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/CACDC Administration
Danielle Foster, Executive Director (CADA)/President (CACDC)
Marc de la Vergne, Deputy Executive Director (CADA)/Vice President (CACDC)
Noelle Mussen, Finance Director (CADA)/Chief Financial Officer (CACDC)
Todd Leon, Development Director (CADA)
Josh Palmer, Asset Management and Facilities Maintenance Director (CADA)

Legal Counsel
Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

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

AGENDA REGULAR MEETING

THE CAPITOL AREA DEVELOPMENT AUTHORITY AND THE CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION BOARD OF DIRECTORS

FRIDAY, OCTOBER 18, 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/u/kcoHLfF55h
Meeting ID: 865 0022 4215
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: September 27, 2024 [CADA & CACDC]**

3. **Chair's Oral Report**

4. **Executive Director/President's Oral Report**
   - Cancellation of the FY Cabinet Installer Rebid

5. **[CACDC] Accepting Appointment to the Board of Directors and Approving Officers**

   Recommended Action: Adopt a resolution indicating acceptance by board members of their appointment, appointing the officers of the CACDC, and establishing the schedule for annual and regular meetings.

   Contact: Tara Gandara, Contracts and Office Manager/Board Secretary [CADA & CACDC]

6. **[CADA] The Dean Renovation Project – 1400 N Street**

   Recommended Action: Adopt a resolution approving the following two actions: 1) Authorizing the Executive Director to enter into a construction contract for the Dean Apartment Remodel Project – 1400 N Street with Dos Amigos in the amount of $229,485; and 2) Requesting a budget amendment to increase the FY 24/25 Major Construction Budget and decrease the FY 19/20 Dean Building Development Project Budget by $200,000, respectively.

   Contact: Frank Czajka, Construction Manager [CADA]
   Josh Palmer, Asset Management and Facilities Maintenance Director [CADA]

7. 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. 14th & N – The Cypress
H. 1717 S Street – ARY Place
I. 2000 16th Street/16th & T Streets
J. 805 R Street – Monarch
K. R Street Partnership

8. Transmittals

A. Monarch and Sakura Renderings
B. Ombudsman Report: September 2024
C. Apartment Status Report: August and September 2024
D. Affordable Housing Report: August and September 2024
E. Commercial Leases/Vacancies: October 2024
F. CADA Neighborhood Incident Report: September 2024
G. Contracts Log: September and October 2024
H. Financial Report: September 2024
I. City Treasurer Monthly Investment Report: August 2024

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

10. Adjournment

11. Following the conclusion of the meeting the Board will tour Cypress at 15th and N Streets, CADA's new Maintenance Warehouse at 525 S Street, and Studio30 at 16th and E Streets.

Approved for Transmittal:

Danielle Foster, Executive Director/President

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 (CADA)
CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION (CACDC)

September 27, 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 10:00 a.m. at 1522 14th Street, Sacramento, CA 95814 and via public video conference.

Present: Avdis, Bodipo-Memba, Bailey
Absent: Baime Michaels, Lagomarsino

ITEM 2 – APPROVAL OF MINUTES: August 16, 2024 [CADA & CACDC]

Member Avdis moved approval of the August 16, 2024 CADA and CACDC Board Meeting minutes. Member Bodipo-Memba seconded the motion.

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

ITEM 3 – CHAIR'S ORAL REPORT

The Chair acknowledged the staff memorandum regarding the emergency change order approval request for the roofing replacement contract at 525 S Street. Member Avdis moved approval to add the item to the agenda after the Executive Director's Oral Report. Member Bodipo-Memba seconded the motion.

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

The motion passed unanimously.

ITEM 4 — EXECUTIVE DIRECTOR'S ORAL REPORT/PRESIDENT'S ORAL REPORT

Executive Director, Danielle Foster reported on the following:

- Jack Barnes, new Development Manager – Ms. Foster introduced Mr. Barnes who started with CADA as the new Development Manager on September 3rd. She noted that he was joining CADA from the City of Elk Grove most recently and CivicSpark prior to that, Mr. Barnes has worked in affordable housing and community development programming and is a true team player. Mr. Barnes lent a helping hand at the Graffiti Jam event, days before officially joining the CADA team. CADA is very glad to have him on board.
- Graffiti Jam – Ms. Foster advised that there were a few hundred people who attended the graffiti jam over the course of the weekend, learning more about graffiti painting and its techniques. She explained that people got to try spray painting and participated in a butterfly craft at the event and that over 32 artists are represented on the building. Artists were paired up with mentors and mentees who work together in teaching and learning from each other. Most were from Sacramento, but artists from Las Angeles and Santa Cruz also attended. CADA is working with "We Are Sacramento" to provide an overview and educational recap of the event.
- Vice Chair Baime Michaels – At last week's City Council meeting, Board Member Baime Michaels was affirmed for another term on the CADA Board.
- Eviva Sale – Ms. Foster informed that Board that Eviva's sale successfully closed at the end of August, which included termination of CADA's previous DDA (Disposition and Development Agreement) on the property. CADA staff took the necessary steps to continue aspects of the DDA that still apply, like

parking agreements, but the termination of the DDA saves CADA its remaining Tax Increment commitment to the project of $345,927. This transfer also results in a new valuation of the property which CADA anticipates will increase future tax increment revenue by an estimated $100,000 a year.

- Movie in the Park – CADA is co-hosting another movie in the parking with Councilmember Valenzuela's office and is bringing back the DeLorean time machine for the October 12th Movie in the Park event. This free event will show Back to the Future, Part III. CADA will also have an old west photo booth, popcorn and cotton candy.
- October Board Meeting – Ms. Foster explained that there will be site tours of Cypress, 525 S Street, and Studio 30 at 16th and E Streets at the end of the October meeting. CADA staff is looking to host tours of project sites during the second half of our October 18th Board meeting. Staff will reach out individually to Board members for logistics, but are hoping to find time to tour the Cypress development at 14th and N Streets, the new warehouse space at 525 S Street, and Urban Capital's Middle-Income project, Studio 30, at 16th and E Streets.

ITEM 5 -- [CADA] ROOF REPLACEMENT PROJECT – NEW MAINTENANCE WAREHOUSE (525 S Street) – CHANGE ORDER #1

Recommended Action: 1. By unanimous vote, based on the information provided by staff, find that there is a need to take immediate action to approve a change order for the Roof Replacement Project – New Maintenance Warehouse at 525 S Street with Clark Roofing, Inc. and the need to take immediate action came to CADA's attention after the agenda for the September Board meeting was posted; and
2. Adopt a resolution authorizing the Executive Director to Approve a change order for the Roof Replacement Project – New Maintenance Warehouse with Clark Roofing, Inc. in the amount of $27,000.

Contact: Frank Czajka, Construction Manager [CADA]
Josh Palmer, Asset Management and Facilities Maintenance Director [CADA]

The Board discussed the Contracting Policy and asked how CADA would deal with this type of situation if a Board meeting was not imminent. There was discussion whether the contracting policy, as it relates to change orders, needed to be updated.

No public comments.

Member Avdis moved approval that there was a need to add this item to the agenda and take immediate action to approve the change order. Member Bodipo-Memba seconded the motion.

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

Member Bodipo-Memba moved approval of Resolution 24-49 attached hereto and incorporated herein. Member Avdis seconded the motion.

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

ITEM 5, UPDATED ITEM 6 — [CADA] OMBUDSMAN INTRODUCTION: PABLO ZATARAIN, CADA OMBUDSMAN

The Ombudsman provided an overview of his credentials and his role with CADA, and experience of the position so far.

The Board welcomed him and invited him to visit in person some time.

No public comments.

ITEM 6, UPDATED ITEM 7 — [CADA] ROOF REPLACEMENT PROJECT – 1506 13TH STREET (MCCAFFERTY MANOR)

Recommended Action: Adopt a resolution authorizing the Executive Director to enter into a construction contract for the Roof Replacement Project – 1506 13th Street with Clark Roofing, Inc. in the amount of $188,500.

Contact: Frank Czajka, Construction Manager [CADA]
Josh Palmer, Asset Management and Facilities Maintenance Director [CADA]

There was a brief discussion about what Tremco is.

No public comments.

Member Avdis moved approval of Resolution 24-42 attached hereto and incorporated herein. Member Bodipo-Memba seconded the motion.

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

ITEM 7, UPDATED ITEM 8 — [CADA] MAINTENANCE SERVICE CONTRACTS

Recommended Action: Adopt a resolution to reject all bids received for the "Fiscal Year 2024-2025 Cabinet Installer -Various Locations", and enter into a Second Amendment to the contract with Dos Amigos Construction to extend its contract by up to One Hundred Twenty days and up to a $36,225 increase, and by separate resolutions, award FY 2024-2025 Maintenance Service contracts for Countertop Replacements, Flooring, Janitorial and Emergency Water Extraction, and Lawncare and Landscape Services.

Contact: Tara Gandara, Contracts and Office Manager/Board Secretary [CADA]
Frank Czajka, Construction Manager [CADA]
Josh Palmer, Asset Management and Facilities Maintenance Director [CADA]

There was detailed discussion as to why the cabinetry bids are being rejected and the contract is being rebid again.

No public comments.

Member Avdis moved approval of Resolution 24-43 attached hereto and incorporated herein. Member Bodipo-Memba seconded the motion.

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

Member Bodipo-Memba moved approval of Resolutions 24-44, 24-45, 24-46, and 24-47 attached hereto and incorporated herein. Member Avdis seconded the motion.

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

ITEM 8, UPDATED ITEM 9 — [CADA] MIDDLE INCOME HOUSING PROGRAM -GATEWAY PROJECT - 3400 AND 3401 STOCKTON BOULEVARD

Recommended Action: Adopt a resolution, authorizing the Executive Director, or her designee, to execute and administer: (1) the attached form of Regulatory Agreement, substantially consistent with the enclosed draft to provide a 30-year Regulatory Agreement on the Gateway Project at Stockton Boulevard for the provision of 78 low-and 72

moderate-income housing units, or 150 units collectively, for households at or below 80% and 120% of the Area Median Income (AMI); (2) City affordability agreements on this development related to the density bonus and city funding assistance; and (3) the completion of any other related documents necessary to complete this transaction.

Contact: Danielle Foster, Executive Director [CADA]

Leslie Fritzsche from the City of Sacramento expressed her appreciation of this project and partnership with CADA on its affordability.

Discussion was had regarding how this project follows CADA's Strategic Plan and how this aligns with the City's goals and direction, since it is outside of CADA's traditional project area borders.

No public comments.

Member Avdis moved approval of Resolution 24-48 attached hereto and incorporated herein. Member Bodipo-Memba seconded the motion.

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

ITEM 9, UPDATED ITEM 10 — [CACDC] 2000 16TH STREET (16TH AND T) – AHSC LOAN AUTHORIZATION AND ADOPTION OF HCD RESOLUTIONS

Recommended Action: Staff recommends the CACDC Board of Directors adopt the resolutions authorizing CACDC to borrow funds under the California Department of Housing and Community Development's (HCD) Affordable Housing and Sustainable Communities Program (AHSC) Round 8 ("Program") and affirming its responsibilities under the Program.

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

There was discussion about where CADA is in the process on this project.

No public comments.

Member Avdis moved approval of CACDC Resolution 24-06 attached hereto and incorporated herein. Member Bodipo-Memba seconded the motion.

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

ITEM 10, UPDATED ITEM 11 - ORAL STAFF REPORTS/UPDATES

A. Downtown Sacramento Partnership (DSP): Danielle Foster reported that the DSP received some additional funding through the county, from some of the COVID Relief Funds that the county still had, for more clean and safe work town in the amount of about $250,000. She also noted that DSP is still looking at the map for the renewal of the PBID (Property and Business Improvement District) that would expand onto Capital Mall more and incorporate some N Street properties. Ms. Foster provide a copy of the most current map to the board for their review. She will meet with DSP to hear more about the map. The map would also extend up into the railyards and add a couple other properties that are city and county properties. DSP also just released their livability report. They are really pushing for more housing downtown, in partnership with CADA.

B. Downtown Sacramento Revitalization Corporation (DSRC): Nothing to report.

C. Midtown Association: Danielle Foster reported that they have not had any meetings since last time, but that Midtown is continuing to hold their Second Saturday events. CADA's Movie in the Park event will be held during the next Second Saturday Event in Fremont Park on October 12th.

D. O Street Streetscape (7th – 17th Streets): Marc de la Vergne reported the following:
- 900 Block – DGS has finished its review of the system to mount the panels to the sides of the garage. CADA is waiting for the Eames family to give their feedback on the design. Mr. de la Vergne and Karen had a great meeting with the Crocker Museum to discuss how the Museum might participate in publicizing the creation of this mural project.
- 13th and O Streets – Mr. de la Vergne spoke previously about how CADA is going to convert the turf at the 13th and O Street intersection. The drawings are at 95 percent now, and the design of the irrigation is in the process of being completed. Then CADA will submit to the City for design, review, and permit approval.
- 14th and O Streets – The City has approved, in concept, CADA's proposal for the creative crosswalks and mandala at the center of the intersection. The City is now asking CADA to add these elements to our encroachment for all of the other intersection improvements and to submit revocable permits for the crosswalks and the mandala.

E. Energy Conservation: Marc de la Vergne reported the following:
- CADA is continuing to study how to modernize irrigation control systems throughout our inventory. Mr. de la Vergne will be test driving two systems virtually in the coming week. Once a decision is made on that, then it can be applied to our 13th and O Street project. That will be the last element, as previously mentioned, that needs to be completed for the design at 13th and O Streets.
- Mr. de la Vergne has completed his review of the Artemis construction management project needs assessment reports. CADA is preparing to incorporate some of the recommendations into CADA's midyear Budget revision proposal to the Board in December.
- Mr. de la Vergne and Josh are working with SMUD staff to figure out how to apply for rebates associated with the HVAC conversion at the new warehouse building, and if there are other energy saving things that can be done and incorporated into CADA's package.
- Mr. de la Vergne is also working with SMUD staff to set up a system to allow CADA to measure energy savings resulting from improvements inside tenant apartments.
- Mr. de la Vergne is working with our on-call landscape architect to design some improvements to the existing CADA plant gardens, where they have not performed as well as hoped largely because of pedestrian traffic across and through them and some issues with irrigation.
- Mr. de la Vergne is working to select a firm with expertise in native plant garden maintenance to maintain CADA's existing and planned native plant gardens.

F. Other Neighborhood Improvements: Marc de la Vergne reported the following:
- CADA is at 100 percent construction design phase for the Fremont Park stormwater planters, and it has been submitted to City Parks for review by their maintenance staff.
- Karma Brew's outdoor seating proposal continues to be reviewed by city staff and they are in cycle two of the review process.
- CADA has been asked to participate in Midtown Association's "Bloom Project" planning work to install four colorful planter beds at the four corners of Fremont Park.
- CADA staff led the selection of colors for the planned restroom and storage building to be installed in Fremont Park. Those color selections have been sent to the manufacturer in Nevada. The restroom should arrive sometime in the next six to nine months.

G. 1322 O Street – Sonrisa: Nothing to report.

H. 14th & N – The Cypress: Todd Leon reported that CADA hopes to have a tour after the next Board meeting to visit Cyprus. Windows are going up in the lower levels as they work their way up, and the building is almost topped off.

I. 1717 S Street – ARY Place: Todd Leon reported that construction for the Free People commercial space has started. CFY Development is going to self-perform the work to get the initial tenant improvements on the owner side completed. Free People plans to open in the Spring. 18 Grams coffee shop is waiting on a final inspection, so they are very close to opening. And Chu Mai Restaurant is still a number of weeks out from opening.

J. 2000 16th Street/16th & T Streets: Todd Leon reported on this project in Item 9.

K. 805 R Street: Todd Leon reported that Kuchman (architect) is finishing up design drawings and moving into final construction drawings. The project should be able to submit to the City for building permits in three to four weeks. The schedule is off by about a week in terms of getting the plans submitted, but the architect is fairly confident that they will be able to keep the project schedule. Mutual has been hard at work identifying partners for our tax credit and construction permanent loans. Mutual has identified Enterprise as a tax credit syndicator for the project. Keybank is the debt lender on the project. Staff is still continuing to work on predevelopment activities, including demolition and utility work. It is a very complicated project with the utilities and the demolition project.

L. R Street Partnership: Todd Leon reported that the partnership had a board meeting at which Howard Chan, City Manager, came to speak and answer questions, as well as the incoming Councilmember, Phil Pluckebaum.

ITEM 11, UPDATED ITEM 12 – TRANSMITTALS

Received as transmitted.

ITEM 12, UPDATED ITEM 13 – OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

No public comments.

ITEM 13, UPDATED ITEM 14 – ADJOURNMENT

The meeting adjourned at 10:59 a.m.

_____
Tara Gandara
Secretary to the Board of Directors

Attachment 1

RESOLUTION NO. 24 – 49

Adopted by the Capitol Area Development Authority

September 27, 2024

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CHANGE ORDER FOR THE ROOF REPLACEMENT PROJECT AT 525 S STREET, CONTRACT # C25-063

WHEREAS, In August 2024 CADA entered into a major construction contract with Clark Roofing, Inc. in the amount of $176,000 for the Roof Replacement Project at 525 S Street; and

WHEREAS, staff is recommending the Board approve a change order in the amount of $27,000 to pay for the additional costs to cover required additional work due to the extensive dry rot discovered during initiation of contract work.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Executive Director is hereby authorized to enter into a change order with Clark Roofing, Inc. in the amount of $27,000 for the Roof Replacement Project at 525 S Street.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

Attachment 3

RESOLUTION NO. 24 – 42

Adopted by the Capitol Area Development Authority

September 27, 2024

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONSTRUCTION CONTRACT FOR THE ROOF REPLACEMENT PROJECT – 1506 13th STREET

WHEREAS, CADA has surveyed the roof of the building at 1506 13th Street;

WHEREAS, the building's roof is leaking in multiple locations, has caused mold damage to the building interior, and requires complete replacement;

WHEREAS, CADA conducted a formal bid process for this project; and

WHEREAS, Clark Roofing, Inc. was the lowest responsive, responsible bidder with a bid of $188,500 and has advised CADA of its interest in being awarded the contract and completing the work.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract with Clark Roofing, Inc. in the amount of $188,500.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 24 – 43

Adopted by the Capitol Area Development Authority

September 27, 2024

RESOLUTION AUTHORIZING THE REJECTION OF FY 2024-2025 CABINET INSTALLER BIDS AND THE SHORT-TERM EXTENSION OF THE CONTRACT WITH DOS AMIGOS CONSTRUCTION

WHEREAS, in May 2023, CADA and Dos Amigos Construction entered into a contract under which Dos Amigos agreed to provide FY Cabinet Installation services;

WHEREAS, in July 2024, CADA and Dos Amigos Construction entered into a First Amendment for One Hundred Twenty days to allow CADA to bid this project;

WHEREAS, on August 20, 2024, CADA issued a request for bids for "Fiscal Year 2024-2025 Cabinet Installer - Various Locations" and six vendors, including Better Enterprises, Inc., Dos Amigos, GSP Construction, Inc., Maximus Development, Inc., Rebuildit, Inc., and Lidini Company, returned bids by the September 13th due date;

WHEREAS, in reviewing the bids, staff discovered that the CADA bid package included a Bid Schedule form which requested the cabinets be bid by linear feet instead of by the box, which confused a number of the bidders and reduced the bidding pool; and

WHEREAS, staff has concluded that it is in the best interests of CADA to issue a new request for bids that requests bids by the box instead of linear feet in the bid schedule, which will allow for more accurate and an increased number of bid submissions.

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

All bids received in response to the request for bids for "Fiscal Year 2024-2025 FY Cabinet Installer - Various Locations" are hereby rejected and the Executive Director is hereby authorized to enter into a Second Amendment to the contract with Dos Amigos Construction to extend the contract by up to 120 days and $36,225.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

Attachment 12

RESOLUTION NO. 24 – 44

Adopted by the Capitol Area Development Authority

September 27, 2024

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICE CONTRACT WITH ROSEVILLE FLOORING, INC. FOR FY 2024-2025 COUNTERTOP REPLACEMENTS

WHEREAS, CADA conducted a formal bid process for the FY 2023-2024 Countertop Replacements contract in September 2024; and

WHEREAS, Roseville Flooring, Inc. was the lowest responsible, responsive bidder and is qualified to provide the service.

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

The Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract for up to two years with Roseville Flooring, Inc. for FY Countertop Replacements at Various Locations.

The total compensation payable under the above contract shall not exceed One Hundred Fifty Thousand Dollars ($150,000).

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

Attachment 13

RESOLUTION NO. 24 – 45

Adopted by the Capitol Area Development Authority

September 27, 2024

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICE CONTRACT WITH ROSEVILLE FLOORING, INC. FOR FY 2024-2025 FLOORING

WHEREAS, CADA conducted a formal bid process for the FY 2023-2024 Flooring contract in September 2024; and

WHEREAS, Roseville Flooring, Inc. was the lowest responsible, responsive bidder and is qualified to provide the service.

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

The Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract for up to two years with Roseville Flooring, Inc. for FY Flooring at Various Locations.

The total compensation payable under the above contract shall not exceed Five Hundred Thousand Dollars ($500,000).

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

Attachment 14

RESOLUTION NO. 24 – 46

Adopted by the Capitol Area Development Authority

September 27, 2024

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICE CONTRACT WITH 2-GO BUILDING MAINTENANCE FOR FY 2024-2025 JANITORIAL AND EMERGENCY WATER EXTRACTION SERVICES

WHEREAS, CADA conducted a formal bid process for the FY 2023-2024 Janitorial and Emergency Water Extraction Services contract in September 2024; and

WHEREAS, 2-Go Building Maintenance was the lowest responsible, responsive bidder and is qualified to provide the service.

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

The Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract for up to five years with an allowable annual increase not to exceed five percent (5%) from the previous year with 2-Go Building Maintenance for FY Janitorial and Emergency Water Extraction Services at Various Locations.

The total compensation payable under the above contract shall not exceed Two Hundred Fifteen Thousand Dollars ($215,000).

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

Attachment 15

RESOLUTION NO. 24 – 47

Adopted by the Capitol Area Development Authority

September 27, 2024

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICE CONTRACT WITH ELITE SERVICE EXPERTS FOR FY 2024-2025 LANDSCAPE AND LAWN CARE SERVICES

WHEREAS, CADA conducted a formal bid process for the FY 2023-2024 Landscape and Lawn Care Services contract in September 2024; and

WHEREAS, Elite Service Experts was the lowest responsible, responsive bidder and is qualified to provide the service.

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

The Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract for up to five years with an allowable annual increase not to exceed five percent (5%) from the previous year with Elite Service Experts for FY Landscape and Lawn Care Services at Various Locations.

The total compensation payable under the above contract shall not exceed Three Hundred Thousand Dollars ($300,000), with the understanding that the contract may later be increased by the amount of the alternate bid amount ($25,000) for native gardens maintenance, should the Executive Director elect to do so.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 24 - 48

September 27, 2024

Adopted by the Capitol Area Development Authority

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND RECORD THE NECESSARY MIDDLE-INCOME PROGRAM REGULATORY AGREEMENT AND ACCOMPANYING CITY AFFORDABILITY AND DENSITY BONUS AGREEMENTS FOR THE PROVISION OF 150 LOW- AND MODERATE- INCOME HOUSING UNITS FOR 30 YEARS

WHEREAS, the Gateway development ("the Development") qualifies under CADA's middle-income housing model that relies upon the welfare tax exemption and cost-efficient housing design to provide housing affordability;

WHEREAS, College Town International and their partners will utilize a $15 million City loan and CADA-administered regulatory agreements to provide 150 units affordable to low-income and moderate-income households at 80% and 120% of the Area Median Income along Stockton Boulevard;

WHEREAS, provision of this middle-income housing addresses a significant community need, supports City objectives for the Stockton Boulevard corridor, supports community diversity and provides a stable workforce that will support the economic vitality of the City; and

WHEREAS, providing the Development with the necessary Regulatory Agreements ensures the ongoing affordability of the housing and its provision of middle-income housing for thirty years.

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

The Executive Director, or her designee, is authorized to execute and administer the necessary documents for the Gateway project, including: (1) the attached form of Regulatory Agreement, substantially consistent with the enclosed draft to provide a 30-year Regulatory Agreement on the Gateway Project at 3400 and 3401 Stockton Boulevard for the provision of 78 low- and 72 moderate- income housing units, or 150 units collectively, for households at or below 80% and 120% of the Area Median Income (AMI); (2) City affordability agreements on this development related to the density bonus and city funding assistance; and (3) the completion of any other related documents necessary to complete this transaction.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 24-06

Adopted by the Capitol Area Community Development Corporation

September 27, 2024

RESOLUTION AUTHORIZING THE CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION TO BORROW FUNDS UNDER THE AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM AND AFFIRMING ITS RESPONSIBILITIES AS A BORROWER UNDER THE PROGRAM

WHEREAS, on July 15, 2022, the Capitol Area Development Authority (CADA) purchased the property at 2000 16th Street;

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

WHEREAS, the CACDC Board approved a Memorandum of Understanding between the Capitol Area Community Development Corporation (CACDC), Mutual Housing California (Mutual) and CADA, regarding the roles and responsibilities of the parties in undertaking an affordable housing development project at 2000 16th Street;

WHEREAS, on August 22, 2024 CACDC and Mutual formed 2000 16th St Associates, LP for the purpose of developing a mixed-use commercial and affordable housing project ("Project"), with CACDC's limited liability company 2000 16th St CACDC Association, LLC as its managing general partner;

WHEREAS, CACDC and Mutual identified the California Department of Housing and Community Development's (HCD) Affordable Housing and Sustainable Communities Program (AHSC), which provides both loans and grants to projects that implement land-use, housing, transportation, and agriculture land preservation practices that reduce greenhouse gas (GHG) emissions, as the optimal funding source for the Project;

WHEREAS, on September 3, 2024, CACDC and Mutual Housing received a letter from HCD informing the partners that they received a conditional award under the Program consisting of a $25,300,000 housing loan and a $12,986,787 transportation grant; and

WHEREAS, AHSC conditions awards in part on the adoption of resolutions that HCD itself has prepared by the limited partnerships to whom it has conditionally awarded funds, as well as the adoption of different but similar resolutions by the limited liability companies that comprise the limited partnerships, as well as the adoption of a third set of resolutions by the corporations that manage those limited liability companies.

NOW, THEREFORE, BE IT RESOLVED, that both the 2000 16th St Association, LP and CACDC as the sole member manager of the 2000 16th St Association, LP's managing general partner are hereby authorized to accept and incur obligations for both the AHSC housing loan and the AHSC transportation grant and the President, or her designee, is authorized to execute the necessary documents for acceptance of this funding for this project, including but not limited to:

1. Execution of the attached resolution by the CACDC- Attachment 2;
2. Execution of the attached resolution by the limited liability corporation- Attachment 3;
3. Execution of the attached resolution by the limited partnership- Attachment 4;
4. Execution and delivery of the STD 213, Standard Agreement to HCD, with project specifics as outlined in Exhibit A- Attachment 5; and
5. Acknowledgement and agreement that the partnership shall be subject to the terms and conditions specified in the STD 213 Standard Agreement.

Danielle Foster, President

ATTEST:

Tara Gandara, Secretary

RESOLUTION OF THE BOARD OF DIRECTORS OF
[THE CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION]

AFFORDABLE HOUSING & SUSTAINABLE COMMUNITIES PROGRAM

Sakura

WHEREAS, the California Department of Housing and Community Development ("Department") and the Strategic Growth Council ("SGC") have issued an Affordable Housing & Sustainable Communities Program ("AHSC" or "AHSC Program") Notice of Funding Availability, dated January 19, 2024 ("AHSC Program NOFA").

WHEREAS, **the Capitol Area Community Development Corporation,** a California nonprofit public benefit corporation ("Corporation"), is authorized as active and in good standing to do business in the State of California, and it is in the Corporation's best interests to participate in the AHSC Program on its own behalf and as the Sole Member Manager of 2000 16th St CACDC Association, LLC, a California limited liability company (the "LLC"), the Managing General Partner of 2000 16th St Association, LP, a California limited partnership (the "Borrower").

WHEREAS, Corporation submitted an application to the Department in response to the AHSC Program NOFA (the "Application") and was determined to be an eligible Applicant under the AHSC Program.

WHEREAS, Department and SGC have made a conditional commitment of AHSC Program funds to assist Sakura (the "Project"), and such commitment was made to awardees pursuant to that certain conditional award letter, dated September 3, 2024 (the "Award Letter") in the following amount(s):

AHSC Program Award Component	Amount Awarded
AHSC Program Loan Award	$25,300,000
AHSC Program Grant Award	$12,986,787
Total:	$38,286,787

WHEREAS, the AHSC Program Loan Award and AHSC Program Grant Award expressly identified above will hereinafter jointly be referred to as the "AHSC Program Award."

NOW, THEREFORE, IT IS RESOLVED, that the Corporation is hereby authorized and directed to act on its own behalf and as the Sole Member Manager of the LLC as Managing General Partner of the Borrower in connection with the AHSC Program Award.

RESOLVED FURTHER: Corporation is hereby authorized and directed to accept and incur an obligation for the AHSC Program Loan Award. That in connection with the full amount of the AHSC Program Loan Award, or with an amount which does not exceed the sums specified above, the Corporation, on its own behalf and as Sole Member Manager of the LLC as Managing General Partner of the Borrower, is authorized and directed to enter into, execute, and deliver a STD 213, Standard Agreement, and any and all other documents required or deemed necessary or appropriate to secure the AHSC Program Award from the Department and to participate in the AHSC Program, and all amendments thereto (collectively, the "AHSC Program Award Documents").

RESOLVED FURTHER: Corporation is hereby authorized and directed to accept and incur an obligation for the AHSC Program Grant Award. That in connection with the full amount of the AHSC Program Grant Award, or with an amount which does not exceed the sums specified above, the Corporation, is authorized and directed to enter into, execute, and deliver a STD 213, Standard Agreement, and any and all other documents required or deemed necessary or appropriate to secure or evidence the AHSC Program Grant Award from the Department and to participate in the AHSC Program, and all amendments thereto (collectively, the "AHSC Program Award Documents").

RESOLVED FURTHER: Corporation acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213, Standard Agreement(s), and that the AHSC Program NOFA and the Application and Project Report will be incorporated by reference therein and made a part thereof. Corporation also acknowledges and agrees that any and all activities, expenditures, information, and timelines represented and described in the Application are enforceable through the relevant STD 213, Standard Agreement(s). Corporation also acknowledges and agrees that AHSC Program Award funds are to be expended only on the eligible uses and activities identified in the relevant STD 213, Standard Agreement(s).

RESOLVED FURTHER: That **Danielle Foster, President, or her designee,** is hereby authorized to execute the AHSC Program Award Documents on behalf of the Corporation for itself and as Sole Member of the LLC as Managing General Partner of the Borrower.

Passed and adopted, effective as **September 27, 2024**, by the consent of the Board of Directors of the Corporation by the following vote:

3 AYES Ø NAYS

Ø ABSTAIN 2 ABSENT

Danielle Foster, President

CERTIFICATE OF THE SECRETARY OF THE CORPORATION

The undersigned, Secretary of the Corporation, does hereby attest and certify that the foregoing is a true, full and correct copy of a resolution that was duly adopted by the Corporation's governing body on **September 27, 2024**, and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled.

DATE: 09/27/2024

Tara Gandara

RESOLUTION OF THE MEMBERS OF
2000 16th St CACDC Association, LLC

AFFORDABLE HOUSING & SUSTAINABLE COMMUNITIES PROGRAM

Sakura

WHEREAS, the California Department of Housing and Community Development ("Department") and the Strategic Growth Council ("SGC") have issued an Affordable Housing & Sustainable Communities Program ("AHSC" or "AHSC Program") Notice of Funding Availability, dated January 19, 2024 ("AHSC Program NOFA").

WHEREAS, **2000 16th St CACDC Association, LLC,** a California limited liability company ("LLC"), is authorized as active and in good standing to do business in the State of California, and it is in the LLC's best interests to participate in the AHSC Program as the Managing General Partner of 2000 16th St Associates, LP, a California limited partnership (the "Borrower"), the ultimate borrower of the AHSC Program Loan Award.

WHEREAS, Department and SGC have made a conditional commitment of AHSC Program funds to assist Sakura (the "Project"), and such commitment was made to awardees pursuant to that certain conditional award letter, dated September 3, 2024 (the "Award Letter") in the following amounts:

AHSC Program Award Component	Amount Awarded
AHSC Program Loan Award	$25,300,000
AHSC Program Grant Award	$12,986,787
Total:	$38,286,787

WHEREAS, in connection with such Project, the Borrower has either received, or been assigned, an award of AHSC Program Loan funds in the total amount of $25,300,000 (the "AHSC Program Loan Award").

NOW, THEREFORE, IT IS RESOLVED, that the LLC is hereby authorized and directed to act as the Managing General Partner of the Borrower in connection with the AHSC Program Loan Award.

RESOLVED FURTHER: That in connection with the total amount of the AHSC Program Loan Award, or with an amount which does not exceed the sums specified

above, the LLC, as Managing General Partner of the Borrower, is authorized and directed to enter into, execute, and deliver one or more STD 213, Standard Agreement(s), and any and all other documents required or deemed necessary or appropriate to secure the AHSC Program Loan Award from the Department and to participate in the AHSC Program, and all amendments thereto (collectively, the "Program Loan Award Documents").

RESOLVED FURTHER: That **Danielle Foster, President, or her designee, is** hereby authorized to execute the Program Award Documents on behalf of the LLC as Managing General Partner of the Borrower.

Passed and adopted, effective as **September 27, 2024**, by the consent of the Board of Directors of the Corporation by the following vote:

3 AYES Ø NAYS

Ø ABSTAIN 2 ABSENT

Danielle Foster, President

CERTIFICATE OF THE SECRETARY OF THE CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION OF THE LLC

The undersigned, Secretary of the Capitol Area Community Development Corporation of the LLC, does hereby attest and certify that the foregoing is a true, full and correct copy of a resolution that was duly adopted by the LLC's members on **September, 27, 2024**, and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled.

DATE: 09/27/2024

Tara Gandara
Capitol Area Community Development Corporation

RESOLUTION OF
2000 16th St Association, LP

AFFORDABLE HOUSING & SUSTAINABLE COMMUNITIES PROGRAM

Sakura

WHEREAS, the California Department of Housing and Community Development ("Department") And The Strategic Growth Council ("SGC") have issued an Affordable Housing and Sustainable Communities ("AHSC" or "AHSC Program") Notice of Funding Availability, dated January 19, 2024 ("AHSC Program NOFA").

WHEREAS, **2000 16th St Association, LP**, a [California/ other state] limited partnership ("Borrower"), is authorized as active and in good standing to do business in the State of California, and it is in the Borrower's best interests to participate in the AHSC Program as the ultimate borrower of the AHSC Program loan funds.

WHEREAS, the Department and SGC have made a conditional commitment of AHSC Program funds to assist Sakura (the "Project"), and such commitment was made awardees pursuant to that certain conditional award letter, dated September 3, 2024 (the "Award Letter") in the following amounts:

AHSC Program Award Component	Amount Awarded
AHSC Program Loan Award	$25,300,000
AHSC Program Grant Award	$12,986,787
Total:	$38,286,787

WHEREAS, in connection with such Project, the Borrower has either received, or been assigned, an award of AHSC Program loan funds in the total amount of $25,300,000 (the "AHSC Program Loan Award").

NOW, THEREFORE, IT IS RESOLVED, that the Borrower is hereby authorized and directed to act on its own behalf in connection with the AHSC Program Loan Award.

RESOLVED FURTHER: Borrower is hereby authorized and directed to accept and incur an obligation for the AHSC Program Loan Award. That in connection with the total amount of the AHSC Program Loan Award, or with an amount which does not

exceed the sums specified above, the Borrower is authorized and directed to enter into, execute, and deliver one or more STD 213, Standard Agreement(s), and any and all other documents required or deemed necessary or appropriate to secure the AHSC Program Loan Award from the Department and to participate in the AHSC Program, and all amendments thereto (collectively, the "AHSC Program Loan Award Documents").

RESOLVED FURTHER: Borrower acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213, Standard Agreement(s), and that the AHSC NOFA, as well as the corresponding and relevant application (the "Application"), and Project Report will be incorporated by reference therein and made a part thereof. Borrower also acknowledges and agrees that any and all activities, expenditures, information, and timelines represented and described in the Application are enforceable through the relevant STD 213, Standard Agreement(s). Borrower also acknowledges and agrees that AHSC Program Loan Award funds are to be expended only on the eligible uses and activities identified in the relevant STD 213, Standard Agreement(s).

RESOLVED FURTHER: That **2000 16th St CACDC Association, LLC**, the Managing General Partner of the Borrower, is hereby authorized to execute the AHSC Program Loan Award Documents on behalf of the Borrower.

DATED: September 27, 2024

BORROWER:
2000 16th St Association, LP, a California limited partnership

By: 2000 16th St CACDC Association, LLC,
a California limited liability company,
its Managing General Partner

By: Capitol Area Community Development Corporation,
a California nonprofit public benefit corporation,
its sole member/manager

By: _____
Danielle Foster
President

By: 2000 16th St Mutual Housing Association, LLC,
a California limited liability company,
its Administrative General Partner

By: Mutual Housing California,
a California nonprofit public benefit corporation,
its sole member/manager

By: _____
Anne-Marie Flynn
Interim CEO

October 11, 2024

TO: Capitol Area Community Development Corporation (CACDC) Board of Directors

SUBJECT: **October 18, 2024, Board Meeting**
AGENDA ITEM 5
ACCEPTING APPOINTMENT TO THE BOARD OF DIRECTORS AND APPROVING OFFICERS

CONTACT PERSON: Tara Gandara, Contracts and Office Manager/Board Secretary

RECOMMENDED ACTION:

Staff recommends the Capitol Area Community Development Corporation (CACDC) Board of Directors adopt the attached resolution (Attachment 1) indicating acceptance by board members of their appointment and appointing the officers of the CACDC.

SUMMARY

The CACDC bylaws require that the CACDC Board of Directors conduct an annual meeting for the purpose of acceptance of appointment to the board and to elect officers. These actions are recommended in this report.

BACKGROUND

The CACDC was established in 2014 for the purpose of facilitating implementation of the Transition Plan, then under discussion with the State, which would have allowed the Capitol Area Development Authority (CADA) to transition its organizational form from a joint powers authority to a nonprofit organization. While discussions regarding the Transition Plan have terminated, the CACDC has proven to be a useful legal entity for certain actions that benefit the community, the purpose for which the CACDC was established.

On November 25, 2014, the CACDC received a determination of federal tax-exempt status from the IRS and on December 23, 2014, the CACDC received a finding of state tax-exempt status from the California Franchise Tax Board.

The CACDC bylaws specify that the members of the CADA Board of Directors also serve as board members of the CACDC. The bylaws require that the CACDC board members accept their appointment in an annual meeting of the CACDC, and that the board appoint the officers of the CACDC at the same meeting. The annual meeting of the CACDC Board is the third Friday in October.

The staff recommends that Ann Bailey be appointed as Chair of the CACDC Board of Directors and that Emily Baime Michaels be appointed as Vice Chair of the Board of Directors. Further, the staff recommends that Danielle Foster be appointed as CACDC President, that Marc de la Vergne be appointed as Vice President, that Noelle Mussen be appointed as Chief Financial Officer, and that Tara Gandara be appointed as Board Secretary.

FINANCIAL IMPACT

Not Applicable.

ENVIRONMENTAL CONSIDERATIONS

Not Applicable.

CONTRACT AWARD CONSIDERATIONS

The proposed action is not subject to the provisions of the CACDC Contract Policy.

Attachment 1: Resolution 24-07

Attachment 1

RESOLUTION NO. 24 – 07
Adopted by the Capitol Area Community Development Corporation

October 18, 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.

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.

_____
Danielle Foster, President

ATTEST:

_____
Tara Gandara, Secretary

October 11, 2024

TO: CADA Board of Directors

SUBJECT: **October 18, 2024 Board Meeting**
AGENDA ITEM 6
THE DEAN RENOVATION PROJECT – 1400 N STREET

CONTACT PERSON: Frank Czajka, Construction Manager
Josh Palmer, Asset Management & Facilities Maintenance Director

RECOMMENDATION

Staff recommends the Board adopt a resolution (Attachment 3) approving the following two actions:

1) Authorizing the Executive Director to enter into a construction contract for the Dean Renovation Project – 1400 N Street with Dos Amigos in the amount of $229,485; and
2) Requesting a budget amendment to increase the FY 24/25 Major Construction Budget and decrease the FY 19/20 Dean Building Development Project Budget by $200,000, respectively.

BACKGROUND

CADA's Dean building currently has six vacant apartments requiring renovation. The Dean is CADA's premier apartment building and is 100% market rate. For many years, the Dean has been and currently is home to a variety of notable statewide elected officials. It has 11 apartments on five floors. The apartments all have hardwood floors, original beam ceilings in the living rooms, and many original fixtures. The lobby and landings on each floor retain much of their original charm, but need some updates and refurbishing. The building fronts onto Capitol Park and is in close proximity to the Capitol building. Staff's goal for this building is to position it to be an even more desirable home for a discerning clientele that would include lobbyists, elected officials, senior government appointees, and other professionals.

At this time, CADA has a bid to remodel four apartments, with plans to address the additional two units in a subsequent phase. To make ready the vacant apartments for marketing and rental, the kitchens and bathrooms need significant rehabilitation to make them appealing to the market segment staff is targeting. Staff had worked diligently to lease the vacant apartments with the original kitchen finishes, but the market response was not where it should be for this building and staff elected to pivot to marketing the apartments to higher market rate tenants. Accordingly, the kitchen countertops, cabinets, sinks, flooring and lighting require replacement with fixtures that will complement the 1929 style of the building and retain certain historical elements, where appropriate. Bathroom fixtures require replacement, too, as do many of the apartment lighting fixtures.

On each floor's elevator landing, new floor coverings, lighting, paint and decorations will be added. At the building's entrance, planned upgrades include a new front door and a new rain canopy along with interior upgrades and new painting and lighting.

The mandatory Pre-Bid Job Walk was held on September 26, 2024 at 10:00 a.m., and was attended by fourteen (14) contracting companies (See Attachment 1, Walk-Thru Sign-in Sheet). Four (4) bid submissions were received on the due date of Oct 4, 2024 (See Attachment 2, Bid Tabulation Form).

CADA staff determined that Dos Amigos submitted the lowest responsive, responsible bid following a review of the bid submissions. Accordingly, staff recommends the Board authorize the Executive Director to enter into a construction contract with Dos Amigos for the amount of $229,485.

If the Board approves this recommendation, staff will issue a notice of award to Dos Amigos immediately. The work should commence by November 4, 2024 and take approximately 120 days to complete.

Approval of this contract will allow CADA to move forward with this Dean Renovation Project.

.

POLICY

This item comes before the Board because the contract award amount exceeds the $100,000 contract approval authority of the Executive Director. Construction contracts in excess of $100,000 must be formally bid in accordance with CADA Contract Policy, and authorization for a contract award must be granted by the Board of Directors.

FINANCIAL IMPACTS

Work under this contract will be performed using funds allocated in the Capital Investment Program (CIP) budget. The FY 24/25 Major Construction CIP budget, which was adopted by the Board in June 2024, contains a total of $300,000 for this project. The proposed budget amendment of $200,000 is to allow for the additional funds needed for the remodel of the four units, and lobby and landing upgrades. This will be funded by reducing the current Dean Development Project Budget and moving these funds to the Dean line item in the Major Construction Budget for a total of $500,000.

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 2024-2029 CADA Strategic Plan goal: "Deliver Community Development Leadership."

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 10% of the base contract amount, whichever is greater.

Attachments:

1. Job Walk Sign-in Sheet
2. Bid Tabulation Form
3. Resolution 24-50

PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.
The preferred method of contact is email, so be sure to include the email contact information and provide a business card.

CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET
THE DEAN RENOVATION PROJECT – 1400 N Street, Sacramento
Job Walk Date: Thursday, September 26, 2024 @ 10:00 a.m. @ 1400 N Street, Sacramento
Bid Due Date: Friday, October 4, 2024 @ 10:00 a.m. @ 1522 14th Street, Sacramento – tgandara@cada.org

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	CWS CONSTRUCTION GROUP 1301 GRANT AVE STE B NOVATO CA 94945	AB 811153	415-599-6545	CHARLIEJRCWS@gmail.com	9/26/24
2.	~~CG Custom Cabinets~~ ~~819 Belvedere Ave~~ Sacramento CA	CC 1064730	~~909-259-6611~~	cg.cwscabinets@gmail.com	9/26/24
3.	DOS AMIGOS Const. 2237 Estelle Ave Sacto CA 95821	B1 1076281	916-421-8110	dosAmigos916@gmail.com	9/26/24
4.	GSP Construction 3349 Verdeca way Rancho Cordova 95670	1051752 8	916-899-0684	gspconstruction@gmail.com	9/26/24
5.	Hilbers Construction		530-632-7184	bmarquez@Hilbers.com	9/26/24
6.	Fahim Hamid 1600 Carse Drive Boulder City, NV 89005	B	916-687-1293	fahim@aventusnv.com Ron@aventusnv.com	9/26/24
7.	Rebuildit inc 3312 Orange Grove Ave, North Highlands, 95660	C-9, C-15, C-17 1091154	857-265-9255	Rebuilditinc@gmail.com	9/26/24

PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.
The preferred method of contact is email, so be sure to include the email contact information and provide a business card.

CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET
THE DEAN RENOVATION PROJECT – 1400 N Street, Sacramento
Job Walk Date: Thursday, September 26, 2024 @ 10:00 a.m. @ 1400 N Street, Sacramento
Bid Due Date: Friday, October 4, 2024 @ 10:00 a.m. @ 1522 14th Street, Sacramento – tgandara@cada.org

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
8.	DGN BUILD INC P.O. BOX 31132 STOCKTON CA 95213	1111699	209-715-7600	PAUL 2097157600 @GMAIL.COM	9/26/24
9.	CHRIS D'ANGELO D'ANGELO CONSTRUCTION CORP 2895 MOOSE TRL GREENWOOD, CA 95635	B 1005985	530-333-7162	ADMIN@ DCGENERALBUILDER. COM	9/26/24
10.	International Cadd Services, Inc 3520 Western Ave Sacramento, CA 95838	B 806051	916-437-0373	Desparza@ icscall.com	9/26/24
11.	Jason Standley KelerGeneral Contractors 3720 Omec Cir Rancho Cordova	B-GEN 577112	916 631-7211	Jasons@kalergc.com	9/26/24
12.	AL LIDINI COMPANY 3337 SUNRISE BLVD. ROSEVILLE, CA 95742	44- #0 7337 B&A	916-716 9077	ENVIROBUILT @GMAIL. COM	
13.	Slavik Pereb 2520 Sierra Vista Rd Rescue, CA 95672	B 1001125	(916)297-2446	colin@chadconstruction .com	9/26/24
14.	Andrew Warren D. Warren Construction 135 D'arcy Pkwy Lathrop, CA 95330	B 1122514	209-601-2381	dwarren@dwarrenconstruction.com	9/26/24

PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.
The preferred method of contact is email, so be sure to include the email contact information and provide a business card.

CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET
THE DEAN RENOVATION PROJECT – 1400 N Street, Sacramento
Job Walk Date: Thursday, September 26, 2024 @ 10:00 a.m. @ 1400 N Street, Sacramento
Bid Due Date: Friday, October 4, 2024 @ 10:00 a.m. @ 1522 14th Street, Sacramento – tgandara@cada.org

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
15.	BEST BUILT INC JESS SINGH 8359 ELK GROVE FLORIN RD SUITE ~~103-318~~ 103-318 SACRAMENTO, CA 95829	957653-B	916-674-2136	BESTBUILT@FRONTIER.COM	
16.					
17.					
18.					
19.					
20.					
21.					

CAPITOL AREA DEVELOPMENT AUTHORITY — **Bids Received**

Project: The Dean Renovation Project – 1400 N Street, Sacramento
Job Walk: Thursday, September 26, 2024 @ 10:00 a.m. @ 1400 N Street, Sacramento
Bid Opening: Friday, October 4, 2024 @ 10:00 a.m. @ 1522 14th Street, Sacramento

	Name of Company	Bid	Non-Responsive
1.	Dos Amigos	$29,485.00	
2.	International Cadd Services, Inc.	$222,000.00	DIR
3.	Rebuildit, Inc.	$365,500.00	
4.	Lidini Company	$258,000.00	DIR
5.			
6.			
7.			
8.			
9.			
10.			

Verified: 10/4/2024
Date

Signature

Signature

Attachment 3

RESOLUTION NO. 24 – 50

Adopted by the Capitol Area Development Authority

October 18, 2024

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONSTRUCTION CONTRACT FOR THE DEAN RENOVATION PROJECT – 1400 N STREET AND AMENDING THE CADA DEVELOPMENT AND MAJOR CONSTRUCTION BUDGETS

WHEREAS, CADA has surveyed the current condition of the Dean building located at 1400 N Street;

WHEREAS, the existing condition of the units, lobby and elevator landings would benefit from an upgrade and an overall refresh to attract new tenants to the building;

WHEREAS, CADA conducted a formal bid process for this project; and

WHEREAS, Dos Amigos, Inc. was the lowest responsive, responsible bidder with a bid of $229,000 and has advised CADA of its interest in being awarded the contract and completing the work.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract with Dos Amigos, Inc. in the amount of $229,000; and

BE IT FURTHER RESOLVED, that the CADA Development Budget is hereby reduced by $200,000 and the CADA Major Construction budget is increased by $200,000.

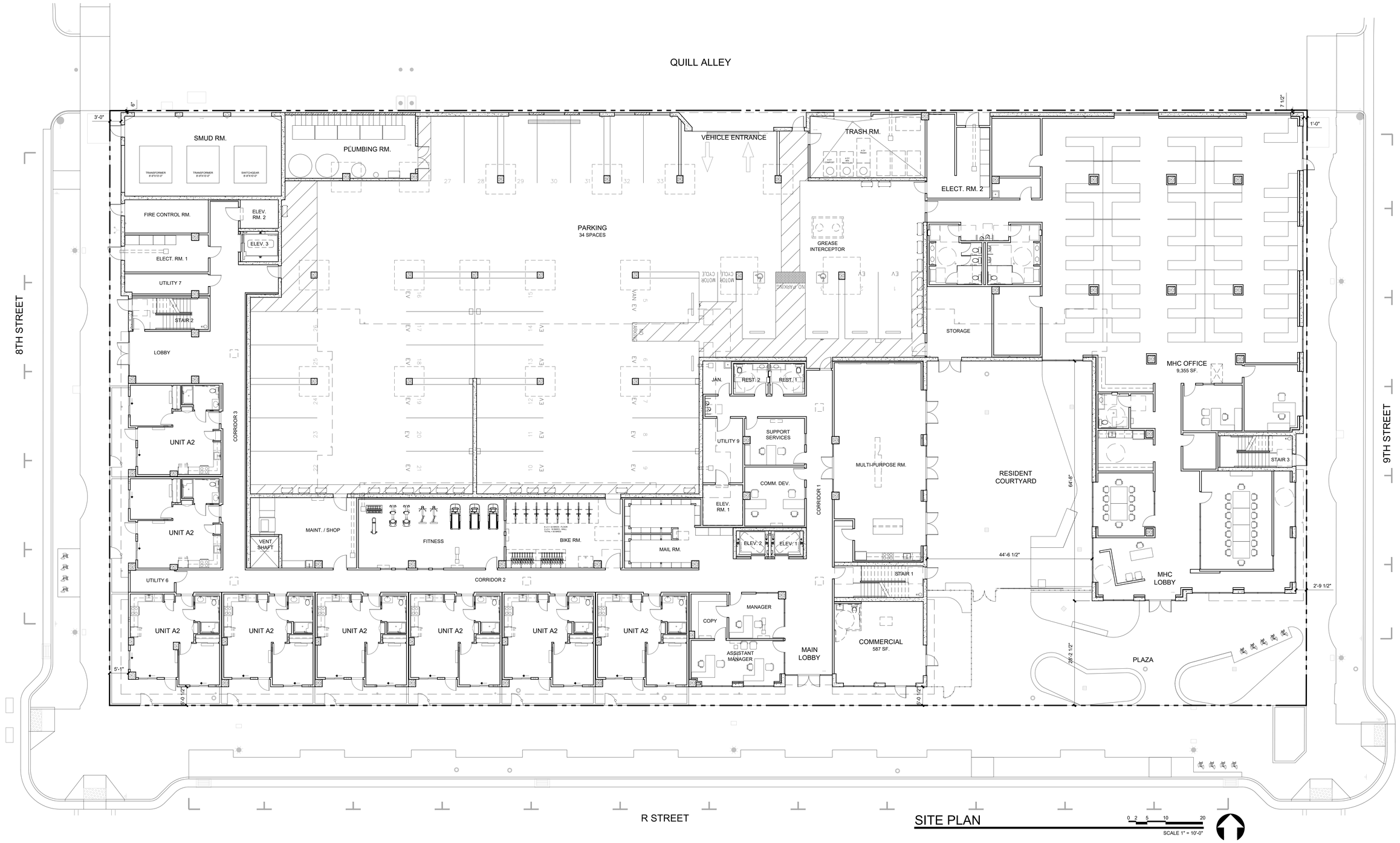
_____
Ann Bailey, Chair

ATTEST:

_____
Tara Gandara
Secretary to the Board of Directors



THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO KUCHMAN ARCHITECTS PC AND IS FURNISHED IN CONFIDENCE AS AN INSTRUMENT OF EVALUATION, BIDDING AND REVIEW, OR CONSTRUCTION OF A SPECIFIC PROJECT. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PHILIP HARVEY. ALL RIGHTS RESERVED. COPYRIGHT UPON ISSUANCE.



SITE PLAN

0 2 5 10 20

SCALE 1" = 10'-0"

kuchman
ARCHITECTS

A Professional Corporation
2203 13th Street
Sacramento, CA 95818
tel: 916 447 3436
fax: 916 447 3466
www.kuchman.com

LICENSED ARCHITECT
PHILLIP JAMES HARVEY
C-14714
10-31-25
RENEWAL
STATE OF CALIFORNIA

MUTUAL HOUSING CALIFORNIA
SHAPING PLACES • SHAPING LIVES

MONARCH

805 R STREET
SACRAMENTO, CA 95811

SITE PLAN

DATE	NO.	MEMO	BY / APP.

APPROVED	PH
DRAWN	TBD
PROJECT NO.	21021
DATE	9-17-2024

A1.1

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO KUCHMAN ARCHITECTS PC AND IS FURNISHED IN CONFIDENCE AS AN INSTRUMENT OF EVALUATION, BIDDING AND REVIEW, OR CONSTRUCTION OF A SPECIFIC PROJECT. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PHILIP HARVEY. ALL RIGHTS RESERVED. COPYRIGHT UPON ISSUANCE.

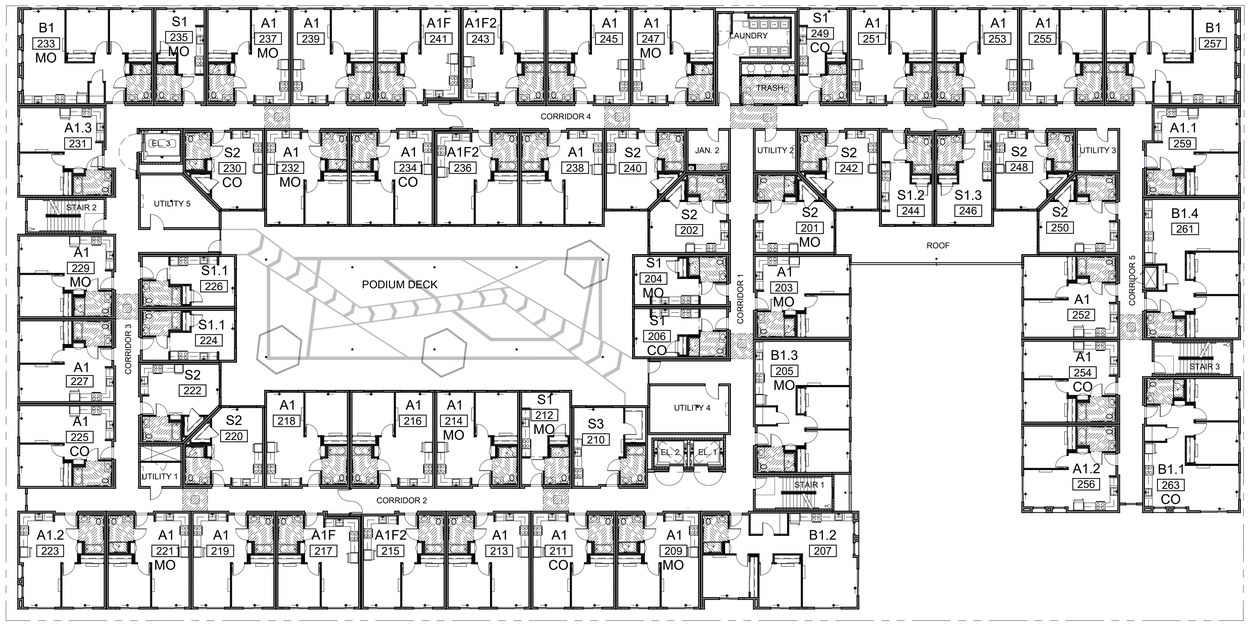
ADDRESS LEGEND

A1.1 — UNIT TYPE

403 MO — PROPOSED DWELLING UNIT NUMBER (4TH FLOOR); UNIT WITH MOBILITY FEATURES (4TH FLOOR)

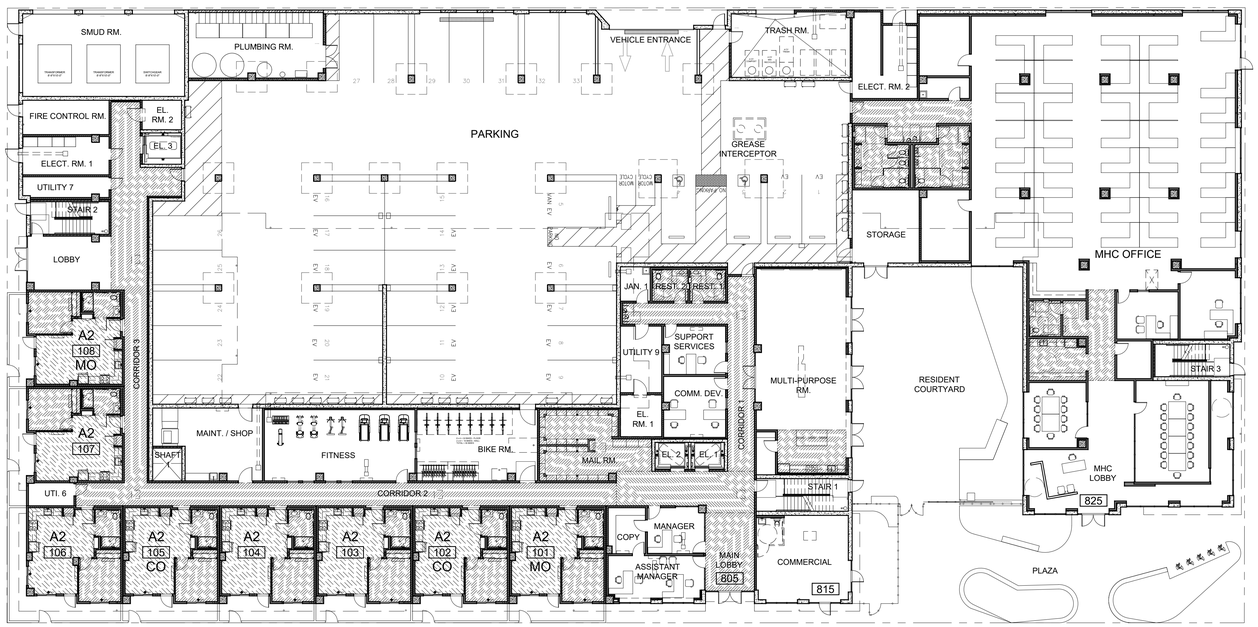
303 CO — UNIT WITH COMMUNICATION FEATURES (3RD FLOOR); PROPOSED DWELLING UNIT NUMBER (3RD FLOOR)

ALL UNITS ARE ADAPTABLE UNITS PER CBC 11B.233.3.1.2



OVERALL 2ND FLOOR PLAN

SCALE 1/16" = 1'-0"



OVERALL 1ST FLOOR PLAN

0 4 8 16 32

SCALE 1/16" = 1'-0"

kuchman ARCHITECTS
A Professional Corporation
2203 13th Street
Sacramento, CA 95818
tel: 916 447 3436
fax: 916 447 3466
www.kuchman.com

LICENSED ARCHITECT — PHILIP JAMES HARVEY — C-14714 — 10-31-25 RENEWAL — STATE OF CALIFORNIA

MUTUAL HOUSING CALIFORNIA — SHAPING PLACES • SHAPING LIVES

MONARCH

805 R STREET
SACRAMENTO, CA 95811

OVERALL
FLOOR PLANS

DATE	NO.	MEMO	BY / APP.

APPROVED	PH
DRAWN	BTD
PROJECT NO.	21021
DATE	9-17-2024

A2.1

ADDRESS LEGEND

A1.1 — UNIT TYPE

403 MO — PROPOSED DWELLING UNIT NUMBER (4TH FLOOR); UNIT WITH MOBILITY FEATURES (4TH FLOOR)

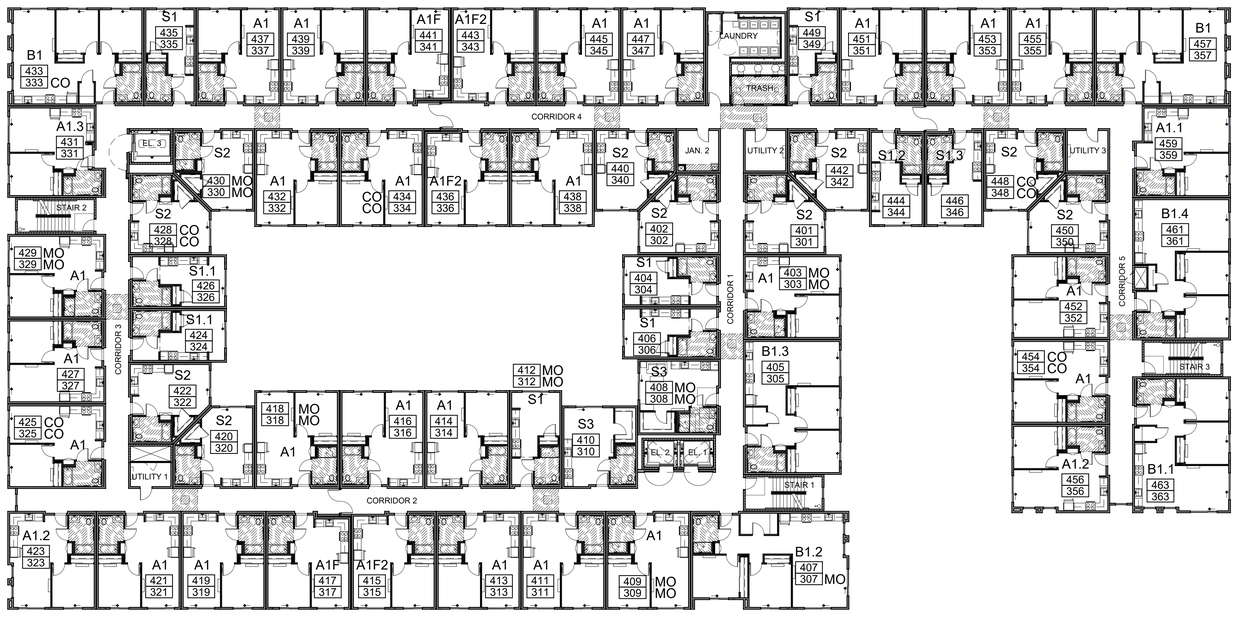
303 CO — UNIT WITH COMMUNICATION FEATURES (3RD FLOOR); PROPOSED DWELLING UNIT NUMBER (3RD FLOOR)

ALL UNITS ARE ADAPTABLE UNITS PER CBC 11B.233.3.1.2



OVERALL 5TH FLOOR PLAN

SCALE 1/16" = 1'-0"



OVERALL 3RD & 4TH FLOOR PLAN

0 4 8 16 32

SCALE 1/16" = 1'-0"

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO KUCHMAN ARCHITECTS PC AND IS FURNISHED IN CONFIDENCE AS AN INSTRUMENT OF EVALUATION, BIDDING AND REVIEW, OR CONSTRUCTION OF A SPECIFIC PROJECT. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PHILIP HARVEY. ALL RIGHTS RESERVED. COPYRIGHT UPON ISSUANCE.

kuchman ARCHITECTS
A Professional Corporation
2203 13th Street
Sacramento, CA 95818
tel: 916 447 3436
fax: 916 447 3466
www.kuchman.com

LICENSED ARCHITECT PHILIP JAMES HARVEY C-14714 10-31-25 RENEWAL STATE OF CALIFORNIA

MUTUAL HOUSING CALIFORNIA
SHAPING PLACES • SHAPING LIVES

MONARCH

805 R STREET
SACRAMENTO, CA 95811

OVERALL
FLOOR PLANS

DATE	NO.	MEMO	BY / APP.

APPROVED PH

DRAWN BTD

PROJECT NO. 21021

DATE 9-17-2024

A2.2

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO KUCHMAN ARCHITECTS PC AND IS FURNISHED IN CONFIDENCE AS AN INSTRUMENT OF EVALUATION, BIDDING AND REVIEW, OR CONSTRUCTION OF A SPECIFIC PROJECT. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PHILIP HARVEY. ALL RIGHTS RESERVED. COPYRIGHT UPON ISSUANCE



2/A3.1 SOUTH / R STREET ELEVATION - OVERALL

SCALE 3/32" = 1'-0"

EXTERIOR FINISH NOTES

1. SEE SEPARATE DRAWINGS PREPARED BY KUCHMAN ARCHITECTS IN COLOR TO CONFIRM LOCATION OF EACH EXTERIOR COLOR
2. DO NOT CHANGE COLORS AT OUTSIDE CORNERS
3. PAINT VENTS, DOWNSPOUTS, EXPOSED CONCRETE FOUNDATION EDGES, FLASHING, MECHANICAL DISCONNECTS, SOLAR DISCONNECTS, CONDUITS, BRACKETS TO MATCH COLOR OF WALL IN WHICH THEY OCCUR
4. PAINT FINISH: PLASTER, TRIM: FLAT
   DOORS, STEEL: SEMI-GLOSS
5. PAINT BACKFLOW PREVENTERS IN COLORS SELECTED BY ARCHITECT

ELEVATION KEYNOTES

1. 8" HARDIE LAP SIDING
2. 4" HARDIE LAP SIDING
3. CEMENT PLASTER SYSTEM
4. THIN BRICK VENEER
5. THIN BRICK SOLDIER COURSE
6. THIN TILE VENEER
7. 5/4 X 5 1/2" HARDIE TRIM. SEE DETAIL 11/A7.5.2 OR 12/A7.5.
8. VINYL WINDOW
9. ALUMINUM STOREFRONT
10. BUILDING ADDRESS
11. OVERFLOW. SEE DETAIL 23/A7.3
12. WALL CLEANOUT. SEE DETAIL 24/A7.3
13. CONTROL JOINT. SEE DETAILS 2, 3/A7.5
14. CONTROL JOINT AT BRICK / TILE VENEER. SEE DETAIL 3/A7.5
15. SOLID LEG CONTROL JOINT SHOWN W/ DASHED LINE. SEE DETAIL 4/A7.5
16. STEEL AWNING. SEE DETAILS 18, 22/A7.4
17. SIGNAGE. SEPARATE PERMIT
18. EXTERIOR STAIR, RAMP, AND HANDRAIL. SEE DETAILS 5, 11, 12/A7.4. SEE ALSO CIVIL DRAWINGS
19. EXHAUST VENT-WALL CAP. MAINTAIN 3' FROM WINDOW OPENING
20. OA VENT-WALL CAP
21. KNOX BOX, 5'-6" AFF
22. EXTERIOR LIGHT FIXTURE AT 12' AFF. TYPICAL UNLESS AS NOTED 10' OR 9' AFF. CENTER FIXTURE ON WALL SPACE OR VENT OR DOOR BELOW. SEE ALSO ELECTRICAL SHEETS E2.1A & E2.1B



1/A3.1 SOUTH / R STREET ELEVATION - WEST END

SCALE 3/16" = 1'-0"

kuchman
ARCHITECTS
A Professional Corporation
2203 13th Street
Sacramento, CA 95818
tel: 916 447 3436
fax: 916 447 3466
www.kuchman.com

LICENSED ARCHITECT
PHILIP JAMES HARVEY
C-14714
10-31-25
RENEWAL
STATE OF CALIFORNIA

MUTUAL HOUSING CALIFORNIA
SHAPING PLACES • SHAPING LIVES

MONARCH

805 R STREET
SACRAMENTO, CA 95811

ELEVATION

DATE	NO.	MEMO	BY / APP.

APPROVED	PH
DRAWN	BTD
PROJECT NO.	21021
DATE	9-17-2024

A3.1

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO KUCHMAN ARCHITECTS PC AND IS FURNISHED IN CONFIDENCE AS AN INSTRUMENT OF EVALUATION, BIDDING AND REVIEW, OR CONSTRUCTION OF A SPECIFIC PROJECT. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PHILIP HARVEY. ALL RIGHTS RESERVED. COPYRIGHT UPON ISSUANCE

EXTERIOR FINISH NOTES

1. SEE SEPARATE DRAWINGS PREPARED BY KUCHMAN ARCHITECTS IN COLOR TO CONFIRM LOCATION OF EACH EXTERIOR COLOR
2. DO NOT CHANGE COLORS AT OUTSIDE CORNERS
3. PAINT VENTS, DOWNSPOUTS, EXPOSED CONCRETE FOUNDATION EDGES, FLASHING, MECHANICAL DISCONNECTS, SOLAR DISCONNECTS, CONDUITS, BRACKETS TO MATCH COLOR OF WALL IN WHICH THEY OCCUR
4. PAINT FINISH: PLASTER, TRIM: FLAT
   DOORS, STEEL: SEMI-GLOSS
5. PAINT BACKFLOW PREVENTERS IN COLORS SELECTED BY ARCHITECT

ELEVATION KEYNOTES

1. 8" HARDIE LAP SIDING
2. 4" HARDIE LAP SIDING
3. CEMENT PLASTER SYSTEM
4. THIN BRICK VENEER
5. THIN BRICK SOLDIER COURSE
6. THIN TILE VENEER
7. 5/4 X 5 1/2" HARDIE TRIM. SEE DETAIL 11/A7.5.2 OR 12/A7.5.
8. VINYL WINDOW
9. ALUMINUM STOREFRONT
10. BUILDING ADDRESS
11. OVERFLOW. SEE DETAIL 23/A7.3
12. WALL CLEANOUT. SEE DETAIL 24/A7.3
13. CONTROL JOINT. SEE DETAILS 2, 3/A7.5
14. CONTROL JOINT AT BRICK / TILE VENEER. SEE DETAIL 3/A7.5
15. SOLID LEG CONTROL JOINT SHOWN W/ DASHED LINE. SEE DETAIL 4/A7.5
16. STEEL AWNING. SEE DETAILS 18, 22/A7.4
17. SIGNAGE. SEPARATE PERMIT
18. EXTERIOR STAIR, RAMP, AND HANDRAIL. SEE DETAILS 5, 11, 12/A7.4. SEE ALSO CIVIL DRAWINGS
19. EXHAUST VENT-WALL CAP. MAINTAIN 3' FROM WINDOW OPENING
20. OA VENT-WALL CAP
21. KNOX BOX, 5'-6" AFF
22. EXTERIOR LIGHT FIXTURE AT 12' AFF. TYPICAL UNLESS AS NOTED 10' OR 9' AFF. CENTER FIXTURE ON WALL SPACE OR VENT OR DOOR BELOW. SEE ALSO ELECTRICAL SHEETS E2.1A & E2.1B



MATCH LINE
SEE 1/A3.1

1 A3.2 SOUTH / R STREET ELEVATION - EAST END

SCALE 3/16" = 1'-0"

kuchman
ARCHITECTS

A Professional Corporation
2203 13th Street
Sacramento, CA 95818
tel: 916 447 3436
fax: 916 447 3466
www.kuchman.com

LICENSED ARCHITECT
PHILLIP JAMES HARVEY
C-14714
10-31-25
RENEWAL
STATE OF CALIFORNIA

MUTUAL HOUSING CALIFORNIA
SHAPING PLACES + SHAPING LIVES

MONARCH

805 R STREET
SACRAMENTO, CA 95811

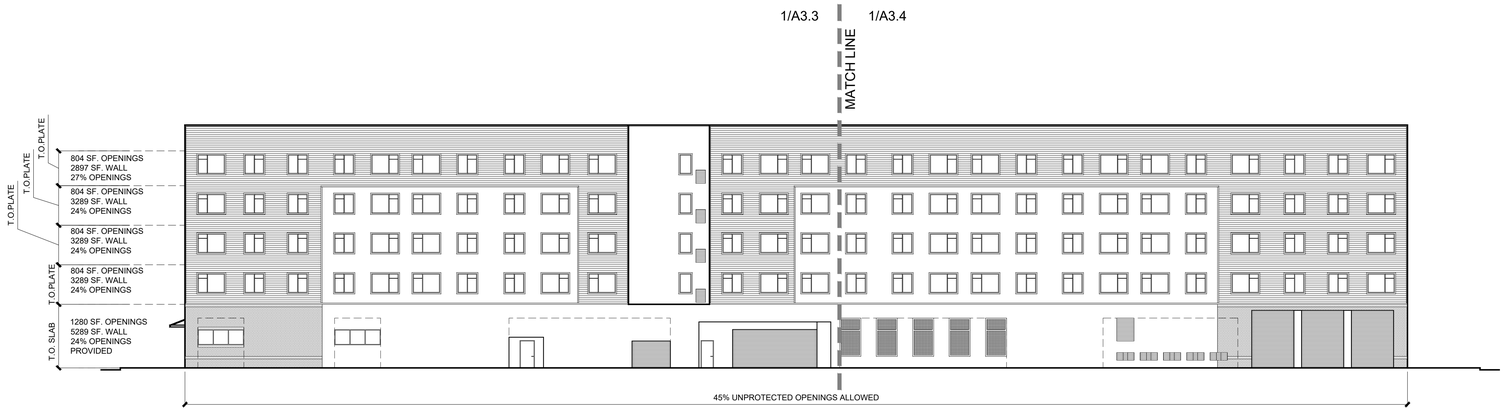
ELEVATION

DATE	NO.	MEMO	BY / APP.

APPROVED	PH
DRAWN	BTD
PROJECT NO.	21021
DATE	9-17-2024

A3.2

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO KUCHMAN ARCHITECTS P/C AND IS FURNISHED IN CONFIDENCE AS AN INSTRUMENT OF EVALUATION, BIDDING AND REVIEW, OR CONSTRUCTION OF A SPECIFIC PROJECT. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PHILIP HARVEY. ALL RIGHTS RESERVED. COPYRIGHT UPON ISSUANCE



2 / A3.3 SOUTH / R STREET ELEVATION - OVERALL

SCALE 3/32" = 1'-0"

EXTERIOR FINISH NOTES

1. SEE SEPARATE DRAWINGS PREPARED BY KUCHMAN ARCHITECTS IN COLOR TO CONFIRM LOCATION OF EACH EXTERIOR COLOR
2. DO NOT CHANGE COLORS AT OUTSIDE CORNERS
3. PAINT VENTS, DOWNSPOUTS, EXPOSED CONCRETE FOUNDATION EDGES, FLASHING, MECHANICAL DISCONNECTS, SOLAR DISCONNECTS, CONDUITS, BRACKETS TO MATCH COLOR OF WALL IN WHICH THEY OCCUR
4. PAINT FINISH: PLASTER, TRIM: FLAT
   DOORS, STEEL: SEMI-GLOSS
5. PAINT BACKFLOW PREVENTERS IN COLORS SELECTED BY ARCHITECT

ELEVATION KEYNOTES

1. 8" HARDIE LAP SIDING
2. 4" HARDIE LAP SIDING
3. CEMENT PLASTER SYSTEM
4. THIN BRICK VENEER
5. THIN BRICK SOLDIER COURSE
6. THIN TILE VENEER
7. 5/4 X 5 1/2" HARDIE TRIM. SEE DETAIL 11/A7.5.2 OR 12/A7.5.
8. VINYL WINDOW
9. ALUMINUM STOREFRONT
10. BUILDING ADDRESS
11. OVERFLOW. SEE DETAIL 23/A7.3
12. WALL CLEANOUT. SEE DETAIL 24/A7.3
13. CONTROL JOINT. SEE DETAILS 2, 3/A7.5
14. CONTROL JOINT AT BRICK / TILE VENEER. SEE DETAIL 3/A7.5
15. SOLID LEG CONTROL JOINT SHOWN W/ DASHED LINE. SEE DETAIL 4/A7.5
16. STEEL AWNING. SEE DETAILS 18, 22/A7.4
17. SIGNAGE. SEPARATE PERMIT
18. EXTERIOR STAIR, RAMP, AND HANDRAIL. SEE DETAILS 5, 11, 12/A7.4. SEE ALSO CIVIL DRAWINGS
19. EXHAUST VENT-WALL CAP. MAINTAIN 3' FROM WINDOW OPENING
20. OA VENT-WALL CAP
21. KNOX BOX, 5'-6" AFF
22. EXTERIOR LIGHT FIXTURE AT 12' AFF. TYPICAL UNLESS AS NOTED 10' OR 9' AFF. CENTER FIXTURE ON WALL SPACE OR VENT OR DOOR BELOW. SEE ALSO ELECTRICAL SHEETS E2.1A & E2.1B



1 / A3.3 NORTH / QUILL ALLEY ELEVATION - EAST END

SCALE 3/16" = 1'-0"

kuchman
ARCHITECTS
A Professional Corporation
2203 13th Street
Sacramento, CA 95818
tel: 916 447 3436
fax: 916 447 3466
www.kuchman.com

LICENSED ARCHITECT PHILIP JAMES HARVEY C-14714 10-31-25 RENEWAL STATE OF CALIFORNIA

MUTUAL HOUSING CALIFORNIA
SHAPING PLACES • SHAPING LIVES

MONARCH

805 R STREET
SACRAMENTO, CA 95811

ELEVATION

DATE	NO.	MEMO	BY / APP.

APPROVED	PH
DRAWN	BTD
PROJECT NO.	21021
DATE	9-17-2024

A3.3

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO KUCHMAN ARCHITECTS P/C AND IS FURNISHED IN CONFIDENCE AS AN INSTRUMENT OF EVALUATION, BIDDING AND REVIEW, OR CONSTRUCTION OF A SPECIFIC PROJECT. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PHILIP HARVEY. ALL RIGHTS RESERVED. COPYRIGHT UPON ISSUANCE

EXTERIOR FINISH NOTES

1. SEE SEPARATE DRAWINGS PREPARED BY KUCHMAN ARCHITECTS IN COLOR TO CONFIRM LOCATION OF EACH EXTERIOR COLOR
2. DO NOT CHANGE COLORS AT OUTSIDE CORNERS
3. PAINT VENTS, DOWNSPOUTS, EXPOSED CONCRETE FOUNDATION EDGES, FLASHING, MECHANICAL DISCONNECTS, SOLAR DISCONNECTS, CONDUITS, BRACKETS TO MATCH COLOR OF WALL IN WHICH THEY OCCUR
4. PAINT FINISH: PLASTER, TRIM: FLAT
   DOORS, STEEL: SEMI-GLOSS
5. PAINT BACKFLOW PREVENTERS IN COLORS SELECTED BY ARCHITECT

ELEVATION KEYNOTES

1. 8" HARDIE LAP SIDING
2. 4" HARDIE LAP SIDING
3. CEMENT PLASTER SYSTEM
4. THIN BRICK VENEER
5. THIN BRICK SOLDIER COURSE
6. THIN TILE VENEER
7. 5/4 X 5 1/2" HARDIE TRIM. SEE DETAIL 11/A7.5.2 OR 12/A7.5.
8. VINYL WINDOW
9. ALUMINUM STOREFRONT
10. BUILDING ADDRESS
11. OVERFLOW. SEE DETAIL 23/A7.3
12. WALL CLEANOUT. SEE DETAIL 24/A7.3
13. CONTROL JOINT. SEE DETAILS 2, 3/A7.5
14. CONTROL JOINT AT BRICK / TILE VENEER. SEE DETAIL 3/A7.5
15. SOLID LEG CONTROL JOINT SHOWN W/ DASHED LINE. SEE DETAIL 4/A7.5
16. STEEL AWNING. SEE DETAILS 18, 22/A7.4
17. SIGNAGE. SEPARATE PERMIT
18. EXTERIOR STAIR, RAMP, AND HANDRAIL. SEE DETAILS 5, 11, 12/A7.4. SEE ALSO CIVIL DRAWINGS
19. EXHAUST VENT-WALL CAP. MAINTAIN 3' FROM WINDOW OPENING
20. OA VENT-WALL CAP
21. KNOX BOX, 5'-6" AFF
22. EXTERIOR LIGHT FIXTURE AT 12' AFF. TYPICAL UNLESS AS NOTED 10' OR 9' AFF. CENTER FIXTURE ON WALL SPACE OR VENT OR DOOR BELOW. SEE ALSO ELECTRICAL SHEETS E2.1A & E2.1B



MATCH LINE
SEE 1/A3.3

1 / A3.4 NORTH / QUILL ALLEY ELEVATION - WEST END

SCALE 3/16" = 1'-0"

kuchman
ARCHITECTS

A Professional Corporation
2203 13th Street
Sacramento, CA 95818
tel: 916 447 3436
fax: 916 447 3466
www.kuchman.com

LICENSED ARCHITECT
PHILIP JAMES HARVEY
C-14714
10-31-25
RENEWAL
STATE OF CALIFORNIA

MUTUAL HOUSING CALIFORNIA
SHAPING PLACES • SHAPING LIVES

MONARCH

805 R STREET
SACRAMENTO, CA 95811

ELEVATION

DATE	NO.	MEMO	BY / APP.

APPROVED	PH
DRAWN	BTD
PROJECT NO.	21021
DATE	9-17-2024

A3.4

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO KUCHMAN ARCHITECTS P/C AND IS FURNISHED IN CONFIDENCE AS AN INSTRUMENT OF EVALUATION, BIDDING AND REVIEW, OR CONSTRUCTION OF A SPECIFIC PROJECT. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PHILIP HARVEY. ALL RIGHTS RESERVED. COPYRIGHT UPON ISSUANCE

EXTERIOR FINISH NOTES

1. SEE SEPARATE DRAWINGS PREPARED BY KUCHMAN ARCHITECTS IN COLOR TO CONFIRM LOCATION OF EACH EXTERIOR COLOR
2. DO NOT CHANGE COLORS AT OUTSIDE CORNERS
3. PAINT VENTS, DOWNSPOUTS, EXPOSED CONCRETE FOUNDATION EDGES, FLASHING, MECHANICAL DISCONNECTS, SOLAR DISCONNECTS, CONDUITS, BRACKETS TO MATCH COLOR OF WALL IN WHICH THEY OCCUR
4. PAINT FINISH: PLASTER, TRIM: FLAT
   DOORS, STEEL: SEMI-GLOSS
5. PAINT BACKFLOW PREVENTERS IN COLORS SELECTED BY ARCHITECT

ELEVATION KEYNOTES

1. 8" HARDIE LAP SIDING
2. 4" HARDIE LAP SIDING
3. CEMENT PLASTER SYSTEM
4. THIN BRICK VENEER
5. THIN BRICK SOLDIER COURSE
6. THIN TILE VENEER
7. 5/4 X 5 1/2" HARDIE TRIM. SEE DETAIL 11/A7.5.2 OR 12/A7.5.
8. VINYL WINDOW
9. ALUMINUM STOREFRONT
10. BUILDING ADDRESS
11. OVERFLOW. SEE DETAIL 23/A7.3
12. WALL CLEANOUT. SEE DETAIL 24/A7.3
13. CONTROL JOINT. SEE DETAILS 2, 3/A7.5
14. CONTROL JOINT AT BRICK / TILE VENEER. SEE DETAIL 3/A7.5
15. SOLID LEG CONTROL JOINT SHOWN W/ DASHED LINE. SEE DETAIL 4/A7.5
16. STEEL AWNING. SEE DETAILS 18, 22/A7.4
17. SIGNAGE. SEPARATE PERMIT
18. EXTERIOR STAIR, RAMP, AND HANDRAIL. SEE DETAILS 5, 11, 12/A7.4. SEE ALSO CIVIL DRAWINGS
19. EXHAUST VENT-WALL CAP. MAINTAIN 3' FROM WINDOW OPENING
20. OA VENT-WALL CAP
21. KNOX BOX, 5'-6" AFF
22. EXTERIOR LIGHT FIXTURE AT 12' AFF. TYPICAL UNLESS AS NOTED 10' OR 9' AFF. CENTER FIXTURE ON WALL SPACE OR VENT OR DOOR BELOW. SEE ALSO ELECTRICAL SHEETS E2.1A & E2.1B



1 A3.5 WEST / 8TH STREET ELEVATION

SCALE 3/16" = 1'-0"

kuchman
ARCHITECTS

A Professional Corporation
2203 13th Street
Sacramento, CA 95818
tel: 916 447 3436
fax: 916 447 3466
www.kuchman.com

LICENSED ARCHITECT
PHILIP JAMES HARVEY
C-14714
10-31-25
RENEWAL
STATE OF CALIFORNIA

MUTUAL HOUSING CALIFORNIA
SHAPING PLACES • SHAPING LIVES

MONARCH

805 R STREET
SACRAMENTO, CA 95811

ELEVATION

DATE	NO.	MEMO	BY / APP.

APPROVED	PH
DRAWN	BTD
PROJECT NO.	21021
DATE	9-17-2024

A3.5

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO KUCHMAN ARCHITECTS PC AND IS FURNISHED IN CONFIDENCE AS AN INSTRUMENT OF EVALUATION, BIDDING AND REVIEW, OR CONSTRUCTION OF A SPECIFIC PROJECT. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PHILIP HARVEY. ALL RIGHTS RESERVED. COPYRIGHT UPON ISSUANCE

EXTERIOR FINISH NOTES

1. SEE SEPARATE DRAWINGS PREPARED BY KUCHMAN ARCHITECTS IN COLOR TO CONFIRM LOCATION OF EACH EXTERIOR COLOR
2. DO NOT CHANGE COLORS AT OUTSIDE CORNERS
3. PAINT VENTS, DOWNSPOUTS, EXPOSED CONCRETE FOUNDATION EDGES, FLASHING, MECHANICAL DISCONNECTS, SOLAR DISCONNECTS, CONDUITS, BRACKETS TO MATCH COLOR OF WALL IN WHICH THEY OCCUR
4. PAINT FINISH: PLASTER, TRIM: FLAT
   DOORS, STEEL: SEMI-GLOSS
5. PAINT BACKFLOW PREVENTERS IN COLORS SELECTED BY ARCHITECT

ELEVATION KEYNOTES

1. 8" HARDIE LAP SIDING
2. 4" HARDIE LAP SIDING
3. CEMENT PLASTER SYSTEM
4. THIN BRICK VENEER
5. THIN BRICK SOLDIER COURSE
6. THIN TILE VENEER
7. 5/4 X 5 1/2" HARDIE TRIM. SEE DETAIL 11/A7.5.2 OR 12/A7.5.
8. VINYL WINDOW
9. ALUMINUM STOREFRONT
10. BUILDING ADDRESS
11. OVERFLOW. SEE DETAIL 23/A7.3
12. WALL CLEANOUT. SEE DETAIL 24/A7.3
13. CONTROL JOINT. SEE DETAILS 2, 3/A7.5
14. CONTROL JOINT AT BRICK / TILE VENEER. SEE DETAIL 3/A7.5
15. SOLID LEG CONTROL JOINT SHOWN W/ DASHED LINE. SEE DETAIL 4/A7.5
16. STEEL AWNING. SEE DETAILS 18, 22/A7.4
17. SIGNAGE. SEPARATE PERMIT
18. EXTERIOR STAIR, RAMP, AND HANDRAIL. SEE DETAILS 5, 11, 12/A7.4. SEE ALSO CIVIL DRAWINGS
19. EXHAUST VENT-WALL CAP. MAINTAIN 3' FROM WINDOW OPENING
20. OA VENT-WALL CAP
21. KNOX BOX, 5'-6" AFF
22. EXTERIOR LIGHT FIXTURE AT 12' AFF. TYPICAL UNLESS AS NOTED 10' OR 9' AFF. CENTER FIXTURE ON WALL SPACE OR VENT OR DOOR BELOW. SEE ALSO ELECTRICAL SHEETS E2.1A & E2.1B



1 / A3.6 EAST / 9TH STREET ELEVATION

SCALE 3/16" = 1'-0"

kuchman
ARCHITECTS

A Professional Corporation
2203 13th Street
Sacramento, CA 95818
tel: 916 447 3436
fax: 916 447 3466
www.kuchman.com

LICENSED ARCHITECT
PHILIP JAMES HARVEY
C-14714
10-31-25
RENEWAL
STATE OF CALIFORNIA

MUTUAL HOUSING CALIFORNIA
SHAPING PLACES • SHAPING LIVES

MONARCH

805 R STREET
SACRAMENTO, CA 95811

ELEVATION

DATE	NO.	MEMO	BY / APP.

APPROVED	PH
DRAWN	BTD
PROJECT NO.	21021
DATE	9-17-2024

A3.6

BUILDING SUMMARY

10/19/2023

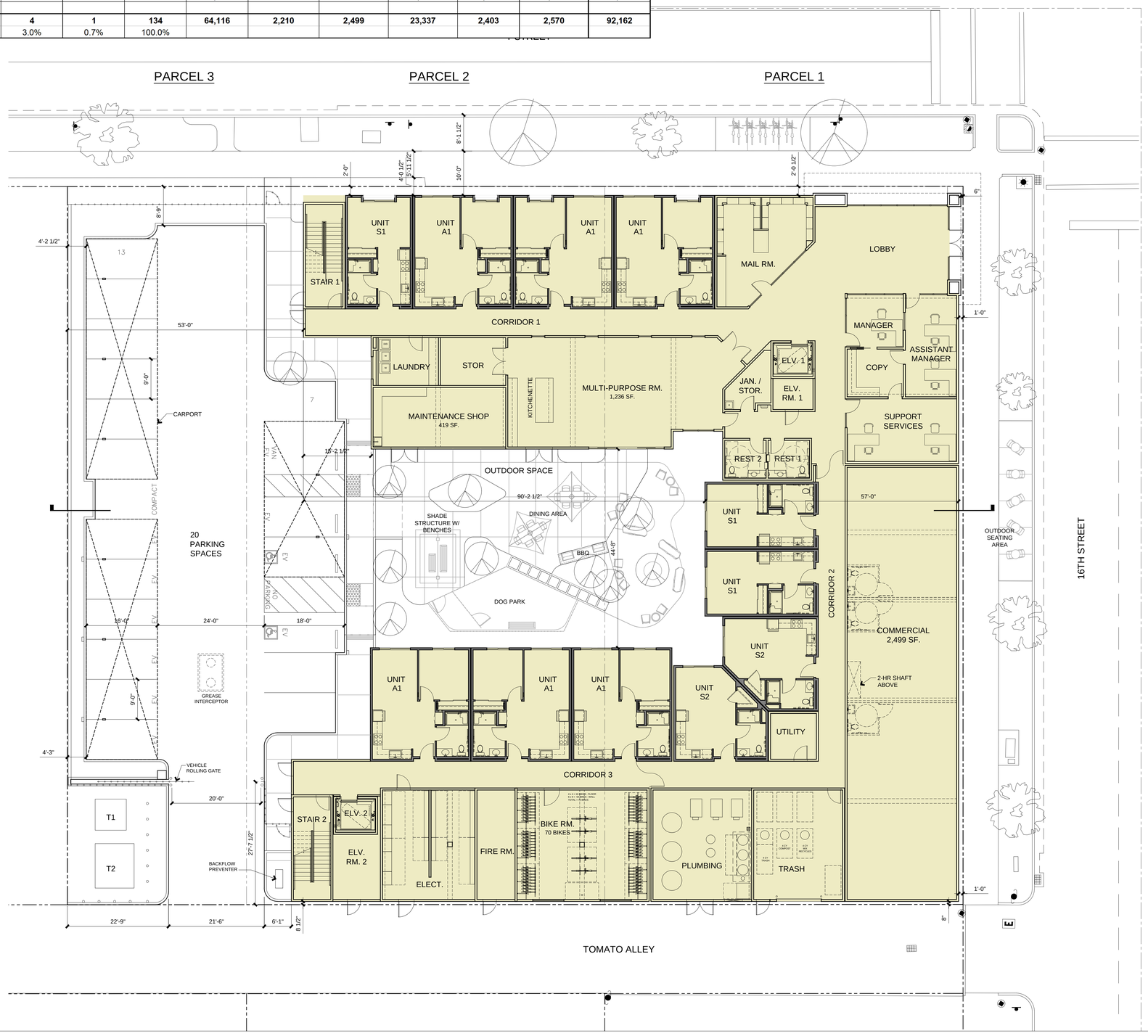
	UNIT S1 STUDIO 380	UNIT S2 STUDIO 400	UNIT A1 1BED/1BATH 571	UNIT A2 1BED/1BATH 532	UNIT B 2BED/2BATH 957	TOTAL UNIT	TOTAL UNIT SF.	MULTIPURPOSE ROOM & OFFICES	COMMERCIAL	COMMON AREAS	ROOF DECK	ROOF EXIT WAYS, STAIRS & ELEV.	GROSS SF.
1ST FLOOR	3	2	6			11	5,366	2,210	2,499	8,187			18,262
2ND FLOOR	12	4	14	1		31	14,686			3,789			18,475
3RD FLOOR	12	4	14	1		31	14,686			3,789			18,475
4TH FLOOR	12	4	14	1		31	14,686			3,789			18,475
5TH FLOOR	11	4	13	1	1	30	14,692			3,783	2,403	2,570	18,475
TOTAL	**50**	**18**	**61**	**4**	**1**	**134**	**64,116**	**2,210**	**2,499**	**23,337**	**2,403**	**2,570**	**92,162**
UNIT RATIO	37.3%	13.4%	45.5%	3.0%	0.7%	100.0%							

PARKING SUMMARY

FULL SIZE STANDARD	17	SPACES
COMPACT	1	
ACCESSIBLE	2	SPACES
TOTAL PARKING PROVIDED	**20**	**SPACES**
PARKING RATIO	0.15	SPACES/PER UNIT
EV PARKING REQUIRED		
EV CAPABLE (10%)	3	SPACES
EV CHARGER (30%)	7	SPACES
TOTAL EV	10	SPACES
VAN EV (1 PER 25 EV - CGBSC)	1	SPACE
VAN ACCESSIBLE EV (CBC)	1	SPACE
STANDARD ACCESSIBLE EV (CBC)	1	SPACE
AMBULATORY EV (CBC)	0	SPACE
PARKING SPACES ARE UNASSIGNED		

PROJECT SUMMARY

FIVE-STORY APARTMENT BUILDING	
CONSTRUCTION TYPE:	III-A
FIRE SPRINKLERS:	NFPA 13
OCCUPANCY GROUP:	R-2, A-2, A-3, B & S
BUILDING AREA PER PARCEL	
PARCEL 1	79,675 SF. (5 STORIES)
PARCEL 2	18,591 SF. (5 STORIES)
PARCEL 3	0 SF. (SURFACE PARKING)



0 2 5 10 20

SCALE: 1" = 10'-0"

NOVEMBER 8, 2023

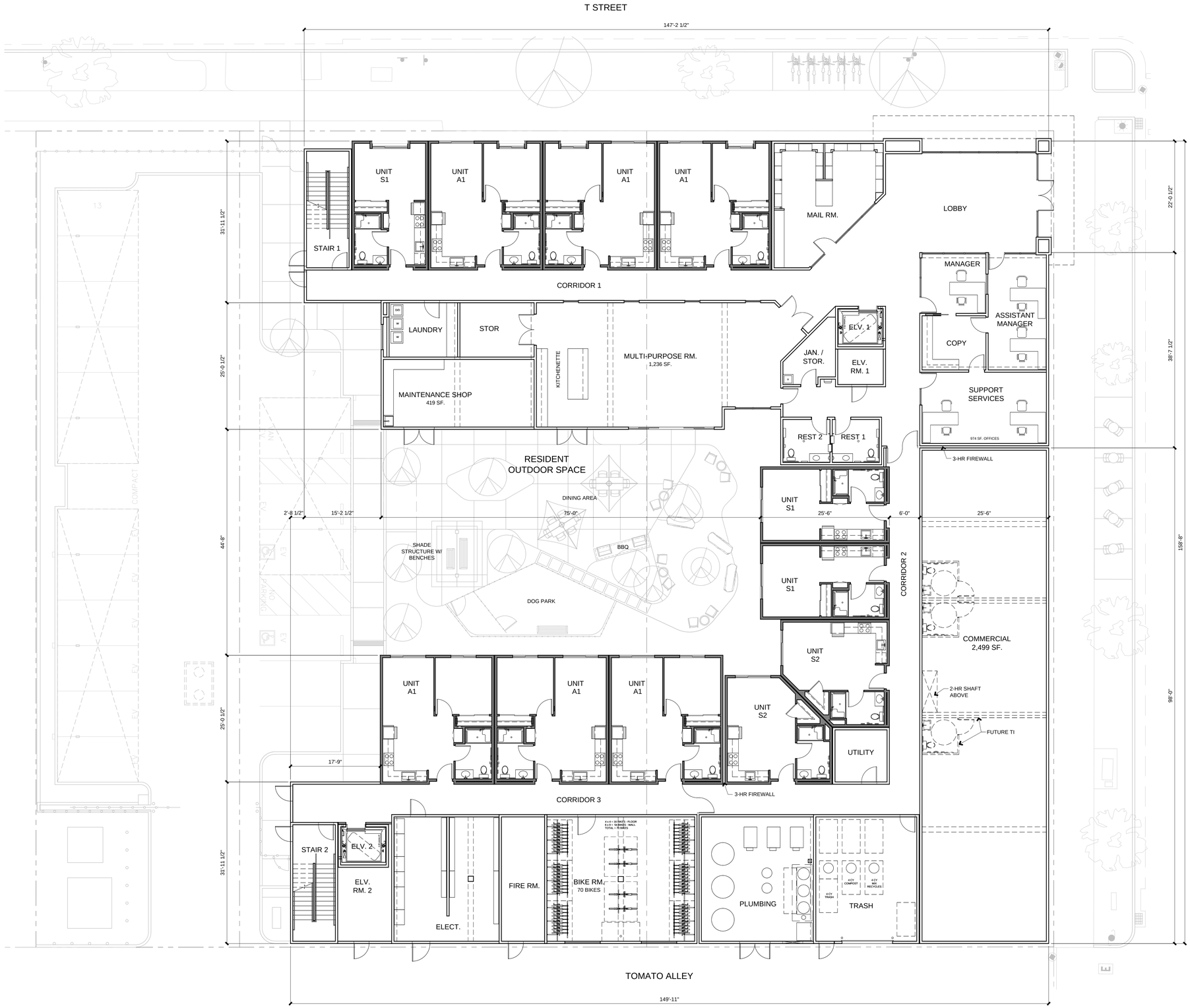
16th and T Street

Sacramento, California

PRELIMINARY SITE PLAN

kuchman ARCHITECTS PC

A1



0 2 4 8 16

SCALE: 1/8" = 1'-0"

NOVEMBER 8, 2023

16th and T Street

Sacramento, California

1ST FLOOR PLAN

kuchman ARCHITECTS PC

A2.1



0 2 4 8 16

SCALE: 1/8" = 1'-0"

NOVEMBER 8, 2023

16th and T Street

Sacramento, California

2ND-4TH FLOOR PLANS

kuchman ARCHITECTS PC

A2.2



0 2 4 8 16

SCALE: 1/8" = 1'-0"

NOVEMBER 8, 2023

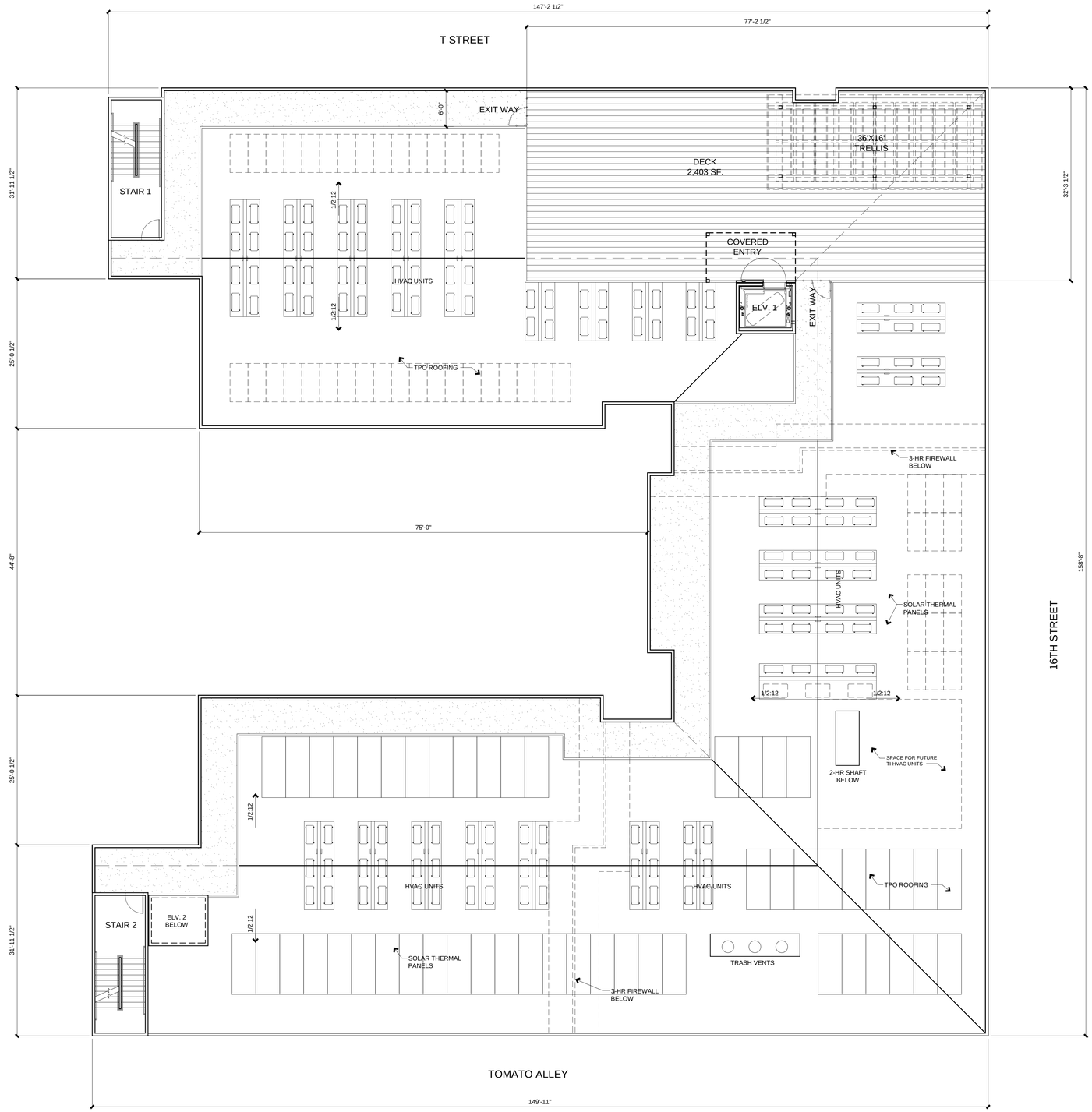
16th and T Street

Sacramento, California

5TH FLOOR PLAN

kuchman ARCHITECTS PC

A2.3



0 2 4 8 16

SCALE: 1/8" = 1'-0"

NOVEMBER 8, 2023

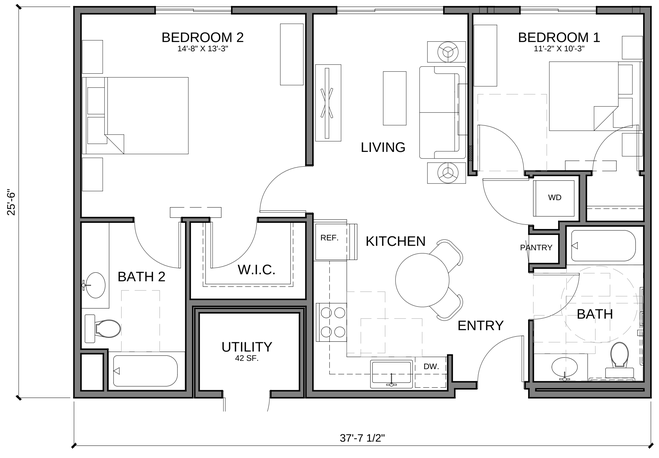
16th and T Street

Sacramento, California

ROOF PLAN

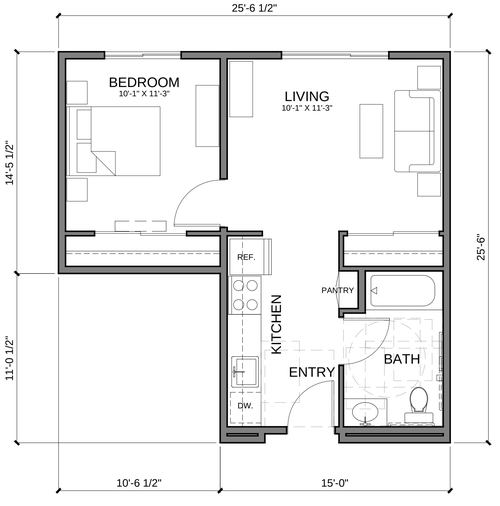
kuchman ARCHITECTS PC

A2.4



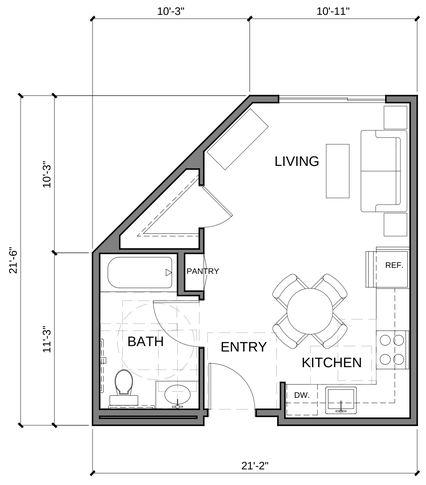
UNIT B - 2 BEDROOM / 1 BATH

LIVING: 957 SF.



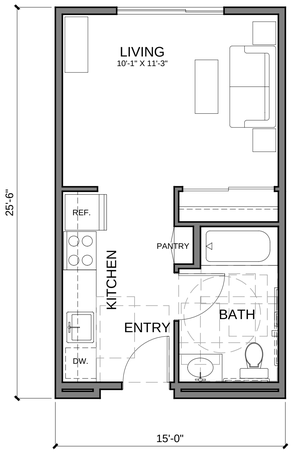
UNIT A2 - 1 BEDROOM / 1 BATH

LIVING: 532 SF.



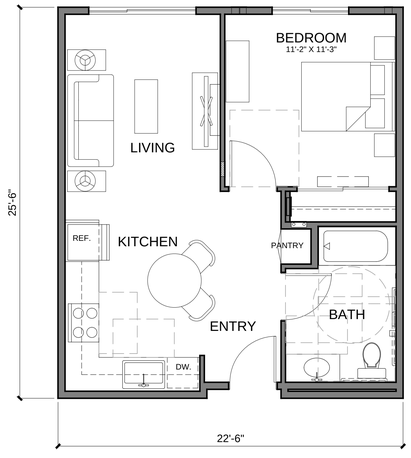
UNIT S2 - STUDIO / 1 BATH

LIVING: 400 SF.



UNIT S1 - STUDIO / 1 BATH

LIVING: 380 SF.



UNIT A1 - 1 BEDROOM / 1 BATH

LIVING: 571 SF.

0 1 2 4 8

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

NOVEMBER 8, 2023

16th and T Street

Sacramento, California

UNIT FLOOR PLANS

kuchman ARCHITECTS PC

A2.5



NORTH / T STREET ELEVATION



EAST / 16TH STREET ELEVATION

0 2 4 8 16

SCALE: 1/8" = 1'-0"

NOVEMBER 8, 2023

16th and T Street

Sacramento, California

ELEVATIONS

kuchman ARCHITECTS PC

A3.1



SOUTH / TOMATO ALLEY ELEVATION



WEST ELEVATION

0 2 4 8 16

SCALE: 1/8" = 1'-0"

NOVEMBER 8, 2023

16th and T Street

Sacramento, California

ELEVATIONS

kuchman ARCHITECTS PC

A3.2



COURTYARD SOUTH ELEVATION



COURTYARD NORTH ELEVATION

0 2 4 8 16

SCALE: 1/8" = 1'-0"

NOVEMBER 8, 2023

16th and T Street

Sacramento, California

ELEVATIONS

kuchman ARCHITECTS PC

A3.3



16th and T Street

Sacramento, California

16TH & T STREET VIEW

NOVEMBER 8, 2023

kuchman ARCHITECTS PC

A3.4



16th and T Street

Sacramento, California

16TH STREET VIEW

NOVEMBER 8, 2023

kuchman ARCHITECTS PC

A3.5

16th and T Street

Sacramento, California

NOVEMBER 8, 2023

T STREET VIEW

kuchman ARCHITECTS PC

A3.6

16th and T Street

Sacramento, California

TOMATO ALLEY VIEW

NOVEMBER 8, 2023

kuchman ARCHITECTS PC

A3.7



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST



VIEW FROM PARKING

NOVEMBER 8, 2023

16th and T Street

Sacramento, California

3D VIEWS

kuchman ARCHITECTS PC

A3.8



CONCEPTUAL PLANT LEGEND

PARKING AND STREET TREES
TREES WITH LARGER CANOPIES SUITABLE FOR PROVIDING SHADE ADJACENT PAVING.

FRAXINUS AMERICANA 'CHICAGO REGAL' / CHICAGO REGAL WHITE ASH	24" BOX
QUERCUS COCCINEA / SCARLET OAK	24" BOX
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	24" BOX
ULMUS PARVIFOLIA `ATHENA` / ATHENA CHINESE ELM	24" BOX
ZELKOVA SERRATA `VILLAGE GREEN` / VILLAGE GREEN SAWLEAF ZELKOVA	24" BOX

ACCENT/SCREEN TREES
TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. SUITABLE FOR PLANTING ADJACENT BUILDINGS.

ACER BUERGERIANUM / TRIDENT MAPLE	24" BOX
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	24" BOX
LAURUS NOBILIS / SWEET BAY	24" BOX
MAGNOLIA GRANDIFLORA 'EDITH BOGUE' / EDITH BOGUE SOUTHERN MAGNOLIA	24" BOX
PARROTIA PERSICA / PERSIAN PARROTIA	24" BOX

COLUMNAR TREES
TREES WITH UPRIGHT, FASTIGATE HABIT, SUITABLE FOR NARROW AREAS TO PROVIDE SCREENING OF BUILDINGS.

ACER RUBRUM `BOWHALL` / BOWHALL MAPLE	24" BOX
BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	24" BOX
CARPINUS BETULUS `COLUMNARIS` / COLUMNAR EUROPEAN HORNBEAM	24" BOX
QUERCUS VIRGINIANA `SKY CLIMBER` / SKY CLIMBER SOUTHERN LIVE OAK	24" BOX

PATIO TREES
SMALL FLOWERING OR VISUALLY INTERESTING TREES TO PROVIDE SCALE TO THE SURROUNDINGS.

ACER PALMATUM 'SANGO-KAKU' / CORAL BARK JAPANESE MAPLE	24" BOX
ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD	24" BOX
CERCIS CANADENSIS TEXENSIS / TEXAS REDBUD	24" BOX
CORNUS FLORIDA / FLOWERING DOGWOOD	24" BOX
MAGNOLIA GRANDIFLORA `LITTLE GEM` / DWARF SOUTHERN MAGNOLIA	24" BOX

FOUNDATION SHRUBS
LARGE, EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING.

HYDRANGEA PANICULATA `LIMELIGHT` / LIMELIGHT HYDRANGEA	5 GAL.
LAURUS NOBILIS `LITTLE RAGU` / `LITTLE RAGU` SWEET BAY	15 GAL.
OSMANTHUS FRAGRANS / SWEET OLIVE	5 GAL.
PITTOSPORUM TOBIRA `VARIEGATA` / VARIEGATED MOCK ORANGE	15 GAL.
PRUNUS LAUROCERASUS `ZABELIANA` / ZABEL LAUREL	5 GAL.

MID-GROUND SHRUBS
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE.

CALLISTEMON VIMINALIS 'LJ23' / LIGHT SHOW WEEPING BOTTLEBRUSH	5 GAL.
CAMELLIA SASANQUA `SHISHI GASHIRA` / SHISHI GASHIRA CAMELLIA	5 GAL.
PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTOSPORUM	5 GAL.
POLYSTICHUM MUNITUM / WESTERN SWORD FERN	5 GAL.
PRUNUS LAUROCERASUS `OTTO LUYKEN` / LUYKENS LAUREL	5 GAL.
PUNICA GRANATUM `NANA` / DWARF POMEGRANATE	5 GAL.
WESTRINGIA FRUTICOSA `BLUE GEM` / COAST ROSEMARY	5 GAL.
YUCCA FILAMENTOSA `COLOR GUARD` / ADAM`S NEEDLE	5 GAL.

VERTICAL ACCENT

DIETES VEGETA 'VARIEGATA' / VARIEGATED AFRICAN IRIS	5 GAL.
DIETES X 'NOLA ALBA' / KATRINA® AFRICAN IRIS	5 GAL.
ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL.
ILEX CRENATA `SENTINEL` / SENTINEL JAPANESE HOLLY	5 GAL.
JUNIPERUS CHINENSIS `SPARTAN` / SPARTAN JUNIPER	15 GAL.
PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS	15 GAL.

ACCENT SHRUB

ACACIA COGNATA `COUSIN ITT` / COUSIN ITT LITTLE RIVER WATTLE	5 GAL.
AGAPANTHUS PRAECOX ORIENTALIS 'GETTY WHITE' / GETTY WHITE AFRICAN LILY	1 GAL.
CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	5 GAL.
CYRTOMIUM FALCATUM / HOLLY FERN	5 GAL.
DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	5 GAL.
MAHONIA X `SOFT CARESS` / SOFT CARESS MAHONIA	5 GAL.
NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO	5 GAL.

VINES
EVERGREEN VINES FOR SCREENING IN NARROW LOCATIONS.

PARTHENOCISSUS QUINQUEFOLIA / VIRGINA CREEPER	5 GAL.
PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY	5 GAL.

GROUNDCOVER
SPREADING EVERGREENS, MEDIUM AND LOW WATER USE. SOME FLOWERING SPECIMENTS, BUT PRIMARILY SELECTED FOR HARDINESS.

OPHIOPOGON JAPONICUS `BLACK` / BLACK MONDO GRASS	1 GAL.
ROSA X 'MEIZORLAND' TM / WHITE DRIFT ROSE	1 GAL.
ROSMARINUS O. `HUNTINGTON CARPET` / HUNTINGTON CARPET ROSEMARY	1 GAL.
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL.
WESTRINGIA FRUTICOSA 'NFL25' / MUNDI™ COAST ROSEMARY	1 GAL.

PARKING LOT SHADE CALCULATIONS

Parking Lot Shade Calculations — **Project: 23059**
16th and T Street — **Date: 10/31/2023**

	25%	50%	75%	100%	Total
Qty. 35' Diameter Trees		1			
sub total of shade at 962 sf for 100% canopy	0	481	0	0	481
Qty. 30' Diameter Trees					
sub total of shade at 706 sf for 100% canopy	0	0	0	0	-
Qty. 25' Diameter Trees			1		
sub total of shade at 491sf for 100% canopy	0	0	368	0	368
Qty. 20' Diameter Trees					
sub total of shade at 314sf for 100% canopy	0	0	0	0	-

Total Shade Provided	849
Total Parking Area	6,454
Covered Parking Provided	2,358
Percent Shaded	**50%**

LANDSCAPE DESIGN CONCEPT

UTILIZING A VARIETY OF LOW AND MEDIUM WATER USE TREES, SHRUBS AND GROUNDCOVER, LANDSCAPING WILL PROVIDE SEASONAL INTEREST AND SCALE TO THE SITE AND REINFORCE THE BUILDING'S THREE-SIDED ARCHITECTURE.

COLUMNAR AND ACCENT TREES WILL PROVIDE SCREENING IN AND OUT OF THE CENTRAL COURTYARD OF THE BUILDING. SMALL FLOWERING PATIO TREES WILL FURTHER PROVIDE SCALE TO THE COURTYARD OCCUPANTS. A BUFFER OF EVERGREEN VINES AND VERTICAL PLANTINGS AT THE PERIMETER FENCE WILL PROVIDE SCREENING OF UNDESIRABLE VIEWS (PARKED CARS, ETC.) FROM ADJACENT LOTS.

ACTIVE SPACES IN THE COURTYARD INCLUDE SHADED SEATING AND DINING AREAS, BARBEQUE FACILITIES, A GRAVEL CONVERSATION AND RELAXATION AREA, A SYNTHETIC TURF DOG PARK, AND A COVERED SMOKING SHELTER. VISITOR BIKE PARKING AND AN OUTDOOR SEATING PATIO WILL BE INCORPORATED INTO THE EXTERIOR OF THE BUILDING FOR THE COMMERCIAL SPACE.

PRELIMINARY PLANTING PALETTE INCLUDES LIKELY SPECIES, WITH FINAL SELECTIONS TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE. NOT ALL SPECIES LISTED MAY BE USED.

IRRIGATION DESIGN STATEMENT

IRRIGATION SYSTEM WILL CONFORM TO THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE. IRRIGATION SYSTEM TO INCLUDE A SEPARATE IRRIGATION CONNECTION, WATER METER, AND REDUCED-PRESSURE PRINCIPLE BACKFLOW PREVENTOR. CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. A EVAOPTRANSPIRATION/WEATHER SENSOR, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS
- OVERHEAD IRRIGATION AT THE DOG PARK FOR ROUTINE CLEAN UP
- INLINE DRIP IRRIGATION FOR SHRUB AND GROUNDCOVER AREAS LESS THAN 8' IN WIDTH

CONCEPTUAL KEYNOTES

1. BBQ AREA WITH COUNTER
2. DINING AREA
3. CONVERSATION/ RELAXATION AREA ON DECOMPOSED GRANITE
4. BASALT BENCHES
5. DOG PARK ON SYNTHETIC TURF AREA
6. VISITOR BIKE PARKING
7. 10' x 13' SMOKER SHELTER W/ BENCHES
8. GATED PEDESTRIAN ENTRY
9. GATED VEHICULAR ENTRY
10. 6'-0" MASONRY BLOCK WALL AT PERIMETER
11. 6'-0" GREENSCREEN FENCE AT PERIMETER
12. 6'-0" TUBE STEEL FENCE AT PERIMETER
13. PV SOLAR PANELS ON CARPORTS
14. OUTDOOR SEATING AREA
15. AREA USED IN PARKING LOT SHADE CALCULATION

0' 10' 20'
1" = 10'

N

OCTOBER 19, 2023

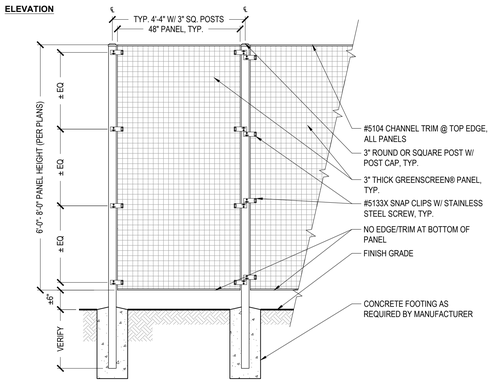
16th and T Street

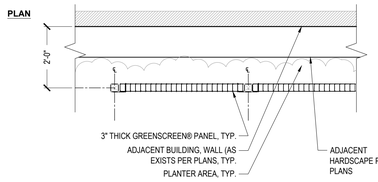
Sacramento, California

PRELIMINARY LANDSCAPE PLAN

kuchman ARCHITECTS PC

Roach & Campbell



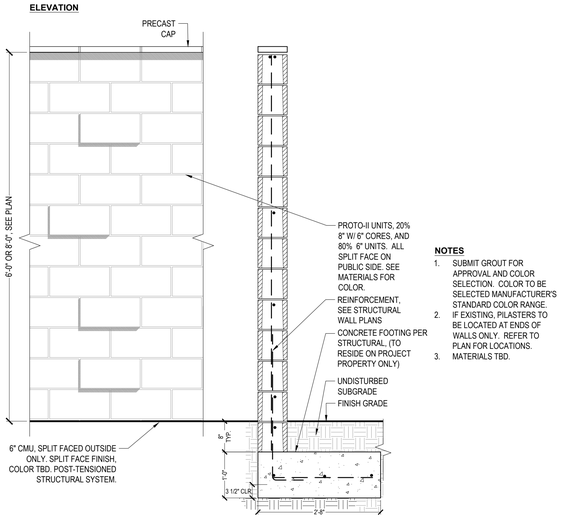


NOTES

A. VERIFY POST EMBEDMENT AND OVERALL LENGTH REQUIRED PRIOR TO ORDER.
B. COLOR: MATCH OTHER ARCHITECTURAL METAL FABRICATIONS, EITHER FROM MANUFACTURER'S FACTORY FINISHES (BLACK/WHITE/GREEN/SILVER/BRONZE) OR CUSTOM RAL AS REQUIRED.
C. PRODUCTS, IF LISTED, ARE PROVIDED AS "BASIS OF DESIGN."

1 GREENSCREEN: FREESTANDING VERTICAL

1/2" = 1'-0" AS NOTED

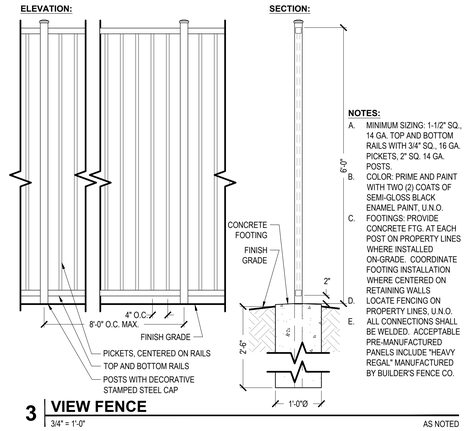


NOTES

1. SUBMIT GROUT FOR APPROVAL AND COLOR SELECTION. COLOR TO BE SELECTED MANUFACTURER'S STANDARD COLOR RANGE.
2. IF EXISTING, PILASTERS TO BE LOCATED AT ENDS OF WALLS ONLY. REFER TO PLAN FOR LOCATIONS.
3. MATERIALS TBD.

2 WALL - CMU

3/4" = 1'-0" SECTION/ELEVATION



NOTES:

A. MINIMUM SIZING: 1-1/2" SQ., 14 GA. TOP AND BOTTOM RAILS WITH 3/4" SQ., 16 GA. PICKETS, 2" SQ. 14 GA. POSTS.
B. COLOR: PRIME AND PAINT WITH TWO (2) COATS OF SEMI-GLOSS BLACK ENAMEL PAINT, U.N.O.
C. FOOTINGS: PROVIDE CONCRETE FTG. AT EACH POST ON PROPERTY LINES WHERE INSTALLED ON-GRADE. COORDINATE FOOTING INSTALLATION WHERE CENTERED ON RETAINING WALLS
D. LOCATE FENCING ON PROPERTY LINES, U.N.O.
E. ALL CONNECTIONS SHALL BE WELDED. ACCEPTABLE PRE-MANUFACTURED PANELS INCLUDE "HEAVY REGAL" MANUFACTURED BY BUILDER'S FENCE CO.

3 VIEW FENCE

3/4" = 1'-0" AS NOTED



BASALT BENCHES



SHADED BENCH



SYNTHETIC TURF DOG PARK

0' 10' 20'
1" = 10'

N

OCTOBER 19, 2023

16th and T Street

Sacramento, California

PRELIMINARY LANDSCAPE SUPPORT

kuchman ARCHITECTS PC

Roach & Campbell

CADA OMBUDSMAN REPORT – September, 2024

DATE	RESIDENT/ OTHER CONTACT INFO	PROBLEM/OUTCOME/STAFF INVOLVED	TIME/ MINUTES
9/9/24	[redacted] 1317 15th St, [redacted] Phone [redacted]	Reviewed prior emailed complaints from [redacted] to CADA regarding smoking/ related odors in her building. Called [redacted] to discuss complaints and next steps.	75
9/12/24	Marc de la Vergne/ Merri Stutes	Call with Marc and Merri regarding [redacted]'s complaints and possible next steps to address smoking allegations (building notice and specific engagement of alleged individuals responsible for smoke in building).	45
9/12/24	[redacted]	Called [redacted] to discuss conversation with CADA, next steps. Repeated request for doctor's recommendation specific to possible accommodations CADA could make to her.	60
9/13/24	Merri Stutes	Review of prior CADA correspondence to [redacted].	15
9/19/24	[redacted]/ Marc/ Merri	Emailed complaints received from [redacted] regarding continued alleged smoking in building. Contacted Marc and Merri, held brief call with Merri to discuss next steps, including addressing allegations directly with alleged responsible neighbors.	30
9/20/24	[redacted]	Called [redacted] to follow up on her complaints and discuss CADA's ongoing response.	30
9/23/24	[redacted]/ Marc/ Merri	Received emailed complaint from [redacted] of alleged smoking in the building on 9/22. Follow up call with Marc and Merri to discuss next steps/ escalated actions against alleged responsible neighbors.	45
9/24/24	[redacted]/ Marc/ Merri	Follow up call with [redacted] regarding her doctor's recommendation of an air purifier; letter forthcoming. Follow up email correspondence with Marc and Merri.	45
		Time (minutes)	345
		Write up of Issues	45
		Total Time (minutes)	390
		Total Hours	6.5
		Hours x _$150 /hour	$975

APARTMENT STATUS REPORT

APARTMENT STATUS REPORT	Current Month-End	Previous Month-End	Current Month-End	2024	2023	2022
CURRENT MONTH STATUS - OCCUPIED UNITS	**8/30/24**	**7/26/24**	**8/25/23**	**Monthly Average**	**Monthly Average**	**Monthly Average**
Total Units	779	779	779	779	769	721
Occupied	686	686	720	693	707	668
Percentage Occupied	88%	88%	92%	89%	92%	93%
Percentage Leased*	98%	96%	96%	97%	96%	96%
*** adjusted for unrentable units**						
CURRENT MONTH STATUS - VACANT UNITS	**8/30/24**	**7/26/24**	**8/25/23**	**Monthly Average**	**Monthly Average**	**Monthly Average**
Vacant	87	95	59	86	62	54
Vacant: Rented Pending Move-In	16	13	8	15	8	10
Vacant: Unavailable Units	53	53	22	70	21	14
Vacant: Units Available to Rent	28	29	29	21	33	29
On-Notice: Units to Vacate Within 30 Days	31	10	2	16	6	10
Total Units Available to Rent (Vacant & On Notice)	59	39	31	40	38	38
CURRENT MONTH ACTIVITY - TOTAL	**8/30/24**	**7/26/24**	**8/25/23**	**YTD**	**YTD**	**YTD**
# of Move-Outs / % of Total Units	20	11	5	9%	16%	16%
# of Move-Ins / % of Total Units	22	10	11	8%	25%	16%
# of New Rentals	27	18	11	126	204	170
# of 30-Day Notices Received / % of Total Units	31	8	5	17%	17%	18%
# of Units brought to market / % of Move-Outs	19	19	7	45%	97%	94%

APARTMENT STATUS REPORT

APARTMENT STATUS REPORT	Current Month-End	Previous Month-End	Current Month-End	2024	2023	2022
CURRENT MONTH STATUS - OCCUPIED UNITS	**9/27/24**	**8/30/24**	**9/23/23**	**Monthly Average**	**Monthly Average**	**Monthly Average**
Total Units	779	779	779	779	769	721
Occupied	692	686	721	693	707	668
Percentage Occupied	89%	88%	93%	89%	92%	93%
Percentage Leased*	98%	98%	97%	97%	96%	96%
*** adjusted for unrentable units**						
CURRENT MONTH STATUS - VACANT UNITS	**9/27/24**	**8/30/24**	**9/23/23**	**Monthly Average**	**Monthly Average**	**Monthly Average**
Vacant	87	87	58	86	62	54
Vacant: Rented Pending Move-In	16	16	10	15	8	10
Vacant: Unavailable Units	58	53	25	70	21	14
Vacant: Units Available to Rent	13	28	23	21	33	29
On-Notice: Units to Vacate Within 30 Days	7	31	5	16	6	10
Total Units Available to Rent (Vacant & On Notice)	20	59	28	40	38	38
CURRENT MONTH ACTIVITY - TOTAL	**9/27/24**	**8/30/24**	**9/23/23**	**YTD**	**YTD**	**YTD**
# of Move-Outs / % of Total Units	10	20	12	9%	16%	16%
# of Move-Ins / % of Total Units	16	22	13	8%	25%	16%
# of New Rentals	23	27	14	126	204	170
# of 30-Day Notices Received / % of Total Units	5	31	15	17%	17%	18%
# of Units brought to market / % of Move-Outs	6	19	12	45%	97%	94%

CADA AFFORDABLE HOUSING STATISTICS: August 31, 2024	CADA Rent-Assisted	Other / Additional Assisted Units	Total Assisted Units	Market-Rate Units	Total Units
Scattered Site Units:	**37**	**60**	**80**	**503**	**583**
Special Management Units:	**375**	**0**	**375**	**40**	**415**
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
The Terraces	60	0	60	0	60
ARY Place	159	0	159	0	159
TOTAL CADA-OWNED UNITS:	**412**	**60**	**455**	**543**	**998**
MANAGED AFFORDABLE/MARKET %:			**46%**		

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
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**	**108**	**157**	**715**	**872**
DEVELOPED AFFORDABLE/MARKET%			**18%**	**82%**	**100%**

TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-OWNED UNITS:	**412**	**60**	**472**	**543**	**998**
CADA-DEVELOPED UNITS:	**49**	**108**	**157**	**715**	**872**
TOTAL CADA UNITS:	**461**	**168**	**629**	**1258**	**1870**
TOTAL AFFORDABLE/MARKET%			**33.64%**	**67%**	**101%**

CADA AFFORDABLE HOUSING STATISTICS: September 30, 2024	CADA Rent-Assisted	Other / Additional Assisted Units	Total Assisted Units	Market-Rate Units	Total Units
Scattered Site Units:	**37**	**60**	**82**	**501**	**583**
Special Management Units:	**375**	**0**	**375**	**40**	**415**
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
The Terraces	60	0	60	0	60
ARY Place	159	0	159	0	159
TOTAL CADA-OWNED UNITS:	**412**	**60**	**457**	**541**	**998**
MANAGED AFFORDABLE/MARKET %:			**46%**		

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
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**	**108**	**157**	**715**	**872**
DEVELOPED AFFORDABLE/MARKET%			**18%**	**82%**	**100%**

TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-OWNED UNITS:	**412**	**60**	**472**	**541**	**998**
CADA-DEVELOPED UNITS:	**49**	**108**	**157**	**715**	**872**
TOTAL CADA UNITS:	**461**	**168**	**629**	**1256**	**1870**
TOTAL AFFORDABLE/MARKET%			**33.64%**	**67%**	**101%**

CAPITOL AREA DEVELOPMENT AUTHORITY

Commercial Listings (Current Vacancies)

October 2024

Address: **1413-15 16th Street**
Former Tenant: (Empty) Simon's Bar and Grill

Staff is moving forward with leasing the space to a new business that has been incubated by the Alchemist Community Development Corporation. CADA completed a walkthrough of general contractors for completion of tenant improvements and identified a low bid to proceed with for completion of the work. The contractor's work is beginning, as well as design work to obtain the necessary County Health permit.

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

Staff continues to seek tenants for this space. CADA has met with two potential tenants and is in talks with one of the two over possible terms for a Letter of Intent to lease.

Address: **1515 8th Street**
Current Tenant: the YMCA

Tenant improvements and system repairs are occurring in the space. The boiler is in the midst of being replaced and staff is planning to complete a bid process for the repair and replacement of HVAC units, with the contract coming to the Board in December. The YMCA completed its soft opening of the space on Tuesday, September 3, 2024. CADA and the YMCA are working with a designer on the kitchen. The YMCA has received a bid for the other work in the space. CADA continues working with local artists to do an interactive art installation on the O Street side of the building that will open early November and run through January, called "Come to Your Senses." The grand opening of the YMCA is slated for January.

Address: **1614 N Street**
Former Tenant: (Empty) Hand in Hand Childcare

CADA is finalizing the lease with a local film cooperative about use of the site by videographers and producers who are seeking a production facility and access to equipment, shared working space, and mentoring support. As with the CLTRE Club and former Simon's sites, this property is being made available on an interim basis only, until site demolition commences in advance of a future mixed-use development.

Capitol Area Development Authority
CADA Neighborhood Incident Report
Sept 2024:

Residential break-ins, vandalism, theft, disturbances:

- **9/01/24:** 1606 15th St: Courtesy patrol found two individuals loitering on the property. Patrol asked them to leave the property, which they did without incident.
- **9/01/24:** 1209 P St: Courtesy patrol received a call regarding two young boys in the carport starting a fire. Patrol arrived and the boys ran to an apartment. They had been trying to light paper on fire. Resident of the apartment they fled to was informed the following day.
- **9/02/24:** 1500 15th St: Courtesy patrol found an individual walking around the inside of the building carrying a coat hanger. Patrol requested he leave the building, which he did without incident.
- **9/02/24:** 1500 N St: Courtesy patrol found an individual sleeping in the carport area. Patrol woke the individual up and requested he leave the property, which he did without incident.
- **9/05/24:** 1606 15th St: Courtesy patrol found an individual trying to break into the back gate of the property. He recognized this as the man who attacked him a couple of weeks ago. Police were driving by and he flagged them down. Police spoke with the individual and then let him go.
- **9/05/24:** 1322 O St: Courtesy patrol found an individual sleeping on the couch in the lobby of the building. Patrol woke the individual up and asked her to vacate the building, which she did without incident.
- **9/06/24:** 1521 12th St: Courtesy patrol found an individual going through the dumpster. Patrol asked the individual to leave the area, which he did without incident.
- **9/13/24:** 1322 O St: Courtesy patrol found a large amount of trash in the courtyard area. A resident informed him that an individual jumped the fence and threw it all there.
- **9/13/24:** 1001-35 Q St: Courtesy patrol found an individual going through the dumpster in the carport. Patrol requested the individual leave the property, which he did without incident.
- **9/14/24:** 1325 15th St: Courtesy patrol found an individual going through the trash. Patrol requested the individual leave the area, which he did without incident.
- **9/14/24:** 1228 O St: Courtesy patrol found an individual loitering on the property. Patrol requested the individual leave the property, which he did without incident.
- **9/15/24:** 1317 15th St: Courtesy patrol found an individual loitering on the property. When patrol asked him to leave, the man refused. Patrol phoned the police and the man left the area.
- **9/16/24:** 1506 13th St: Courtesy patrol found an individual throwing trash out of the dumpster. Patrol asked the individual to put the trash back and leave the property, which he did without incident.
- **9/21/24:** 1327 O St: Courtesy patrol saw an individual walking out of the church parking lot next to the building. He then found a vehicle, a Toyota Camry, had the trunk open and the back window broken out. Patrol tried to find the man he saw in the lot, but he was no longer in the area.
- **9/21/24:** 1209 P St: Courtesy patrol received a call regarding someone screaming in the building. Patrol arrived and checked the entire building, but the screaming had stopped.
- **9/21/24:** 1322 O St: Courtesy patrol witnessed an individual jump over the fence and onto the property. Patrol searched through the entire building, but did not find the man.
- **9/21/24:** 1001-35 Q St: Courtesy patrol noted a vehicle was broken into in the carport.
- **9/22/24:** 1616 N St: Courtesy patrol received a call stating someone who does not live there is trying to get into the building. Patrol arrived and witnessed two male individuals leaving the area of the building. Patrol checked the building inside and out, but did not find anyone.
- **9/23/24:** 1400 O St: Courtesy patrol found an individual going through the dumpster. Patrol asked the individual to leave the area, which he did without incident.
- **9/27/24:** 1522 N St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property, which he did without incident.
- **9/28/24:** 1001-35 Q St: Courtesy patrol reported a Toyota Camry with the window broken out in the carport. Spoke with the resident and he will make a police report.
- **9/29/24:** 1421 15th St: Courtesy patrol found an individual sleeping on the bench on the property. Patrol woke the individual up and asked him to leave the property, which he did without incident.
- **9/30/24:** 1500 N St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property, which he did without incident.

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

- **9/06/24:** 1522 14th St: CADA Administration Office: Courtesy patrol found an individual sleeping against the building. Patrol woke the individual up and asked her to leave the property, which she did without incident.
- **9/13/24:** 1522 14th St: CADA Administration Office: Courtesy patrol found all the trash that was thrown in the courtyard at 1322 O St in front of the CADA office.

- **9/23/24:** 1330 O St: Sam's Market: Courtesy patrol came upon an individual loitering on the property and yelling profanity. Patrol asked the individual to leave the property, which he did without incident.

Recap of Phone Calls to Lyons Security Service during the month of September 2024:

There were 36 calls during the month of September:

9 calls were to report noise.
7 calls were to report someone sleeping on a property.
1 call was to report someone loitering on a property.
1 call was to report sprinklers leaking.
1 call was to report a garage door left open.
8 calls were to report vehicle break-ins.
1 call was to report someone loitering at a building.
1 call was to report someone tossing trash out of the dumpster.
1 call was to report someone trespassing on a property.
1 call was to report a broken window.
1 call was to report a garage door motor case dismantled.
1 call was to report a building front door broken into.
1 call was to report kids burning paper in a carport.

CAPITOL AREA DEVELOPMENT AUTHORITY
FY 2024 - 2025
Contract Log as of 10/10/2024

DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT	ESB
7/19/2024	C25-054	Admin-Misc	The Impact Foundry (Kim Tucker)	Customer Service SOP's Training	1522 14th Street & 701 S Street	$3,000.00	10-001-4272	N
9/16/2024	C25-087	Major Const	Clark Roofing, Inc.	Roof Replacement	1506 13th Street	$188,500.00	10-C25-5820-C222-10-007.3	Y
9/18/2024	C25-091	Admin-Misc	Creative Projection Services (Sacramento Outdoor Movies AKA Robert Hayes AKA Bob Hayes)	Movie Screen Rental	1515 Q Street	$1,450.00	10-001-4255	N
9/18/2024	C25-093	Maintenance	Villara Building Systems (Villara Corp/Villara Mechanical)	HVAC Replacements	525 S Street	$38,850.00	10-C25-5820-C555-01-015.7	N
9/20/2024	C25-094	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	Tub & Shower Surround (Demo & Install)	1007-1 & 1009-2 Q Street	$9,945.00	36-C25-5820-C330-00-010.8	N
9/23/2024	C25-095	Admin-Misc	Bouncey House Rentals	Staffing for Movie in Fremont Park Event	1515 Q Street	$466.00	10-001-4255	N
9/24/2024	C25-063.1	Major Const	Clark Roofing, Inc.	Roof Replacement (Change Order #1)	525 S Street	$27,000.00	10-C25-5820-C555-01-007.3	Y
9/25/2024	C25-096	Maintenance	Foothill Fire Protection, Inc	Remove/Reinstall Fire Sprinklers for Project	1500 15th Street	$7,445.00	10-C25-5820-C226-08-019.6	N
9/26/2024	C25-097	Maintenance	Johnson Controls Fire Protection LP	Fire Panel Display, Batteries, and Mag Door Holders	1325 15th Street	$11,725.44	10-003-5290-R533-08	N
9/27/2024	C25-098	Maintenance	Villara Building Systems (Villara Corp/Villara Mechanical)	Remove and Replace HVAC Unit #6	1515 8th Street (Capital YMCA)	$22,850.00	10-C25-5820-C515-01-015.7	N
10/1/2024	C24-112-A2	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	FY Cabinet Installation - **Amendment #2 (10/01/2024-12/31/2024)**	Various Locations	$36,225.00	10-C25-5820-C888-88-010.9	N
10/1/2024	C25-006	Maintenance	Roseville Flooring, Inc. (California Renovation/RCO Flooring)	FY Countertop Replacements (**10/01/2024 - 06/30/2025**)	Various Locations	$112,500.00	10-003-5293	N
10/1/2024	C25-007	Maintenance	Roseville Flooring, Inc. (California Renovation/RCO Flooring)	FY Flooring (**10/01/2024 - 06/30/2025**)	Various Locations	$375,000.00	10-003-5291	N
10/1/2024	C25-010	Maintenance	2-Go Building Maintenance	FY Janitorial & Emergency Water Extraction (**10/01/2024 - 06/30/2025**)	Various Locations	$161,250.00	10-003-5287; 10-001-4495; 10-001-4497	Y
10/1/2024	C25-012	Maintenance	Elite Service Experts, Inc.	FY Landscape & Lawn Care (**10/01/2024 - 06/30/2025**)	Various Locations	$225,000.00	10-003-5294	Y
10/2/2024	C25-099	Admin-Misc	We Are Sacramento (Mario Lopez)	Art Installation - Scented Canopy	1515 8th Street (Capital YMCA)	$600.00	10-001-4255	N
10/2/2024	C25-100	Admin-Misc	Gabriel Lopez	Community Graffiti Pop Up Wall for Movie in Fremont Park Event	1515 Q Street	$400.00	10-001-4255	N
10/2/2024	C25-101	Admin-Misc	Gabriel Lopez	Basketball Bench in Roosevelt Park	1615 9th Street	$1,500.00	10-D15-4703-D807-00	N
10/7/2024	C25-103	Maintenance	Southgate Glass & Screen, Inc.	Sliding Glass Door Replacement	1500 N Street #102	$4,193.02	10-003-5287-R540-01	N

October 11, 2024

TO: CADA Board of Directors

SUBJECT: **October 18, 2024, Board Meeting**
AGENDA ITEM 8 - TRANSMITTALS
(H) FINANCIAL REPORT FOR THE PERIOD ENDING September 30, 2024

CONTACT PERSON: Noelle Mussen, Finance Director

Enclosed, for the two months ending September 3, 2024 is the General Operations financial report.

Financial Results
For the 3 Months ending September 30, 2024.

	Annual Budget	YTD Budget	YTD Actual	Fav(Unfav) Variance
GENERAL OPERATIONS (All Funds)				
Funding Sources	$ 19,199,805	$ 2,679,777	$ 2,828,150	$ 148,373
Operations Expenses	(17,201,196)	(5,908,583)	(5,644,731)	263,852
Operating results	1,998,609	(3,228,806)	(2,816,581)	412,225
Investment in Capital Investment Program	(4,742,613)	-	-	-
Utilization of Financial Resources				-
- Available Fund Balance	2,744,518	-		-
- Contribution to Available Fund Balance	(514)	-		-
		-	-	-
Net Results	**$ -**	**$ (3,228,806)**	**$ (2,816,581)**	**$ 412,225**

GENERAL OPERATIONS

The results of General Operations through September 30, 2024, (**Attachment A**) show a favorable budget variance – a total of $412,225 consisting of $148,373 in favorable variances in funding sources and $263,852 in favorable variances in operating expenses.

General Operations Funding Sources reflects a net favorable variance of $148,373. All Rental Revenue accounts are over budget by $19,000, the rental concession accounts for Vacancy Loss and Low-Income Subsidy over budget by $(212,000), offset by Loss to Lease under budget by $45,000 for a total unfavorable variance with in the rental income accounts of $(148,000). Additionally, the overall favorable variance is increased by favorable variance in Investment Income of $121,000, and a favorable variance of $184,000 in Tax Increment following receipt of a supplement payment in August 2024.

General Operations Operating Expenses increased the overall favorable variance by $263,852. All major categories reflect favorable variances, with the exception of the Overhead category. This category is over budget due to timing of expenses for the update to CADA's website and software expenses occurring earlier in the fiscal year than anticipated. The overall favorable variance and individual account variances is mostly due to the timing of expenses within each category.

With only two months of activity reflected, it is difficult to identify any significant trends for the year.

Financial Report Enclosures:

Attachment A	General Operation – all funds

Capitol Area Development Authority (CADA)

GENERAL OPERATIONS - General Operations - Consolidated - Unposted Transactions Included In Report

From 7/1/2024 Through 9/30/2024

(In Whole Numbers)

		Budget-Annual	YTD Budget	YTD Year Actual	YTD Variance
	FUNDING SOURCES of General Operations				
	Rental Income				
3659	Parking	340,700.00	85,176.00	80,946.00	(4,230.00)
3670	Residential Rental Revenue	12,215,718.00	3,053,931.00	3,075,611.00	21,680.00
3671	Commercial Rental Revenue	515,000.00	128,751.00	130,241.00	1,490.00
3680	Rental Vacancy Loss	(1,135,000.00)	(283,749.00)	(453,196.00)	(169,447.00)
3681	Low Income Subsidy	(753,500.00)	(188,376.00)	(230,809.00)	(42,433.00)
3684	Loss to Lease	(1,501,500.00)	(375,378.00)	(330,160.00)	45,218.00
	Total Rental Income	9,681,418.00	2,420,355.00	2,272,633.00	(147,722.00)
	Other Residential Income				
3672	Coin Op Laundry Revenue	34,500.00	8,622.00	10,221.00	1,599.00
3727	Forfeited Security Deposits	2,100.00	525.00	-	(525.00)
3735	Bad Debt Recovery	500.00	126.00	-	(126.00)
3741	Misc Current Svcs - Mgmt Fees	156,773.00	39,192.00	39,192.00	-
3742	Misc Current Svcs - Salaries	227,554.00	56,892.00	56,892.00	-
	Total Other Residential Income	421,427.00	105,357.00	106,305.00	948.00
	Tax Increment Revenue				
3599	Tax Increment Revenue	8,036,000.00	-	183,992.00	183,992.00
	Total Tax Increment Revenue	8,036,000.00	-	183,992.00	183,992.00
	Interest and Other Investment Income				
3400	Interest Income on Investments with City	324,000.00	54,002.00	107,950.00	53,948.00
3403	Interest Income-Reserve Allocation	(2,000.00)	-	-	-
3405	Interest Income - Pool A Tax Exempt	-	-	214.00	214.00
3406	Interest Income - Pool A Taxable Bond	550,000.00	91,666.00	158,925.00	67,259.00
	Total Interest and Other Investment Income	872,000.00	145,668.00	267,089.00	121,421.00
	Miscellaneous Revenue				
3709	Miscellaneous Income	33,600.00	8,397.00	11,264.00	2,867.00
5950	Allowance for Uncollectibles	-	-	(13,134.00)	(13,134.00)
	Total Miscellaneous Revenue	33,600.00	8,397.00	(1,869.00)	(10,266.00)
	Drawdowns from Reserves				
6311	Development Reserve Drawdown for D&A	155,360.00	-	-	-
	Total Drawdowns from Reserves	155,360.00	-	-	-
	Total FUNDING SOURCES of General Operations	19,199,805.00	2,679,777.00	2,828,150.00	148,373.00
	General Operations EXPENSE				
	Employee Services & Benefits				
4100	Special Management Salaries	(187,494.00)	(46,875.00)	(36,828.00)	10,047.00
4101	Salaries	(3,393,500.00)	(848,373.00)	(801,659.00)	46,714.00
4102	Employee Recognition	(37,000.00)	(9,249.00)	(2,203.00)	7,046.00
4122	Social Security/Medicare	(50,000.00)	(12,498.00)	(11,572.00)	926.00
4123	Cafeteria Plan	(566,500.00)	(141,624.00)	(120,979.00)	20,645.00
4124	Long Term Disability	(34,000.00)	(8,496.00)	(7,914.00)	582.00
4125	State Unemployment	(11,000.00)	(2,748.00)	(541.00)	2,207.00
4126	Workers Compensation	(94,500.00)	(23,625.00)	(19,168.00)	4,457.00
4129	Life & AD&D Insurance	(14,200.00)	(3,549.00)	(3,516.00)	33.00
4133	PERS Retirement	(1,441,000.00)	(572,871.00)	(563,414.00)	9,457.00
4134	Post Retirement Health Benefit Contributions	(158,000.00)	-	-	-
4135	Retiree Health Benefits	(216,000.00)	(54,000.00)	(53,148.00)	852.00
4137	Employee Assist Program (EAP)	(2,350.00)	(588.00)	(421.00)	167.00
	Total Employee Services & Benefits	(6,205,544.00)	(1,724,496.00)	(1,621,362.00)	103,134.00
	Outside Services				
4210	Prop Mgmt Marketing - Sp Mgmt Credit	4,240.00	1,062.00	1,074.00	12.00
4211	Marketing & Media	(25,000.00)	(6,249.00)	(1,169.00)	5,080.00
4212	Property Management Marketing	(17,276.00)	(4,323.00)	(1,074.00)	3,249.00
4213	Printing and Binding	(2,000.00)	(501.00)	(261.00)	240.00
4215	Employment Rcruitment & Notices	(5,000.00)	(1,251.00)	(4,381.00)	(3,130.00)
4251	Legal Services	(184,919.00)	(30,568.00)	(2,501.00)	28,067.00
4254	Accounting and Auditing	(56,150.00)	-	-	-
4255	Community Activities	(80,000.00)	(20,001.00)	(23,190.00)	(3,189.00)
4256	Community Art Projects	(36,000.00)	(36,000.00)	(4,500.00)	31,500.00
4259	Document Storage & Destruction	(2,000.00)	(501.00)	(1,033.00)	(532.00)
4260	Network Administration Services	(98,000.00)	(24,501.00)	(21,730.00)	2,771.00
4261	Payroll Services	(15,000.00)	(3,750.00)	(2,371.00)	1,379.00
4262	Banking & Investment Fees	(13,110.00)	(4,110.00)	(4,483.00)	(373.00)

4265	Admin Other Professional Services	(87,500.00)	(21,876.00)	(7,850.00)	14,026.00
4266	Prop Mgmt Other Professional Services	(131,000.00)	(32,751.00)	(35,446.00)	(2,695.00)
4267	Asset Mgmt Other Professional Services	(96,000.00)	(24,000.00)	(99,834.00)	(75,834.00)
4285	Courtesy Patrol	(149,284.00)	(37,323.00)	(36,968.00)	356.00
4286	Courtesy Patrol-Sp Mgmt Credit	18,289.00	4,575.00	5,075.00	500.00
4291	Insurance - Special Management	(159,000.00)	(159,000.00)	-	159,000.00
4292	Insurance	(760,000.00)	(760,000.00)	(733,361.00)	26,639.00
4293	Self-Insured Losses	(75,000.00)	(18,753.00)	(10,359.00)	8,395.00
4301	Project Banking & Other Fees	(21,000.00)	(5,750.00)	1,361.00	7,111.00
4499	Admin Temporary Outside Svcs	(20,000.00)	(5,001.00)	(4,673.00)	328.00
4500	Temporary Outside Services	(120,000.00)	(30,000.00)	(14,452.00)	15,548.00
4505	Eng/Arch-Miscellaneous	(39,000.00)	(9,750.00)	(4,250.00)	5,500.00
4715	Joint Venture Investments	-	-	(190,783.00)	(190,783.00)
4751	Legal - Dev Project Related	(30,000.00)	(5,000.00)	-	5,000.00
4758	D&A Other Professional Services	(14,000.00)	(3,501.00)	(5,300.00)	(1,799.00)
4781	D&A Developer Loan Funding	-	-	(25,000.00)	(25,000.00)
	Total Outside Services	(2,213,710.00)	(1,238,823.00)	(1,227,459.00)	11,364.00
	Maintenance & Repair				
4241	Emerg Relocation-Ops Related	(20,000.00)	(5,001.00)	(18,323.00)	(13,322.00)
4263	Operation Location Improvements	(5,000.00)	(5,000.00)	(4,788.00)	212.00
4495	Admin Office - General Maintenance	(37,000.00)	(9,249.00)	(9,964.00)	(715.00)
4497	Maint Office Janitorial	(11,000.00)	(2,751.00)	(1,400.00)	1,351.00
4498	Maint Office - General Maintenance	(10,000.00)	(2,499.00)	(1,687.00)	812.00
5233	Equipment Rental Expense	(5,000.00)	(1,251.00)	(916.00)	335.00
5240	Repair & Maint - Misc	(217,000.00)	(54,249.00)	(47,487.00)	6,762.00
5243	Lndscape-Sp Mgmt Credit	21,235.00	5,307.00	5,355.00	48.00
5265	Travel-Fuel on CADA Vehicles	(19,000.00)	(4,749.00)	(3,186.00)	1,563.00
5266	Travel-Maint Staff Reimburse	(14,000.00)	(3,501.00)	(279.00)	3,222.00
5267	Travel-RSR Reimbursement	(2,000.00)	(501.00)	(141.00)	360.00
5286	Elevator/Bldg Phone & Monitor Service	(6,000.00)	(1,500.00)	(25,719.00)	(24,219.00)
5287	Service Contracts	(444,956.00)	(111,240.00)	(141,524.00)	(30,284.00)
5290	State Fire Marshal	(10,000.00)	(2,499.00)	(14,760.00)	(12,261.00)
5291	Flooring	(214,000.00)	(53,502.00)	(19,751.00)	33,751.00
5292	Plumbing	(19,100.00)	(4,773.00)	(1,191.00)	3,582.00
5293	Countertops/Cabinets	(105,000.00)	(26,253.00)	(14,351.00)	11,902.00
5294	Landscaping	(166,937.00)	(41,733.00)	(38,841.00)	2,892.00
5295	Pest Services	(45,700.00)	(11,424.00)	(8,985.00)	2,439.00
5296	Countertops	(51,000.00)	(12,750.00)	-	12,750.00
5343	Permits and Fees	(4,500.00)	(1,125.00)	-	1,125.00
5421	Painting & Decorating	(272,100.00)	(68,022.00)	(4,616.00)	63,406.00
5422	Supplies	(23,050.00)	(5,760.00)	(9,435.00)	(3,675.00)
5424	Vehicle Repair and Maint	(10,000.00)	(2,499.00)	(2,864.00)	(365.00)
5461	Prop Mgmt Furn & Appliances	(116,500.00)	(29,127.00)	(16,532.00)	12,595.00
5471	Building Supplies - Misc	(351,500.00)	(87,873.00)	(24,160.00)	63,713.00
5492	Clothing and Uniforms	(10,000.00)	(2,499.00)	-	2,499.00
5630	Maintenance Mach & Equip	(58,000.00)	(14,499.00)	(6,368.00)	8,131.00
5821	Operating Budget Major Repairs	(11,000.00)	(2,748.00)	-	2,748.00
	Total Maintenance & Repair	(2,238,108.00)	(563,270.00)	(411,910.00)	151,360.00
	Utilities				
4494	Admin Office Utilities	(28,000.00)	(6,999.00)	(4,559.00)	2,440.00
4496	Maint Office Utilities	(55,000.00)	(13,749.00)	(7,377.00)	6,372.00
5221	Utilities-Garbage	(167,500.00)	(27,914.00)	(30,067.00)	(2,153.00)
5222	Utilities-SMUD/Electricity	(179,500.00)	(29,918.00)	(48,082.00)	(18,164.00)
5223	Utilities-PG&E/Gas	(395,300.00)	(65,882.00)	(22,935.00)	42,947.00
5224	Utilities-Water/Sewer	(575,000.00)	(95,834.00)	(105,726.00)	(9,892.00)
	Total Utilities	(1,400,300.00)	(240,296.00)	(218,747.00)	21,549.00
	Overhead				
4201	Postage and Deliveries	(5,000.00)	(1,251.00)	(538.00)	713.00
4202	Telephone and Wireless Svcs	(25,000.00)	(6,249.00)	(2,937.00)	3,312.00
4203	Cellular Phone Service	(45,000.00)	(11,250.00)	(10,319.00)	931.00
4204	Internet Services	(60,000.00)	(15,000.00)	(51,215.00)	(36,215.00)
4230	Admin Bldg Rent	(107,000.00)	(26,751.00)	(32,530.00)	(5,779.00)
4233	Equipment Rental Expense	(2,500.00)	(624.00)	(225.00)	399.00
4240	Parking Program	(1,500.00)	(375.00)	-	375.00
4246	JPA Board Expenses	(7,000.00)	(1,749.00)	(64.00)	1,685.00
4270	Professional Organizations	(15,000.00)	(3,750.00)	(710.00)	3,040.00
4271	Subscriptions	(2,000.00)	(501.00)	-	501.00
4272	Education and Training	(24,000.00)	(6,000.00)	(2,010.00)	3,990.00
4275	Management Fee	(120,125.00)	(30,030.00)	(30,030.00)	-

4276	Transportation-Admin Staff	(2,500.00)	(624.00)	(1,168.00)	(544.00)
4331	Resident Relations	(10,160.00)	(2,538.00)	(600.00)	1,938.00
4340	Sp Mgmt Prop Taxes, Taxes & Assessments	(10,750.00)	(2,691.00)	-	2,691.00
4341	Property Taxes & Assessments	(122,100.00)	(104,000.00)	(96,465.00)	7,535.00
4403	Hospitality	(1,500.00)	(375.00)	-	375.00
4411	Office Supplies - General	(15,000.00)	(3,750.00)	(1,244.00)	2,506.00
4415	Software	(83,000.00)	(20,751.00)	(46,322.00)	(25,571.00)
4417	Computer Hardware	(50,000.00)	(12,501.00)	(7,381.00)	5,120.00
4419	Admin Furn Mach & Equip	(16,000.00)	(3,999.00)	(4,038.00)	(39.00)
4431	Safety - General Admin	(20,500.00)	(5,124.00)	(788.00)	4,336.00
4442	Office Equipment leases	(27,000.00)	(6,750.00)	(5,724.00)	1,026.00
	Total Overhead	(772,635.00)	(266,633.00)	(294,308.00)	(27,675.00)
	Debt Service				
4610	Debt Service Principal Paid	(285,574.00)	(48,992.00)	(44,582.00)	4,410.00
4620	Debt Interest Paid	(168,601.00)	(13,392.00)	(13,683.00)	(291.00)
4630	Bond Debt Svc-Principal Pd	(1,360,019.00)	(1,215,000.00)	(1,215,000.00)	-
4640	Bond Interest Paid	(1,214,436.00)	(595,035.00)	(595,034.00)	1.00
4650	Tax Increment Pledge	(300,000.00)	-	-	-
	Total Debt Service	(3,328,630.00)	(1,872,419.00)	(1,868,299.00)	4,120.00
	Contributions to Reserves				
6211	Development Reserve Contribution	(578,428.00)	-	-	-
6212	Affordable Housing Reserve Contribution	(358,958.00)	-	-	-
6214	Equipment Replace Reserve Contribution	(104,883.00)	(2,646.00)	(2,646.00)	-
	Total Contributions to Reserves	(1,042,269.00)	(2,646.00)	(2,646.00)	-
	Total General Operations EXPENSE	(17,201,196.00)	(5,908,583.00)	(5,644,731.00)	263,852.00
	Inter-Fund Operation TRANSFERS				
	Inter-Fund Operating TRANSFERS IN				
7150	Operations Transfer from F 50-CAP Tax Incr	1,417,044.00	-	-	-
7151	Operations Transfer from F 51-CAP Set-Aside	548,810.00	137,202.00	137,202.00	-
7160	Operations Transfer from F60-RSt TI	246,000.00	61,500.00	61,500.00	-
7167	Operations Transfer from F67 - Bond Interest	550,000.00	-	-	-
	Total Inter-Fund Operating TRANSFERS IN	2,761,854.00	198,702.00	198,702.00	-
	Inter-Fund Operating TRANSFERS OUT				
7210	Operations Transfer to F10-General	(2,761,854.00)	(198,702.00)	(198,702.00)	-
	Total Inter-Fund Operating TRANSFERS OUT	(2,761,854.00)	(198,702.00)	(198,702.00)	-
	Total Inter-Fund Operation TRANSFERS	-	-	-	-
	OPERATING RESULTS, before Capital Investment Program	1,998,609.00	(3,228,806.00)	(2,816,581.00)	412,225.00
	CAPITAL INVESTMENT PROGRAM				
	Investment in MAJOR CONSTRUCTION Program				
7410	CIP Transfer to F10-General	(4,379,000.00)	-	-	-
7441	CIP Transfer to F41 - Fremont/Wilshire	371,387.00	-	-	-
	Total Investment in MAJOR CONSTRUCTION Program	(4,007,613.00)	-	-	-
	Investment in DEVELOPMENT Program				
7610	Dev Program TF to F 10 - General	(735,000.00)	-	-	-
	Total Investment in DEVELOPMENT Program	(735,000.00)	-	-	-
	Total CAPITAL INVESTMENT PROGRAM	(4,742,613.00)	-	-	-
	UTILIZATION OF FINANCIAL RESOURCES				
6100	Utilization of Available Fund Balance	2,744,518.00	-	-	-
6200	Contribution to Available Fund Balance	(514.00)	-	-	-
	Total UTILIZATION OF FINANCIAL RESOURCES	2,744,004.00	-	-	-
	NET RESULTS OF GENERAL OPERATIONS	-	(3,228,806.00)	(2,816,581.00)	412,225.00



Investment Report AUGUST 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, October 31, 2024

10:00AM-11:00AM

TABLE OF CONTENTS

	Page
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

October 31, 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:	**July 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:

JColville@cityofsacramento.org
Digitally signed by JColville@cityofsacramento.org
Date: 2024.09.18 13:03:48 -07'00'

City Treasurer

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

Attendees Present: Shirley Tupaz, Katy Nguyen, Osvaldo Lopez, Peter Colletto, John Colville, Mirthala Santizo, 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 $334 million in excess cash for the next 6-months and an approximate $781 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 March 2025.

The Targeted Ladder Asset strategy designed to cover the City's annual payment to CalPERS will see its first payment released in July. As discussed in previous meetings, these investments line up maturity dates to cover significant cash needs that are outside of normal recurring expenditures, in this specific case, 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 was confident it would be able to match maturing assets with yields in excess of the state's discount to the payment dates. The ladder was completed and yields on those assets will save the City in excess of $1.8 million in comparison to making a lump sum payment and over $5.1 million compared to monthly payments with no matching assets.

2) Performance of the Pools

Investment staff updated the attendees on the performance of Pool A during the final quarter of fiscal year 2024. The earned interest yield of Pool A for April, May, and June was 2.87%, 2.93% and 3.05%, respectively. Monthly Pool A yields currently trail the 4.48% yield earned by the State Treasurer's Local Agency Investment Fund (LAIF) and the 4.28% 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. Pool A yields from the middle of 2020 through early 2023 outpaced LAIF and its California municipal peers due to this strategy. Yields have only recently been lagging as the effects of the inverted Yield Curve are fully being felt.

Revenue streams for 2024 have been invested in assets yielding over 5% in most cases, matching maturing assets with similarly high yields. Investments purchased during 2020 and 2021 with coupons below 1% will not only help push the yield of Pool A higher when they begin to mature around May of 2025, but they will also cover most cash obligations for the latter half of 2025 into the first half of 2026. That will allow investment staff to use available cash to prioritize yield for the pool.

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 July 19, 2024.

Pool A investments in cash and other short-term liquid issues represented 38% of the pool at the end of the quarter, which is in line with traditional pool construction. The City receives its largest share of property taxes during May each year, however that deposit is the last of its kind until December. Property tax revenue for the fiscal year were up almost 7% over prior fiscal years, which is in line with recent trends. On the other hand, sales tax revenue has been flat over the last three fiscal years, which is a sign that the economy, at least in the Sacramento region, may be slowing.

With the cash needs of the City being prioritized and the most value in the current rate environment being at the short end of the Yield Curve, the majority of cash has been invested in short-term, liquid assets that target cash outflows anywhere from six to twelve months down the line. The Yield Curve is expected to remain inverted at least through the next few months, so there continues to be value on the short end and in liquid investments. Until the Yield Curve begins to steepen (where longer-term investments get closer to, then surpass, yields on shorter-term investments), investments maturing within a 12-to-24 month period will mostly be targeted. If/when the Federal Reserve Board begins to cut interest rates, cash will be pushed further out on the curve in order to add solid fixed-rate coupons that will add value in a declining interest rate environment.

As usual, investment staff will work to maintain 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.

3) Bond Market Report; Economic Considerations

Economic data was mixed during the final quarter of the fiscal year. Preliminary GDP came in at 2.8%, which was significantly higher than estimates of 2.0%. The American economy is primarily supported by consumption, which was up for the quarter. Government spending, though, was a major factor in that increase, which could lead to stickier inflation down the road.

Unemployment was relatively unchanged from the end of the prior quarter. The Fed would like to see the labor market tighten, as that is a sign of a slowing economy and could help push inflation lower. The next release of inflation data is scheduled for the first full week of August. It will be key to the direction the Fed chooses moving forward. Markets have already priced in an interest rate cut for September, with momentum building among investors for another cut in December. Two cuts will become all but certain if inflation does not go back above 3%.

Short-term yields on Treasuries (less than 12-months until maturity) remain in a narrow band between 5.35% and 5.40%. They will likely stay there until there is a change in the Federal Funds Rate. It has been held at 5.50% since July of 2023, so it is unlikely we will see any changes to short-term yields until the Fed takes action.

Yields further out on the curve were much more volatile, as they are more sensitive to the news of the day and the moods of investors. The five-year Treasury yield began the quarter at 4.31%, then bounced between 4.25% and 4.70% before settling at 4.38% at the end of June.

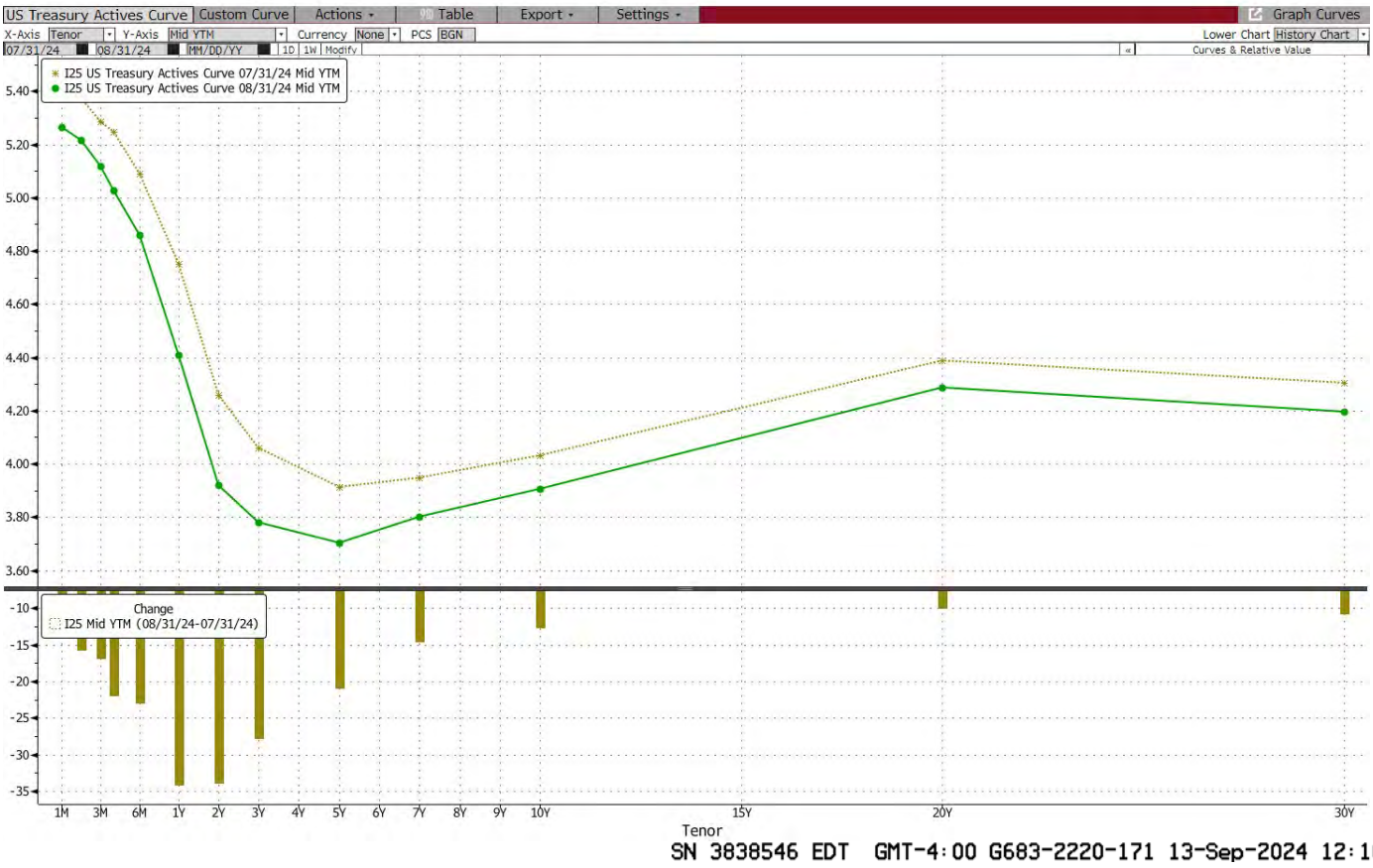
Equity markets continue to advance, regardless of the news, be it economic or global. American equity markets have always been the best option in a world of uncertainty, and that has never been truer. Until there is a major economic shock in the United States, equity markets will maintain their strength.

The race for the White House was impacted by the decision of President Biden to remove himself from consideration for the Democrat nomination. In his place, it is almost a certainty that Vice President Kamala Harris will be the nominee. Polls immediately got a lot closer, as former President Donald Trump, who survived an assassination attempt on July 13th, was presented with a new opponent to campaign against. The dynamics of policy should not change much, as VP Harris has been involved in most of the actions of the current administration. Markets, therefore, had very little reaction to the change.

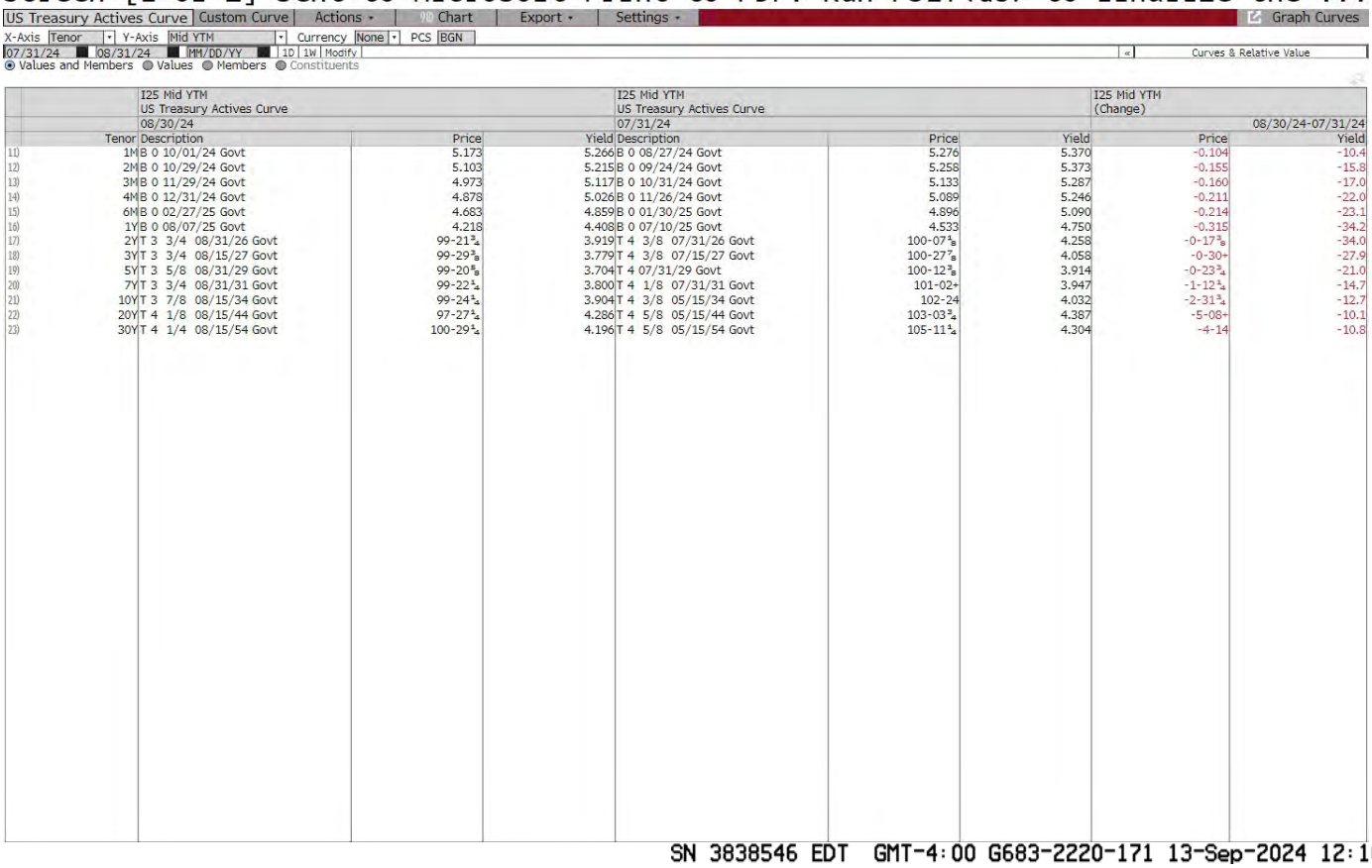
If nothing else, the next few months should be exciting. Such is the case in 21st Century American politics. The age of social media has succeeded in turning every election into the "most important of our lives". As of now, the race is back to being a toss-up as the nation remains as divided as it has ever been.

4) Other business: None

Next Meeting: The next quarterly meeting is scheduled for **Thursday, October 31, 2024, at 10:00 a.m.** via Zoom.



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



	I25 Mid YTM US Treasury Actives Curve 08/30/24			I25 Mid YTM US Treasury Actives Curve 07/31/24			I25 Mid YTM (Change) 08/30/24-07/31/24	
	Tenor	Description	Price	Yield	Description	Price	Yield	Price	Yield
11	1M	B 0 10/01/24 Govt	5.173	5.266	B 0 08/27/24 Govt	5.276	5.370	-0.104	-10.4
12	2M	B 0 10/29/24 Govt	5.103	5.215	B 0 09/24/24 Govt	5.258	5.373	-0.155	-15.8
13	3M	B 0 11/29/24 Govt	4.973	5.117	B 0 10/31/24 Govt	5.133	5.287	-0.160	-17.0
14	4M	B 0 12/31/24 Govt	4.878	5.026	B 0 11/26/24 Govt	5.089	5.246	-0.211	-22.0
15	6M	B 0 02/27/25 Govt	4.683	4.859	B 0 01/30/25 Govt	4.896	5.090	-0.214	-23.1
16	1Y	B 0 08/07/25 Govt	4.218	4.408	B 0 07/10/25 Govt	4.533	4.750	-0.315	-34.2
17	2Y	T 3 3/4 08/31/26 Govt	99-21¼	3.919	T 4 3/8 07/31/26 Govt	100-07⅛	4.258	-0-17⅞	-34.0
18	3Y	T 3 3/4 08/15/27 Govt	99-29⅛	3.779	T 4 3/8 07/15/27 Govt	100-27⅞	4.058	-0-30+	-27.9
19	5Y	T 3 5/8 08/31/29 Govt	99-20⅝	3.704	T 4 07/31/29 Govt	100-12⅝	3.914	-0-23¾	-21.0
20	7Y	T 3 3/4 08/31/31 Govt	99-22¼	3.800	T 4 1/8 07/31/31 Govt	101-02+	3.947	-1-12¼	-14.7
21	10Y	T 3 7/8 08/15/34 Govt	99-24¾	3.904	T 4 3/8 05/15/34 Govt	102-24	4.032	-2-31¾	-12.7
22	20Y	T 4 1/8 08/15/44 Govt	97-27¾	4.286	T 4 5/8 05/15/44 Govt	103-03¾	4.387	-5-08+	-10.1
23	30Y	T 4 1/4 08/15/54 Govt	100-29¾	4.196	T 4 5/8 05/15/54 Govt	105-11¼	4.304	-4-14	-10.8

Australia 61 2 9777 8600 Brazil 5511 2395 9000 Europe 44 20 7330 7500 Germany 49 69 9204 1210 Hong Kong 852 2977 6000
Japan 81 3 4565 8900 Singapore 65 6212 1000 U.S. 1 212 318 2000 Copyright 2024 Bloomberg Finance L.P.

CITY OF SACRAMENTO - INVESTMENT POOL A
6-MONTH CASH FLOW ANALYSIS
Sep 1, 2024 - Feb 28, 2025

	In millions
Cash Balances:	
CalTRUST	133.486
Fidelity Fund	40.870
Five Star Bank Community Fund	20.085
JP Morgan Chase	2.715
LAIF	0.365
Overnight Sweep	4.220
River City Bank Community Fund	25.096
Less: Required bank balance by policy	(0.500)
Cash available at beginning of period:	**226.337**
Projected net cash flow:	
September-24	20.295
October-24	23.785
November-24	4.485
December-24	130.562
January-25	22.072
February-25	129.362
Net cash flow during period:	**330.561**
Cash in excess of policy: [1]	**556.898**
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	-
Large Cap Growth	-
International	(0.028)
Equity Income	-
Retirement Trust Operating Fund	(0.992)
Ann Land/Bertha Henschel Endowment Fund	(0.044)
Ethel Hart Mutual Endowment Fund	(0.526)
George H. Clark Memorial Scholarhip Fund	(0.098)
Capitol Area Development Authority (CADA)	(51.761)
American River Flood Control District (ARFCD)	(9.462)
The Natomas Basin Conservancy (TNBC)	(1.631)
Sacramento Public Library Authority (SPLA)	(52.788)
Reclamation District No. 1000	(0.303)
SPLA Hurst Trust	(0.185)
Gifts to Share	(0.690)
Visit Sacramento	(6.124)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	0.418
Total cash balances of non-City and/or Pool A participants: [2]	**(124.214)**
Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: [3]	**432.684**

[1] The City will be able to meet its cash flow needs for the next six months, with $557 mm to cover on going expenditures

[2] Non-City and/or Pool A participants have $124 mm invested in Pool A

[3] If all non-City and/or Pool A participants withdraw the entire $124 mm within the next twelve months, the City will have $433 mm to cover on going expenditures

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

	In millions
Cash Balances:	
CalTRUST	133.486
Fidelity Fund	40.870
Five Star Bank Community Fund	20.085
JP Morgan Chase	2.715
LAIF	0.365
Overnight Sweep	4.220
River City Bank Community Fund	25.096
Less: Required bank balance by policy	(0.500)
Cash available at beginning of period:	**226.337**
Projected net cash flow:	
September-24	20.295
October-24	23.785
November-24	4.485
December-24	130.562
January-25	22.072
February-25	129.362
March-25	5.047
April-25	81.540
May-25	121.363
June-25	56.740
July-25	8.079
August-25	0.540
Net cash flow during period:	**603.870**
Cash in excess of policy: [1]	**830.207**
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	-
Large Cap Growth	-
International	(0.028)
Equity Income	-
Retirement Trust Operating Fund	(0.992)
Ann Land/Bertha Henschel Endowment Fund	(0.044)
Ethel Hart Mutual Endowment Fund	(0.526)
George H. Clark Memorial Scholarhip Fund	(0.098)
Capitol Area Development Authority (CADA)	(51.761)
American River Flood Control District (ARFCD)	(9.462)
The Natomas Basin Conservancy (TNBC)	(1.631)
Sacramento Public Library Authority (SPLA)	(52.788)
Reclamation District No. 1000	(0.303)
SPLA Hurst Trust	(0.185)
Gifts to Share	(0.690)
Visit Sacramento	(6.124)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	0.418
Total cash balances of non-City and/or Pool A participants: [2]	**(124.214)**
Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months: [3]	**705.993**

[1] The City will be able to meet its cash flow needs for the next twelve months, with $830 mm to cover on going expenditures

[2] Non-City and/or Pool A participants have $124 mm invested in Pool A

[3] If all non-City and/or Pool A participants withdraw the entire $124 mm within the next twelve months, the City will have $706 mm to cover on going expenditures

City of Sacramento

Investment

Pool A

CITY OF SACRAMENTO INVESTMENT POOL A

MONTHLY REVIEW – AUGUST 2024

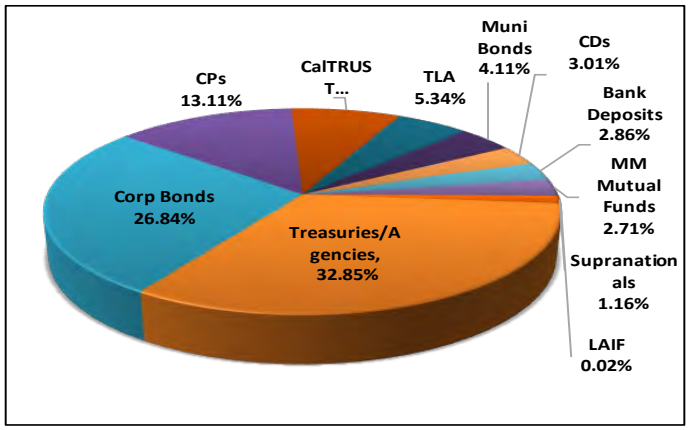
STRATEGY

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	1,686,482,221
Month's Yield or RoR	3.00%
Weighted Average Maturity (Yrs)	1.10
Weighted Average Duration (Yrs)	1.06
Ending Book Value	1,706,139,956
Ending Market Value	1,676,758,802
Percent of Market to Book Value	98.28%
Month's Investment Earnings	4,352,166
Fiscal YTD Investment Earnings	8,889,500
External Third-Party Investment Manager	
CalTRUST	133,485,916
LAIF	365,185

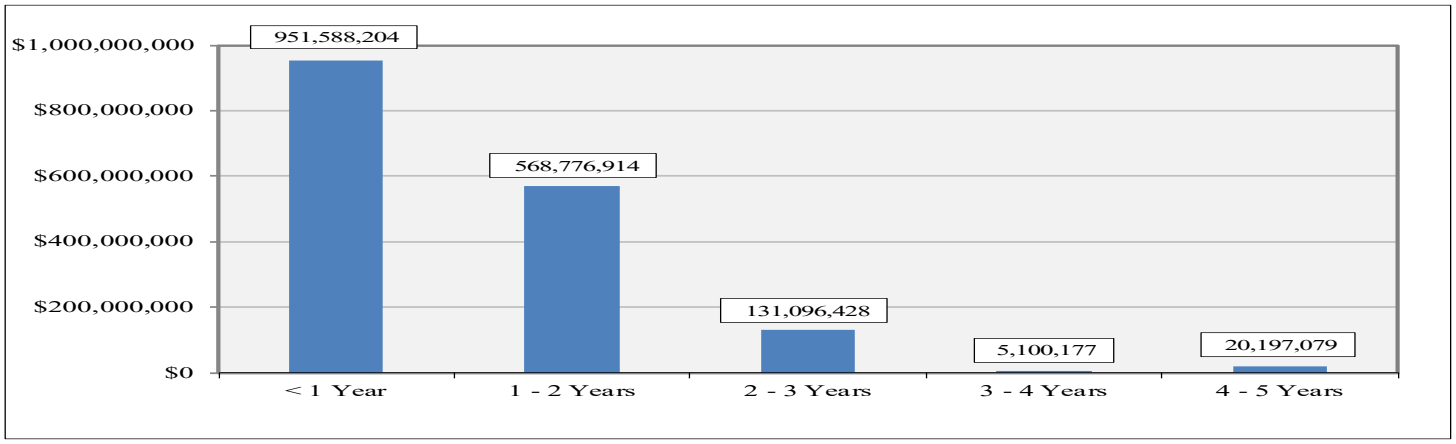
PORTFOLIO COMPOSITION



MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	951,588,204	56.76%
1 - 2 Years	568,776,914	33.92%
2 - 3 Years	131,096,428	7.82%
3 - 4 Years	5,100,177	0.30%
4 - 5 Years	20,197,079	1.20%
Total	1,676,758,802	100.00%

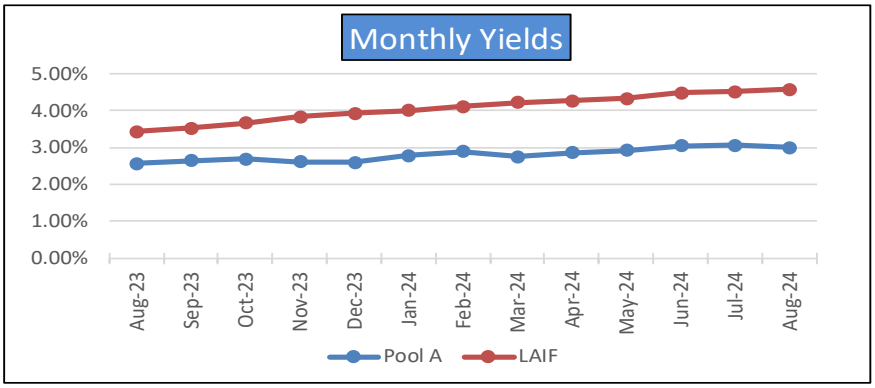
Asset Type	Pct. Assets	YTM
Treasuries/Agencies	32.85%	1.97%
Corp Bonds	26.84%	2.28%
CPs	13.11%	5.49%
CalTRUST	7.99%	4.69%
TLA	5.34%	5.05%
Muni Bonds	4.11%	2.26%
CDs	3.01%	2.31%
Bank Deposits	2.86%	4.62%
MM Mutual Funds	2.71%	4.89%
Supranationals	1.16%	1.45%
LAIF	0.02%	4.58%



INTEREST RATE ENVIRONMENT

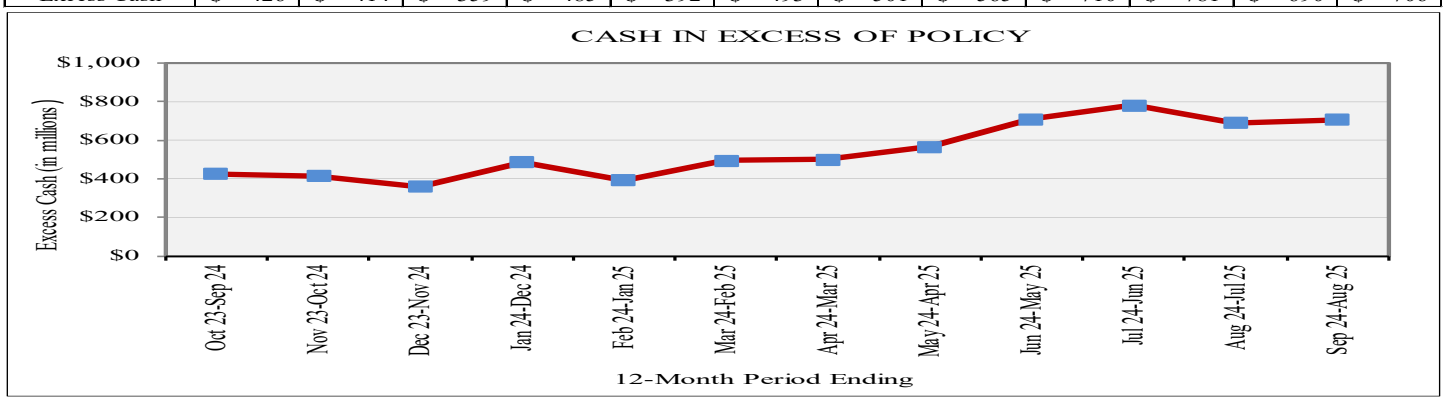
Inflation data for the month of August was mixed, clearly signaling that the first interest rate cut from The Fed will be a modest 25 basis points (0.25%) at their meeting in September. Although the headline number was lower than expected, the core number (which excludes the volatile food and energy sectors) was higher than expected. Markets have been pricing in a rate cut for months, so action from The Fed should have minimal impact. The labor market continued to show signs of slowing, as unemployment rose to 4.2%. This data hints that the economy could be headed for a soft landing, however that is no sure thing. With the election looming less than two months from this writing, there is more uncertainty than ever before, both politically and economically. Consumer sentiment improved, as the University of Michigan Consumer Sentiment Index unexpectedly rose to 69.1. Most of the media focus is on the upcoming election and polls are tight, as has been the case for every presidential election of this century. It is very likely that The Fed will step back after making the anticipated rate cut and wait until after a new president has been elected before they hint at further actions. Fixed income markets moved decisively in anticipation to a cut in the Federal Funds Rate. Short-term yields on Treasuries dropped from 5.28% at the end of July to 5.11% at the end of the August. Those yields fell even further to under 4.90% on the latest inflation and labor reports. Meanwhile the 5-Year Treasury yield dropped all the way from 3.91% to 3.70% during August. Markets are definitely on the move; therefore, 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
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%
Feb-24	2.90%	4.12%
Mar-24	2.76%	4.23%
Apr-24	2.87%	4.27%
May-24	2.93%	4.33%
Jun-24	3.05%	4.48%
Jul-24	3.07%	4.52%
Aug-24	3.00%	4.58%
FYTD	3.03%	4.55%



CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	Oct 23-Sep 24	Nov 23-Oct 24	Dec 23-Nov 24	Jan 24-Dec 24	Feb 24-Jan 25	Mar 24-Feb 25	Apr 24-Mar 25	May 24-Apr 25	Jun 24-May 25	Jul 24-Jun 25	Aug 24-Jul 25	Sep 24-Aug 25
Excess Cash	$ 426	$ 414	$ 359	$ 485	$ 392	$ 493	$ 501	$ 565	$ 710	$ 781	$ 690	$ 706



City of Sacramento

PORTFOLIO APPRAISAL

City Investment Pool A

August 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		36,921,856		36,921,856		36,921,856	2.21	5.390	1,990,088	5.39			
	caltrust-mt	Caltrust Medium-Term		61,124,193		61,124,193		61,124,193	3.66	4.190	2,561,104	4.19			
	caltrust-st	Caltrust Short-Term		35,439,867		35,439,867		35,439,867	2.12	4.830	1,711,746	4.83			
	fidfund	Fidelity Fund		40,869,608		40,869,608		40,869,608	2.45	4.900	2,002,611	4.90			
	fivestar	Five Star Bank Community Fund		20,085,106		20,085,106		20,085,106	1.20	5.000	1,004,255	5.00			
	cashjpm	JP Morgan Chase Cash		2,715,251		2,715,251		2,715,251	0.16	1.840	49,961	1.84			
	laifa	Local Agency Investment Fund, Pool A		365,185		365,185		365,185	0.02	4.580	16,725	4.58			
	miscintrec	Misc Interest Receivable		130,906		130,906		130,906	0.01	4.900	6,414	4.90			
	sweep	Overnight Sweep		4,220,181		4,220,181		4,220,181	0.25	4.770	201,303	4.77			
	rivercity	River City Bank Community Fund		25,095,559		25,095,559		25,095,559	1.50	4.610	1,156,905	4.61			
				226,967,712		226,967,712		226,967,712	13.58		10,701,112	4.71			
TARGETED LADDER ASSETS															
9,000,000	62479ljl0	MUFG Bank Ltd/NY CP 5.170% Due 09-20-24	96.15	8,653,610	99.69	8,972,296	0	8,972,296	0.54	5.170	465,300	5.45	A1		
9,000,000	883556cs9	Thermo Fisher Scientific Inc 1.215% Due 10-18-24	97.24	8,751,600	99.47	8,952,669	40,399	8,993,068	0.54	1.215	109,350	5.18	A-		09-23-24
9,000,000	912797hp5	U. S. Treasury Bill 4.665% Due 11-29-24	96.15	8,653,624	98.80	8,892,011	0	8,892,011	0.53	4.665	419,850	4.88	AA+		
9,000,000	912796zv4	U. S. Treasury Bill 4.548% Due 12-26-24	95.40	8,586,102	98.46	8,861,561	0	8,861,561	0.53	4.548	409,350	4.79	AA+		
9,000,000	3133enlu2	Federal Farm Credit Bank 1.320% Due 01-21-25	96.73	8,705,610	98.58	8,871,811	13,200	8,885,011	0.53	1.320	118,800	4.85	AA+		
9,000,000	606822bn3	MUFG 2.193% Due 02-25-25	96.97	8,727,480	98.67	8,879,866	3,289	8,883,156	0.53	2.193	197,370	5.37	A-		
9,000,000	808513bb0	Schwab Charles Corp 4.200% Due 03-24-25	99.01	8,910,990	99.51	8,955,689	164,850	9,120,539	0.54	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	99.76	8,978,750	154,100	9,132,850	0.54	4.600	414,000	4.81	A-		
9,000,000	21688aae2	Cooperatieve Centrale Raiffeis 3.375% Due 05-21-25	97.97	8,816,940	98.88	8,899,554	84,375	8,983,929	0.53	3.375	303,750	5.34	A+		
9,000,000	742651dw9	Private Export Funding Corp 3.250% Due 06-15-25	98.00	8,820,000	98.90	8,901,179	61,750	8,962,929	0.53	3.250	292,500	4.83			
				87,601,566		89,165,385	521,963	89,687,348	5.34		3,108,270	5.05			
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	1.80	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	99.53	4,976,390	2,877	4,979,267	0.30	3.000	150,000	3.02	AA-		
6,000,000	90348jb66	US Bank CD 0.600% Due 01-27-26	100.00	6,000,000	95.03	5,701,952	493	5,702,445	0.34	0.600	36,000	0.60	AA-		10-27-24
5,000,000	05600xcf5	BMO Harris Bank 0.750% Due 02-26-26	100.00	5,000,000	95.03	4,751,357	616	4,751,973	0.28	0.750	37,500	0.75			11-26-24
5,000,000	90348jm72	UBS Bank CD 0.850% Due 06-16-26	100.00	5,000,000	94.40	4,720,195	1,863	4,722,058	0.28	0.850	42,500	0.85	AA-		12-16-24
				21,000,000		20,149,894	5,849	20,155,743	1.21		266,000	1.29			
COMMERCIAL PAPER															
6,000,000	17277aj32	Cisco Systems Inc. 5.200% Due 09-03-24	97.27	5,836,200	99.94	5,996,470	0	5,996,470	0.36	5.200	312,000	5.43	A1+		

City of Sacramento

PORTFOLIO APPRAISAL

City Investment Pool A

August 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
10,000,000	47816fjh5	Johnson & Johnson 5.120% Due 09-17-24	97.20	9,719,822	99.74	9,973,717	0	9,973,717	0.60	5.120	512,000	5.37	A1+		
5,000,000	64106gjw4	Nestle Finance Intl Ltd 5.190% Due 09-30-24	97.32	4,865,925	99.55	4,977,712	0	4,977,712	0.30	5.190	259,500	5.45	A1+		
5,000,000	89233gk13	Toyota Motor Credit Corp 5.270% Due 10-01-24	97.22	4,860,931	99.53	4,976,566	0	4,976,566	0.30	5.270	263,500	5.53	A1+		
10,000,000	06741fkf3	Barclays Us Fdg 5.210% Due 10-15-24	97.00	9,700,425	99.33	9,932,837	0	9,932,837	0.59	5.210	521,000	5.47	A1+		
9,000,000	59157tkf9	Metlife Short Term Fund 5.190% Due 10-15-24	97.20	8,748,285	99.34	8,940,376	0	8,940,376	0.53	5.190	467,100	5.42	A1+		
9,000,000	45685qkr9	Ing US Funding LLC 5.250% Due 10-25-24	96.88	8,719,125	99.19	8,927,135	0	8,927,135	0.53	5.250	472,500	5.51	A1		
8,000,000	17277akw6	Cisco Systems Inc. 5.290% Due 10-30-24	97.34	7,787,224	99.13	7,930,207	0	7,930,207	0.47	5.290	423,200	5.53	A1+		
10,000,000	8010m2lc4	Sanofi 5.270% Due 11-12-24	97.12	9,711,614	98.95	9,895,002	0	9,895,002	0.59	5.270	527,000	5.53	A1+		
8,000,000	47816fld1	Johnson & Johnson 5.180% Due 11-13-24	97.25	7,780,138	98.94	7,915,333	0	7,915,333	0.47	5.180	414,400	5.44	A1+		
10,000,000	4497w0ln6	Ing (US) Funding LLC 5.290% Due 11-22-24	96.86	9,685,539	98.80	9,880,393	0	9,880,393	0.59	5.290	529,000	5.55	A1		
5,000,000	62479llr4	MUFG Union Bank 5.310% Due 11-25-24	96.83	4,841,437	98.77	4,938,385	0	4,938,385	0.30	5.310	265,500	5.57	A1		
8,000,000	22533tls3	Credit Agricole Corp 5.290% Due 11-26-24	97.06	7,764,889	98.77	7,901,497	0	7,901,497	0.47	5.290	423,200	5.55	A1		
10,000,000	53948als8	LLoyds Bank Plc 5.320% Due 11-26-24	96.82	9,682,278	98.75	9,875,219	0	9,875,219	0.59	5.320	532,000	5.59	A1		
8,000,000	22533tma1	Credit Agricole Corp 5.290% Due 12-10-24	96.96	7,756,660	98.58	7,886,689	0	7,886,689	0.47	5.290	423,200	5.55	A1		
10,000,000	83369bma1	Societe Generale 5.260% Due 12-10-24	96.98	9,697,550	98.59	9,858,792	0	9,858,792	0.59	5.260	526,000	5.52	A1		
10,000,000	45685qmp1	Ing US Funding LLC 5.250% Due 12-23-24	96.84	9,683,542	98.40	9,839,767	0	9,839,767	0.59	5.250	525,000	5.51	A1		
5,000,000	63873jmq0	Natixis NY 5.290% Due 12-24-24	96.84	4,842,035	98.39	4,919,557	0	4,919,557	0.29	5.290	264,500	5.55	A1		
10,000,000	89119amq8	Toronto Dominion Bank 5.250% Due 12-24-24	96.82	9,682,083	98.39	9,839,080	0	9,839,080	0.59	5.250	525,000	5.51	A1+		
10,000,000	22533tmx1	Credit Agricole Corp 5.280% Due 12-31-24	96.74	9,674,400	98.32	9,831,541	0	9,831,541	0.59	5.280	528,000	5.57	A1		
10,000,000	19121an23	Coca Cola Company 5.040% Due 01-02-25	96.96	9,696,200	98.32	9,831,713	0	9,831,713	0.59	5.040	504,000	5.31	A1		
5,000,000	59157tn33	Metlife Short Term Fund 5.230% Due 01-03-25	96.95	4,847,458	98.31	4,915,685	0	4,915,685	0.29	5.230	261,500	5.49	A1+		
10,000,000	83369bnn2	Societe Generale 5.220% Due 01-22-25	96.46	9,646,200	98.04	9,803,807	0	9,803,807	0.59	5.220	522,000	5.50	A1		
9,000,000	83369bnx0	Societe Generale 5.310% Due 01-31-25	96.74	8,706,622	97.93	8,813,455	0	8,813,455	0.53	5.310	477,900	5.57	A1		
7,000,000	63873jp46	Natixis NY 5.210% Due 02-04-25	96.47	6,752,814	97.88	6,851,362	0	6,851,362	0.41	5.210	364,700	5.49	A1		
10,000,000	63873jpu8	Natixis NY 5.190% Due 02-28-25	96.41	9,641,025	97.57	9,757,074	0	9,757,074	0.58	5.190	519,000	5.47	A1		
5,000,000	62479lq40	MUFG Union Bank 5.140% Due 03-04-25	96.63	4,831,522	97.53	4,876,424	0	4,876,424	0.29	5.140	257,000	5.37	A1		
				215,161,944		219,085,795	0	219,085,795	13.11		11,619,700	5.49			

City of Sacramento

PORTFOLIO APPRAISAL

City Investment Pool A

August 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
U.S. GOVERNMENT BONDS															
5,000,000	91282cbh3	U.S. Treasury Note 0.375% Due 01-31-26	98.83	4,941,406	94.87	4,743,750	1,630	4,745,380	0.28	0.375	18,750	0.62	AA+		
15,000,000	91282cbq3	U.S. Treasury Note 0.500% Due 02-28-26	98.75	14,812,891	94.82	14,223,047	207	14,223,254	0.85	0.500	75,000	0.75	AA+		
				19,754,297		18,966,797	1,838	18,968,634	1.13		93,750	0.72			
FEDERAL HOME LOAN BANK															
5,000,000	3130avll4	Federal Home Loan Bank 5.050% Due 10-21-24	100.00	5,000,000	99.96	4,998,160	91,181	5,089,341	0.30	5.050	252,500	5.05	AA+		
5,000,000	3130b0at6	Federal Home Loan Bank 5.060% Due 02-25-25	99.82	4,991,150	100.18	5,008,971	4,217	5,013,188	0.30	5.060	253,000	5.30	AA+		
5,000,000	3130b06g9	Federal Home Loan Bank 5.000% Due 02-26-25	99.81	4,990,650	100.03	5,001,480	3,472	5,004,952	0.30	5.000	250,000	5.24	AA+		
5,000,000	3130ajla5	Federal Home Loan Bank 0.750% Due 05-19-25	100.00	5,000,000	97.19	4,859,479	10,625	4,870,104	0.29	0.750	37,500	0.75	AA+		09-18-24
5,000,000	3130asm97	Federal Home Loan Bank 4.000% Due 07-24-25	100.00	5,000,000	99.37	4,968,307	20,556	4,988,863	0.30	4.000	200,000	4.00	AA+		09-24-24
5,995,000	3130b2av7	Federal Home Loan Bank 4.250% Due 08-07-25	99.83	5,984,557	99.66	5,974,583	16,986	5,991,569	0.36	4.250	254,787	4.43	AA+		
5,000,000	3130ak6h4	Federal Home Loan Bank 0.500% Due 09-22-25	99.90	4,995,000	95.73	4,786,460	11,042	4,797,502	0.29	0.500	25,000	0.52	AA+		09-18-24
5,000,000	3130akjw7	Federal Home Loan Bank 0.600% Due 12-15-25	100.00	5,000,000	95.37	4,768,292	6,333	4,774,625	0.29	0.600	30,000	0.60	AA+		09-18-24
5,000,000	3130akje7	Federal Home Loan Bank 0.560% Due 12-30-25	99.97	4,998,750	95.17	4,758,472	4,744	4,763,216	0.28	0.560	28,000	0.57	AA+		09-18-24
5,000,000	3130akn85	Federal Home Loan Bank 0.550% Due 01-20-26	99.80	4,990,000	95.10	4,754,991	3,132	4,758,123	0.28	0.550	27,500	0.59	AA+		10-20-24
10,000,000	3130akq74	Federal Home Loan Bank 0.625% Due 01-22-26	100.00	10,000,000	95.18	9,518,092	6,771	9,524,863	0.57	0.625	62,500	0.62	AA+		10-22-24
5,000,000	3130akng7	Federal Home Loan Bank 0.550% Due 01-28-26	100.00	5,000,000	95.02	4,751,018	2,521	4,753,539	0.28	0.550	27,500	0.55	AA+		10-28-24
5,000,000	3130akpc4	Federal Home Loan Bank 0.600% Due 01-28-26	100.00	5,000,000	95.09	4,754,400	2,750	4,757,150	0.28	0.600	30,000	0.60	AA+		10-28-24
5,000,000	3130akpq3	Federal Home Loan Bank 0.580% Due 01-28-26	100.00	5,000,000	95.06	4,753,047	2,658	4,755,706	0.28	0.580	29,000	0.58	AA+		10-28-24
5,000,000	3130akvr4	Federal Home Loan Bank 0.550% Due 02-12-26	100.00	5,000,000	94.89	4,744,678	1,451	4,746,129	0.28	0.550	27,500	0.55	AA+		11-12-24
5,000,000	3130al5x8	Federal Home Loan Bank 0.650% Due 02-24-26	100.00	5,000,000	94.92	4,745,799	632	4,746,431	0.28	0.650	32,500	0.65	AA+		11-24-24
5,000,000	3130al6j8	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	94.88	4,744,022	608	4,744,630	0.28	0.625	31,250	0.62	AA+		11-24-24
5,000,000	3130al7m0	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	94.88	4,744,022	608	4,744,630	0.28	0.625	31,250	0.62	AA+		11-24-24
5,000,000	3130alae4	Federal Home Loan Bank 0.580% Due 02-25-26	100.00	5,000,000	94.81	4,740,353	483	4,740,836	0.28	0.580	29,000	0.58	AA+		02-25-25
5,000,000	3130algs7	Federal Home Loan Bank 0.850% Due 03-10-26	100.00	5,000,000	95.09	4,754,485	20,187	4,774,673	0.28	0.850	42,500	0.85	AA+		09-10-24
5,000,000	3130aleh3	Federal Home Loan Bank 0.700% Due 03-16-26	100.00	5,000,000	94.81	4,740,640	16,042	4,756,682	0.28	0.700	35,000	0.70	AA+		09-16-24
5,000,000	3130almv3	Federal Home Loan Bank 1.000% Due 03-30-26	100.00	5,000,000	95.14	4,757,035	20,972	4,778,007	0.28	1.000	50,000	1.00	AA+		09-30-24
5,000,000	3130alxp4	Federal Home Loan Bank 1.200% Due 04-28-26	100.00	5,000,000	95.22	4,761,201	20,500	4,781,701	0.28	1.200	60,000	1.20	AA+		10-28-24
5,000,000	3130am2f8	Federal Home Loan Bank 1.125% Due 04-29-26	100.00	5,000,000	95.10	4,754,851	19,062	4,773,913	0.28	1.125	56,250	1.12	AA+		10-29-24

City of Sacramento

PORTFOLIO APPRAISAL

City Investment Pool A

August 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	3130amcl4	Federal Home Loan Bank 1.020% Due 05-19-26	100.00	5,000,000	94.76	4,738,093	14,450	4,752,543	0.28	1.020	51,000	1.02	AA+		11-19-24
1,750,000	3130amcb6	Federal Home Loan Bank 1.000% Due 05-22-26	100.00	1,750,000	94.71	1,657,360	4,812	1,662,172	0.10	1.000	17,500	1.00	AA+		11-22-24
5,000,000	3130amjc7	Federal Home Loan Bank 1.000% Due 05-26-26	100.00	5,000,000	94.67	4,733,653	13,194	4,746,848	0.28	1.000	50,000	1.00	AA+		11-26-24
5,000,000	3130amjn3	Federal Home Loan Bank 1.030% Due 05-26-26	100.00	5,000,000	94.72	4,736,155	13,590	4,749,745	0.28	1.030	51,500	1.03	AA+		11-26-24
3,000,000	3130ampt3	Federal Home Loan Bank 1.030% Due 06-23-26	100.00	3,000,000	94.67	2,839,986	5,837	2,845,823	0.17	1.030	30,900	1.03	AA+		09-23-24
5,000,000	3130anyn4	Federal Home Loan Bank 1.000% Due 09-30-26	100.00	5,000,000	93.84	4,692,091	20,972	4,713,063	0.28	1.000	50,000	1.00	AA+		09-30-24
5,000,000	3130aprp2	Federal Home Loan Bank 1.570% Due 11-23-26	100.00	5,000,000	94.73	4,736,357	21,369	4,757,726	0.28	1.570	78,500	1.57	AA+		09-23-24
5,000,000	3130b1np8	Federal Home Loan Bank 5.600% Due 06-25-27	100.00	5,000,000	99.89	4,994,693	51,333	5,046,026	0.30	5.600	280,000	5.60	AA+	c	09-25-24
5,000,000	3130ash44	Federal Home Loan Bank 4.700% Due 06-30-27	100.00	5,000,000	99.66	4,982,810	39,819	5,022,630	0.30	4.700	235,000	4.70	AA+		09-30-24
5,000,000	3130b2f75	Federal Home Loan Bank 5.250% Due 08-06-29	100.00	5,000,000	99.94	4,997,076	8,021	5,005,097	0.30	5.250	262,500	5.25	AA+		02-06-25
				170,700,107		164,251,112	480,932	164,732,044	9.83		3,009,437	1.82			
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)															
5,000,000	3135gal41	Fannie Mae 5.280% Due 01-03-25	100.00	5,000,000	99.98	4,999,029	42,533	5,041,563	0.30	5.280	264,000	5.28	AA+		10-03-24
5,000,000	3135gaee7	Fannie Mae 5.060% Due 02-07-25	100.00	5,000,000	99.95	4,997,504	16,867	5,014,370	0.30	5.060	253,000	5.06	AA+		11-07-24
5,000,000	3136g4d75	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	96.43	4,821,434	2,667	4,824,101	0.29	0.600	30,000	0.60	AA+		10-29-24
5,000,000	3136g4g23	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	96.43	4,821,689	2,667	4,824,356	0.29	0.600	30,000	0.60	AA+		10-29-24
5,000,000	3136g4c76	Fannie Mae 0.700% Due 08-12-25	100.00	5,000,000	96.39	4,819,399	1,847	4,821,246	0.29	0.700	35,000	0.70	AA+		11-12-24
5,000,000	3136g4c43	Fannie Mae 0.650% Due 08-14-25	100.00	5,000,000	96.32	4,816,082	1,535	4,817,617	0.29	0.650	32,500	0.65	AA+		11-14-24
5,000,000	3136g4x40	Fannie Mae 0.600% Due 08-26-25	99.96	4,998,000	96.15	4,807,277	417	4,807,694	0.29	0.600	30,000	0.61	AA+		11-26-24
5,000,000	3135g06v0	Fannie Mae 4.125% Due 08-28-25	100.00	5,000,000	99.45	4,972,256	1,719	4,973,975	0.30	4.125	206,250	4.13	AA+		11-28-24
3,000,000	3136g43q4	Fannie Mae 0.600% Due 09-16-25	100.00	3,000,000	95.93	2,878,038	8,250	2,886,288	0.17	0.600	18,000	0.60	AA+		09-16-24
5,000,000	3135g06a6	Fannie Mae 0.580% Due 10-20-25	100.00	5,000,000	96.12	4,805,911	10,553	4,816,463	0.29	0.580	29,000	0.58	AA+		10-20-24
4,000,000	3136g45c3	Fannie Mae 0.540% Due 10-27-25	99.81	3,992,280	96.01	3,840,222	7,440	3,847,662	0.23	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	96.02	4,801,072	9,472	4,810,544	0.29	0.550	27,500	0.55	AA+		10-27-24
3,000,000	3136g46s7	Fannie Mae 0.560% Due 10-28-25	100.00	3,000,000	96.03	2,880,763	5,740	2,886,503	0.17	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	95.89	4,794,264	8,472	4,802,737	0.29	0.500	25,000	0.52	AA+		
5,000,000	3135ga4v0	Fannie Mae 0.625% Due 11-25-25	100.00	5,000,000	95.85	4,792,539	8,333	4,800,873	0.29	0.625	31,250	0.62	AA+		11-25-24
5,000,000	3135g06n8	Fannie Mae 0.650% Due 12-17-25	100.00	5,000,000	95.68	4,783,783	6,681	4,790,464	0.29	0.650	32,500	0.65	AA+		09-17-24

City of Sacramento

PORTFOLIO APPRAISAL

City Investment Pool A

August 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	3135g06r9	Fannie Mae 0.550% Due 01-28-26	100.00	5,000,000	95.21	4,760,333	2,521	4,762,854	0.28	0.550	27,500	0.55	AA+		10-28-24
				79,985,280		77,391,597	137,713	77,529,310	4.63		1,109,900	1.42			
FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)															
5,000,000	3134gxdz4	Freddie Mac 0.450% Due 11-25-24	97.35	4,867,500	98.96	4,948,125	6,000	4,954,125	0.30	0.450	22,500	5.31	AA+		
5,000,000	3134gyc34	Freddie Mac 5.100% Due 12-30-24	100.00	5,000,000	99.96	4,997,976	43,208	5,041,184	0.30	5.100	255,000	5.10	AA+		09-30-24
5,000,000	3137eaep0	Freddie Mac 1.500% Due 02-12-25	97.36	4,867,950	98.52	4,925,791	3,958	4,929,750	0.29	1.500	75,000	5.24	AA+		
5,000,000	3134gxmh4	Freddie Mac 2.050% Due 03-24-25	100.00	5,000,000	98.58	4,928,794	44,701	4,973,495	0.29	2.050	102,500	2.05	AA+		09-24-24
5,000,000	3134gxrs5	Freddie Mac 3.100% Due 04-29-25	100.00	5,000,000	98.96	4,947,766	52,528	5,000,294	0.30	3.100	155,000	3.10	AA+		10-29-24
5,000,000	3134gysa1	Freddie Mac 5.200% Due 05-16-25	99.82	4,991,250	99.64	4,982,157	75,833	5,057,990	0.30	5.200	260,000	5.29	AA+		11-16-24
3,000,000	3134gvrv2	Freddie Mac 0.750% Due 05-27-25	100.00	3,000,000	97.20	2,916,006	5,875	2,921,881	0.17	0.750	22,500	0.75	AA+		11-27-24
5,000,000	3134gvb31	Freddie Mac 0.750% Due 05-28-25	99.76	4,987,900	97.19	4,859,492	9,687	4,869,180	0.29	0.750	37,500	0.80	AA+		11-28-24
5,000,000	3134gvz68	Freddie Mac 0.700% Due 06-23-25	99.95	4,997,500	96.89	4,844,710	6,611	4,851,321	0.29	0.700	35,000	0.71	AA+		09-23-24
3,000,000	3134gwkr6	Freddie Mac 0.625% Due 08-12-25	100.00	3,000,000	96.32	2,889,579	990	2,890,569	0.17	0.625	18,750	0.62	AA+		11-12-24
5,000,000	3134gwh82	Freddie Mac 0.625% Due 09-08-25	100.00	5,000,000	96.15	4,807,375	15,017	4,822,392	0.29	0.625	31,250	0.62	AA+		09-08-24
5,000,000	3134gwa55	Freddie Mac 0.650% Due 09-09-25	100.00	5,000,000	96.06	4,803,218	15,528	4,818,746	0.29	0.650	32,500	0.65	AA+		09-09-24
5,000,000	3134gwwt9	Freddie Mac 0.550% Due 09-30-25	100.00	5,000,000	96.28	4,813,911	11,535	4,825,446	0.29	0.550	27,500	0.55	AA+		09-30-24
5,000,000	3134gwy26	Freddie Mac 0.570% Due 10-08-25	100.00	5,000,000	96.22	4,811,214	11,321	4,822,535	0.29	0.570	28,500	0.57	AA+		10-08-24
5,000,000	3134gwys9	Freddie Mac 0.600% Due 10-15-25	100.00	5,000,000	96.19	4,809,564	11,333	4,820,897	0.29	0.600	30,000	0.60	AA+		10-15-24
10,000,000	3134gxbm5	Freddie Mac 0.600% Due 11-12-25	99.98	9,998,500	95.94	9,593,655	18,167	9,611,822	0.57	0.600	60,000	0.60	AA+		11-12-24
5,000,000	3134gxfv1	Freddie Mac 0.625% Due 12-17-25	100.00	5,000,000	95.65	4,782,433	6,424	4,788,857	0.29	0.625	31,250	0.62	AA+		09-17-24
5,000,000	3134gxlf9	Freddie Mac 0.550% Due 02-12-26	100.00	5,000,000	95.08	4,753,865	1,451	4,755,316	0.28	0.550	27,500	0.55	AA+		11-12-24
5,000,000	3134gyp55	Freddie Mac 5.200% Due 04-27-26	100.00	5,000,000	99.87	4,993,280	89,556	5,082,836	0.30	5.200	260,000	5.20	AA+		10-27-24
5,000,000	3134h1mk6	Freddie Mac 5.400% Due 12-21-26	100.00	5,000,000	99.95	4,997,730	52,500	5,050,230	0.30	5.400	270,000	5.41	AA+	c	09-21-24
5,000,000	3134h1re5	Freddie Mac 5.375% Due 02-08-27	100.00	5,000,000	99.89	4,994,611	17,170	5,011,781	0.30	5.375	268,750	5.37	AA+		11-08-24
5,000,000	3134gx2x1	Freddie Mac 5.000% Due 09-30-27	100.00	5,000,000	99.91	4,995,316	104,861	5,100,177	0.30	5.000	250,000	5.00	AA+		09-30-24
5,000,000	3134h1jv6	Freddie Mac 5.875% Due 11-15-28	100.00	5,000,000	99.93	4,996,686	86,493	5,083,179	0.30	5.875	293,750	5.87	AA+		11-15-24
5,000,000	3134h1tg8	Freddie Mac 5.500% Due 02-21-29	100.00	5,000,000	100.06	5,003,145	7,639	5,010,784	0.30	5.500	275,000	5.50	AA+		11-21-24
				120,710,600		118,396,400	698,387	119,094,787	7.08		2,869,750	2.77			

City of Sacramento

PORTFOLIO APPRAISAL

City Investment Pool A

August 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
FEDERAL AGRICULTURAL MORTGAGE CORP.															
Not Classified															
3,000,000	31422xbt8	Farmer Mac 0.700% Due 12-17-25	100.00	3,000,000	95.67	2,870,030	4,317	2,874,346	0.17	0.700	21,000	0.70			
3,000,000	31422xbn1	Farmer Mac 0.690% Due 02-25-26	100.00	3,000,000	95.16	2,854,736	345	2,855,081	0.17	0.690	20,700	0.69			02-25-25
5,000,000	31422xpe6	Farmer Mac 1.300% Due 11-23-26	100.00	5,000,000	94.11	4,705,342	17,694	4,723,037	0.28	1.300	65,000	1.30			11-23-24
				11,000,000		10,430,108	22,356	10,452,464	0.62		106,700	0.97			
				11,000,000		10,430,108	22,356	10,452,464	0.62		106,700	0.97			
FEDERAL FARM CREDIT BANK - FRMMT															
Not Classified															
5,000,000	3133elc28	Federal Farm Credit Bank 0.730% Due 05-27-25	100.00	5,000,000	97.19	4,859,293	9,531	4,868,824	0.29	0.730	36,500	0.73	AA+		09-18-24
5,000,000	3133el2s2	Federal Farm Credit Bank 0.670% Due 08-04-25	100.00	5,000,000	96.54	4,826,940	2,512	4,829,453	0.29	0.670	33,500	0.67	AA+		09-18-24
5,000,000	3133el4w1	Federal Farm Credit Bank 0.610% Due 08-25-25	99.92	4,996,250	96.27	4,813,434	508	4,813,942	0.29	0.610	30,500	0.63	AA+		09-18-24
5,000,000	3133embh4	Federal Farm Credit Bank 0.530% Due 09-29-25	100.00	5,000,000	96.26	4,813,093	11,189	4,824,282	0.29	0.530	26,500	0.53	AA+		09-18-24
5,000,000	3133enuz1	Federal Farm Credit Bank 3.090% Due 10-20-25	100.00	5,000,000	98.79	4,939,482	56,221	4,995,703	0.30	3.090	154,500	3.09	AA+		09-18-24
5,000,000	3133emdz2	Federal Farm Credit Bank 0.520% Due 10-21-25	99.76	4,987,950	96.05	4,802,383	9,389	4,811,772	0.29	0.520	26,000	0.57	AA+		09-18-24
5,000,000	3133emfr8	Federal Farm Credit Bank 0.540% Due 11-03-25	99.94	4,997,000	95.95	4,797,563	8,850	4,806,413	0.29	0.540	27,000	0.55	AA+		09-18-24
5,000,000	3133emqx3	Federal Farm Credit Bank 0.590% Due 02-17-26	100.00	5,000,000	95.09	4,754,398	1,147	4,755,545	0.28	0.590	29,500	0.59	AA+		09-18-24
5,000,000	3133emsk9	Federal Farm Credit Bank 0.840% Due 03-02-26	99.92	4,996,250	95.31	4,765,644	20,883	4,786,527	0.29	0.840	42,000	0.86	AA+		09-18-24
5,000,000	3133emsh6	Federal Farm Credit Bank 0.790% Due 03-03-26	100.00	5,000,000	95.23	4,761,606	19,531	4,781,137	0.28	0.790	39,500	0.79	AA+		09-18-24
5,000,000	3133emsu7	Federal Farm Credit Bank 0.800% Due 03-09-26	100.00	5,000,000	95.20	4,759,765	19,111	4,778,876	0.28	0.800	40,000	0.80	AA+		09-18-24
5,000,000	3133emuk6	Federal Farm Credit Bank 1.050% Due 03-25-26	100.00	5,000,000	95.43	4,771,683	22,750	4,794,433	0.29	1.050	52,500	1.05	AA+		09-18-24
5,000,000	3133emh21	Federal Farm Credit Bank 0.900% Due 06-15-26	100.00	5,000,000	94.55	4,727,490	9,500	4,736,990	0.28	0.900	45,000	0.90	AA+		09-18-24
5,000,000	3133emh54	Federal Farm Credit Bank 0.960% Due 06-15-26	100.00	5,000,000	94.65	4,732,612	10,133	4,742,745	0.28	0.960	48,000	0.96	AA+		09-18-24
3,000,000	3133eml67	Federal Farm Credit Bank 0.800% Due 06-22-26	100.00	3,000,000	94.32	2,829,598	4,600	2,834,198	0.17	0.800	24,000	0.80	AA+		09-18-24
3,000,000	3133enzf0	Federal Farm Credit Bank 4.400% Due 06-22-26	100.00	3,000,000	99.91	2,997,160	25,300	3,022,460	0.18	4.400	132,000	4.40	AA+		09-18-24
5,000,000	3133emq62	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	5,000,000	94.48	4,724,025	6,600	4,730,625	0.28	0.990	49,500	0.99	AA+		09-18-24
5,000,000	3133erqz7	Federal Farm Credit Bank 4.500% Due 08-27-26	100.00	5,000,000	100.08	5,003,989	2,500	5,006,489	0.30	4.500	225,000	4.50	AA+		08-27-25
5,000,000	3133em4s8	Federal Farm Credit Bank 0.870% Due 09-08-26	99.82	4,991,250	93.82	4,690,866	20,904	4,711,771	0.28	0.870	43,500	0.91	AA+		09-18-24
5,000,000	3133em6e7	Federal Farm Credit Bank 0.940% Due 09-28-26	100.00	5,000,000	93.79	4,689,544	19,975	4,709,519	0.28	0.940	47,000	0.94	AA+		09-18-24
3,000,000	3133endc1	Federal Farm Credit Bank 1.330% Due 11-03-26	100.00	3,000,000	94.31	2,829,387	13,078	2,842,465	0.17	1.330	39,900	1.33	AA+		09-18-24

City of Sacramento

PORTFOLIO APPRAISAL

City Investment Pool A

August 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	3133enjv3	Federal Farm Credit Bank 1.390% Due 12-29-26	100.00	3,000,000	94.05	2,821,619	7,182	2,828,801	0.17	1.390	41,700	1.39	AA+		09-18-24
5,000,000	3133envv9	Federal Farm Credit Bank 3.630% Due 05-03-27	100.00	5,000,000	98.39	4,919,421	59,492	4,978,913	0.29	3.630	181,500	3.63	AA+		09-18-24
5,000,000	3133ermh1	Federal Farm Credit Bank 5.000% Due 07-29-27	100.00	5,000,000	100.33	5,016,307	22,222	5,038,529	0.30	5.000	250,000	5.00	AA+		07-29-25
5,000,000	3133erns6	Federal Farm Credit Bank 4.620% Due 08-12-27	100.00	5,000,000	99.98	4,999,177	12,192	5,011,369	0.30	4.620	231,000	4.62	AA+		08-12-25
5,000,000	3133erra1	Federal Farm Credit Bank 4.580% Due 08-27-27	100.00	5,000,000	99.87	4,993,664	2,544	4,996,208	0.30	4.580	229,000	4.58	AA+		08-27-25
5,000,000	3133epu29	Federal Farm Credit Bank 5.440% Due 01-09-29	100.00	5,000,000	99.98	4,999,195	39,289	5,038,484	0.30	5.440	272,000	5.45	AA+	c	09-10-24
5,000,000	3133erfl0	Federal Farm Credit Bank 5.520% Due 05-29-29	99.78	4,989,000	100.55	5,027,486	70,533	5,098,020	0.30	5.520	276,000	5.57	AA+		05-29-25
				131,957,700		127,666,824	507,667	128,174,491	7.64		2,673,100	2.07			
				131,957,700		127,666,824	507,667	128,174,491	7.64		2,673,100	2.07			
MUNICIPAL BONDS															
Not Classified															
850,000.00	13034al57	California Infrastructure & Ec 0.645% Due 10-01-24	100.00	850,000	99.65	847,040	2,284	849,325	0.05	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	99.99	4,999,408	106,271	5,105,679	0.30	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	100.02	4,000,730	93,600	4,094,330	0.24	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	99.28	1,141,765	2,166	1,143,931	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	99.49	2,984,582	14,030	2,998,612	0.18	3.660	109,800	3.66			
750,000.00	13080szl1	California Statewide Cmntys De 0.732% Due 02-01-25	100.00	750,000	98.20	736,514	457	736,971	0.04	0.732	5,490	0.73	A+		
1,250,000.00	64990fa95	New York St Dorm Auth St Pers 1.062% Due 03-15-25	100.00	1,250,000	97.96	1,224,452	6,121	1,230,573	0.07	1.062	13,275	1.06	AA+		
1,650,000.00	64990fd43	New York St Dorm Auth St Pers 0.887% Due 03-15-25	100.00	1,650,000	97.87	1,614,776	6,749	1,621,525	0.10	0.887	14,635	0.89	AA+		
5,000,000.00	13063dgb8	California St 3.375% Due 04-01-25	98.45	4,922,300	99.14	4,957,058	70,312	5,027,371	0.30	3.375	168,750	5.16	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	98.97	989,680	12,146	1,001,825	0.06	2.915	29,150	2.92	AAA		
3,000,000.00	92812vb88	Virginia Housing Development Authority 2.056% Due 04-01-25	100.00	3,000,000	98.41	2,952,275	25,700	2,977,975	0.18	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	97.32	681,220	1,923	683,143	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	97.32	3,406,077	9,100	3,415,177	0.20	0.883	30,905	0.70	AA		04-15-25
1,000,000.00	91412hjl8	University Calif Revenue Bonds 0.670% Due 05-15-25	100.00	1,000,000	97.14	971,387	1,973	973,360	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	97.23	1,215,339	2,975	1,218,314	0.07	0.952	11,900	0.95	AA-		
5,000,000.00	34153qud6	Florida State Board of Education Public Education 0.550% Due 06-01-25	99.68	4,984,150	96.95	4,847,345	6,875	4,854,220	0.29	0.550	27,500	0.62	AAA		

City of Sacramento

PORTFOLIO APPRAISAL

City Investment Pool A

August 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
1,000,000.00	546417dq6	Louisiana State 0.840% Due 06-01-25	100.00	1,000,000	97.25	972,452	2,100	974,552	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	96.77	483,866	736	484,602	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	97.16	4,858,074	10,483	4,868,558	0.29	1.258	62,900	0.90	AA		
4,000,000.00	91412gu94	University Calif Revs For Prev 3.063% Due 07-01-25	99.96	3,998,360	98.61	3,944,550	20,420	3,964,970	0.24	3.063	122,520	3.08	AA		04-01-25
940,000.00	13034al65	California Infrastructure & Ec 0.765% Due 10-01-25	100.00	940,000	96.07	903,084	2,996	906,080	0.05	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	95.90	3,836,071	11,493	3,847,564	0.23	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	95.67	1,784,238	3,898	1,788,136	0.11	0.627	11,694	0.63	AA+		
5,000,000.00	64990fb29	New York St Dorm Auth St Pers 1.262% Due 03-15-26	100.00	5,000,000	95.60	4,780,129	29,096	4,809,226	0.29	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	95.48	954,782	5,473	960,255	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	98.03	980,308	13,046	993,354	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	94.19	941,934	859	942,793	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	95.31	2,859,307	4,652	2,863,960	0.17	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	94.39	1,864,167	1,977	1,866,143	0.11	1.201	23,720	2.13			
2,000,000.00	20772kqk8	Connecticut State 3.631% Due 06-15-27	99.57	1,991,480	98.56	1,971,270	15,331	1,986,601	0.12	3.631	72,620	3.73	AA-		
				70,352,894		68,703,883	485,243	69,189,127	4.11		1,497,416	2.26			
				70,352,894		68,703,883	485,243	69,189,127	4.11		1,497,416	2.26			
CORPORATE BONDS															
INDUSTRIALS															
4,245,000	88579ybh3	3M Company 2.000% Due 02-14-25	100.58	4,269,791	98.62	4,186,441	4,009	4,190,451	0.25	2.000	84,900	1.88	BBB+		01-14-25
5,013,000	244199bh7	Deere & Company 2.750% Due 04-15-25	97.84	4,904,519	98.74	4,949,786	52,079	5,001,866	0.30	2.750	137,857	5.25	A		03-15-25
2,567,000	438516cb0	Honeywell Intl Inc 1.350% Due 06-01-25	101.90	2,615,773	97.58	2,504,852	8,664	2,513,515	0.15	1.350	34,654	0.96	A		05-01-25
10,000,000	24422evk2	John Deere Capital Corp 0.700% Due 01-15-26	99.06	9,905,536	95.16	9,516,013	8,944	9,524,958	0.57	0.700	70,000	0.90	A		
				21,695,619		21,157,093	73,697	21,230,789	1.27		327,412	2.12			
COMMUNICATION SERVICES															
6,000,000	254687fn1	Disney Walt Co 3.350% Due 03-24-25	98.80	5,928,180	99.12	5,947,489	87,658	6,035,147	0.36	3.350	201,000	5.20	A-		
CONSUMER DISCRETIONARY															
5,000,000	57629wcg3	Massmutual Global Funding 2.950% Due 01-11-25	99.16	4,958,250	99.16	4,957,968	20,486	4,978,454	0.30	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	98.39	4,919,719	4,111	4,923,831	0.29	1.850	92,500	1.17	A+		01-15-25
5,000,000	023135ce4	Amazon Com Inc 3.000% Due 04-13-25	98.13	4,906,350	98.96	4,947,841	57,500	5,005,341	0.30	3.000	150,000	5.31	AA		

City of Sacramento

PORTFOLIO APPRAISAL

City Investment Pool A

August 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
6,000,000	87612ebl9	Target Corp 2.250% Due 04-15-25	97.49	5,849,220	98.47	5,908,089	51,000	5,959,089	0.35	2.250	135,000	5.21	A		03-15-25
2,500,000	141781bu7	Cargill Inc 3.500% Due 04-22-25	98.48	2,462,100	99.02	2,475,439	31,354	2,506,793	0.15	3.500	87,500	4.07	A		10-13-24
5,000,000	023135bq8	Amazon Com Inc 0.800% Due 06-03-25	101.16	5,057,900	97.28	4,863,854	9,778	4,873,631	0.29	0.800	40,000	0.53	AA		05-03-25
7,000,000	931142ed1	Walmart Inc 3.550% Due 06-26-25	98.31	6,881,840	99.21	6,945,027	44,868	6,989,895	0.42	3.550	248,500	5.18	AA		04-26-25
3,000,000	751212ac5	Ralph Lauren Corp 3.750% Due 09-15-25	99.68	2,990,280	98.95	2,968,385	51,875	3,020,260	0.18	3.750	112,500	3.86	A-		07-15-25
1,850,000	641062ar5	Nestle Holdings Inc 0.625% Due 01-15-26	99.41	1,839,122	95.07	1,758,745	1,477	1,760,222	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	95.04	4,751,809	3,021	4,754,830	0.28	0.750	37,500	0.82	A		01-02-26
5,000,000	74460waa5	Public Storage 0.875% Due 02-15-26	100.27	5,013,300	94.97	4,748,615	1,944	4,750,560	0.28	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	94.87	4,743,377	15,139	4,758,516	0.28	1.000	50,000	1.06	AA		04-12-26
5,000,000	571676aj4	Mars Inc 0.875% Due 07-16-26	97.32	4,865,950	93.64	4,682,120	5,469	4,687,588	0.28	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	94.08	4,233,727	21,000	4,254,727	0.25	1.500	67,500	1.91	A		10-09-26
5,000,000	742718fv6	Procter & Gamble Co 1.900% Due 02-01-27	99.53	4,976,400	95.05	4,752,564	7,917	4,760,481	0.28	1.900	95,000	2.00	AA-		
2,000,000	742718fg9	Procter & Gamble Co 2.800% Due 03-25-27	97.94	1,958,740	97.04	1,940,826	24,267	1,965,092	0.12	2.800	56,000	3.26	AA-		
				71,299,807		69,598,104	351,206	69,949,309	4.16		1,418,562	2.65			
CONSUMER STAPLES															
5,000,000	37331naj0	Georgia Pacific Corp 1.750% Due 09-30-25	104.38	5,219,150	97.01	4,850,494	36,701	4,887,195	0.29	1.750	87,500	0.82	A+		08-30-25
ENERGY															
5,000,000	637432ng6	National Rural Utils Coop Fin 3.250% Due 11-01-25	99.15	4,957,600	98.34	4,917,096	54,167	4,971,263	0.29	3.250	162,500	3.51	A-		08-01-25
4,000,000	63743hew8	National Rural Utils Coop Fin 1.000% Due 06-15-26	97.79	3,911,520	94.00	3,760,072	8,444	3,768,516	0.22	1.000	40,000	1.51	A-		05-15-26
5,000,000	291011bp8	Emerson Elec Co 0.875% Due 10-15-26	96.04	4,802,200	93.24	4,662,055	16,528	4,678,583	0.28	0.875	43,750	1.74	A		09-15-26
				13,671,320		13,339,223	79,139	13,418,362	0.80		246,250	2.33			
FINANCIAL															
5,000,000	06406ral1	Bank New York Mellon Corp 2.100% Due 10-24-24	101.18	5,059,100	99.55	4,977,694	37,042	5,014,736	0.30	2.100	105,000	1.84	A		
5,000,000	78015k7c2	Royal Bank of Canada 2.250% Due 11-01-24	102.36	5,118,100	99.48	4,973,890	37,500	5,011,390	0.30	2.250	112,500	1.70	A		
5,000,000	21688aav4	Cooperatieve Rabobank UA/NY 5.000% Due 01-13-25	99.82	4,990,900	99.95	4,997,443	33,333	5,030,776	0.30	5.000	250,000	5.30	A+		
2,500,000	64952wdl4	New York Life Global 2.000% Due 01-22-25	100.73	2,518,225	98.81	2,470,194	5,417	2,475,611	0.15	2.000	50,000	1.85	AA+		
5,000,000	90331hms9	US Bank Assn Cincinnati Oh Mtn 2.800% Due 01-27-25	98.34	4,917,000	99.04	4,952,207	13,222	4,965,430	0.30	2.800	140,000	5.46	A+		12-27-24
5,005,000	064159tf3	Bank Nova Scotia B C 2.200% Due 02-03-25	101.85	5,097,643	98.75	4,942,538	8,564	4,951,102	0.30	2.200	110,110	1.79	A-		
3,000,000	89236tgx7	Toyota Motor Credit Corp 3.000% Due 04-01-25	99.83	2,994,960	98.88	2,966,510	37,500	3,004,010	0.18	3.000	90,000	3.06	A+		

City of Sacramento

PORTFOLIO APPRAISAL

City Investment Pool A

August 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	06747pkv0	Barclays Bank Plc 3.250% Due 04-08-25	100.00	5,000,000	98.65	4,932,342	64,549	4,996,891	0.30	3.250	162,500	3.25	A+		10-08-24
4,000,000	06406ran7	Bank New York Mellon Corp 1.600% Due 04-24-25	102.41	4,096,520	97.95	3,918,185	22,578	3,940,763	0.23	1.600	64,000	1.10	A		03-24-25
5,000,000	78016fzy3	Royal Bank of Canada 4.950% Due 04-25-25	99.65	4,982,500	100.01	5,000,446	86,625	5,087,071	0.30	4.950	247,500	5.36	A		
5,000,000	13607lnf6	Canadian Imperial Bank 5.144% Due 04-28-25	99.77	4,988,300	100.09	5,004,351	87,877	5,092,228	0.30	5.144	257,200	5.41	A-		
5,000,000	17330fvu2	Citigroup Global Markets 4.050% Due 05-27-25	100.00	5,000,000	98.95	4,947,297	52,875	5,000,172	0.30	4.050	202,500	4.05	A		11-27-24
3,000,000	78015k7h1	Royal Bank of Canada 1.150% Due 06-10-25	100.27	3,008,130	97.22	2,916,749	7,762	2,924,511	0.17	1.150	34,500	1.09	A		
5,000,000	064159vl7	Bank Nova Scotia B C 1.300% Due 06-11-25	100.96	5,048,100	97.32	4,865,984	14,444	4,880,428	0.29	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	96.41	2,892,260	5,667	2,897,927	0.17	1.000	30,000	1.00	A-		09-23-24
5,000,000	17330pfq7	Citigroup Global Markets 4.700% Due 07-21-25	100.00	5,000,000	98.73	4,936,616	26,111	4,962,728	0.30	4.700	235,000	4.70	A		10-21-24
5,000,000	00138can8	AIG Global Funding 0.900% Due 09-22-25	99.82	4,991,000	96.04	4,802,189	19,875	4,822,064	0.29	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	95.76	4,787,974	12,000	4,799,974	0.29	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	95.52	3,820,889	7,000	3,827,889	0.23	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	94.77	4,738,496	7,906	4,746,402	0.28	0.825	41,250	0.82	A-		09-22-24
5,000,000	064159f84	Bank Nova Scotia B C 0.800% Due 12-30-25	100.00	5,000,000	94.28	4,714,072	6,778	4,720,850	0.28	0.800	40,000	0.80	A-		09-30-24
5,000,000	14913r3b1	Caterpillar Financial Services Corp 4.800% Due 01-06-26	100.71	5,035,650	100.51	5,025,576	36,667	5,062,243	0.30	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	95.08	2,852,529	3,437	2,855,967	0.17	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	95.18	4,759,225	4,983	4,764,207	0.28	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	93.67	2,809,958	3,000	2,812,958	0.17	0.900	27,000	0.90	A+		10-21-24
5,000,000	06749nfm9	Barclays Bank Plc 5.550% Due 01-23-26	100.00	5,000,000	100.24	5,012,066	29,292	5,041,357	0.30	5.550	277,500	5.55	A+		01-23-25
5,000,000	48128g2y5	JP Morgan Chase & Co 1.000% Due 02-26-26	100.00	5,000,000	93.86	4,692,814	694	4,693,509	0.28	1.000	50,000	1.00	A-		02-26-25
5,000,000	0641593u8	Bank Nova Scotia B C 1.050% Due 03-02-26	99.40	4,970,000	94.96	4,748,086	26,104	4,774,190	0.28	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	95.07	4,753,463	22,375	4,775,838	0.28	0.900	45,000	1.11	A		
5,000,000	78016ezq3	Royal Bank of Canada 1.200% Due 04-27-26	100.56	5,028,000	94.97	4,748,711	20,667	4,769,378	0.28	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	94.64	4,732,243	20,167	4,752,409	0.28	1.200	60,000	1.20	A-		04-30-25
5,000,000	06048wv56	Bank of America Corporation 4.000% Due 05-05-26	100.00	5,000,000	98.98	4,949,118	64,444	5,013,562	0.30	4.000	200,000	4.00	A-		11-05-24
5,000,000	808513br5	Charles Schwab Corp 1.150% Due 05-13-26	99.74	4,986,950	94.48	4,723,905	17,250	4,741,155	0.28	1.150	57,500	1.20	A-		04-13-26
5,000,000	40139lbd4	Guardian Life Global Funding 1.250% Due 05-13-26	99.98	4,999,050	94.71	4,735,280	18,750	4,754,030	0.28	1.250	62,500	1.25	AA+		

City of Sacramento

PORTFOLIO APPRAISAL

City Investment Pool A

August 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	06048wl99	Bank of America Corporation 1.400% Due 05-14-26	100.00	5,000,000	94.52	4,726,058	20,806	4,746,864	0.28	1.400	70,000	1.40	A-		11-14-24
5,000,000	06048wm31	Bank of America Corporation 1.250% Due 05-28-26	100.00	5,000,000	93.76	4,688,246	16,146	4,704,392	0.28	1.250	62,500	1.25	A-		11-28-24
5,000,000	902674zz6	UBS Ag London Branch 1.250% Due 06-01-26	99.80	4,990,200	94.53	4,726,697	15,625	4,742,322	0.28	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	94.55	9,454,605	29,333	9,483,938	0.57	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	94.53	4,726,667	11,406	4,738,074	0.28	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	97.05	4,852,405	13,190	4,865,595	0.29	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	94.19	4,709,270	7,507	4,716,777	0.28	1.150	57,500	1.16	A		
3,000,000	22550l2g5	Credit Suisse Ag New York 1.250% Due 08-07-26	97.69	2,930,670	94.09	2,822,774	2,500	2,825,274	0.17	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	92.87	2,785,999	16,387	2,802,386	0.17	1.150	34,500	1.36	A-		09-10-24
5,000,000	0641598k5	Bank Nova Scotia B C 1.300% Due 09-15-26	97.99	4,899,650	94.04	4,701,911	29,972	4,731,883	0.28	1.300	65,000	1.75	A-		06-15-26
3,000,000	06368gc54	Bank Of Montreal 2.000% Due 12-22-26	100.00	3,000,000	93.59	2,807,676	11,500	2,819,176	0.17	2.000	60,000	2.00	A-		09-22-24
5,000,000	59217ger6	Metropolitan Life Global Fdg I 1.875% Due 01-11-27	98.68	4,934,000	94.57	4,728,271	13,021	4,741,292	0.28	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	94.48	4,724,088	7,854	4,731,942	0.28	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	95.23	5,237,567	66,626	5,304,193	0.31	2.450	134,750	2.45	A-		02-03-27
				225,004,348		216,793,536	1,124,329	217,917,865	12.97		4,568,010	2.12			
HEALTHCARE															
5,000,000	00287ycx5	Abbvie Inc 3.800% Due 03-15-25	99.08	4,954,150	99.32	4,966,023	87,611	5,053,634	0.30	3.800	190,000	5.27	A-		12-15-24
5,000,000	717081ex7	Pfizer Inc 0.800% Due 05-28-25	99.85	4,992,700	97.13	4,856,406	10,333	4,866,740	0.29	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	98.63	4,931,407	34,375	4,965,782	0.30	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	96.22	3,848,866	11,000	3,859,866	0.23	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	94.99	4,749,446	729	4,750,175	0.28	0.750	37,500	0.80	A+		01-24-26
2,500,000	771196bk7	Roche Holdings Inc 2.625% Due 05-15-26	97.15	2,428,875	97.30	2,432,463	19,323	2,451,786	0.15	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	94.88	4,743,854	16,931	4,760,785	0.28	1.150	57,500	1.15	A+		04-15-26
				31,301,835		30,528,465	180,302	30,708,767	1.83		550,125	2.14			
INFORMATION TECHNOLOGY															
5,000,000	037833dm9	Apple Inc 1.800% Due 09-11-24	99.50	4,975,150	99.92	4,995,920	42,500	5,038,420	0.30	1.800	90,000	1.91	AA+		
4,000,000	882508bh6	Texas Instruments Inc 1.375% Due 03-12-25	101.15	4,046,080	98.15	3,926,185	25,819	3,952,005	0.23	1.375	55,000	1.13	A+		02-12-25
5,000,000	037833dt4	Apple Inc 1.125% Due 05-11-25	101.06	5,052,940	97.59	4,879,744	17,187	4,896,931	0.29	1.125	56,250	0.90	AA+		04-11-25
8,000,000	037833bg4	Apple Inc 3.200% Due 05-13-25	98.20	7,855,920	99.07	7,925,352	76,800	8,002,152	0.47	3.200	256,000	5.18	AA+		

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	037833eb2	Apple Inc 0.700% Due 02-08-26	99.96	4,998,040	95.15	4,757,622	2,236	4,759,858	0.28	0.700	35,000	0.71	AA+		01-08-26
5,000,000	459200km2	IBM Corporation 2.200% Due 02-09-27	99.00	4,950,000	95.03	4,751,405	6,722	4,758,127	0.28	2.200	110,000	2.41	A-		01-09-27
				31,878,130		31,236,228	171,265	31,407,493	1.87		602,250	2.38			
TRANSPORTATION															
5,000,000	12189lat8	Burlington Northn Santa Fe 3.400% Due 09-01-24	98.02	4,900,800	100.00	5,000,000	85,000	5,085,000	0.30	3.400	170,000	5.66	AA-		
4,000,000	911312bt2	United Parcel Service Inc 2.200% Due 09-01-24	100.93	4,037,080	100.00	4,000,000	44,000	4,044,000	0.24	2.200	88,000	2.00	A		
5,000,000	911312bx3	United Parcel Service Inc 3.900% Due 04-01-25	98.87	4,943,300	99.39	4,969,726	81,250	5,050,976	0.30	3.900	195,000	5.29	A		03-01-25
5,000,000	12189lay7	Burlington Northn Santa Fe 3.650% Due 09-01-25	99.85	4,992,340	99.04	4,952,025	91,250	5,043,275	0.30	3.650	182,500	3.70	AA-		06-01-25
				18,873,520		18,921,751	301,500	19,223,251	1.13		635,500	4.28			
				424,871,908		412,372,382	2,405,797	414,778,179	24.68		8,636,609	2.37			
OTHER GOVERNMENT AGENCY BONDS															
Not Classified															
3,387,000	880591er9	Tennessee Valley Auth 2.875% Due 09-15-24	98.54	3,337,648	99.93	3,384,532	44,901	3,429,433	0.20	2.875	97,376	5.03	AA+		
				3,337,648		3,384,532	44,901	3,429,433	0.20		97,376	5.03			
SUPRANATIONALS															
Not Classified															
5,000,000	459058je4	International Bk Recon & Develop 0.375% Due 07-28-25	99.37	4,968,615	96.42	4,821,117	1,719	4,822,836	0.29	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	95.77	4,788,384	8,542	4,796,926	0.29	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	94.54	4,727,225	1,083	4,728,308	0.28	0.600	30,000	0.60	AAA		
5,000,000	459058lk7	International Bk Recon & Develop 4.000% Due 08-27-26	99.88	4,994,200	100.04	5,002,076	2,222	5,004,299	0.30	4.000	200,000	4.06	AAA		
				19,957,165		19,338,803	13,566	19,352,369	1.16		273,750	1.45			
				19,957,165		19,338,803	13,566	19,352,369	1.16		273,750	1.45			
VARIABLE RATE SECURITIES															
Not Classified															
5,000,000	78014rch1	Royal Bank of Canada 2.200% Due 02-27-25	100.00	5,000,000	98.53	4,926,616	1,222	4,927,838	0.29	2.200	110,000	2.05	A		
5,000,000	3134gxqr8	Freddie Mac 4.000% Due 04-28-25	100.00	5,000,000	99.52	4,975,768	68,333	5,044,101	0.30	4.000	200,000	3.43	AA+		10-28-24
5,000,000	3130akln4	Federal Home Loan Bank 0.750% Due 10-14-25	100.00	5,000,000	96.98	4,848,871	4,896	4,853,766	0.29	0.750	37,500	0.67	AA+		10-14-24
2,708,000	06048wk25	Bank of America Corp 1.000% Due 10-30-25	99.95	2,706,646	94.79	2,566,984	2,332	2,569,316	0.15	1.000	27,080	0.86	A-		10-30-24
5,000,000	06048wk41	Bank of America Corp 0.850% Due 11-25-25	99.85	4,992,500	94.84	4,742,083	708	4,742,792	0.28	0.850	42,500	0.83	A-		11-25-24
5,000,000	06048wk66	Bank of America Corp 0.850% Due 12-23-25	100.00	5,000,000	94.70	4,735,115	8,028	4,743,143	0.28	0.850	42,500	0.80	A-		09-23-24
5,000,000	06048wk82	Bank of America Corp 0.750% Due 01-26-26	99.42	4,971,250	94.61	4,730,340	3,646	4,733,986	0.28	0.750	37,500	0.86	A-		10-26-24
5,000,000	3130aktt3	Federal Home Loan Bank 0.750% Due 01-29-26	100.00	5,000,000	95.33	4,766,391	3,333	4,769,724	0.29	0.750	37,500	0.59	AA+		10-29-24

City of Sacramento

PORTFOLIO APPRAISAL

City Investment Pool A

August 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	3130aljk1	Federal Home Loan Bank 1.000% Due 03-23-26	100.00	5,000,000	95.17	4,758,377	9,444	4,767,822	0.28	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	94.96	4,748,151	14,844	4,762,994	0.28	1.125	56,250	1.00	AA+		
5,000,000	3130anxc9	Federal Home Loan Bank 0.875% Due 09-29-26	100.00	5,000,000	95.22	4,761,138	18,472	4,779,610	0.28	0.875	43,750	1.14	AA+		09-29-24
5,000,000	459058kb8	International Bk Recon & Develop 2.250% Due 11-06-26	99.95	4,997,450	96.16	4,807,782	35,937	4,843,720	0.29	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	95.54	4,776,840	14,804	4,791,644	0.29	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	95.02	4,751,232	3,900	4,755,132	0.28	1.040	52,000	1.94	A-		02-04-26
				67,189,246		64,895,688	189,901	65,085,589	3.88		901,330	1.37			
				67,189,246		64,895,688	189,901	65,085,589	3.88		901,330	1.37			
TOTAL PORTFOLIO				**1,700,548,067**		**1,671,166,913**	**5,591,889**	**1,676,758,802**	**100.00**		**47,856,401**	**3.07**			

City of Sacramento

PURCHASE AND SALE

City Investment Pool A

From 08-01-24 To 08-31-24

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
PURCHASES									
08-02-24	08-12-24	frus	3133erns6	3133ERNS6	5,000,000	Federal Farm Credit Bank 4.620% Due 08-12-27	AA+	100	5,000,000
08-06-24	08-07-24	flus	3130b2av7	3130B2AV7	5,995,000	Federal Home Loan Bank 4.250% Due 08-07-25	AA+	100	5,984,557
08-19-24	08-20-24	flus	3130b2f75	3130B2F75	5,000,000	Federal Home Loan Bank 5.250% Due 08-06-29	AA+	100	5,000,000
08-20-24	08-27-24	snus	459058lk7	459058LK7	5,000,000	International Bk Recon & Develop 4.000% Due 08-27-26	AAA	100	4,994,200
08-21-24	08-27-24	frus	3133erra1	3133ERRA1	5,000,000	Federal Farm Credit Bank 4.580% Due 08-27-27	AA+	100	5,000,000
08-21-24	08-27-24	frus	3133erqz7	3133ERQZ7	5,000,000	Federal Farm Credit Bank 4.500% Due 08-27-26	AA+	100	5,000,000
									30,978,757
SALES									
08-01-24	08-01-24	frus	3133epkz7	3133EPKZ7	5,000,000	Federal Farm Credit Bank 5.540% Due 12-01-26	AA+	100	5,000,000
08-01-24	08-01-24	mbus	365298y51	365298Y51	1,000,000.00	Garden Grove California Unified School District 1.966% Due 08-01-24	AA-	100	1,000,000
08-01-24	08-01-24	mbus	54438czs4	54438CZS4	2,500,000.00	Los Angeles Calif Cmnty College 5.500% Due 08-01-24	AA+	100	2,500,000
08-05-24	08-05-24	cpus	71708eh57	71708EH57	10,000,000	Pfizer Inc 5.000% Due 08-05-24	A1	97	9,743,056
08-09-24	08-09-24	frus	3133en4l1	3133EN4L1	5,000,000	Federal Farm Credit Bank 5.500% Due 12-20-27	AA+	100	5,000,000
08-13-24	08-13-24	cpus	17277ahd2	17277AHD2	8,000,000	Cisco Systems Inc. 5.160% Due 08-13-24	A1+	97	7,785,573
08-20-24	08-20-24	cpus	71344thl9	71344THL9	7,000,000	Pepsico Inc 5.170% Due 08-20-24	A1	97	6,824,076
08-20-24	08-20-24	dpus	313384c72	313384C72	5,000,000	Federal Home Loan Bank 4.990% Due 08-20-24	AA+	97	4,863,468
08-23-24	08-23-24	cbus	74256leq8	74256LEQ8	4,955,000	Principal Life Global Fdg Ii 0.750% Due 08-23-24	A+	100	4,955,000
08-26-24	08-26-24	cbus	64952wew9	64952WEW9	2,150,000	New York Life Global 3.855% Due 08-26-24	AA+	100	2,150,000
08-26-24	08-26-24	cpus	06741fhs9	06741FHS9	1,000,000	Barclays Us Fdg 5.150% Due 08-26-24	A1+	97	968,957
08-26-24	08-26-24	cpus	59157ths5	59157THS5	10,000,000	Metlife Short Term Fund 5.150% Due 08-26-24	A1+	97	9,742,500
08-26-24	08-26-24	fhus	3134gyjc7	3134GYJC7	5,000,000	Freddie Mac 5.400% Due 02-24-26	AA+	100	5,000,000
08-26-24	08-26-24	tlus	06741fhs9	06741FHS9	9,000,000	Barclays Us Fdg 5.150% Due 08-26-24	A1+	97	8,720,612
08-27-24	08-27-24	fhus	3134gyjb9	3134GYJB9	5,000,000	Freddie Mac 5.300% Due 02-27-26	AA+	100	5,000,000

City of Sacramento

PURCHASE AND SALE

City Investment Pool A

From 08-01-24 To 08-31-24

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
08-28-24	08-28-24	frus	3133epuk9	3133EPUK9	5,000,000	Federal Farm Credit Bank 5.540% Due 08-28-25	AA+	100	5,000,000
08-30-24	08-30-24	cbus	254687fk7	254687FK7	8,000,000	Disney Walt Co 1.750% Due 08-30-24	A-	100	8,000,000
									92,253,243

SHRA

Investment Pool D

SHRA INVESTMENT POOL D

MONTHLY REVIEW – AUGUST 2024

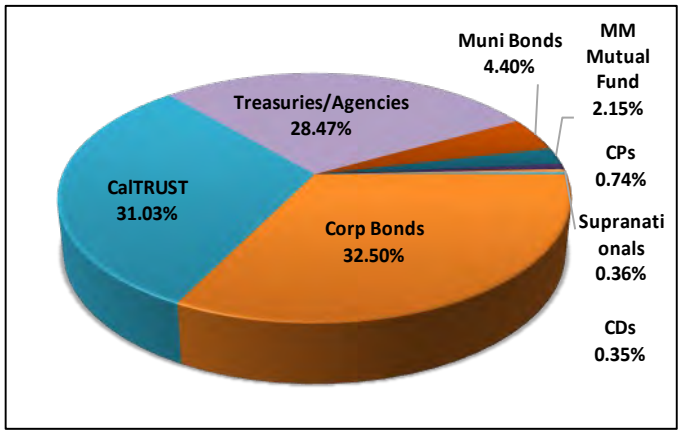
STRATEGY

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	146,723,269
Month's Yield or RoR	2.78%
Weighted Average Maturity (Yrs)	1.37
Weighted Average Duration (Yrs)	1.31
Ending Book Value	137,657,293
Ending Market Value	134,437,253
Percent of Market to Book Value	97.66%
Month's Investment Earnings	329,834
Calendar YTD Investment Earnings	2,912,173
External Third-Party Investment Manager	
CalTRUST	41,584,899

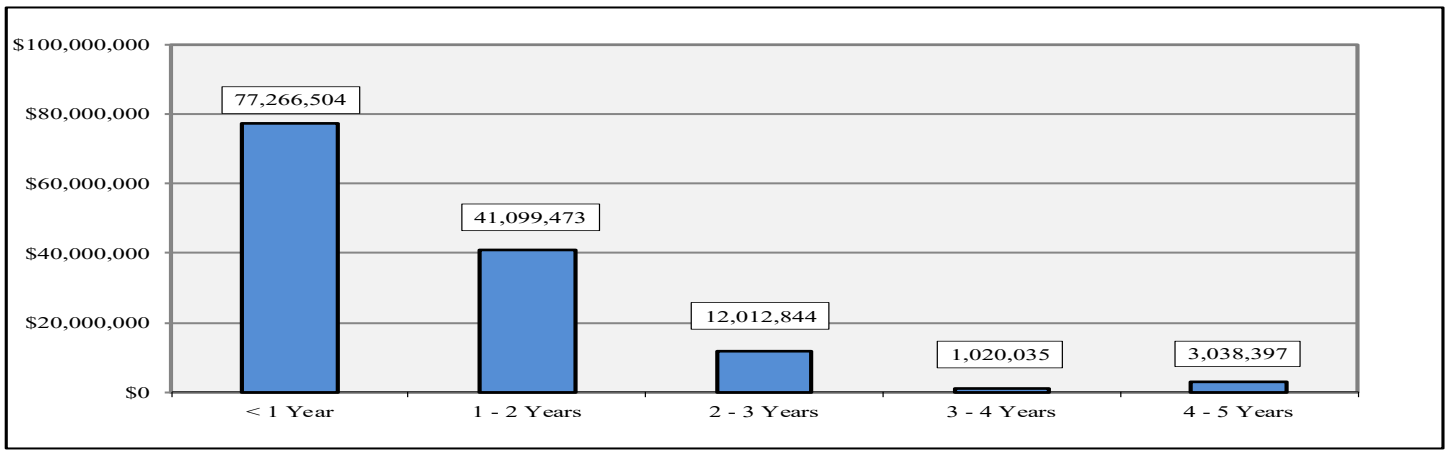
PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Corp Bonds	32.50%	1.70%
CalTRUST	31.03%	4.85%
Treasuries/Agencies	28.47%	1.91%
Muni Bonds	4.40%	2.03%
MM Mutual Fund	2.15%	4.90%
CPs	0.74%	5.51%
Supranationals	0.36%	0.52%
CDs	0.35%	0.75%

MATURITY SCHEDULE

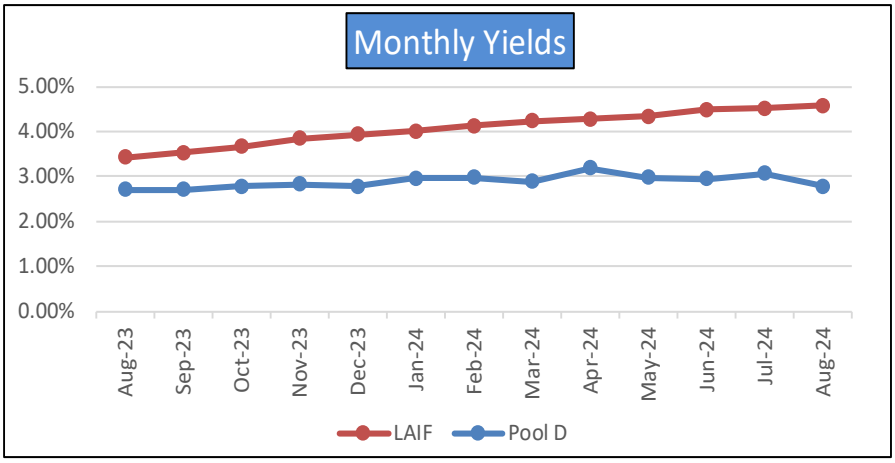
Maturity	Market Value	Pct. Holdings
< 1 Year	77,266,504	57.47%
1 - 2 Years	41,099,473	30.57%
2 - 3 Years	12,012,844	8.94%
3 - 4 Years	1,020,035	0.76%
4 - 5 Years	3,038,397	2.26%
Total	134,437,253	100.00%



INTEREST RATE ENVIRONMENT

Inflation data for the month of August was mixed, clearly signaling that the first interest rate cut from The Fed will be a modest 25 basis points (0.25%) at their meeting in September. Although the headline number was lower than expected, the core number (which excludes the volatile food and energy sectors) was higher than expected. Markets have been pricing in a rate cut for months, so action from The Fed should have minimal impact. The labor market continued to show signs of slowing, as unemployment rose to 4.2%. This data hints that the economy could be headed for a soft landing, however that is no sure thing. With the election looming less than two months from this writing, there is more uncertainty than ever before, both politically and economically. Consumer sentiment improved, as the University of Michigan Consumer Sentiment Index unexpectedly rose to 69.1. Most of the media focus is on the upcoming election and polls are tight, as has been the case for every presidential election of this century. It is very likely that The Fed will step back after making the anticipated rate cut and wait until after a new president has been elected before they hint at further actions. Fixed income markets moved decisively in anticipation to a cut in the Federal Funds Rate. Short-term yields on Treasuries dropped from 5.28% at the end of July to 5.11% at the end of the August. Those yields fell even further to under 4.90% on the latest inflation and labor reports. Meanwhile the 5-Year Treasury yield dropped all the way from 3.91% to 3.70% during August. Markets are definitely on the move; therefore, 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 D	LAIF
Aug-23	2.71%	3.43%
Sep-23	2.70%	3.53%
Oct-23	2.78%	3.67%
Nov-23	2.82%	3.84%
Dec-23	2.78%	3.93%
Jan-24	2.96%	4.01%
Feb-24	2.97%	4.12%
Mar-24	2.88%	4.23%
Apr-24	3.18%	4.27%
May-24	2.97%	4.33%
Jun-24	2.94%	4.48%
Jul-24	3.07%	4.52%
Aug-24	2.78%	4.58%
CYTD	2.97%	4.32%



City of Sacramento

PORTFOLIO APPRAISAL

SHRA Investment Pool D

August 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		1,441,474		1,441,474		1,441,474	1.08	5.390	77,695	5.39			
	caltrust-st	Caltrust Short-Term		40,143,425		40,143,425		40,143,425	29.95	4.830	1,938,927	4.83			
	fidfund	Fidelity Fund		2,872,601		2,872,601		2,872,601	2.14	4.900	140,757	4.90			
	miscintrec	Misc Interest Receivable		14,754		14,754		14,754	0.01	4.900	723	4.90			
	nattsy	Nations Treasury Fund		0		0		0	0.00	0.000	0	0.00			
				44,472,254		44,472,254		44,472,254	33.17		2,158,103	4.85			
CERTIFICATES OF DEPOSIT															
500,000	05600xcf5	BMO Harris Bank 0.750% Due 02-26-26	100.00	500,000	95.03	475,136	62	475,197	0.35	0.750	3,750	0.75			11-26-24
COMMERCIAL PAPER															
1,000,000	45685qkr9	Ing US Funding LLC 5.250% Due 10-25-24	96.88	968,792	99.19	991,904	0	991,904	0.74	5.250	52,500	5.51	A1		
FEDERAL HOME LOAN BANK															
500,000	3130avll4	Federal Home Loan Bank 5.050% Due 10-21-24	100.00	500,000	99.96	499,816	9,118	508,934	0.37	5.050	25,250	5.05	AA+		
1,000,000	3130ajtf6	Federal Home Loan Bank 0.740% Due 07-14-25	100.00	1,000,000	96.67	966,734	966	967,700	0.72	0.740	7,400	0.74	AA+		09-18-24
500,000	3130asm97	Federal Home Loan Bank 4.000% Due 07-24-25	100.00	500,000	99.37	496,831	2,056	498,886	0.37	4.000	20,000	4.00	AA+		09-24-24
1,000,000	3130akjw7	Federal Home Loan Bank 0.600% Due 12-15-25	100.00	1,000,000	95.37	953,658	1,267	954,925	0.71	0.600	6,000	0.60	AA+		09-18-24
1,000,000	3130akq74	Federal Home Loan Bank 0.625% Due 01-22-26	100.00	1,000,000	95.18	951,809	677	952,486	0.71	0.625	6,250	0.62	AA+		10-22-24
500,000	3130algs7	Federal Home Loan Bank 0.850% Due 03-10-26	100.00	500,000	95.09	475,449	2,019	477,467	0.35	0.850	4,250	0.85	AA+		09-10-24
500,000	3130almv3	Federal Home Loan Bank 1.000% Due 03-30-26	100.00	500,000	95.14	475,704	2,097	477,801	0.35	1.000	5,000	1.00	AA+		09-30-24
500,000	3130alxp4	Federal Home Loan Bank 1.200% Due 04-28-26	100.00	500,000	95.22	476,120	2,050	478,170	0.36	1.200	6,000	1.20	AA+		10-28-24
500,000	3130am2f8	Federal Home Loan Bank 1.125% Due 04-29-26	100.00	500,000	95.10	475,485	1,906	477,391	0.35	1.125	5,625	1.12	AA+		10-29-24
500,000	3130amcl4	Federal Home Loan Bank 1.020% Due 05-19-26	100.00	500,000	94.76	473,809	1,445	475,254	0.35	1.020	5,100	1.02	AA+		11-19-24
1,000,000	3130anyn4	Federal Home Loan Bank 1.000% Due 09-30-26	100.00	1,000,000	93.84	938,418	4,194	942,613	0.70	1.000	10,000	1.00	AA+		09-30-24
500,000	3130ash44	Federal Home Loan Bank 4.700% Due 06-30-27	100.00	500,000	99.66	498,281	3,982	502,263	0.37	4.700	23,500	4.70	AA+		09-30-24
				8,000,000		7,682,114	31,777	7,713,891	5.73		124,375	1.58			
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)															
500,000	3136g4g23	Fannie Mae 0.600% Due 07-29-25	100.00	500,000	96.43	482,169	267	482,436	0.36	0.600	3,000	0.60	AA+		10-29-24
1,000,000	3136g4c76	Fannie Mae 0.700% Due 08-12-25	100.00	1,000,000	96.39	963,880	369	964,249	0.72	0.700	7,000	0.70	AA+		11-12-24
1,000,000	3136g4c43	Fannie Mae 0.650% Due 08-14-25	100.00	1,000,000	96.32	963,216	307	963,523	0.72	0.650	6,500	0.65	AA+		11-14-24
1,000,000	3136g4x40	Fannie Mae 0.600% Due 08-26-25	99.96	999,600	96.15	961,455	83	961,539	0.72	0.600	6,000	0.61	AA+		11-26-24
500,000	3136g43q4	Fannie Mae 0.600% Due 09-16-25	100.00	500,000	95.93	479,673	1,375	481,048	0.36	0.600	3,000	0.60	AA+		09-16-24
500,000	3136g45h2	Fannie Mae 0.500% Due 10-29-25	99.90	499,500	95.89	479,426	847	480,274	0.36	0.500	2,500	0.52	AA+		

City of Sacramento

PORTFOLIO APPRAISAL

SHRA Investment Pool D

August 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
1,000,000	3135g06n8	Fannie Mae 0.650% Due 12-17-25	100.00	1,000,000	95.68	956,757	1,336	958,093	0.71	0.650	6,500	0.65	AA+		09-17-24
				5,499,100		5,286,577	4,585	5,291,161	3.94		34,500	0.63			
FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)															
500,000	3134gxrs5	Freddie Mac 3.100% Due 04-29-25	100.00	500,000	98.96	494,777	5,253	500,029	0.37	3.100	15,500	3.10	AA+		10-29-24
500,000	3134gvb31	Freddie Mac 0.750% Due 05-28-25	99.76	498,790	97.19	485,949	969	486,918	0.36	0.750	3,750	0.80	AA+		11-28-24
1,000,000	3134gvz68	Freddie Mac 0.700% Due 06-23-25	99.95	999,500	96.89	968,942	1,322	970,264	0.72	0.700	7,000	0.71	AA+		09-23-24
500,000	3134gwkr6	Freddie Mac 0.625% Due 08-12-25	100.00	500,000	96.32	481,596	165	481,761	0.36	0.625	3,125	0.62	AA+		11-12-24
1,000,000	3134gwh82	Freddie Mac 0.625% Due 09-08-25	100.00	1,000,000	96.15	961,475	3,003	964,478	0.72	0.625	6,250	0.62	AA+		09-08-24
1,000,000	3134gwa55	Freddie Mac 0.650% Due 09-09-25	100.00	1,000,000	96.06	960,644	3,106	963,749	0.72	0.650	6,500	0.65	AA+		09-09-24
500,000	3134gwwt9	Freddie Mac 0.550% Due 09-30-25	100.00	500,000	96.28	481,391	1,153	482,545	0.36	0.550	2,750	0.55	AA+		09-30-24
1,000,000	3134gxfv1	Freddie Mac 0.625% Due 12-17-25	100.00	1,000,000	95.65	956,487	1,285	957,771	0.71	0.625	6,250	0.62	AA+		09-17-24
500,000	3134h1mk6	Freddie Mac 5.400% Due 12-21-26	100.00	500,000	99.95	499,773	5,250	505,023	0.37	5.400	27,000	5.41	AA+	c	09-21-24
1,000,000	3134h1re5	Freddie Mac 5.375% Due 02-08-27	100.00	1,000,000	99.89	998,922	3,434	1,002,356	0.75	5.375	53,750	5.37	AA+		11-08-24
1,000,000	3134gx2x1	Freddie Mac 5.000% Due 09-30-27	100.00	1,000,000	99.91	999,063	20,972	1,020,035	0.75	5.000	50,000	5.00	AA+		09-30-24
1,000,000	3134h1jv6	Freddie Mac 5.875% Due 11-15-28	100.00	1,000,000	99.93	999,337	17,299	1,016,636	0.75	5.875	58,750	5.87	AA+		11-15-24
1,000,000	3134h1tg8	Freddie Mac 5.500% Due 02-21-29	100.00	1,000,000	100.06	1,000,629	1,528	1,002,157	0.75	5.500	55,000	5.50	AA+		11-21-24
				10,498,290		10,288,985	64,739	10,353,724	7.68		295,625	2.86			
FEDERAL AGRICULTURAL MORTGAGE CORP.															
Not Classified															
500,000	31422xbn1	Farmer Mac 0.690% Due 02-25-26	100.00	500,000	95.16	475,789	57	475,847	0.35	0.690	3,450	0.69			02-25-25
				500,000		475,789	57	475,847	0.35		3,450	0.69			
FEDERAL FARM CREDIT BANK - FRMMT															
Not Classified															
1,000,000	3133el2s2	Federal Farm Credit Bank 0.670% Due 08-04-25	100.00	1,000,000	96.54	965,388	502	965,891	0.72	0.670	6,700	0.67	AA+		09-18-24
1,000,000	3133el4w1	Federal Farm Credit Bank 0.610% Due 08-25-25	99.92	999,250	96.27	962,687	102	962,788	0.72	0.610	6,100	0.63	AA+		09-18-24
500,000	3133embh4	Federal Farm Credit Bank 0.530% Due 09-29-25	100.00	500,000	96.26	481,309	1,119	482,428	0.36	0.530	2,650	0.53	AA+		09-18-24
500,000	3133enuz1	Federal Farm Credit Bank 3.090% Due 10-20-25	100.00	500,000	98.79	493,948	5,622	499,570	0.37	3.090	15,450	3.09	AA+		09-18-24
500,000	3133emfr8	Federal Farm Credit Bank 0.540% Due 11-03-25	99.94	499,700	95.95	479,756	885	480,641	0.36	0.540	2,700	0.55	AA+		09-18-24
500,000	3133emqx3	Federal Farm Credit Bank 0.590% Due 02-17-26	100.00	500,000	95.09	475,440	115	475,554	0.35	0.590	2,950	0.59	AA+		09-18-24
500,000	3133emsu7	Federal Farm Credit Bank 0.800% Due 03-09-26	100.00	500,000	95.20	475,977	1,911	477,888	0.36	0.800	4,000	0.80	AA+		09-18-24

City of Sacramento

PORTFOLIO APPRAISAL

SHRA Investment Pool D

August 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
500,000	3133emuk6	Federal Farm Credit Bank 1.050% Due 03-25-26	100.00	500,000	95.43	477,168	2,275	479,443	0.36	1.050	5,250	1.05	AA+		09-18-24
500,000	3133emh21	Federal Farm Credit Bank 0.900% Due 06-15-26	100.00	500,000	94.55	472,749	950	473,699	0.35	0.900	4,500	0.90	AA+		09-18-24
1,000,000	3133emq62	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	1,000,000	94.48	944,805	1,320	946,125	0.70	0.990	9,900	0.99	AA+		09-18-24
1,000,000	3133em4s8	Federal Farm Credit Bank 0.870% Due 09-08-26	99.82	998,250	93.82	938,173	4,181	942,354	0.70	0.870	8,700	0.91	AA+		09-18-24
1,000,000	3133em6e7	Federal Farm Credit Bank 0.940% Due 09-28-26	100.00	1,000,000	93.79	937,909	3,995	941,904	0.70	0.940	9,400	0.94	AA+		09-18-24
1,000,000	3133endc1	Federal Farm Credit Bank 1.330% Due 11-03-26	100.00	1,000,000	94.31	943,129	4,359	947,488	0.70	1.330	13,300	1.33	AA+		09-18-24
500,000	3133envv9	Federal Farm Credit Bank 3.630% Due 05-03-27	100.00	500,000	98.39	491,942	5,949	497,891	0.37	3.630	18,150	3.63	AA+		09-18-24
1,000,000	3133ermh1	Federal Farm Credit Bank 5.000% Due 07-29-27	100.00	1,000,000	100.33	1,003,261	4,444	1,007,706	0.75	5.000	50,000	5.00	AA+		07-29-25
500,000	3133epu29	Federal Farm Credit Bank 5.440% Due 01-09-29	100.00	500,000	99.98	499,920	3,929	503,848	0.37	5.440	27,200	5.45	AA+	c	09-10-24
1,000,000	3133erfl0	Federal Farm Credit Bank 5.520% Due 05-29-29	99.78	997,800	100.55	1,005,497	14,107	1,019,604	0.75	5.520	55,200	5.57	AA+		05-29-25
				12,495,000		12,049,059	55,765	12,104,824	8.99		242,150	1.99			
				12,495,000		12,049,059	55,765	12,104,824	8.99		242,150	1.99			
MUNICIPAL BONDS															
Not Classified															
750,000.00	13077dmk5	California St Univ Rev 0.685% Due 11-01-24	100.00	750,000	99.28	744,592	1,712	746,305	0.56	0.685	5,137	0.68	AA-		
1,000,000.00	13063dgb8	California St 3.375% Due 04-01-25	98.45	984,460	99.14	991,412	14,062	1,005,474	0.74	3.375	33,750	5.16	AA-		
875,000.00	341271ad6	Florida St Brd Admin Fin Corp 1.258% Due 07-01-25	101.66	889,569	97.16	850,163	1,835	851,998	0.63	1.258	11,007	0.90	AA		
1,000,000.00	91412gu94	University Calif Revs For Prev 3.063% Due 07-01-25	99.94	999,410	98.61	986,138	5,105	991,243	0.74	3.063	30,630	3.08	AA		04-01-25
750,000.00	57582rk88	Massachusetts St 0.695% Due 11-01-25	100.00	750,000	95.86	718,919	1,737	720,656	0.54	0.695	5,212	0.70	AA+		
800,000.00	130658re9	California St Dept Vet Affairs 0.924% Due 12-01-25	100.00	800,000	95.50	763,992	1,848	765,840	0.57	0.924	7,392	0.92	AA		
885,000.00	79770gjc1	San Francisco Calif City & Cnt 1.861% Due 08-01-26	101.35	896,939	95.31	843,496	1,372	844,868	0.63	1.861	16,470	1.55	AA		
				6,070,377		5,898,711	27,673	5,926,384	4.40		109,599	2.03			
				6,070,377		5,898,711	27,673	5,926,384	4.40		109,599	2.03			
CORPORATE BONDS															
INDUSTRIALS															
1,000,000	244199bh7	Deere & Company 2.750% Due 04-15-25	97.84	978,360	98.74	987,390	10,389	997,779	0.74	2.750	27,500	5.25	A		03-15-25
1,500,000	438516cb0	Honeywell Intl Inc 1.350% Due 06-01-25	102.71	1,540,590	97.58	1,463,684	5,062	1,468,747	1.09	1.350	20,250	0.79	A		05-01-25
500,000	24422evk2	John Deere Capital Corp 0.700% Due 01-15-26	99.81	499,029	95.16	475,801	447	476,248	0.35	0.700	3,500	0.74	A		
				3,017,979		2,926,875	15,899	2,942,773	2.18		51,250	2.29			
CONSUMER DISCRETIONARY															
300,000	87612ebl9	Target Corp 2.250% Due 04-15-25	97.49	292,461	98.47	295,404	2,550	297,954	0.22	2.250	6,750	5.21	A		03-15-25

City of Sacramento

PORTFOLIO APPRAISAL

SHRA Investment Pool D

August 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
480,000	023135bq8	Amazon Com Inc 0.800% Due 06-03-25	101.16	485,558	97.28	466,930	939	467,869	0.35	0.800	3,840	0.53	AA		05-03-25
1,000,000	931142ed1	Walmart Inc 3.550% Due 06-26-25	98.31	983,120	99.21	992,147	6,410	998,556	0.74	3.550	35,500	5.18	AA		04-26-25
1,000,000	74460waa5	Public Storage 0.875% Due 02-15-26	97.97	979,670	94.97	949,723	389	950,112	0.71	0.875	8,750	1.38	A		01-15-26
				2,740,809		2,704,204	10,287	2,714,491	2.02		54,840	3.04			
CONSUMER STAPLES															
321,000	427866bf4	Hershey Co 0.900% Due 06-01-25	100.52	322,676	97.15	311,843	722	312,565	0.23	0.900	2,889	0.79	A		05-01-25
1,000,000	37331nan1	Georgia Pacific Corp 0.950% Due 05-15-26	96.87	968,710	94.27	942,736	2,797	945,534	0.70	0.950	9,500	1.68	A+		04-15-26
				1,291,386		1,254,579	3,519	1,258,099	0.94		12,389	1.46			
ENERGY															
187,000	637432ng6	National Rural Utils Coop Fin 3.250% Due 11-01-25	99.15	185,414	98.34	183,899	2,026	185,925	0.14	3.250	6,077	3.51	A-		08-01-25
500,000	291011bp8	Emerson Elec Co 0.875% Due 10-15-26	96.04	480,220	93.24	466,206	1,653	467,858	0.35	0.875	4,375	1.74	A		09-15-26
				665,634		650,105	3,679	653,784	0.48		10,452	2.25			
FINANCIAL															
1,000,000	21688aav4	Cooperatieve Rabobank UA/NY 5.000% Due 01-13-25	99.82	998,180	99.95	999,489	6,667	1,006,155	0.75	5.000	50,000	5.30	A+		
1,000,000	06747pkv0	Barclays Bank Plc 3.250% Due 04-08-25	100.00	1,000,000	98.65	986,468	12,910	999,378	0.74	3.250	32,500	3.25	A+		10-08-24
1,000,000	06406ran7	Bank New York Mellon Corp 1.600% Due 04-24-25	102.41	1,024,130	97.95	979,546	5,644	985,191	0.73	1.600	16,000	1.10	A		03-24-25
1,500,000	78015k7h1	Royal Bank of Canada 1.150% Due 06-10-25	100.47	1,507,005	97.22	1,458,374	3,881	1,462,256	1.09	1.150	17,250	1.05	A		
2,000,000	064159vl7	Bank Nova Scotia B C 1.300% Due 06-11-25	101.63	2,032,640	97.32	1,946,394	5,778	1,952,171	1.45	1.300	26,000	0.96	A-		
500,000	17330pfq7	Citigroup Global Markets 4.700% Due 07-21-25	100.00	500,000	98.73	493,662	2,611	496,273	0.37	4.700	23,500	4.70	A		10-21-24
1,000,000	48128gv56	JP Morgan Chase & Co 0.800% Due 08-18-25	100.00	1,000,000	95.36	953,562	289	953,851	0.71	0.800	8,000	0.80	A-		
5,000,000	90276bhq9	UBS Ag London 0.700% Due 09-30-25	100.00	5,000,000	94.61	4,730,545	5,931	4,736,475	3.53	0.700	35,000	0.70	A+		09-30-24
500,000	14913r2h9	Caterpillar Financial Services Corp 0.800% Due 11-13-25	100.27	501,370	95.76	478,797	1,200	479,997	0.36	0.800	4,000	0.74	A		
500,000	637639ae5	National Secs Clearing Corp 0.750% Due 12-07-25	100.34	501,682	95.52	477,611	875	478,486	0.36	0.750	3,750	0.68	AA+		11-07-25
500,000	48128gy53	JP Morgan Chase & Co 0.825% Due 12-22-25	100.00	500,000	94.77	473,850	791	474,640	0.35	0.825	4,125	0.82	A-		09-22-24
1,000,000	064159f84	Bank Nova Scotia B C 0.800% Due 12-30-25	100.00	1,000,000	94.28	942,814	1,356	944,170	0.70	0.800	8,000	0.80	A-		09-30-24
500,000	78016ezm2	Royal Bank of Canada 0.875% Due 01-20-26	100.00	500,000	95.18	475,922	498	476,421	0.36	0.875	4,375	0.87	A		
500,000	06749nfm9	Barclays Bank Plc 5.550% Due 01-23-26	100.00	500,000	100.24	501,207	2,929	504,136	0.37	5.550	27,750	5.55	A+		01-23-25
2,000,000	06048wk90	Bank of America Corporation 0.750% Due 01-29-26	100.00	2,000,000	93.48	1,869,561	1,333	1,870,894	1.39	0.750	15,000	0.75	A-		01-29-25
500,000	48128g2y5	JP Morgan Chase & Co 1.000% Due 02-26-26	100.00	500,000	93.86	469,281	69	469,351	0.35	1.000	5,000	1.00	A-		02-26-25

City of Sacramento

PORTFOLIO APPRAISAL

SHRA Investment Pool D

August 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
1,000,000	0641593u8	Bank Nova Scotia B C 1.050% Due 03-02-26	99.40	994,000	94.96	949,617	5,221	954,838	0.71	1.050	10,500	1.18	A-		
1,000,000	14913r2k2	Caterpillar Financial Services Corp 0.900% Due 03-02-26	99.00	990,000	95.07	950,693	4,475	955,168	0.71	0.900	9,000	1.11	A		
1,000,000	78016ezq3	Royal Bank of Canada 1.200% Due 04-27-26	100.56	1,005,600	94.97	949,742	4,133	953,876	0.71	1.200	12,000	1.08	A		
500,000	48128g3g3	JP Morgan Chase & Co 1.200% Due 04-30-26	100.00	500,000	94.64	473,224	2,017	475,241	0.35	1.200	6,000	1.20	A-		04-30-25
500,000	40139lbd4	Guardian Life Global Funding 1.250% Due 05-13-26	99.98	499,905	94.71	473,528	1,875	475,403	0.35	1.250	6,250	1.25	AA+		
500,000	06048wl99	Bank of America Corporation 1.400% Due 05-14-26	100.00	500,000	94.52	472,606	2,081	474,686	0.35	1.400	7,000	1.40	A-		11-14-24
1,000,000	06048wm31	Bank of America Corporation 1.250% Due 05-28-26	100.00	1,000,000	93.76	937,649	3,229	940,878	0.70	1.250	12,500	1.25	A-		11-28-24
2,000,000	89114tzd7	Toronto Dominion Bank 1.200% Due 06-03-26	100.17	2,003,370	94.55	1,890,921	5,867	1,896,788	1.41	1.200	24,000	1.17	A		
1,000,000	78016ezt7	Royal Bank of Canada 1.150% Due 07-14-26	99.97	999,710	94.19	941,854	1,501	943,355	0.70	1.150	11,500	1.16	A		
1,000,000	0641598k5	Bank Nova Scotia B C 1.300% Due 09-15-26	97.99	979,930	94.04	940,382	5,994	946,377	0.70	1.300	13,000	1.75	A-		06-15-26
1,000,000	06368gc54	Bank Of Montreal 2.000% Due 12-22-26	100.00	1,000,000	93.59	935,892	3,833	939,725	0.70	2.000	20,000	2.00	A-		09-22-24
500,000	59217ger6	Metropolitan Life Global Fdg I 1.875% Due 01-11-27	98.68	493,400	94.57	472,827	1,302	474,129	0.35	1.875	9,375	2.16	AA-		
				30,030,922		28,626,019	94,290	28,720,309	21.35		421,375	1.41			
HEALTHCARE															
500,000	91324pec2	Unitedhealth Group Inc 1.150% Due 05-15-26	100.00	500,000	94.88	474,385	1,693	476,078	0.35	1.150	5,750	1.15	A+		04-15-26
INFORMATION TECHNOLOGY															
2,500,000	037833dm9	Apple Inc 1.800% Due 09-11-24	99.56	2,488,945	99.92	2,497,960	21,250	2,519,210	1.86	1.800	45,000	1.90	AA+		
300,000	882508bh6	Texas Instruments Inc 1.375% Due 03-12-25	101.15	303,456	98.15	294,464	1,936	296,400	0.22	1.375	4,125	1.13	A+		02-12-25
500,000	037833dt4	Apple Inc 1.125% Due 05-11-25	101.06	505,294	97.59	487,974	1,719	489,693	0.36	1.125	5,625	0.90	AA+		04-11-25
				3,297,695		3,280,398	24,905	3,305,303	2.45		54,750	1.68			
TRANSPORTATION															
262,000	911312bt2	United Parcel Service Inc 2.200% Due 09-01-24	100.93	264,429	100.00	262,000	2,882	264,882	0.20	2.200	5,764	2.00	A		
1,000,000	911312bx3	United Parcel Service Inc 3.900% Due 04-01-25	98.87	988,660	99.39	993,945	16,250	1,010,195	0.74	3.900	39,000	5.29	A		03-01-25
				1,253,089		1,255,945	19,132	1,275,077	0.94		44,764	4.60			
				42,797,514		41,172,511	173,405	41,345,916	30.71		655,570	1.71			
SUPRANATIONALS															
Not Classified															
500,000	459058jl8	International Bk Recon & Develop 0.500% Due 10-28-25	99.89	499,435	95.77	478,838	854	479,693	0.36	0.500	2,500	0.52	AAA		
				499,435		478,838	854	479,693	0.36		2,500	0.52			

City of Sacramento

PORTFOLIO APPRAISAL

SHRA Investment Pool D

August 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
VARIABLE RATE SECURITIES															
Not Classified															
500,000	3134gxqr8	Freddie Mac 4.000% Due 04-28-25	100.00	500,000	99.52	497,577	6,833	504,410	0.37	4.000	20,000	3.43	AA+		10-28-24
1,000,000	06048wk25	Bank of America Corp 1.000% Due 10-30-25	99.97	999,750	94.79	947,926	861	948,787	0.71	1.000	10,000	0.86	A-		10-30-24
500,000	3130aljk1	Federal Home Loan Bank 1.000% Due 03-23-26	100.00	500,000	95.17	475,838	944	476,782	0.35	1.000	5,000	0.89	AA+		
500,000	3130amej7	Federal Home Loan Bank 1.125% Due 05-26-26	100.00	500,000	94.96	474,815	1,484	476,299	0.35	1.125	5,625	1.00	AA+		
1,000,000	3130anxc9	Federal Home Loan Bank 0.875% Due 09-29-26	100.00	1,000,000	95.22	952,228	3,694	955,922	0.71	0.875	8,750	1.14	AA+		09-29-24
1,000,000	459058kb8	International Bk Recon & Develop 2.250% Due 11-06-26	99.95	999,490	96.16	961,556	7,187	968,744	0.72	2.250	22,500	1.63	AAA		
500,000	46647pbw5	JP Morgan Chase Bank Na 1.040% Due 02-04-27	95.40	476,980	95.02	475,123	390	475,513	0.35	1.040	5,200	1.94	A-		02-04-26
				4,976,220		4,785,063	21,395	4,806,458	3.57		77,075	1.46			
				4,976,220		4,785,063	21,395	4,806,458	3.57		77,075	1.46			
TOTAL PORTFOLIO				**137,276,982**		**134,056,941**	**380,311**	**134,437,253**	**100.00**		**3,759,198**	**2.84**			

City of Sacramento

PURCHASE AND SALE

SHRA Investment Pool D

From 08-01-24 To 08-31-24

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
SALES									
08-01-24	08-01-24	frus	3133epkz7	3133EPKZ7	500,000	Federal Farm Credit Bank 5.540% Due 12-01-26	AA+	100	500,000
08-01-24	08-01-24	mbus	365298y51	365298Y51	400,000.00	Garden Grove California Unified School District 1.966% Due 08-01-24	AA-	100	400,000
08-01-24	08-01-24	mbus	68609tzr2	68609TZR2	500,000.00	Oregon State 0.638% Due 08-01-24	AA+	100	500,000
									1,400,000

American River Flood Control District

AMERICAN RIVER FLOOD CONTROL DISTRICT

MONTHLY REVIEW – AUGUST 2024

STRATEGY

The ARFCD 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.

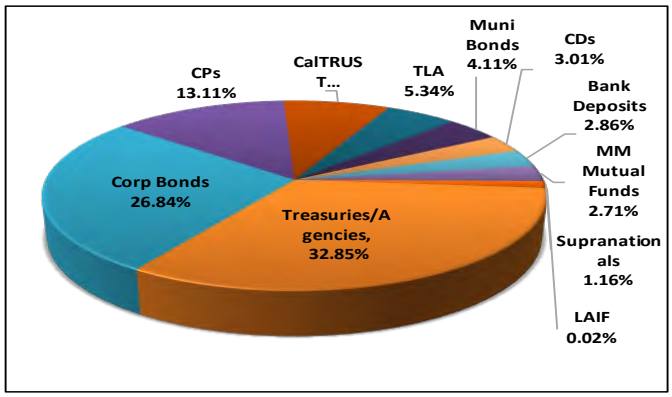
PORTFOLIO STATISTICS

Beginning Balance	9,486,739
Contributions	0
Withdrawals	0
Interest Earned	24,157
Ending Balance	9,510,896

PERFORMANCE COMPARISON

City Pool A	3.00%
LAIF	4.58%
90 Day T-Bill	5.18%
Federal Funds	5.50%

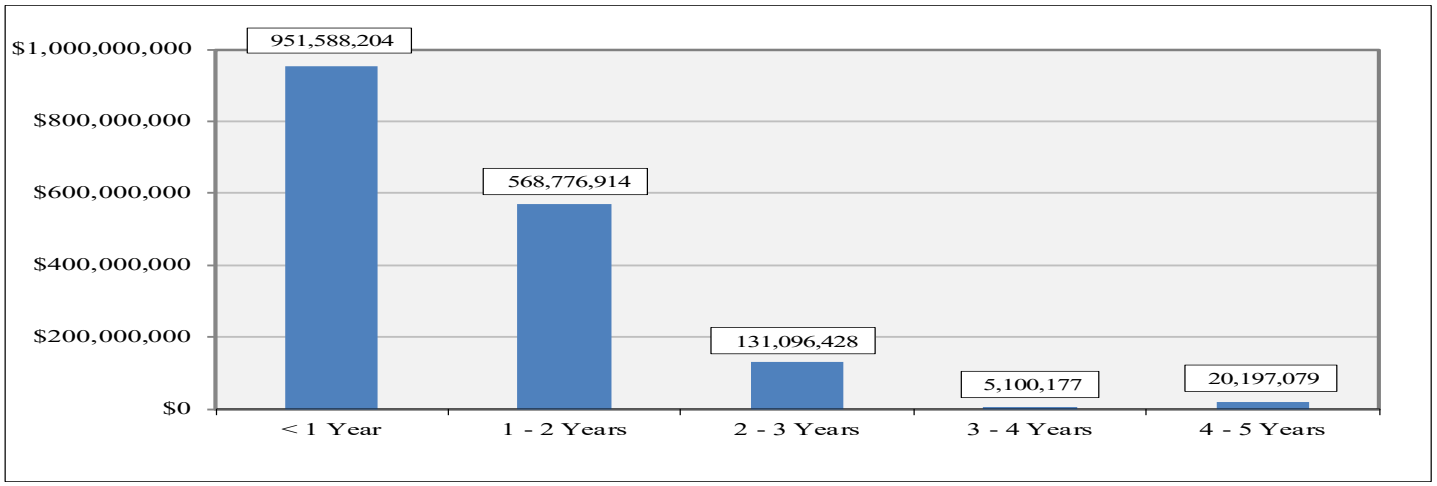
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	951,588,204	56.76%
1 - 2 Years	568,776,914	33.92%
2 - 3 Years	131,096,428	7.82%
3 - 4 Years	5,100,177	0.30%
4 - 5 Years	20,197,079	1.20%
Total	1,676,758,802	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	32.85%	1.97%
Corp Bonds	26.84%	2.28%
CPs	13.11%	5.49%
CalTRUST	7.99%	4.69%
TLA	5.34%	5.05%
Muni Bonds	4.11%	2.26%
CDs	3.01%	2.31%
Bank Deposits	2.86%	4.62%
MM Mutual Funds	2.71%	4.89%
Supranationals	1.16%	1.45%
LAIF	0.02%	4.58%



City of Sacramento
CASH LEDGER
American River Flood Control District
From 08-01-24 To 08-31-24

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
08-01-24				Beginning Balance		24,667.26
08-31-24	08-31-24	in		Pool A Cash	24,157.19	48,824.45
	Aug 2024 estimated Pool A interest					
					24,157.19	
08-31-24				**Ending Balance**		**48,824.45**
Pool A Cash						
08-01-24				Beginning Balance		9,462,071.88
08-31-24				**Ending Balance**		**9,462,071.88**

Capitol Area Development Authority

CAPITOL AREA DEVELOPMENT AUTHORITY

MONTHLY REVIEW – AUGUST 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.

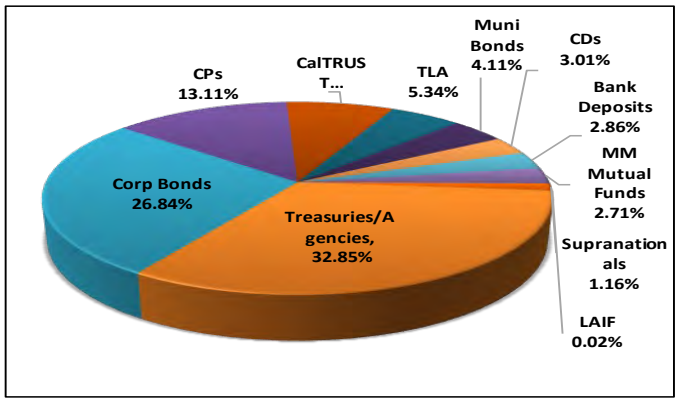
PORTFOLIO STATISTICS

Beginning Balance	20,977,241
Contributions	0
Withdrawals	0
Interest Earned	53,417
Ending Balance	21,030,658

PERFORMANCE COMPARISON

City Pool A	3.00%
LAIF	4.58%
90 Day T-Bill	5.18%
Federal Funds	5.50%

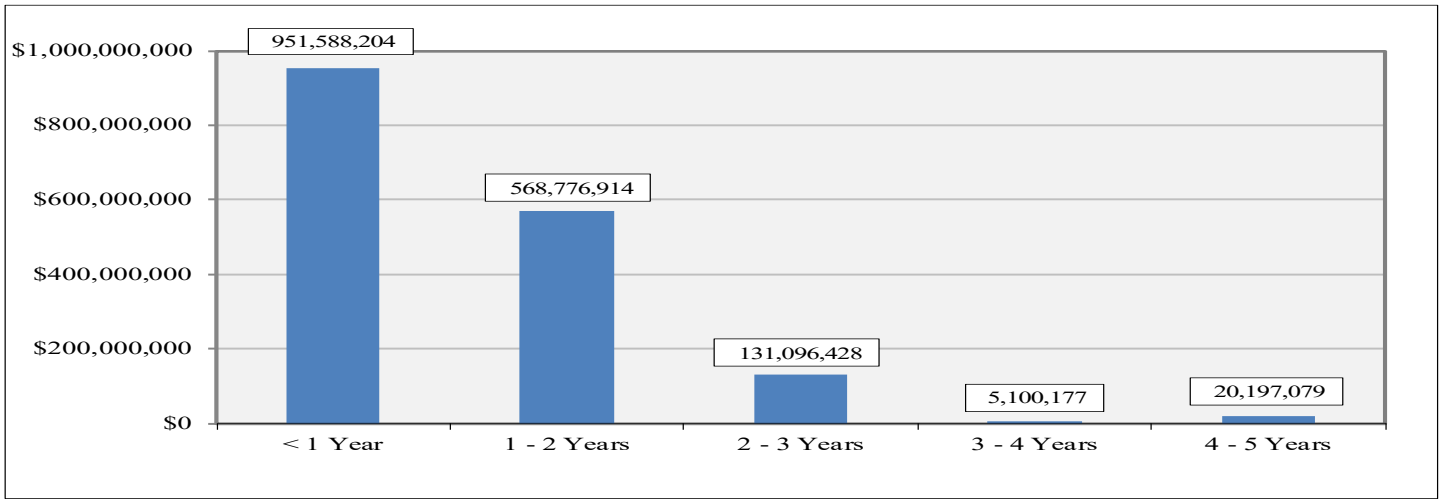
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	951,588,204	56.76%
1 - 2 Years	568,776,914	33.92%
2 - 3 Years	131,096,428	7.82%
3 - 4 Years	5,100,177	0.30%
4 - 5 Years	20,197,079	1.20%
Total	1,676,758,802	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	32.85%	1.97%
Corp Bonds	26.84%	2.28%
CPs	13.11%	5.49%
CalTRUST	7.99%	4.69%
TLA	5.34%	5.05%
Muni Bonds	4.11%	2.26%
CDs	3.01%	2.31%
Bank Deposits	2.86%	4.62%
MM Mutual Funds	2.71%	4.89%
Supranationals	1.16%	1.45%
LAIF	0.02%	4.58%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Banking
From 08-01-24 To 08-31-24

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
08-01-24				Beginning Balance		54,553.30
08-31-24	08-31-24	in		Pool A Cash	53,416.79	107,970.09
	Aug 2024 estimated Pool A interest					
					53,416.79	
08-31-24				**Ending Balance**		**107,970.09**
Pool A Cash						
08-01-24				Beginning Balance		20,922,688.12
08-31-24				**Ending Balance**		**20,922,688.12**

CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

MONTHLY REVIEW – AUGUST 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.

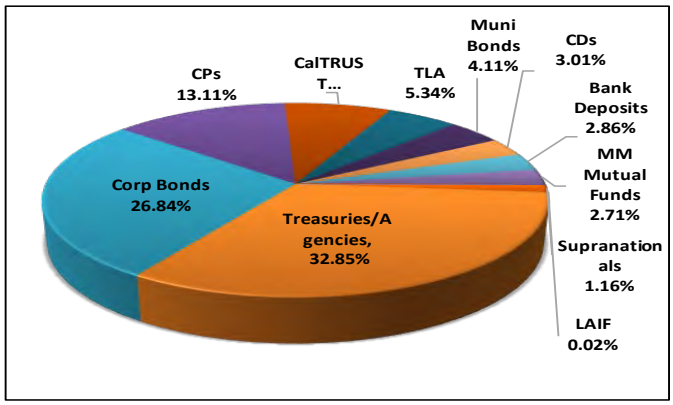
PORTFOLIO STATISTICS

Beginning Balance	41,544
Contributions	0
Withdrawals	0
Interest Earned	106
Ending Balance	41,650

PERFORMANCE COMPARISON

City Pool A	3.00%
LAIF	4.58%
90 Day T-Bill	5.18%
Federal Funds	5.50%

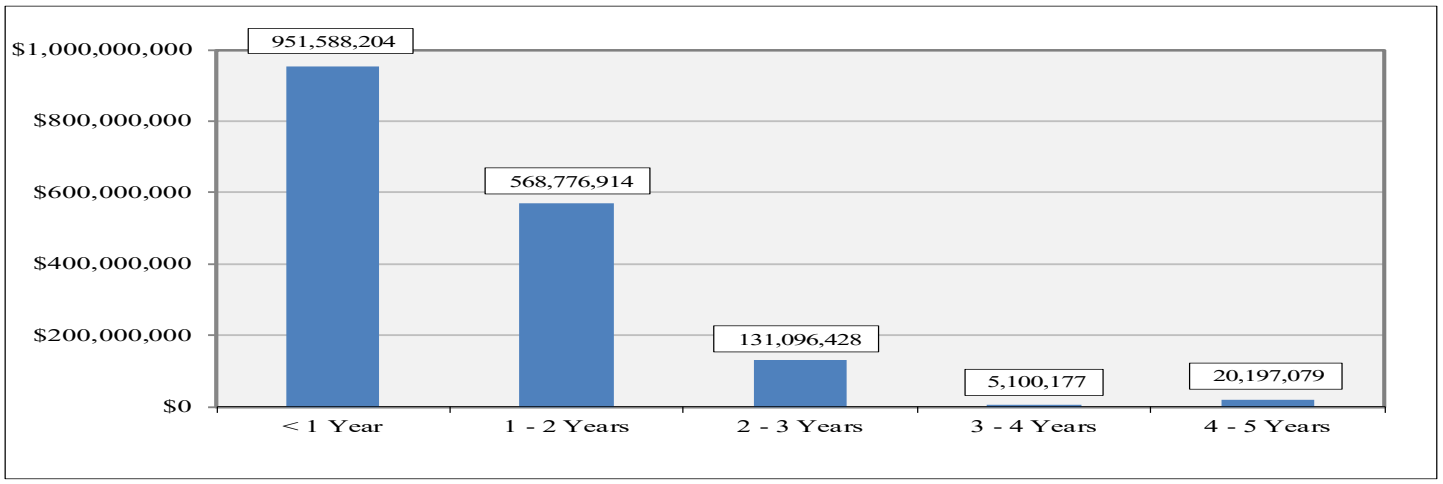
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	951,588,204	56.76%
1 - 2 Years	568,776,914	33.92%
2 - 3 Years	131,096,428	7.82%
3 - 4 Years	5,100,177	0.30%
4 - 5 Years	20,197,079	1.20%
Total	1,676,758,802	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	32.85%	1.97%
Corp Bonds	26.84%	2.28%
CPs	13.11%	5.49%
CalTRUST	7.99%	4.69%
TLA	5.34%	5.05%
Muni Bonds	4.11%	2.26%
CDs	3.01%	2.31%
Bank Deposits	2.86%	4.62%
MM Mutual Funds	2.71%	4.89%
Supranationals	1.16%	1.45%
LAIF	0.02%	4.58%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Tax Exempt
From 08-01-24 To 08-31-24

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
08-01-24				Beginning Balance		108.04
08-31-24	08-31-24	in		Pool A Cash	105.79	213.83
	Aug 2024 estimated Pool A interest					
					105.79	
08-31-24				**Ending Balance**		**213.83**
Pool A Cash						
08-01-24				Beginning Balance		41,435.70
08-31-24				**Ending Balance**		**41,435.70**

CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

MONTHLY REVIEW – AUGUST 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.

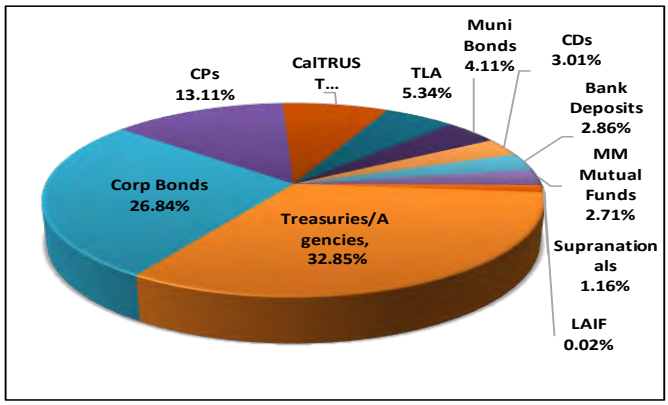
PORTFOLIO STATISTICS

Beginning Balance	283,213
Contributions	0
Withdrawals	0
Interest Earned	721
Ending Balance	283,934

PERFORMANCE COMPARISON

City Pool A	3.00%
LAIF	4.58%
90 Day T-Bill	5.18%
Federal Funds	5.50%

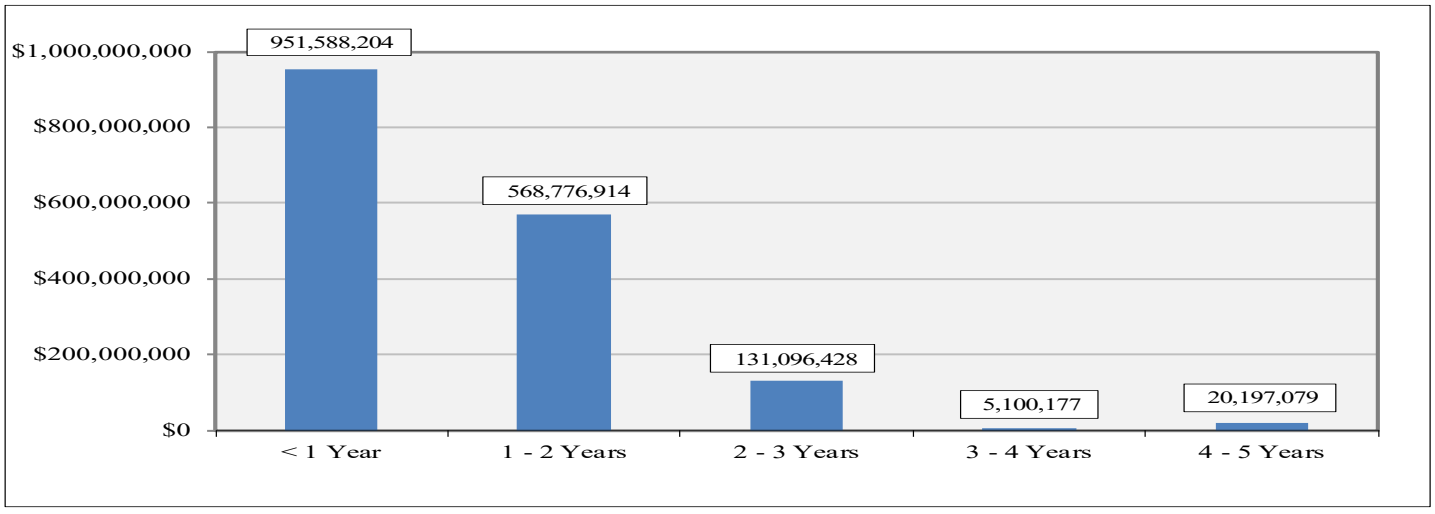
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	951,588,204	56.76%
1 - 2 Years	568,776,914	33.92%
2 - 3 Years	131,096,428	7.82%
3 - 4 Years	5,100,177	0.30%
4 - 5 Years	20,197,079	1.20%
Total	1,676,758,802	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	32.85%	1.97%
Corp Bonds	26.84%	2.28%
CPs	13.11%	5.49%
CalTRUST	7.99%	4.69%
TLA	5.34%	5.05%
Muni Bonds	4.11%	2.26%
CDs	3.01%	2.31%
Bank Deposits	2.86%	4.62%
MM Mutual Funds	2.71%	4.89%
Supranationals	1.16%	1.45%
LAIF	0.02%	4.58%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Taxable
From 08-01-24 To 08-31-24

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
08-01-24				Beginning Balance		736.52
08-31-24	08-31-24	in		Pool A Cash	721.18	1,457.70
	Aug 2024 estimated Pool A interest					
					721.18	
08-31-24				**Ending Balance**		**1,457.70**
Pool A Cash						
08-01-24				Beginning Balance		282,476.07
08-31-24				**Ending Balance**		**282,476.07**

CAPITOL AREA DEVELOPMENT AUTHORITY – 2020 TAXABLE BOND PROCEEDS

MONTHLY REVIEW – AUGUST 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.

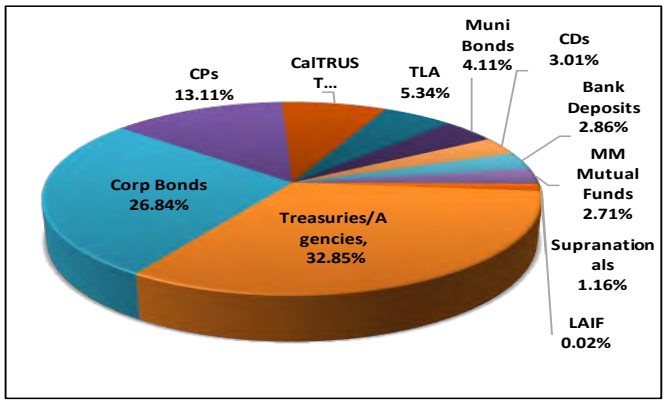
PORTFOLIO STATISTICS

Beginning Balance	30,593,884
Contributions	0
Withdrawals	0
Interest Earned	77,905
Ending Balance	30,671,789

PERFORMANCE COMPARISON

City Pool A	3.00%
LAIF	4.58%
90 Day T-Bill	5.18%
Federal Funds	5.50%

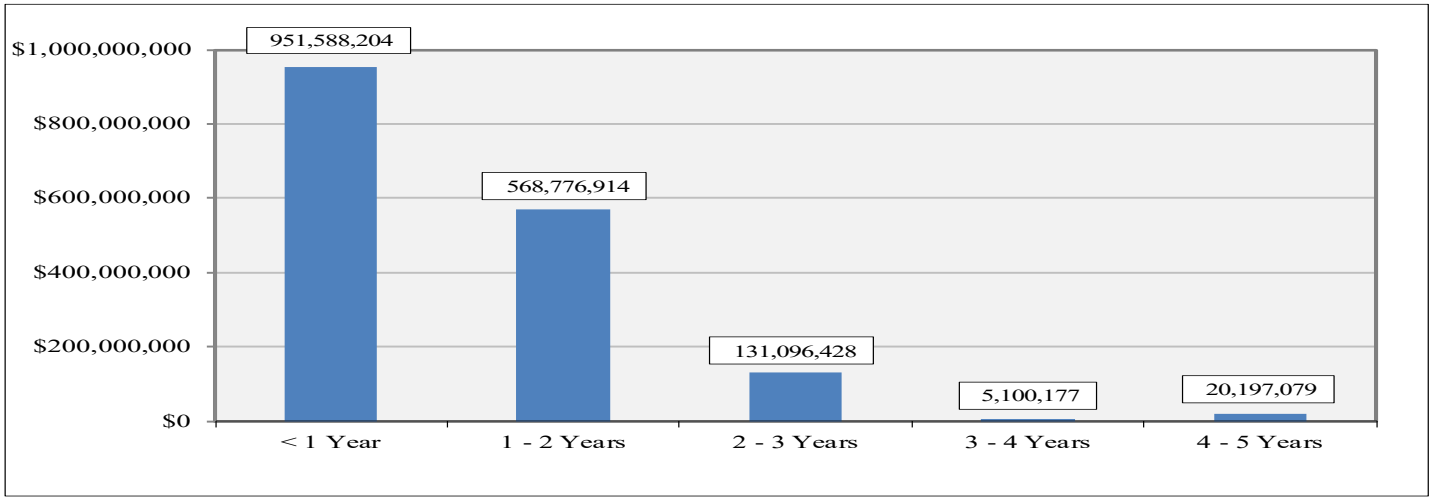
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	951,588,204	56.76%
1 - 2 Years	568,776,914	33.92%
2 - 3 Years	131,096,428	7.82%
3 - 4 Years	5,100,177	0.30%
4 - 5 Years	20,197,079	1.20%
Total	1,676,758,802	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	32.85%	1.97%
Corp Bonds	26.84%	2.28%
CPs	13.11%	5.49%
CalTRUST	7.99%	4.69%
TLA	5.34%	5.05%
Muni Bonds	4.11%	2.26%
CDs	3.01%	2.31%
Bank Deposits	2.86%	4.62%
MM Mutual Funds	2.71%	4.89%
Supranationals	1.16%	1.45%
LAIF	0.02%	4.58%



City of Sacramento
CASH LEDGER
CADA 2020 Taxable Bond Proceeds
From 08-01-24 To 08-31-24

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
08-01-24				Beginning Balance		79,562.49
08-31-24	08-31-24	in		Pool A Cash	77,904.77	157,467.26
	Aug 2024 estimated Pool A interest					
					77,904.77	
08-31-24				**Ending Balance**		**157,467.26**
Pool A Cash						
08-01-24				Beginning Balance		30,514,321.20
08-31-24				**Ending Balance**		**30,514,321.20**

Reclamation District

No. 1000

RECLAMATION DISTRICT NO. 1000

MONTHLY REVIEW – AUGUST 2024

STRATEGY

The RD 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.

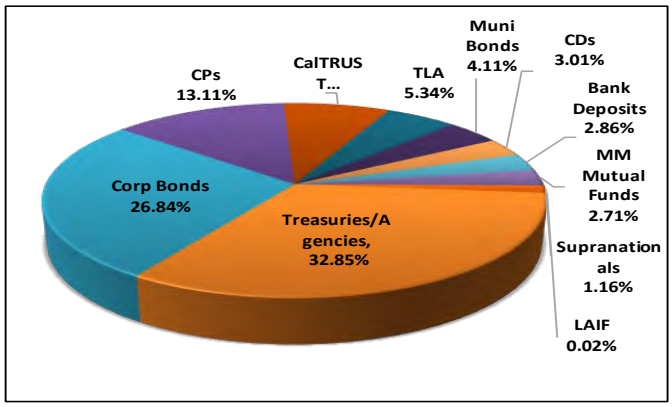
PORTFOLIO STATISTICS

Beginning Balance	303,611
Contributions	0
Withdrawals	0
Interest Earned	773
Ending Balance	304,384

PERFORMANCE COMPARISON

City Pool A	3.00%
LAIF	4.58%
90 Day T-Bill	5.18%
Federal Funds	5.50%

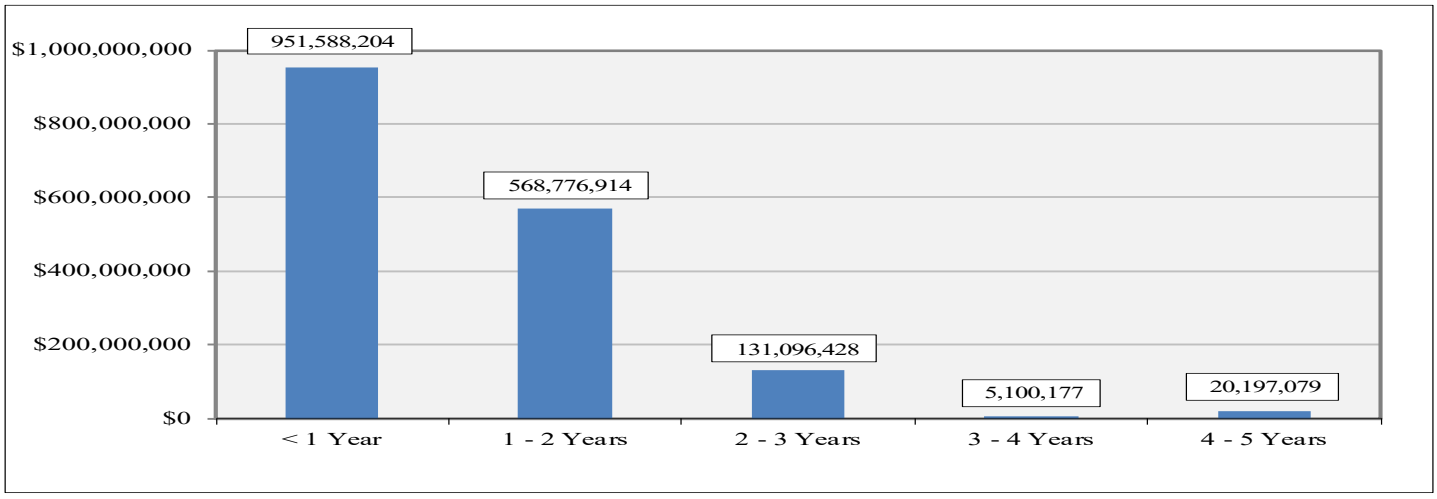
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	951,588,204	56.76%
1 - 2 Years	568,776,914	33.92%
2 - 3 Years	131,096,428	7.82%
3 - 4 Years	5,100,177	0.30%
4 - 5 Years	20,197,079	1.20%
Total	1,676,758,802	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	32.85%	1.97%
Corp Bonds	26.84%	2.28%
CPs	13.11%	5.49%
CalTRUST	7.99%	4.69%
TLA	5.34%	5.05%
Muni Bonds	4.11%	2.26%
CDs	3.01%	2.31%
Bank Deposits	2.86%	4.62%
MM Mutual Funds	2.71%	4.89%
Supranationals	1.16%	1.45%
LAIF	0.02%	4.58%



City of Sacramento
CASH LEDGER
Reclamation District No. 1000
From 08-01-24 To 08-31-24

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
08-01-24				Beginning Balance		789.20
08-31-24	08-31-24	in		Pool A Cash	773.12	1,562.32
	Aug 2024 estimated Pool A interest					
					773.12	
08-31-24				**Ending Balance**		**1,562.32**
Pool A Cash						
08-01-24				Beginning Balance		302,821.35
08-31-24				**Ending Balance**		**302,821.35**

Sacramento Public Library Authority

SACRAMENTO PUBLIC LIBRARY AUTHORITY

MONTHLY REVIEW – AUGUST 2024

STRATEGY

The SPLA 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.

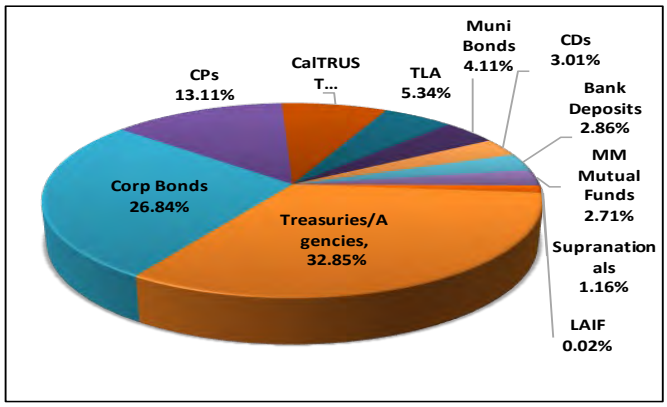
PORTFOLIO STATISTICS

Beginning Balance	58,539,267
Contributions	1,405,598
Withdrawals	(7,000,000)
Interest Earned	138,756
Ending Balance	53,083,621

PERFORMANCE COMPARISON

City Pool A	3.00%
LAIF	4.58%
90 Day T-Bill	5.18%
Federal Funds	5.50%

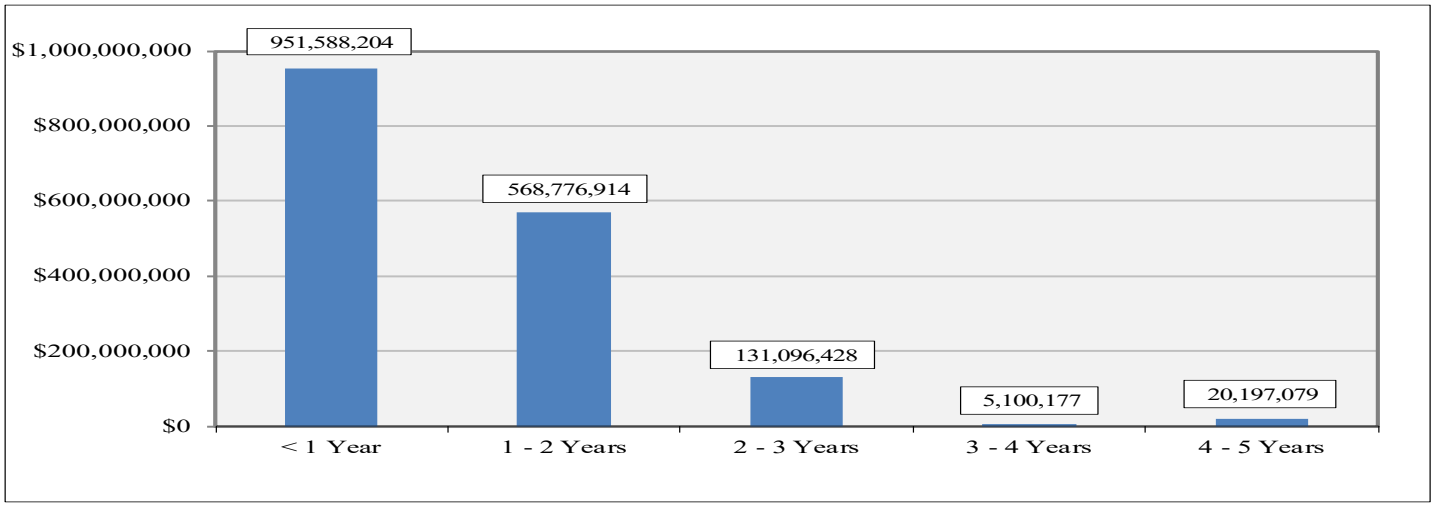
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	951,588,204	56.76%
1 - 2 Years	568,776,914	33.92%
2 - 3 Years	131,096,428	7.82%
3 - 4 Years	5,100,177	0.30%
4 - 5 Years	20,197,079	1.20%
Total	1,676,758,802	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	32.85%	1.97%
Corp Bonds	26.84%	2.28%
CPs	13.11%	5.49%
CalTRUST	7.99%	4.69%
TLA	5.34%	5.05%
Muni Bonds	4.11%	2.26%
CDs	3.01%	2.31%
Bank Deposits	2.86%	4.62%
MM Mutual Funds	2.71%	4.89%
Supranationals	1.16%	1.45%
LAIF	0.02%	4.58%



City of Sacramento
CASH LEDGER
Sacramento Public Library Authority
From 08-01-24 To 08-31-24

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Cash						
08-01-24				Beginning Balance		58,382,497.29
08-01-24	08-01-24	li		Pool A Cash	1,189,305.08	59,571,802.37
	Aug 2024 Measure U Contribution to SPLA, per AJ#437056					
08-02-24	08-02-24	lo		Pool A Cash	-4,000,000.00	55,571,802.37
08-06-24	08-06-24	li		Pool A Cash	216,292.78	55,788,095.15
	Property tax & assessment revenue distribution, per AJ#437608					
08-16-24	08-16-24	lo		Pool A Cash	-3,000,000.00	52,788,095.15
					-5,594,402.14	
08-31-24				**Ending Balance**		**52,788,095.15**
Pool A Interest Receivable						
08-01-24				Beginning Balance		156,769.75
08-31-24	08-31-24	in		Pool A Cash	138,755.82	295,525.57
	Aug 2024 estimated Pool A interest					
					138,755.82	
08-31-24				**Ending Balance**		**295,525.57**

The Natomas
Basin Conservancy

THE NATOMAS BASIN CONSERVANCY

MONTHLY REVIEW – AUGUST 2024

STRATEGY

The TNBC 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.

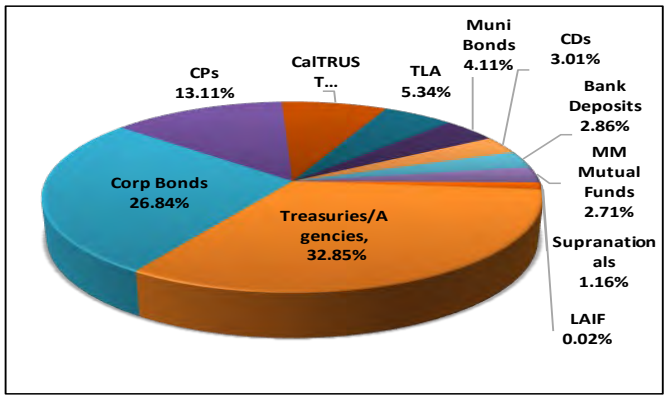
PORTFOLIO STATISTICS

Beginning Balance	1,635,267
Contributions	0
Withdrawals	0
Interest Earned	4,164
Ending Balance	1,639,431

PERFORMANCE COMPARISON

City Pool A	3.00%
LAIF	4.58%
90 Day T-Bill	5.18%
Federal Funds	5.50%

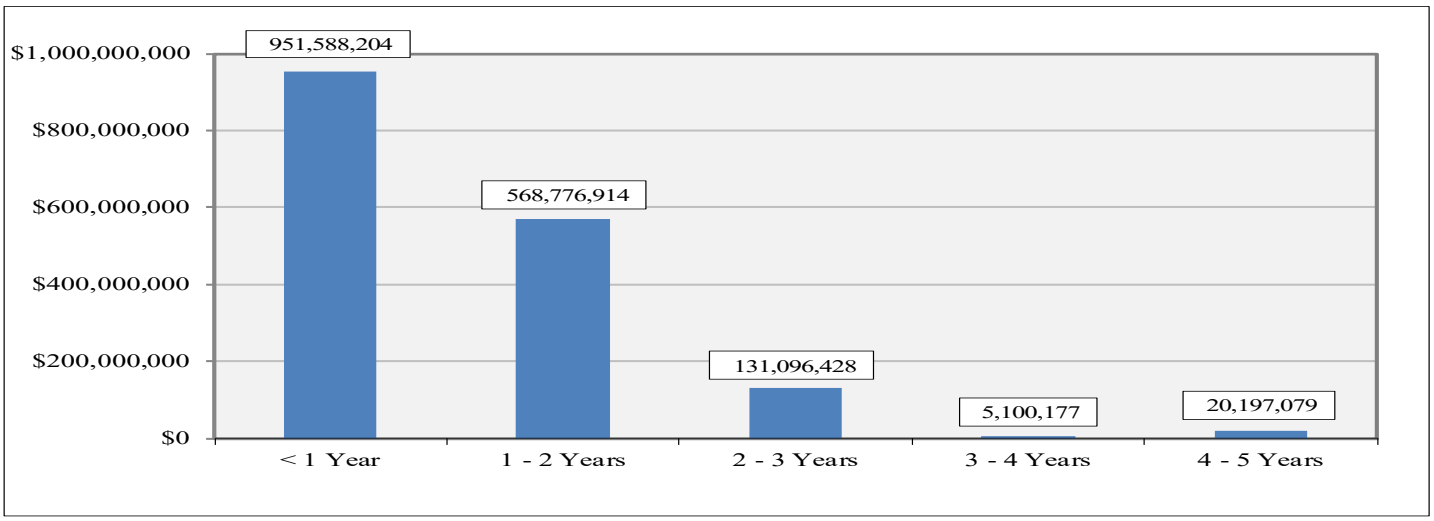
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	951,588,204	56.76%
1 - 2 Years	568,776,914	33.92%
2 - 3 Years	131,096,428	7.82%
3 - 4 Years	5,100,177	0.30%
4 - 5 Years	20,197,079	1.20%
Total	1,676,758,802	100.00%

Asset Type	Pct. Assets	YTM
Treasuries/Agencies	32.85%	1.97%
Corp Bonds	26.84%	2.28%
CPs	13.11%	5.49%
CalTRUST	7.99%	4.69%
TLA	5.34%	5.05%
Muni Bonds	4.11%	2.26%
CDs	3.01%	2.31%
Bank Deposits	2.86%	4.62%
MM Mutual Funds	2.71%	4.89%
Supranationals	1.16%	1.45%
LAIF	0.02%	4.58%



City of Sacramento
CASH LEDGER
The Natomas Basin Conservancy
From 08-01-24 To 08-31-24

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
08-01-24				Beginning Balance		4,252.81
08-31-24	08-31-24	in		Pool A Cash	4,164.07	8,416.88
	Aug 2024 estimated Pool A interest					
					4,164.07	
08-31-24				**Ending Balance**		**8,416.88**
Pool A Cash						
08-01-24				Beginning Balance		1,631,014.32
08-31-24				**Ending Balance**		**1,631,014.32**

GLOSSARY OF INVESTMENT TERMS

90-Day UST Bill Average is the average cost of money incurred by the U. S. Treasury in their weekly sales of 90-day U. S. Treasury Bills and is considered a measure of the trend of short-term interest rates.

Average Daily Funds Invested designates the average daily amount of monies invested by the City Treasurer's Office during the reporting period.

CalTRUST Investment Accounts invests in fixed income securities for local agency investment pursuant to California Government Code Sections 53601 and 53635. A Board of Trustees supervises and administers the investment programs of the JPA. Four pooled accounts are administered within the program. 1) The BLF FedFund invests at least 99.5% of its total assets in cash, U.S. Treasury bills, notes and other obligations issued or guaranteed as to principal and interest by the U.S. Government, its agencies or instrumentalities, and repurchase agreements secured by such obligations or cash. 2) Short Term account has a duration of 0-2 years, 3) Medium Term account with a duration of 1.5-3.5 years and 4) Long Term account with a target duration of 5-7 years (the Trustees have elected to defer the opening of the Long-Term account until the interest rate environment is more favorable for longer term securities.)

Federal Funds Average is the average cost of Federal funds in the U. S. Banking System and is considered a measure of short-term Federal Reserve economic policy.

Five Star Bank Community Fund is a money market account that is tied directly to community investment. Within this fund, 50% of the amount invested by the city must be used to support local business development. Reports are prepared semi-annually to keep the city informed on where this money is being invested. Returns on this account are tied directly to the month end rates published by LAIF.

Investment Cost Recovery Fee is a charge by the City Treasurer's Office to various funds managed which is intended to recover the direct investment costs incurred by the City's General Fund in permitting the City Treasurer's Office to manage those investment funds.

Investment Earnings represent, on an accrual basis of accounting method, all interest earned and any realized gains and losses during the reporting period. Investment earnings are apportioned to the various City Pool A internal and external participants.

Local Agency Investment Fund (LAIF) is an optional investment pool managed by the State Treasurers for local governments and special districts in California to participate in. The enabling legislation for the LAIF is Section 16429.1 et seq. of the California Government Code. The LAIF is part of the Pooled Money Investment Account (PMIA). The PMIA began in 1955 and oversight is provided by the Pooled Money Investment Board (PMIB) and an in-house Investment Committee.

Rate of Return (RoR) is the actual annualized rate of investment earnings on original cost, which takes into account the amortization of any premium or the accretion of any discount over a specified time period.

River City Bank Community Fund is a money market account that is tied directly to community investment. Within this fund, 50% of the amount invested by the city must be used to support local business development. Reports are prepared semi-annually to keep the city informed on where this money is being invested. Returns on this account are tied directly to the month end rates published by LAIF.

Safe Credit Union Community Fund is a money market account that is tied directly to community investment. Within this fund, 50% of the amount invested by the city must be used to support local business development. Reports are prepared semi-annually to keep the city informed on where this money is being invested.

Targeted Ladder Assets (TLA) are Assets with targeted maturity dates to meet specific needs that are outside of normal recurring expenditures.

Trust Funds - additional investment activity is conducted by the City Treasurer's Office for the Sacramento City Employees' Retirement System and certain of the separately invested Trust Funds of the City and third parties. Additionally, the City Treasurer's Office manages short-term investment for the Sacramento Housing and Redevelopment Agency (SHRA).

Weighted Average Duration measures the sensitivity of a bond's price to changes in interest rates. It is an elasticity measure and represents the percentage change in price divided by the percentage change in interest rates. A high duration measure indicates that for a given level of movement in interest rates, prices of securities will vary considerably.

Weighted Average Maturity calculates an average time to maturity of all the securities held in the portfolio, weighted by each security's percentage of net assets. The calculation takes into account the final maturity for a fixed income security and the interest rate reset date for floating rate securities held in the portfolio. This is a way to measure a fund's sensitivity to potential interest rate changes.

Yield to Maturity (YTM) is the total return anticipated on a bond if the bond is held until it matures, expressed as an annual rate.