Due 05-03-27	100.00	5,000,000	95.88	4,794,190	29,242	4,823,431	0.29	3.630	181,500	3.63	AA+		07-08-23
5,000,000	3133en411	Federal Farm Credit Bank 5.500% Due 12-20-27	100.00	5,000,000	99.07	4,953,423	8,403	4,961,826	0.30	5.500	275,000	5.50	AA+		07-08-23
				126,963,700		117,466,639	454,195	117,920,834	7.21		2,321,600	1.90			
				126,963,700		117,466,639	454,195	117,920,834	7.21		2,321,600	1.90			
MUNICIPAL BONDS															
Not Classified															
1,000,000.00	13017hak2	California Earthquake Auth Rev 1.477% Due 07-01-23	100.00	1,000,000	100.00	1,000,000	7,385	1,007,385	0.06	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	99.93	2,997,930	49,302	3,047,232	0.18	3.564	106,920	3.57			
3,000,000.00	93974d5q7	Washington St 3.030% Due 08-01-23	99.66	2,989,770	99.81	2,994,300	37,875	3,032,175	0.18	3.030	90,900	3.11	AA+		
3,325,000.00	20772j3h3	Connecticut State 2.150% Due 08-15-23	99.57	3,310,669	99.62	3,312,531	27,006	3,339,538	0.20	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	98.71	542,888	1,427	544,316	0.03	1.557	8,563	1.56	AA-		
520,000.00	13080szk3	California Statewide Cmnty De 0.514% Due 02-01-24	100.00	520,000	96.81	503,407	1,114	504,520	0.03	0.514	2,673	0.51	A+		
2,970,000.00	92778v1h9	Virginia College Bldg Auth Va 2.910% Due 02-01-24	100.00	2,970,000	98.54	2,926,579	36,011	2,962,590	0.18	2.910	86,427	2.91	AA+		
2,500,000.00	13063d3m8	California St 5.222% Due 03-01-24	100.00	2,500,000	99.67	2,491,800	38,440	2,530,240	0.15	5.222	130,550	5.22	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	97.47	4,873,750	29,739	4,903,489	0.30	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	97.18	1,943,640	9,530	1,953,170	0.12	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	95.98	239,957	266	240,224	0.01	0.833	2,082	0.83	AA		
1,500,000.00	91412hjk0	University Calif Revenue Bonds 0.367% Due 05-15-24	100.00	1,500,000	95.60	1,433,970	703	1,434,673	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	96.64	2,416,100	4,208	2,420,308	0.15	2.020	50,500	2.02	AA-		
750,000.00	13032ux17	California Health Facs Fing Auth Revenue 0.752% Due 06-01-24	100.00	750,000	95.54	716,572	470	717,042	0.04	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	99.35	4,967,700	137,325	5,105,025	0.30	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	96.12	961,210	8,192	969,402	0.06	1.966	19,660	1.97	AA-		

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
850,000.00	13034al57	California Infrastructure & Ec 0.645% Due 10-01-24	100.00	850,000	94.28	801,346	1,371	802,717	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	93.88	1,079,666	1,083	1,080,749	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	97.19	2,915,670	50,630	2,966,300	0.18	3.660	109,800	3.66			
750,000.00	13080szl1	California Statewide Cmnty De 0.732% Due 02-01-25	100.00	750,000	92.11	690,840	2,287	693,127	0.04	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	93.05	1,163,075	3,909	1,166,984	0.07	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	92.77	1,530,639	4,309	1,534,948	0.09	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	96.10	961,020	7,287	968,307	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	94.03	2,820,900	15,420	2,836,320	0.17	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	92.25	645,750	835	646,585	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	92.58	3,240,265	3,949	3,244,214	0.20	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	91.79	917,900	856	918,756	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	91.80	1,147,450	992	1,148,442	0.07	0.952	11,900	0.95	AA-		
5,000,000.00	34153qud6	Florida State Board of Education Public Education 0.550% Due 06-01-25	99.68	4,984,150	91.80	4,590,250	2,292	4,592,542	0.28	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	92.21	922,120	700	922,820	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	91.58	457,900	155	458,055	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	92.33	4,616,300	31,450	4,647,750	0.28	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	96.25	3,850,040	61,260	3,911,300	0.24	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	90.97	855,099	1,798	856,897	0.05	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	90.82	3,632,680	5,747	3,638,427	0.22	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	90.53	1,688,422	1,949	1,690,371	0.10	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	90.52	4,526,200	18,579	4,544,779	0.28	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	90.34	903,380	3,495	906,875	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	95.38	953,790	7,827	961,617	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	89.02	890,200	4,296	894,496	0.05	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	89.23	2,676,960	23,262	2,700,222	0.16	1.861	55,830	1.55	AA		

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
1,975,000.00	798306wq5	San Juan Calif Uni Sch Dist Sa	96.06	1,897,224	89.39	1,765,531	9,883	1,775,415	0.11	1.201	23,720	2.13			
2,000,000.00	20772kqk8	1.201% Due 08-01-26 Connecticut State 3.631% Due 06-15-27	99.57	1,991,480	96.10	1,921,920	3,228	1,925,148	0.12	3.631	72,620	3.73	AA-		
				91,269,934		86,487,649	657,843	87,145,491	5.31		1,858,424	2.07			
				91,269,934		86,487,649	657,843	87,145,491	5.31		1,858,424	2.07			
CORPORATE BONDS															
INDUSTRIALS															
4,245,000	88579ybh3	3M Company 2.000% Due 02-14-25	100.58	4,269,791	94.32	4,004,033	32,309	4,036,342	0.25	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	93.29	2,394,833	2,888	2,397,721	0.15	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	89.96	8,995,860	32,278	9,028,138	0.55	0.700	70,000	0.90	A		
				16,791,100		15,394,726	67,475	15,462,201	0.94		189,554	1.16			
COMMUNICATION SERVICES															
3,000,000	254687fk7	Disney Walt Co 1.750% Due 08-30-24	99.11	2,973,300	95.84	2,875,098	17,937	2,893,035	0.18	1.750	52,500	1.95	A-		07-30-24
CONSUMER DISCRETIONARY															
5,000,000	904764ax5	Unilever Cap Corp 2.600% Due 05-05-24	97.59	4,879,550	97.62	4,881,025	20,222	4,901,248	0.30	2.600	130,000	5.35	A+		03-05-24
2,000,000	46849ltk7	Jackson National Life Global 2.650% Due 06-21-24	104.11	2,082,240	96.80	1,936,030	1,472	1,937,502	0.12	2.650	53,000	1.60	A		
5,000,000	57629weg3	Massmutual Global Funding 2.950% Due 01-11-25	99.16	4,958,250	96.05	4,802,532	69,653	4,872,185	0.29	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	94.94	4,747,173	34,944	4,782,117	0.29	1.850	92,500	1.17	A+		01-15-25
2,500,000	141781bu7	Cargill Inc 3.500% Due 04-22-25	98.48	2,462,100	96.99	2,424,750	16,771	2,441,521	0.15	3.500	87,500	4.07	A		07-01-23
5,000,000	023135bq8	Amazon Com Inc 0.800% Due 06-03-25	101.16	5,057,900	92.37	4,618,333	3,111	4,621,444	0.28	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	96.46	2,893,696	33,125	2,926,821	0.18	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	89.83	1,661,856	5,332	1,667,188	0.10	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	89.74	4,486,895	15,521	4,502,416	0.28	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	89.63	4,481,395	16,528	4,497,922	0.27	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	89.90	4,495,134	6,806	4,501,940	0.28	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	88.58	4,429,244	20,052	4,449,296	0.27	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	89.51	4,027,844	9,750	4,037,594	0.25	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	91.48	4,573,974	39,583	4,613,558	0.28	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	94.14	1,882,726	14,933	1,897,660	0.12	2.800	56,000	3.26	AA-		
				60,624,187		56,342,608	307,803	56,650,411	3.46		1,068,062	2.08			

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CONSUMER STAPLES															
2,000,000	440452ag5	Hormel Foods Corp 0.650% Due 06-03-24	100.15	2,002,920	95.63	1,912,561	1,011	1,913,572	0.12	0.650	13,000	0.60	A-		07-18-23
5,000,000	37331naj0	Georgia Pacific Corp 1.750% Due 09-30-25	104.38	5,219,150	91.82	4,590,759	22,118	4,612,877	0.28	1.750	87,500	0.82	A+		08-30-25
				7,222,070		6,503,320	23,129	6,526,449	0.40		100,500	0.76			
ENERGY															
5,000,000	637432ng6	National Rural Utils Coop Fin 3.250% Due 11-01-25	99.15	4,957,600	95.11	4,755,341	27,083	4,782,425	0.29	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	88.55	3,542,058	1,778	3,543,836	0.22	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	88.15	4,407,429	9,236	4,416,666	0.27	0.875	43,750	1.74	A		09-15-26
				13,671,320		12,704,829	38,097	12,742,926	0.78		246,250	2.34			
FINANCIAL															
5,000,000	17330psx8	Citigroup Global Markets 3.750% Due 07-20-23	100.00	5,000,000	99.66	4,983,149	5,729	4,988,878	0.31	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	99.46	4,972,771	9,514	4,982,285	0.31	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	98.93	4,946,519	30,833	4,977,352	0.30	3.000	150,000	3.00	A+		
5,000,000	48133pdz3	JP Morgan Chase Financial Co 5.000% Due 02-29-24	100.00	5,000,000	99.22	4,960,850	104,861	5,065,711	0.30	5.000	250,000	5.00	A-		07-31-23
5,000,000	48133de55	JP Morgan Chase Financial Co 3.125% Due 04-29-24	100.00	5,000,000	97.59	4,879,446	26,910	4,906,356	0.30	3.125	156,250	3.12	A-		07-29-23
5,000,000	05971kam1	Banco Santander S.A. 3.892% Due 05-24-24	99.67	4,983,600	98.04	4,902,056	20,001	4,922,057	0.30	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	95.57	4,778,657	19,542	4,798,199	0.29	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	95.42	4,770,914	18,750	4,789,664	0.29	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	94.57	2,364,193	22,083	2,386,276	0.15	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	94.44	4,726,851	45,267	4,772,119	0.29	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	96.19	2,885,774	22,500	2,908,274	0.18	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	95.20	4,759,929	37,465	4,797,394	0.29	3.250	162,500	3.25	A+		10-08-23
4,000,000	06406ran7	Bank New York Mellon Corp 1.600% Due 04-24-25	102.41	4,096,520	93.70	3,747,953	11,911	3,759,864	0.23	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	96.12	4,806,121	19,125	4,825,246	0.29	4.050	202,500	4.05	A		08-27-23
3,000,000	78015k7h1	Royal Bank of Canada 1.150% Due 06-10-25	100.27	3,008,130	92.31	2,769,310	2,012	2,771,322	0.17	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	91.93	4,596,326	3,611	4,599,937	0.28	1.300	65,000	1.10	A-		
3,000,000	48130uuq6	JP Morgan Chase Financial Co 1.000% Due 06-23-25	100.00	3,000,000	90.72	2,721,564	667	2,722,231	0.17	1.000	30,000	1.00	A-		09-23-23
5,000,000	17330pfq7	Citigroup Global Markets 4.700% Due 07-21-25	100.00	5,000,000	96.38	4,818,926	104,444	4,923,371	0.30	4.700	235,000	4.70	A		07-21-23

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5,000,000	00138can8	AIG Global Funding 0.900% Due 09-22-25	99.82	4,991,000	89.78	4,488,987	12,375	4,501,362	0.28	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	90.51	4,525,573	5,333	4,530,907	0.28	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	89.23	3,569,319	2,000	3,571,319	0.22	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	87.21	4,360,399	1,031	4,361,430	0.27	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	88.07	4,403,434	111	4,403,545	0.27	0.800	40,000	0.80	A-		06-30-23
5,000,000	14913r3b1	Caterpillar Financial Services Corp 4.800% Due 01-06-26	100.71	5,035,650	99.78	4,989,068	116,667	5,105,734	0.31	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	89.28	2,678,494	10,937	2,689,431	0.16	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	89.47	4,473,547	19,566	4,493,113	0.27	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	87.84	2,635,174	12,000	2,647,174	0.16	0.900	27,000	0.90	A+		07-21-23
5,000,000	06749nfm9	Barclays Bank Plc 5.550% Due 01-23-26	100.00	5,000,000	97.43	4,871,633	121,792	4,993,424	0.30	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	88.03	4,401,366	17,361	4,418,727	0.27	1.000	50,000	1.00	A-		02-26-24
5,000,000	0641593u8	Bank Nova Scotia B C 1.050% Due 03-02-26	99.40	4,970,000	89.04	4,452,221	17,354	4,469,575	0.27	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	89.92	4,495,992	14,875	4,510,867	0.28	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	89.18	4,458,751	10,667	4,469,418	0.27	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	87.28	4,363,998	10,167	4,374,164	0.27	1.200	60,000	1.20	A-		04-30-24
5,000,000	06048wv56	Bank of America Corporation 4.000% Due 05-05-26	100.00	5,000,000	94.30	4,714,979	31,111	4,746,090	0.29	4.000	200,000	4.00	A-		11-05-23
5,000,000	808513br5	Charles Schwab Corp 1.150% Due 05-13-26	99.74	4,986,950	88.49	4,424,738	7,667	4,432,405	0.27	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	89.46	4,472,803	8,333	4,481,137	0.27	1.250	62,500	1.25	AA+		
5,000,000	06048wl99	Bank of America Corporation 1.400% Due 05-14-26	100.00	5,000,000	87.71	4,385,634	9,139	4,394,773	0.27	1.400	70,000	1.40	A-		11-14-23
5,000,000	06048wm31	Bank of America Corporation 1.250% Due 05-28-26	100.00	5,000,000	87.52	4,376,076	5,729	4,381,806	0.27	1.250	62,500	1.25	A-		11-28-23
5,000,000	902674yh7	UBS Ag London Branch 1.250% Due 06-01-26	99.80	4,990,200	87.97	4,398,398	5,208	4,403,607	0.27	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	88.93	8,892,734	9,333	8,902,067	0.55	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	89.41	4,470,606	2,031	4,472,637	0.27	1.125	56,250	1.17	A+		
5,000,000	06051gjd2	Bank of America Corp 1.319% Due 06-19-26	100.97	5,048,400	91.60	4,580,094	2,198	4,582,292	0.28	1.319	65,950	1.12	A-		06-19-25
5,000,000	78016ezt7	Royal Bank of Canada 1.150% Due 07-14-26	99.97	4,998,550	88.47	4,423,479	26,674	4,450,153	0.27	1.150	57,500	1.16	A		
3,000,000	2255012g5	Credit Suisse Ag New York 1.250% Due 08-07-26	97.69	2,930,670	86.09	2,582,636	15,000	2,597,636	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	86.93	2,607,769	10,637	2,618,407	0.16	1.150	34,500	1.36	A-		09-10-23
5,000,000	0641598k5	Bank Nova Scotia B C 1.300% Due 09-15-26	97.99	4,899,650	88.00	4,400,166	19,139	4,419,305	0.27	1.300	65,000	1.75	A-		06-15-26

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3,000,000	06368gc54	Bank Of Montreal 2.000% Due 12-22-26	100.00	3,000,000	86.39	2,591,631	1,500	2,593,131	0.16	2.000	60,000	2.00	A-		09-22-23
5,000,000	59217ger6	Metropolitan Life Global Fdg I 1.875% Due 01-11-27	98.68	4,934,000	89.09	4,454,369	44,271	4,498,640	0.27	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	89.16	4,457,854	40,354	4,498,208	0.27	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	89.58	4,926,742	44,168	4,970,910	0.30	2.450	134,750	2.45	A-		02-03-27
				234,970,298		215,719,973	1,159,956	216,879,929	13.24		4,636,660	2.11			
HEALTHCARE															
5,000,000	717081ex7	Pfizer Inc 0.800% Due 05-28-25	99.85	4,992,700	92.33	4,616,266	3,667	4,619,933	0.28	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	95.86	4,793,061	11,458	4,804,519	0.29	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	91.40	3,655,861	7,333	3,663,194	0.22	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	90.36	4,518,066	13,229	4,531,295	0.28	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	94.14	2,353,412	8,385	2,361,797	0.14	2.625	65,625	3.40	AA		02-15-26
5,000,000	91324pec2	Unitedhealth Group Inc 1.150% Due 05-15-26	100.00	5,000,000	90.43	4,521,522	7,347	4,528,870	0.28	1.150	57,500	1.15	A+		04-15-26
				26,347,685		24,458,188	51,420	24,509,608	1.50		360,125	1.54			
INFORMATION TECHNOLOGY															
5,000,000	594918bx1	Microsoft Corp 2.875% Due 02-06-24	98.52	4,925,850	98.49	4,924,386	57,899	4,982,285	0.30	2.875	143,750	5.25	AAA		12-06-23
5,000,000	459200jy8	IBM Corporation 3.000% Due 05-15-24	97.80	4,890,050	97.73	4,886,650	19,167	4,905,817	0.30	3.000	150,000	5.42	A-		
5,000,000	037833dm9	Apple Inc 1.800% Due 09-11-24	99.50	4,975,150	96.19	4,809,259	27,500	4,836,759	0.30	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	93.90	3,756,058	16,653	3,772,711	0.23	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	93.17	4,658,440	7,812	4,666,253	0.29	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	90.15	4,507,369	13,903	4,521,272	0.28	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	90.92	4,546,051	43,389	4,589,440	0.28	2.200	110,000	2.41	A-		01-09-27
				33,838,110		32,088,213	186,323	32,274,536	1.97		640,000	2.62			
TRANSPORTATION															
4,000,000	911312bt2	United Parcel Service Inc 2.200% Due 09-01-24	100.93	4,037,080	96.36	3,854,326	29,333	3,883,660	0.24	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	96.92	4,845,858	60,833	4,906,692	0.30	3.650	182,500	3.70	AA-		06-01-25
				9,029,420		8,700,185	90,167	8,790,352	0.53		270,500	2.95			
				405,467,489		374,787,139	1,942,307	376,729,447	23.00		7,564,152	2.07			
SUPRANATIONALS															
Not Classified															
5,000,000	459058gl1	International Bk Recon & Develop 3.000% Due 09-27-23	98.78	4,939,000	99.47	4,973,721	39,167	5,012,888	0.31	3.000	150,000	4.76	AAA		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
June 30, 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	4581x0df2	Inter-American Devel Bank	98.41	4,920,500	98.49	4,924,715	60,156	4,984,872	0.30	2.625	131,250	5.39	AAA		
		2.625% Due 01-16-24													
5,000,000	459058je4	International Bk Recon & Develop	99.37	4,968,615	91.22	4,560,773	7,969	4,568,742	0.28	0.375	18,750	0.51	AAA		
		0.375% Due 07-28-25													
5,000,000	459058jl8	International Bk Recon & Develop	99.89	4,994,350	90.81	4,540,292	4,375	4,544,667	0.28	0.500	25,000	0.52	AAA		
		0.500% Due 10-28-25													
5,000,000	45905u5y6	International Bk Recon & Develop	100.00	5,000,000	89.88	4,494,198	11,083	4,505,282	0.28	0.600	30,000	0.60	AAA		
		0.600% Due 02-18-26													
				<u>24,822,465</u>		<u>23,493,700</u>	<u>122,750</u>	<u>23,616,450</u>	<u>1.44</u>		<u>355,000</u>	<u>2.45</u>			
				24,822,465		23,493,700	122,750	23,616,450	1.44		355,000	2.45			
TREASURY BILLS															
Not Classified															
10,000,000	912796y29	U. S. Treasury Bill	98.08	9,808,172	99.67	9,966,558	0	9,966,558	0.61	4.730	473,000	4.82	AA+		
		4.730% Due 07-27-23													
10,000,000	912797gh4	U. S. Treasury Bill	98.36	9,835,714	99.28	9,928,264	0	9,928,264	0.61	4.970	497,000	5.05	AA+		
		4.970% Due 08-22-23													
				<u>19,643,886</u>		<u>19,894,822</u>	<u>0</u>	<u>19,894,822</u>	<u>1.22</u>		<u>970,000</u>	<u>4.94</u>			
				19,643,886		19,894,822	0	19,894,822	1.22		970,000	4.94			
VARIABLE RATE SECURITIES															
Not Classified															
3,000,000	06368ec59	Bank of Montreal	99.55	2,986,500	97.31	2,919,413	75	2,919,488	0.18	0.450	13,500	0.56			09-29-23
		0.450% Due 12-29-23													
5,000,000	78014rch1	Royal Bank of Canada	100.00	5,000,000	94.17	4,708,431	35,306	4,743,737	0.29	2.050	102,500	2.05	A		08-27-23
		2.050% Due 02-27-25													
5,000,000	3134gxqr8	Freddie Mac	100.00	5,000,000	97.35	4,867,695	26,250	4,893,945	0.30	3.000	150,000	3.43	AA+		07-28-23
		3.000% Due 04-28-25													
5,000,000	3130akln4	Federal Home Loan Bank	100.00	5,000,000	91.73	4,586,588	9,278	4,595,866	0.28	0.400	20,000	0.67	AA+		07-14-23
		0.400% Due 10-14-25													
2,708,000	06048wk25	Bank of America Corp	99.95	2,706,646	89.51	2,423,934	3,441	2,427,376	0.15	0.750	20,310	0.86	A-		07-30-23
		0.750% Due 10-30-25													
5,000,000	06048wk41	Bank of America Corp	99.85	4,992,500	89.53	4,476,327	4,250	4,480,577	0.27	0.850	42,500	0.83	A-		08-25-23
		0.850% Due 11-25-25													
5,000,000	06048wk66	Bank of America Corp	100.00	5,000,000	88.03	4,401,379	944	4,402,323	0.27	0.850	42,500	0.80	A-		09-23-23
		0.850% Due 12-23-25													
5,000,000	06048wk82	Bank of America Corp	99.42	4,971,250	88.85	4,442,560	6,771	4,449,331	0.27	0.750	37,500	0.86	A-		07-26-23
		0.750% Due 01-26-26													
5,000,000	3130aktt3	Federal Home Loan Bank	100.00	5,000,000	90.34	4,517,088	10,556	4,527,643	0.28	0.500	25,000	0.59	AA+		07-29-23
		0.500% Due 01-29-26													
5,000,000	3130aljk1	Federal Home Loan Bank	100.00	5,000,000	90.37	4,518,356	1,111	4,519,467	0.28	1.000	50,000	0.89	AA+		
		1.000% Due 03-23-26													
5,000,000	3130amej7	Federal Home Loan Bank	100.00	5,000,000	90.30	4,514,926	5,469	4,520,394	0.28	1.125	56,250	1.00	AA+		
		1.125% Due 05-26-26													
5,000,000	3130anxc9	Federal Home Loan Bank	100.00	5,000,000	90.16	4,508,169	8,944	4,517,114	0.28	0.700	35,000	1.14	AA+		09-29-23
		0.700% Due 09-29-26													
5,000,000	459058kb8	International Bk Recon & Develop	99.95	4,997,450	92.49	4,624,459	5,347	4,629,806	0.28	0.700	35,000	1.63	AAA		11-06-23
		0.700% Due 11-06-26													
5,000,000	46647pbt2	JP Morgan Chase Bank Na	95.03	4,751,600	89.57	4,478,643	6,096	4,484,739	0.27	1.045	52,250	2.10	A-		11-19-25
		1.045% Due 11-19-26													
5,000,000	46647pbw5	JP Morgan Chase Bank Na	95.40	4,769,800	89.05	4,452,741	21,233	4,473,975	0.27	1.040	52,000	1.94	A-		02-04-26
		1.040% Due 02-04-27													
				<u>70,175,746</u>		<u>64,440,709</u>	<u>145,071</u>	<u>64,585,781</u>	<u>3.95</u>		<u>734,310</u>	<u>1.34</u>			
				70,175,746		64,440,709	145,071	64,585,781	3.95		734,310	1.34			

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
June 30, 2023

<u>Quantity</u>	<u>Security Symbol</u>	<u>Security</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Price</u>	<u>Market Value</u>	<u>Accrued Interest</u>	<u>Market Value + Accrd. Int.</u>	<u>Pct. Assets</u>	<u>Unit Income</u>	<u>Annual Income</u>	<u>Cur. Yield</u>	<u>S & P</u>	<u>Bond Status</u>	<u>Call Put Date</u>
TOTAL PORTFOLIO				1,709,121,996		1,629,618,260	5,078,379	1,634,696,639	100.00		44,903,455	2.79			

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 06-01-23 To 06-30-23

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
PURCHASES									
06-02-23	06-06-23	cbus	459200jy8	459200JY8	5,000,000	IBM Corporation 3.000% Due 05-15-24	A-	98	4,890,050
06-06-23	06-08-23	cbus	904764ax5	904764AX5	5,000,000	Unilever Cap Corp 2.600% Due 05-05-24	A+	98	4,879,550
06-07-23	06-09-23	cpus	59157uzs2	59157UZS2	5,000,000	Metlife Short Term Fund 5.400% Due 12-26-23	A1+	97	4,850,000
06-09-23	06-13-23	cpus	55078ta98	55078TA98	10,000,000	Lvmh Moet Hennessy Lou Vuitton 5.440% Due 01-09-24	A-1+	97	9,682,667
06-09-23	06-13-23	snus	4581x0df2	4581X0DF2	5,000,000	Inter-American Devel Bank 2.625% Due 01-16-24	AAA	98	4,920,500
06-13-23	06-15-23	cbus	594918bx1	594918BX1	5,000,000	Microsoft Corp 2.875% Due 02-06-24	AAA	99	4,925,850
									34,148,617
SALES									
06-01-23	06-01-23	mbus	13032uva3	13032UVA3	1,750,000.00	California Health Facs Fing Auth Revenue 1.970% Due 06-01-23	AA-	100	1,750,000
06-02-23	06-02-23	vrus	06367wl84	06367WL84	3,000,000	Bank of Montreal 5.216% Due 06-02-23		100	3,000,000
06-13-23	06-13-23	cpus	59166htd0	59166HTD0	5,000,000	Metlife Short Term Fund 4.700% Due 06-13-23	A-1+	98	4,887,069
06-13-23	06-13-23	dpus	313384gv5	313384GV5	5,000,000	Federal Home Loan Bank 4.660% Due 06-13-23	AA+	98	4,906,153
06-13-23	06-13-23	dpus	459052gv2	459052GV2	5,000,000	International Bk Recon & Develop 4.650% Due 06-13-23	AAA	98	4,914,750
06-15-23	06-15-23	cbus	097023bq7	097023BQ7	5,000,000	Boeing Co 1.875% Due 06-15-23	BBB-	100	5,000,000
06-27-23	06-27-23	cpus	53943stt4	53943STT4	10,000,000	Lloyds Bank Plc 4.870% Due 06-27-23	A1	98	9,764,617
06-27-23	06-27-23	dpus	459052hk5	459052HK5	5,000,000	International Bk Recon & Develop 4.670% Due 06-27-23	AAA	98	4,905,303
06-29-23	06-29-23	vrus	06746xfe8	06746XFE8	3,000,000	Barclays Bank Plc 3.487% Due 06-29-23	A+	100	3,000,000
									42,127,892

Capitol Area Development Authority

CAPITOL AREA DEVELOPMENT AUTHORITY

MONTHLY REVIEW – JUNE 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.

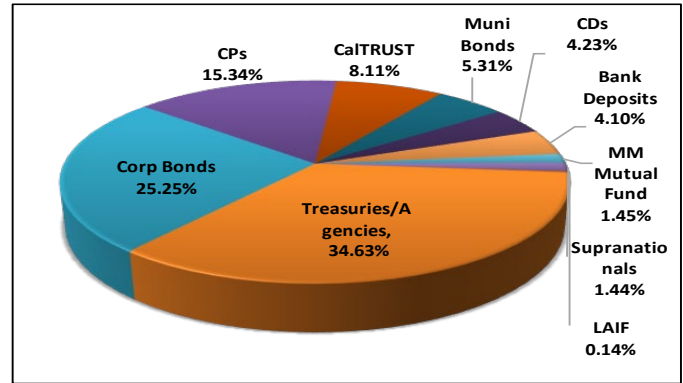
PORTFOLIO STATISTICS

Beginning Balance	21,353,373
Contributions	0
Withdrawals	0
Interest Earned	49,043
Ending Balance	21,402,416

PERFORMANCE COMPARISON

City Pool A	2.79%
LAIF	3.17%
90 Day T-Bill	5.27%
Federal Funds	5.08%

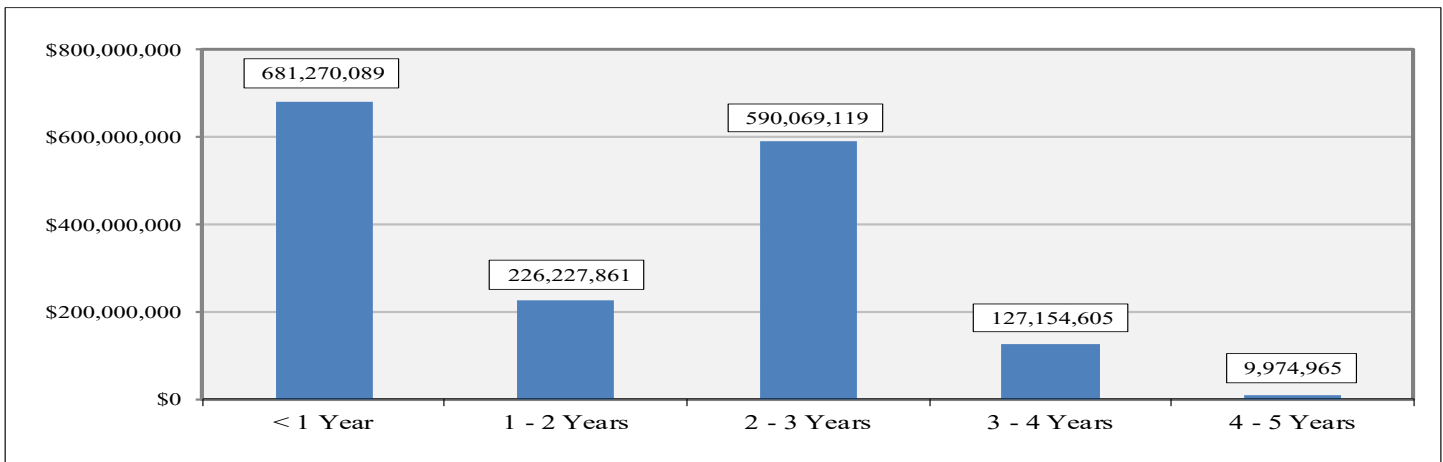
CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Treasuries/Agencies	34.63%	1.88%
Corp Bonds	25.25%	2.00%
CPs	15.34%	5.16%
CalTRUST	8.11%	4.20%
Muni Bonds	5.31%	2.07%
CDs	4.23%	1.81%
Bank Deposits	4.10%	2.96%
MM Mutual Fund	1.45%	4.58%
Supranationals	1.44%	2.45%
LAIF	0.14%	3.17%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	681,270,089	41.67%
1 - 2 Years	226,227,861	13.84%
2 - 3 Years	590,069,119	36.10%
3 - 4 Years	127,154,605	7.78%
4 - 5 Years	9,974,965	0.61%
Total	1,634,696,639	100.00%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Banking
From 06-01-23 To 06-30-23

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
06-01-23				Beginning Balance		374,867.25
06-30-23	06-30-23	in		Pool A Cash	49,042.86	423,910.11
				Jun 2023 estimated Pool A interest		
					49,042.86	
06-30-23				Ending Balance		423,910.11
Pool A Cash						
06-01-23				Beginning Balance		20,978,505.65
06-30-23				Ending Balance		20,978,505.65

CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

MONTHLY REVIEW – JUNE 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.

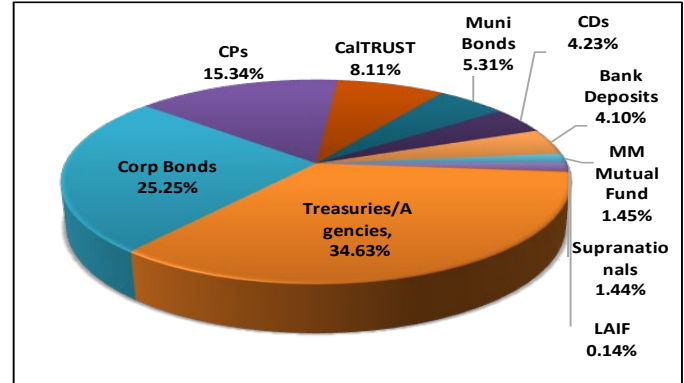
PORTFOLIO STATISTICS

Beginning Balance	40,210
Contributions	0
Withdrawals	0
Interest Earned	92
Ending Balance	40,302

PERFORMANCE COMPARISON

City Pool A	2.79%
LAIF	3.17%
90 Day T-Bill	5.27%
Federal Funds	5.08%

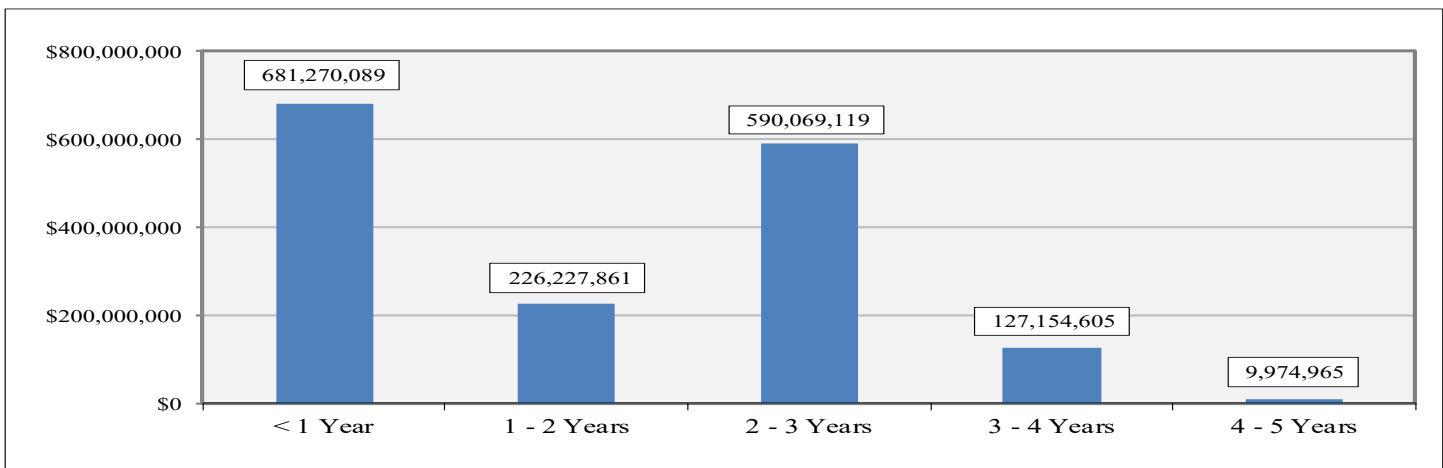
CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Treasuries/Agencies	34.63%	1.88%
Corp Bonds	25.25%	2.00%
CPs	15.34%	5.16%
CalTRUST	8.11%	4.20%
Muni Bonds	5.31%	2.07%
CDs	4.23%	1.81%
Bank Deposits	4.10%	2.96%
MM Mutual Fund	1.45%	4.58%
Supranationals	1.44%	2.45%
LAIF	0.14%	3.17%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	681,270,089	41.67%
1 - 2 Years	226,227,861	13.84%
2 - 3 Years	590,069,119	36.10%
3 - 4 Years	127,154,605	7.78%
4 - 5 Years	9,974,965	0.61%
Total	1,634,696,639	100.00%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Tax Exempt
From 06-01-23 To 06-30-23

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
06-01-23				Beginning Balance		705.91
06-30-23	06-30-23	in		Pool A Cash	92.35	798.26
				Jun 2023 estimated Pool A interest		
					<u>92.35</u>	
06-30-23				Ending Balance		798.26
Pool A Cash						
06-01-23				Beginning Balance		39,504.39
06-30-23				Ending Balance		39,504.39

CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

MONTHLY REVIEW – JUNE 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.

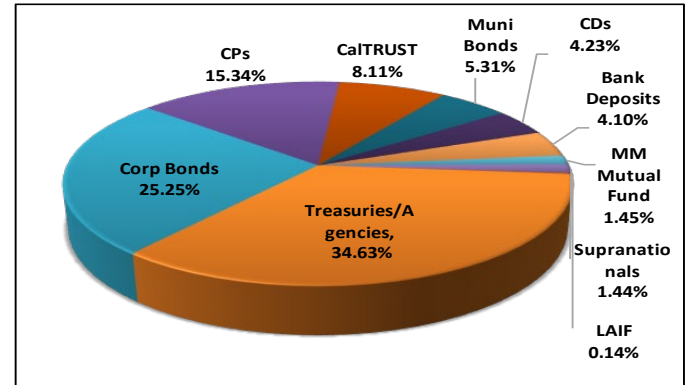
PORTFOLIO STATISTICS

Beginning Balance	274,122
Contributions	0
Withdrawals	0
Interest Earned	630
Ending Balance	274,752

PERFORMANCE COMPARISON

City Pool A	2.79%
LAIF	3.17%
90 Day T-Bill	5.27%
Federal Funds	5.08%

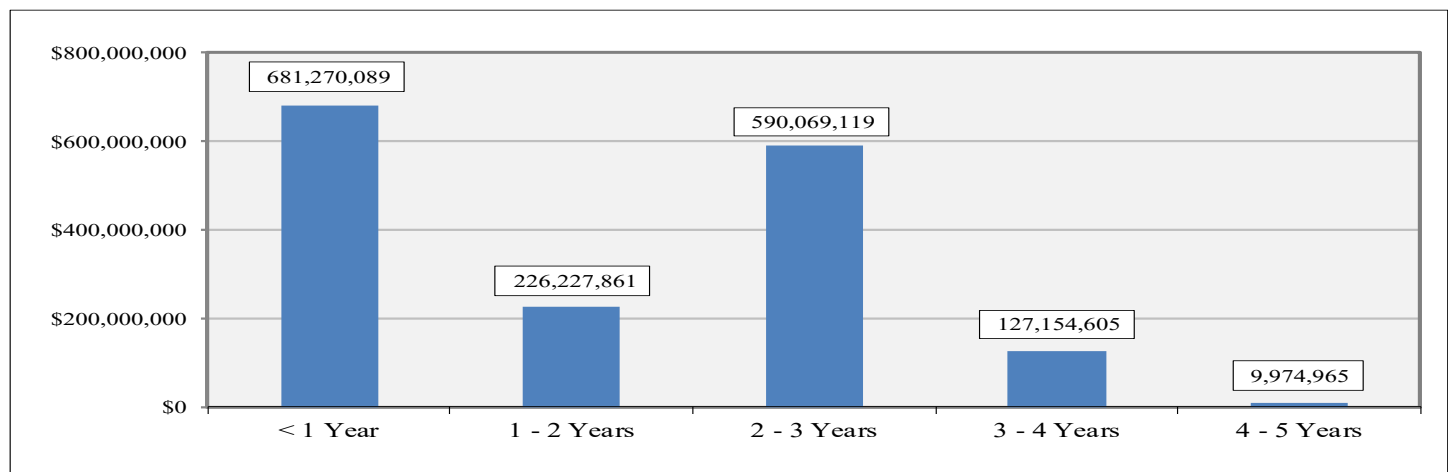
CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Treasuries/Agencies	34.63%	1.88%
Corp Bonds	25.25%	2.00%
CPs	15.34%	5.16%
CalTRUST	8.11%	4.20%
Muni Bonds	5.31%	2.07%
CDs	4.23%	1.81%
Bank Deposits	4.10%	2.96%
MM Mutual Fund	1.45%	4.58%
Supranationals	1.44%	2.45%
LAIF	0.14%	3.17%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	681,270,089	41.67%
1 - 2 Years	226,227,861	13.84%
2 - 3 Years	590,069,119	36.10%
3 - 4 Years	127,154,605	7.78%
4 - 5 Years	9,974,965	0.61%
Total	1,634,696,639	100.00%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Taxable
From 06-01-23 To 06-30-23

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
06-01-23				Beginning Balance		4,812.32
06-30-23	06-30-23	in		Pool A Cash	629.58	5,441.90
				Jun 2023 estimated Pool A interest		
					<u>629.58</u>	
06-30-23				Ending Balance		5,441.90
Pool A Cash						
06-01-23				Beginning Balance		269,310.06
06-30-23				Ending Balance		269,310.06

CAPITOL AREA DEVELOPMENT AUTHORITY – 2020 TAXABLE BOND PROCEEDS

MONTHLY REVIEW – JUNE 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.

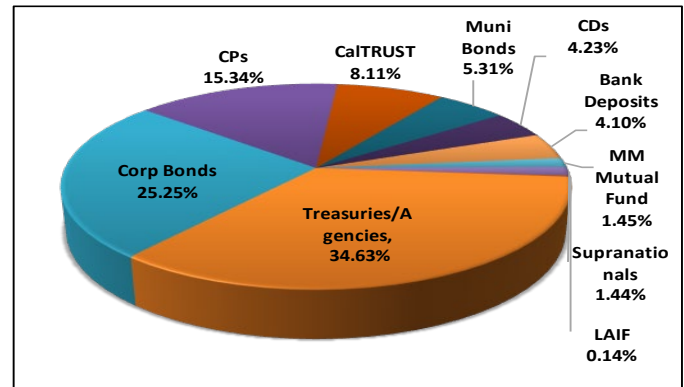
PORTFOLIO STATISTICS

Beginning Balance	29,611,874
Contributions	0
Withdrawals	0
Interest Earned	68,010
Ending Balance	29,679,884

PERFORMANCE COMPARISON

City Pool A	2.79%
LAIF	3.17%
90 Day T-Bill	5.27%
Federal Funds	5.08%

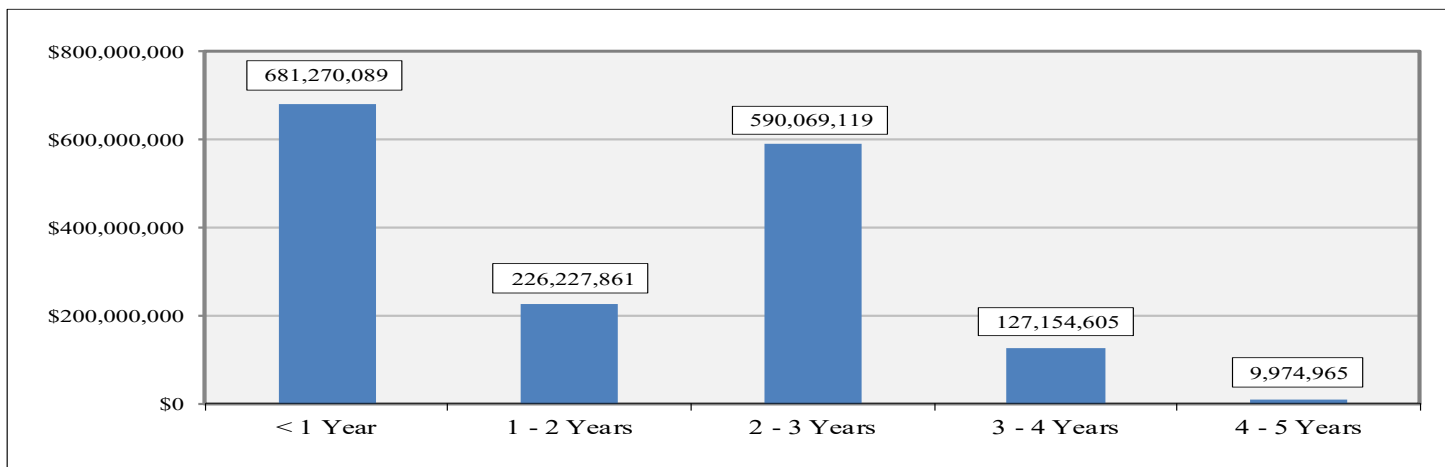
CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Treasuries/Agencies	34.63%	1.88%
Corp Bonds	25.25%	2.00%
CPs	15.34%	5.16%
CalTRUST	8.11%	4.20%
Muni Bonds	5.31%	2.07%
CDs	4.23%	1.81%
Bank Deposits	4.10%	2.96%
MM Mutual Fund	1.45%	4.58%
Supranationals	1.44%	2.45%
LAIF	0.14%	3.17%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	681,270,089	41.67%
1 - 2 Years	226,227,861	13.84%
2 - 3 Years	590,069,119	36.10%
3 - 4 Years	127,154,605	7.78%
4 - 5 Years	9,974,965	0.61%
Total	1,634,696,639	100.00%



City of Sacramento
CASH LEDGER
CADA 2020 Taxable Bond Proceeds
From 06-01-23 To 06-30-23

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
06-01-23				Beginning Balance		530,378.58
06-30-23	06-30-23	in		Pool A Cash	68,010.37	598,388.95
				Jun 2023 estimated Pool A interest		
					68,010.37	
06-30-23				Ending Balance		598,388.95
Pool A Cash						
06-01-23				Beginning Balance		29,081,495.09
06-30-23				Ending Balance		29,081,495.09