

Board of Directors

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

CADA Administration

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

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

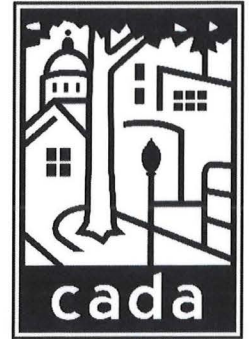
Phone: (916) 322-2114
Web: www.cadanet.org

AGENDA REGULAR MEETING

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

**FRIDAY, MARCH 22, 2024
10:00 A.M.**

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



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

To join via Zoom:

Go to: <https://zoom.us/join>
Or join by phone: (669) 900-9128 (Pacific Coast)
Find your local number:
<https://us02web.zoom.us/j/kcoHLfF55h>
Meeting ID: 865 3849 7551
Request Password (prior to start of meeting):
tgandara@cadanet.org

1. Roll Call and Just Cause/Emergency Teleconference Information (if applicable)

2. Approval of Minutes: February 23, 2024

3. Chair’s Oral Report

- Resolution honoring Betty Gwiazdon, CADA Ombudsperson, on her retirement.

4. Executive Director/President’s Oral Report

5. R Street Partnership Presentation

Recommended Action: Review and Comment.

Contact: Todd Leon, Development Director

6. 1420 O Street Landscape Remodel Contract

Recommended Action: Adopt a resolution authorizing the Executive Director to enter into a construction contract for the Pool Removal and Patio Landscaping Project at 1420 O Street with Pro Builders in the amount of \$108,800. A two-thirds vote of the Board is required to approve this resolution, which finds that it is in CADA's best interest to suspend competitive bidding for the reasons set forth in the Staff Report.

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

7. Fremont Park Restroom Replacement Project Memorandum of Understanding (MOU) Between CADA and the City of Sacramento

Recommended Action: Adopt resolution authorizing the Executive Director, or her designee, to enter into a Memorandum of Understanding (MOU) with the City of Sacramento for the Fremont Park restroom replacement project funding in the amount of \$150,000.

Contact: Marc de la Vergne, Deputy Executive Director

8. Strategic Plan Discussion and Adoption

Recommended Action: Adopt a resolution approving the updated CADA Five Year Strategic Plan for implementation.

Contact: Danielle Foster, Executive Director [CADA]
Kim Tucker, Facilitator/Consultant, Impact Foundry

9. Oral Staff Reports/Updates

- A. Downtown Sacramento Partnership
- B. Downtown Sacramento Revitalization Corporation
- C. Midtown Association
- D. O Street Streetscape (7th – 17th Streets)
- E. Energy Conservation
- F. Other Neighborhood Improvements
- G. 1322 O Street – Sonrisa
- H. 14th & N – The Cypress
- I. 1717 S Street – ARY Place
- J. 2000 16th Street/16th & T Streets
- K. 805 R Street
- L. R Street Partnership

10. Transmittals

- A. Ombudsman Report: None
- B. Apartment Status Report: February 2024
- C. Affordable Housing Report: February 2024
- D. Commercial Leases/Vacancies: March 2024
- E. CADA Neighborhood Incident Report: February 2024
- F. Contracts Log: February and March 2024
- G. Financial Report: February 2024
- H. City Treasurer Monthly Investment Report: January 2024

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

12. Adjournment

Approved for Transmittal:



Danielle Foster, Executive Director

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

**MINUTES
OF
REGULAR BOARD MEETING**

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

February 23, 2024

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

Chair Bailey called the Board Meeting of the CADA Board of Directors and the CACDC to order at 10:02 a.m. at 1522 14th Street, Sacramento, CA 95814 and via public video conference.

Present: Avdis, Baime Michaels, Bodipo-Memba, Lagomarsino, Bailey
Absent: None

ITEM 2 – APPROVAL OF MINUTES: JANUARY 26, 2024 [CADA] AND MARCH 30, 2023 [CACDC]

Member Avdis moved approval of the March 30, 2023 CACDC Board Meeting minutes and the January 26, 2024 CADA Board Meeting minutes. Member Baime Michaels seconded the motion.

AYES: Avdis, Baime Michaels, Bodipo-Memba, Lagomarsino, Bailey
NOES: None

ITEM 3 – CHAIR’S ORAL REPORT

Nothing to report.

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

Danielle Foster reported the following:

- CADA fared well in the latest set of heavy storms with minimal leaks and no direct storm damage. There was a tree branch that went down on 15th Street by Biele. The branch did not impact the building, but did hit a car parked on the street. With City removal of the branch and trimming of the tree, there were a few windows cracked at Biele that were quickly repaired.
- CADA had great news coverage this month in the Sacramento Bee, including articles for two of our newer commercial tenants: Café Xiocolatl and Anchor & Tree Coffee Collective, and an article highlighting CADA’s new middle-income housing program. Additionally, Sonrisa was highlighted in a national publication by HUD that discussed the use of state surplus land for affordable housing.
- Betty Gwiazdon, CADA’s Ombudsperson for more than 20 years, has retired as of the end of January. CADA is grateful for her consistent commitment to this work and we will be recognizing her with a resolution of appreciation at our next meeting, as she was unavailable for today’s meeting. Staff is well underway with the search for a new ombudsperson and is interviewing two potential agencies to contract this service.

ITEM 5 – [CADA] STRATEGIC PLAN DISCUSSION AND ADOPTION

Recommended Action: Adopt a resolution approving the updated CADA Five Year Strategic Plan for implementation.

Contact: Danielle Foster, Executive Director [CADA]
Kim Tucker, Facilitator/Consultant, Impact Foundry

The Board discussed a number of topics regarding the Strategic Plan. It was decided that some additional work would be done, and it would be brought back to the Board for approval at the March 22nd Board Meeting.

No public comments.

This item will be moved to the March 22, 2024 Board Meeting.

ITEM 6 — [CADA] MIDDLE INCOME HOUSING RECOMMENDATIONS

Recommended Action: Adopt a resolution authorizing the Executive Director, or her designee, to execute the attached forms of Promissory Note, Deed of Trust, and Regulatory Agreement, substantially consistent with the enclosed drafts to provide: (1) a \$25,000, one-year loan at three percent interest to the limited partnerships for the Studio30, Esperanza, and Grace projects; (2) a 55-year Regulatory Agreement on each property for the provision of 203 low- and moderate- income housing units collectively for households at or below 80% and 120% of the Area Median Income (AMI); and completion of any other related documents necessary to these transactions. Include a condition that these loans shall be provided in sequence once the active project obtains a certificate of occupancy and as the new project gains full financing and starts construction.

Contact: Danielle Foster, Executive Director [CADA]

There was Board discussion which included the applicant, John Vignocchi, with Urban Capital LLC.

No public comments.

Member Bodipo-Memba moved approval of Resolution 24-09 attached hereto and incorporated herein. Member Avdis seconded the motion.

Member Baime Michaels left the meeting at 11:01 a.m.

AYES: Avdis, Bodipo-Memba, Lagomarsino, Bailey
NOES: None

ITEM 7 — [CADA/CACDC] 2000 16TH STREET LIMITED PARTNERSHIP AGREEMENT – CACDC AND MUTUAL

Recommended Action: Approve various agreements and allocate funds as necessary to enable, undertake and pay for various predevelopment tasks for a project at 2000 16th Street.

Contact: Todd Leon, Development Director [CADA], Staff [CACDC]
Danielle Foster, Executive Director [CADA], President [CACDC]

The Board discussed the item, including more specifics of the planned light rail additions to the area.

No public comments.

Member Avdis moved approval of Resolution 24-10 [CADA] and 24-01 [CACDC] attached hereto and incorporated herein. Member Lagomarsino seconded the motion.

AYES: Avdis, Bodipo-Memba, Lagomarsino, Bailey
NOES: None

ITEM 8 — [CADA/CACDC] THE TERRACES AGREEMENT

Recommended Action: Adopt resolutions authorizing the Executive Director (CADA)/President (CACDC), or her designee, to execute the Administrative Services Agreement for the Terraces.

Contact: Danielle Foster, Executive Director [CADA], President [CACDC]

No Board comments.

No public comments.

Member Lagomarsino moved approval of Resolution 24-11 [CADA] and 24-02 [CACDC] attached hereto and incorporated herein. Member Avdis seconded the motion.

AYES: Avdis, Bodipo-Memba, Lagomarsino, Bailey
NOES: None

ITEM 9 – [CADA] FY ABATEMENT FORMAL CONTRACT

Recommended Action: Adopt a resolution awarding the FY 2023-2024 Abatement contract to ATI Restoration, LLC in an amount not-to-exceed \$326,522.88, for abatement at various locations with an option to renew for two (2) one-year periods for the same average monthly amount.

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

No Board comments.

No public comments.

Member Avdis moved approval of Resolution 24-12 attached hereto and incorporated herein. Member Lagomarsino seconded the motion.

AYES: Avdis, Bodipo-Memba, Lagomarsino, Bailey
NOES: None

CONSENT CALENDAR – ITEMS 10 THROUGH 12

ITEM 10 – [CADA] UNIVERSAL WINDOW CLEANING CHANGE ORDER

ITEM 11 – [CADA] DOS AMIGOS CONSTRUCTION CHANGE ORDER

ITEM 12 – [CACDC] APPROVAL OF CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION OFFICERS

Chair Bailey asked if there were any Board members who desired Item 10 through 12 to be taken off the Consent Calendar. None wished to do so.

Member Lagomarsino moved approval of CADA Resolutions 24-14 (Item 10) and 24-15 (Item 11), and CACDC Resolution 24-03 (Item 12) attached hereto and incorporated herein. Member Avdis seconded the motion.

AYES: Avdis, Bodipo-Memba, Lagomarsino, Bailey
NOES: None

ITEM 13 - ORAL STAFF REPORTS/UPDATES

- A. Downtown Sacramento Partnership (DSP): Nothing to report.
- B. Downtown Sacramento Revitalization Corporation (DSRC): Nothing to report.
- C. Midtown Association: Danielle Foster reported that they held their annual celebration on Valentine’s Day, Midtown Love. They also unveiled their new Second Saturday graphic which utilized the artwork of Jaya King, who was our muralist for the CLTRE Club.
- D. O Street Streetscape (7th – 17th Streets): Marc de la Vergne reported the following:
 - Mr. de la Vergne is working on budgets for the O Street Streetscape design and construction projects for the 10-year financial forecast that Staff will be presenting to the Board in April.
 - The 14th and O Street intersection improvement project will go out to bid and construction will follow. CADA is finishing up the outdoor cafe permits for Table Vine and Society Bistro. Overall the work at 14th and O Streets will include bulb outs at the four corners, paint to the center of the intersection, climate appropriate landscaping in the parkway strips and on the corners, a four-way stop finally, and expanded outdoor seating.

- At the 800, 1200, and 1300 blocks, where CADA controls properties, will go from conceptual design to 100% construction drawings. This will include the half block adjacent to the Capital Athletic Club, which CADA now controls, two CADA apartment properties on the 1200 block, and two more apartment properties on the 1300 block. Once those drawings have been finished, the work will go out to bid for construction and funding is in place for all these projects.
 - Lastly, Mr. de la Vergne has had a conversation recently with CalTrans about the streetscape along the 1100 block where its headquarters building is to see if I can interest them in a possible collaboration around planning for improved streetscape on that on that block.
- E. Energy Conservation: Marc de la Vergne reported that he is continuing to work on the biennial report to DGS that includes gas, electricity, and also water consumption.
- F. Other Neighborhood Improvements: Marc de la Vergne reported that he is continuing to work with the City and the Midtown Association to advance replacement of the Fremont Park restroom with a modular restroom and a small storage annex. The City and CADA have both set aside funding for this work. We don't have the exact construction schedule yet, but the money will be available, from the city after July first.
- G. 1322 O Street – Sonrisa: Todd Leon reported that he is trying very hard to close financing on the perm loan. It is becoming very difficult dealing with some folks involved in the process, in particular HCD, but we are trying to work through it. We are hoping to close by the end of next month if we can get past a couple small little hurdles that are left with our partners at HCD. Otherwise the project is doing well. We are in the annual reporting period right now with a lot of our other different partners.
- H. 14th & N – The Cypress: Todd Leon reported that construction is moving along, and they are going vertical. We may have an update for you next month based on an email we received from developers with questions about the viability of selling the condos at this point given the economy and the status of things in the development world.
- I. 1717 S Street – ARY Place: Todd Leon reported that we are working on Tis (Tenant Improvements) for three of the projects that I mentioned last month. We are going to walk over to meet some folks from Key Bank as we are working on the perm close for that project as well. They are doing unit inspections today. We are also going to hopefully have a chance to peek in on some of the commercial TIs because at least two of the folks are putting some of the finishes in. They are right on track to finish up in the spring and hopefully open in the next two to three months.
- J. 2000 16th Street/16th & T Streets: Todd Leon reported that, as previously mentioned in Item 7 that was approved, the HSC (Health and Safety Code) application is due next month. We are scrambling to get that all put together, although, we are very confident in that application.
- K. 805 R Street: Todd Leon reported that the mixed income program application through CalHFA was submitted. We expect to hear back from them in the coming months. We believe that the project is fairly competitive.
- L. R Street Partnership: Nothing to report.

ITEM 14 – TRANSMITTALS

Received as transmitted.

ITEM 15 – OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

ITEM 16 – ADJOURNMENT

The meeting adjourned at 11:32 a.m.

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 24 – 13

February 23, 2024

Adopted by the Capitol Area Development Authority

RESOLUTION APPROVING THE CADA FIVE YEAR STRATEGIC PLAN

WHEREAS, staff and its consultant have engaged CADA partners and stakeholders, the Board, and organizational staff in this update to the organization’s strategic plan;

WHEREAS, staff is also gathering feedback from CADA residential and commercial tenants in how to carryout the goals and mission of the plan;

WHEREAS, having an updated plan will provide unified organizational values, mission and vision that will guide staff and act as a metric for accountability; and

WHEREAS, the plan provides a shared understanding of CADA’s goals for the next five-year period.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the attached CADA Five Year Strategic Plan is approved.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

Attachment:
CADA Five Year Strategic Plan

Moved to the March 22, 2024 Board Meeting.

RESOLUTION NO. 24 - 09

February 23, 2024

Adopted by the Capitol Area Development Authority

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THREE \$25,000 CADA LOANS TO THE STUDIO30, ESPERANZA, AND GRACE PROJECTS PURSUANT TO A PROMISSORY NOTE SECURED BY A DEED OF TRUST AND TO EXECUTE AND RECORD THE NECESSARY ACCOMPANYING REGULATORY AGREEMENT FOR THE PROVISION OF A COMBINED 203 LOW- AND MODERATE-INCOME HOUSING UNITS FOR 55 YEARS

WHEREAS, the Studio30, Esperanza, and Grace developments (“the Developments”) qualify under CADA’s middle-income housing model that relies upon the welfare tax exemption and cost-efficient housing design to provide housing affordability;

WHEREAS, Urban Capital and their partners will utilize these loans and regulatory agreements to provide 203 units affordable 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; and

WHEREAS, providing a \$25,000 CADA loan to each of these three Developments and encumbering the Developments with Regulatory Agreements ensures the ongoing affordability of the housing and its provision of middle-income housing for fifty-five years.

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

1. The Executive Director, or her designee, is authorized to execute the necessary documents for each project, including a Promissory Note, Deed of Trust, and Regulatory Agreement, substantially consistent with the enclosed drafts to provide: (1) a \$25,000, one-year loan at three percent interest to the limited partnerships for the Studio30, Esperanza, and Grace projects; (2) a 55-year Regulatory Agreement on each property for the provision of 203 low- and moderate- income housing units collectively for households at or below 80% and 120% of the Area Median Income (AMI); and completion of any other related documents necessary to these transactions.
2. These loans shall be provided in sequence once each active project obtains a certificate of occupancy and as each new project gains full financing and starts construction.

ATTEST:



Tara Gandara
Secretary to the Board of Directors


Ann Bailey, Chair

RESOLUTION NO. 24 – 10

Adopted by the Capitol Area Development Authority

February 23, 2024

RESOLUTION AUTHORIZING THE CADA EXECUTIVE DIRECTOR TO ENTER INTO AN AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN CADA, CACDC, AND MUTUAL HOUSING CALIFORNIA; EXECUTE A LAND OPTION AGREEMENT; AND APPROVE A LETTER OF COMMITMENT FOR A LOAN UP TO \$4,000,000 TO THE PROJECT DEVELOPER OF 2000 16th STREET

WHEREAS, On August 21, 2021 the Capitol Area Development Authority (CADA) submitted a Letter of Offer to purchase a property at 2000 16th Street and the owners the property (Seller) accepted the offer on August 27, 2021;

WHEREAS, On November 16, 2021, a Purchase and Sale Agreement (PSA) that outlined the terms of the land sale was signed by CADA and the Seller;

WHEREAS, On February 23, 2022, the CADA Board authorized staff to close escrow and purchase the 2000 16th Street property;

WHEREAS, On July 15, 2022, CADA completed the purchase of the 2000 16th Street property;

WHEREAS, CADA intends to develop all or a portion of the Property as an affordable residential project, potentially including a retail and/or commercial component, consistent with permissible uses under the City of Sacramento land use regulations governing the Property;

WHEREAS, On August 19, 2022, the CADA Board approved a Memorandum of Understanding among CADA, CACDC and Mutual Housing regarding the roles and responsibilities of the parties in undertaking a project at 2000 16th Street;

WHEREAS, On October 14, 2022, the CADA Board approved an Amendment to the CADA, CACDC and Mutual Housing Memorandum of Understanding to address project guarantees and the collection of developer and asset management fees;

WHEREAS, CADA, the Capitol Area Community Development Corporation (CACDC), and Mutual Housing California (Mutual) are currently working together on an affordable residential project to be located at 2000 16th Street, Sacramento and have discussed their mutual desire to collectively pursue the development of a mixed-use project on the Property and explore joint development and ownership of the Project through a partnership;

WHEREAS, The Mutual and CACDC partnership desires to acquire the exclusive right to purchase the Property for the purpose of development of the Project under the specific terms the parties have negotiated and included in a draft Option Agreement;

WHEREAS, Mutual and CACDC desire to clarify the parties' rights should either decide to exit the Project; and

WHEREAS, Mutual and CACDC have requested evidence of a CADA loan commitment to the project in an amount not to exceed \$4,000,000 to further their project funding efforts by meeting funders' requirements.

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

1. Approves the attached 2nd Amendment to the previously approved Memorandum of Understanding (MOU) between CADA, CACDC and Mutual Housing to provide Mutual Housing land purchase rights should CADA and/or CACDC decide to leave the project and decide to sell the property, provide Mutual reimbursement of project development costs should it exit the project; and provide Mutual with a first right of refusal to purchase the site should CADA/CACDC decide to exit the project.
2. Approve the attached Land Option Agreement with the CACDC and Mutual Housing for their eventual purchase of the 16th and T property for an affordable housing project.
3. Approve the attached letter of commitment for a loan from CADA to the project developer in an amount not to exceed \$4,000,000 for the purposes of providing project gap funding.



Ann Bailey, Chair

ATTEST:



Tara Gandara
Secretary to the Board of Directors



RESOLUTION NO. 24 – 01

Adopted by the Capitol Area Community Development Corporation

February 23, 2024

RESOLUTION AUTHORIZING THE CACDC PRESIDENT TO ENTER INTO A SECOND AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN CACDC, CADA, AND MUTUAL HOUSING CALIFORNIA

WHEREAS, On August 21, 2021 the Capitol Area Development Authority (CADA) submitted a Letter of Offer to purchase a property at 2000 16th Street and the owners the property (Seller) accepted the offer on August 27, 2021;

WHEREAS, On November 16, 2021, a Purchase and Sale Agreement (PSA) that outlined the terms of the land sale was signed by CADA and the Seller;

WHEREAS, On February 23, 2022, the CADA Board authorized staff to close escrow and purchase the 2000 16th Street property;

WHEREAS, On July 15, 2022, CADA completed the purchase of the 2000 16th Street property;

WHEREAS, CADA intends to develop all or a portion of the Property as an affordable residential project, potentially including a retail and/or commercial component, consistent with permissible uses under the City of Sacramento land use regulations governing the Property;

WHEREAS, On August 19, 2022, the CACDC Board approved a Memorandum of Understanding among CADA, CACDC and Mutual Housing regarding the roles and responsibilities of the parties in undertaking a project at 2000 16th Street;

WHEREAS, On October 14, 2022, the CACDC Board approved a 1st Amendment to the CADA, CACDC and Mutual Housing Memorandum of Understanding to address project guarantees and the collection of developer and asset management fees;

WHEREAS, CADA, the Capitol Area Community Development Corporation (CACDC), and Mutual Housing California (Mutual) are currently working together on an affordable residential project to be located at 2000 16th Street, Sacramento and have discussed their mutual desire to collectively pursue the development of a mixed use project on the Property and explore joint development and ownership of the Project through a partnership; and

WHEREAS, Mutual and CACDC desire to clarify the parties' rights should either decide to exit the project.

NOW, THEREFORE, BE IT RESOLVED, that the Capitol Area Community Development Corporation Board of Directors hereby:

1. Approve the attached 2nd Amendment to the previously-approved MOU between CADA, CACDC and Mutual Housing to provide Mutual Housing land purchase rights should CADA and/or CACDC decide to leave the project and decide to sell the property, provide Mutual reimbursement of project development costs should it exit the project; and provide Mutual with a first right of refusal to purchase the site should CADA/CACDC decide to exit the project.

ATTEST:



Tara Gandara, Secretary



Ann Bailey, Chair

RESOLUTION NO. 24 – 11

February 23, 2024

Adopted by the Capitol Area Development Authority

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE
AN ADMINISTRATIVE SERVICES AGREEMENT WITH THE CAPITOL AREA COMMUNITY
DEVELOPMENT CORPORATION FOR THE 60-UNIT
TERRACES AT CAPITOL PARK DEVELOPMENT AT 1609 O STREET**

WHEREAS, the development at 1609 O Street is comprised of 59 affordable housing units and one manager’s unit that are still subject to a regulatory agreement with the State Tax Credit Allocation Committee (TCAC);

WHEREAS, the Capitol Area Community Development Corporation (CACDC) has tax credit program experience with TCAC through its development and ownership participation at Sonrisa Apartments and ARY Place Apartments;

WHEREAS, as part of CADA’s acquisition of the Terraces, TCAC reviewed the transaction and added a condition that the CACDC participate in the administration of the project, including compliance with TCAC requirements; and

WHEREAS, CADA and the CACDC have negotiated an Administrative Services Agreement to formalize the services to be provided by the CACDC.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the Executive Director of CADA, or her designee, is authorized to execute the attached Administrative Services Agreement for the Terraces at Capitol Park with the Capitol Area Community Development Corporation.



Ann Bailey, Chair

ATTEST:



Tara Gandara
Secretary to the Board of Directors

Attachments:
The Terraces CADA and CACDC Administrative Services Agreement



RESOLUTION NO. 24 – 02

February 23, 2024

Adopted by the Capitol Area Community Development Corporation

**RESOLUTION AUTHORIZING THE PRESIDENT TO EXECUTE
AN ADMINISTRATIVE SERVICES AGREEMENT WITH THE CAPITOL AREA DEVELOPMENT
AUTHORITY FOR THE 60-UNIT
TERRACES AT CAPITOL PARK DEVELOPMENT AT 1609 O STREET**

WHEREAS, the development at 1609 O Street is comprised of 59 affordable housing units and one manager’s unit that are still subject to a regulatory agreement with the State Tax Credit Allocation Committee (TCAC);

WHEREAS, the Capitol Area Community Development Corporation (CACDC) has tax credit program experience with TCAC through its development and ownership participation at Sonrisa Apartments and ARY Place Apartments;

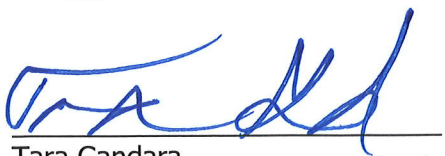
WHEREAS, as part of CADA’s acquisition of the Terraces, TCAC reviewed the transaction and added a condition that the CACDC participate in the administration of the project, including compliance with TCAC requirements; and

WHEREAS, the CADA and the CACDC have negotiated an Administrative Services Agreement to formalize the services to be provided by the CACDC.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Community Development Corporation that the President of the CACDC, or her designee, is authorized to execute the attached Administrative Services Agreement for the Terraces at Capitol Park with the Capitol Area Development Authority.


Ann Bailey, Chair

ATTEST:


Tara Gandara
Secretary to the Board of Directors

Attachments:
The Terraces CADA and CACDC Administrative Services Agreement

RESOLUTION NO. 24 – 12

Adopted by the Capitol Area Development Authority

February 23, 2024

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A MAINTENANCE CONTRACT FOR FY ABATEMENT
WITH ATI RESTORATION, LLC**

WHEREAS, in July 2022 the Executive Director entered into a \$21,926.80 contract with ATI Restoration, LLC for FY Toxic Abatement;

WHEREAS, in July 2023 the Executive Director entered into an annual extension to the original contract with an increase to \$30,000;

WHEREAS, in December 2023 the Board approved the Executive Director to enter into a change order in the amount of \$42,000;

WHEREAS, CADA conducted a formal bid process for the new FY Abatement contract for various locations for the remainder of Fiscal Year 2023-2024 through Fiscal Year 2025-2026;

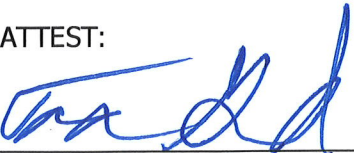
WHEREAS, ATI Restoration, LLC was the only responsive, responsible bidder with a quoted hourly rate of \$141.72 for asbestos abatement and has confirmed with CADA its interest in being awarded the contract and completing the work; and

WHEREAS, this contract is necessary to carry out the work ATI bid on, as well as to perform additional asbestos remediation that will be required as part of CADA's program to update and make its apartments competitive in the current market.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Executive Director, or her designee, is hereby authorized, on behalf of the Authority, to enter into an annual contract with ATI Restoration, LLC in the amount of \$326,522.88, with an average monthly rate of \$27,210.24.


Ann Bailey, Chair

ATTEST:



Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 24 – 14

Adopted by the Capitol Area Development Authority

February 23, 2024

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A CHANGE ORDER FOR THE UNIVERSAL WINDOW
CLEANING CONTRACT C23-023**

WHEREAS, in July 2022 CADA entered into a maintenance contract with Universal Window Cleaning, Inc. in the amount of \$49,900 for FY Window/Awning Cleaning and Pressure Washing for FY 2022-2023; and

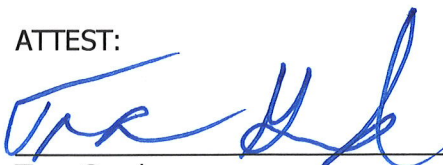
WHEREAS, in July 2023 CADA entered into an annual extension with Universal Window Cleaning, Inc. in the amount of \$49,900 for FY Window/Awning Cleaning and Pressure Washing for FY 2023-2024; and

WHEREAS, staff is recommending the Board approve a change order in the amount of \$13,000 to pay for additional costs to cover required additional work associated with CADA’s building and grounds maintenance program.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the Executive Director is authorized to enter into a change order with Universal Window Cleaning, Inc. in the amount of \$13,000 for FY Window/Awning Cleaning and Pressure Washing.


Ann Bailey, Chair

ATTEST:



Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 24 – 15

Adopted by the Capitol Area Development Authority

February 23, 2024

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER
INTO A CHANGE ORDER FOR MAINTENANCE CONTRACT C24-067**

WHEREAS, the Executive Director entered into construction contract with Dos Amigos Construction in the amount of \$45,680 for Demolition and Site Prep.

WHEREAS, staff is recommending the Board approve a change order totaling \$13,056.32 to pay for additional costs to cover unanticipated additional work under this contract.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the Executive Director is authorized to enter into a change order with Dos Amigos Construction in the amount of \$13,056.32 for completion of the Demolition and Site Prep work within Contract C24-067.


Ann Bailey, Chair

ATTEST:



Tara Gandara
Secretary to the Board of Directors



RESOLUTION NO. 24 – 03

Adopted by the Capitol Area Community Development Corporation

February 23, 2024

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION ACCEPTING APPOINTMENT TO THE BOARD OF DIRECTORS AND APPOINTING OFFICERS

WHEREAS, Section 6.8 of the Bylaws of the Capitol Area Community Development Corporation (“CACDC”) require that the Board of Directors hold an annual meeting for the purpose of accepting their appointment to the Board of Directors and appointing the Officers of CACDC;

WHEREAS, Section 6.7 of the Bylaws requires that CACDC comply with the Ralph M. Brown Act (the “Brown Act”, California Government Code Section 54950 *et seq.*); and

WHEREAS, the Brown Act requires that CACDC establish a time for holding regular meetings.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Capitol Area Community Development Corporation as follows:

Section 1. Appointment of Board. Each of the CACDC Board members accepts their appointment to the CACDC Board.

Section 2. Appointment of Officers. The CACDC Board hereby appoints the following persons to hold the following offices: Danielle Foster as President of CACDC; Marc de la Vergne as Vice President of CACDC; Noelle Mussen as Chief Financial Officer of CACDC; and Tara Gandara as Secretary of CACDC. Each of the aforementioned persons accepts their appointment as an officer of CACDC.

The CACDC Board hereby appoints Ann Bailey as the Chair of the CACDC Board and Emily Baime Michaels as the Vice Chair of the CACDC Board. Each of the aforementioned persons accepts their appointment.

Section 3. Effective Date. This Resolution shall be effective immediately upon its approval and adoption.

The foregoing Resolution was duly passed and adopted at a meeting of the Board of Directors of the Capitol Area Community Development Corporation held on February 23, 2024, by the following vote:


Ann Bailey, Chair

ATTEST:

Tara Gandara, Secretary



March 15, 2024

TO: CADA Board of Directors

**SUBJECT: March 22, 2024 Board Meeting
AGENDA ITEM 6
POOL REMOVAL AND PATIO LANDSCAPING PROJECT AT 1420 O STREET**

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

RECOMMENDATION

Staff recommends the Board adopt a resolution (Attachment 4) authorizing the Executive Director to enter into a construction contract for the Pool Removal and Patio Landscaping Project at 1420 O Street with Pro Builders in the amount of \$108,800. A two-thirds vote of the Board is required to approve this resolution, which finds that it is in CADA's best interest to suspend competitive bidding for the reasons set forth below.

BACKGROUND

1420 O Street is a 27-unit unit apartment building constructed in 1958 and managed by CADA. The building's courtyard pool and patio are cracked and severely displaced due to age and the roots of the trees on the neighboring property. The pool is no longer in a serviceable condition, is leaking copious amounts of water, and is surrounded by a concrete pool deck that is badly cracked in many areas. For this reason, staff concluded that the pool needed to be buried and replaced with an attractively-designed landscaped patio seating area. As with other recent CADA landscape projects, this one features plantings that are climate-appropriate, which will result in limited irrigation needs once the plants are established. The new layout of the patio area will result in several different seating areas for CADA's residents and should result in the patio area becoming a more pleasant gathering place for our residents. Finally, removing the pool will assist CADA in its efforts to comply with Governor's mandates to reduce water consumption on State-owned properties. In this case, the leak will be eliminated along with the problem of pool water loss through evaporation. The contractor will install new plants, trees, irrigation, drainage, and hardscape as per the staff-approved drawings provided by Miridae.

The project scope of work (design plans) were prepared by Miridae, a professional landscape design company that until recently has served as CADA's on-call landscape architecture company¹. (See Attachment 1, 1420 O Street Patio Landscape Drawing Set).

Staff solicited bids for the project through CADA's formal bidding process. The bid package was released on February 12, 2024.

¹ Miridae's owner recently decided to end his involvement with the company for personal reasons and as such, Miridae no longer has capacity to perform construction inspection services for CADA; CADA staff are searching for a suitable replacement on-call landscape architecture firm.

The mandatory pre-bid job walk was held on February 27, 2024 at 10:00 a.m., and was attended by two contractors/companies (See Attachment 2, Job Walk Sign-in Sheet). One bid submission was received on the due date of March 7, 2024 at 2:00 p.m. (See Attachment 3, Bid Tabulation Form).

Pro Builders submitted a bid of \$128,000 which was determined to be a responsive, responsible bid following staff review.

Under CADA's Joint Powers Agreement, CADA's exercise of its powers is subject to the limitations upon the exercise of those powers applicable to the City of Sacramento. As a charter city, Sacramento has more discretion on how it awards contracts for construction work. For example, the City Council has the authority, on a two-thirds vote, to determinate that "it is in the best interests of the City to suspend competitive bidding for any contract." The CADA Board likewise has this authority, and staff is recommending that the Board exercise that authority here. The facts supporting this recommendation include:

1. Only one bid was received for the project;
2. The bidder included the purchase of furniture in the bid, which CADA intends to purchase separately;
3. After discussions, the bidder agreed to reduce its bid by \$19,200.
4. There is no guarantee that rebidding the project would lead to more than one bid, and rebidding would delay completion of the work by approximately four weeks.

Accordingly, staff recommends the Board authorize the Executive Director to enter into a construction contract with Pro Builders in the amount of \$108,800 as continuing the bidding process in an attempt to get more than one bidder would delay this much-needed work.

If the Board approves this recommendation, staff will issue a notice of award to Pro Builders immediately. The work should commence by Mid-April and it is anticipated to take approximately six to eight weeks to complete, weather permitting.

The approval will allow CADA to move forward with the Pool Removal and Patio Landscaping Project at 1420 O Street and will allow our tenants to live in an upgraded building where they will have access to a safe and functional outdoor area to enjoy.

POLICY

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

FINANCIAL IMPACTS

Work under this contract will be performed using funds allocated in the Development budget C24 - FY 23/24, which was adopted by the Board in June 2023, and contains a total of \$95,000 for this project. The additional \$8,800 required for this project will be funded through the C23 contingency budget.

ENVIRONMENTAL REVIEW

Not applicable. This project falls under the categorical exemption for existing facilities in class 1, section 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical

equipment, or topographical features, involving negligible or no expansion of existing or former use.

STRATEGIC PLAN

The proposed action addresses the following 2016-2021 CADA Strategic Plan goal: “Provide Superior Property Management.”

CONTRACT AWARD CONSIDERATIONS

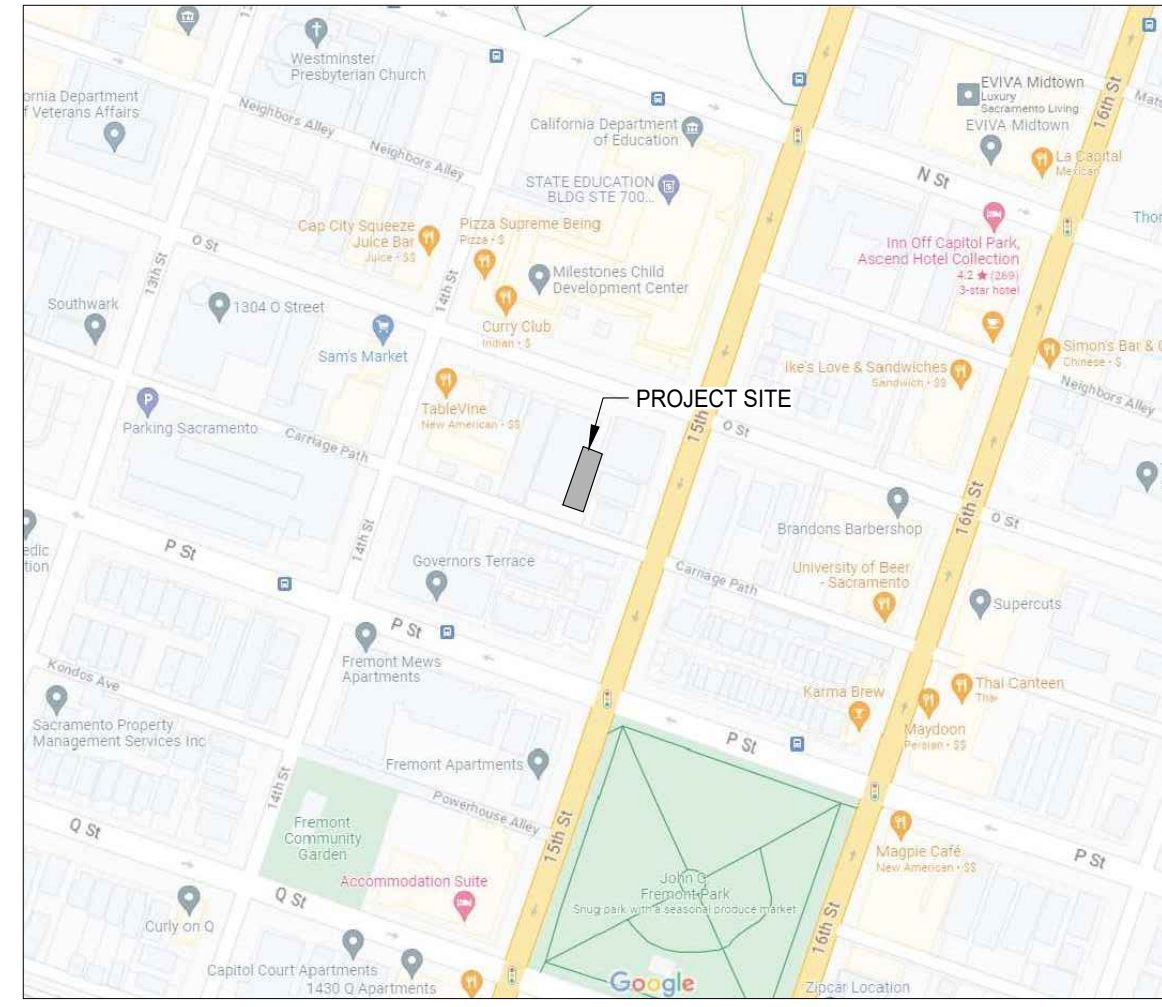
Construction contracts that will be executed to carryout work under the Capital Investment Program are bid and awarded in accordance with CADA’s Contract Policy and Outreach Procedures. If construction contract change orders are needed, CADA’s contract policy allows the Executive Director to approve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

Attachments:

- Attachment 1 - 1420 O Street Patio Landscape Drawing Set
- Attachment 2 - Job Walk Sign-in Sheet
- Attachment 3 - Bid Tabulation Form
- Attachment 4 - Resolution 24-16

VICINITY MAP

N.T.S.



CAPITOL AREA DEVELOPMENT AUTHORITY

1420 O STREET
SACRAMENTO, CA

LANDSCAPE ARCHITECTURE
100% DESIGN DEVELOPMENT DOCUMENTS

ISSUED: JUNE 30, 2023

PROJECT DIRECTORY

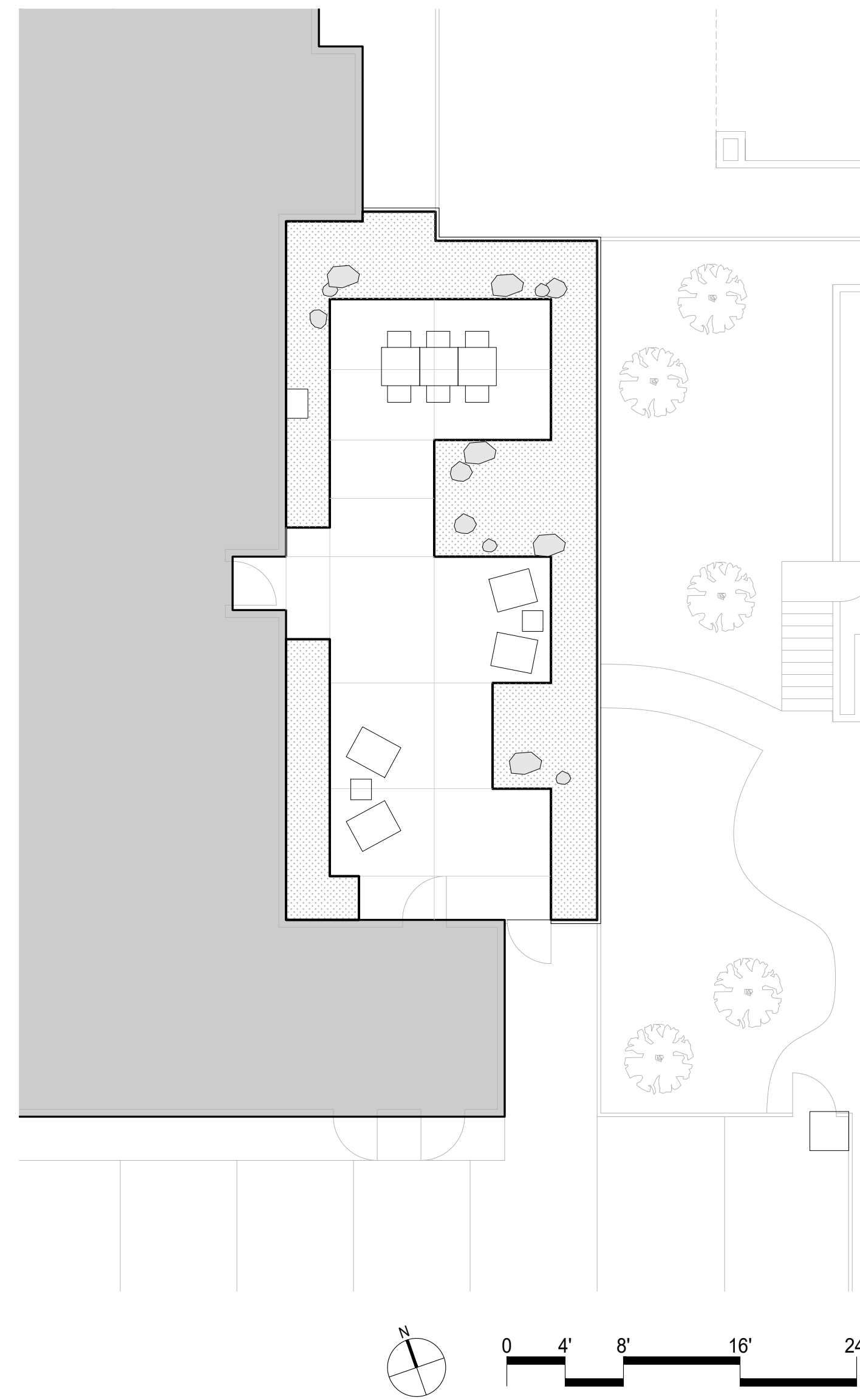
CLIENT / OWNER
CAPITAL AREA DEVELOPMENT AUTHORITY
1522 14TH STREET
SACRAMENTO, CA 95814
PH: (916) 322-2114
CONTACT: MARC DE LA VERGNE

LANDSCAPE ARCHITECT
MIRIDAE
1385 TERMINAL STREET
WEST SACRAMENTO, CA 95691
PH: (530) 723-6207
CONTACT: KATE HAYES

SHEET INDEX

SHEET NO.	DESCRIPTION
L-001	COVER SHEET
L-002	SURVEY
L-100	IRRIGATION PLAN
L-200	MATERIALS PLAN
L-300	LAYOUT PLAN
L-400	PLANTING PLAN + PLANTING SCHEDULE,
L-500	DETAILS

SITE PLAN

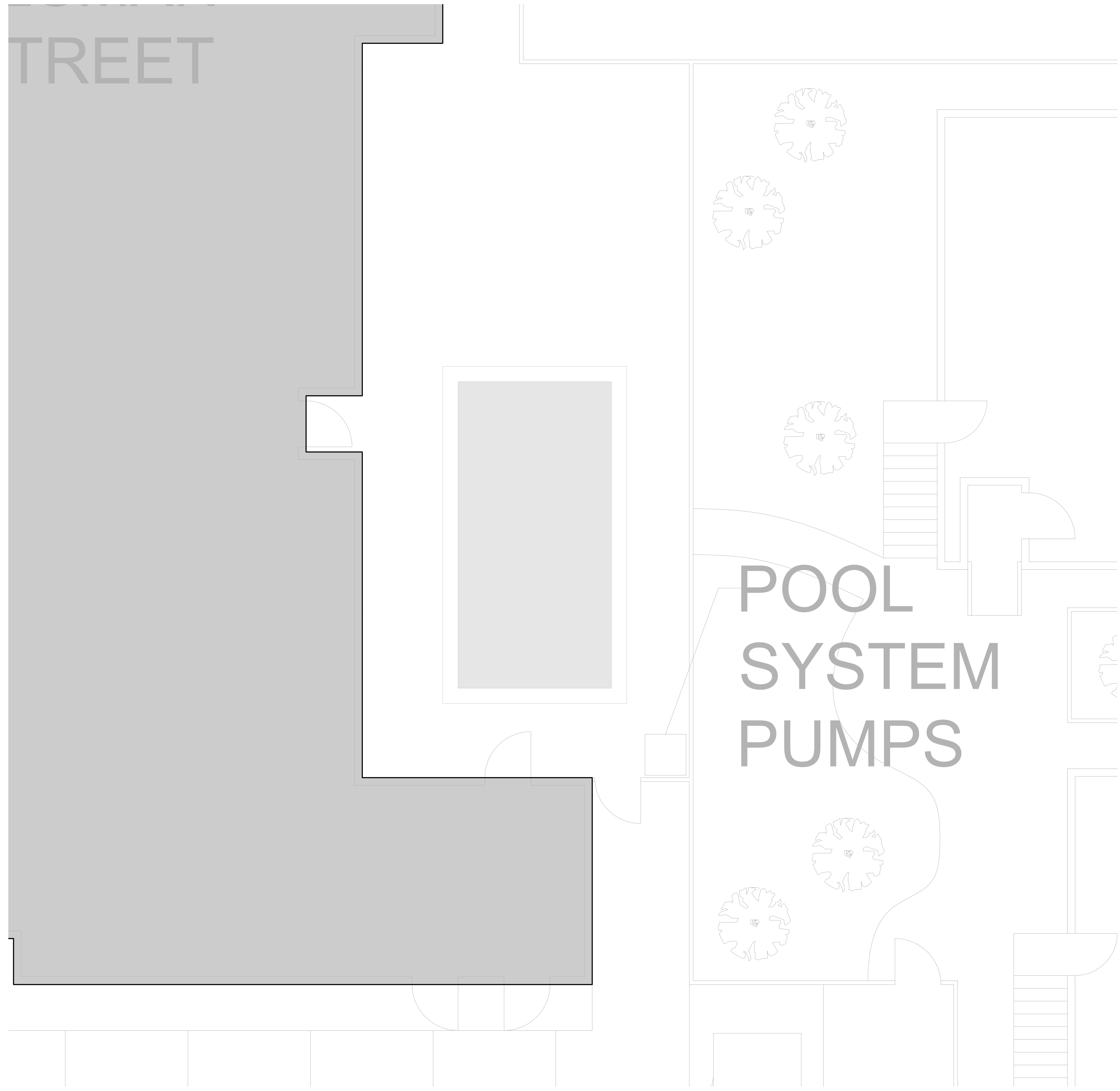


GENERAL NOTES

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFIRM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED JUNE 1989. THE CONTRACTOR SHALL OBTAIN AND USE ALL APPLICABLE ADDENDUMS.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM. CONTACT UNDERGROUND SERVICE ALERT AT 1-800-442-2444, 48 HOURS BEFORE WORK IS TO BEGIN.
- EXCAVATION WITHIN 7' OF BOTH SIDES OF TREE TRUNKS OF ALL EXISTING TREES SHALL BE LIMITED TO HAND EXCAVATION, WHERE ROOTS GREATER THAN 2" IN DIAMETER ARE ENCOUNTERED, THEY SHALL BE CUT BY HAND RESULTING IN SMOOTH CUTS AND NO RAGGED EDGES.
- WORK SHALL CONFORM TO THESE PLANS AND THE CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE AND USE ALL MEANS NECESSARY TO ENSURE THE PHYSICAL WORK TO BE PERFORMED IS WITHIN CONSTRUCTION STANDARDS AND SAFETY REQUIREMENTS SET BY GENERAL SAFETY ORDERS OF TITLE 8, CALIFORNIA CODE OF REGULATIONS, AND SET BY CAL-OSHA REQUIREMENTS, LOCAL, STATE, AND NATIONAL BUILDING CODES LATEST EDITIONS.
- BIDDING CONTRACTORS ARE RESPONSIBLE FOR PROVIDING ANY OF THEIR PROPOSED MODIFICATIONS OF THE PLANS FOR THE CADA OWNER'S REPRESENTATIVE'S APPROVAL BEFORE THE WORK BEGINS/PROCEEDS.
- ALLOW AT LEAST THREE (3) WORKING DAYS FOR REVIEW OF SUBMITTALS, SHOP DRAWINGS OR DESIGN QUESTIONS AND CHANGES.
- ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR.
- ANY EXISTING FACILITIES SHOWN ON THESE PLANS ARE INFORMATIONAL ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO THE START OF WORK. CONTACT USA ALERT AT 1-800-942-2444 TO AND ALL NECESSARY UTILITY AGENCIES TO IDENTIFY AND LOCATE UNDERGROUND UTILITIES. ALL AREAS TO BE EXCAVATED SHALL BE MARKED WITH WHITE PAINT PRIOR TO CONTACTING USA.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING, SITE LAYOUT AND DIMENSIONS TO CONSTRUCT THE WORK AS DESCRIBED IN THESE PLANS.
- THE CONTRACTOR MUST FAMILIARIZE THEMSELV WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, FENCES, HARDSCAPE AND OTHER EXISTING STRUCTURES. ANY EXISTING ITEMS NOT SPECIFICALLY NOTED ON THE PLANS FOR REMOVAL SHALL BE PROTECTED IN PLACE.
- CONTRACTOR SHALL NOTIFY THE CADA OWNER'S REPRESENTATIVE IF ANY DISCREPANCIES ARE FOUND WITHIN THE SCOPE OF WORK, DRAWINGS OR SPECIFICATIONS, OR IF ANY ALTERNATES TO SCOPE, DRAWINGS OR SPECIFICATIONS ARE NECESSARY, BEFORE THE WORK BEGINS/PROCEEDS.
- THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL AT ALL TIMES. THE CONTRACTOR MUST TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY DAMAGE, WATER AND/OR SEDIMENT RUN-OFF. CONTRACTOR SHALL ASSURE THAT ANY DEBRIS GENERATED FROM THE WORK DESCRIBED IN THIS PLAN SET IS COLLECTED AND LEGALLY DISPOSED OF OFF THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING AND POSITIVE SURFACE GRADING IN ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL VERIFY ALL ROUGH GRADES IN THE FIELD AND BRING ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE A MINIMUM OF ONE WEEK PRIOR TO THE START OF WORK. CONTRACTOR MUST COORDINATE THE PRE-CONSTRUCTION MEETING DATE WITH THE LANDSCAPE ARCHITECT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE MEETING DATE.
- A WORK SCHEDULE IS DUE PRIOR TO THE START OF THE PROJECT. ANY VARIATION TO THE WORK SCHEDULE MUST BE SUBMITTED TO THE CADA OWNER'S REPRESENTATIVE IN WRITING THE SAME DAY CONTRACTOR LEARNS OF SUCH A CHANGE.
- THE CONTRACTOR SHALL BE AVAILABLE TO MEET AND REVIEW PROGRESS WITH THE CADA OWNER'S REPRESENTATIVE ON A DAILY BASIS. THE SPECIFIC MEETING TIME IS TO BE ARRANGED BY THE CONTRACTOR AND THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN CONSISTENT PROJECT SUPERVISION ONSITE AT ALL TIMES DURING WORK. WORK SHALL NOT TAKE PLACE WITHOUT A CONTRACTOR-EMPLOYED REPRESENTATIVE, SUPERINTENDENT OR FOREMAN PRESENT AND ABLE TO COMMUNICATE, DISCUSS, RECEIVE AND EXECUTE INSTRUCTIONS FOR CADA'S OWNER'S REPRESENTATIVE.
- ALL WORK SHALL BE COMPLETED WITHIN 40 WORKING DAYS FROM THE DATE OF PROJECT TO START DATE.
- THE CADA OWNER'S REPRESENTATIVE IS TO BE NOTIFIED VIA EMAIL OR IN PERSON BY 10 AM OF THE SAME DAY WHEN NO WORK WILL BE COMPLETED AT THE CONSTRUCTION SITE THAT DAY.
- ANY EXISTING HARDSCAPE (CONCRETE, ASPHALT, ETC.) SHALL BE SAW CUT AND REMOVED IN A NEAT AND STRAIGHT LINE.
- COMPACTION OF BACKFILL BY METHOD OF "JETTING" SHALL NOT BE PERMITTED.
- ALL ENGINES USED FOR CONSTRUCTION SHALL USE NOISE SUPPRESSION DEVICES TO MINIMIZE NOISE TO THE SURROUNDING AREAS.
- DUST SHALL BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION PERIOD BY APPLICATION OF WATER TO THE SITE, INCLUDING DAYS WHEN CONSTRUCTION ACTIVITY DOES NOT OCCUR.
- CONTRACTOR SHALL KEEP THE SITE CLEAN AND ORDERLY DURING AND AFTER WORKING HOURS. THE CONTRACTOR SHALL HOSE OFF THE SIDEWALK EACH EVENING BEFORE LEAVING THE JOB SITE.
- ALL ROADS USED BY CONSTRUCTION TRAFFIC SHALL BE KEPT CLEAN AND FREE OF DEBRIS. ANY ROADS THAT DO NOT MEET THESE REQUIREMENTS ARE SUBJECT TO FINES AS PER LOCAL CODES.
- ALL USA MARKINGS SHALL BE COMPLETELY REMOVED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
- CONTRACTOR SHALL EXERCISE NECESSARY CAUTION TO PROTECT EXISTING LANDSCAPE AND OTHER ITEMS (I.E., LIGHTS, BENCHES, AND SHELTERS) FROM DAMAGE. ALL EXISTING ITEMS TO REMAIN THAT ARE DAMAGED BY THE WORK SHALL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- ADJACENT BUILDINGS AND GROUNDS SHALL BE PROTECTED FROM DAMAGES. THE CONTRACTOR WILL REPAIR DAMAGES AT NO EXTRA COST TO CADA WITHIN A 24 HOUR PERIOD.
- HOURS OF CONSTRUCTION ACTIVITIES SHALL ADHERE TO THE CITY OF SACRAMENTO NOISE ORDINANCE, WHICH CONTRACTOR IS RESPONSIBLE FOR REVIEWING BEFORE THE WORK BEGINS. NO WORK IS ALLOWED ON CONTRACTOR AND SUBCONTRACTOR ADHERENCE TO THE NOISE ORDINANCE WILL BE STRICTLY ENFORCED.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTRACTOR/SUBCONTRACTOR VEHICLE PARKING, AND MAINTAINING PEDESTRIAN BARRIERS DURING CONSTRUCTION. CONTRACTOR PARKING IN OFF-STREET RESIDENTIAL PARKING SPACES IS NOT PERMITTED.
- ALL SURROUNDING APARTMENT UNITS, BUSINESSES AND THE CADA OFFICE WILL BE OCCUPIED DURING THE CONSTRUCTION. THE CONTRACTOR MUST MAINTAIN UNINTERRUPTED CUSTOMER AND EMPLOYEE ACCESS TO THE BUILDING ENTRANCES. CONTRACTOR IS RESPONSIBLE TO MAINTAIN PROPER BARRIERS/SIGNAGE FOR PEDESTRIAN SAFETY.

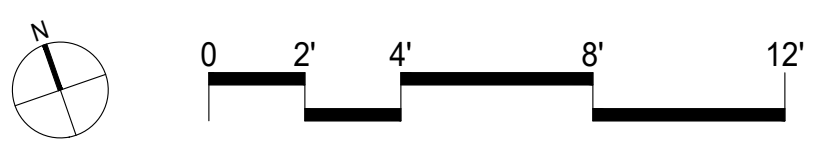
CAPITOL AREA DEVELOPMENT AUTHORITY
1420 O STREET, SACRAMENTO, CA 95814

NO.	ISSUE/DESCRIPTION:	DATE:	LANDSCAPE DESIGN:	SEAL:	PROJECT NO.	DRAWING TITLE
			MIRIDAE		0003	COVER SHEET
					06.30.23	
					AS SHOWN	
			1385 TERMINAL STREET WEST SACRAMENTO, CA 95691 T. 530 723 6207 admin@miridae.com			
					DRAWN BY: KH	DRAWING NO. L-001
					CHECKED BY: KH	



NOTES:

1. SURVEY WAS COMPLETED IN HOUSE AT CAPITAL AREA DEVELOPMENT AUTHORITY.
2. GRADING INFORMATION IS NOT AVAILABLE.
3. ALL LINEWORK SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.



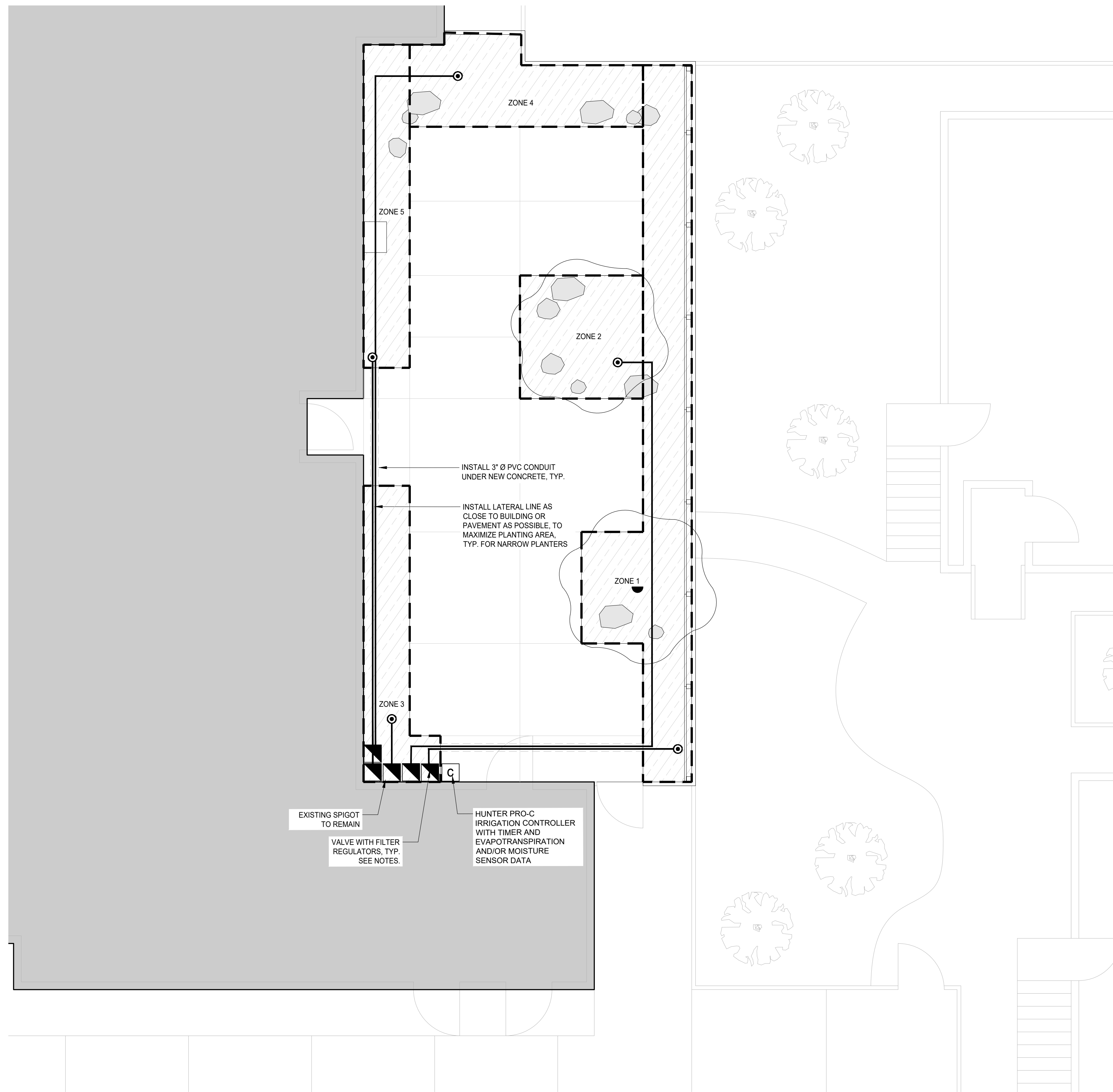
CAPITOL AREA DEVELOPMENT AUTHORITY
 1420 O STREET, SACRAMENTO, CA 95814

NO.	ISSUE/DESCRIPTION:	DATE:

LANDSCAPE DESIGN: **MIRIDAE**
 SEAL:
 1385 TERMINAL STREET
 WEST SACRAMENTO, CA 95691
 T. 530 723 6207
 admin@miridae.com

PROJECT NO.	0008	DRAWING TITLE
DATE:	06.30.23	SURVEY
SCALE:	1/4" = 1'-0"	
DRAWN BY:	KH	DRAWING NO.
CHECKED BY:	KH	

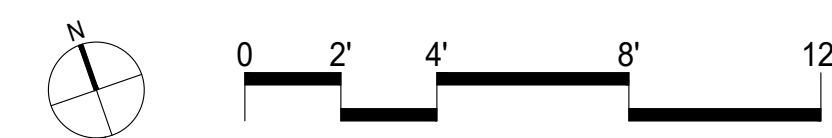
L-002



- LEGEND**
- CONTROLLER
 - AUTOMATIC VALVE ASSEMBLY FOR DRIP IRRIGATION
 - AREA TO RECEIVE DRIP IRRIGATION
 - IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
 - PIPE SLEEVE: 3" Ø PVC
 - PIPE TRANSITION POINT ABOVE GRADE, FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION

IRRIGATION NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
3. PRIOR TO CUTTING INTO SOIL, LOCATE ALL CABLES, CONDUITS, SEWERS, AND OTHER UTILITIES OR ARCHITECTURAL FEATURES THAT ARE COMMONLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. ANY DAMAGE MADE DURING THE INSTALLATION OF THE IRRIGATION SYSTEM OF THE AFOREMENTIONED ITEMS SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S OWN EXPENSE.
4. THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL PIPING, VALVES, SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. VALVES SHALL BE INSTALLED IN SHRUB/GROUND COVER AREAS ONLY. AVOID CONFLICTS WITH UTILITIES, NEW PLANTING, NEW SITE OR ARCHITECTURAL ELEMENTS. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN THE FIELD BY THE CONTRACTOR.
5. COORDINATE IRRIGATION WORK WITH PLANTING WORK.
6. ANY EXISTING IRRIGATION THAT IS DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
7. CUTTING INTO THE SOIL FOR INSTALLATION OF ANY IRRIGATION PIPES, LINES, AND SLEEVES AND ANY OTHER EQUIPMENT SHALL BE PERFORMED USING HAND-DIGGING, HYDRO-EXCAVATION, OR PNEUMATIC EXCAVATION. THERE SHALL BE NO TRENCHING WITHIN THE DRIPLINE OF CITY TREES. DO NOT CUT ANY ROOTS LARGER THAN 2" DIAMETER UNLESS DIRECTED BY THE PROJECT ARBORIST.
8. LANDSCAPE CONTRACTOR TO CONFIRM STATIC PRESSURE AT EXISTING VALVE PRIOR TO BEGINNING CONSTRUCTION. SUBMIT A WRITTEN REPORT OF THE ACTUAL STATIC PRESSURE TO LANDSCAPE ARCHITECT FOR REVIEW. DESIGN IS BASED ON A MINIMUM OF 40 PSI AT INLET OF EXISTING VALVES AND A MAXIMUM FLOW OF 22 GPM.
9. THE FULLY AUTOMATIC IRRIGATION SYSTEM INCLUDES:
 - 9.1. A HUNTER PRO-C IRRIGATION CONTROLLER WHICH INCLUDES A TIMER AND USES EVAPOTRANSPIRATION AND/OR MOISTURE SENSOR DATA
 - 9.2. (5) 1/2" SOLENOID IRRIGATION VALVES
 - 9.3. A BALL VALVE BETWEEN MAIN AND VALVES
 - 9.4. A CHECK VALVE OR ANTI-DRAIN VALVE
 - 9.5. NETAFIM INLINE DRIP TUBING AT 1/2" DIAMETER AND 0.46 GPH AND 12" BETWEEN EMITTERS
10. THE NETAFIM INLINE DRIP TUBING SHALL BE INSTALLED IN A 18" GRID BETWEEN LINES
11. POWER SHALL BE PROVIDED FOR THE IRRIGATION CONTROLLER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR PROVIDING POWER TO THE SITE.
12. A FLOW SENSOR THAT DETECTS HIGH FLOW CONDITIONS SHALL BE INCLUDED.
13. A MASTER SHUT-OFF VALVE AND A BACKFLOW PREVENTION DEVICE ARE REQUIRED. LOCATION OF EXISTING BACKFLOW PREVENTER IS NOTED ON THE PLANS.



CAPITOL AREA DEVELOPMENT AUTHORITY
1420 O STREET, SACRAMENTO, CA 95814

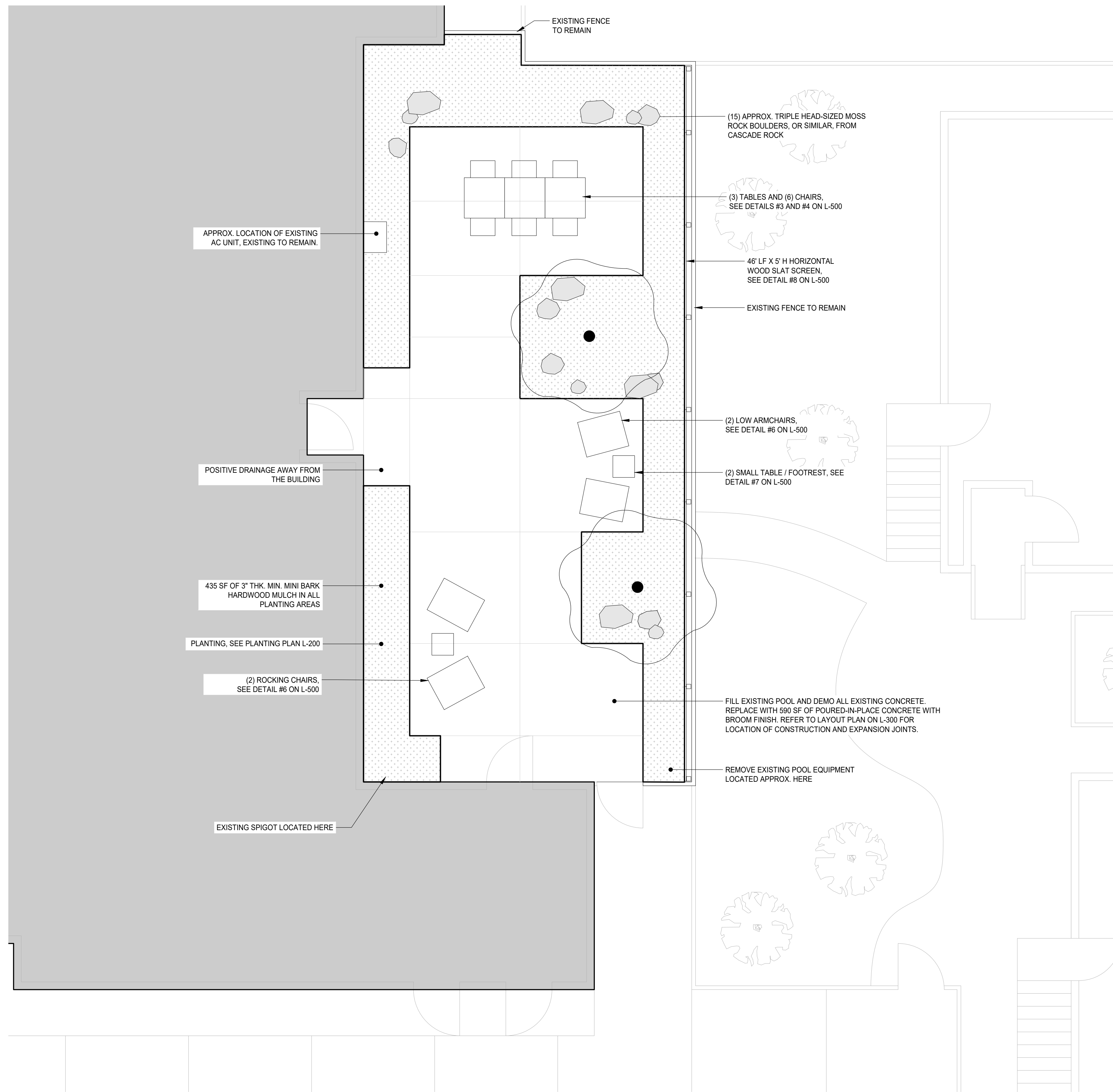
NO.	ISSUE/DESCRIPTION:	DATE:

LANDSCAPE DESIGN: **MIRIDAE**
 SEAL:
 1385 TERMINAL STREET
 WEST SACRAMENTO, CA 95691
 T. 530 723 6207
 admin@miridae.com



PROJECT NO. **0008**
 DATE: **06.30.23**
 SCALE: **1/4" = 1'-0"**
 DRAWN BY: **KH**
 CHECKED BY: **KH**

DRAWING TITLE
IRRIGATION PLAN

DRAWING NO.
L-100

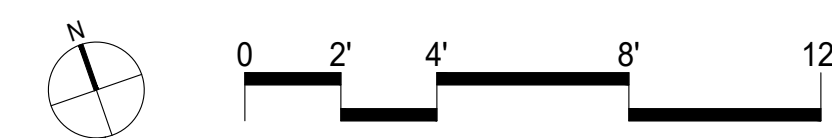


LEGEND

-  PLANTING AREA
-  BOULDER

NOTES:

1. SEE L-100 FOR IRRIGATION PLAN.
2. SEE L-400 FOR PLANTING PLAN.
3. IMPORTED SOIL SHALL BE A 50:50 COMPOST:SOIL MIX.
4. AMEND THE EXISTING SOIL WITH 50:50 COMPOST:SOIL MIX. ROTOTILL 6" INTO THE EXISTING SOIL.
5. MATERIALS SHALL BE SOURCED LOCALLY, WHEN POSSIBLE.
6. NEW PAVEMENT SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS.
7. NO CHANGES SHALL BE MADE TO THE DESIGN OR LAYOUT WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.



CAPITOL AREA DEVELOPMENT AUTHORITY
1420 O STREET, SACRAMENTO, CA 95814

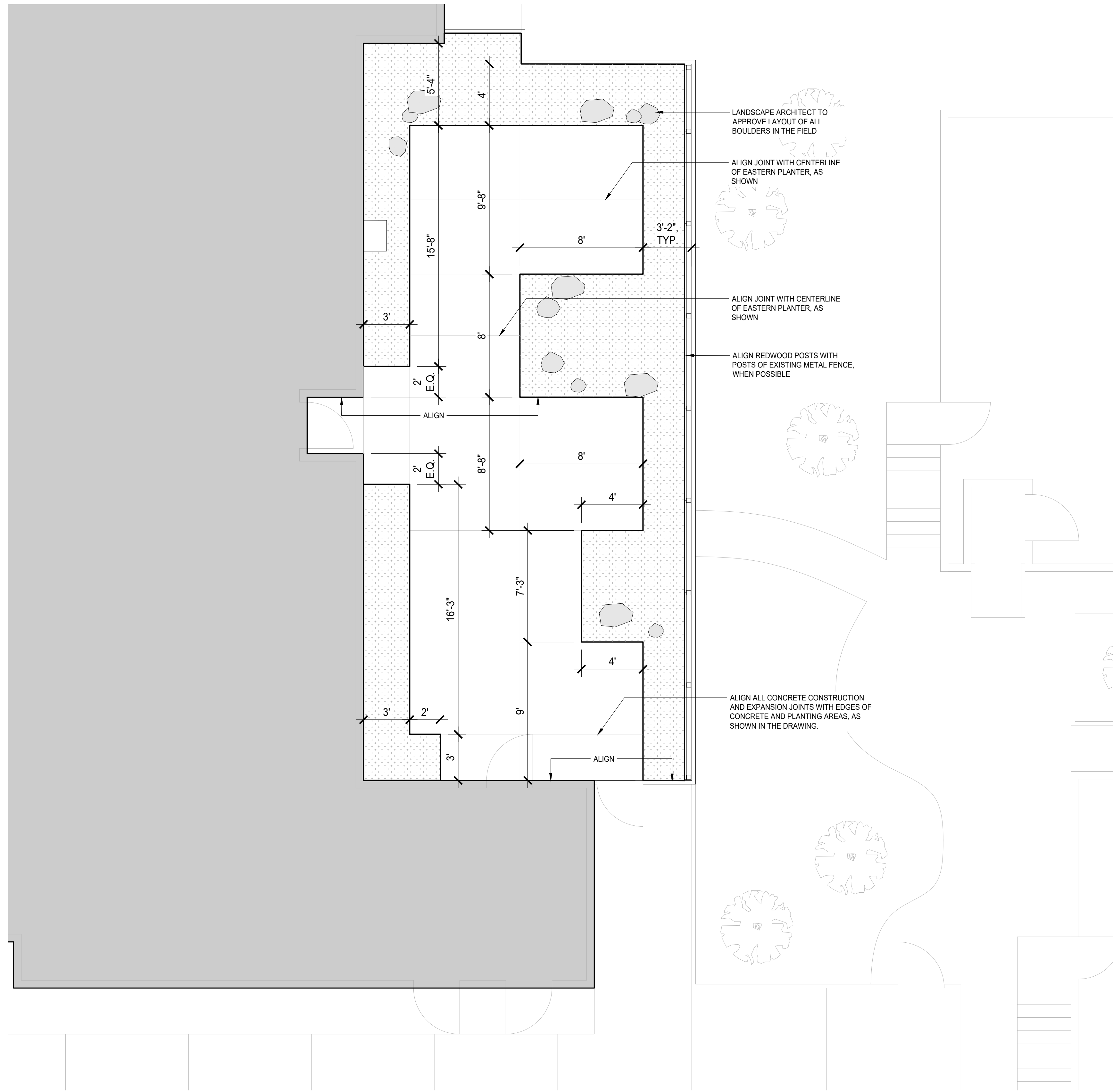
NO.	ISSUE/DESCRIPTION:	DATE:

LANDSCAPE DESIGN: **MIRIDAE**
 SEAL:
 1385 TERMINAL STREET
 WEST SACRAMENTO, CA 95691
 T. 530 723 6207
 admin@miridae.com

PROJECT NO. **0008**
 DATE: **06.30.23**
 SCALE: **1/4" = 1'-0"**
 DRAWN BY: **KH**
 CHECKED BY: **KH**

DRAWING TITLE
MATERIALS PLAN

DRAWING NO.
L-200



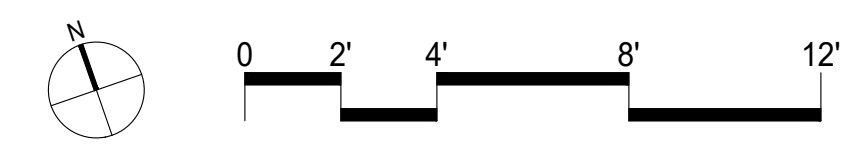
LEGEND

PLANTING AREA

BOULDER

NOTES:

1. CONCRETE AND EXPANSION / CONSTRUCTION JOINT LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO POURING THE CONCRETE.
2. THE LOCATIONS OF ALL BOULDERS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
3. NO CHANGES SHALL BE MADE TO THE DESIGN OR LAYOUT WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL LAYOUT THE WORK AS DIMENSIONED IN THE PLANS. WRITTEN DIMENSIONS SHALL GOVERN.



CAPITOL AREA DEVELOPMENT AUTHORITY
1420 O STREET, SACRAMENTO, CA 95814

NO.	ISSUE/DESCRIPTION:	DATE:

LANDSCAPE DESIGN: **MIRIDAE**

1385 TERMINAL STREET
WEST SACRAMENTO, CA 95691
T. 530 723 6207
admin@miridae.com

PROJECT NO. **0008**

DATE: **06.30.23**

SCALE: **1/4" = 1'-0"**

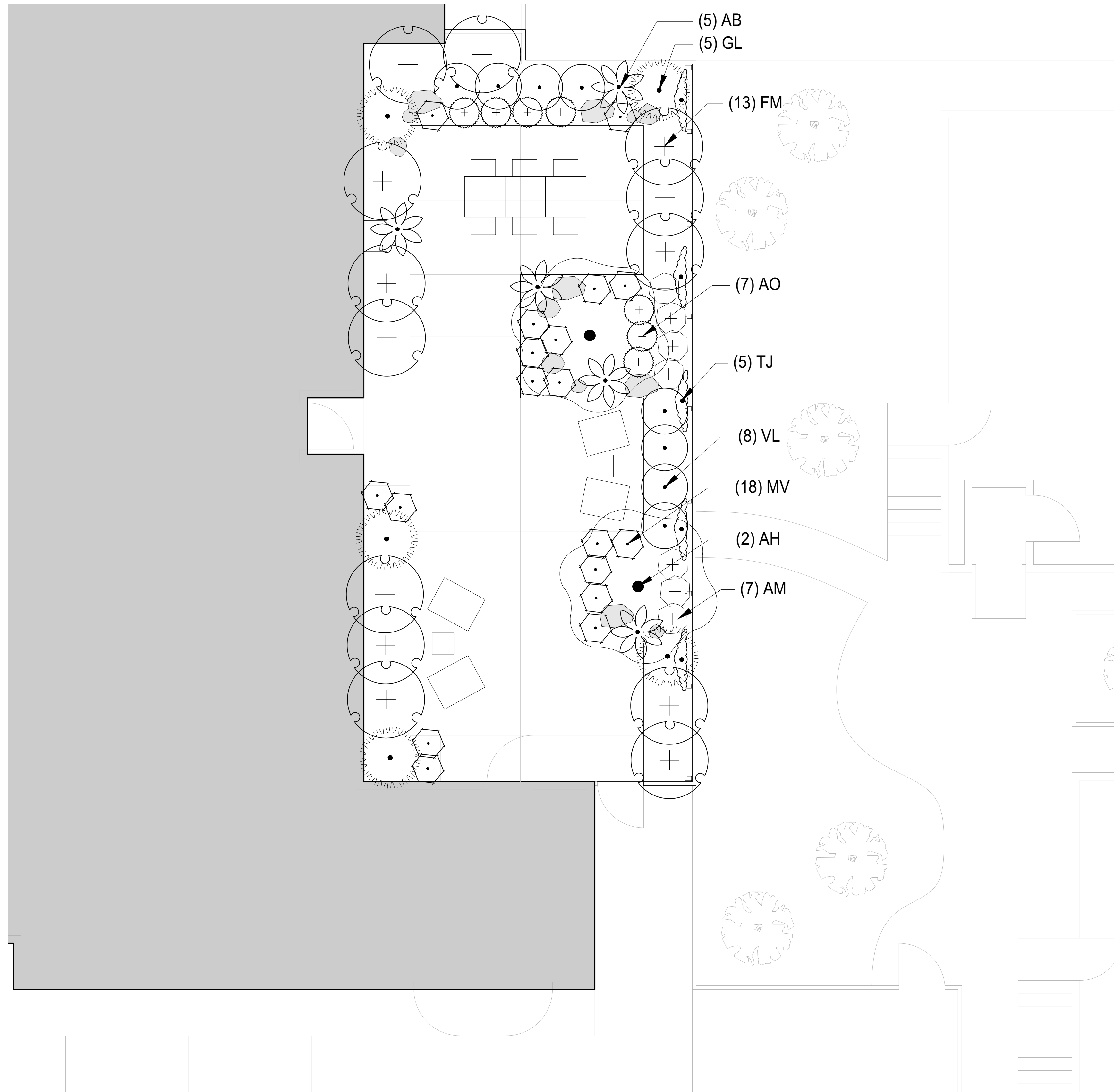
DRAWN BY: **KH**

CHECKED BY: **KH**

DRAWING TITLE: **LAYOUT PLAN**

DRAWING NO.

L-300



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	AH	2	Arctostaphylos manzanita 'Dr. Hurd' / Dr. Hurd Common Manzanita	24" Box	Box
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	FM	13	Frangula californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Pot
	VL	8	Verbena lilacina 'De la Mina' / De la Mina Lilac Verbena	5 gal.	Pot
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	AM	7	Achillea millefolium / Common Yarrow	1 gal.	Pot
	AO	7	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal.	Pot
	GL	5	Gaura lindheimeri 'Whirling Butterflies' / Whirling Butterflies Gaura	1 gal.	Pot
	MV	18	Monardella villosa / Coyote Mint	1 gal.	Pot
SUCCULENTS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	AB	5	Agave x 'Blue Flame' / Blue Flame Agave	1 gal.	Pot
VINE/ESPALIER	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	TJ	5	Trachelospermum jasminoides / Chinese Star Jasmine	3 gal.	Pot

PLANTING NOTES:

- SEE L-100 FOR IRRIGATION PLAN
- THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE ROOT SYSTEMS OF EXISTING TREES.
- PLANT GROUPINGS AND LOCATIONS ARE DIAGRAMMATIC. THE LOCATION OF PLANTS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE PLANTED AT THE TIME OF DELIVERY DUE TO LIMITED STORAGE ON SITE. PLANTS IN THE SAME PLANTING BED SHALL BE PLANTED AT THE SAME TIME. ANY PLANTS REMAINING UNPLANTED ON THE SITE FOR MORE THAN 24 HOURS SHALL BE PROTECTED AND MAINTAINED, INCLUDING BUT NOT LIMITED TO WATER AND SHADE. ANY DAMAGED PLANTS SHALL BE REPLACED AS DIRECTED, AT THE CONTRACTOR'S EXPENSE.
- THERE WILL BE NO SUBSTITUTIONS OF PLANT MATERIAL WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL IMPLEMENT THE PLANTING PLAN AS SHOWN. PLANTS SHALL BE LOCATED AS CLOSE AS POSSIBLE TO LAYOUT PROVIDED OR AS DIRECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- PLANTING BEDS SHALL RECEIVE A MIN. 3" THICK LAYER OF SHREDDED HARDWOOD MULCH, AS INDICATED ON THE PLANTING DETAILS.
- PRIOR TO COMMENCING PLANTING, THE CONTRACTOR SHALL STAKE OUT THE EXACT LOCATION OF THE ALL TREES FOR THE LANDSCAPE ARCHITECT'S APPROVAL. ALL PLANTING OPERATIONS AND LAYOUT SHALL PROCEED UNDER CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT. TREE LOCATIONS MAY VARY AS DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD. THE ACTUAL LOCATION OF PLANT MATERIALS MAY VARY DUE TO FIELD CONDITIONS. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BEFORE PITS ARE DUG. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
- PLANT MATERIAL WHICH HAS BECOME DAMAGED OR DISEASED OR WHICH IS UNACCEPTABLE TO THE LANDSCAPE ARCHITECT MAY BE REJECTED UPON DELIVERY TO THE SITE.
- SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE PLAN, THE GREATER QUANTITY SHALL GOVERN.
- AT ALL TIMES, THE SITE SHALL BE KEPT NEAT AND FREE OF DEBRIS LEFT FROM THE PLANTING OPERATION.
- ALL PLANT MATERIAL TO BE VIGOROUS AND FREE OF INJURY OR DEFECTS. ALL PLANT MATERIAL TO BE TRUE REPRESENTATIVES OF THEIR SPECIES.
- ALL PLANT TAGS MUST REMAIN ON THE PLANT MATERIAL UNTIL THE LANDSCAPE ARCHITECT REVIEWS THE LAYOUT AND APPROVES QUANTITIES.

CAPITOL AREA DEVELOPMENT AUTHORITY
1420 O STREET, SACRAMENTO, CA 95814

NO.	ISSUE/DESCRIPTION:	DATE:

LANDSCAPE DESIGN: **MIRIDAE**
SEAL:
1385 TERMINAL STREET
WEST SACRAMENTO, CA 95691
T. 530 723 6207
admin@miridae.com

PROJECT NO. **0008**
DATE: **06.30.23**
SCALE: **1/4" = 1'-0"**
DRAWN BY: **KH**
CHECKED BY: **KH**

DRAWING TITLE
**PLANTING PLAN +
PLANT SCHEDULE**

DRAWING NO. **L-400**



FERMOB LUXEMBOURG SMALL LOW TABLE / FOOTREST
 COLOR: HONEY
 DIMENSIONS: 42 CM WIDE X 44 CM LENGTH X 40 CM HIGH

7 SMALL TABLE / FOOTREST
 SCALE: NTS



FERMOB LUXEMBOURG CHAIR
 COLORS: ACAPULCO BLUE
 DIMENSIONS: 52 CM WIDE X 57 CM LENGTH X 88 CM HIGH

4 DINING CHAIR
 SCALE: NTS



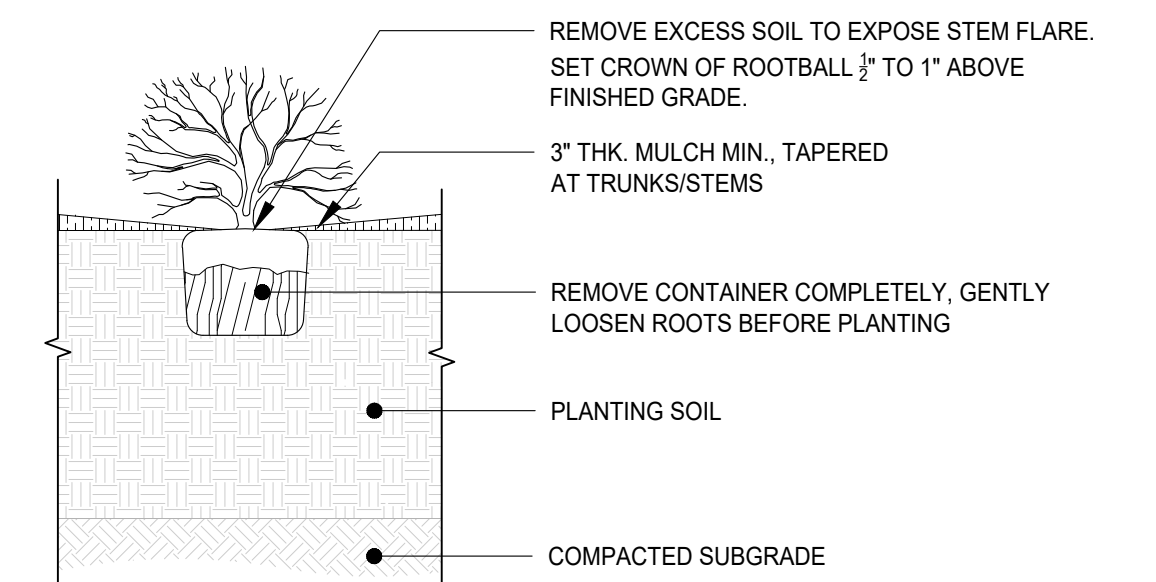
FERMOB LUXEMBOURG LOW ARMCHAIR
 COLOR: HONEY
 DIMENSIONS: 71 CM WIDE X 87 CM LENGTH X 72 CM HIGH

6 LOW ARMCHAIR
 SCALE: NTS

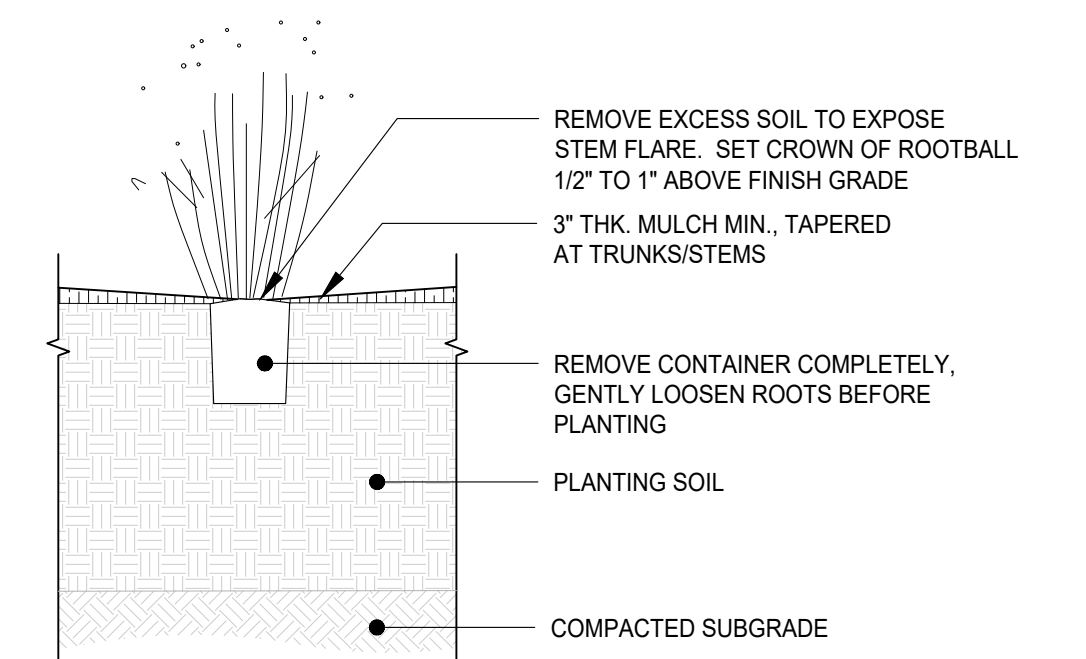


FERMOB LUXEMBOURG FOUR LEG TABLE WITH SHADOO PARASOL
 TABLE COLOR: ACAPULCO BLUE
 PARASOL COLOR: CACTUS
 TABLE DIMENSIONS: 80 CM WIDE X 80 CM LENGTH X 74 CM HIGH

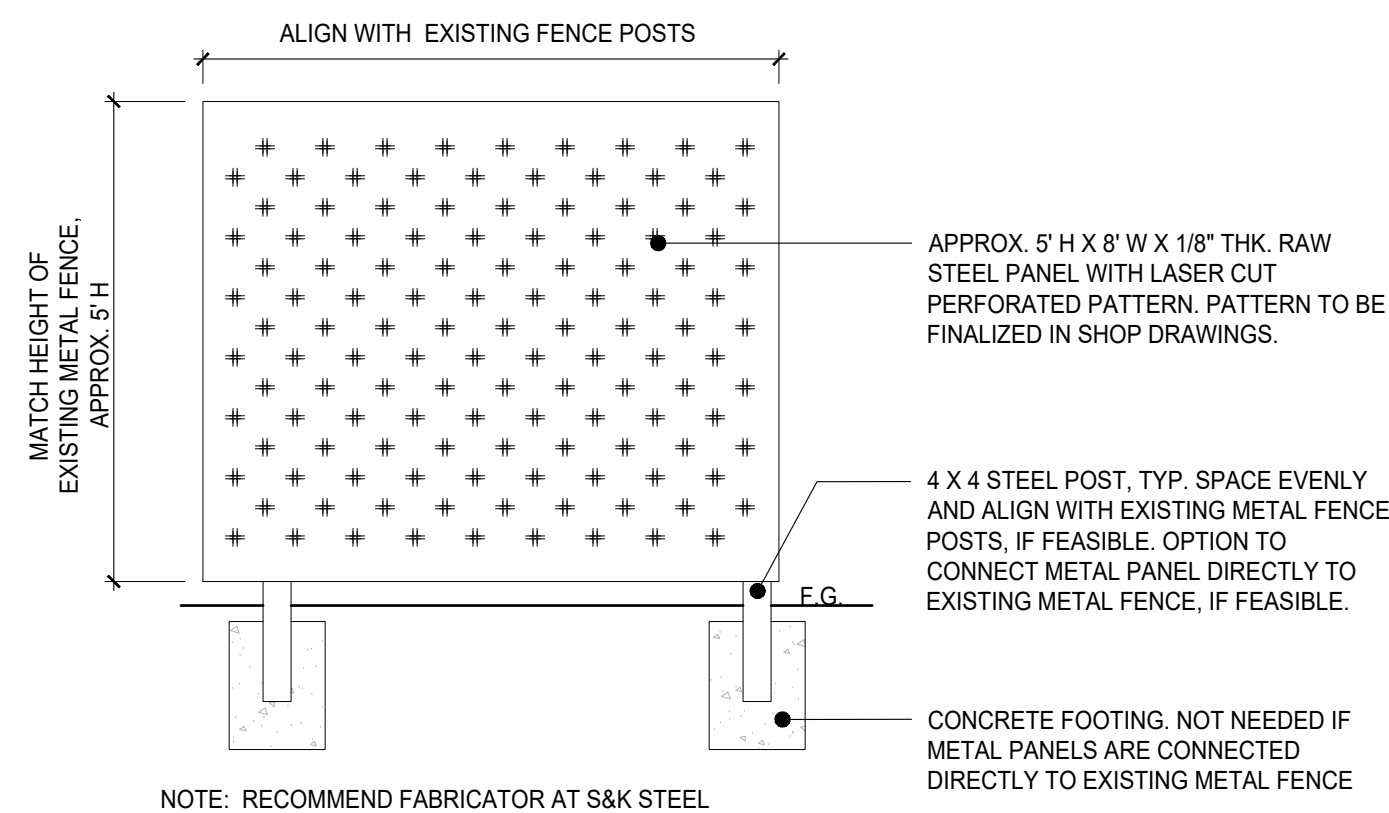
3 DINING TABLE
 SCALE: NTS



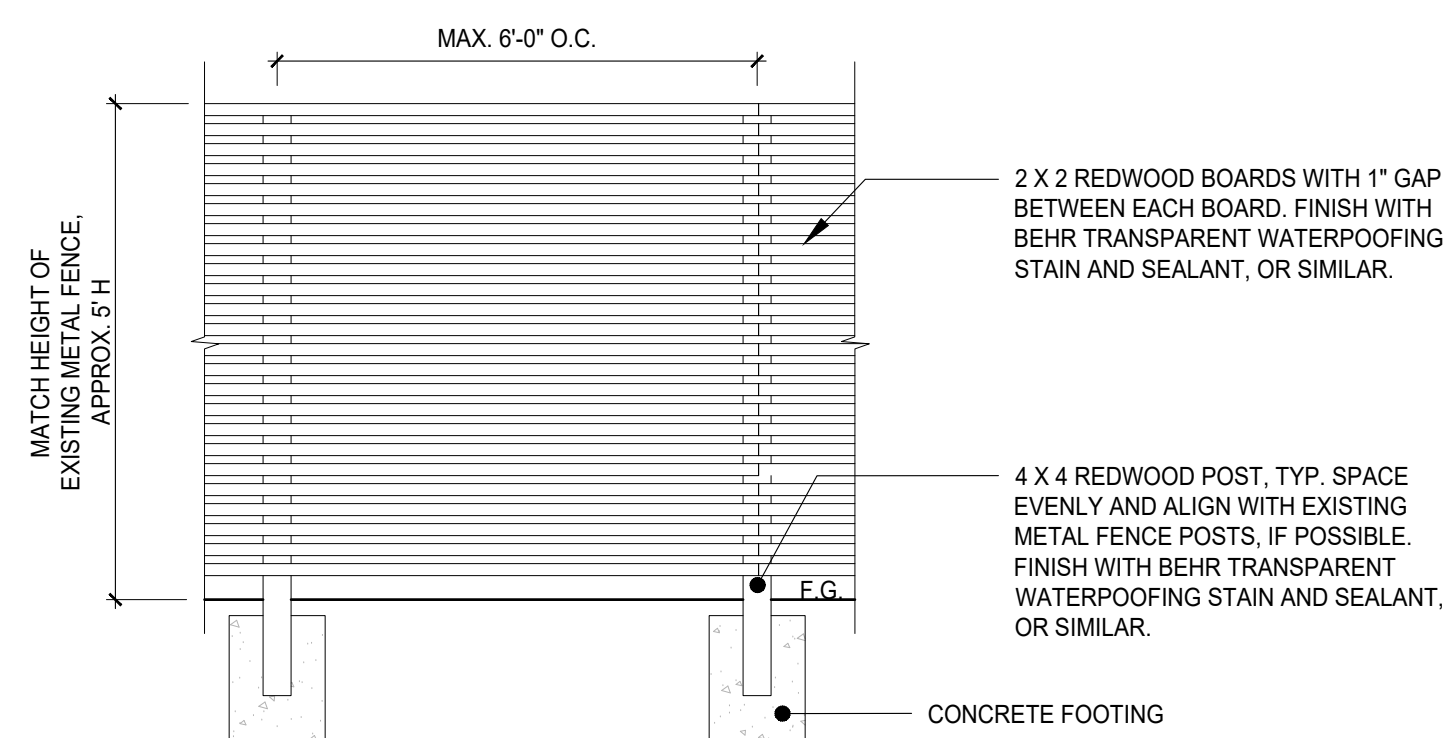
2 SMALL TREE AND SHRUB PLANT DETAIL
 SCALE: 1/2" = 1'-0"



1 GRASS AND PERENNIAL PLANT DETAIL
 SCALE: 1/2" = 1'-0"



ELEVATION
 OPTION B: CUSTOM RAW STEEL SCREEN



ELEVATION
 OPTION A: CUSTOM REDWOOD SCREEN

8 HORIZONTAL WOOD SLAT SCREEN
 SCALE: 1/2" = 1'-0"

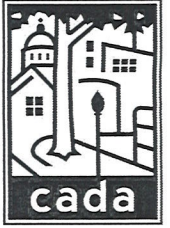


FERMOB LUXEMBOURG ROCKING CHAIR
 COLOR: HONEY
 DIMENSIONS: 71 CM WIDE X 92 CM LENGTH X 104 CM HIGH

5 ROCKING CHAIR
 SCALE: NTS

NO.	ISSUE/DESCRIPTION	DATE	LANDSCAPE DESIGN:	SEAL:
			MIRIDAE	
			1385 TERMINAL STREET WEST SACRAMENTO, CA 95691 T. 530 723 6207 admin@miridae.com	

PROJECT NO.	DRAWING TITLE
0008	DETAILS
DATE: 06.30.23	
SCALE: AS SHOWN	
DRAWN BY: KH	DRAWING NO.
CHECKED BY: KH	



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: Pool Removal and Patio Landscaping Project – 1420 O Street, Sacramento

Job Walk: Tuesday, February 27, 2024 @ 10:00 a.m. @ 1420 O Street, Sacramento

Bid Opening: Thursday, March 7, 2024 @ 2:00 p.m. @ 1522 14th Street, Sacramento

	Name of Company	Bid
1.	Pro Builders	\$128,000
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Verified: 3/7/2024
Date

Sara Kennedy
Signature

[Signature]
Signature

Job Walk Sign-In

Attachment 3

1420 O St ^{Countyard + Pool}
Landscape Project

2/27/24

<u>CO NAME</u>	<u>REP</u>	<u>Phone #</u>	<u>Email address</u>
PRO BUILDERS	ALEX MURTHA	(916) 225-0373	SEBASTIAN@SHCPROBUILDERS.COM
CVE Demo	Chuck Johnson	209-871-6247	chuckj@cvecorp.com

RESOLUTION NO. 24 – 16

Adopted by the Capitol Area Development Authority

March 22, 2024

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A CONSTRUCTION CONTRACT FOR THE POOL REMOVAL
AND PATIO LANDSCAPING PROJECT AT 1420 O STREET**

WHEREAS, CADA conducted a formal bid process for the Pool Removal and Patio Landscaping Project at 1420 O Street;

WHEREAS, Pro Builders is the only bidder and was found to be responsive and responsible with a bid of \$128,000 and has advised CADA of its interest in being awarded the contract and completing the work;

WHEREAS, Pro Builders included the purchase of furniture in the bid, which CADA intends to purchase separately;

WHEREAS, Pro Builders agreed to remove the purchase of furniture and reduce their bid by \$19,200;

WHEREAS, a 2/3 vote is required for this resolution, which finds that it is in CADA's best interest to suspend competitive bidding for the reasons set out in the staff report; and

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract with Pro Builders in the amount of \$108,800.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors



March 15, 2024

TO: CADA Board of Directors

SUBJECT: **March 22, 2024 Board Meeting**
AGENDA ITEM 7

**FREMONT PARK RESTROOM REPLACEMENT PROJECT MEMORANDUM
OF UNDERSTANDING (MOU) BETWEEN CADA AND THE CITY OF
SACRAMENTO**

CONTACT: Marc de la Vergne, Deputy Director

RECOMMENDED ACTION

Adopt a resolution authorizing the Executive Director, or her designee, to enter into a Memorandum of Understanding (MOU) with the City of Sacramento for the Fremont Park restroom replacement project funding in the amount of \$150,000.

BACKGROUND

The City of Sacramento has been replacing aging restrooms in city parks over the past several years. In the Midtown and Downtown areas, Stanford Park and Roosevelt Park are two recent examples of such replacements. The City has been purchasing prefabricated restrooms of varying configurations depending on the needs of each park.

The attractively-designed new restrooms, which are manufactured by the Public Restroom Company in Minden, Nevada, include all-new electrical and plumbing systems, stainless steel sinks, toilets and urinals, baby changing tables, and storage rooms for maintenance equipment and supplies. A notable advantage of the new restrooms over the old ones is that they also include doors that lock and unlock on a pre-set schedule, usually set to sync with the City's typical sunrise to sunset park usage hours. This has improved security and reduced vandalism, which have been common issues in the Parks Department's Midtown and Downtown restrooms.

CADA has had a long-term interest in the welfare, appearance and functionality of Fremont Park and has invested funding over the years into public events, such as Chalk It Up, Fresh Air Activity, Second Saturday family programming, and Movies in the Park. CADA has funded physical improvements to the park as well, such as the stormwater planters along 16th Street and the ceramic vessels created by Sacramento artist Stephanie Taylor, also along 16th Street. The Midtown Association has taken a significant interest in the park and has invested funding and staff time into various public events there, often in partnership with CADA, such as Second Saturday, which draws visitors to the park and helps make for a more vibrant and engaging neighborhood.

The Midtown Association, the City, and CADA have been discussing the need to replace the Fremont Park restroom for several years and in June of 2023, CADA set aside funding for a CADA

contribution to the effort. The Midtown Association's particular need is to have permanent and secure storage space, preferably within the restroom building, for the equipment it uses to host events in the park, instead of the storage container they have been renting that currently resides next to the existing restroom. One of the available prefab restroom designs provides this. Other elements of the project include construction of a concrete pad to support the new restroom, new water and sewer piping to serve the restroom, irrigation modifications, and accessibility improvements. The restroom's rendering is included in the staff report as Attachment 1. CADA, Midtown Association and Parks Department staff have been meeting periodically over the past two years to discuss and refine the design, discuss the cost of the project, and will meet soon to select final colors and tile finishes for the restroom's exterior.

The City has drafted an MOU describing CADA's and the City's contributions to the project and when project funds will flow from CADA to the City. The MOU is included in this staff report as Attachment 2. The site plan is shown in Attachment 1 to the MOU. The site plan situates the restroom within the park.

The City Council recently approved CIP funding for the project and Parks Department staff are now ready to place the order for the new restroom. Once the City and CADA enter into the MOU, the City will place the order. City staff expect the restroom to be delivered in approximately nine months after they place the order. The City Council will take up the item at an April meeting.

At this time, CADA staff is recommending the Board adopt a resolution authorizing the Executive Director to execute the MOU so City staff can reflect CADA's commitment to the project in their recommendation to the City Council. The CADA resolution is included as Attachment 3.

ANALYSIS

The Fremont Park Restroom Replacement Project MOU provides that after the City receives the contractor's bid and City and CADA confirm that there is sufficient funding to construct the Project, CADA will pay the City of Sacramento the \$150,000 in grant funds. The City will oversee the bidding process, perform all construction inspections, and disburse funds to pay City fees, pay for the purchase and delivery of the restroom, and pay construction invoices.

FINANCIAL IMPACT

The City estimates the project cost will be \$600,000 and the City's CIP budget includes 450,000 in funding for the work. CADA's obligation under the MOU is to provide \$150,000 in funding. The Board has previously approved including this funding in the FY 23-24 CADA budget, so the funding is already available and ready for use.

POLICY

CADA's contracts policy requires Board approval of any contract in excess of the Executive Director's \$50,000 contracting authority. This MOU is valued at \$150,000.

STRATEGIC PLAN

These projects fulfill the following components of the CADA Strategic Plan: collaboration and urban development leadership. Utilizing partnerships in the completion of our mission has been and continues to be a hallmark of CADA's work. CADA and the City have partnered in the making of physical improvements to Fremont Park for many years and this project continues that tradition, with CADA's contribution leveraging a considerably larger City investment.

ENVIRONMENTAL IMPACT

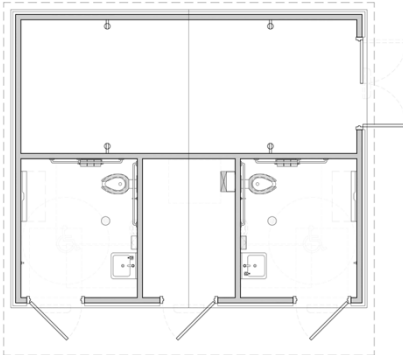
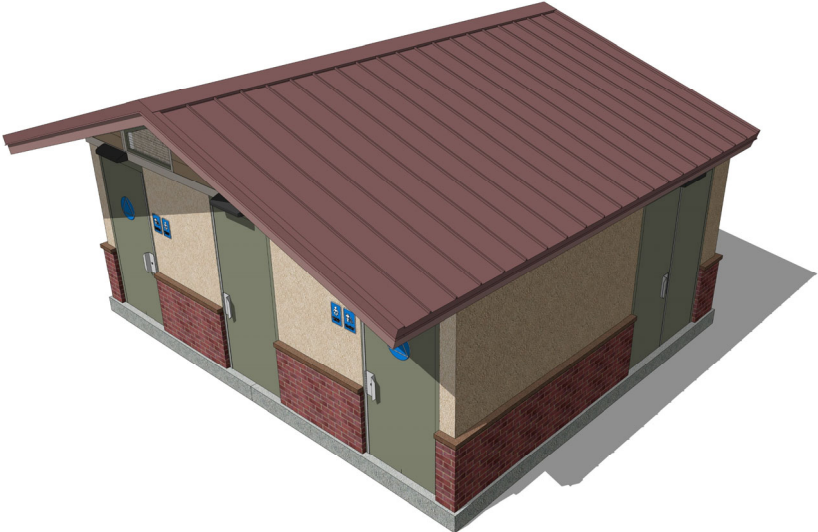
This action is exempt under the California Environmental Quality Act (CEQA). This project falls under the categorical exemption for existing facilities in class 1, section 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use and construction of existing structures and facilities where the new structure will be located on the same site as the structure replaced.

CONTRACT AWARD CONSIDERATIONS

Not applicable.

Attachments:

1. Project Rendering
2. Memorandum of Understanding with City of Sacramento (MOU)
3. Resolution 24-17



FLOOR PLAN

SCALE: NOT TO SCALE

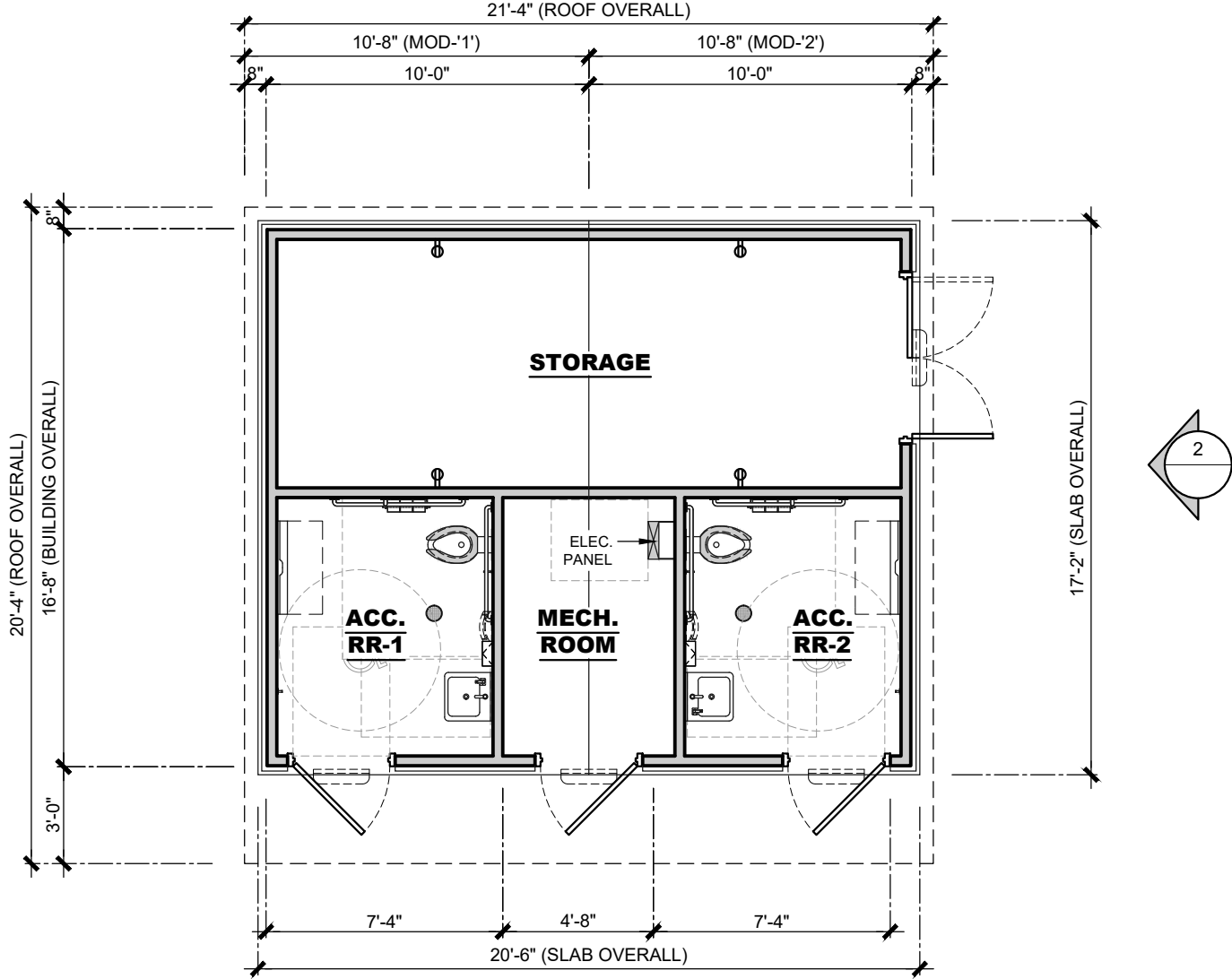
THIS CONCEPTUAL/ PRELIMINARY DESIGN AND THE 3D RENDERING IS AN ARTISTIC INTERPRETATION OF THE DESIGN. IT IS NOT MEANT TO BE AN EXACT RENDITION OF THE FINISH PRODUCT. SOME ITEMS MAY NOT BE STANDARD AND/OR SUBJECT TO CHANGE DURING PROJECT DEVELOPMENT

PARK JOHN C. FREMONT
PUBLIC RESTROOM COMPANY
Building Better Places To Go.SM

SACRAMENTO, CALIFORNIA
RESTROOM BUILDING
COPYRIGHT 2024, PUBLIC RESTROOM COMPANY
THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF PUBLIC RESTROOM COMPANY AND SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY THE WRITTEN PERMISSION OF PUBLIC RESTROOM COMPANY.

www.PublicRestroomCompany.com

2587 BUSINESS PARKWAY
MINDEN NEVADA 89423
P: 888-888-2060 F: 888-888-3456





FLOOR PLAN
 SCALE: 3/16"=1'0"

THIS CONCEPTUAL/ PRELIMINARY DESIGN AND THE 3D RENDERING IS AN ARTISTIC INTERPRETATION OF THE DESIGN. IT IS NOT MEANT TO BE AN EXACT RENDITION OF THE FINISH PRODUCT. SOME ITEMS MAY NOT BE STANDARD AND / OR SUBJECT TO CHANGE DURING PROJECT DEVELOPMENT

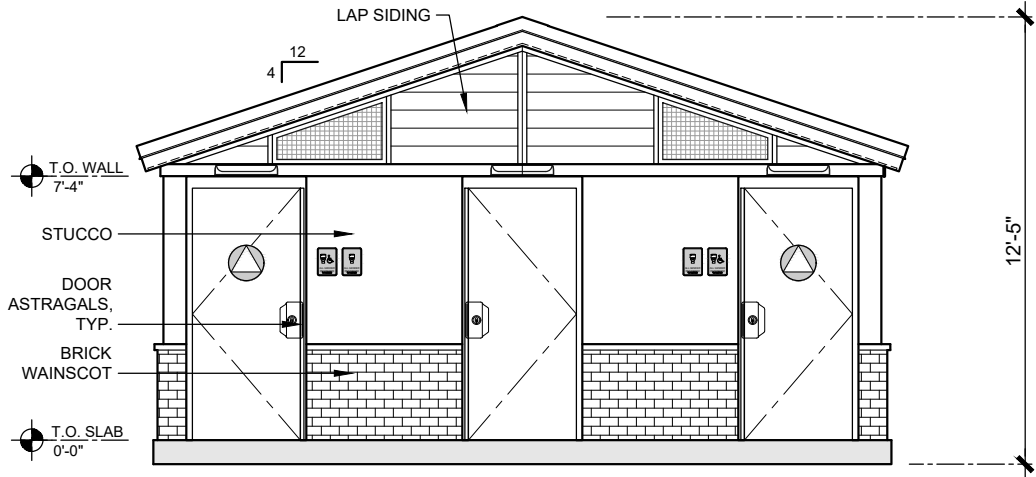


COPYRIGHT 2024 PUBLIC RESTROOM COMPANY THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF PUBLIC RESTROOM COMPANY AND SHALL NOT BE REPRODUCED, USED, OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY THE WRITTEN PERMISSION OF PUBLIC RESTROOM COMPANY.

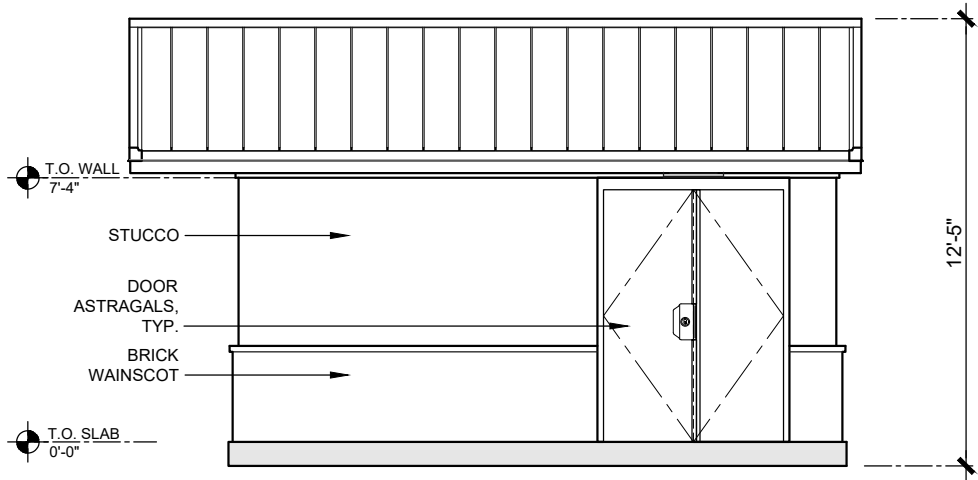
BUILDING TYPE:	RESTROOM BUILDING
PROJECT:	JOHN C. FREMONT PARK SACRAMENTO, CA

REVISION #	1
PROJECT #:	11438
REVISION DATE:	3/12/2024
START DATE:	2/29/2024
DRAWN BY:	EOR

SHEET#	A-1
MAX. PERSON / HOUR:	90 S



ELEVATION 1
SCALE: 3/16"=1'-0"



ELEVATION 2
SCALE: 3/16"=1'-0"

THIS CONCEPTUAL/ PRELIMINARY DESIGN AND THE 3D RENDERING IS AN ARTISTIC INTERPRETATION OF THE DESIGN. IT IS NOT MEANT TO BE AN EXACT RENDITION OF THE FINISH PRODUCT. SOME ITEMS MAY NOT BE STANDARD AND / OR SUBJECT TO CHANGE DURING PROJECT DEVELOPMENT



COPYRIGHT 2024 PUBLIC RESTROOM COMPANY THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF PUBLIC RESTROOM COMPANY AND SHALL NOT BE REPRODUCED, USED, OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY THE WRITTEN PERMISSION OF PUBLIC RESTROOM COMPANY.

BUILDING TYPE:	RESTROOM BUILDING
PROJECT:	JOHN C. FREMONT PARK SACRAMENTO, CA

REVISION #	1
PROJECT #:	11438

REVISION DATE:	3/12024
DRAWN BY:	EOR
START DATE:	2/29/2024
DRAWN BY:	EOR

SHEET#	A-2
MAX. PERSON / HOUR:	90 S

**MEMORANDUM OF UNDERSTANDING FOR
FREMONT RESTROOM / STORAGE BUILDING IMPROVEMENTS PROJECT**

This Memorandum of Understanding (“MOU”) is made and entered as of the ___ day of _____, 2024 (“Effective Date”), by and between the CAPITOL AREA DEVELOPMENT AUTHORITY, a California joint powers authority (“CADA”), and the CITY OF SACRAMENTO, a California municipal corporation (“CITY”).

RECITALS

A. CADA manages rental housing and oversees development of state-owned properties within an area within the Central City which is generally bounded by 6th Street to 19th Street and L Street to S Street. CADA receives property tax increment revenues generated from development within its defined jurisdictional boundaries.

B. CITY owns and manages two public parks within CADA’s boundaries; Fremont Park along 16th Street and Roosevelt Park along 10th Street. These parks are used by residents and employees who reside and work in the Central City.

C. CITY has proposed an improvement to Fremont Park to replace the existing restroom building with a prefabricated restroom/ storage building including accessibility improvements.

D. CITY will undertake the Fremont Restroom /Storage Improvements Project conditioned on CADA providing partial funding. This MOU establishes the obligations of each party with regard to this improvement project.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

AGREEMENT

1. **SCOPE OF WORK AND GRANT FUNDS:** The scope of the Fremont Restroom/Storage Building Improvements Project (“Project”) is as follows:

Remove and replace existing restroom building with prefabricated restroom/ storage building. Equipment for events within the park will be kept in the new storage area. Project also includes automatic locks on the restroom, concrete replacement, irrigation modifications and accessibility improvements.

The Project design plan is depicted in Exhibit A. CITY will design and construct the Project based on the task allocation set forth in Exhibit B. CITY has prepared a Project cost estimate as set forth in Exhibit C. Subject to terms and conditions set forth in this MOU, CADA will grant to CITY funding in an amount not to exceed \$150,000 for the costs of the Project.

2. SPECIFICATIONS AND BIDDING: CITY will be solely responsible for ensuring that the Project design plans and specifications are in compliance with the CITY's standards. CITY will be solely responsible for the bidding and contract award and will ensure that the process will be performed in compliance with the applicable City Code and the applicable California Public Contract Code requirements.
3. PREVAILING WAGES: CITY and CADA agree that the Project falls within the definition of a "public work" as defined in California Labor Code Section 1720. The contract specifications will include the requirement for payment of the applicable general prevailing rate of wages in Sacramento as determined by the Director of the Department of Industrial Relations (DIR), pursuant to Labor Code Sections 1770 and 1773 for compliance with Labor Code Section 1771. The bidder will be required to possess the required DIR registration to be considered a responsive bidder. CITY shall be solely responsible for ensuring the contractor's compliance with the applicable prevailing wage and DIR requirements.
4. ASSIGNMENT: Neither this Agreement nor the CITY's right to receive CADA grant funds are assignable without the prior written consent of CADA, which consent may withheld for any reason in its sole discretion.
5. DOCUMENTATION: Upon request by CADA, CITY will provide documents related to the Project including, without limitation, all contractor invoices and staff costs for the Project's design, equipment procurement, bidding, contract award, construction and warranty work.
6. GRANT FUND DISBURSEMENT: After CITY receives the contractor's bid and CITY and CADA confirm that there is sufficient funding to construct the Project, CADA will pay CITY the \$150,000 in grant funds. After completion of the Project, within thirty (30) days after CITY's filing of the notice of completion and payment of any stop notice claims, CITY will pay CADA any excess grant funds received.
7. INDEMNIFICATION: Each party shall defend, indemnify, and hold harmless the other party and its officers, agents, and employees from and against all losses and expenses, including costs and attorney's fees, resulting from any injury, including death, to any person or damages to property of others ("Claims") arising out of the acts or omissions of the that party in connection with the Project, except to the extent such Claims are caused by the sole negligence or willful misconduct of the other party. CITY also agrees to defend, indemnify, and hold harmless the State of California.
8. RELATIONSHIP BETWEEN PARTIES: Nothing in this MOU is intended to, or will be construed to, create any contractual or other relationship, whether expressed or implied, of joint power, joint venture, partnership, principal-agent, independent contractor, or master-servant. Each party is independent from the other party and that no relationship of employer-employee exists between the Parties hereto for any purpose whatsoever.

9. WORKERS COMPENSATION: Neither party to this MOU will be responsible for providing payments or benefits to the other party's employees, including without limitation, workers compensation insurance or any other protective insurance coverage that is based upon the relationship of employer and employee.

10. MISCELLANEOUS:

10.1 Governing Law. This MOU shall be construed in accordance with and governed by the laws of the State of California.

10.2 Notices. All notices and demands of any kind which either party may be required or desires to serve upon the other party shall be in writing and shall be served upon such other party by personal service, facsimile transmission or by mailing a copy thereof, certified or registered mail, postage prepaid, addressed as follows:

To CADA: Capitol Area Development Authority
Attn: Marc de la Vergne
1522 14th Street
Sacramento, California 95814-5958
Email: mdelavergne@cadanet.org
Phone: (916) 322-2114

To CITY: City of Sacramento
Attn: Jason Wiesemann
Department of Youth, Parks & Community Enrichment
915 I Street, 3rd Floor
Sacramento, CA 95814
Email: jwiesemann@cityofsacramento.org
Phone: (916) 808-7634

Service shall be deemed complete on the date of personal service, facsimile transmission or the actual delivery as shown on the addressee's return receipt, whichever is earlier. The addresses to which notices and demands shall be delivered or sent may be changed from time to time by notice to the other party.

10.3 Counterparts. This MOU may be executed in any number of counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same agreement.

10.4 Waivers. A waiver or breach of covenant or provision in this MOU shall not be deemed a waiver or any other covenant or provision in this MOU, and no waiver shall be valid unless in writing and executed by the waiving party. An extension of time for performance of any obligation or act shall not be deemed an extension of the time for performance of any other obligation or act.

10.5 Modification. No waiver, alteration, modification, or termination of this MOU will be valid unless made in writing and signed by the authorized representative of the party.

10.6 Integration. This MOU along with Exhibit A hereto embodies the entire agreement between the Parties with respect to the subject matter hereunder and no other understanding, whether verbal, written or otherwise, exists between the Parties.

10.7 Time of the Essence. Time is of the essence for completion of the obligations set forth in this MOU.

10.8 Entire Agreement. This MOU contains the entire agreement between the Parties for the Project.

10.9 Authority. Each of the signatories to this MOU represent that he/she is authorized to sign the MOU on behalf of such party and that all approvals, resolutions and consents which must be obtained to bind such party have been obtained that no further approvals, acts or consents are required to bind such party to this MOU.

10.10 Third Parties: Each party shall be solely liable to third parties with whom it enters into contracts to effectuate the purpose of this MOU, and that party shall pay directly third parties for all amounts owed and shall indemnify, defend and hold harmless the other party from any liability to such third parties. Nothing set forth in this MOU is intended to benefit or create any legal rights to any person not a party to this MOU.

[signature page follows]

IN WITNESS WHEREOF, the Parties hereto executed this MOU on the date first above written.

CAPITOL AREA DEVELOPMENT AUTHORITY,
a Joint Powers Authority

By: _____
Danielle Foster, Executive Director

Approved as to Form:

By: _____
Attorney for CADA

CITY OF SACRAMENTO,
a municipal corporation

By: _____
Jackie Beecham, Director
Youth, Parks & Community Enrichment

Approved as to Form:

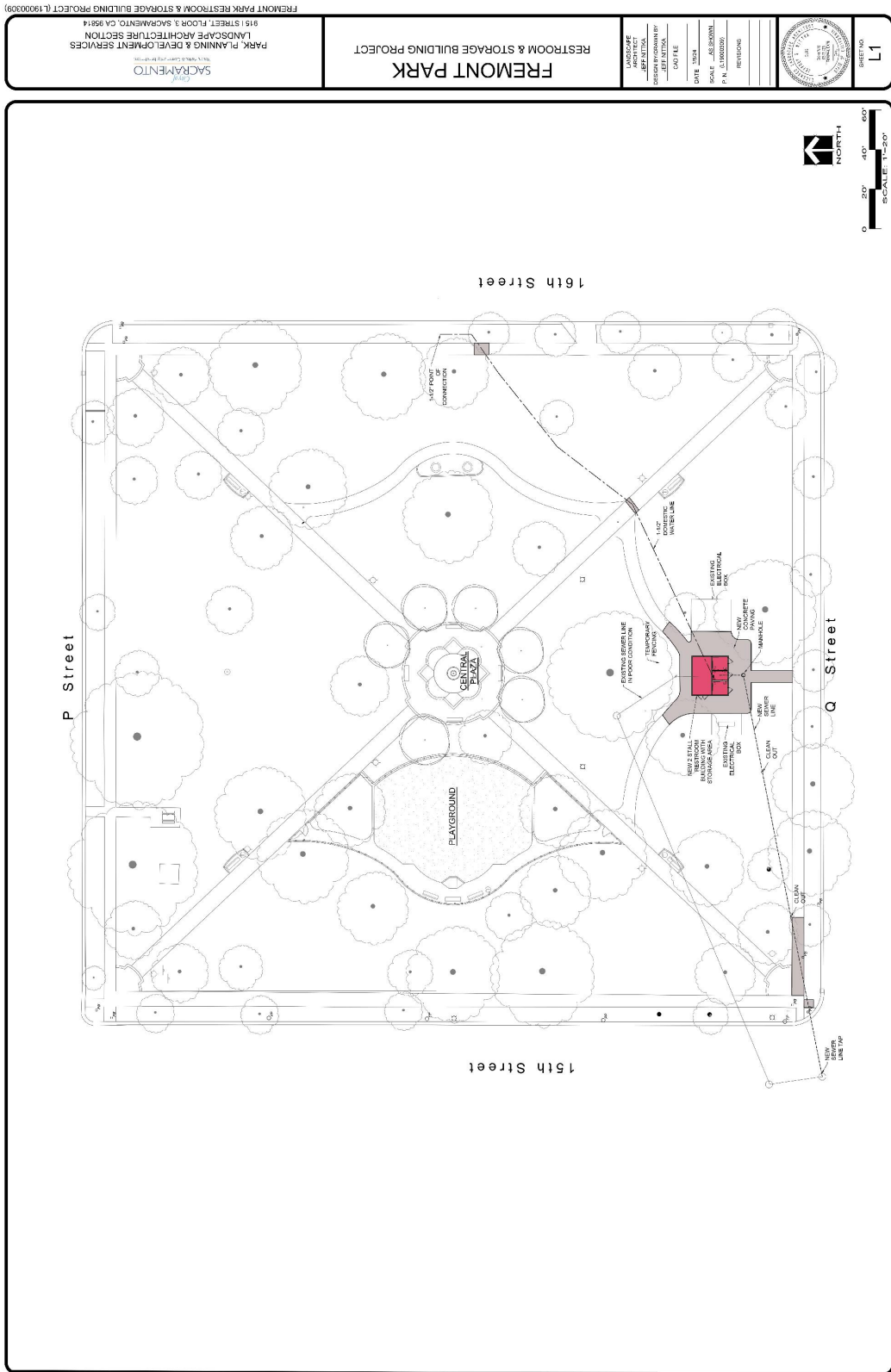
By: _____
Senior Deputy City Attorney

Attest:

By: _____
City Clerk

Exhibit A

Fremont Restroom /Storage Building Improvement Plan



SACRAMENTO LANDSCAPE ARCHITECTURE 915 STREET, FLOOR 3, SACRAMENTO, CA 95814 PARK, PLANNING & DEVELOPMENT SERVICES	FREMONT PARK RESTROOM & STORAGE BUILDING PROJECT	LANDSCAPE ARCHITECTURE APRIL 2024	DATE APRIL 2024	SCALE AS SHOWN	DESIGN BY APRIL 2024
		SHEET NO. L1	PROJECT NO. 2024-0000	DRAWING NO. 2024-0000	REVISIONS 01

Exhibit B
Project Task Allocation



- A. CONCEPTUAL DESIGN PHASE (completed)
- 1. Determination of park amenities.
 - 2. Preparation of Park Improvement Plan.
 - 3. Preparation of initial cost estimate for construction of Park Improvements.
 - 4. Environmental review and documentation, if required.
- B. PARK DESIGN PLAN PREPARATION PHASE (CITY Lead/CADA Review)
- 1. Preparation of specifications for contractor bidding.
 - 2. Preparation of engineer's construction cost estimate.
 - 3. Determination of Additive items, if any.
 - 4. Review and approval of plans, specifications and estimate.
 - 5. Submit for building permit (City Community Development Dept. Building Division)
 - 6. Preparation of project timeline/construction schedule.
- C. CONSTRUCTION BIDDING PHASE (CITY Lead/CADA Review)
- 1. Review bids.
 - 2. CITY awards construction contract.
- D. CONSTRUCTION WORK PHASE (CITY Lead/CADA Inspection)
- 1. Pre-construction meeting.
 - 2. Project staking inspection.
 - 3. Daily construction inspection.
 - 4. Project milestones construction inspection.
 - 5. Review labor compliance submittals on a monthly basis.
 - 6. Review payment requests; verify project cost documentation.
 - 7. Process payments
 - 8. Final Inspection prepare punch list items.
 - 9. Final walkthrough; verify site clean-up.
 - 10. Public opening.
 - 11. Warranty administration.

Exhibit C
Fremont Restroom/Storage Building Improvements Project Budget

SOURCES AND USES			
Fremont Restroom/Storage Building Improvements Project			
SOURCES		USES	
CADA	\$150,000	Building Demolition	\$45,625
		Site Work	\$72,156
		Concrete	\$49,450
		New Water Service	\$39,825
City	\$450,000	Bid & Change Order Contingency	\$21,128
		City Building Permit Fees	\$8,500
		City Staff Costs (Labor Compliance, Inspections, Project Management, Contract Admin.)	\$63,316
		Restroom, Installation and Engineering	\$300,000
Total Sources	\$600,000	Total Uses	\$600,000

RESOLUTION NO. 24 – 17

March 22, 2024

Adopted by the Capitol Area Development Authority

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FREMONT PARK RESTROOM REPLACEMENT PROJECT MEMORANDUM OF UNDERSTANDING (MOU) WITH THE CITY OF SACRAMENTO

WHEREAS, the City of Sacramento, the Midtown Association, and the Capitol Area Development Authority desire to replace the Fremont Park restroom with a new prefabricated combination restroom and storage area;

WHEREAS, a new restroom will provide a safer and more attractive restroom than is currently in place, will include storage space the Midtown Association will use to store supplies necessary for community events to be held in the park, and will advance the City’s, CADA’s and the Midtown Association’s continuing efforts to upgrade the park and enable it to serve as a safe, attractive and vibrant neighborhood amenity;

WHEREAS, the Board has previously approved a budget that includes \$150,000 in CADA funding toward the total cost of the project and the City has designated CIP funding in the amount of \$450,000;

WHEREAS, the City has prepared a Memorandum of Understanding describing the project and the process by which CADA will contribute its fund to the project; and

WHEREAS, the City Council will consider its approval of the MOU at an April meeting and City staff are required to provide evidence to Council of the Board’s approval of a resolution authorizing CADA to enter into the MOU.

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

1. The Executive Director, or her designee, is authorized to execute the Fremont Park Restroom Replacement Project Memorandum of Understanding.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors



March 15, 2024

TO: CADA Board of Directors

SUBJECT: **March 22, 2024, Board Meeting**
AGENDA ITEM 8

STRATEGIC PLAN DISCUSSION AND ADOPTION

CONTACT: Danielle Foster, Executive Director
Kim Tucker, Facilitator/Consultant, Impact Foundry

RECOMMENDED ACTION:

Staff is recommending the CADA Board approve the attached resolution (Attachment 1), adopting the updated CADA Five-Year Strategic Plan for implementation (Attachment 2).

STRATEGIC PLAN UPDATE

The culmination of work that began last August, as detailed below, staff presented a Strategic Plan to the Board at its February Board Meeting. At the meeting, the Board appreciated the document and the information contained within it and requested the following edits:

- Addition of Plan History and Context
- Increased text on equity and sustainability values and goals
- Addition of timelines, critical steps, and key performance indicators
- Connection of the Strategic Plan to the Business Plan and Annual Report documents
- Addition of an Objective related to Policy and Innovation Leadership
- Identification of public policy areas for engagement
- Inclusion of criteria for how to consider projects outside of typical project areas
- Provision of a summary "placement" version of the plan for public distribution

The final Strategic Plan incorporates the comments above. CADA's consultant is working on the placement version of the plan and staff will present it once it is complete. This Strategic Plan provides the structure to unify organizational culture and vision, uniting staff under common values and mission, while also providing the accountability necessary to carry out organizational goals with established metrics. This structure is done in a way that allows for staff autonomy and nimbleness to quickly respond to organizational issues and opportunities creatively through the responsible use of resources and with the necessary guidance and support from the Board. Staff is proud of this final plan and appreciates the Board, community, and organizational contributions to this document.

BACKGROUND: CADA 2023 STRATEGIC PLAN UPDATE PROCESS OVERVIEW AND STEPS TO DATE

Overview: Multi-prong approach that incorporates input from the City and State, CADA Board, CADA Staff, CADA Community Partners, and CADA Commercial and Residential Tenants.

Goals of Plan Update Process:

1. A Thoughtful Plan: Ensure key community stakeholder and Board of Directors input into the strategic plan, along with staff.
2. Accountability of the Plan: Align staff work plans and personnel evaluation criteria with key objectives of strategic plan.
3. Build Organizational Culture: Engage staff in establishing organizational values and link these values to staff performance reviews and elements of the business plan.
4. Tell a Compelling Story & Engage Our Community: Update and ensure consistency in use of CADA's branding assets: logo, mission, vision, values, tag line.

Timeline and Process:

City and State, CADA Board, and Community Partners: At the August 18th Board Meeting, Board members, representatives of the City and State, and representatives of Community Partners discussed 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?

The subject areas of these comments are summarized in the attached (Attachment 3) for review and discussion.

Invited Community Partners included:

- State DGS representatives
- City Mayor and D4 representatives, City staff Office of Innovation and Economic Development and Planning Division representatives
- Sacramento Regional Transit representative
- SMUD representative
- Sacramento Downtown Partnership (DSP), Midtown Association, R Street Partnership representatives
- Artist representative
- CFY representative, Anthem Housing representative, Pacific Housing representative, Habitat for Humanity representative, Urban Capital representative
- Step Up representative
- Former Executive Directors

Written comments were also requested from Atlas Lab, Friends of Fremont Park, Fulcrum Properties, Miridae, Mogavero Architects, Ravel Rasmussen Properties, SKK, Tricorp, Urban Elements, Vrilakas Groen architects, and others.

CADA Staff: All CADA staff received a Values Survey to vote on CADA's top organizational values in this update. Surveys are continuing to be received and information will be shared at the meeting. Kim Tucker also facilitated a brief conversation with the Leadership Team on August 29th and another focused discussion at the September 12th Leadership Team meeting. Values statements are in draft form and staff was provided an ice cream party for its survey responsiveness. Kim Tucker conducted one on one conversations with CADA leadership staff and others upon request. Kim is also attended the December 5th and February 6th Leadership Team meetings for additional conversation and follow-up to the values statements and other aspects of the plan, including the draft plan. The values statements were also circulated to the leadership team in January for additional comments and edits.

Staff continued work with the plan consultant, Kim Tucker, including holding additional staff leadership team meetings on this topic, as well as Ms. Tucker holding one on one meetings with staff and finishing Board outreach. Staff also recently completed the tenant survey as an additional source of feedback that will guide tasks and next steps within the framework of the plan. Results of the survey will be available soon and will be incorporated into plan activities regarding maintenance

and training, as needed. Each of these components, with the attorney’s organizational background memo, community partner conversations (summarized in Attachment 3), the all-staff organizational values vote, and regular Board discussions have informed and strengthened the final plan.

CADA Commercial and Residential Tenants: Survey questions will be sent to tenants to provide them opportunity to comment on what is working and what they would like CADA to consider as part of our priorities over the next five years. CADA is working with a consultant to complete this survey of CADA tenants.

Board of Directors Engagement:

- Kim Tucker reached out to Board members to invite their reflections on the priorities of CADA.
- September 29th, October 27th, and December 8th were strategy sessions with the Board of Directors. February 23rd the Board provided feedback on the Strategic Plan document.
- The Board received additional background information on CADA’s authority and resources.
- The results of Board input will be incorporated into a draft strategic plan that was presented for Board discussion in February 2024.
- The Board provided feedback and edits to the February draft of the Strategic Plan, which have been incorporated into the updated draft.

Follow-up interviews, focus groups, and/or other steps were completed to gain staff input and partner input.

This information was combined and aligned with the current CADA Business Plan, and is drafted to provide an organizational vision for the next five years. This vision will be further incorporated into staff incentives, evaluations, board reports, and other organizational documents.

POLICY ISSUES

CADA works to update its Strategic Plan every five years. Due to COVID and staff retirements, this process has been delayed. This process is critical to prioritizing current goals and future policy and program areas and in continuing to be a good partner, landlord, and community agency.

STRATEGIC PLAN

This item is to work on the update of the existing, expired Strategic Plan, receiving input from partners, tenants, staff, and Board.

FINANCIAL IMPACT

The facilitator contract does not require Board authorization because it is less than \$50,000. The Strategic Plan will guide use of future CADA resources.

ENVIRONMENTAL REVIEW

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

Attachments:

- 1) Resolution 24-18
- 2) CADA Five Year Strategic Plan
- 3) Strategic Plan Community Listening Session Summary – August 18, 2023, with written comments from community partners (updated October 2023)

RESOLUTION NO. 24 – 13

March 22, 2024

Adopted by the Capitol Area Development Authority

RESOLUTION APPROVING THE CADA FIVE YEAR STRATEGIC PLAN

WHEREAS, staff and its consultant have engaged CADA partners and stakeholders, the Board, and organizational staff in this update to the organization’s strategic plan;

WHEREAS, staff is also gathering feedback from CADA residential and commercial tenants in how to carryout the goals and mission of the plan;

WHEREAS, having an updated plan will provide unified organizational values, mission and vision that will guide staff and act as a metric for accountability; and

WHEREAS, the plan provides a shared understanding of CADA’s goals for the next five-year period from 2024 through 2029.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the attached CADA Five Year Strategic Plan is approved.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

Attachment:
CADA Five Year Strategic Plan

History and Context:

As a city-state joint powers authority, CADA was initially established to implement the objectives of the Capitol Area Plan and later, the R Street Corridor Plan, with specific objectives related to the upkeep and provision of a variety of housing types and thriving retail. The majority of the sites identified in the Capitol Area Plan for reinvestment have been developed or are in process, providing the opportunity for CADA to further its role as a thought partner with the State and City, and other community partners, both inside and outside its two project areas as Sacramento faces a pivotal point in its history.

The City is now out of what has been the most challenging times of the COVID-19 Pandemic, a period when non-essential businesses were shut down for a period of time and many employees shifted to working from home. While some workers have returned to being downtown regularly, not all have returned to an office desk and many continue to work from home two or more days a week. This shift in the workforce has reduced the average number of people downtown during the week by 45% and led to many creative discussions on methods for bringing more residents, art, and events downtown as ways to offset this significant loss to the local economy. CADA is poised to be part of this response and prides itself on innovation and collaborative problem-solving. Within the last year, CADA has created a middle-income housing program to spearhead this effort of expanding housing options within the Central City and is participating in the Downtown Sacramento Partnership-led conversations, with support from the Urban Land Institute (ULI), on re-imagining the downtown.

Our 2024-2029 Strategic Plan aligns with our mission and with the City of Sacramento’s recently-adopted 2040 General Plan, which “seeks to foster a more sustainable, equitable, and prosperous city for all.” (Sacramento 2040 General Plan, Page 1-1, Adopted by the Sacramento City Council on 2/27/2024) The plan's vision is for Sacramento to be a model of equitable and sustainable growth, in providing a range of housing options, and to act as a regional center for culture, diversity, food, and parks.

As CADA shifts the focus of managing its existing portfolio even more toward sustainability upgrades and long-term asset management during this period, the organization will continue to innovate in providing a variety of housing types, lend expertise and leadership to local policy discussions and development model opportunities, support a variety of community events and connection, and offer high-quality property management. CADA will work strategically in alignment with its founding agencies, the State of California and the City of Sacramento, and community partners to co-create the newest version of this thriving city.

Overview of the 2024-2029 Strategic Plan:

This document works in congruence with the organization’s Business Plan that details the projects and action steps within each of objectives and strategies below, and CADA’s Annual Report that summarizes organizational accomplishments each year within each objective area.

CADA’s 2024-2029 Strategic Plan focuses our attention to the fulfillment of our mission in the following ways:

- I. Ensure Fiscal Strength and Operational Excellence
- II. Deliver Community Development Leadership
- III. Provide Policy and Innovation Leadership
- IV. Be an Employer of Choice

Vision Statement: Through innovative partnerships and creative community development solutions, businesses and residents thrive.

Mission Statement: Build and maintain vibrant, sustainable, mixed-use neighborhoods that support California’s capital city.

Tag Line: CADA Cultivates Community

Values: The CADA team focuses on our priorities and on each other in the delivery of our mission.

1. **Accountability:** We live our ethics as innovative community development leaders, transparently working to achieve excellence in construction, property management, placemaking, and sustainability, while responsibly utilizing our resources.
2. **Customer Service:** We are committed to creating and managing quality spaces in which people live, work, and thrive. Our customer service is responsive and reliable for clients, partners, and co-workers.
3. **Teamwork:** We collaborate and demonstrate empathy, utilizing our diversity of talents and perspectives as our strength while supporting each other in our daily tasks and professional growth, making CADA an employer of choice.

Sustainability Statement:

It is our priority to create, renovate, and maintain residential and commercial buildings, streetscapes, and parks that contribute to a healthy, sustainable, affordable, and attractive Sacramento. It is our goal to reduce our carbon footprint and water usage and boost our resilience in the face of the mounting impacts of climate change and achieve a more equitable and sustainable future for our tenants, employees, and partners, implementing new technologies and innovation.

Diversity, Equity and Inclusion (DEI) Statement:

CADA is committed to advancing diversity, equity, and inclusion. We recognize the historical and complex circumstances of bias and inequity that have impacted many areas of society, including former employment and housing practices, throughout the country and within Sacramento. Through our policies, actions, and training that make us an employer of choice, and our community development projects and programs that provide commercial and housing opportunities, community spaces, and neighborhood activation, we work to further principles of diversity, equity, and inclusion.

We are committed to equity within our organization and commit to:

1. Increasing our organizational capacity to be an employer that leads in diversity, equity, inclusion, and belonging.
2. Communicating in ways that welcome community voices and authentic narratives.
3. Forging partnerships to enhance and promote efforts that result in equitable outcomes.
4. Aligning current resources with activities that further reduce inequities, either directly or indirectly.

Definition of Key Performance Indicators (KPIs): Quantifiable measurements that help gauge CADA’s performance towards the objectives of our strategic plan.

Objective I: Ensure Fiscal Strength and Operational Excellence

Rationale: Maintaining a strong financial footing allows CADA the flexibility to initiate new development projects, increase neighborhood activation, attract and retain a high-quality team, and deliver on our mission imperatives.

Strategies

- A. Further organizational efficiency while maintaining a high level of program delivery.
- B. Maximize existing sources of revenue in balance with CADA's mission and public policy objectives.
- C. Pursue new forms of revenue to support expansion of CADA's impact.

Key Performance Indicators

- Cost and efficiency gains.
- Revenue including growth in new sources.
- Lower vacancy rates.
- Customer satisfaction, including internal and external customers.
- Improved working practices and coordination.

Activities and Timelines Tracked in Operational Business Plan

1. Implement comprehensive software solutions that streamline work processes. (2024)
2. Coordinate staff onboarding and training to ensure full adoption of systems, processes, and values. (2024)
3. Implement digital communications and services for tenants that supports our commitment to diversity, inclusion, equity, and belonging. (2024)
4. Streamline turnover of vacant units and commercial spaces. (2024-2025)
5. Update policies and processes to streamline contracting and leasing practices. (2024-2025)
6. Pursue revenue within existing resident rental assistance and related programs. (2024)
7. Consider new grant funding opportunities. (2025)
8. Seek financial partnerships and creative fundraising that further CADA's mission. (2024-2029)

Objective II: Deliver Community Development Leadership

Rationale: Our mission is fulfilled, and our vision is achieved by CADA taking a leadership role in construction, property management, environmental sustainability, and placemaking in Sacramento.

Strategies

- A. Develop and collaborate on a variety of housing types and creative projects, including projects outside of CADA's project areas that: 1) align with State and City community development goals; 2) influence city priority corridors or areas; 3) present a unique opportunity for positive impact; 4) come with direct or in-kind support from a public, non-profit, or PBID partner; and/or 5) can be accommodated without negatively impacting other organizational priorities and commitments through the use of existing or expanded resources.
- B. Increase housing availability by reducing vacancies and expanding projects.
- C. Sequence Capital Improvement Projects (CIPs) and prioritize projects that are sustainable and functional for CADA's residential and commercial tenants.

- D. Demonstrate our commitment to environmentally sustainable practices that reduce CADA’s carbon footprint, reduce water consumptions, and increase our commercial and residential buildings’ resilience in the face of climate change impacts.
- E. Identify and fund placemaking artwork and events that activate, strengthen, and increase the attractiveness and livability of neighborhoods.

Key Performance Indicators

- Number of projects per year, locations and community benefits
- Type of projects and levels of affordability (tenure and income levels)
- Decreased timeline for unit turnovers and fewer units on maintenance holds
- Maintenance response time
- Sequence and completion of CIPs
- Tenant survey results
- Energy usage report card
- Contractor and supply chain miles
- Waste reduction and recycling rates
- Number of artwork and streetscape installations
- Number of sponsored/co-sponsored neighborhood and tenant events
- Neighborhood/tenant event attendance and experience
- Budget performance
- DEI commitment metrics

Activities and Timelines Tracked in Operational Business Plan

1. Seek opportunities for furthering ownership housing and housing serving a range of income levels to create diverse and inclusive neighborhoods. (2024-2029)
2. Reduce average residential unit turnover time by 50% and reduce Maintenance holds on units. (2024-2025)
3. Streamline move-out inspections and referrals to the Maintenance Department to speed up work orders and reduce repeat work in units to ready them for leasing. (2024)
4. Define an organizational ‘housing unit standard’ amongst Maintenance, Leasing, and Marketing teams to ensure consistency in unit inspections and sign-off for marketing and leasing units. (2024)
5. Streamline and plan vendor assignments to reduce wait time for outside contract work orders and materials. (2024-2025)
6. Implement a digital materials inventory tracking system. (2024-2025)
7. Conduct a comprehensive needs assessment of all CADA buildings to inform long term planning. (2024-2025)
8. Identify opportunities to bring more housing online that addresses local needs and engage in a minimum of two active development projects per year. (2024-2029)
9. Engage community partners in identifying development and placemaking opportunities. (2024-2029)
10. Establish and track plans for energy usage reduction in existing buildings and sustainable development in future projects. (2024-2029)
11. Replace use of bottled water with installed water systems (e.g., Maintenance Dept). (2024)
12. Reduce paper usage throughout organization. (2024-2029)
13. Institute Maintenance Department training in building heating, cooling, power generation, and lighting systems that support climate resiliency. (2024-2025)
14. Purchase, build out and occupy a new Maintenance Department warehouse and Maintenance/Asset Management office that strive to be zero net energy (ZNE). (2024-2027)

15. Seize opportunities to improve public spaces and/or incorporate events, public art, mini museums, and Sacramento’s culture and history into a neighborhood. (2024-2029)
16. Implement projects that further community development goals of small business incubation, community-building and education, placemaking activities, and neighborhood development. (2024-2029)

Objective III: Provide Policy and Innovation Leadership
--

Rationale: CADA is well-positioned to be a leader in advocating for public housing policy and to advance innovative development projects and practices. We have the experienced staff, insightful Board of Directors, trusted reputation, and strong relationships necessary to lead, partner, and share information.

Strategies

- A. Influence public policy that advances CADA’s mission, particularly related to local and state housing policy conversations, with a commitment to providing a variety of housing types (tenure and affordability), removing barriers to housing development, preserving and expanding community development funding opportunities, and furthering innovative community development, placemaking, and events practices.
- B. Tell an effective story that communicates CADA’s community value on its own and in collaboration with local partners.

Key Performance Indicators

- Number of CADA project tours
- Summaries of local and state policy discussions and bills
- Number of development projects, streetscapes, art and events with funding partnerships
- Number or percentage of favorable policy measures passed/secured
- Amount of leveraged resources in community development projects
- Amount of new commercial/retail square footage
- Number of new housing units
- Increased number of partners / level of collaboration
- Increased public support of CADA initiatives
- Increased positive visibility of CADA (media, external content promotions, etc.)

Activities and Timelines Tracked in Operational Business Plan

1. Utilize the CADA newsletter, social media, and media outlets to communicate CADA’s work and delivery of mission, ensuring a variety of formats for access and inclusion. (2024-2029)
2. Manage CADA and CACDC brand through logo, website, and other outward facing materials. (2024-2025)
3. Develop materials around new projects, programs, and events that highlight CADA’s work and cultivate community. (2024-2029)
4. Develop educational materials for local and state audiences that communicate necessary information to inform policy and funding discussions and further innovative projects and partnerships. (2024-2029)
5. Author Annual Reports that highlight CADA’s organizational purpose and outcome delivery each year. (2024-2029)

Objective IV: Be an Employer of Choice

Rationale: A culture of excellence and accountability requires investment in our people.

Strategies

- A. Expand teamwork.
- B. Demonstrate a culture of accountability at all levels of the organization.
- C. Develop excellence in all team members, providing them the resources necessary to succeed.
- D. Offer competitive benefits and salary that attract and retain qualified individuals.
- E. Support long-term sustainability through leadership succession planning of the Board and organization.
- F. Nurture a strong organizational culture.
- G. Have fun and show employee appreciation.

Key Performance Indicators

- Employee referrals
- Candidate engagement rates
- Turnover
- Cost per hire
- Employee “net promoter score”, a measurement of employee loyalty and satisfaction

Activities and Timelines Tracked in Operational Business Plan

1. Implement Strategic Plan and accompanying employee recognition program and performance evaluation tools to further organizational culture and teamwork. (2024)
2. Offer regular trainings for staff and specialized training as needed to foster growth and accomplish organizational objectives. (2024-2029)
3. Identify opportunities for CADA staff cross-departmental collaboration and learning. (2024-2025)
4. Job share and cross-training for Maintenance and Leasing staff to help with needed back-up skills and succession planning. (2024-2025)
5. Staffing and space needs evaluation on an ongoing basis with staff turnover and shifts in office space locations to ensure appropriate resource distribution. (2024-2029)
6. Create staffing manuals for departments, as needed, to ensure consistency, coordination, and onboarding capacity. (2024-2025)
7. Develop a Board training binder to support new members and lessen the learning curve. (2025-2026)

Strategic Plan Community Listening Session Summary- August 18, 2023 (WAL) and Written Comments from Community Partners

Subject	Comments/Concerns
Support for the selection of Danielle Foster as the ED of CADA (CITY)	<ul style="list-style-type: none"> • "loss for the City but a great visionary for CADA" (CITY) • "no one better for this work" (CITY)
Support for CADA expanding its role within the CITY, doing creative things to better the community, like CLTRE Club, considering all the aspects of community development and being nimble (CITY)	<ul style="list-style-type: none"> • CADA looks at the neighborhood as a community, not just one use or another, partnerships and events (R Street PBID) • Agreement for CADA to consider expanding its boundaries and finding opportunity parcels- (DSP) • Look at expanding across downtown (CITY) • Supportive of concept with a desire to consider CADA's overall role as a housing organization across the region compared with other organizations (BOARD) • Don't let expansion distract from the community development components- grocery store, child care, etc., supportive of downtown focus (CITY) • Supports expansion so long as it is balanced with hitting existing objectives (R Street PBID) • Wouldn't want expansion to impact ability to be nimble, resourced (Board Member) • "a bigger geographic area is a good idea" (SacRT) • Supportive of expanded boundaries (Urban Capital) • Don't dilute a great thing (Local Artist) • Supportive of keeping a sense of place in CADA's work (BOARD)
CADA has been instrumental in how the downtown city looks today (STATE)	<ul style="list-style-type: none"> • Agreement from Urban Capital- "great buildings from CADA" • Agreement from SacRT- "enjoyed the transformation of the City under CADA" • Agreement from R Street PBID- "the impact of CADA has been great" • Agreement from DSP- "appreciates CADA's looking forward focus" • Agreement from CITY- "and how do we partner in the downtown and make up for the loss of state workers?" • Agreement from CFY- "CADA has been CFY's favorite development partner"
CADA ensures wrap around services to CADA tenants who need it in order to ensure their successful integration into the community (SERVICE PROVIDER- Step Up)	<ul style="list-style-type: none"> • Continue to grow supportive services to ensure adequate resources for tenants (Step Up) • Continue using partnerships to provide services

Subject	Comments/Concerns
Support for CADA prioritizing the Middle-Income Housing Program (DEVELOPER-Urban Capital, CITY, DEVELOPER-CFY)	<ul style="list-style-type: none"> • Need for middle-income housing is quite apparent in the affordable housing application process, most recently at ARY Place (CFY) • Supportive of CADA “scaling up more housing solutions”- (Urban Capital) • The City is interested in providing “seed money” to match CADA on the Middle-Income Housing Program (CITY) • Supportive of CADA providing other models to ensure downtown occupancy and culture (DSP)
CADA prioritizes public art and esthetic, a sense of place and supports local artists, compensating them appropriately (LOCAL ARTIST)	<ul style="list-style-type: none"> • CADA provides access to opportunity (LOCAL ARTIST/TENANT) • Supportive of maintaining this value (BOARD)
Support for CADA prioritizing homeownership in urban neighborhoods. (DSP)	<ul style="list-style-type: none"> • Supportive of homeownership options downtown, has been looking at lease to own models (Urban Capital) • Supportive of CADA providing other models to ensure downtown occupancy and culture (DSP)
Support for CADA partnering on technical assistance and legislative work on reforming Condominium Defect Liability (CDL) legislation. (DSP)	<ul style="list-style-type: none"> • Supportive of reform and options for ownership housing (Urban Capital) • Supportive of looking at other models that work (DSP)
Support for CADA prioritizing sustainability, all-electric, green features, etc. (SMUD)	<ul style="list-style-type: none"> • Supportive of advanced warning for development of new construction projects (SMUD) • Supportive of housing and transit connection and CADA’s work as a streetscape partner (SacRT)
Support for evaluating opportunity to update the Capitol Area Plan (BOARD)	<ul style="list-style-type: none"> • “serves as our North Star.” (BOARD) • “encouraged by these ideas” (STATE)

Written comments:

Former Director-

- strengths- fiscal stability, skilled in affordable housing production, good community relations, non-profit arm, respected Board
- weaknesses- length of land leases, age of building stock, lack of media presence/recognition for successes
- opportunities- development sites, transit-oriented sites that could allow for development in Sacramento and Yolo and the metropolitan area, non-profit arm for affordable housing and workforce housing- can establish CADA as a leader for Sacramento and the capitol area and surrounds, media partnerships to expand CADA reputation, assist with State reuse work, pursue available affordable housing funding, a vision for success and means to accomplish it
- threats- state budget deficit

Metro Chamber-

- value your commitment to finding creative solutions to housing challenges, which is going to continue to be key
- CADA is moving quickly on both small, hyper-local projects that building community and on large scale projects that build housing, and community
- Chamber is happy to support CADA’s work and partner on creative solutions

Urban Elements-

- Need ED furthers innovation and builds consensus around the mission
- Continue to be focused and clear on your role and responsibilities, work with partners who understand what they contribute and why
- We are committed to explore creative ways to partner in housing innovation
- Let's continue to innovate and create strategic partnerships
- Be willing to make mistakes in the process of innovating and getting things right

SKK Development-

- CADA is a great asset/tool for the City of Sacramento
- CADA has played and will continue to play a vital role in the physical development of the Capitol area
- Response to the City and local neighborhood
- CADA's willingness to pursue innovation solutions working with the private sector to provide workforce housing is something we encourage.
- SKK is interested in partnering with CADA on development of new mixed-use projects, particularly new ownership housing which has not occurred since our development project more than 20 years ago.
- SKK would also like to work with CADA to acquire recently constructed apartments for long-term operation as affordable workforce housing, both within and outside the Capitol Area.

APARTMENT STATUS REPORT (Month-ending February 29, 2024)	Curent Month-End	Previous Month-End	Previous Year Month-End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	2/23/24	1/26/24	2/24/23	2024 Monthly Average	2023 Monthly Average	2022 Monthly Average
Total Units	779	779	721	779	769	721
Occupied	705	707	667	706	707	668
Percentage Occupied	91%	91%	93%	91%	92%	93%
Percentage Leased*	98%	97%	97%	98%	96%	96%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	2/23/24	1/26/24	2/24/23	2024 Monthly Average	2023 Monthly Average	2022 Monthly Average
Vacant	74	72	54	73	62	54
Vacant: Pre-leased Units	11	10	14	11	8	10
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	50	39	16	45	21	14
Vacant: Units Available to Rent	13	23	24	18	33	29
CURRENT MONTH STATUS - ON NOTICE UNITS	2/23/24	1/26/24	2/24/23	2024 Monthly Average	2023 Monthly Average	2022 Monthly Average
On-Notice: Units to vacate within 30 days	8	10	11	9	6	10
On-Notice: Pre-leased Units	0	0	0	0	0	0
On-Notice: Unrentable Units (repairs, etc.)	0	1	0	1	0	1
On Notice: Units Available to Rent	8	9	11	9	6	9
Total Units Available to rent (Vacant & On Notice)	21	32	35	27	38	38
CURRENT MONTH ACTIVITY - TOTAL	2/23/24	1/26/24	2/24/23	2024 YTD	2023 YTD	2022 YTD
# of Move-Outs / % of Total Units	11	15	9	3%	16%	16%
# of Move-Ins / % of Total Units	9	10	17	3%	25%	16%
# of New Rentals	12	19	19	31	204	170
# of 30-Day Notices Received / % of Total Units	9	18	16	4%	17%	18%
# of Units brought to market / % of Move-Outs	1	8	15	35%	97%	94%
# of Rentals Canceled or Denied / % of Rentals	1	9	5	32%	17%	38%
# of Notices Canceled / % of Notices Received	0	0	1	0%	3%	5%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	2/23/24	1/26/24	2/24/23	2024 YTD %	2023 YTD %	2022 YTD %
Asked to move by CADA	1	3	0	15%	4%	9%
Bought a house	0	0	0	0%	5%	6%
Deceased	0	0	0	0%	4%	10%
Dissatisfied (unable to resolve)	0	0	1	0%	3%	1%
Employment/education related	0	1	0	4%	4%	2%
Financial	2	1	0	12%	7%	4%
Illness/ health/ personal	0	0	0	0%	12%	14%
Moving out of the area	2	3	2	19%	11%	18%
Desire larger/smaller apt or house (incl. change in hh size)	4	2	0	23%	10%	8%
Need amenity not offered / not currently available	0	0	0	0%	0%	1%
Moved with no notice/Unknown	1	2	0	12%	16%	14%
Transferred to another CADA apartment	1	2	6	12%	23%	14%
Other / ("Covid-related" as of Aug 2020)	0	0	0	0%	0%	0%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	1	0	4%	1%	0%
TOTAL	11	15	9	100%	100%	100%
Average length (years) of Occupancy (YTD):				4.5	4.6	5.0

CADA AFFORDABLE HOUSING STATISTICS: February 29, 2024	CADA Rent-Assisted	Other / Additional Assisted Units	Total Assisted Units	Market-Rate Units	Total Units
Scattered Site Units:	32	51	83	500	583
Special Management Units:	156	0	156	40	196
17th Street Commons	12	0	12	17	29
Somerset Parkside	26	0	26	0	26
Biele Place	34	0	34	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	15	0	15	1	16
Sonrisa/1322 O St Investors LP	57	0	57	1	58
TOTAL CADA-MANAGED UNITS:	188	51	239	540	779
MANAGED AFFORDABLE/MARKET %:			31%		
CADA-DEVELOPED RENT ASSISTED UNITS	Tax Credit	Other	Total Affordable Units	Market Units	Total Units
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
The Terraces	0	60	60	0	60
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	0	0	7	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	49	0	49	70	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
TOTAL CADA-DEVELOPED UNITS:	49	168	217	715	932
DEVELOPED AFFORDABLE/MARKET%			23%	77%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-MANAGED UNITS:	188	51	239	540	779
CADA-DEVELOPED UNITS:	49	168	217	715	932
TOTAL CADA UNITS:	237	219	456	1255	1711
TOTAL AFFORDABLE/MARKET%			26.65%	73%	100%

CAPITOL AREA DEVELOPMENT AUTHORITY

Commercial Listings (Current Vacancies)

March 2024

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

CADA has completed all its planned tenant improvements except final installation of the roll-up door on O Street and installation of the new flooring material. The door itself has been installed and requires only the installation of exterior door trim. The new floor surface has been installed. The tenant's tenant improvements are underway. The tenant is securing County Health Department final review of her proposed physical changes to the space.

Address: **1413-15 16th Street**
 Current Tenant: Simon's Bar and Grill

Staff continues to explore leasing the space to a new business that has been incubated by The Alchemist Community Development Corporation and is ready to start operations on its own. Lease discussions are continuing pending the prospective tenant's review of environmental reports.

Address: **1520 16th Street, Suite D**
 Current Tenant: Former University of Beer Business Office

Staff continue to seek tenants for this space.

**Capitol Area Development Authority
CADA Neighborhood Incident Report
February 2024:**

Residential break-ins, vandalism, theft, disturbances:

- **2/01/24:** 1517 12th St: Courtesy patrol found an individual loitering in the carport and spreading trash all around. Patrol requested the individual leave the area which he did without incident.
- **2/01/24:** 1631 P St: Courtesy patrol found an individual loitering on a back patio of the building. Patrol requested the individual leave the property which he did without incident.
- **2/02/24:** 17th St Commons: Courtesy patrol found an individual loitering in the carport. Patrol requested the individual leave the area which he did without incident.
- **2/02/24:** 1001-35 Q St: Courtesy patrol reported someone has been messing around with the cable box. Reported to maintenance.
- **2/03/24:** 1506 O St: Courtesy patrol reported large tree branch fell onto vehicle.
- **2/04/24:** 1317 O St: Courtesy patrol found an individual verbally harassing residents and trying to gain access to the building. Patrol advised the individual to leave the property which he did after some arguing.
- **2/08/24:** 1616 N St: Courtesy patrol received a call regarding a vehicle break in. Patrol arrived and found a white Honda had the passenger window broken and it appeared someone had gone through the console.
- **2/08/24:** 1622 N St: Courtesy patrol received a call regarding a suspicious person in the alley near the building. Patrol arrived and checked the area but did not find anyone.
- **2/09/24:** 1522 N St: Courtesy patrol received a call stating there was an individual laying behind the dumpster and moaning. Patrol arrived and the man was leaving the area.
- **2/16/24:** 1616 N St: Courtesy patrol received a call regarding an individual trying to enter the building. Patrol arrived and the man left when he saw the guard approaching.
- **2/18/24:** 1500 N St: Courtesy patrol found an individual walking around a vehicle in the carport. The individual left the area as soon as he saw the guard approaching.
- **2/19/24:** 1622 N St: Courtesy patrol found two individual's loitering on the front steps of the building. Patrol requested they leave the property which they did without incident.
- **2/19/24:** 1506 O St: Resident reported his vehicle was broken into. Window was broken and some items taken. Resident stated he would make a police report online. Lyon's is already performing additional patrols of all of the parking lots and carports.
- **2/20/24:** 1215 P St: Courtesy patrol found an individual sleeping in the carport. Patrol asked the individual to leave the property which she did without incident.
- **2/26/24:** 1215 P St: Courtesy patrol found an individual sleeping in the carport. Patrol asked the individual to leave the property which he did without incident.

Commercial break-ins, vandalism, theft, disturbances:

- **2/24/24:** 1330 O St: Sam's Market: Courtesy patrol found an individual on the property, trying to move the newspaper stand. Patrol asked the individual to leave the property which he did without incident.

Recap of Phonecalls to Lyons Security Service during the month of February 2024:

There were 17 calls during the month of February:

- 10 calls were to report noise.
- 1 call was to report someone loitering on a property.
- 1 call was to report a suspicious person in the area.
- 1 call was to report a suspicious vehicle on the property.
- 1 call was to report a suspicious person inside a building.
- 1 call was to report someone trying to gain access to a building.
- 2 calls were to report someone sleeping on a property.

CAPITOL AREA DEVELOPMENT AUTHORITY

FY 2023 - 2024

Contract Log as of 3/15/2024

Item 10 (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
2/20/2024	C24-090	Maintenance	Irish Iron	Fence/Gate Fabrication/Installation	1515 8th Street (Capital Athletic Club)	\$3,400.00	10-003-5287
2/20/2024	C24-091	Maintenance	Elite Service Experts, Inc.	Seal Basement from Water Seepage	1622 N Street	\$10,750.00	10-003-5287-R533-24
2/20/2024	C24-092	Consulting	Runyon Saltzman, Inc.	CADA Logo Revamp	1522 14th Street	\$15,000.00	10-001-4211
2/28/2024	C24-093	Maintenance	ATI Restoration, LLC (American Technologies, Inc.)	FY Abatement	Various Locations	\$108,840.96	10-C22-5820-C888-88-019.4
3/5/2024	C24-094	Consulting	SoftResources LLC	Property Management & Maintenance Software Consultant	1522 14th Street	\$39,600.00	10-001-4265
3/5/2024	C24-095	Maintenance	Villara Building Systems (Villara Corp/Villara Mechanical)	Installation of New Heat Pump	1506 13th Street	\$19,000.00	10-C22-5820-C222-10-015.7
3/7/2024	C24-096	Consulting	Artemis Construction Management (Monique Lee Davis)	CIP Consulting Services - Phase 1	Various Locations	\$34,596.00	10-003-4267
3/15/2024	C24-097	Maintenance	MSC Integration	Alarm Sensor Repair	701 S Street	\$550.00	10-003-5287



March 15, 2024

TO: CADA Board of Directors

SUBJECT: **March 22, 2024, Board Meeting**
AGENDA ITEM 10 - TRANSMITTALS
(G) FINANCIAL REPORT FOR THE PERIOD ENDING JANUARY 31, 2024

CONTACT PERSON: Noelle Mussen, Finance Director

Enclosed, for the seven months ending February 29, 2024, is the General Operations financial report.

Financial Results

	Annual Budget	YTD Budget	YTD Actual	Fav(Unfav) Variance
GENERAL OPERATIONS (All Funds)				
Funding Sources	\$ 17,867,850	\$ 10,964,411	\$ 12,006,333	\$ 1,041,922
Operations Expenses	<u>(16,780,799)</u>	<u>(10,552,200)</u>	<u>(10,103,079)</u>	<u>449,121</u>
Operating results	1,087,051	412,211	1,903,254	1,491,043
Investment in Capital Investment Program	(1,306,122)	-	-	-
Utilization of Financial Resources	-	-	-	-
- Available Fund Balance	220,000	-	-	-
- Contribution to Available Fund Balance	<u>(929)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Utilization of Financial Resources	<u>219,071</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Results	<u><u>-</u></u>	<u><u>\$ 412,211</u></u>	<u><u>\$ 1,903,254</u></u>	<u><u>\$ 1,491,043</u></u>

GENERAL OPERATIONS (Attachment A)

The results of General Operations through February 29, 2024 (Attachment A) show favorable budget variances totaling \$1,491,043, consisting of \$1,041,922 in favorable variances in funding sources and \$449,121 in favorable variances in Operations expenses.

General Operations Funding Sources reflects a net favorable variance of \$1,041,922. All Rental Revenue accounts are over budget by \$300,000, the rental concession accounts for Vacancy Loss and Low-Income Subsidy over budget by \$(258,000), offset by Loss to Lease under budget by \$70,000 for a total favorable variance within the rental income accounts of \$112,000. Additionally, the overall favorable variance is increased by favorable variance in Investment Income of \$356,000, and a favorable variance of \$552,000 in Tax Increment following receipt of a supplement payment in August 2023 and the first installment in February.

General Operations Operating Expenses increase the overall favorable variance by \$449,121. All major categories reflect favorable variances, with the exception of Debt Services. The overall favorable variance and individual account variances, including Debt Service is mostly due to the timing of expenses within each category.

Financial Report Enclosures:

Attachment A

General Operation – all funds

Capitol Area Development Authority (CADA)
General Operations - Consolidated
From 7/1/2023 Through 2/29/2024

Attachment A

	Budget-Annual	YTD Budget	YTD Year Actual	YTD Variance
FUNDING SOURCES of General Operations				
Rental Income				
Parking	312,700.00	208,464.00	223,705.00	15,241.00
Ground Lease Revenue	156,000.00	104,000.00	161,024.00	57,024.00
Residential Rental Revenue	11,730,500.00	7,820,328.00	7,970,378.00	150,050.00
Commercial Rental Revenue	515,000.00	343,336.00	421,129.00	77,793.00
Coin Op Laundry Revenue	36,300.00	24,200.00	18,882.00	(5,318.00)
Rental Vacancy Loss	(1,135,000.00)	(756,664.00)	(1,000,539.00)	(243,875.00)
Low Income Subsidy	(789,500.00)	(526,328.00)	(541,132.00)	(14,804.00)
Loss to Lease	(1,606,800.00)	(1,071,208.00)	(1,000,390.00)	70,818.00
Forfeited Security Deposits	2,100.00	1,400.00	35.00	(1,365.00)
Bad Debt Recovery	500.00	336.00	-	(336.00)
Misc Current Svcs - Mgmt Fees	115,460.00	76,976.00	97,276.00	20,300.00
Misc Current Svcs - Salaries	157,490.00	105,000.00	152,830.00	47,830.00
Misc Current Svcs - Mait	-	-	2,884.00	2,884.00
Total Rental Income	9,494,750.00	6,329,840.00	6,506,082.00	176,242.00
Tax Increment Revenue				
Tax Increment Revenue	7,670,000.00	4,220,500.00	4,773,313.18	552,813.18
Total Tax Increment Revenue	7,670,000.00	4,220,500.00	4,773,313.18	552,813.18
Interest and Other Investment Income				
Interest Income on Investments with City	322,000.00	187,838.00	313,271.00	125,433.00
Interest Income-Reserve Allocation	(2,000.00)	-	-	-
Interest Income - Pool A Tax Exempt	-	-	597.00	597.00
Interest Income - Pool A Taxable Bond	350,000.00	204,169.00	434,399.00	230,230.00
Total Interest and Other Investment Income	670,000.00	392,007.00	748,267.00	356,260.00
Miscellaneous Revenue				
Miscellaneous Income	33,100.00	22,064.00	45,206.00	23,142.00
Allowance for Uncollectibles	-	-	(66,535.00)	(66,535.00)
Total Miscellaneous Revenue	33,100.00	22,064.00	(21,329.00)	(43,393.00)
Total FUNDING SOURCES of General Operations	17,867,850.00	10,964,411.00	12,006,333.18	1,041,922.18
General Operations EXPENSE				
Employee Services & Benefits				
Special Management Salaries	(184,886.00)	(123,264.00)	(123,264.00)	-
Salaries	(3,157,000.00)	(2,104,664.00)	(2,056,454.00)	48,210.00
Employee Recognition	(37,000.00)	(24,664.00)	(22,051.00)	2,613.00
Social Security/Medicare	(46,900.00)	(31,272.00)	(31,003.00)	269.00
Cafeteria Plan	(522,000.00)	(348,008.00)	(330,600.00)	17,408.00
Long Term Disability	(34,000.00)	(22,656.00)	(20,425.00)	2,231.00
State Unemployment	(11,000.00)	(7,328.00)	(8,071.00)	(743.00)
Workers Compensation	(86,500.00)	(57,664.00)	(47,518.00)	10,146.00
Life & AD&D Insurance	(13,200.00)	(8,808.00)	(9,107.00)	(299.00)
PERS Retirement	(773,000.00)	(648,892.00)	(591,319.00)	57,573.00
Post Retirement Health Benefit Contributions	(210,000.00)	-	-	-
Retiree Health Benefits	(215,000.00)	(143,336.00)	(138,817.00)	4,519.00
Employee Assist Program (EAP)	(2,350.00)	(1,568.00)	(960.00)	608.00
Total Employee Services & Benefits	(5,292,836.00)	(3,522,124.00)	(3,379,589.00)	142,535.00
Outside Services				
Prop Mgmt Marketing - Sp Mgmt Credit	3,928.00	2,624.00	2,624.00	-
Marketing & Media	(25,000.00)	(16,664.00)	(17,691.00)	(1,027.00)
Property Management Marketing	(16,928.00)	(11,288.00)	-	11,288.00
Printing and Binding	(2,000.00)	(1,336.00)	(191.00)	1,145.00
Employment Recruitment & Notices	(5,000.00)	(3,336.00)	(3,047.00)	289.00
Legal Services	(184,919.00)	(107,863.00)	(181,014.00)	(73,151.00)
Accounting and Auditing	(55,450.00)	(55,450.00)	(61,800.00)	(6,350.00)
Community Activities	(80,000.00)	(53,336.00)	(21,637.00)	31,699.00
Document Storage & Destruction	(2,000.00)	(1,336.00)	(784.00)	552.00
Network Administration Services	(98,000.00)	(65,336.00)	(49,026.00)	16,310.00

Capitol Area Development Authority (CADA)
 General Operations - Consolidated
 From 7/1/2023 Through 2/29/2024

Attachment A

Payroll Services	(15,000.00)	(10,000.00)	(10,161.00)	(161.00)
Banking & Investment Fees	(13,110.00)	(9,110.00)	(6,474.00)	2,636.00
Admin Other Professional Services	(87,500.00)	(65,000.00)	(1,850.00)	63,150.00
Prop Mgmt Other Professional Services	(131,000.00)	(87,336.00)	(118,182.00)	(30,846.00)
Asset Mgmt Other Professional Services	(72,000.00)	(48,008.00)	(45,486.00)	2,522.00
Courtesy Patrol	(142,424.00)	(94,952.00)	(88,200.00)	6,752.00
Courtesy Patrol-Sp Mgmt Credit	17,424.00	11,616.00	2,750.00	(8,866.00)
Insurance - Special Management	(141,500.00)	(141,500.00)	(142,865.00)	(1,365.00)
Insurance	(713,000.00)	(713,000.00)	(649,292.00)	63,708.00
Self-Insured Losses	(75,000.00)	(50,008.00)	(916.00)	49,092.00
Project Banking Fees	(21,000.00)	(14,500.00)	(11,625.00)	2,875.00
Admin Temporary Outside Svcs	(20,000.00)	(13,336.00)	(93,077.00)	(79,741.00)
Temporary Outside Services	(240,000.00)	(160,000.00)	(85,093.00)	74,907.00
Eng/Arch-Miscellaneous	(39,000.00)	(26,000.00)	(15,590.00)	10,411.00
Legal - Dev Project Related	(30,000.00)	(17,500.00)	(13,607.00)	3,893.00
D&A Other Professional Services	(14,000.00)	(9,336.00)	(5,300.00)	4,036.00
Total Outside Services	(2,202,479.00)	(1,761,291.00)	(1,617,534.00)	143,758.00
Maintenance & Repair				
Emerg Relocation-Ops Related	(20,000.00)	(13,336.00)	(18,534.00)	(5,198.00)
Operation Location Improvements	(5,000.00)	(5,000.00)	-	5,000.00
Admin Office - General Maintenance	(34,200.00)	(22,800.00)	(24,129.00)	(1,329.00)
Maint Office Janitorial	(11,000.00)	(7,336.00)	(8,129.00)	(793.00)
Maint Office - General Maintenance	(10,000.00)	(6,664.00)	(10,661.00)	(3,997.00)
Equipment Rental Expense	(5,000.00)	(3,336.00)	(1,112.00)	2,224.00
Construction Mitigation Expense	(8,000.00)	(5,336.00)	-	5,336.00
Repair & Maint - Misc	(177,000.00)	(117,992.00)	(158,500.00)	(40,508.00)
Landscape-Sp Mgmt Credit	20,415.00	13,616.00	13,616.00	-
Travel-Fuel on CADA Vehicles	(19,000.00)	(12,664.00)	(12,559.00)	105.00
Travel-Maint Staff Reimburse	(14,000.00)	(9,336.00)	(6,456.00)	2,880.00
Travel-RSR Reimbursement	(2,000.00)	(1,336.00)	(293.00)	1,043.00
Elevator/Bldg Phone & Monitor Service	(6,000.00)	(4,000.00)	(2,966.00)	1,034.00
Service Contracts	(444,650.00)	(296,432.00)	(237,497.00)	58,935.00
State Fire Marshal	(50,000.00)	(33,336.00)	-	33,336.00
Flooring	(361,000.00)	(240,672.00)	(288,592.00)	(47,920.00)
Plumbing	(8,800.00)	(5,864.00)	(7,111.00)	(1,247.00)
Countertops/Cabinets	(167,500.00)	(138,336.00)	(114,883.00)	23,453.00
Landscaping	(265,825.00)	(177,216.00)	(195,889.00)	(18,673.00)
Pest Services	(45,700.00)	(30,464.00)	(23,848.00)	6,616.00
Permits and Fees	(4,500.00)	(3,000.00)	(859.00)	2,141.00
Painting & Decorating	(205,200.00)	(183,464.00)	(168,544.00)	14,920.00
Supplies	(21,050.00)	(14,032.00)	(15,420.00)	(1,388.00)
Vehicle Repair and Maint	(10,000.00)	(6,664.00)	(6,033.00)	631.00
Prop Mgmt Furn & Appliances	(116,500.00)	(77,672.00)	(111,049.00)	(33,377.00)
Building Supplies - Misc	(351,500.00)	(234,328.00)	(238,404.00)	(4,076.00)
Clothing and Uniforms	(5,500.00)	(3,664.00)	(9,005.00)	(5,341.00)
Maintenance Mach & Equip	(58,000.00)	(38,664.00)	(17,836.00)	20,828.00
Operating Budget Major Repairs	(15,000.00)	(10,000.00)	-	10,000.00
Total Maintenance & Repair	(2,421,510.00)	(1,689,328.00)	(1,664,693.00)	24,635.00
Utilities				
Admin Office Utilities	(28,000.00)	(18,664.00)	(15,209.00)	3,455.00
Maint Office Utilities	(55,000.00)	(36,664.00)	(25,141.00)	11,523.00
Utilities-Garbage	(153,500.00)	(89,537.00)	(87,813.00)	1,724.00
Utilities-SMUD/Electricity	(152,000.00)	(88,669.00)	(92,978.00)	(4,309.00)
Utilities-PG&E/Gas	(418,800.00)	(244,293.00)	(160,766.00)	83,527.00
Utilities-Water/Sewer	(588,000.00)	(343,000.00)	(348,693.00)	(5,693.00)
Total Utilities	(1,395,300.00)	(820,827.00)	(730,600.00)	90,227.00

Capitol Area Development Authority (CADA)
 General Operations - Consolidated
 From 7/1/2023 Through 2/29/2024

Attachment A

Overhead				
Postage and Deliveries	(5,000.00)	(3,336.00)	(378.00)	2,958.00
Telephone and Wireless Svcs	(25,000.00)	(16,664.00)	(9,428.00)	7,236.00
Cellular Phone Service	(45,000.00)	(30,000.00)	(28,905.00)	1,095.00
Internet Services	(56,000.00)	(37,336.00)	(15,079.00)	22,257.00
Admin Bldg Rent	(107,000.00)	(71,336.00)	(59,990.00)	11,346.00
Maint. Bldg Rent	(42,600.00)	(28,400.00)	-	28,400.00
Leased Facilities Rent	(24,000.00)	(16,000.00)	(30,000.00)	(14,000.00)
Equipment Rental Expense	(2,500.00)	(1,664.00)	(982.00)	682.00
Parking Program	(1,500.00)	(1,000.00)	(78.00)	922.00
JPA Board Expenses	(37,000.00)	(34,664.00)	(20,325.00)	14,339.00
Professional Organizations	(15,000.00)	(10,000.00)	(3,259.00)	6,741.00
Subscriptions	(2,000.00)	(1,336.00)	-	1,336.00
Education and Training	(24,000.00)	(16,000.00)	(10,416.00)	5,584.00
Management Fee	(115,460.00)	(76,976.00)	(76,976.00)	-
Transportation-Admin Staff	(2,500.00)	(1,664.00)	(1,836.00)	(172.00)
Resident Relations	(10,021.00)	(6,672.00)	(5,774.00)	898.00
Sp Mgmt Prop Taxes, Taxes & Assessments	(13,000.00)	(10,692.00)	(4,747.00)	5,945.00
Property Taxes & Assessments	(122,100.00)	(122,100.00)	(89,922.00)	32,178.00
Hospitality	(1,500.00)	(1,000.00)	-	1,000.00
Office Supplies - General	(15,000.00)	(10,000.00)	(7,206.00)	2,794.00
Software	(81,500.00)	(54,336.00)	(58,532.00)	(4,196.00)
Computer Hardware	(50,000.00)	(33,336.00)	(27,516.00)	5,820.00
Admin Furn Mach & Equip	(16,000.00)	(10,664.00)	(1,339.00)	9,325.00
Safety - General Admin	(20,500.00)	(13,664.00)	(3,441.00)	10,223.00
Office Equipment leases	(27,000.00)	(18,000.00)	(17,781.00)	219.00
Total Overhead	(861,181.00)	(626,840.00)	(473,910.00)	152,930.00
Debt Service				
Debt Service Principal Paid	(220,100.00)	(186,072.00)	(200,964.00)	(14,892.00)
Debt Interest Paid	(62,462.00)	(46,553.00)	(45,156.00)	1,397.00
Bond Debt Svc-Principal Pd	(1,340,090.00)	(1,269,190.00)	(1,339,964.00)	(70,774.00)
Bond Interest Paid	(1,245,860.00)	(629,975.00)	(650,670.00)	(20,695.00)
Tax Increment Pledge	(300,000.00)	-	-	-
Total Debt Service	(3,168,512.00)	(2,131,790.00)	(2,236,754.00)	(104,964.00)
Contributions to Reserves				
Development Reserve Contribution	(997,798.00)	-	-	-
Affordable Housing Reserve Contribution	(336,300.00)	-	-	-
Equipment Replace Reserve Contribution	(104,883.00)	-	-	-
Total Contributions to Reserves	(1,438,981.00)	-	-	-
Total General Operations EXPENSE	(16,780,799.00)	(10,552,200.00)	(10,103,080.00)	449,121.00
Inter-Fund Operation TRANSFERS				
Inter-Fund Operating TRANSFERS IN				
Operations Transfer from F 50-CAP Tax Incr	1,871,570.00	-	-	-
Operations Transfer from F 51-CAP Set-Aside	496,600.00	331,064.00	-	(331,064.00)
Operations Transfer from F60-RSt TI	230,000.00	153,336.00	-	(153,336.00)
Operations Transfer from F67 - Bond Interest	350,000.00	-	-	-
Total Inter-Fund Operating TRANSFERS IN	2,948,170.00	484,400.00	-	(484,400.00)
Inter-Fund Operating TRANSFERS OUT				
Operations Transfer to F10-General	(2,948,170.00)	(484,400.00)	-	484,400.00
Total Inter-Fund Operating TRANSFERS OUT	(2,948,170.00)	(484,400.00)	-	484,400.00
Total Inter-Fund Operation TRANSFERS	-	-	-	-
OPERATING RESULTS, before Capital Investment Program	1,087,051.00	412,211.00	1,903,253.18	1,491,043.18

Capitol Area Development Authority (CADA)
 General Operations - Consolidated
 From 7/1/2023 Through 2/29/2024

Attachment A

Investment in MAJOR CONSTRUCTION Program				
CIP Transfer to F10-General	(1,115,620.00)	-	-	-
CIP Transfer to F38 - 17th St. Commons	<u>(11,000.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Investment in MAJOR CONSTRUCTION Program	(1,126,620.00)	-	-	-
Investment in DEVELOPMENT Program				
Dev Program TF to F 10 - General	<u>(179,502.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Investment in DEVELOPMENT Program	<u>(179,502.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total CAPITAL INVESTMENT PROGRAM	<u>(1,306,122.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
UTILIZATION OF FINANCIAL RESOURCES				
Utilization of Available Fund Balance	220,000.00	-	-	-
Contribution to Available Fund Balance	<u>(929.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total UTILIZATION OF FINANCIAL RESOURCES	<u>219,071.00</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET RESULTS OF GENERAL OPERATIONS	<u>-</u>	<u>412,211.00</u>	<u>1,903,253.18</u>	<u>1,491,043.18</u>



Investment Report JANUARY 2024



John Colville, City Treasurer

[Office of the City Treasurer - City of Sacramento](#)

City of
SACRAMENTO
Office of the City Treasurer

Historic City Hall

915 I Street, 3rd Floor

Sacramento, CA 95814

916-808-5168

**Quarterly Investment
Committee Meeting**

Thursday, April 25, 2024

10:00AM-11:00AM

TABLE OF CONTENTS

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

INVESTMENT COMMITTEE MEETING

April 25, 2024
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: Peter Coletto, Finance Director
 Mirthala Santizo, Budget Manager
 Susana Jackson (Sacramento Housing & Redevelopment Agency- SHRA)
 Tim Kerr (American River Flood Control District - ARFCD)
 Noelle Mussen (Capitol Area Development Authority- CADA)
 Kevin King (Reclamation District No. 1000)
 Peter Coyl and Johnny Ea (Sacramento Public Library Authority- SPLA)
 Kimberli S. Burns (The Natomas Basin Conservancy- TNBC)
 Mike Testa, Daniel Santucci (Visit Sacramento)
 City Treasurer’s Office Staff

Please read: **January 25, 2024 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: 2024.02.15 14:33:14 -08'00'

 City Treasurer

TO: Investment Committee Members
FROM: Patrick Zalasky
RE: **Minutes of Quarterly Investment Meeting held via Zoom on January 25, 2024**

Attendees Present: Stacy Hussey, Shirley Tupaz, Katy Nguyen, Osvaldo Lopez, Noelle Mussen, Pete Colletto, Mirthala Santizo, John Colville, 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 \$470 million in excess cash for the next 6-months and an approximate \$485 million for the next 12-month period. Hence, cash availability to all pool participants is adequately addressed for the coming six and twelve months.

In compliance with the City's Investment Policy, investment staff continues to maintain a great deal of liquidity to pay the City's bills, including payroll and debt service, representing the bulk of the City's budget. Such liquidity is largely reflected in investments whose maturity dates match payroll and debt service liability due dates going 9 months into the future, plus the maintenance of substantial liquid reserves. The liability-matching strategy and liquid reserves provide a solid liquidity cushion to meet unexpected large expenditures and to provide the basis to make advantageous investments in longer term securities. As of the date of the investment committee meeting, the major payroll and debt service liabilities are funded with sufficient cash in pooled cash accounts, expected property and sales tax receipts, and cash generated by the maturity of specific investments through the end of September 2024.

After consulting with their colleagues in the Finance department, investment staff will be building a group of investments that are labeled Targeted Ladder Assets. These investments will line up maturity dates to cover significant cash needs that are outside of normal recurring expenditures. The most prominent of these is the City's annual payment to CalPERS. For the last few years, this payment was made in a lump sum at the end of July, which took advantage of the 3.2% discount offered by the state for paying in a single installment. Over the next fiscal year (July 2024-June 2025), these payments will be made monthly, since investment staff is confident it will be able to match maturing assets with yields in excess of the 3.2% discount to the payment dates. At the time of this meeting, half of the payment dates had been covered, with yields exceeding what would have been saved with a lump sum payment.

2) Performance of the Pools

Investment staff updated the attendees on the performance of Pool A during the second quarter of fiscal year 2023/2024. The earned interest yield of Pool A for October, November, and December was 2.69%, 2.51% and 2.60%, respectively. Monthly Pool A yields currently trail the 3.93% yield earned by the State Treasurer's Local Agency Investment Fund (LAIF) and the 3.86% yield earned by the Medium-Term Fund managed by the Investment Trust of California (CalTRUST). This is due mainly to the fact that those 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. Revenue streams will increase over the first half of the calendar

year, giving investment staff more excess cash that can be used to purchase assets that will help boost the yield of the portfolio.

Pool A performance compared favorably to the yields realized by the investment pools of various California Cities (See, Pool A -- Relative Performance), which reflects publicly available information as of January 24, 2023.

Pool A investments in cash and other short-term liquid issues represented 28% of the pool at the end of the quarter, down from normal pool construction. This is because the final quarter of the calendar year is one with large amounts of cash flowing out (due mostly to debt service), without much revenue to offset those expenses. That will change some over the first few months of 2024, as the City will receive the majority of its property tax revenue for the year. A portion of these funds will be invested in short-term, liquid assets that target cash outflows anywhere from six to twelve months down the line. The Yield Curve remains severely inverted, so there is a lot of value on the short end and in liquid investments. Targeting these assets will not only help match maturities to known cash needs, but it should also help boost the yield of the pool.

Some longer-term issues with high coupons (in excess of 5.50%) and call features have been purchased recently, matching the call dates to City cash obligations. Should the issue(s) 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. As usual, investment staff is working to fortify the structure of Pool A with assets that meet the liquidity needs for all pool participants, while using high quality names to add yield when opportunities present themselves. Major banking names are being targeted again as the economy, and financial sector specifically, are beginning to show improvement and stability. Regional banks, which are much more volatile, won't be considered as investment options until they begin to show more broad based strength, no matter their ratings.

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. The largest impact on markets currently is action taken by The Fed. Their policies and guidance are analyzed when planning for both current and future investment strategies. This analysis is influential when action is taken 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**

Economic data for the quarter showed that interest rates could be higher for longer. GDP (3.3%) for the quarter exceeded all expectations. The labor market also showed more strength than projected, which could lead to inflation taking longer to return to the Fed's 2.0% target. As usual, consumers are the drivers of economic growth. Holiday spending was robust, even though Americans put a significant portion of their purchases on credit cards. There could be a tipping point on the horizon, if prices don't come down, where these increased credit card balances could lead to Americans cutting back on their consumption. It is very possible that the Federal Funds Rate stays at 5.50% for a good portion of 2024. It will be very difficult for the Fed to cut without data that shows overwhelmingly that the economy is slowing and inflation is decreasing. Factor in 2024 being an election year and it makes it unlikely that the Fed will take much action unless market conditions force them to do so.

Short-term yields on Treasuries (less than 12-months until maturity) came down, but still exceed 5.0%. Yields further out on the curve steadied a bit on hopes that there will be multiple rate cuts in 2024. The Yield Curve remains inverted and may stay that way through the election and into 2025.

Equity markets had a fabulous quarter as all major U.S. indexes experienced solid gains. This can partially be explained by a general consensus that interest rates would steady and soon begin to fall (as discussed above, this is not as likely as once believed). Another reason U.S. equity markets steadily increase is because they are the best option in a world of uncertainty. It has never been truer that the backbone of world economics is the United States and that American markets are the best and safest places to invest.

Global economies were thrown into more turmoil and uncertainty during the quarter. The conflicts between Ukraine and Russia and Israel and Hamas raged on, while Iran began stepping up attacks against Western interests. Meanwhile, there are major signs emerging that China's economy is in very bad shape. Although accurate information is scarce when coming from the Chinese, there is clearly a real estate crisis and high unemployment among young males. Should economic problems spread to manufacturing there, we could see it affect the whole world because the whole Western world currently depends on the Chinese for many of the goods they consume every day. This puts the world in a very tenuous spot should the Chinese economy really falter over the next year or two.

The upcoming year promises to be exciting and uncertain. Such is the case in nearly every presidential election year in the United States. When economic conditions that haven't been seen in decades are factored in, along with massive global uncertainty, it is anyone's guess how things will go between now and the beginning of 2025.

4) Other business: None

Next Meeting: The next quarterly meeting is scheduled for **Thursday, April 25, 2024, at 10:00 a.m.** via Zoom.



SN 726097 EST GMT-5:00 G564-3855-168 13-Feb-2024 15:59:34

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

125 Mid YTM US Treasury Actives Curve 01/31/24		125 Mid YTM US Treasury Actives Curve 12/29/23		125 Mid YTM (Change) 01/31/24-12/29/23	
Tenor	Description	Price	Yield	Price	Yield
1M	0 02/27/24 Govt	5.264	5.372	5.293	5.403
3M	0 03/26/24 Govt	5.254	5.384	5.280	5.412
6M	0 05/02/24 Govt	5.210	5.368	5.191	5.344
1Y	0 05/28/24 Govt	5.165	5.341	5.203	5.382
2Y	0 08/01/24 Govt	4.985	5.199	5.041	5.256
3Y	0 01/23/25 Govt	4.483	4.715	4.535	4.773
4Y	1/4 01/31/26 Govt	100-02+	4.209	99-31%	4.251
5Y	1/2 01/15/27 Govt	100-01%	3.984	101-00%	4.010
6Y	1/2 01/15/33 Govt	100-23%	3.836	99-17%	3.848
7Y	1/2 01/15/33 Govt	100-23%	3.877	99-06%	3.882
10Y	1/2 11/15/33 Govt	104-23%	3.913	105-01%	3.880
20Y	3/4 11/15/43 Govt	106-13%	4.266	107-14%	4.193
30Y	3/4 11/15/53 Govt	109-28	4.168	112-14%	4.029

SN 726097 EST GMT-5:00 G564-3855-168 13-Feb-2024 16:01:08

CITY OF SACRAMENTO - INVESTMENT POOL A
6-MONTH CASH FLOW ANALYSIS
February 1, 2024 - July 31, 2024

In millions

Cash Balances:	
CalTRUST	120.579
Fidelity Fund	0.385
Five Star Bank Community Fund	30.128
JP Morgan Chase	1.185
LAIF	0.357
Overnight Sweep	1.072
River City Bank Community Fund	25.082
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	178.288
Projected net cash flow:	
February-24	97.480
March-24	26.228
April-24	38.283
May-24	109.020
June-24	27.423
July-24	14.110
<i>Net cash flow during period:</i>	312.544
<i>Cash in excess of policy: ₁</i>	490.832
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.026)
Large Cap Growth	(0.087)
International	(0.008)
Equity Income	(0.061)
Retirement Trust Operating Fund	(6.981)
Ann Land/Bertha Henschel Endowment Fund	(0.013)
Ethel Hart Mutual Endowment Fund	(0.465)
George H. Clark Memorial Scholarship Fund	(0.103)
Capitol Area Development Authority (CADA)	(50.336)
American River Flood Control District (ARFCD)	(9.202)
The Natomas Basin Conservancy (TNBC)	(0.189)
Sacramento Public Library Authority (SPLA)	(35.736)
Reclamation District No. 1000	(2.251)
SPLA Hurst Trust	(0.161)
Gifts to Share	(0.703)
Visit Sacramento	(9.683)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	4.038
<i>Total cash balances of non-City and/or Pool A participants: ₂</i>	(111.967)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: ₃</i>	378.865

₁ The City will be able to meet its cash flow needs for the next six months, with \$491 mm to cover on going expenditures

₂ Non-City and/or Pool A participants have \$112 mm invested in Pool A

₃ If all non-City and/or Pool A participants withdraw the entire \$112 mm within the next twelve months, the City will have \$379 mm to cover on going expenditures

CITY OF SACRAMENTO - INVESTMENT POOL A
12-MONTH CASH FLOW ANALYSIS
February 1, 2024 - January 31, 2025

In millions

Cash Balances:	
CalTRUST	120.579
Fidelity Fund	0.385
Five Star Bank Community Fund	30.128
JP Morgan Chase	1.185
LAIF	0.357
Overnight Sweep	1.072
River City Bank Community Fund	25.082
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	178.288
Projected net cash flow:	
February-24	97.480
March-24	26.228
April-24	38.283
May-24	109.020
June-24	27.423
July-24	14.110
August-24	(1.993)
September-24	6.523
October-24	(8.758)
November-24	(44.201)
December-24	85.027
January-25	(23.707)
<i>Net cash flow during period:</i>	325.435
<i>Cash in excess of policy: ₁</i>	503.723
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.026)
Large Cap Growth	(0.087)
International	(0.008)
Equity Income	(0.061)
Retirement Trust Operating Fund	(6.981)
Ann Land/Bertha Henschel Endowment Fund	(0.013)
Ethel Hart Mutual Endowment Fund	(0.465)
George H. Clark Memorial Scholarship Fund	(0.103)
Capitol Area Development Authority (CADA)	(50.336)
American River Flood Control District (ARFCD)	(9.202)
The Natomas Basin Conservancy (TNBC)	(0.189)
Sacramento Public Library Authority (SPLA)	(35.736)
Reclamation District No. 1000	(2.251)
SPLA Hurst Trust	(0.161)
Gifts to Share	(0.703)
Visit Sacramento	(9.683)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	4.038
<i>Total cash balances of non-City and/or Pool A participants: ₂</i>	(111.967)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months: ₃</i>	391.756

¹The City will be able to meet its cash flow needs for the next twelve months, with \$504 mm to cover on going expenditures

² Non-City and/or Pool A participants have \$112 mm invested in Pool A

³ If all non-City and/or Pool A participants withdraw the entire \$112 mm within the next twelve months, the City will have \$392 mm to cover on going expenditures

City of Sacramento
Investment
Pool A

CITY OF SACRAMENTO INVESTMENT POOL A

MONTHLY REVIEW – JANUARY 2024

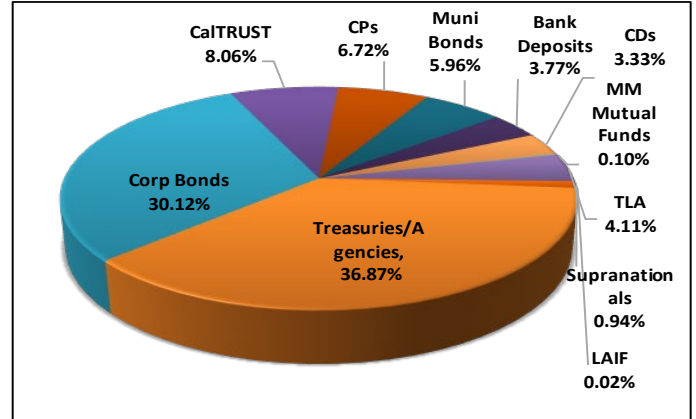
STRATEGY

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	1,506,522,108
Month's Yield or RoR	2.79%
Weighted Average Maturity (Yrs)	1.59
Weighted Average Duration (Yrs)	1.52
Ending Book Value	1,554,302,170
Ending Market Value	1,501,777,693
Percent of Market to Book Value	96.62%
Month's Investment Earnings	3,674,228
Fiscal YTD Investment Earnings	24,566,987

PORTFOLIO COMPOSITION



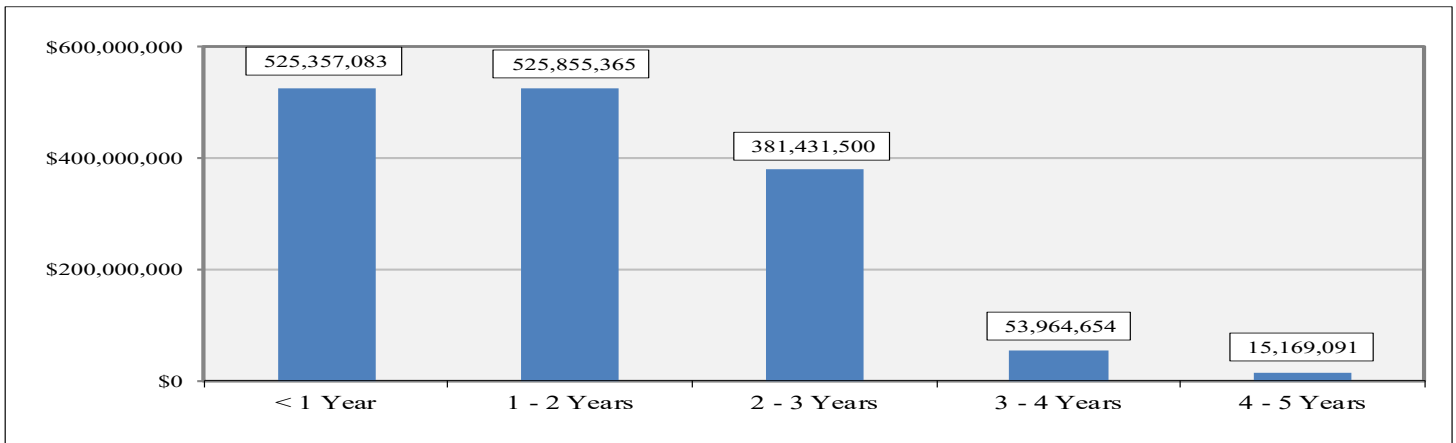
External Third-Party Investment Manager

CalTRUST	120,578,640
LAIF	357,293

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	36.87%	2.06%
Corp Bonds	30.12%	2.31%
CalTRUST	8.06%	4.49%
CPs	6.72%	5.64%
Muni Bonds	5.96%	2.39%
Bank Deposits	3.77%	4.47%
CDs	3.33%	2.32%
MM Mutual Funds	0.10%	5.08%
TLA	4.11%	5.11%
Supranationals	0.94%	0.55%
LAIF	0.02%	4.01%

MATURITY SCHEDULE

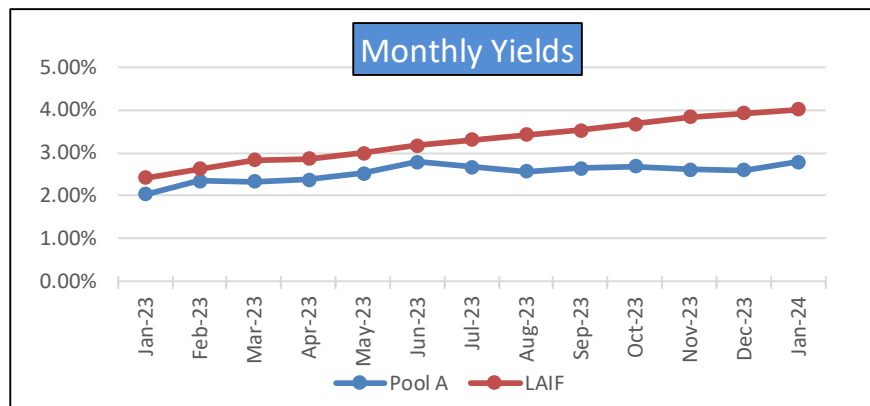
Maturity	Market Value	Pct. Holdings
< 1 Year	525,357,083	34.98%
1 - 2 Years	525,855,365	35.02%
2 - 3 Years	381,431,500	25.40%
3 - 4 Years	53,964,654	3.59%
4 - 5 Years	15,169,091	1.01%
Total	1,501,777,693	100.00%



INTEREST RATE ENVIRONMENT

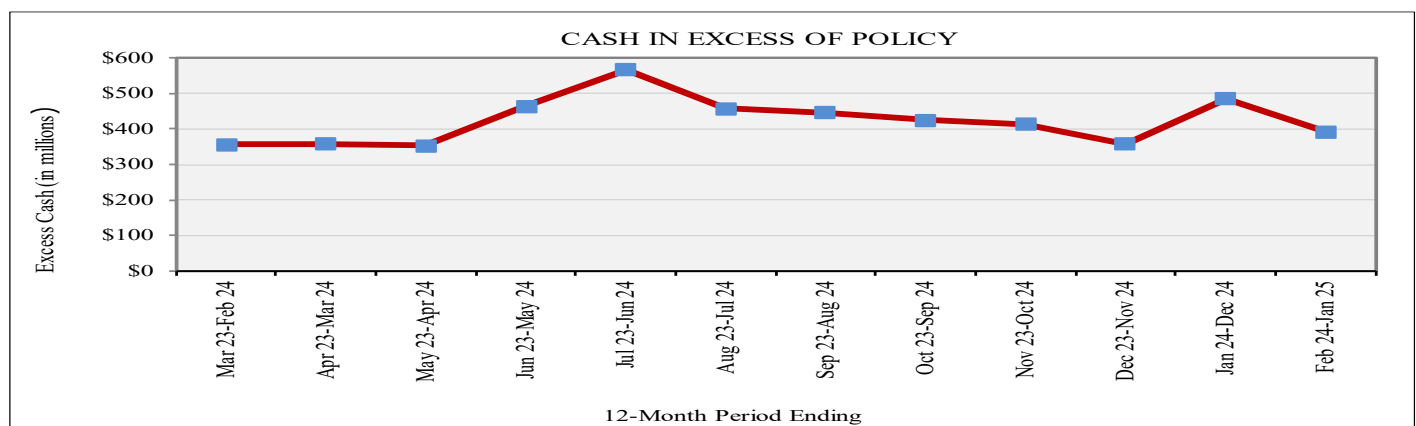
The new year began with optimism that the Fed would soon begin cutting rates. The first month of 2024, however, ended with inflation much higher than anticipated, leading to concerns over how long the country will have to wait before interest rates will begin to fall. Prices rose year-over-year by 3.9%, well above estimates and the rate of the prior month. The economy, meanwhile, added 335,000 jobs, with job growth for prior months being revised upward. These numbers indicate that it is very unlikely interest rates will be cut until at least the summer, and possibly not at all in 2024. This news will not be good for consumers, as elevated prices seem poised to be around throughout most of the year. This will likely lead to more consumption funded by credit and potentially worse problems down the road. We are now in an election year and the economy, as usual, takes its place as one of the most important issues to voters. President Biden’s approval ratings on the economy are lower than any president since surveys began in the early 1980s. With a split Congress, there will be no meaningful legislation passed in an attempt to improve economic conditions and, needless to say, any and all economic movement will have a major impact on the election in November. Short-term yields on Treasuries moved in a very narrow band during January, as the economy could experience some stability, if not improvement, in the near future. Yields on 5-year treasuries experienced some volatility, but ended January lower than they started, coming in at 3.85%. The downward trend quickly reversed, however, on the January release of CPI that missed projections to the high side. It is likely that there will be elevated interest rates along an inverted Yield Curve deep into 2024. Alas, the optimism that came with a new year is in danger of fading quickly. The investment team will remain focused on maintaining a portfolio built with high level names that will be stable no matter what domestic and global markets do over the next couple of years. As usual, extra emphasis will be placed on investing only in the companies that have the infrastructure and leadership to navigate through even the most unstable economic environments.

Monthly Yields		
Month	Pool A	LAIF
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%
Jul-23	2.67%	3.31%
Aug-23	2.57%	3.43%
Sep-23	2.64%	3.53%
Oct-23	2.69%	3.67%
Nov-23	2.61%	3.84%
Dec-23	2.60%	3.93%
Jan-24	2.79%	4.01%
FYTD	2.65%	3.68%



CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	Mar 23- Feb 24	Apr 23- Mar 24	May 23- Apr 24	Jun 23- May 24	Jul 23- Jun 24	Aug 23- Jul 24	Sep 23- Aug 24	Oct 23- Sep 24	Nov 23- Oct 24	Dec 23- Nov 24	Jan 24- Dec 24	Feb 24- Jan 25
Excess Cash	\$ 357	\$ 358	\$ 354	\$ 464	\$ 568	\$ 458	\$ 446	\$ 426	\$ 414	\$ 359	\$ 485	\$ 392



City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 January 31, 2024

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		26,408,933		26,408,933		26,408,933	1.77	5.400	1,426,082	5.40			
	caltrust-mt	Caltrust Medium-Term		59,735,826		59,735,826		59,735,826	3.99	3.870	2,311,776	3.87			
	caltrust-st	Caltrust Short-Term		34,433,881		34,433,881		34,433,881	2.30	4.870	1,676,930	4.87			
	fidfund	Fidelity Fund		384,644		384,644		384,644	0.03	4.960	19,078	4.96			
	fivestar	Five Star Bank Community Fund		30,127,677		30,127,677		30,127,677	2.01	5.000	1,506,384	5.00			
	cashjpm	JP Morgan Chase Cash		1,184,615		1,184,615		1,184,615	0.08	1.850	21,915	1.85			
	laifa	Local Agency Investment Fund, Pool A		357,293		357,293		357,293	0.02	4.012	14,335	4.01			
	miscintrec	Misc Interest Receivable		49,217		49,217		49,217	0.00	5.000	2,461	5.00			
	sweep	Overnight Sweep		1,071,958		1,071,958		1,071,958	0.07	5.120	54,884	5.12			
	rivercity	River City Bank Community Fund		25,082,372		25,082,372		25,082,372	1.68	3.960	993,262	3.96			
				178,836,415		178,836,415		178,836,415	11.96		8,027,108	4.49			
TARGETED LADDER ASSETS															
9,000,000	313384zw2	Federal Home Loan Bank Disc 4.930% Due 07-26-24	97.08	8,737,477	97.56	8,780,741	0	8,780,741	0.59	4.930	443,700	5.14	AA+		
9,000,000	06741fhs9	Barclays Us Fdg 5.150% Due 08-26-24	96.90	8,720,612	97.02	8,731,410	0	8,731,410	0.58	5.150	463,500	5.38	A-1+		
9,000,000	62479lj10	MUFG Bank Ltd/NY CP 5.170% Due 09-20-24	96.15	8,653,610	96.72	8,704,940	0	8,704,940	0.58	5.170	465,300	5.45	A-1		
9,000,000	883556cs9	Thermo Fisher Scientific Inc 1.215% Due 10-18-24	97.24	8,751,600	97.17	8,745,344	31,286	8,776,631	0.58	1.215	109,350	5.18	A-		02-08-24
9,000,000	912796zv4	U. S. Treasury Bill 4.548% Due 12-26-24	95.40	8,586,102	95.84	8,625,516	0	8,625,516	0.58	4.548	409,350	4.79	AA+		
9,000,000	808513bb0	Schwab Charles Corp 4.200% Due 03-24-25	99.01	8,910,990	99.20	8,928,099	133,350	9,061,449	0.60	4.200	378,000	5.04	A-		02-24-25
9,000,000	02665wef4	American Honda Finance 4.600% Due 04-17-25	99.73	8,975,610	99.71	8,974,244	119,600	9,093,844	0.60	4.600	414,000	4.81	A-		
				61,336,002		61,490,295	284,236	61,774,531	4.11		2,683,200	5.11			
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	75,776	30,075,776	2.01	2.974	892,200	2.99			
CERTIFICATES OF DEPOSIT															
5,000,000	90348j3m0	US Bank CD 3.000% Due 11-25-24	100.00	5,000,000	98.47	4,923,712	2,877	4,926,589	0.33	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	92.59	5,555,601	493	5,556,094	0.37	0.600	36,000	0.60	AA-		04-27-24
5,000,000	05600xcf5	BMO Harris Bank 0.750% Due 02-26-26	100.00	5,000,000	92.71	4,635,702	16,336	4,652,038	0.31	0.750	37,500	0.75			02-26-24
5,000,000	90348jm72	UBS Bank CD 0.850% Due 06-16-26	100.00	5,000,000	92.08	4,603,840	1,863	4,605,703	0.31	0.850	42,500	0.85	AA-		06-16-24
				21,000,000		19,718,855	21,568	19,740,423	1.32		266,000	1.30			
COMMERCIAL PAPER															
10,000,000	59157tc50	Metlife Short Term Fund 5.440% Due 03-05-24	97.14	9,714,400	99.50	9,949,781	0	9,949,781	0.67	5.440	544,000	5.69	A1+		
11,000,000	71344tck6	Pepsico Inc 5.400% Due 03-19-24	96.86	10,655,150	99.31	10,923,733	0	10,923,733	0.73	5.400	594,000	5.64	A1		
10,000,000	63763pc11	Natl Sec Clearing Corp 5.450% Due 03-20-24	97.12	9,712,361	99.26	9,926,370	0	9,926,370	0.66	5.450	545,000	5.67	A1+		
10,000,000	89232ld11	Toyota Industries Comm 5.540% Due 04-01-24	97.20	9,719,922	99.10	9,909,505	0	9,909,505	0.66	5.540	554,000	5.80	A-1		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 January 31, 2024

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	63763pdg1	Natl Sec Clearing Corp 5.450% Due 04-16-24	97.06	4,853,153	98.86	4,942,986	0	4,942,986	0.33	5.450	272,500	5.70	A1+		
10,000,000	89233gdg8	Toyota Motor Credit Corp 5.630% Due 04-16-24	96.37	9,637,178	98.87	9,887,041	0	9,887,041	0.66	5.630	563,000	5.92	A1+		
5,000,000	59157teu3	Metlife Short Term Fund 5.520% Due 05-28-24	96.70	4,835,167	98.31	4,915,605	0	4,915,605	0.33	5.520	276,000	5.77	A1+		
5,000,000	89233geu6	Toyota Motor Credit Corp 5.520% Due 05-28-24	96.89	4,844,367	98.26	4,913,026	0	4,913,026	0.33	5.520	276,000	5.74	A1+		
7,000,000	71708efa8	Pfizer Inc 5.350% Due 06-10-24	97.31	6,811,710	98.10	6,867,205	0	6,867,205	0.46	5.350	374,500	5.59	A1		
10,000,000	59515mfb6	Microsoft Corp 5.340% Due 06-11-24	97.21	9,721,133	98.09	9,809,407	0	9,809,407	0.66	5.340	534,000	5.58	A1+		
8,000,000	47816fg96	Johnson & Johnson 5.080% Due 07-09-24	97.45	7,795,671	97.77	7,821,393	0	7,821,393	0.52	5.080	406,400	5.27	A1+		
10,000,000	62479lgp4	MUFG Union Bank 5.180% Due 07-23-24	97.08	9,707,906	97.48	9,747,971	0	9,747,971	0.65	5.180	518,000	5.38	A1		
1,000,000	06741fhs9	Barclays Us Fdg 5.150% Due 08-26-24	96.90	968,957	97.02	970,157	0	970,157	0.06	5.150	51,500	5.38	A1+		
				98,977,074		100,584,180	0	100,584,180	6.72		5,508,900	5.64			
U.S. GOVERNMENT BONDS															
5,000,000	91282cbh3	U.S. Treasury Note 0.375% Due 01-31-26	98.83	4,941,406	92.70	4,635,156	52	4,635,208	0.31	0.375	18,750	0.62	AA+		
15,000,000	91282cbq3	U.S. Treasury Note 0.500% Due 02-28-26	98.75	14,812,891	92.70	13,905,469	31,731	13,937,200	0.93	0.500	75,000	0.75	AA+		
				19,754,297		18,540,625	31,782	18,572,407	1.24		93,750	0.72			
FEDERAL HOME LOAN BANK															
5,000,000	3130aur71	Federal Home Loan Bank 5.000% Due 02-26-24	100.00	5,000,000	99.97	4,998,703	107,639	5,106,342	0.33	5.000	250,000	5.00	AA+		
5,000,000	3130avl2	Federal Home Loan Bank 5.050% Due 02-27-24	100.00	5,000,000	99.98	4,998,988	65,931	5,064,918	0.33	5.050	252,500	5.06	AA+		
5,000,000	3130avll4	Federal Home Loan Bank 5.050% Due 10-21-24	100.00	5,000,000	99.71	4,985,512	70,139	5,055,650	0.33	5.050	252,500	5.05	AA+		04-21-24
5,000,000	3130ajla5	Federal Home Loan Bank 0.750% Due 05-19-25	100.00	5,000,000	95.49	4,774,430	7,500	4,781,930	0.32	0.750	37,500	0.75	AA+		02-06-24
5,000,000	3130asm97	Federal Home Loan Bank 4.000% Due 07-24-25	100.00	5,000,000	99.20	4,959,801	3,889	4,963,690	0.33	4.000	200,000	4.00	AA+		02-24-24
5,000,000	3130ak6h4	Federal Home Loan Bank 0.500% Due 09-22-25	99.90	4,995,000	93.68	4,683,895	8,958	4,692,853	0.31	0.500	25,000	0.52	AA+		02-06-24
5,000,000	3130akjw7	Federal Home Loan Bank 0.600% Due 12-15-25	100.00	5,000,000	92.95	4,647,325	3,833	4,651,159	0.31	0.600	30,000	0.60	AA+		02-06-24
5,000,000	3130akje7	Federal Home Loan Bank 0.560% Due 12-30-25	99.97	4,998,750	92.72	4,635,988	2,411	4,638,399	0.31	0.560	28,000	0.57	AA+		02-06-24
5,000,000	3130akn85	Federal Home Loan Bank 0.550% Due 01-20-26	99.80	4,990,000	92.93	4,646,485	840	4,647,326	0.31	0.550	27,500	0.59	AA+		04-20-24
10,000,000	3130akq74	Federal Home Loan Bank 0.625% Due 01-22-26	100.00	10,000,000	93.06	9,305,674	1,562	9,307,237	0.62	0.625	62,500	0.62	AA+		04-22-24
5,000,000	3130akng7	Federal Home Loan Bank 0.550% Due 01-28-26	100.00	5,000,000	92.87	4,643,464	229	4,643,694	0.31	0.550	27,500	0.55	AA+		04-28-24
5,000,000	3130akpc4	Federal Home Loan Bank 0.600% Due 01-28-26	100.00	5,000,000	92.96	4,648,171	250	4,648,421	0.31	0.600	30,000	0.60	AA+		04-28-24
5,000,000	3130akpq3	Federal Home Loan Bank 0.580% Due 01-28-26	100.00	5,000,000	92.93	4,646,288	242	4,646,530	0.31	0.580	29,000	0.58	AA+		04-28-24
5,000,000	3130akvr4	Federal Home Loan Bank 0.550% Due 02-12-26	100.00	5,000,000	92.71	4,635,375	12,910	4,648,285	0.31	0.550	27,500	0.55	AA+		02-12-24

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 January 31, 2024

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	3130a15x8	Federal Home Loan Bank 0.650% Due 02-24-26	100.00	5,000,000	92.71	4,635,379	14,174	4,649,552	0.31	0.650	32,500	0.65	AA+		02-24-24
5,000,000	3130a16j8	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	92.77	4,638,388	13,628	4,652,016	0.31	0.625	31,250	0.62	AA+		02-24-24
5,000,000	3130a17m0	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	92.73	4,636,480	13,628	4,650,108	0.31	0.625	31,250	0.62	AA+		02-24-24
5,000,000	3130alae4	Federal Home Loan Bank 0.580% Due 02-25-26	100.00	5,000,000	92.63	4,631,616	12,567	4,644,183	0.31	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	93.00	4,650,094	16,646	4,666,740	0.31	0.850	42,500	0.85	AA+		03-10-24
5,000,000	3130aleh3	Federal Home Loan Bank 0.700% Due 03-16-26	100.00	5,000,000	92.65	4,632,591	13,125	4,645,716	0.31	0.700	35,000	0.70	AA+		03-16-24
5,000,000	3130almv3	Federal Home Loan Bank 1.000% Due 03-30-26	100.00	5,000,000	93.13	4,656,431	16,806	4,673,236	0.31	1.000	50,000	1.00	AA+		03-30-24
5,000,000	3130alxp4	Federal Home Loan Bank 1.200% Due 04-28-26	100.00	5,000,000	93.40	4,669,939	15,500	4,685,439	0.31	1.200	60,000	1.20	AA+		04-28-24
5,000,000	3130am2f8	Federal Home Loan Bank 1.125% Due 04-29-26	100.00	5,000,000	93.23	4,661,645	14,375	4,676,020	0.31	1.125	56,250	1.12	AA+		04-29-24
5,000,000	3130amcl4	Federal Home Loan Bank 1.020% Due 05-19-26	100.00	5,000,000	92.82	4,640,896	10,200	4,651,096	0.31	1.020	51,000	1.02	AA+		02-19-24
1,750,000	3130amcb6	Federal Home Loan Bank 1.000% Due 05-22-26	100.00	1,750,000	92.74	1,622,957	3,354	1,626,312	0.11	1.000	17,500	1.00	AA+		02-22-24
5,000,000	3130amjc7	Federal Home Loan Bank 1.000% Due 05-26-26	100.00	5,000,000	92.71	4,635,572	9,028	4,644,600	0.31	1.000	50,000	1.00	AA+		02-26-24
5,000,000	3130amjn3	Federal Home Loan Bank 1.030% Due 05-26-26	100.00	5,000,000	92.78	4,638,851	9,299	4,648,150	0.31	1.030	51,500	1.03	AA+		02-26-24
3,000,000	3130ampt3	Federal Home Loan Bank 1.030% Due 06-23-26	100.00	3,000,000	92.58	2,777,391	3,262	2,780,653	0.19	1.030	30,900	1.03	AA+		03-23-24
5,000,000	3130anynd4	Federal Home Loan Bank 1.000% Due 09-30-26	100.00	5,000,000	91.70	4,585,158	16,806	4,601,964	0.31	1.000	50,000	1.00	AA+		03-30-24
5,000,000	3130aprp2	Federal Home Loan Bank 1.570% Due 11-23-26	100.00	5,000,000	92.74	4,636,831	14,828	4,651,659	0.31	1.570	78,500	1.57	AA+		02-23-24
5,000,000	3130ash44	Federal Home Loan Bank 4.700% Due 06-30-27	100.00	5,000,000	99.60	4,979,827	20,236	5,000,063	0.33	4.700	235,000	4.70	AA+		03-30-24
				154,733,750		145,540,148	503,794	146,043,941	9.73		2,211,650	1.47			
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)															
5,000,000	3135g07b3	Fannie Mae 5.220% Due 05-03-24	100.00	5,000,000	99.96	4,997,927	63,800	5,061,727	0.33	5.220	261,000	5.22	AA+		02-03-24
5,000,000	3135gal41	Fannie Mae 5.280% Due 01-03-25	100.00	5,000,000	100.04	5,001,899	19,067	5,020,966	0.33	5.280	264,000	5.28	AA+		04-03-24
5,000,000	3135gae7	Fannie Mae 5.060% Due 02-07-25	100.00	5,000,000	99.94	4,997,025	122,283	5,119,308	0.33	5.060	253,000	5.06	AA+		02-07-24
5,000,000	3136g4d75	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	94.54	4,727,116	167	4,727,283	0.32	0.600	30,000	0.60	AA+		04-29-24
5,000,000	3136g4g23	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	94.54	4,727,116	167	4,727,283	0.32	0.600	30,000	0.60	AA+		04-29-24
5,000,000	3136g4c76	Fannie Mae 0.700% Due 08-12-25	100.00	5,000,000	94.54	4,726,789	16,431	4,743,220	0.32	0.700	35,000	0.70	AA+		02-12-24
5,000,000	3136g4c43	Fannie Mae 0.650% Due 08-14-25	100.00	5,000,000	94.27	4,713,325	15,076	4,728,401	0.32	0.650	32,500	0.65	AA+		02-14-24
5,000,000	3136g4x40	Fannie Mae 0.600% Due 08-26-25	99.96	4,998,000	94.25	4,712,706	12,917	4,725,623	0.32	0.600	30,000	0.61	AA+		02-26-24
5,000,000	3135g06v0	Fannie Mae 4.125% Due 08-28-25	100.00	5,000,000	99.57	4,978,474	87,656	5,066,130	0.33	4.125	206,250	4.13	AA+		02-28-24

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 January 31, 2024

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
3,000,000	3136g43q4	Fannie Mae 0.600% Due 09-16-25	100.00	3,000,000	93.99	2,819,580	6,750	2,826,330	0.19	0.600	18,000	0.60	AA+		03-16-24
5,000,000	3135g06a6	Fannie Mae 0.580% Due 10-20-25	100.00	5,000,000	93.52	4,675,898	8,136	4,684,034	0.31	0.580	29,000	0.58	AA+		04-20-24
4,000,000	3136g45c3	Fannie Mae 0.540% Due 10-27-25	99.81	3,992,280	93.38	3,735,227	5,640	3,740,867	0.25	0.540	21,600	0.58	AA+		10-27-24
5,000,000	3136g45p4	Fannie Mae 0.550% Due 10-27-25	100.00	5,000,000	93.40	4,669,858	7,181	4,677,039	0.31	0.550	27,500	0.55	AA+		04-27-24
3,000,000	3136g46s7	Fannie Mae 0.560% Due 10-28-25	100.00	3,000,000	93.40	2,802,115	4,340	2,806,455	0.19	0.560	16,800	0.56	AA+		10-28-24
5,000,000	3136g45h2	Fannie Mae 0.500% Due 10-29-25	99.90	4,995,000	93.63	4,681,715	6,389	4,688,104	0.31	0.500	25,000	0.52	AA+		
5,000,000	3135ga4v0	Fannie Mae 0.625% Due 11-25-25	100.00	5,000,000	93.21	4,660,548	5,729	4,666,277	0.31	0.625	31,250	0.62	AA+		02-25-24
5,000,000	3135g06n8	Fannie Mae 0.650% Due 12-17-25	100.00	5,000,000	93.02	4,650,783	3,972	4,654,755	0.31	0.650	32,500	0.65	AA+		03-17-24
5,000,000	3135g06r9	Fannie Mae 0.550% Due 01-28-26	100.00	5,000,000	92.87	4,643,464	229	4,643,694	0.31	0.550	27,500	0.55	AA+		04-28-24
				84,985,280		80,921,566	385,929	81,307,495	5.41		1,370,900	1.67			
FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)															
5,000,000	3134gxuw2	Freddie Mac 3.000% Due 06-14-24	100.00	5,000,000	99.17	4,958,528	19,583	4,978,112	0.33	3.000	150,000	3.00	AA+		02-14-24
5,000,000	3134gyc34	Freddie Mac 5.100% Due 12-30-24	100.00	5,000,000	99.88	4,993,909	21,958	5,015,867	0.33	5.100	255,000	5.10	AA+		03-30-24
5,000,000	3134gxmh4	Freddie Mac 2.050% Due 03-24-25	100.00	5,000,000	97.03	4,851,405	36,160	4,887,565	0.32	2.050	102,500	2.05	AA+		03-24-24
5,000,000	3134gxrs5	Freddie Mac 3.100% Due 04-29-25	100.00	5,000,000	98.26	4,913,077	39,611	4,952,688	0.33	3.100	155,000	3.10	AA+		04-29-24
5,000,000	3134gysa1	Freddie Mac 5.200% Due 05-16-25	99.82	4,991,250	100.02	5,000,776	54,167	5,054,943	0.33	5.200	260,000	5.29	AA+		02-16-24
3,000,000	3134gvrv2	Freddie Mac 0.750% Due 05-27-25	100.00	3,000,000	95.10	2,853,112	4,000	2,857,112	0.19	0.750	22,500	0.75	AA+		02-27-24
5,000,000	3134gvb31	Freddie Mac 0.750% Due 05-28-25	99.76	4,987,900	95.10	4,754,791	6,562	4,761,354	0.32	0.750	37,500	0.80	AA+		02-28-24
5,000,000	3134gvz68	Freddie Mac 0.700% Due 06-23-25	99.95	4,997,500	94.82	4,741,136	3,694	4,744,830	0.32	0.700	35,000	0.71	AA+		03-23-24
3,000,000	3134gwkrc6	Freddie Mac 0.625% Due 08-12-25	100.00	3,000,000	94.15	2,824,437	8,802	2,833,239	0.19	0.625	18,750	0.62	AA+		02-12-24
5,000,000	3134gwh82	Freddie Mac 0.625% Due 09-08-25	100.00	5,000,000	93.88	4,693,880	12,413	4,706,294	0.31	0.625	31,250	0.62	AA+		03-08-24
5,000,000	3134gwa55	Freddie Mac 0.650% Due 09-09-25	100.00	5,000,000	93.91	4,695,337	12,819	4,708,156	0.31	0.650	32,500	0.65	AA+		03-09-24
5,000,000	3134gwwt9	Freddie Mac 0.550% Due 09-30-25	100.00	5,000,000	93.76	4,688,221	9,243	4,697,464	0.31	0.550	27,500	0.55	AA+		03-30-24
5,000,000	3134gwy26	Freddie Mac 0.570% Due 10-08-25	100.00	5,000,000	93.62	4,681,204	8,946	4,690,150	0.31	0.570	28,500	0.57	AA+		04-08-24
5,000,000	3134gwys9	Freddie Mac 0.600% Due 10-15-25	100.00	5,000,000	93.60	4,679,990	8,833	4,688,824	0.31	0.600	30,000	0.60	AA+		04-15-24
10,000,000	3134gxbm5	Freddie Mac 0.600% Due 11-12-25	99.98	9,998,500	93.30	9,329,582	13,167	9,342,749	0.62	0.600	60,000	0.60	AA+		02-12-24
5,000,000	3134gxfv1	Freddie Mac 0.625% Due 12-17-25	100.00	5,000,000	93.17	4,658,253	3,819	4,662,072	0.31	0.625	31,250	0.62	AA+		03-17-24
5,000,000	3134gxlf9	Freddie Mac 0.550% Due 02-12-26	100.00	5,000,000	92.69	4,634,729	12,910	4,647,639	0.31	0.550	27,500	0.55	AA+		02-12-24

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 January 31, 2024

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	3134gyjc7	Freddie Mac 5.400% Due 02-24-26	100.00	5,000,000	99.97	4,998,475	117,750	5,116,225	0.33	5.400	270,000	5.40	AA+		02-24-24
5,000,000	3134gyjb9	Freddie Mac 5.300% Due 02-27-26	100.00	5,000,000	99.74	4,986,800	113,361	5,100,162	0.33	5.300	265,000	5.29	AA+		02-27-24
5,000,000	3134gyp55	Freddie Mac 5.200% Due 04-27-26	100.00	5,000,000	99.81	4,990,400	67,889	5,058,289	0.33	5.200	260,000	5.20	AA+		04-27-24
5,000,000	3134h1mk6	Freddie Mac 5.400% Due 12-21-26	100.00	5,000,000	100.05	5,002,541	30,000	5,032,541	0.33	5.400	270,000	5.40	AA+		06-21-24
5,000,000	3134gx2x1	Freddie Mac 5.000% Due 09-30-27	100.00	5,000,000	99.80	4,989,949	84,028	5,073,977	0.33	5.000	250,000	5.00	AA+		03-30-24
6,000,000	3134h1ga5	Freddie Mac 6.060% Due 10-26-27	100.00	6,000,000	99.97	5,998,311	94,940	6,093,251	0.40	6.060	363,600	6.06	AA+		04-26-24
5,000,000	3134h1kc6	Freddie Mac 6.000% Due 11-27-28	99.95	4,997,500	99.88	4,993,982	50,833	5,044,816	0.33	6.000	300,000	6.01	AA+		02-27-24
				121,972,650		117,912,826	835,490	118,748,316	7.88		3,283,350	2.76			
FEDERAL AGRICULTURAL MORTGAGE CORP.															
Not Classified															
5,000,000	31422x7f3	Farmer Mac 5.720% Due 09-18-25	100.00	5,000,000	99.95	4,997,523	105,661	5,103,184	0.33	5.720	286,000	5.72			03-18-24
3,000,000	31422xbt8	Farmer Mac 0.700% Due 12-17-25	100.00	3,000,000	93.54	2,806,065	2,567	2,808,631	0.19	0.700	21,000	0.70			
3,000,000	31422xbn1	Farmer Mac 0.690% Due 02-25-26	100.00	3,000,000	92.85	2,785,406	8,970	2,794,376	0.19	0.690	20,700	0.69			02-25-24
5,000,000	31422xpe6	Farmer Mac 1.300% Due 11-23-26	100.00	5,000,000	92.03	4,601,368	12,278	4,613,646	0.31	1.300	65,000	1.30			02-23-24
				16,000,000		15,190,362	129,476	15,319,838	1.02		392,700	2.53			
				16,000,000		15,190,362	129,476	15,319,838	1.02		392,700	2.53			
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	99.88	4,994,089	29,383	5,023,473	0.33	1.230	61,500	1.23	AA+		02-06-24
5,000,000	3133ele28	Federal Farm Credit Bank 0.730% Due 05-27-25	100.00	5,000,000	94.93	4,746,493	6,489	4,752,982	0.32	0.730	36,500	0.73	AA+		02-06-24
5,000,000	3133el2s2	Federal Farm Credit Bank 0.670% Due 08-04-25	100.00	5,000,000	94.39	4,719,358	16,471	4,735,829	0.32	0.670	33,500	0.67	AA+		02-06-24
5,000,000	3133el4w1	Federal Farm Credit Bank 0.610% Due 08-25-25	99.92	4,996,250	93.93	4,696,699	13,217	4,709,916	0.31	0.610	30,500	0.63	AA+		02-06-24
5,000,000	3133epuk9	Federal Farm Credit Bank 5.540% Due 08-28-25	100.00	5,000,000	100.21	5,010,669	117,725	5,128,394	0.33	5.540	277,000	5.54	AA+		08-28-24
5,000,000	3133embh4	Federal Farm Credit Bank 0.530% Due 09-29-25	100.00	5,000,000	93.73	4,686,296	8,981	4,695,276	0.31	0.530	26,500	0.53	AA+		02-06-24
5,000,000	3133enuz1	Federal Farm Credit Bank 3.090% Due 10-20-25	100.00	5,000,000	97.61	4,880,311	43,346	4,923,657	0.33	3.090	154,500	3.09	AA+		02-06-24
5,000,000	3133emd2z	Federal Farm Credit Bank 0.520% Due 10-21-25	99.76	4,987,950	93.41	4,670,520	7,222	4,677,742	0.31	0.520	26,000	0.57	AA+		02-06-24
5,000,000	3133emfr8	Federal Farm Credit Bank 0.540% Due 11-03-25	99.94	4,997,000	93.30	4,665,079	6,600	4,671,679	0.31	0.540	27,000	0.55	AA+		02-06-24
5,000,000	3133epc86	Federal Farm Credit Bank 5.620% Due 11-13-25	100.00	5,000,000	100.04	5,001,993	60,883	5,062,876	0.33	5.620	281,000	5.62	AA+	c	02-13-24
5,000,000	3133emqx3	Federal Farm Credit Bank 0.590% Due 02-17-26	100.00	5,000,000	92.72	4,636,031	13,439	4,649,470	0.31	0.590	29,500	0.59	AA+		02-06-24
5,000,000	3133emsk9	Federal Farm Credit Bank 0.840% Due 03-02-26	99.92	4,996,250	93.05	4,652,670	17,383	4,670,054	0.31	0.840	42,000	0.86	AA+		02-06-24

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 January 31, 2024

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	3133emsh6	Federal Farm Credit Bank 0.790% Due 03-03-26	100.00	5,000,000	92.95	4,647,298	16,239	4,663,537	0.31	0.790	39,500	0.79	AA+		02-06-24
5,000,000	3133emsh7	Federal Farm Credit Bank 0.800% Due 03-09-26	100.00	5,000,000	92.91	4,645,421	15,778	4,661,199	0.31	0.800	40,000	0.80	AA+		02-06-24
5,000,000	3133emsh6	Federal Farm Credit Bank 1.050% Due 03-25-26	100.00	5,000,000	93.27	4,663,626	18,375	4,682,001	0.31	1.050	52,500	1.05	AA+		02-06-24
5,000,000	3133epgl3	Federal Farm Credit Bank 5.290% Due 04-21-26	99.90	4,995,000	99.76	4,987,800	73,472	5,061,272	0.33	5.290	264,500	5.33	AA+		02-06-24
5,000,000	3133emh21	Federal Farm Credit Bank 0.900% Due 06-15-26	100.00	5,000,000	92.35	4,617,586	5,750	4,623,336	0.31	0.900	45,000	0.90	AA+		02-06-24
5,000,000	3133emh54	Federal Farm Credit Bank 0.960% Due 06-15-26	100.00	5,000,000	92.49	4,624,266	6,133	4,630,399	0.31	0.960	48,000	0.96	AA+		02-06-24
3,000,000	3133eml67	Federal Farm Credit Bank 0.800% Due 06-22-26	100.00	3,000,000	92.07	2,762,143	2,600	2,764,743	0.18	0.800	24,000	0.80	AA+		02-06-24
3,000,000	3133enzf0	Federal Farm Credit Bank 4.400% Due 06-22-26	100.00	3,000,000	99.11	2,973,367	14,300	2,987,667	0.20	4.400	132,000	4.40	AA+		02-06-24
5,000,000	3133emq62	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	5,000,000	92.31	4,615,739	2,475	4,618,214	0.31	0.990	49,500	0.99	AA+		02-06-24
5,000,000	3133em4s8	Federal Farm Credit Bank 0.870% Due 09-08-26	99.82	4,991,250	91.56	4,577,953	17,279	4,595,232	0.31	0.870	43,500	0.91	AA+		02-06-24
5,000,000	3133em6e7	Federal Farm Credit Bank 0.940% Due 09-28-26	100.00	5,000,000	91.56	4,578,249	16,058	4,594,307	0.31	0.940	47,000	0.94	AA+		02-06-24
3,000,000	3133ende1	Federal Farm Credit Bank 1.330% Due 11-03-26	100.00	3,000,000	92.25	2,767,517	9,753	2,777,270	0.19	1.330	39,900	1.33	AA+		02-06-24
5,000,000	3133epkz7	Federal Farm Credit Bank 5.540% Due 12-01-26	100.00	5,000,000	99.86	4,992,854	46,167	5,039,020	0.33	5.540	277,000	5.54	AA+		02-06-24
3,000,000	3133enjv3	Federal Farm Credit Bank 1.390% Due 12-29-26	100.00	3,000,000	92.03	2,760,866	3,707	2,764,572	0.18	1.390	41,700	1.39	AA+		02-06-24
5,000,000	3133envv9	Federal Farm Credit Bank 3.630% Due 05-03-27	100.00	5,000,000	97.37	4,868,741	44,367	4,913,108	0.33	3.630	181,500	3.63	AA+		02-06-24
5,000,000	3133en411	Federal Farm Credit Bank 5.500% Due 12-20-27	100.00	5,000,000	99.70	4,984,906	31,319	5,016,226	0.33	5.500	275,000	5.50	AA+		02-06-24
5,000,000	3133epxa8	Federal Farm Credit Bank 6.000% Due 10-02-28	100.00	5,000,000	100.10	5,004,832	99,167	5,103,999	0.33	6.000	300,000	6.00	AA+		04-02-24
5,000,000	3133epu29	Federal Farm Credit Bank 5.440% Due 01-09-29	100.00	5,000,000	100.07	5,003,654	16,622	5,020,276	0.33	5.440	272,000	5.44	AA+		07-09-24
				141,963,700		135,437,028	780,700	136,217,728	9.05		3,198,100	2.32			
				141,963,700		135,437,028	780,700	136,217,728	9.05		3,198,100	2.32			

MUNICIPAL BONDS

Not Classified															
520,000.00	13080szk3	California Statewide Cmnty De 0.514% Due 02-01-24	100.00	520,000	100.00	520,000	1,336	521,336	0.03	0.514	2,673	0.51	A+		
2,970,000.00	92778vllh9	Virginia College Bldg Auth Va 2.910% Due 02-01-24	100.00	2,970,000	100.00	2,970,000	43,213	3,013,213	0.20	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	99.97	2,499,320	54,396	2,553,716	0.17	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	99.59	4,979,328	38,156	5,017,484	0.33	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	99.49	1,989,842	12,707	2,002,548	0.13	1.906	38,120	1.91	AA+		
250,000.00	91412hfl2	University Calif Revenue Bonds 0.833% Due 05-15-24	100.00	250,000	98.77	246,921	440	247,361	0.02	0.833	2,082	0.83	AA		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 January 31, 2024

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
1,500,000.00	91412hjk0	University Calif Revenue Bonds 0.367% Due 05-15-24	100.00	1,500,000	98.64	1,479,579	1,162	1,480,741	0.10	0.367	5,505	0.37	AA		
2,500,000.00	13032uvb1	California Health Facs Fing Auth Revenue 2.020% Due 06-01-24	100.00	2,500,000	98.93	2,473,279	8,417	2,481,696	0.17	2.020	50,500	2.02	AA-		
750,000.00	13032uxl7	California Health Facs Fing Auth Revenue 0.752% Due 06-01-24	100.00	750,000	98.52	738,922	940	739,862	0.05	0.752	5,640	0.75	AA-		
5,000,000.00	13017han6	California Earthquake Auth Rev 5.493% Due 07-01-24	99.98	4,998,900	99.91	4,995,435	22,887	5,018,323	0.33	5.493	274,650	5.51			
1,000,000.00	365298y51	Garden Grove California Unified School District 1.966% Due 08-01-24	100.00	1,000,000	98.58	985,796	9,830	995,626	0.07	1.966	19,660	1.97	AA-		
2,500,000.00	54438czs4	Los Angeles Calif Cmnty College 5.500% Due 08-01-24	100.23	2,505,650	100.20	2,504,939	70,278	2,575,217	0.17	5.500	137,500	5.04	AA+		
850,000.00	13034al57	California Infrastructure & Ec 0.645% Due 10-01-24	100.00	850,000	97.19	826,156	1,827	827,984	0.06	0.645	5,482	0.65	AAA		
5,000,000.00	419792l79	Hawaii St 5.101% Due 10-01-24	100.00	5,000,000	100.06	5,003,174	29,756	5,032,930	0.33	5.101	255,050	5.11	AA+		
4,000,000.00	882724v38	Texas St 5.616% Due 10-01-24	100.00	4,000,000	100.53	4,021,344	47,424	4,068,768	0.27	5.616	224,640	5.62	AAA		
1,150,000.00	605581mz7	Mississippi St 0.565% Due 11-01-24	100.00	1,150,000	96.90	1,114,318	1,624	1,115,943	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	98.88	2,966,507	4,880	2,971,387	0.20	3.660	109,800	3.66			
750,000.00	13080szl1	California Statewide Cmtynts De 0.732% Due 02-01-25	100.00	750,000	95.95	719,648	2,745	722,393	0.05	0.732	5,490	0.73	A+		
1,250,000.00	64990fa95	New York St Dorm Auth St Pers 1.062% Due 03-15-25	100.00	1,250,000	95.99	1,199,927	5,015	1,204,942	0.08	1.062	13,275	1.06	AA+		
1,650,000.00	64990fd43	New York St Dorm Auth St Pers 0.887% Due 03-15-25	100.00	1,650,000	95.81	1,580,796	5,529	1,586,325	0.11	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	97.85	978,538	9,717	988,255	0.07	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	96.85	2,905,413	20,560	2,925,973	0.19	2.056	61,680	2.06	AA+		
700,000.00	91412hfm0	University Calif Revenue Bonds 0.933% Due 05-15-25	100.00	700,000	95.31	667,159	1,379	668,538	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	95.31	3,335,728	6,524	3,342,252	0.22	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	94.98	949,844	1,414	951,258	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	95.12	1,189,014	1,983	1,190,997	0.08	0.952	11,900	0.95	AA-		
5,000,000.00	34153qud6	Florida State Board of Education Public Education 0.550% Due 06-01-25	99.68	4,984,150	94.63	4,731,587	4,583	4,736,171	0.32	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	95.11	951,139	1,400	952,539	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	94.73	473,658	445	474,104	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	95.11	4,755,466	5,242	4,760,708	0.32	1.258	62,900	0.90	AA		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 January 31, 2024

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
4,000,000.00	91412gu94	University Calif Revs For Prev 3.063% Due 07-01-25	99.96	3,998,360	97.86	3,914,588	10,210	3,924,798	0.26	3.063	122,520	3.08	AA		04-01-25
940,000.00	13034al65	California Infrastructure & Ec 0.765% Due 10-01-25	100.00	940,000	93.93	882,909	2,397	885,306	0.06	0.765	7,191	0.77	AAA		
4,000,000.00	13077dqd7	California St Univ Rev 0.862% Due 11-01-25	100.00	4,000,000	93.92	3,756,932	8,620	3,765,552	0.25	0.862	34,480	0.86	AA-		
1,865,000.00	880558nu1	Tennessee St Sch Bd Auth 0.627% Due 11-01-25	100.00	1,865,000	93.29	1,739,945	2,923	1,742,869	0.12	0.627	11,694	0.63	AA+		
5,000,000.00	64990fb29	New York St Dorm Auth St Pers 1.262% Due 03-15-26	100.00	5,000,000	93.79	4,689,727	23,838	4,713,565	0.31	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	93.64	936,443	4,484	940,928	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	97.20	971,971	10,437	982,408	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	92.44	924,366	5,155	929,521	0.06	1.031	10,310	1.03	AA		
3,000,000.00	79770gjc1	San Francisco Calif City & Cnt 1.861% Due 08-01-26	101.35	3,040,470	93.31	2,799,436	27,915	2,827,351	0.19	1.861	55,830	1.55	AA		
1,975,000.00	798306wq5	San Juan Calif Uni Sch Dist Sa 1.201% Due 08-01-26	96.06	1,897,224	92.30	1,822,865	11,860	1,834,725	0.12	1.201	23,720	2.13			
2,000,000.00	20772kqk8	Connecticut State 3.631% Due 06-15-27	99.57	1,991,480	98.17	1,963,301	9,279	1,972,580	0.13	3.631	72,620	3.73	AA-		
				91,925,144		89,155,265	532,928	89,688,193	5.96		2,182,973	2.39			
				91,925,144		89,155,265	532,928	89,688,193	5.96		2,182,973	2.39			
CORPORATE BONDS															
INDUSTRIALS															
4,245,000	88579ybh3	3M Company 2.000% Due 02-14-25	100.58	4,269,791	96.59	4,100,213	39,384	4,139,597	0.27	2.000	84,900	1.88	BBB+		01-14-25
2,567,000	438516cb0	Honeywell Intl Inc 1.350% Due 06-01-25	101.90	2,615,773	95.81	2,459,473	5,776	2,465,249	0.16	1.350	34,654	0.96	A		05-01-25
10,000,000	24422evk2	John Deere Capital Corp 0.700% Due 01-15-26	99.06	9,905,536	93.04	9,303,966	3,111	9,307,077	0.62	0.700	70,000	0.90	A		
				16,791,100		15,863,651	48,271	15,911,922	1.06		189,554	1.16			
COMMUNICATION SERVICES															
8,000,000	254687fk7	Disney Walt Co 1.750% Due 08-30-24	98.42	7,873,400	98.00	7,839,824	59,500	7,899,324	0.52	1.750	140,000	2.11	A-		07-30-24
CONSUMER DISCRETIONARY															
4,000,000	233851ds0	Mercedes-Benz Finance NA 3.650% Due 02-22-24	98.83	3,953,040	99.88	3,995,242	64,483	4,059,725	0.27	3.650	146,000	5.61	A		
5,000,000	904764ax5	Unilever Cap Corp 2.600% Due 05-05-24	97.59	4,879,550	99.23	4,961,612	31,056	4,992,667	0.33	2.600	130,000	5.35	A+		03-05-24
3,015,000	233851dx9	Mercedes-Benz Finance NA 2.700% Due 06-14-24	98.17	2,959,886	98.92	2,982,411	10,628	2,993,039	0.20	2.700	81,405	5.81	A		
2,000,000	46849ltk7	Jackson National Life Global 2.650% Due 06-21-24	104.11	2,082,240	98.66	1,973,257	5,889	1,979,146	0.13	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	97.98	4,899,096	8,194	4,907,290	0.33	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	96.84	4,841,825	42,653	4,884,478	0.32	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	98.40	2,460,068	24,062	2,484,131	0.16	3.500	87,500	4.07	A		02-01-24

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 January 31, 2024

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	023135bq8	Amazon Com Inc 0.800% Due 06-03-25	101.16	5,057,900	95.20	4,760,082	6,444	4,766,527	0.32	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	98.05	2,941,374	42,500	2,983,874	0.20	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	92.68	1,714,503	514	1,715,016	0.11	0.625	11,562	0.75	AA-		12-15-25
5,000,000	141781bn3	Cargill Inc 0.750% Due 02-02-26	99.68	4,984,150	92.79	4,639,268	18,646	4,657,914	0.31	0.750	37,500	0.82	A		01-02-26
5,000,000	74460waa5	Public Storage 0.875% Due 02-15-26	100.27	5,013,300	92.83	4,641,312	20,174	4,661,485	0.31	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	92.62	4,631,017	10,972	4,641,989	0.31	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	91.31	4,565,530	1,823	4,567,353	0.31	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	92.05	4,142,037	15,375	4,157,412	0.28	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	93.56	4,677,839	47,500	4,725,339	0.31	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	95.92	1,918,319	19,600	1,937,919	0.13	2.800	56,000	3.26	AA-		
				67,537,113		64,744,791	370,513	65,115,305	4.33		1,295,467	2.46			
CONSUMER STAPLES															
2,000,000	440452ag5	Hormel Foods Corp 0.650% Due 06-03-24	100.15	2,002,920	98.38	1,967,547	2,094	1,969,641	0.13	0.650	13,000	0.60	A-		02-16-24
5,000,000	37331naj0	Georgia Pacific Corp 1.750% Due 09-30-25	104.38	5,219,150	95.04	4,751,916	29,410	4,781,325	0.32	1.750	87,500	0.82	A+		08-30-25
				7,222,070		6,719,462	31,504	6,750,966	0.45		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	97.45	4,872,472	40,625	4,913,097	0.33	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	91.75	3,669,959	5,111	3,675,070	0.25	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	91.14	4,557,114	12,882	4,569,996	0.30	0.875	43,750	1.74	A		09-15-26
				13,671,320		13,099,545	58,618	13,158,164	0.88		246,250	2.34			
FINANCIAL															
5,000,000	48133pdz3	JP Morgan Chase Financial Co LLC 5.000% Due 02-29-24	100.00	5,000,000	99.53	4,976,664	694	4,977,359	0.33	5.000	250,000	5.00	A-		01-31-24
5,000,000	89236tjx4	Toyota Motor Credit Corp 2.500% Due 03-22-24	98.81	4,940,690	99.59	4,979,494	44,792	5,024,286	0.33	2.500	125,000	5.69	A+		
5,000,000	48133de55	JP Morgan Chase Financial Co LLC 3.125% Due 04-29-24	100.00	5,000,000	98.60	4,929,929	39,931	4,969,859	0.33	3.125	156,250	3.12	A-		
5,000,000	05971kam1	Banco Santander S.A. 3.892% Due 05-24-24	99.67	4,983,600	99.52	4,976,032	36,217	5,012,250	0.33	3.892	194,600	4.07	A+		
4,955,000	742561eq8	Principal Life Global Fdg II 0.750% Due 08-23-24	97.46	4,829,242	97.51	4,831,741	16,310	4,848,051	0.32	0.750	37,162	5.20	A+		
2,150,000	64952wew9	New York Life Global 3.855% Due 08-26-24	99.25	2,133,875	99.23	2,133,497	35,686	2,169,182	0.14	3.855	82,882	5.15	AA+		
5,000,000	06406ral1	Bank New York Mellon Corp 2.100% Due 10-24-24	101.18	5,059,100	97.82	4,891,143	28,292	4,919,434	0.33	2.100	105,000	1.84	A		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 January 31, 2024

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	78015k7c2	Royal Bank of Canada 2.250% Due 11-01-24	102.36	5,118,100	97.74	4,886,845	28,125	4,914,970	0.33	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	97.12	2,427,989	1,250	2,429,239	0.16	2.000	50,000	1.85	AA+		
5,005,000	064159tf3	Bank Nova Scotia B C 2.200% Due 02-03-25	101.85	5,097,643	97.17	4,863,133	54,443	4,917,576	0.33	2.200	110,110	1.79	A-		
3,000,000	89236tqx7	Toyota Motor Credit Corp 3.000% Due 04-01-25	99.83	2,994,960	97.99	2,939,776	30,000	2,969,776	0.20	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	97.51	4,875,438	51,007	4,926,445	0.33	3.250	162,500	3.25	A+		04-08-24
4,000,000	06406ran7	Bank New York Mellon Corp 1.600% Due 04-24-25	102.41	4,096,520	96.19	3,847,510	17,244	3,864,754	0.26	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	98.06	4,903,240	36,000	4,939,240	0.33	4.050	202,500	4.05	A		02-27-24
3,000,000	78015k7h1	Royal Bank of Canada 1.150% Due 06-10-25	100.27	3,008,130	95.19	2,855,580	4,887	2,860,468	0.19	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	95.18	4,758,776	9,028	4,767,804	0.32	1.300	65,000	1.10	A-		
3,000,000	48130uuq6	JP Morgan Chase Financial Co LLC 1.000% Due 06-23-25	100.00	3,000,000	93.66	2,809,673	3,167	2,812,840	0.19	1.000	30,000	1.00	A-		03-23-24
5,000,000	17330pfq7	Citigroup Global Markets 4.700% Due 07-21-25	100.00	5,000,000	97.78	4,889,200	6,528	4,895,728	0.33	4.700	235,000	4.70	A		04-21-24
5,000,000	00138can8	AIG Global Funding 0.900% Due 09-22-25	99.82	4,991,000	93.39	4,669,669	16,125	4,685,794	0.31	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	93.67	4,683,490	8,667	4,692,157	0.31	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	93.08	3,723,278	4,500	3,727,778	0.25	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	92.16	4,607,755	4,469	4,612,224	0.31	0.825	41,250	0.82	A-		03-22-24
5,000,000	064159f84	Bank Nova Scotia B C 0.800% Due 12-30-25	100.00	5,000,000	91.91	4,595,694	3,444	4,599,138	0.31	0.800	40,000	0.80	A-		03-30-24
5,000,000	14913r3b1	Caterpillar Financial Services Corp 4.800% Due 01-06-26	100.71	5,035,650	100.53	5,026,449	16,667	5,043,116	0.34	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	92.83	2,784,956	1,562	2,786,518	0.19	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	92.96	4,648,062	1,337	4,649,399	0.31	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	91.08	2,732,467	750	2,733,217	0.18	0.900	27,000	0.90	A+		04-21-24
5,000,000	06749nfm9	Barclays Bank Plc 5.550% Due 01-23-26	100.00	5,000,000	100.15	5,007,554	6,167	5,013,721	0.33	5.550	277,500	5.55	A+		07-23-24
5,000,000	48128g2y5	JP Morgan Chase & Co 1.000% Due 02-26-26	100.00	5,000,000	91.19	4,559,335	21,528	4,580,863	0.30	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	92.53	4,626,269	21,729	4,647,998	0.31	1.050	52,500	1.18	A-		
5,000,000	14913r2k2	Caterpillar Financial Services Corp 0.900% Due 03-02-26	99.00	4,950,000	92.83	4,641,497	18,625	4,660,122	0.31	0.900	45,000	1.11	A		
5,000,000	78016ezq3	Royal Bank of Canada 1.200% Due 04-27-26	100.56	5,028,000	92.55	4,627,526	15,667	4,643,192	0.31	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	90.47	4,523,260	15,167	4,538,426	0.30	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	97.51	4,875,589	47,778	4,923,367	0.33	4.000	200,000	4.00	A-		05-05-24

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 January 31, 2024

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	808513br5	Charles Schwab Corp 1.150% Due 05-13-26	99.74	4,986,950	92.02	4,601,154	12,458	4,613,612	0.31	1.150	57,500	1.20	A-		04-13-26
5,000,000	401391bd4	Guardian Life Global Funding 1.250% Due 05-13-26	99.98	4,999,050	92.06	4,602,800	13,542	4,616,341	0.31	1.250	62,500	1.25	AA+		
5,000,000	06048w199	Bank of America Corporation 1.400% Due 05-14-26	100.00	5,000,000	92.19	4,609,435	14,972	4,624,407	0.31	1.400	70,000	1.40	A-		05-14-24
5,000,000	06048wm31	Bank of America Corporation 1.250% Due 05-28-26	100.00	5,000,000	90.82	4,541,077	10,937	4,552,015	0.30	1.250	62,500	1.25	A-		05-28-24
5,000,000	902674zz6	UBS Ag London Branch 1.250% Due 06-01-26	99.80	4,990,200	92.07	4,603,499	10,417	4,613,916	0.31	1.250	62,500	1.30	A+		
10,000,000	89114tzd7	Toronto Dominion Bank 1.200% Due 06-03-26	100.17	10,016,850	92.18	9,217,915	19,333	9,237,249	0.62	1.200	120,000	1.17	A		
5,000,000	89236tjk2	Toyota Motor Credit Corp 1.125% Due 06-18-26	99.80	4,990,050	92.57	4,628,337	6,719	4,635,056	0.31	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	94.62	4,731,236	7,694	4,738,930	0.32	1.319	65,950	1.12	A-		06-19-25
5,000,000	78016ezt7	Royal Bank of Canada 1.150% Due 07-14-26	99.97	4,998,550	91.80	4,590,205	2,715	4,592,921	0.31	1.150	57,500	1.16	A		
3,000,000	2255012g5	Credit Suisse Ag New York 1.250% Due 08-07-26	97.69	2,930,670	91.23	2,736,813	18,125	2,754,938	0.18	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	88.91	2,667,294	13,512	2,680,807	0.18	1.150	34,500	1.36	A-		03-10-24
5,000,000	0641598k5	Bank Nova Scotia B C 1.300% Due 09-15-26	97.99	4,899,650	91.61	4,580,500	24,556	4,605,055	0.31	1.300	65,000	1.75	A-		06-15-26
3,000,000	06368ge54	Bank Of Montreal 2.000% Due 12-22-26	100.00	3,000,000	90.96	2,728,778	6,500	2,735,278	0.18	2.000	60,000	2.00	A-		03-22-24
5,000,000	59217ger6	Metropolitan Life Global Fdg I 1.875% Due 01-11-27	98.68	4,934,000	91.90	4,595,124	5,208	4,600,332	0.31	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	92.63	4,631,433	48,479	4,679,912	0.31	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	93.37	5,135,424	55,397	5,190,821	0.34	2.450	134,750	2.45	A-		02-03-27
				232,013,055		219,309,535	918,347	220,227,881	14.66		4,519,205	2.15			
HEALTHCARE															
7,000,000	91324peb4	Unitedhealth Group Inc 0.550% Due 05-15-24	96.54	6,758,010	98.65	6,905,233	8,128	6,913,360	0.46	0.550	38,500	5.59	A+		02-11-24
5,000,000	717081ex7	Pfizer Inc 0.800% Due 05-28-25	99.85	4,992,700	94.98	4,749,222	7,000	4,756,222	0.32	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	97.62	4,881,071	22,917	4,903,988	0.33	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	94.10	3,763,925	9,167	3,773,092	0.25	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	92.97	4,648,421	16,354	4,664,775	0.31	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	96.02	2,400,392	13,854	2,414,246	0.16	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	92.85	4,642,645	12,139	4,654,784	0.31	1.150	57,500	1.15	A+		04-15-26
				33,105,695		31,990,909	89,558	32,080,467	2.14		398,625	2.41			
INFORMATION TECHNOLOGY															
10,000,000	594918bx1	Microsoft Corp 2.875% Due 02-06-24	98.89	9,888,800	99.97	9,996,863	139,757	10,136,620	0.67	2.875	287,500	4.65	AAA		02-01-24
5,000,000	459200jy8	IBM Corporation 3.000% Due 05-15-24	97.80	4,890,050	99.29	4,964,614	31,667	4,996,280	0.33	3.000	150,000	5.42	A-		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 January 31, 2024

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
4,000,000	67066gal8	Nvidia Corporation 0.584% Due 06-14-24	96.46	3,858,440	98.26	3,930,206	3,050	3,933,255	0.26	0.584	23,360	5.54	A+		02-11-24
5,000,000	037833dm9	Apple Inc 1.800% Due 09-11-24	99.50	4,975,150	97.93	4,896,609	35,000	4,931,609	0.33	1.800	90,000	1.91	AA+		08-11-24
4,000,000	882508bh6	Texas Instruments Inc 1.375% Due 03-12-25	101.15	4,046,080	96.44	3,857,710	21,236	3,878,946	0.26	1.375	55,000	1.13	A+		02-12-25
5,000,000	037833dt4	Apple Inc 1.125% Due 05-11-25	101.06	5,052,940	95.75	4,787,563	12,500	4,800,063	0.32	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	92.88	4,643,821	16,819	4,660,641	0.31	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	93.34	4,667,168	52,556	4,719,724	0.31	2.200	110,000	2.41	A-		01-09-27
				<u>42,659,500</u>		<u>41,744,554</u>	<u>312,584</u>	<u>42,057,138</u>	<u>2.79</u>		<u>807,110</u>	<u>3.06</u>			
TRANSPORTATION															
5,000,000	12189lat8	Burlington Northn Santa Fe 3.400% Due 09-01-24	98.02	4,900,800	98.87	4,943,576	70,833	5,014,410	0.33	3.400	170,000	5.66	AA-		06-01-24
4,000,000	911312bt2	United Parcel Service Inc 2.200% Due 09-01-24	100.93	4,037,080	98.34	3,933,522	36,667	3,970,189	0.26	2.200	88,000	2.00	A		08-01-24
5,000,000	12189lay7	Burlington Northn Santa Fe 3.650% Due 09-01-25	99.85	4,992,340	98.36	4,917,881	76,042	4,993,923	0.33	3.650	182,500	3.70	AA-		06-01-25
				<u>13,930,220</u>		<u>13,794,980</u>	<u>183,542</u>	<u>13,978,522</u>	<u>0.92</u>		<u>440,500</u>	<u>3.92</u>			
				<u>434,803,472</u>		<u>415,107,252</u>	<u>2,072,438</u>	<u>417,179,690</u>	<u>27.75</u>		<u>8,137,212</u>	<u>2.31</u>			
OTHER GOVERNMENT AGENCY BONDS															
Not Classified															
3,387,000	880591er9	Tennessee Valley Auth 2.875% Due 09-15-24	98.54	3,337,648	98.57	3,338,620	36,787	3,375,406	0.22	2.875	97,376	5.03	AA+		
				<u>3,337,648</u>		<u>3,338,620</u>	<u>36,787</u>	<u>3,375,406</u>	<u>0.22</u>		<u>97,376</u>	<u>5.03</u>			
SUPRANATIONALS															
Not Classified															
5,000,000	459058je4	International Bk Recon & Develop 0.375% Due 07-28-25	99.37	4,968,615	94.11	4,705,271	156	4,705,428	0.31	0.375	18,750	0.51	AAA		
5,000,000	459058jl8	International Bk Recon & Develop 0.500% Due 10-28-25	99.89	4,994,350	93.49	4,674,322	6,458	4,680,780	0.31	0.500	25,000	0.52	AAA		
5,000,000	45905u5y6	International Bk Recon & Develop 0.600% Due 02-18-26	100.00	5,000,000	92.55	4,627,538	13,583	4,641,122	0.31	0.600	30,000	0.60	AAA		
				<u>14,962,965</u>		<u>14,007,132</u>	<u>20,198</u>	<u>14,027,330</u>	<u>0.94</u>		<u>73,750</u>	<u>0.55</u>			
				<u>14,962,965</u>		<u>14,007,132</u>	<u>20,198</u>	<u>14,027,330</u>	<u>0.94</u>		<u>73,750</u>	<u>0.55</u>			
VARIABLE RATE SECURITIES															
Not Classified															
5,000,000	78014rch1	Royal Bank of Canada 2.050% Due 02-27-25	100.00	5,000,000	96.48	4,823,987	43,847	4,867,834	0.32	2.050	102,500	2.05	A		02-27-24
5,000,000	3134gxqr8	Freddie Mac 3.500% Due 04-28-25	100.00	5,000,000	99.13	4,956,423	45,208	5,001,632	0.33	3.500	175,000	3.43	AA+		04-28-24
6,500,000	3134gxm76	Freddie Mac 5.000% Due 08-25-25	99.67	6,478,550	99.86	6,490,672	140,833	6,631,505	0.43	5.000	325,000	6.74	AA+		02-25-24
5,000,000	3130akln4	Federal Home Loan Bank 0.500% Due 10-14-25	100.00	5,000,000	94.77	4,738,259	1,181	4,739,439	0.32	0.500	25,000	0.67	AA+		04-14-24
2,708,000	06048wk25	Bank of America Corp 1.000% Due 10-30-25	99.95	2,706,646	91.84	2,487,068	75	2,487,144	0.17	1.000	27,080	0.86	A-		04-30-24
5,000,000	06048wk41	Bank of America Corp 0.850% Due 11-25-25	99.85	4,992,500	92.15	4,607,377	7,792	4,615,169	0.31	0.850	42,500	0.83	A-		02-25-24

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 January 31, 2024

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	06048wk66	Bank of America Corp 0.850% Due 12-23-25	100.00	5,000,000	90.95	4,547,739	4,486	4,552,225	0.30	0.850	42,500	0.80	A-		03-23-24
5,000,000	06048wk82	Bank of America Corp 0.750% Due 01-26-26	99.42	4,971,250	92.09	4,604,609	521	4,605,130	0.31	0.750	37,500	0.86	A-		04-26-24
5,000,000	3130akt3	Federal Home Loan Bank 0.750% Due 01-29-26	100.00	5,000,000	93.47	4,673,656	208	4,673,864	0.31	0.750	37,500	0.59	AA+		04-29-24
5,000,000	3130aljk1	Federal Home Loan Bank 1.000% Due 03-23-26	100.00	5,000,000	93.53	4,676,406	5,278	4,681,684	0.31	1.000	50,000	0.89	AA+		
5,000,000	3130amej7	Federal Home Loan Bank 1.125% Due 05-26-26	100.00	5,000,000	93.36	4,667,932	10,156	4,678,088	0.31	1.125	56,250	1.00	AA+		
5,000,000	3130anxc9	Federal Home Loan Bank 0.750% Due 09-29-26	100.00	5,000,000	93.09	4,654,633	12,708	4,667,342	0.31	0.750	37,500	1.14	AA+		03-29-24
5,000,000	459058kb8	International Bk Recon & Develop 2.250% Due 11-06-26	99.95	4,997,450	95.14	4,757,245	26,562	4,783,807	0.32	2.250	112,500	1.63	AAA		
5,000,000	46647pbt2	JP Morgan Chase Bank Na 1.045% Due 11-19-26	95.03	4,751,600	92.98	4,648,973	10,450	4,659,423	0.31	1.045	52,250	2.10	A-		11-19-25
5,000,000	46647pbw5	JP Morgan Chase Bank Na 1.040% Due 02-04-27	95.40	4,769,800	92.32	4,616,168	25,567	4,641,735	0.31	1.040	52,000	1.94	A-		02-04-26
				73,667,796		69,951,149	334,873	70,286,022	4.68		1,175,080	1.87			
				73,667,796		69,951,149	334,873	70,286,022	4.68		1,175,080	1.87			
TOTAL PORTFOLIO				1,548,256,194		1,495,731,717	6,045,976	1,501,777,692	100.00		39,594,249	2.79			

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 01-01-24 To 01-31-24

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
PURCHASES									
01-02-24	01-02-24	cpus	62479lgp4	62479LGP4	10,000,000	MUFG Union Bank 5.180% Due 07-23-24	A1	97	9,707,906
01-02-24	01-04-24	tlus	02665wef4	02665WEF4	9,000,000	American Honda Finance 4.600% Due 04-17-25	A-	100	8,975,610
01-03-24	01-09-24	frus	3133epu29	3133EPU29	5,000,000	Federal Farm Credit Bank 5.440% Due 01-09-29	AA+	100	5,000,000
01-03-24	01-05-24	tlus	808513bb0	808513BB0	9,000,000	Schwab Charles Corp 4.200% Due 03-24-25	A-	99	8,910,990
01-04-24	01-05-24	fmus	3135gal41	3135GAL41	5,000,000	Fannie Mae 5.280% Due 01-03-25	AA+	100	5,000,000
01-04-24	01-05-24	ogus	880591er9	880591ER9	3,387,000	Tennessee Valley Auth 2.875% Due 09-15-24	AA+	99	3,337,648
01-10-24	01-10-24	cpus	47816fg96	47816FG96	8,000,000	Johnson & Johnson 5.080% Due 07-09-24	A1+	97	7,795,671
01-18-24	01-22-24	cbus	74256leq8	74256LEQ8	4,955,000	Principal Life Global Fdg Ii 0.750% Due 08-23-24	A+	97	4,829,242
01-19-24	01-23-24	cbus	64952wew9	64952WEW9	2,150,000	New York Life Global 3.855% Due 08-26-24	AA+	99	2,133,875
01-19-24	01-23-24	cbus	254687fk7	254687FK7	5,000,000	Disney Walt Co 1.750% Due 08-30-24	A-	98	4,900,100
01-22-24	01-22-24	cpus	06741fhs9	06741FHS9	1,000,000	Barclays Us Fdg 5.150% Due 08-26-24	A1+	97	968,957
01-22-24	01-22-24	tlus	06741fhs9	06741FHS9	9,000,000	Barclays Us Fdg 5.150% Due 08-26-24	A-1+	97	8,720,612
01-25-24	01-29-24	mbus	54438czs4	54438CZS4	2,500,000.00	Los Angeles Calif Cmnty College 5.500% Due 08-01-24	AA+	100	2,505,650
01-29-24	01-31-24	tlus	883556cs9	883556CS9	9,000,000	Thermo Fisher Scientific Inc 1.215% Due 10-18-24	A-	97	8,751,600
									81,537,861
SALES									
01-04-24	01-04-24	tbus	912797fw2	912797FW2	8,000,000	U. S. Treasury Bill 5.220% Due 01-04-24	AA+	97	7,788,880
01-09-24	01-09-24	cpus	55078ta98	55078TA98	10,000,000	Lvmh Moet Hennessy Lou Vuitton 5.440% Due 01-09-24	A1+	97	9,682,667
01-15-24	01-16-24	gbus	91282cbe0	91282CBE0	10,000,000	U.S. Treasury Note 0.125% Due 01-15-24	AA+	100	10,000,000
01-16-24	01-16-24	snus	4581x0df2	4581X0DF2	5,000,000	Inter-American Devel Bank 2.625% Due 01-16-24	AAA	100	5,000,000
01-24-24	01-24-24	fhus	3134h1ea7	3134H1EA7	5,000,000	Freddie Mac 6.250% Due 10-24-28	AA+	100	5,000,000
01-29-24	01-29-24	frus	3133en5y2	3133EN5Y2	5,000,000	Federal Farm Credit Bank 5.070% Due 01-17-25	AA+	100	5,000,000
									42,471,547

**Capitol Area
Development
Authority**

CAPITOL AREA DEVELOPMENT AUTHORITY

MONTHLY REVIEW – JANUARY 2024

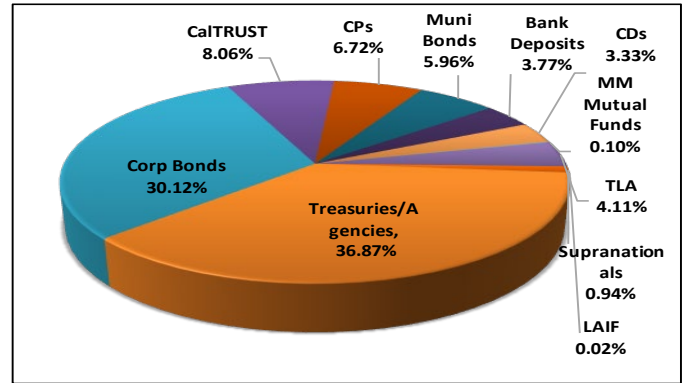
STRATEGY

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

PORTFOLIO STATISTICS

Beginning Balance	20,623,289
Contributions	0
Withdrawals	0
Interest Earned	48,810
Ending Balance	20,672,099

CITY POOL A PORTFOLIO COMPOSITION



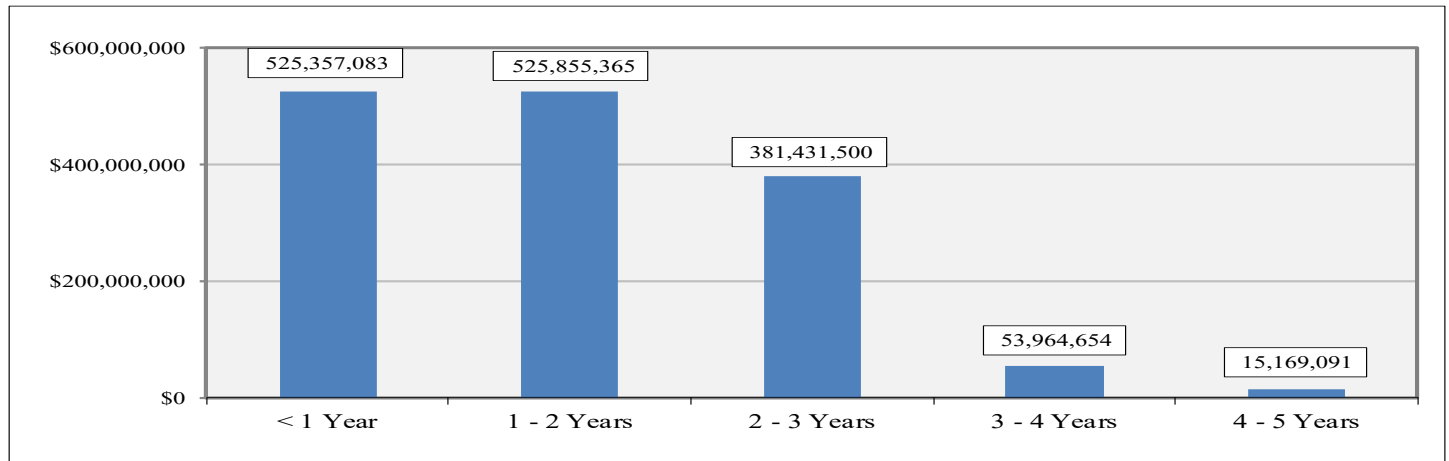
PERFORMANCE COMPARISON

City Pool A	2.79%
LAIF	4.01%
90 Day T-Bill	5.36%
Federal Funds	5.50%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	36.87%	2.06%
Corp Bonds	30.12%	2.31%
CalTRUST	8.06%	4.49%
CPs	6.72%	5.64%
Muni Bonds	5.96%	2.39%
Bank Deposits	3.77%	4.47%
CDs	3.33%	2.32%
MM Mutual Funds	0.10%	5.08%
TLA	4.11%	5.11%
Supranationals	0.94%	0.55%
LAIF	0.02%	4.01%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	525,357,083	34.98%
1 - 2 Years	525,855,365	35.02%
2 - 3 Years	381,431,500	25.40%
3 - 4 Years	53,964,654	3.59%
4 - 5 Years	15,169,091	1.01%
Total	1,501,777,693	100.00%



City of Sacramento
 CASH LEDGER
Capitol Area Development Authority - Banking
 From 01-01-24 To 01-31-24

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
01-01-24				Beginning Balance		284,561.33
01-31-24	01-31-24	in		Pool A Cash	48,810.39	333,371.72
				Jan 2024 estimated Pool A interest		
					48,810.39	
01-31-24				Ending Balance		333,371.72
Pool A Cash						
01-01-24				Beginning Balance		20,338,727.25
01-31-24				Ending Balance		20,338,727.25

CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

MONTHLY REVIEW – JANUARY 2024

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.

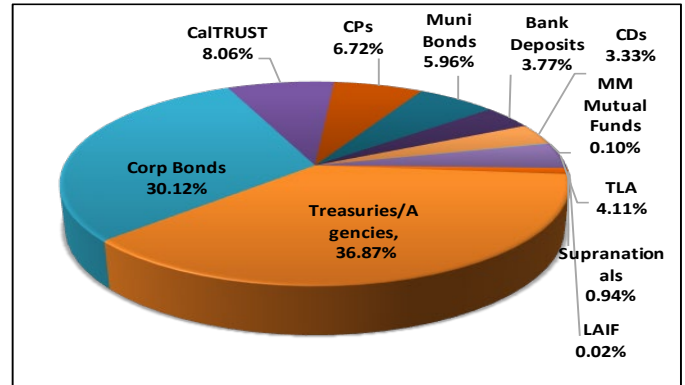
PORTFOLIO STATISTICS

Beginning Balance	40,843
Contributions	0
Withdrawals	0
Interest Earned	97
Ending Balance	40,940

PERFORMANCE COMPARISON

City Pool A	2.79%
LAIF	4.01%
90 Day T-Bill	5.36%
Federal Funds	5.50%

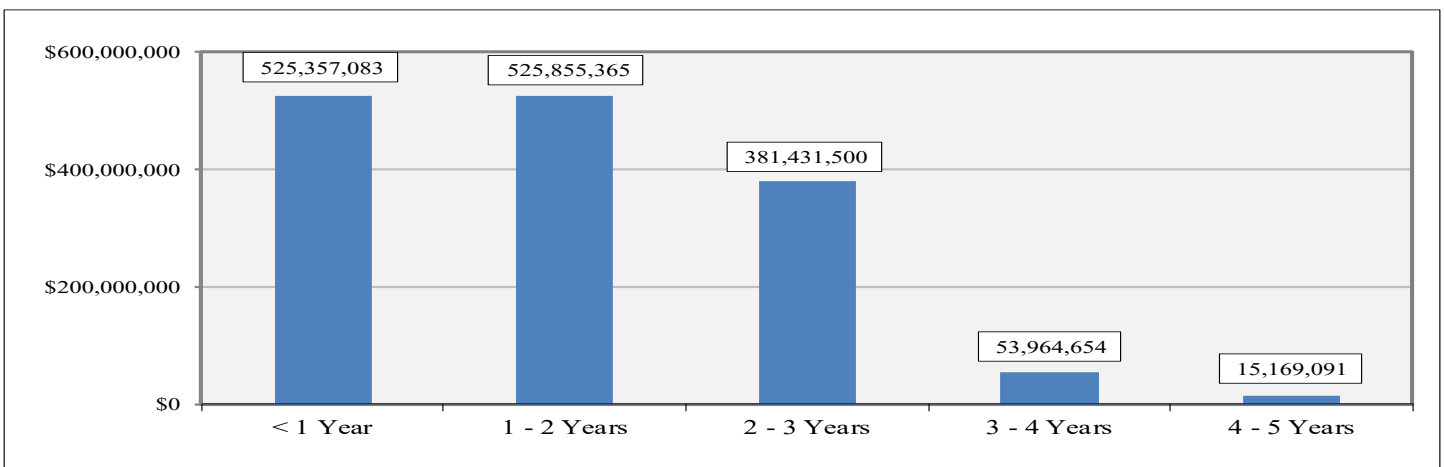
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	525,357,083	34.98%
1 - 2 Years	525,855,365	35.02%
2 - 3 Years	381,431,500	25.40%
3 - 4 Years	53,964,654	3.59%
4 - 5 Years	15,169,091	1.01%
Total	1,501,777,693	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	36.87%	2.06%
Corp Bonds	30.12%	2.31%
CalTRUST	8.06%	4.49%
CPs	6.72%	5.64%
Muni Bonds	5.96%	2.39%
Bank Deposits	3.77%	4.47%
CDs	3.33%	2.32%
MM Mutual Funds	0.10%	5.08%
TLA	4.11%	5.11%
Supranationals	0.94%	0.55%
LAIF	0.02%	4.01%



City of Sacramento
 CASH LEDGER
Capitol Area Development Authority - Tax Exempt
From 01-01-24 To 01-31-24

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
01-01-24				Beginning Balance		537.73
01-31-24	01-31-24	in		Pool A Cash	96.67	634.40
				Jan 2024 estimated Pool A interest		
					96.67	
01-31-24				Ending Balance		634.40
Pool A Cash						
01-01-24				Beginning Balance		40,305.14
01-31-24				Ending Balance		40,305.14

CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

MONTHLY REVIEW – JANUARY 2024

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.

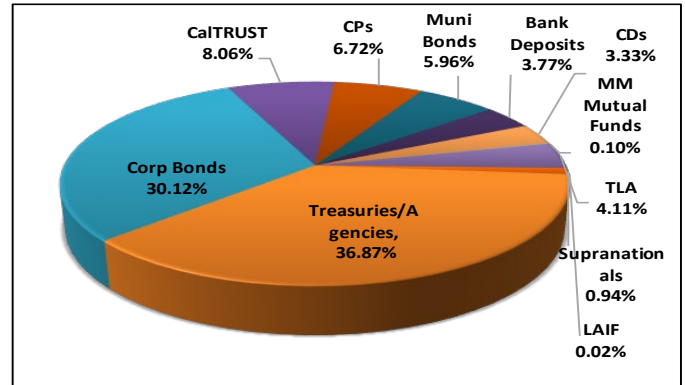
PORTFOLIO STATISTICS

Beginning Balance	278,435
Contributions	0
Withdrawals	0
Interest Earned	659
Ending Balance	279,094

PERFORMANCE COMPARISON

City Pool A	2.79%
LAIF	4.01%
90 Day T-Bill	5.36%
Federal Funds	5.50%

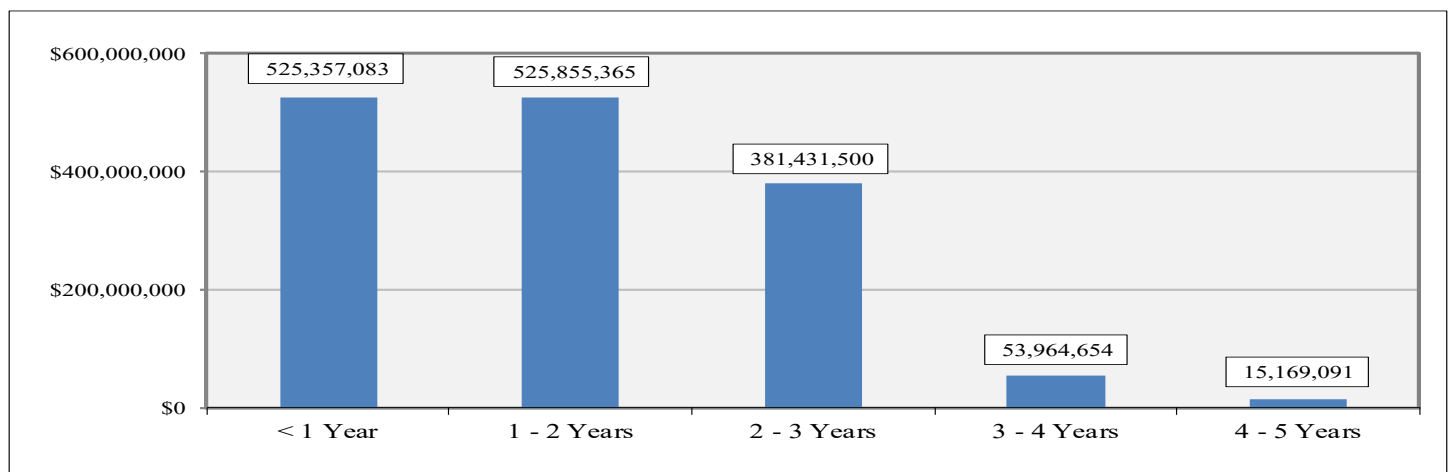
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	525,357,083	34.98%
1 - 2 Years	525,855,365	35.02%
2 - 3 Years	381,431,500	25.40%
3 - 4 Years	53,964,654	3.59%
4 - 5 Years	15,169,091	1.01%
Total	1,501,777,693	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	36.87%	2.06%
Corp Bonds	30.12%	2.31%
CalTRUST	8.06%	4.49%
CPs	6.72%	5.64%
Muni Bonds	5.96%	2.39%
Bank Deposits	3.77%	4.47%
CDs	3.33%	2.32%
MM Mutual Funds	0.10%	5.08%
TLA	4.11%	5.11%
Supranationals	0.94%	0.55%
LAIF	0.02%	4.01%



City of Sacramento
 CASH LEDGER
Capitol Area Development Authority - Taxable
From 01-01-24 To 01-31-24

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
01-01-24				Beginning Balance		3,665.79
01-31-24	01-31-24	in		Pool A Cash	658.99	4,324.78
				Jan 2024 estimated Pool A interest		
					658.99	
01-31-24				Ending Balance		4,324.78
Pool A Cash						
01-01-24				Beginning Balance		274,768.83
01-31-24				Ending Balance		274,768.83

CAPITOL AREA DEVELOPMENT AUTHORITY – 2020 TAXABLE BOND PROCEEDS

MONTHLY REVIEW – JANUARY 2024

STRATEGY

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

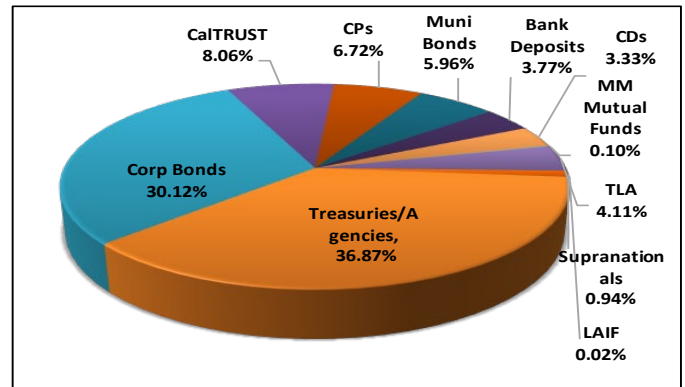
PORTFOLIO STATISTICS

Beginning Balance	30,077,744
Contributions	0
Withdrawals	0
Interest Earned	71,187
Ending Balance	30,148,931

PERFORMANCE COMPARISON

City Pool A	2.79%
LAIF	4.01%
90 Day T-Bill	5.36%
Federal Funds	5.50%

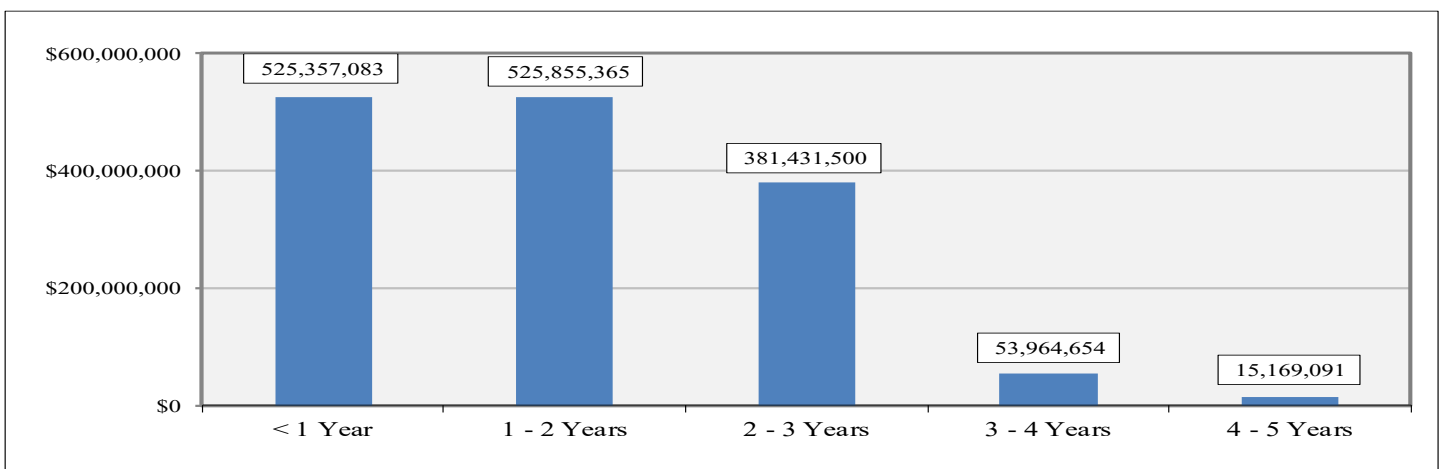
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	525,357,083	34.98%
1 - 2 Years	525,855,365	35.02%
2 - 3 Years	381,431,500	25.40%
3 - 4 Years	53,964,654	3.59%
4 - 5 Years	15,169,091	1.01%
Total	1,501,777,693	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	36.87%	2.06%
Corp Bonds	30.12%	2.31%
CalTRUST	8.06%	4.49%
CPs	6.72%	5.64%
Muni Bonds	5.96%	2.39%
Bank Deposits	3.77%	4.47%
CDs	3.33%	2.32%
MM Mutual Funds	0.10%	5.08%
TLA	4.11%	5.11%
Supranationals	0.94%	0.55%
LAIF	0.02%	4.01%



City of Sacramento
 CASH LEDGER
CADA 2020 Taxable Bond Proceeds
From 01-01-24 To 01-31-24

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
01-01-24				Beginning Balance		395,994.78
01-31-24	01-31-24	in		Pool A Cash	71,186.82	467,181.60
				Jan 2024 estimated Pool A interest		
					71,186.82	
01-31-24				Ending Balance		467,181.60
Pool A Cash						
01-01-24				Beginning Balance		29,681,749.08
01-31-24				Ending Balance		29,681,749.08