



June 23, 2023

TO: CADA Board of Directors

**SUBJECT: June 30, 2023, Board Meeting
AGENDA ITEM 5
FY 2023 – 2024 GENERAL OPERATIONS BUDGET AND CAPITAL
INVESTMENT PROGRAM BUDGET**

CONTACT: Noelle Mussen, Finance Director

RECOMMENDED ACTION:

Staff recommends that the Board adopt resolutions:

- Approving the FY 23-24 General Operations Budget of \$17,866,921, the FY 23-24 Capital Investment Program (CIP) Budget consisting of the Major Construction Projects Budget of \$2,247,487.
- Approving an increase of \$15,000 in the FY 06-07 CIP Development Project Budget
- Approving a decrease of \$175,497.86 in the FY 07-08 CIP Development Project Budget
- Approving an increase of \$190,000 in the FY 09-10 CIP Development Project Budget
- Approving an increase of \$150,000 in the FY 22-23 CIP Development Project Budget
- Approving an adjustment of \$964,367 to close out the FY 20-21- CIP Major Construction Budget

The resolution adopting the FY 23-24 General Operations Budget establishes the transfer threshold for budget changes the Executive Director may make without prior approval by the Board for FY 23-24 at a cumulative seven percent (7%) of a major expense category's annual operating budget. The resolution also continues the policy of providing the Executive Director with the authority to submit applications for project funding but requiring Board action prior to the acceptance of such funding.

BACKGROUND

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

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

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

FISCAL IMPACT

FY 23-24 GENERAL OPERATIONS BUDGET

The proposed FY 23-24 General Operations Budget supports CADA's annual operations exclusive of specific major construction and development project activities, which are reflected in the CIP budgets. The General Operations budget is summarized in **Table 1** and discussed below:

TABLE 1: SUMMARY BUDGET COMPARISON

Sources of Funds:	FY 2022-23	FY 2023-24	Difference
	Final Budget	Proposed Budget	
Rental Income	\$ 8,914,850	\$ 9,494,750	\$ 579,900
Tax increment	7,125,000	7,670,000	545,000
Investment Income	415,500	670,000	254,500
Other	33,100	33,100	-
Grant Revenue	150,000	-	(150,000)
Utilization of Bond Proceeds	3,977,000	-	(3,977,000)
Utilization of Fund Balance	1,585,862	-	(1,585,862)
Contribution to Available Fund Balance	(574)	(929)	(355)
Total Funding Sources	\$ 22,200,738	\$ 17,866,921	\$ (4,333,817)
Uses of Funds:			
Salaries	\$ 3,056,000	\$ 3,157,000	\$ 101,000
Benefits	1,833,632	1,925,836	92,204
Post Employment Trust contribution	210,000	210,000	-
Outside Services	1,832,630	2,182,479	349,849
Maintenance & Repair	2,156,689	2,251,510	94,821
Utilities	1,332,300	1,395,300	63,000
Overhead	751,170	831,181	80,011
Debt Service	3,185,480	3,168,512	(16,968)
Contributions to Reserves	1,755,834	1,438,981	(316,853)
Investment in Major Construction	963,453	1,126,620	163,167
Investment in Development	5,123,550	179,502	(4,944,048)
Total Uses of Funds	\$ 22,200,738	\$ 17,866,921	\$ (4,333,817)

General Operations – Sources of Funds

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

Rental Income

	FY 2022-23 Final Budget	FY 2023-24 Proposed Budget	Difference
Residential Rent	\$ 8,785,000	\$ 9,710,500	\$ 925,500
Special Management Rent	1,844,000	2,020,000	176,000
Commercial Rental Revenue	515,000	515,000	-
Ground Lease Revenue	156,000	156,000	-
Parking	276,700	312,700	36,000
Special Management Fees	257,850	272,950	15,100
Other Rental Revenue	38,400	38,900	500
Rental Vacancy Loss	(894,000)	(1,135,000)	(241,000)
Loss to Lease*	(1,269,100)	(1,606,800)	(337,700)
Low Income Subsidy	(795,000)	(789,500)	5,500
	<u>\$ 8,914,850</u>	<u>\$ 9,494,750</u>	<u>\$ 579,900</u>

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

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

- Residential Rental Revenue is proposed to increase \$1,101,500, of which \$176,000 is for Special Management properties. This reflects an increase to the FY 22-23 estimated revenue level at year-end and an estimated 3% increase based on anticipated additional revenue due to the proposed Board-approved rent increase for FY 2023-24.
- Parking Revenue is proposed to increase \$36,000 to reflect the estimated revenue level in FY 22-23.
- Rental Vacancy Loss is proposed to increase by \$241,000 to \$1,135,000 to reflect the estimated year-end FY 22-23 levels.
- Loss to Lease is proposed to increase \$ 337,700 to reflect estimated year-end FY 22-23 expense levels. This proposed increase is to account for current tenants whose rents will not be brought to the current market rent level in part due to rent increase caps established as part of the CADA Market Rate Rent Schedule and Current Tenant Rent Increase Methodology proposed for approval by the Board at the June Board meeting.

Tax Increment Revenue

	FY 2022-23 Final Budget	FY 2023-24 Proposed Budget	Difference
Capitol Area	\$ 4,355,000	\$ 4,850,000	\$ 495,000
R Street area	2,770,000	2,820,000	50,000
	<u>\$ 7,125,000</u>	<u>\$ 7,670,000</u>	<u>\$ 545,000</u>

CADA's total Tax Increment is proposed to increase to \$7,670,000. This reflects an increase of \$495,000 in the Capitol Area for a total of \$4,850,000, and an increase of \$50,000 in the R Street Area for a total of \$2,820,000. The proposed increases are due to increases in property values over the last fiscal year, including sales of property, and a 2% property tax increase imposed by the

County Tax Assessor. These balances are based on prior year collections and the current Tax Assessor's reports.

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

Interest and Other Investment Income

	FY 2022-23 Final Budget	FY 2023-24 Proposed Budget	Difference
Interest Income on Investments with City	\$ 207,500	\$ 322,000	\$ 114,500
Bond-related Interest Income	210,000	350,000	140,000
Interest Income - reserve allocation	(2,000)	(2,000)	-
	<u>\$ 415,500</u>	<u>\$ 670,000</u>	<u>\$ 254,500</u>

Staff proposes a \$254,500 increase to this category. For the 2020 Bond's interest income, staff is projecting the majority of the proceeds will remain invested and earn interest throughout the majority of next fiscal year. Interest Income with the City reflects an increase seen in actual investment revenue in FY 23-24 and staff anticipates that interest rates will continue to increase in FY 23-24.

Utilization of Financial Resources

	FY 2022-23 Final Budget	FY 2023-24 Proposed Budget	Difference
Utilization of Available Fund Balance			
- General Fund Balance Utilization - Originally Budgeted	\$ 150,751	\$ -	(150,751)
- General Fund Balance Utilization - Prior Year TI	1,435,111	-	(1,435,111)
Utilization of Reserves			
- Development Reserve Draw Down	-	-	-
	<u>1,585,862</u>	<u>-</u>	<u>(1,585,862)</u>
Contribution to Available Fund Balance			
- Special Management Funds	574	929	355
- Bond Funds	-	-	-
	<u>574</u>	<u>929</u>	<u>355</u>
	<u>\$ 1,586,436</u>	<u>\$ 929</u>	<u>\$ (1,585,507)</u>

The Utilization of Available Fund Balance is used to budget available funds that have accumulated over prior years in the Fund Balance account that are either unreserved or unrestricted. This account is used in various ways and changes from year to year based on budget needs in a given fiscal year. These funds can be used to balance the budget and are only drawn down if there is a need by Year End. In addition, tax increment revenue received but not utilized or budgeted for in a prior year is made available through this account, usually at Mid-Year. There is no proposed Utilization of Fund Balance for FY 23-24 to meet CADA's balance budget directive.

In prior years, budgets for two Special Management Funds (17th Street Commons and Fremont/Wilshire) reflected positive cash flow. This excess revenue was budgeted to Fund Balance in order to meet the balanced budget directive yet remains available for future years' needs. In FY 23-24, the estimated excess is \$11 for 17th Street Commons and \$918 for Fremont/Wilshire.

General Operations – Uses of Funds

Employee Services and Benefits

	FY 2022-23 Final Budget	FY 2023-24 Proposed Budget	Difference
Salaries	\$ 3,056,000	\$ 3,157,000	\$ 101,000
PERS Retirement	745,000	773,000	28,000
Retiree Health Benefit	160,000	215,000	55,000
Other	1,138,632	1,147,836	9,204
	<u>\$ 5,099,632</u>	<u>\$ 5,292,836</u>	<u>\$ 193,204</u>

The Salaries and Benefits category is proposed to increase by net 4%. The major items that are contributing to the increase are the following:

- Salaries are proposed to increase the current budget by \$101,000. This includes a general increase to non-RSR staff salaries of 5% and an increase of 7% to the Resident Service Representatives (RSR). This allows for salary adjustments due to staff performance, a new RSR position to staff the Sonrisa property and a new leasing agent to assist with the affordable housing tenants, offset by a reduction in salary costs due to the retirement of the Special Projects Director.
- CalPERS Retirement reflects a proposed net increase of \$28,000. This is a result of current staffing levels, CalPERS payroll rates, and the flat fee CalPERS imposes to cover CADA's unfunded liabilities. The new CalPERS Classic payroll rate increased from 11.61%, to 13.26%, and the new PEPRA (Public Employee Pension Reform Act) rate increased from 7.76% to 8% for current vested benefits only. The flat fee decreased for Classic members from \$431,000 to \$414,075 and from \$5,900 to \$0 for PEPRA members. Classic members are employees hired before January 1, 2014. Of CADA's 45 full time employees, 17 are Classic members and 28 are PEPRA members.
- Retiree Health Benefits reflects a proposed increase of \$55,000. This increase is due to expenses for a full year for new retirees. This expense can be funded through the Other Post Employment Benefits (OPEB) trust.

Outside Services

	FY 2022-23 Final Budget	FY 2023-24 Proposed Budget	Difference
Community Activities	\$ 35,000	\$ 80,000	\$ 45,000
Prop Mgmt Other Professional Svc	120,000	131,000	11,000
Insurance	510,000	713,000	203,000
Special Management Insurance	113,000	141,500	28,500
Other	1,114,630	1,116,979	2,349
	<u>\$ 1,892,630</u>	<u>\$ 2,182,479</u>	<u>\$ 289,849</u>

Outside Services is proposed to be increased by a net 15%. The major items that contributed to the net changes are as follows:

- Community Activities is proposed to increase by \$45,000. This increase will allow staff to continue with our current projects like the Fremont Park Chalk-It-Up and Movie in the Park programs, along with providing funds for utility box art wrap projects and to continue the current small business incubation support programming for the CLTRE Club, CADA's new tenant at the old Enterprise site, through October. CADA and CLTRE are pursuing grant funding for business support and programming after October at this site.
- Property Management Other Professional Services is proposed to increase by \$11,000 to \$131,000. This will allow staff to implement a new contract of \$120,000 with Step It Up to offer various services to assist CADA's Tenants.
- Insurance is proposed to increase by 40% or \$231,500. This is based on cost information received from our insurance carrier. Similar to the current year, this increase is not due to CADA's loss experience but increases occurring within the insurance industry, including increased replacement values of all properties due to rising cost of materials. These increases are reflected in the increases to our premium rates which are, unfortunately, higher than previous years.

Maintenance & Repair

	FY 2022-23 Final Budget	FY 2023-24 Proposed Budget	Difference
	-	-	-
Countertop/Cabinets	\$ 57,500	\$ 87,500	\$ 30,000
Floor	305,000	361,000	56,000
Property Mgt Furniture & Appliances	101,500	116,500	15,000
Building Supplies	311,500	351,500	40,000
Maintenance Mach & Equipment	85,000	55,000	(30,000)
Other	1,296,189	1,280,010	(16,179)
	<u>\$ 2,156,689</u>	<u>\$ 2,251,510</u>	<u>\$ 94,821</u>

Maintenance & Repair is proposed to increase by a net 4%. The major factors that contribute to the increase are similar across most accounts and are mainly due to anticipated increases in cost for labor, increased cost for supplies and materials, the use of other more expensive but longer-lasting materials to make CADA's apartments more competitive, and increases in costs for manufacturing.

The decrease to the Maintenance Mach. & Equipment account is to reduce the account following an increase that was included in the current year's budget for the purchase of a new truck for the maintenance office. This purchase has been completed and the increased budget is not needed for the 23-24 fiscal year.

Utilities

	FY 2022-23 Final Budget	FY 2023-24 Proposed Budget	Difference
Garbage	\$ 150,000	\$ 153,500	3,500
SMUD/Electricity	152,000	152,000	-
PG&E/Gas	316,300	418,800	102,500
Water/Sewer	639,000	588,000	(51,000)
Admin Utilities	28,000	28,000	-
Admin/Mait Utilities	47,000	55,000	8,000
	<u>\$ 1,332,300</u>	<u>\$ 1,395,300</u>	<u>\$ 63,000</u>

Utilities are proposed to be increased by a net 5%. The majority of this net change is in the PG&E Gas account reflecting an increase of \$102,500, but offset by a \$51,000 decrease in the Water account. For the PG&E account, the increase reflects the FY 22-23's estimated expenses plus a 7% increase.

For Water and the other utilities accounts there has been either a reduction in expenses or only slight increases. So even with potential increases to rates staff is proposing the decrease to the water and slight increases or no changes to the other utility accounts.

Overhead

	FY 2022-23 Final Budget	FY 2023-24 Proposed Budget	Difference
Internet Services	26,000	56,000	30,000
Maint. Bldg Rent	14,200	42,000	27,800
Sp Management Fees	104,220	115,460	11,240
Other	606,750	617,721	10,971
	<u>\$ 751,170</u>	<u>\$ 831,181</u>	<u>\$ 80,011</u>

Overhead is proposed to be increased by 10%. The major items that contribute to the net changes are as follows:

- Internet Services is proposed to be increased by \$30,000 for additional funding to refresh the CADA website.
- Maintenance Building Rent is proposed to be increased by \$27,800. This increase is for a full year to lease the 712 R Street space for additional inventory space for maintenance.
- Special Management Property fees is a cost to the Somerset, Biele, 17th Street Commons and Fremont/Wilshire special management properties which are paid to CADA as part of its regulatory agreements with its regulatory agencies. These fees have been increased each year with the exception of Fremont/Wilshire. For FY 23-24 staff proposes to increase the Fremont/Wilshire fee along with the other properties.

Debt Service

	FY 2022-23	FY 2023-24	
	Final Budget	Proposed Budget	Difference
Debt Service General Fund - principal paid	\$ 239,007	\$ 220,100	(18,907)
Debt Service General Fund - Interest paid	69,523	62,462	(7,061)
Bond Debt Service - Principal Paid	1,301,970	1,340,090	38,120
Bond Debt Service - Interest Paid	1,274,980	1,245,860	(29,120)
Tax Increment Pledge - Eviva Midtown	300,000	300,000	-
	<u>\$ 3,185,480</u>	<u>\$ 3,168,512</u>	<u>\$ (16,968)</u>

The Debt Service line item's proposed adjustment follows the current amortization schedules. The budget reflects a nearly \$17,000 decrease in debt service to be paid.

Investment in the Capital Investment Program

	FY 2022-23	FY 2023-24	
	Final Budget	Proposed Budget	Difference
The Investment in Major Construction is proposed to be funded as follows:			
- Tax Increment Funded	\$ 704,453	1,115,620	\$ 411,167
- Tax Increment Funded Prior Year	244,000	-	-
- Bond Investment Revenue Funded	-	-	-
- Affordable Housing Funded	-	-	-
- Operations Funded (General Fund)	-	-	-
- Operations Funded (Special Management)	15,000	11,000	(4,000)
	<u>963,453</u>	<u>1,126,620</u>	<u>407,167</u>

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

- Tax Increment Funded	\$ 927,550	179,502	\$ (748,048)
- Tax Increment Funded Prior Year	69,000	-	-
- Bond Investment Revenue Funded	3,977,000	-	(3,977,000)
- Development Reserve Revenue	-	-	-
- Grant Funding	150,000	-	(150,000)
	<u>5,123,550</u>	<u>179,502</u>	<u>(4,875,048)</u>

New Investment in Major Construction is proposed to be increased compared to the prior year for CADA's general housing stock. This funding is required to meet the anticipated capital improvement needs in the year ahead including budgeting for improvements to balconies and second story or higher walkways at multiple buildings to meet state safety requirements, conversions of central heating and hot water systems to electric, roof replacements, streetscaping conversions from turf to climate-appropriate plantings, etc.

Investment in Development is proposed to be decreased in the next fiscal year reflecting the reduction of project support relative to the current year budget, the majority of which was funded from the 2020 CADA bond proceeds.

Special Management Funds

CADA maintains several Special Management properties, three of which require annual budget approval by the regulatory agencies that provided project construction funding. Staff expects that the budgets submitted to the State of California Department of Housing and Community Development (HCD) and

the California Housing Finance Agency (CalHFA) will be approved by these agencies. These funds are incorporated into the proposed CADA budget. Any changes made by HCD will be brought to the Board at Mid-Year.

With regard to the Special Management properties, 17th Street Commons and Fremont/Wilshire continue to be self-supporting, with projected positive operations by the end of the coming fiscal year. CADA has carried forward budgeted contributions from Tax Increment from FY 22-23 to support needed major construction projects that were not completed in the prior year at Fremont Wilshire.

MAJOR CONSTRUCTION CAPITAL INVESTMENT PROGRAM (CIP)

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

Major Construction (CIP) Budget FY 20-21

This budget is proposed to be closed leaving a remaining balance of \$964,367 consisting of \$592,980 from the General Fund and \$371,387 from the Special Management Construction budgets. This remaining funding will partially be used to fund the proposed FY 23-24 Major Construction budget. For Special Management, prior year available funds will be re-budgeted in the FY 23-24 budget to complete projects started at the Fremont Wilshire property - as noted in **Attachment 2**.

Major Construction (CIP) Budget FY 21-22

There is no proposed revision to this budget.

Major Construction (CIP) Budget FY 22-23

There is no proposed revision to this budget.

Major Construction (CIP) Budget FY 23-24 (Attachment 2)

The FY 23-24 Major Construction Program budget is proposed to total \$2,247,487, of which \$538,887 is allocated for capital improvements at Special Management properties, with \$1,115,620 funded by current tax increment; \$964,367 funded from tax increment carryover from the prior year of which \$371,387 is from Special Management; \$11,000 from Special Management operations; and \$156,500 from equipment reserves and operations. The \$2,247,487 balance of funds is allocated for various projects in several CADA residential buildings. Please see **Attachment 2** for a list of projects by address. As noted above, CIP budgets are three-year budgets, and as such, these expenditures will take place over a three-year period.

DEVELOPMENT CAPITAL INVESTMENT PROGRAM (CIP)

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

FY 06-07 Budget Revisions

Overall, the FY 06-07 Development Budget is proposed to be increased by \$15,000 to increase the East End Gateway Site 5, 6 & 7 Project budget to replace funding used in the current year for improvements to the site to make the space workable for the new tenant, CLTRE Club. This increase will leave funding available for possible pre-development expenditures for this project.

FY 07-08 Budget Revisions

Overall, the FY 07-08 Development Budget is proposed to be decreased by \$175,497.86 to decrease and close out the R Street Streetscape budget. This project has been completed and CADA has reimbursed the City of Sacramento for the funds advanced by the City to the project. This remaining funding will be held in the R Street Development Reserve to be used for future projects.

FY 09-10 Budget Revisions

Overall, the FY 09-10 Development Budget is proposed to be increased by \$190,000 for improvements to the 16th Street Streetscape, specifically to fund improvements to Fremont Park. \$150,000 will help leverage City funding for improvements to the restroom, \$20,000 will be used for site maintenance, and \$20,000 will be used for improvements to the park’s storm water planters along 16th street.

FY 22-23 Budget Revisions

Overall, the FY 22-23 Development Budget is proposed to be increased by \$150,000 to provide funding for the New Middle-Income Housing Model Project so funds can be available for possible loans to help support affordable housing projects in Sacramento. This is paired with the \$100,000 set-aside for the previously identified project loan at 8th and S Streets, for a total revolving loan amount of \$250,000.

Bond Projects Capital Investment Program Budget Revisions

Currently, there are \$24.5 million in Taxable bond proceeds from the 2020 bond issue that are available and undesignated. No adjustments are proposed at this time. The proceeds have been budgeted for the following:

TABLE 3 - 2020 Taxable Bond Proceeds

	<u>Original Budget</u>	<u>Previous Budgeted</u>	<u>Current Proposed</u>	<u>Total Budget</u>	<u>Remaining Proceeds</u>
<u>Funding Sources</u>					
Available Proceeds	30,000,000	(5,400,100)	-	(5,400,100)	24,599,900
<u>Development Expenses</u>					
Courtyard Site 16A - Sonrsia	-	2,633,100	-	2,633,100	-
805 R street	-	1,000,000	-	1,000,000	-
O Street Streetscape	-	1,767,000	-	1,767,000	-
	<u>\$ 30,000,000</u>	<u>\$ 5,400,100</u>	<u>\$ -</u>	<u>\$ 5,400,100</u>	<u>\$ -</u>

DESIGNATED RESERVES

Designated Reserves reflects the balances anticipated to be held by CADA as of Year-End, net of budgeted contributions and withdrawals. Overall, Designated Reserves balances as of June 30, 2024, are anticipated to be in the range of \$12.8 million. **Table 4** below provides a summary of budgeted activity and projected reserve account balances by fund.

Proposed Reserve activities of note include:

- Projected withdrawals of \$156,500 from Special Management Fund Reserves consisting of the following:
 - \$51,000 to the Biele Place Equipment Replacement Reserve for landscape improvements to the courtyard carried forward from FY 22-23.
 - \$66,500 to the Somerset Parkside Equipment Replacement Reserve for replacement of bathroom and kitchen cabinets and the existing deteriorated cast iron waste lines throughout the units as they become vacant.
 - \$39,000 to the 17th Street Commons Equipment Replacement Reserve for awning replacement throughout the property.
- Required reserve contributions of \$104,883 to the Special Management Equipment Reserve.
- A proposed contribution to reserves of \$336,300 for the R Street Housing Set-Aside fund and \$997,798 for the R Street Development Reserve.

TABLE 4 - Designated Reserves

<u>Designated Reserves (General Operation)</u>	Projected 6/30/23	(Draws)	Contributions	Projected 6/30/24
Operations Contingency	\$ 685,144	\$ -	\$ -	685,144
Development Reserve	1,655,485	-	-	1,655,485
Affordable Housing Reserve	928,947	-	-	928,947
Capital Improvement Reserve	400,000	-	-	400,000
Equipment Replacement Reserve	75,000	-	-	75,000
Debt Retirement Reserve	1,703,000	-	-	1,703,000
Acquisition Reserve	2,632,000	-	-	2,632,000
Self-Insured Risk Reserve	675,000	-	-	675,000
	<u>\$ 8,754,576</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,754,576</u>
<u>Designated Reserves (Special Management)</u>				
Equipment Replacement Reserve	\$ 447,392	\$ (156,500)	\$ 104,883	\$ 395,775
Operation Reserve - Somerset & Biele	106,576	-	-	106,576
	<u>\$ 553,968</u>	<u>\$ (156,500)</u>	<u>\$ 104,883</u>	<u>\$ 502,351</u>
<u>Designated Reserves (R Street)</u>				
Development Reserve	\$ 1,178,731	\$ -	\$ 997,798	\$ 2,176,529
Affordable Housing Reserve	1,403,412	-	336,300	1,739,712
	<u>\$ 2,582,143</u>	<u>\$ -</u>	<u>\$ 1,334,098</u>	<u>\$ 3,916,241</u>
<u>Designated Reserve (Bond Interest)</u>				
Development Reserve	\$ 372,722	\$ -	-	\$ 372,722
	<u>\$ 372,722</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 372,722</u>

POLICY ISSUES

The budget presented to the Board for adoption reflects the priorities set forth in the CADA Business Plan and is prepared and managed in accordance with CADA Budget Policy. The Business Plan was transmitted to the Board in the May Board packet. The fiscal year General Operations Budget continues to support CADA's ongoing property management operations and Special Management Fund operations. In addition, CADA strives annually to designate adequate funds for allocation to its reserves, which are evaluated annually during the budget process. Staff examines appropriateness of

the funding levels, and needed adjustments are recommended to the Board at Midyear or in the next budget cycle.

The General Operations Budget Policy states that a threshold for transfers that the Executive Director may make between major budget expense categories shall be established by the Board. Accordingly, the resolution adopting the FY 23-24 General Operations Budget establishes a transfer threshold below which the Executive Director can affect transfers without prior approval by the Board. Staff is proposing that the threshold be a cumulative seven percent (7%) of a major expense category's annual operating budget. This is consistent with CADA Board practice over the past ten years. If these transfers do occur, they are reported in CADA's monthly financial reports and transmitted to the Board.

Board policy established on May 18, 2001 sets forth CADA's policy with regard to applications for project funding. Staff recommends that this policy providing the Executive Director with authority to submit applications for project funding and requiring Board action for acceptance remain unchanged for FY 23-24.

STRATEGIC PLAN

The Strategic Plan value/goal most directly pertinent to this action is "Fiscal Responsibility", but adoption of a well-conceived budget will assist in the fulfillment of all of CADA's Strategic Plan goals and CADA's FY 23-24 Business Plan objectives.

ENVIRONMENTAL REVIEW

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

CONTRACT AWARD CONSIDERATIONS

While adoption of the budget does not directly involve the awarding of contracts, action on this item at the June Board Meeting is critical in order to enable the awarding of consultant and maintenance annual service contracts with July 1, 2023 commencement dates.

Attachments:

1. Fund Descriptions
2. FY 23-24 CIP Program Budget – Major Construction
3. Development CIP Program Budget with pertinent footnotes
4. Resolution 23-18 – FY 23-24 Budgets
5. Resolution 23-19 – FY 06-07 CIP Development Project Budget Increase
6. Resolution 23-20 – FY 07-08 CIP Development Project Budget Decrease
7. Resolution 23-21 – FY 09-10 CIP Development Project Budget Increase
8. Resolution 23-22 – FY 22-23 CIP Development Project Budget Increase
9. Resolution 23-23 – FY 20-21 CIP Major Construction Budget Close Out

Attachment 1 Fund Descriptions

General Fund (F10)	Includes the General Operations budget, the Major Construction Budget and the Development Projects Budgets.
CACDC (F20)	This is a fund to account for activities undertaken by the Capitol Area Community Development Corporation, a non-profit corporation that CADA created in FY 15-16.
1322 O Street Partnership (F25)	This is a fund to account for activities undertaken by the partnership created by the CACDC for the purpose of securing tax credit funding for the Sonrisa project. This fund is accounted for and reported separately from CADA's financial statements.
<p>Special Management Funds</p> <ul style="list-style-type: none"> • Somerset Parkside (F36) • Biele Place (F37) • 17th Street Commons (F38) • Fremont/Wilshire (F41) 	Includes four (4) Special Management funds for which external governmental agencies have varying degrees of oversight (e.g. budget approval and debt restrictions). Agencies having oversight include Department of Housing & Community Development (HCD) for Funds 36 & 37 and California Housing Finance Agency (CalHFA) for Fund 38. Also includes a special management fund for the Fremont Wilshire buildings, which is not subject to external government agency oversight, but does have debt holder reporting requirements.
<p>Special Revenue Funds</p> <ul style="list-style-type: none"> • Trust Funds (76) • Dog Park Special Revenue (77) 	Trust funds (76) are used for funds CADA holds in trust for other entities for a specific purpose. Special Revenue funds are to be used to recognize and restrict CADA revenue for a specific purpose.
<p>Tax Increment Funds</p> <ul style="list-style-type: none"> • CAP Tax Increment (F50) • CAP Housing Set-Aside (F51) • R St. Tax Increment (F60) • R St. Housing Set-Aside (F61) • R Street PBID (90) 	Includes four (4) funds that ensure accountability for the receipt and expenditure of Tax Increment Revenue. Revenue from the R St. expansion of CADA's boundaries must be accounted for separately from the CAP area (F60 & F61). In addition, 20% of each area's revenue is further restricted for the creation and support of affordable housing (F51 & 61). The R Street PBID (90) is a fund to account for tax assessments received and disbursed to the R Street PBID non-profit.
<p>Bond Debt Service Funds</p> <ul style="list-style-type: none"> • Series A Tax Exempt 2004 Bond (F65) • Series B Taxable 2004 Bond (F66) • Taxable 2020 (F67) 	Funds established to reflect the remaining balance of bonds issued in July 2004 and December 2020, as well as investment income earned on the reserves and remaining unspent bond proceeds.
<p>Tax Allocation Bond Proceeds Funds</p> <ul style="list-style-type: none"> • Tax Exempt CAP (F80) • Tax Exempt CAP Low/Mod (F81) • Tax Exempt R St (F82) • Tax Exempt R St Low/Mod (F83) • Taxable CAP (F84) • Taxable CAP Low/Mod (F85) 	The Authority issued Tax Allocation Bonds in July 2004. The six (6) different funds are required for the various components of this issuance as they relate to taxability, affordability requirements, and the areas (CAP versus R St) from which the tax increment pledged is generated.

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

MAJOR CONSTRUCTION
C23 - CIP - FY 22-23

FUNDING SOURCES

Reserve Drawdowns

Equipment Replace Reserve Drawdown

1001-1035 Q, Somerset Parkside

1421 15th St, Biele Place

17th Street Commons

Fremont Wilshire

General Operations Investment

CIP Transfer from F10-General - release of CIP

CIP Transfer from F36 - Somerset

CIP Transfer from F38 - 17th Street Commons

CIP Transfer from F41 - Fremont/Wilshire

CIP Transfer from F50-Cap Tax Increment

Special Management Operation Investment

Somerset Parkside

17th Street Commons

Fremont Wilshire

Other Sources

Total FUNDING SOURCES

USES OF FUNDS

1001-1035 Q, Somerset Parkside - Cabinet & Pipe replacement

1421 15th St, Biele Place - Courtyard Landscaping

17th Street Commons - Decking improvements

Fremont Wilshire - Re-roofing

Total Special Management

1521 12th Street - Windows

1521 12th Street - Awnings

1521 12th Street - Boiler improvements

1500 15th Street - Auslander - Carpet and flooring

1500 N St Brannan - Interior Paint

1500 N St Brannan - Metal Awnings

1500 N St Brannan - Carpet and Flooring

1317 15th Street - Lombard - Entryway improvements

1317 15th Street - Lombard - Carpet and Flooring

1325 15th Street - Auslander - Mailboxes

1510 15th Street - Victorian - Stairs

1316 N Street - Le Chateau - Roof

1522 N Street - Judith Manor - Dry Window Repair

1522 N Street - Judith Manor - Carpet and Flooring

1522 N Street - Judith Manor - Paint

1228 O St - Gibson Arms - Structure improvements

1327 O St - Capri - Paint

1506 O St - Johnston House - Exterior Paint

1506 O St - Johnston House - Exterior Dry rot repair

1506 O St - Johnston House - Rear Stairs

1400 O St - Greentree Commons - Decking

1209 P St - Wing Manor - Landscape

1220 P St - Deus - Windows

1220 P St - Deus - Roof

1220 P St - Deus - Walkways

1220 P St - Deus - Stairs

1330 P St - Palm Mansion - Roof

1615 P St - Lani - Roof

1615 P St - Lani - Awnings

1615 P St - Lani - Dry rot

1619 Q St - Roof

1619 Q St - Exterior Paint

1518-22 17th Street - Roof

1518-22 17th Street - Stairs

16th Street Commercial

General Major Construction

Total USES OF FUNDS

Funding Sources, net of Uses

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

**Capitol Area Development Authority (CADA)
MAJOR CONSTRUCTION CAPITAL INVESTMENT PROGRAM
PROPOSAL - FY 17-18 PROJECTS (NEW)**

Attachment 2

MAJOR CONSTRUCTION
C22 - CIP - FY 21-22

FUNDING SOURCES

Reserve Drawdowns	
Equipment Replace Reserve Drawdown	
1001-1035 Q, Somerset Parkside	10,000
1421 15th St, Biele Place	81,000
	91,000
General Operations Investment	
CIP Transfer from F10-General - release of CIP	594,600
CIP Transfer from F36 - Somerset	
CIP Transfer from F38 - 17th Street Commons	7,600
CIP Transfer from F41 - Fremont/Wilshire	315,500
CIP Transfer from F50-Cap Tax Increment	395,900
Special Management Operation Investment	
Somerset Parkside	-
17th Street Commons	80,400
Fremont Wilshire	67,600
	1,461,600
Other Sources	-
Total FUNDING SOURCES	1,552,600

USES OF FUNDS

1001-1035 Q, Somerset Parkside - fencing	(10,000)
1421 15th St, Biele Place - Decking replacement	(81,000)
17th Street Commons - Dry rot siding repair	(88,000)
Fremont Wilshire - Re-roofing and dry rot repair	(383,100)
Total Special Management	(562,100)
1512 13th Street - Stucco repair	(175,000)
1512 13th Street - Windows	(8,000)
1500 15th Street - Auslander - Windows	(76,500)
1606 15th St - Fremont Apts - Dry rot	-
1500 N St Brannan - Elevator	(80,000)
1510 O St - Don Carlos Apts - Electrical	(25,000)
1625 O St - Dry rot	(12,500)
1228 O St - Gibson Arms - Stucco	(17,500)
1327 O St - Capri - Doors	(25,500)
1506 O St - Johnston House - Stairs	(10,000)
1506 O St - Johnston House - Dry rot	(25,000)
1420 O St - The Statemans - Elevator	(80,000)
1615 P St - Lanai Apts - Paint	(24,000)
1615 P St - Lanai Apts - stucco	(4,000)
1220 P St - Deus - Window	(26,000)
1201 P St - Del Capri - Window	(29,000)
1201 P St - Del Capri - Dry rot	(9,000)
1201 P St - Del Capri - Awnings	(26,000)
Balcony Improvements	
1606 15th St - Fremont Apts	-
1622 N St - Shelly Arms	(20,000)
1228 O St - Gibson Arms	(174,500)
General Major Construction	(143,000)
Total USES OF FUNDS	(1,552,600)

Funding Sources, net of Uses

	Projects, by Funding Sources			
	<u>Reserves</u>	<u>Tax Increment</u>	<u>Carry over Sources</u>	<u>Available Funds Operations</u>
FY 21-22 Proposed				
	10,000			
	81,000			
	91,000	-	-	-
	594,600		594,600	-
			-	7,600
	7,600		-	
	315,500	315,500	-	
	395,900	395,900		
	-	-	-	-
	80,400	-	80,400	
	67,600	-	67,600	
	1,461,600	-	742,600	7,600
	-	-	-	-
Total FUNDING SOURCES	1,552,600	91,000.00	742,600	7,600.00
	(10,000)	(10,000)	-	
	(81,000)	(81,000)	-	
	(88,000)	-	(80,400)	(7,600)
	(383,100)	(315,500)	(67,600)	-
Total Special Management	(562,100)	(315,500)	(148,000)	(7,600)
	(175,000)	-	(175,000)	-
	(8,000)	(8,000)		
	(76,500)	(76,500)		
	-			
	(80,000)	(80,000)		
	(25,000)	(25,000)		
	(12,500)	(12,500)		
	(17,500)	(17,500)		
	(25,500)	-	(25,500)	
	(10,000)	(10,000)		
	(25,000)	(25,000)		
	(80,000)	(80,000)		
	(24,000)	(24,000)		
	(4,000)	(2,400)	(1,600)	
	(26,000)	-	(26,000)	
	(29,000)	-	(29,000)	
	(9,000)	(9,000)		
	(26,000)	(26,000)		
	-	-	-	
	(20,000)	-	(20,000)	
	(174,500)	-	(174,500)	
	(143,000)	-	(143,000)	
Total USES OF FUNDS	(1,552,600)	(91,000)	(742,600)	(7,600)
Funding Sources, net of Uses	-	-	-	-

Capitol Area Development Authority (CADA)
MAJOR CONSTRUCTION CAPITAL INVESTMENT PROGRAM
PROPOSAL - FY 17-18 PROJECTS (NEW)

MAJOR CONSTRUCTION

C19 - CIP - FY 18-19

FUNDING SOURCES

Reserve Drawdowns

Equipment Replace Reserve Drawdown

1001-1035 Q, Somerset Parkside

1421 15th St, Biele Place

17th Street Commons

General Operations Investment

CIP Transfer from F10-General - release of CIP

CIP Transfer from F38

CIP Transfer from F40

CIP Transfer from F41

CIP Transfer from F50-Cap Tax Increment

CIP Transfer from F51-CAP Set Aside

CIP Transfer from F65 - Tax Exempt Interest

CIP Transfer from F66 - tax Interest

Special Management Operation Investment

Somerset Parkside

Biele Place

17th Street Commons

Fremont Wilshire

Other Sources

Total FUNDING SOURCES

USES OF FUNDS

1001-1035 Q, Somerset Parkside - fencing

17th Street Commons - Dry rot siding repair

Fremont Wilshire - Re-roofing and dry rot repair

Total Special Management

1325 15th Park Mansion - roof

1325 15th Park Mansion - intercom

1512 13th st - windows

1512 13th st - stucco repair

1209 P St Wing Manor - dry rot stairs

1517 12th st - windows

1317 O St - roof

1414 O st - lights

1420 O St statesman - roof

1420 O St statesman - elevator

1510 15th St - Fence & stairs

1514 15th - stairs

Greetree Commons - light & deck

1316 O - garage improv

1522 N st Judith Manor - intercom

1522 N St Judith Manor - lighting

Golden Gact Cleaners

1500 N St Brannan - light

1500 N St Brannan - Inter com

1500 N St Brannan - Landscape

16th st Commerical - Karma landscape

1510 O st Don Carlos - walkway

1625 O St - dry rot

RMB site work to res unit

1216-18 P St - dry rot & gutter

120 P Deus - windows

1330 P Palm Masion - deck

General Major Construction

Total USES OF FUNDS

Funding Sources, net of Uses

	Projects, by Funding Sources				
	FY 18-19 Proposed	Reserves	Tax Increment	Carry over Sources	Available Funds Operations
1001-1035 Q, Somerset Parkside	17,791	17,791			
1421 15th St, Biele Place	-	-			
17th Street Commons	41,000	41,000			
58,791	58,791	-	-	-	-
General Operations Investment					
CIP Transfer from F10-General - release of CIP	263,971			263,971	
CIP Transfer from F38	165,203			165,203	
CIP Transfer from F40	-				
CIP Transfer from F41	-				
CIP Transfer from F50-Cap Tax Increment	1,026,046		1,026,046		
CIP Transfer from F51-CAP Set Aside	-				
CIP Transfer from F65 - Tax Exempt Interest	-				
CIP Transfer from F66 - tax Interest	-				
Special Management Operation Investment					
Somerset Parkside	122,208			122,208	
Biele Place	-				
17th Street Commons	54,000			54,000	
Fremont Wilshire	123,000		123,000		
	76,000			76,000	
1,830,428	-	1,149,046	681,382	-	-
Other Sources	-				
Total FUNDING SOURCES	1,889,219	58,791.00	1,149,046	681,382	-
USES OF FUNDS					
1001-1035 Q, Somerset Parkside - fencing	(139,999)	(17,791)		(122,208)	
17th Street Commons - Dry rot siding repair	(95,000)	(41,000)		(54,000)	
Fremont Wilshire - Re-roofing and dry rot repair	(199,000)		(123,000)	(76,000)	
Total Special Management	(433,999)	(58,791)	(123,000)	(252,208)	-
1325 15th Park Mansion - roof	(170,000)		(170,000.00)		
1325 15th Park Mansion - intercom	(11,000)		(11,000.00)		
1512 13th st - windows	(5,000)		(5,000.00)		
1512 13th st - stucco repair	(175,000)		(175,000.00)		
1209 P St Wing Manor - dry rot stairs	(47,000)		(47,000.00)		
1517 12th st - windows	(41,000)		(41,000.00)		
1317 O St - roof	(30,000)		(30,000.00)		
1414 O st - lights	(6,200)		(6,200.00)		
1420 O St statesman - roof	(182,000)		(182,000.00)		
1420 O St statesman - elevator	(80,000)		(80,000.00)		
1510 15th St - Fence & stairs	(11,000)		(11,000.00)		
1514 15th - stairs	(4,000)		(4,000.00)		
Greetree Commons - light & deck	(14,100)			(14,100)	
1316 O - garage improv	(18,000)		(18,000.00)		
1522 N st Judith Manor - intercom	(11,000)		(11,000.00)		
1522 N St Judith Manor - lighting	(3,100)		(3,100.00)		
Golden Gact Cleaners	(136,620)			(136,620)	
1500 N St Brannan - light	(36,000)		(546.27)	(35,454)	
1500 N St Brannan - Inter com	(11,500)		(11,500.00)		
1500 N St Brannan - Landscape	(80,000)		(80,000.00)		
16th st Commerical - Karma landscape	(55,000)			(55,000)	
1510 O st Don Carlos - walkway	(51,000)		(51,000.00)		
1625 O St - dry rot	(11,700)		(11,700.00)		
RMB site work to res unit	(45,000)			(45,000)	
1216-18 P St - dry rot & gutter	(8,500)		(8,500.00)		
120 P Deus - windows	(24,500)		(24,500.00)		
1330 P Palm Masion - deck	(44,000)		(44,000.00)		
General Major Construction	(143,000)			(143,000)	
Total USES OF FUNDS	(1,889,219)	(58,791)	(1,149,046)	(681,382)	-
Funding Sources, net of Uses	-	-	-	-	-

Capitol Area Development Authority (CADA)
MAJOR CONSTRUCTION CAPITAL INVESTMENT PROGRAM
PROPOSAL - FY 14-15 PROJECTS (NEW)

Operations
-
84,849
13,900
98,749
-
98,749
(13,900)
-
(13,900)
(40,000)
(40,000)
(4,849)
(98,749)
-

Capitol Area Development Authority (CADA)
MAJOR CONSTRUCTION CAPITAL INVESTMENT PROGRAM
PROPOSAL - FY 09-10 PROJECTS (NEW)

MAJOR CONSTRUCTION
C10 - CIP - FY 09/10

FUNDING SOURCES

Reserve Drawdowns

Equipment Replace Reserve Drawdown
1001-1035 Q, Somerset Parkside
1421 15th St, Biele Place
17th Street Commons
Johnston House - Don Carlos
1500 N St, Brannan Court

General Operations Investment

CIP Transfer from F10-General - release of CIP
CIP Transfer from F38
17th Street Commons
CIP Transfer from F50-Cap Tax Increment
CIP Transfer from F51-CAP Set Aside
Somerset Parkside

Other Sources

Total FUNDING SOURCES

USES OF FUNDS

Specifically Funded (all or part):

1001-1035 Q, Somerset Parkside
1421 15th St, Biele Place
17th Street Commons
1325 15TH - Park mansion - HVAC replace
1506 13t McCaferty Manor - Structural Repair
1316 N Street - Exterior painting
1327 O St - Ext Painting
1500 - 15th - Auslander - Elevator
1522 N St - Judith Manor - Ext painting
1616 N - Grantwood - upgrade HVAC
1625 O Street - Upgrade Elect

Non-Specific Funding (Operations or Tax Increment):

701 S Street - Maintenance - Move & tenant
1322 O Street - Roof replacement
14th & O street - tenant improvements
1214 P Street - exterior painting
General Major Construction

Total USES OF FUNDS

Funding Sources, net of Uses

	FY 09-10 Proposed	Projects, by Funding Sources				
		Reserves	Tax Increment	Bond Investment	Outside Sources	Operations
	73,000	73,000	-	-	-	-
	170,000					170,000
	12,000					12,000
	530,400		530,400			
	62,600		62,600			
	3,000		3,000			
	-					
	-					
	-					
	778,000	-	596,000	-	-	182,000
	-					
	-					
	851,000	73,000	596,000	-	-	182,000
	(30,000)	(27,000)	(3,000)			
	(25,000)	(25,000)				
	(33,000)	(21,000)	-			(12,000)
	(28,000)		(28,000)			
	(15,000)		(15,000)			
	(35,000)		(35,000)			
	(30,000)		(30,000)			
	(35,000)		(35,000)			
	(35,000)		(35,000)			
	(115,000)		(115,000)			
	(100,000)		(100,000)			
	(481,000)	(73,000)	(396,000)	-	-	(12,000)
	(170,000)		-			(170,000)
	(25,000)		(25,000)			
	(18,000)		(18,000)			
	(29,000)		(29,000)			
	(128,000)		(128,000)			
	(851,000)	(73,000)	(596,000)	-	-	(182,000)
	-	-	-	-	-	-

**CIP Development Program (Budget
 Amendment)**

Current

**Increase
 <Decrease>**

Revised

East End Gateway, Site 5/6 (FY 06-07)

Funding Sources

General Operations Investment

Dev Program TF from F 50-CAP Tax Incr

222,440.95 15,000.00 237,440.95

Total General Operations Investment

222,440.95 15,000.00 237,440.95

Other Sources

From Development Program

ENA Development Fees

64,700.00 - 64,700.00

Total Other Sources

64,700.00 - 64,700.00

Total Funding Sources

287,140.95 15,000.00 302,140.95

Uses Of Funds

D&A - Site Improvements

(25,500.00) - (25,500.00)

D&A - DDA Prep

(10,657.00) - (10,657.00)

D&A Funding Research & Application Costs

(4,000.00) - (4,000.00)

D&A Engin/Architectural

(6,000.00) - (6,000.00)

D&A Environmental Assessments

(43,739.95) - (43,739.95)

Legal - Dev Project Related

(26,500.00) - (26,500.00)

D&A Project Financial Analysis

(64,552.00) - (64,552.00)

D&A Other Professional Services

(105,000.00) - (105,000.00)

D&A Miscellaneous Expense

(1,192.00) (15,000.00) (16,192.00)

Total Uses Of Funds

(287,140.95) (15,000.00) (302,140.95)

Funding Sources, net of Uses

- - -

R Street Streetscape (FY 07-08)

Funding Sources

General Operations Investment

Dev Program TF from F 50-CAP Tax Incr

395,000.00 - 395,000.00

Dev Program TF from F60-R St Tax Incr

4,293,217.00 (175,497.00) 4,117,720.00

Dev Program TF from F65-Series A Tax Exempt TAB

61,000.00 - 61,000.00

Total General Operations Investment

4,749,217.00 (175,497.00) 4,573,720.00

Total Funding Sources

4,749,217.00 (175,497.00) 4,573,720.00

Uses Of Funds

Development Program

D&A - Site Improvements

(208,086.00) 38,005.00 (170,081.00)

D&A-Offsite Infrastructure

(3,878,531.00) 5,078.00 (3,873,453.00)

D&A-Developer Loan Funding

(662,600.00) 132,414.00 (530,186.00)

Total Uses Of Funds

(4,749,217.00) 175,497.00 (4,573,720.00)

Funding Sources, net of Uses

- - -

16th Street Streetscape (FY 09-10)

Funding Sources

General Operations Investment

Dev Program TF from F 50-CAP Tax Incr

241,000.00 190,000.00 431,000.00

Dev Program TF from F66-Series B Taxable TAB

11,000.00 - 11,000.00

Total General Operations Investment

252,000.00 190,000.00 442,000.00

Other Sources			
From Development Program			
D&A Grant Proceeds	795,000.00		795,000.00
Total Other Sources	795,000.00	-	795,000.00
Total Funding Sources	1,047,000.00	190,000.00	1,237,000.00
Uses Of Funds			
D&A - Site Improvements	(28,697.00)	(150,000.00)	(178,697.00)
D&A - Maintenance	-	(20,000.00)	(20,000.00)
D&A Funding Research & Application Costs	(3,869.00)	-	(3,869.00)
D&A-Offsite Infrastructure	(816,878.00)	(20,000.00)	(836,878.00)
Legal - Dev Project Related	-	-	-
D&A Other Professional Services	(190,086.00)	-	(190,086.00)
D&A Miscellaneous Expense	(7,470.00)	-	(7,470.00)
Total Uses Of Funds	(1,047,000.00)	(190,000.00)	(1,237,000.00)
Funding Sources, net of Uses	-	-	-

Middle-Income Housing Support (FY 22-23)

Funding Sources			
General Operations Investment			
Dev Program TF from F60-R St Tax Incr	100,000.00	150,000.00	250,000.00
Total Funding Sources	100,000.00	150,000.00	250,000.00
Uses Of Funds			
D&A - Developer loan Fudning	(100,000.00)	(150,000.00)	(250,000.00)
Total Uses Of Funds	(100,000.00)	(150,000.00)	(250,000.00)
Funding Sources, net of Uses	-	-	-

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.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

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