



## **Regular Meeting Agenda**

**Tuesday, July 28, 2026**

**5:00 PM**

**City Hall Complex, 915 I Street, Sacramento, CA 95814**

### **City Council - 5PM**

**This is a joint meeting of the Sacramento City Council, the Sacramento City Financing Authority, the Sacramento Housing Authority, the Sacramento Public Financing Authority, and the Sacramento Redevelopment Agency Successor Agency.**

#### ***CITY COUNCIL***

***Kevin McCarty, Mayor***  
***Lisa Kaplan, District 1***  
***Roger Dickinson, District 2***  
***Karina Talamantes, Vice Mayor, District 3***  
***Phil Pluckebaum, District 4***  
***Caity Maple, District 5***  
***Eric Guerra, Mayor Pro Tem, District 6***  
***Rick Jennings, II, District 7***  
***Mai Vang, District 8***

#### ***CHARTER OFFICERS***

***Mindy Cuppy, City Clerk***  
***Gustavo Limón Martínez, City Attorney***  
***Farishta Ahrary, City Auditor***  
***Maraskeshia Smith, City Manager***  
***John Colville, City Treasurer***

**Open Session****Roll Call****Land Acknowledgement****Pledge of Allegiance****Closed Session Report****Discussion Calendar****1. 2026 Semester @ City Hall: Summer Edition (Sem@CH) Presentations**

File ID: 2026-01380

**Location:** Citywide**Recommendation:** Receive and discuss reports from the 2026 Semester @ City Hall: Summer Edition Link Crew members related to:

- 1) Start Today, Work Tomorrow
- 2) Empowering Youth Voices for Mental Health
- 3) Bin There, Do That!!
- 4) Sacramento Youth for Change

**Contact:** Kris Wimberly, Recreation Superintendent, (916) 808-6172, kwimberly@cityofsacramento.org; Domynique Herndon, Program Coordinator, (916) 808-1989, dherndon1@cityofsacramento.org; Mauro Solis Rodriguez, Program Coordinator, (916) 808-6036, marodriguez@cityofsacramento.org; Department of Youth, Parks, and Community Enrichment

**Attachments:** [2026-01380 STAFF REPORT](#)

**2. Resolution of Intention to Establish the Innovation Park Enhanced Infrastructure Financing District, Establishing a Public Financing Authority and Authorizing Other Actions**

File ID: 2026-01378

**Location:** District 1

**Recommendation:** Adopt a **Resolution** of Intention to establish the City of Sacramento Innovation Park Enhanced Infrastructure Financing District (EIFD).

**Contact:** Sini Makasini, Senior Project Development Manager, (916) 808-7967, smakasini@cityofsacramento.org; Eric Frederick, Special Districts Manager, (916) 808-5129, efrederick@cityofsacramento.org; Department of Finance; Leslie Fritzsche, Economic Investment Manager, (916) 808-5450, lfritzsche@cityofsacramento.org, Office of Innovation and Economic Development

**Attachments:** [2026-01378 STAFF REPORT](#)  
[2026-01378 AMENDMENT MATERIAL \[UPDATED 07242026 @ 10AM\]](#)  
[2026-01378 SUPPLEMENTAL MATERIAL \[UPDATED 07282026 @ 12PM\]](#)

**Council Comments-Ideas, Questions, AB1234 Reports**

**City Manager's Report**

**Public Comments-Matters Not on the Agenda**

**Adjournment**

Where to Find the Agenda and Staff Reports: The agenda provides a general description and staff recommendation; however, legislative bodies may take action other than what is recommended.

Watch the Meeting Online: <https://www.youtube.com/user/TheCityofSacramento>.

Watch the Meeting on Metro Cable 14.

Archives of past meetings are available at: <https://meetings.cityofsacramento.org>.

Submit Written Comments Online: Written comments received are filed in the record, and will not be read aloud. Members of the public are encouraged to submit public comments electronically through the City's Upcoming Meetings website at <https://publiccomment.cityofsacramento.gov>.

Public Comment Speaker Time Limits: In the interest of facilitating the legislative body's conduct of the business of the City, members of the public (speakers) who wish to address the legislative body during the meeting will have two minutes per item with the maximum of four items. All items on the Consent Calendar are considered one item. Speakers may only speak on four items per meeting.

Notice to Lobbyists: When addressing the legislative body, you must identify yourself as a lobbyist and announce the client/business/organization you are representing.

In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an alternative format, or auxiliary aids to participate in this meeting, please contact the Office of the City Clerk at 916-808-7200 as soon as possible. Providing at least 5 business days will help ensure that reasonable arrangements can be made.

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City of Sacramento  
**City Council - 5PM Report**  
915 I Street Sacramento, CA 95814  
www.cityofsacramento.org

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**File ID:** 2026-01380

7/28/2026

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**2026 Semester @ City Hall: Summer Edition (Sem@CH) Presentations**

File ID: 2026-01380

**Location:** Citywide

**Recommendation:** Receive and discuss reports from the 2026 Semester @ City Hall: Summer Edition Link Crew members related to:

- 1) Start Today, Work Tomorrow
- 2) Empowering Youth Voices for Mental Health
- 3) Bin There, Do That!!
- 4) Sacramento Youth for Change

**Contact:** Kris Wimberly, Recreation Superintendent, (916) 808-6172, kwimberly@cityofsacramento.org; Domyinique Herndon, Program Coordinator, (916) 808-1989, dherndon1@cityofsacramento.org; Mauro Solis Rodriguez, Program Coordinator, (916) 808-6036, marodriguez@cityofsacramento.org; Department of Youth, Parks, and Community Enrichment

**Presenter:** Semester @ City Hall: Summer Edition Link Crews

- 1) Sporty Oranges
- 2) Blues Prevention
- 3) Project Noir
- 4) The Cardinals

**Attachments:**

Item 1.1: Sporty Oranges: Start Today, Work Tomorrow

Item 1.2: Blues Prevention: Empowering Youth Voices for Mental Health

Item 1.3: Project Noir: Bin There, Do That!!

Item 1.4: The Cardinals: Sacramento Youth for Change

City of Sacramento  
**2026 Semester @ City Hall: Summer Edition Report**  
915 I Street Sacramento, CA 95814  
www.cityofsacramento.org

**Title:** Start Today, Work Tomorrow

File ID: 2026-01380

**Location:** Citywide

**Recommendation:** Receive and discuss.

**Contact:** Kris Wimberly, Recreation Superintendent, (916) 808-6172,  
kwimberly@cityofsacramento.org, Department of Youth, Parks, and Community Enrichment

**Presenters:**

Sporty Oranges:

Sujithra Balamurugan, Natomas Pacific Pathways Prep High School, Junior  
Celeste Miranda Barragan, Inderkum High School, Sophomore  
Pritampaul Singh Bhatti, Natomas Pacific Pathways Prep High School, Junior  
Charles Delasalle, Capital College & Career Academy, Junior  
Ariana Jacquez, Natomas Pacific Pathways Prep High School, Sophomore  
Noor Khan, Natomas Pacific Pathways Prep High School, Junior  
Jasmine Liang, West Campus High School, Sophomore  
Kamike Oti, Natomas Pacific Pathways Prep High School, Junior  
Jordan Quon, Inderkum High School, Junior  
Kenzy Rashid, Natomas Pacific Pathways Prep High School, Junior  
Niyati Tandel, Inderkum High School, Senior

**Peer Mentors:**

Nafeesah Mahmood, Sierra College, Freshman  
Raghav Misra, Natomas Pacific Pathways Prep High School, Junior

**Attachments:**

1-Description/Analysis  
2-Presentation (TBD)

**Issue Detail:** Many young people are eager to work but struggle to find opportunities because employers often require experience they have not yet had the chance to gain. Youth

unemployment limits financial independence, skill development, and confidence during some of the most important years of a person's life. Communities and businesses also miss out on creativity, energy, and fresh ideas that young workers can contribute. We can address this issue by raising awareness of these opportunities. We, Sporty Oranges, request Council's support as we discuss the lack of awareness regarding youth employment opportunities.

Most high schools in Sacramento have between 1,000 and 2,000 students. For example, Inderkum High School has 2,169 students, and Natomas High School has 1,094 students. Yet, according to the U.S. Census, about 10,000 youth aged 16-24 are unemployed. Many teens struggle to find jobs not because they don't want to work, but because they simply don't know where job opportunities are or how to start looking. Social media often shows people celebrating new jobs or posting "first day" pictures, but it rarely shows the confusing process behind job searching. As a result, many youths don't realize how much guidance they need. The U.S. Department of Labor notes that young people often lack access to job-search tools, career information, and employment resources, which limits their ability to find openings or understand hiring requirements (U.S. Department of Labor, Employment and Training Administration, Youth Programs). This lack of awareness is especially harmful because federal policy under the Workforce Innovation and Opportunity Act (WIOA) identifies "limited work experience" as a major barrier, meaning teens need support early on to even begin building a work history (U.S. Department of Labor, WIOA Youth).

Motivation is another hidden barrier that social media doesn't show. Teens may feel discouraged before they even start applying because they assume employers won't hire them, or they compare themselves to others who seem more successful online. Many youths also don't understand scheduling rules, school commitments, or labor laws affect their ability to work, which can make job searching feel pointless. The U.S. Department of Labor explains that young workers' availability is restricted by school-related hour limitations, which can make job searching feel overwhelming or discouraging (U.S. Department of Labor, YouthRules!). On top of that, some youths are considered "basic skills deficient," meaning they lack foundational academic or workplace skills needed for employment, another barrier formally recognized by WIOA (U.S. Department of Labor, WIOA). These challenges contribute to higher unemployment rates among youth compared to adults, as shown in federal labor force data (U.S. Bureau of Labor Statistics, Youth Labor Force). Raising awareness matters because teens cannot overcome barriers they don't know exist, and communities must help youth understand job-search tools, build confidence, and access real opportunities.

The City of Sacramento has the Youth Workforce Development Division within the Department of Youth, Parks, and Community Enrichment, which houses programs such as Prime Time Teen, Young Leaders of Tomorrow, Landscape & Learning, Jr. Rec Aide, North Natomas Workforce Development Program, and our own WIOA (Workforce Innovation & Opportunity

Act) program which assists with preparing young people to enter the workforce and even employing them. These programs are extremely beneficial and offer high-quality workforce development training; however, one of the biggest issues is that teens are unaware of their existence, or if they are aware, programming fills up extremely quickly.

According to recent reports from the Be Healthy Sacramento website, an emphasis is placed upon the negative implications that unemployment has on teenagers in our area. Such problems may arise in youth due to little knowledge about jobs and internship openings. Through a decreasing line graph system, it's proven that youth ranging from ages 16-19 show to carry long term career barriers caused by unemployment and financial burdens. In addition, it's also considered that Sacramento youth are 1.9% less than that of the U.S value. Statistically implying that aid would be beneficial for the success of your future adults. And as implied through the Be Healthy website, proper career counseling and support may be the solution.

Youth employment opportunities in our Sacramento communities are hidden in plain sight. As the youth of this generation, we would like to change this and make these opportunities visible and well-known to support our future success. We came up with two solutions to solve this issue. Firstly, we believe creating advertisements such as posters, flyers, and billboards would help address this issue. Placing advertisements around populated and/or popular locations throughout Sacramento will catch people's eyes and bring attention to youth employment. Not only should we advertise around the city, but we should also advertise online. This is where social media comes in handy—where all the pre-teens and teenagers are. Posting consistently about open opportunities on Facebook, Instagram, and other apps is what will be most noticed by teens. The Department of Youth, Parks, & Community Enrichment (YPCE) website has most of the information, but few know about it or search for it specifically. Additionally, the city's social media pages should be reorganized to include separate sections for each topic. For example, separate Youth Employment opportunities from other unrelated categories/events. This would make the page easier to navigate when searching for something specific. The YPCE social media page can consistently post job openings.

Another solution we would like to propose is to increase the frequency of the Youth Job Fair each year. This local event in Sacramento happens only once a year, in March. Even if there are youth aware of this event, many cannot attend due to the inconvenience at this time of year. We would like to host the Youth Job Fair each summer, in addition to the event already held in the spring. The summer season is a time when most teenagers are out of school and less busy. Having the event occur more than once a year would allow more people to attend as well as boost overall community engagement and awareness.

We believe these solutions make a difference by improving and expanding awareness among youth in our community. Youth deserve to take part in the change and work of Sacramento, too. We believe that by encouraging and presenting youth with the opportunities already available to them, will alleviate youth unemployment. Overall, our group strives to promote youth employment for the benefit of our Sacramento communities, and what better way to advertise than on social media, which is a constantly growing hub of young people seeking entertainment and information. Here, the City of Sacramento can publish job openings and internship opportunities in just a few clicks.

City of Sacramento  
**2026 Semester @ City Hall: Summer Edition Report**  
915 I Street Sacramento, CA 95814  
[www.cityofsacramento.org](http://www.cityofsacramento.org)

**Title: Empowering Youth Voices for Mental Health**

File ID: 2026-01380

**Location:** Citywide

**Recommendation:** Receive and discuss.

**Contact:** Kris Wimberly, Recreation Superintendent, (916) 808-6172,  
[kwimberly@cityofsacramento.org](mailto:kwimberly@cityofsacramento.org), Department of Youth, Parks, and Community Enrichment

**Presenter:**

Blues Prevention:

Ella Boreen, Hiram Johnson High School, Junior

Alina Camacho, C.K. McClatchy High School, Sophomore

Kyle Lan, Natomas Charter School High School, Junior

Aaminah Mahmood, Natomas Pacific Pathways Prep High School, Sophomore

Veer Avtar Minhas, Inderkum High School, Junior

Ava Ordonaz, C.K. McClatchy High School, Junior

Sia Patil, Natomas Pacific Pathways Prep High School, Junior

Ruth Porche, John F. Kennedy High School, Sophomore

Curisa Rule, C.K. McClatchy High School, Sophomore

Miranda Williams, Christian Brothers High School, Sophomore

**Peer Mentors:**

Alyssa Calderon, Leroy Greene Academy, Senior

Mahit Katyal, Inderkum High School, Senior

**Attachments:**

1-Description/Analysis

2-Presentation (TBD)

**Description/Analysis:**

Although mental health issues are the leading cause of hospitalization in California, only 35% of surveyed youth were aware of the resources available to help them, according to the

Sacramento Children's Fund Oversight Commission. Our goal is to spread awareness about preexisting organizations and make options more accessible. We hope that with the help of the Sacramento City Council and the Department of Youth, Parks, and Community Enrichment, we can increase engagement by having an active social media presence and distributing flyers. By making information and resources available in places that youth frequently spend time, we can increase engagement and awareness with mental health programs.

Mental health is a growing issue among teenagers and can affect their grades, behavior, relationships, and overall well-being. Mental health is the emotional, psychological, and social well-being of a person. It shapes how they think, behave, and manage their emotions. According to the U.S. Centers of Disease Control (CDC), four in ten students had persistent feelings of sadness or hopelessness. This reflects that a significant number of teens are affected by mental health issues. However, teens often don't feel comfortable talking about mental health issues, which is why youth empowerment is important as well. Youth empowerment is the process where young people are encouraged to take charge and make a change in communities by using their voices.

Awareness and access for youth struggling with mental health is significantly low. A statistic shared by the Sacramento citiesRISE organization, showed that 65% of the youth in Sacramento surveyed didn't have awareness of the mental health organizations or resources available to them. The issues of mental health in youth ties into the topic of youth empowerment, as we want to encourage teens to have the confidence to voice their concerns and points of view. The statistics highlight the importance of increasing awareness to support young people.

Our group, Blues Prevention, wants to improve ways for young people to speak about mental health so that it is healthy and safe. We want to change this because youth need more safe outlets to express their feelings instead of bottling them up and turning to other things like self-harm and substance abuse. We want youth to be treated as equals and give them resources and platforms to use their voices.

Our call to action is giving the youth ways to voice their mental health through flyers and social platforms. We believe that through social media and flyers, we can help boost youth voices and spread awareness. Giving youth a positive and safe way to express themselves can boost their confidence and help decrease mental health related issues.

We have created flyers as well as a social media platform about youth mental health to spread awareness within the community. These flyers and social media platforms are meant to give vital information about what mental health is and the resources available to youth in Sacramento. We want to spread information on the topic through social media and working

with the City Council to help encourage teens to be more open and safely express their feelings. Youth should feel comfortable speaking up and talking about heavy topics. They should not fear feeling vulnerable or ashamed of them. Raising awareness on mental health is important to benefit youth in our communities who might be feeling afraid to bring up their struggles in their home, school, and social media lives.

Today, youth mental health is a pivotal issue in Sacramento, and it has been overlooked for far too long. It has been impacting many teenagers negatively and this shows up in their grades as well as their social life, creating an abundance of problems for them and those around them. By creating flyers and social platforms, it would increase awareness of the issue of youth mental health and enable those affected to advocate and speak for themselves. We urge City Council to support pushing forward these initiatives, so youth no longer suffer in silence.



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**Title: Bin There, Do That!!**

File ID: 2026-01380

**Location:** Citywide

**Recommendation:** Receive and discuss.

**Contact:** Kris Wimberly, Recreation Superintendent, (916) 808-6172,  
kwimberly@cityofsacramento.org, Department of Youth, Parks, and Community Enrichment

**Presenter:**

Project Noir:

Mohamed Badiss Chettouh, Inderkum High School, Junior

Shriya Banerjee, Inderkum High School, Sophomore

Atamyrat Korash, Rosemont High School, Sophomore

Karunya Lakkidi, Natomas Pacific Pathways Prep High School, Junior

Amy Liang, School of Engineering and Sciences, Junior

Rohin Rakkar, Natomas Pacific Pathways Prep High School, Junior

Tejashri Ranga, Natomas Pacific Pathways Prep High School, Sophomore

Henry Riphagen, Natomas Charter School, Sophomore

Alivia Rubiono, Natomas Pacific Pathways Prep High School, Sophomore

Mariyam Shahid, Natomas Pacific Pathways Prep High School, Sophomore

**Peer Mentors:**

Amroz Gill, Inderkum High School, Senior

Katie Nguyen, School of Engineering and Sciences, Junior

**Attachments:**

1-Description/Analysis

2-Presentation (TBD)

**Description/Analysis:**

Litter is everywhere in Sacramento. We all have seen it in the streets, residential areas, downtown, schools, and in shopping centers. Unfortunately, not enough people in Sacramento

know about the different ways to reduce the amount of illegal dumping and littering in our communities. We, Project Noir, request the Sacramento City Council's support as we discuss the implementation of resources and necessities to combat the growing problem of environmental waste and pollution in Sacramento. Every year, nearly 1.4 million tons of trash are processed by Sacramento facilities, yet thousands of tons of litter remain scattered across Sacramento's eight council districts. As youth growing up in this city, we find it devastating to see our streets and neighborhoods stained by unsanitary detritus.

Littering is the illegal or improper disposal of waste materials in public or private spaces, such as throwing trash on streets, leaving picnic rubbish on the ground, or failing to use a designated receptacle. In Sacramento, this problem is very prevalent. In 2023, a CBS News article ranked Sacramento the "Second Dirtiest City in America." The article states that in 2023, the city received more than 34,000 complaints related to sanitation and waste. This data stains our city's reputation, because it factors in outside opinions and impressions of Sacramento. Additionally, a 2026 article written by The Sacramento Bee, found that "52% of respondents were either 'very dissatisfied' or 'somewhat dissatisfied' with the city's response to illegal dumping". As youth, many of us experience firsthand the effects of littering, and the scale at which this problem perpetuates across all districts.

According to a report commissioned by Sacramento County and the Sacramento Regional Solid Waste Authority, Sacramento has seen a 32% increase in illegal dumping over the last three years. Not only is this a constantly growing problem, but that the residents of Sacramento are displeased with how it is being handled. We have numerous statistics and studies that show how dire the littering problem has become in Sacramento. Now, with this data, we can work to counter and reduce the severity of littering.

To help reduce the amount of garbage in the streets of Sacramento, Project Noir is proposing a multi-phase initiative that will create more awareness around this issue. The first step in the process involves making sure that the residents of Sacramento know of the different ways that they can combat littering on an individual scale with posters and signage explaining how to report littering and dumping sites and flyers with details regarding local city cleanup events. This includes looking over current designs and placements of park signs to optimize their effective coverage. By focusing on a community-driven educational effort, we can encourage more individuals to take part in the march towards a cleaner Sacramento. Additionally, Project Noir is calling on the City of Sacramento to improve or rework its current 311 application to ensure ease of access to the dumpsite reporting feature. Having the ability to report the location of littering is important, but this feature must be accessible and easy to use, as opposed to being placed in a potentially cluttered and confusing location.

The second phase strives to make it more convenient for those prone to littering to dispose of their trash in the proper disposal area by recommending the addition of new trash and recycling bins throughout Sacramento. We aim to lower the number of areas citywide where it is inconvenient to walk to a nearby garbage can. Project Noir calls on the City Council to support the additional receptacles in our communities to help make sure that cleaning up and being a model citizen are always the easier option.

Littering in Sacramento is more than just an eyesore or inconvenience, as it has now become a matter of public health and safety. By having to commute through roads with trash and debris scattered about, Sacramento residents' risk being exposed to harmful chemicals or sanitation hazards. Despite these risks, we face littering because many of those who partake believe that one discarded item will not make a difference. We must raise awareness regarding littering so that citizens of Sacramento recognize the magnitude of the problem. Project Noir is proposing a course of action that both bolsters cognizance regarding littering and makes it much more convenient to throw away garbage in the proper receptacle, as opposed to casting it onto the streets of Sacramento. If the City Council follows through with our recommendations, we predict that there is potential for an immediate reduction in the amount of littering in Sacramento, followed by future projects tackling other specific areas and problems related to illegal dumping. It cannot be restated enough that littering is an issue that is felt by everyone nowadays, and therefore, it should be addressed as such.

In Sacramento, there is a plethora of different potential solutions that we have discussed to help reduce the amount of littering and pollution in our neighborhoods. By having the support of City Council to request the rework on the 311 processes, raising awareness with flyers, posters, additional signages, and community clean-up events, along with implementing more trash cans and recycling bins, the result of growth and progress towards a cleaner city can be achieved. By taking steps to push back against littering on a citywide scale, real change can occur locally and regionally. Acting now is the first step in ensuring that the residents and visitors of Sacramento can live litter-free today, tomorrow, and in the future.

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**Title: Sacramento Youth for Change**

File ID: 2026-01380

**Location:** Citywide

**Recommendation:** Receive and discuss.

**Contact:** Kris Wimberly, Recreation Superintendent, (916) 808-6172,  
kwimberly@cityofsacramento.org, Department of Youth, Parks, and Community Enrichment

**Presenters:**

The Cardinals:

Ahad Ali, Natomas Pacific Pathways Prep High School, Junior

Malik Ali, Inderkum High School, Sophomore

Jasraj Singh Banwait, Natomas Pacific Pathways Prep High School, Junior

Aryan Gandagari, Mira Loma High School, Sophomore

Amare Hawarneh, Natomas Pacific Pathways Prep High School, Sophomore

Harneet Klair, Granite Bay High School, Senior

Jermaine Lester, John F. Kennedy High School, Sophomore

Maahi Modi, Natomas Pacific Pathways Prep High School, Sophomore

Nuriyah Muhammad, Natomas Pacific Pathways Prep High School, Junior

Aaron Muther, West Campus High School, Senior

Genesis Valencia, Grant Union High School, Sophomore

Jimena Aviles Velazquez, Inderkum High School, Senior

**Peer Mentors:**

Jasmeet Kaur Cheema, Natomas Pacific Pathways Prep High School, Junior

Nafeesah Mahmood, Sierra College, Freshman

**Attachments:**

1-Description/Analysis

2-Presentation (TBD)

**Description/Analysis:**

Mental health is a significant factor contributing to youth violence in Sacramento. Untreated trauma, anxiety, depression, and other mental health challenges can increase the risk of aggressive behavior when young people lack access to appropriate support. Stretching mental services, early intervention, and community-based resources can help address these underlying issues, reduce violence, and improve outcomes for youth.

According to the Sacramento County District Attorney's Office, there was a 74% increase in crimes committed by juveniles from 2022 to 2023. This can be linked to things like emotional distress and antisocial behavior. Youth violence is a constant and growing concern in our city that needs to be addressed. The City of Sacramento has already begun addressing youth violence and mental health concerns through Measure L. Two out of the five goals being implemented are preventing and reducing youth violence along with supporting the mental and emotional health of children and youth.

From 2020 to 2022, 26 young people ages 0–17 were killed in Sacramento, compared to zero from 2018 to 2019. This violence is not spread evenly across the city; it is concentrated in specific neighborhoods and small groups of youth are at higher risk. Sacramento's youth homicide rate is more than three times the state average. Older youth ages 15–24 make up most of these cases, with a 2022 homicide rate nearly double that of younger children. In 2022, most youth homicides involved young people from communities that face higher impacts of violence across the city. This information comes from the Sacramento Children's Fund Strategic Investment Plan (2024–2029). According to the City of Sacramento's webpage regarding Measure L funding, there are funded programs that align with our goal to reduce youth violence, but the information is not known by youth or even being advertised to youth.

This is why our proposed solution is to create an awareness campaign. It will aim to spread awareness about the bridge between mental health and youth violence and how that affects our communities. We hope that this campaign will make the information more well known throughout the neighborhoods, schools, and city-operated locations. We can use advertisements such as flyers and stickers to teach youth and parents that there are options to get help before violence erupts.

We hope to highlight the necessity for resources and programs that are specifically geared towards combating mental health stigma and reducing youth violence. The resources and services already being provided by community and faith-based institutions already exist. The goal is to connect at-risk teens and parents to resources that they might need. We aim to use our own network as well as ask the City Council and the community members to assist us in spreading awareness of the work that is already being done in partnership with the city and community-based organizations, and put it front and center.

Additionally, we propose that the Sacramento Youth Commission reopen the Youth Voice Survey on the City of Sacramento's website. This survey was created to allow youths to share their views on their community and would be a valuable tool to keep open indefinitely. We encourage the Mayor and Council to check the survey results on a quarterly basis. This would allow the Mayor, Councilmembers, and the Sacramento Youth Commission direct feedback from the youth of the city.

Being proactive and providing awareness to young people, parents/guardians, and community members of vetted and successful programming can lead to the prevention of violence in our communities. Giving young people the map to resources and programming they need to manage their emotions and resolve conflicts peacefully is necessary. A more engaged youth population in programming builds a safer community for today and tomorrow.

Presented By :  
The Sporty Oranges



# Youth **EMPLOYMENT**



# OUR ISSUE



## Youth Employment Awareness

- Lack of youth employment awareness in Sacramento
- Teens want jobs but don't know where to find opportunities
- Information is unclear, scattered, or not visible
- Many teens don't know about existing City programs
- Job-searching feels confusing and overwhelming for youth





# WHY THIS IS A PROBLEM

**When youth can't find job opportunities:**

- They miss out on skill-building experiences
- They lose confidence in applying
- They feel discouraged before they start
- They struggle to gain early work experience
- They don't know about the city programs made to help them





# WHAT THE CITY HAS DONE SO FAR

- City of Sacramento Youth Workforce Division
- Offers workforce development & employment programs
- Programs include:
  - Prime Time Teen
  - Young Leaders of Tomorrow
  - Landscape & Learning
  - Jr. Rec Aide
  - North Natomas Workforce Development
  - WIOA Youth Program
- Provides valuable job training & work experience
- Many teens aren't aware these programs exist



Jr Red Aide



WIOA

**The Challenge: Low awareness among teens**

**The Result: Low professional skill development**

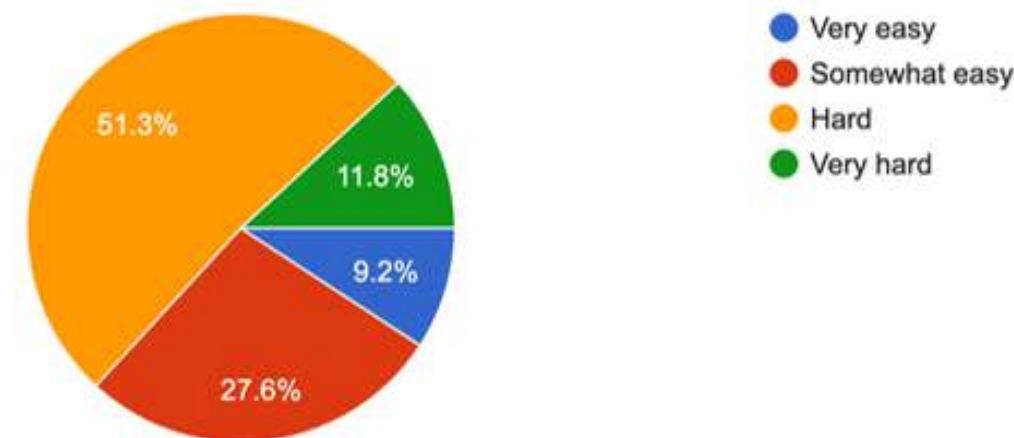


# SURVEY & DATA



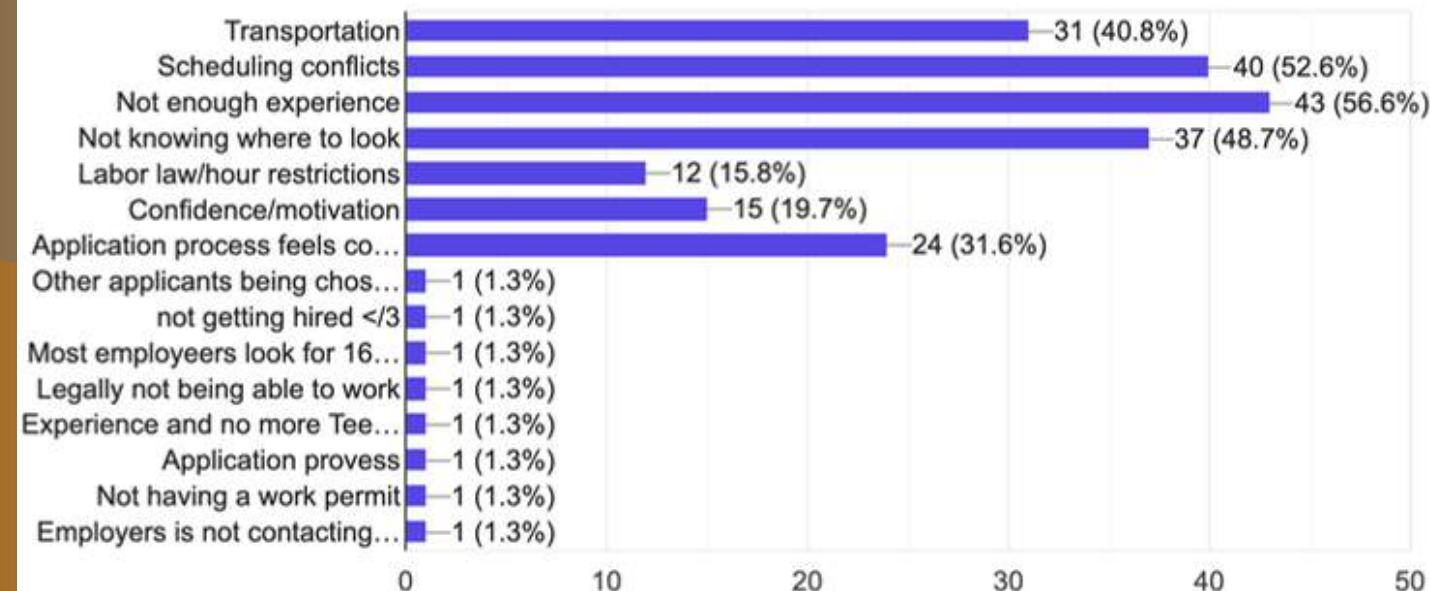
How easy has it been to find job opportunities?

76 responses



What difficulties have you faced when finding a job? (Check all that apply)

76 responses



- Be Healthy Sacramento, reports that youth employment in our area is approximately **1.9%** lower than the California average.
- This gap shows that youth unemployment remains a local challenge despite statewide progress.
- Our survey results connect with this trend, proving many students face barriers when looking for jobs.
- Together, these findings support the need for better career guidance and employment opportunities for youth in our city.

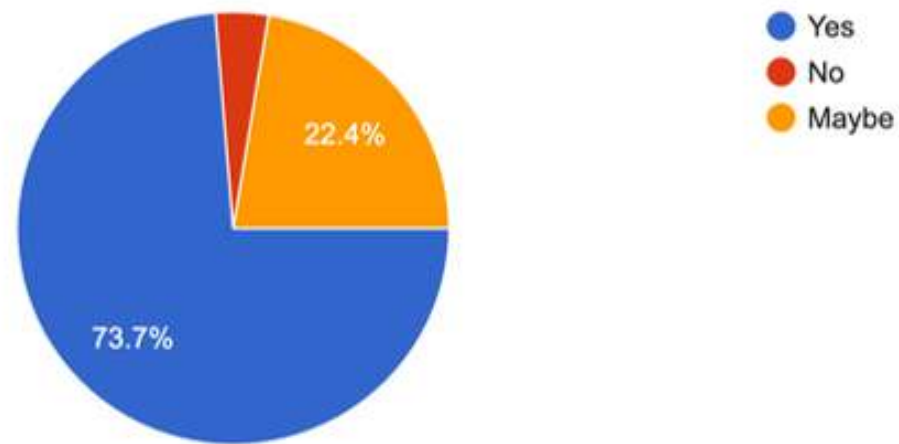


# SURVEY & DATA



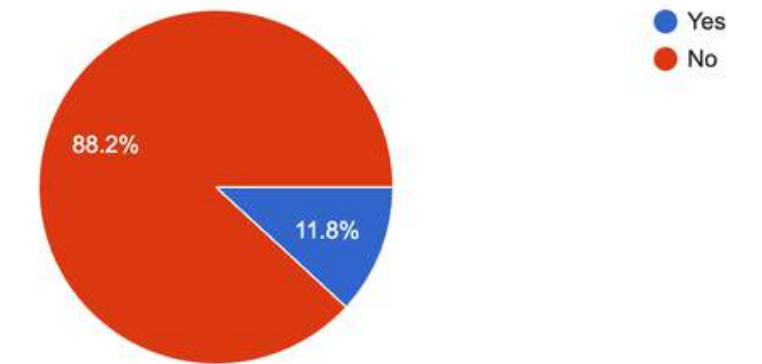
Would you pay attention to job opportunities if the City posted them consistently on social media?

76 responses



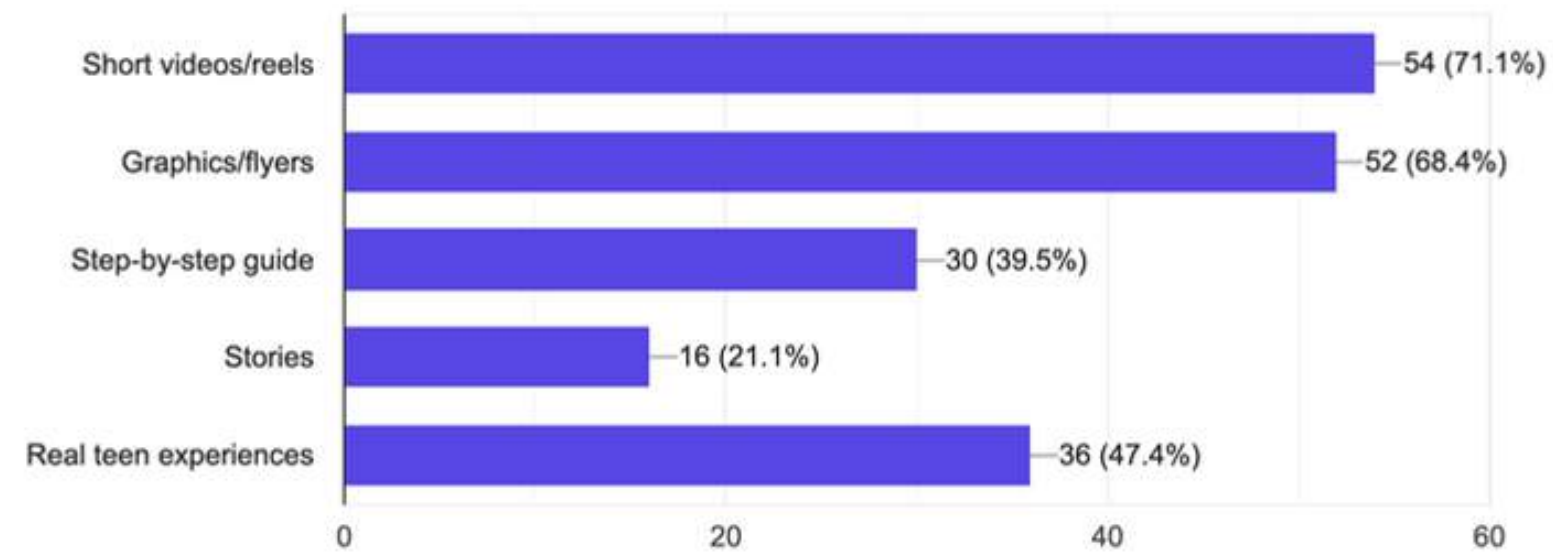
Have you attended the City of Sacramento Youth Resource and Employment Fair at City Hall?

76 responses



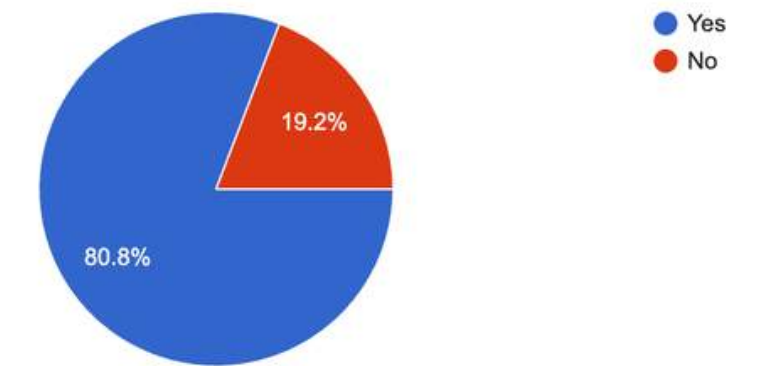
What type of posts would catch your attention?

76 responses



If previously answered no, would you attend if it happened more than once a year?(spring + summer)

73 responses







# OUR VIDEO





# OUR SOLUTIONS



## Advertising

- Post youth job opportunities consistently on social media pages
- Organize social media pages/flyers for easy navigation
- Place flyers throughout the City of Sacramento

## Youth Job Fair

- Have the Youth, Resource, and Employment Fair be hosted twice a year, in the spring and summer as well



# OUR ASK



- Adding a Youth Resource and Employment Fair during the summer in addition to the spring
- Increasing advertisements for youth employment
- Reorganizing topics on social media pages



# FLYERS+LOGOS



**YOUTH CIVIC ENGAGEMENT**  
*Working to make a difference*

## YOUTH WORKFORCE OPPORTUNITIES

**What are Youth Workforce Development Programs?**

The Youth Workforce Development are programs provided by Sacramento City where youth participation, community involvement, relationship and skill building are focused on.

**LIST OF CITY OF SACRAMENTO'S YOUTH WORKFORCE OPPORTUNITIES**

- JR. REC AIDE
- LANDSCAPING AND LEARNING
- NORTH NATOMAS WORKFORCE DEVELOPMENT PROGRAM
- PRIME TIME TEEN
- WORKFORCE INNOVATION & OPPORTUNITY ACT (WIOA)
- YOUNG LEADERS OF TOMORROW

SCAN THIS LINK TO LEARN MORE ABOUT THESE PROGRAMS

*Grow, lead and make an impact while building skills for your future.*

**CITY OF SACRAMENTO**  
Youth, Parks, & Community Enrichment

For any additional information or questions, contact  
The Department of Youth, Parks, & Community Enrichment **(916) 808-5200**





# Youth Employment Sacramento



**FREE** RESOURCES FOR  
JOB-SEEKING YOUTH  
IN THE SACRAMENTO  
AREA

Kenzy Rashid,  
Celeste Miranda  
Barragan



## Additional Sacramento Youth Employment programs

### Semester at City Hall

**Who can apply:** High school students who meet program requirements.

**Age:** 14-19

**Offers:** Paid work experience, exposure to local government, and career skills

[Apply](#)

### Jr.Rec Aide

**Who can apply:** High school students interested in developing workplace and leadership skills.

**Age:** 16-18

**Offers:** Communication and teamwork skills, preparation for future Recreation Aide positions.

[Apply](#)

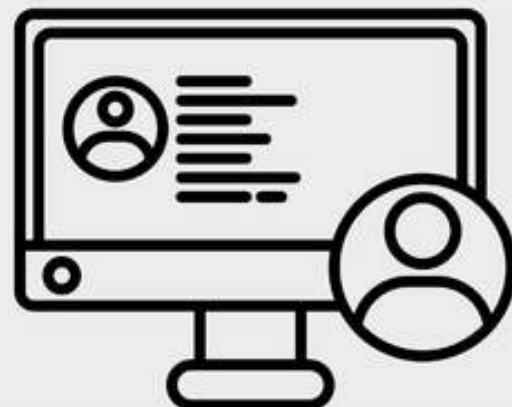
### Landscape and Learning

**Who can apply:** Sacramento youth who meet program requirements

**Age:** 14-17

**Offers:** paid work experience, teamwor, responsibility and leadership skills, and career workplace skills

[Apply](#)



# WEBSITE



## How to be Interview ready

In preparation for your interview, dress in business causal to show your readiness and desire to work in a professional setting. You may also want to quiz yourself on common interview questions for whichever place you're applying to. Take a look at these two youtube videos by Indeed and the Harvard Bussiness Review.

[Indeed Youtube](#)



[Harvard Business Review Youtube](#)

## Frequently Asked Questions

### HOW OLD DO I HAVE TO BE?

The age requirement depends on the program but typically ages from 13-24.

### DO I NEED EXPERIENCE TO GET A YOUTH JOB?

No! Most youth Employment programs are designed for first time job seekers. They are more focused on your willingness to learn than previous work experience.

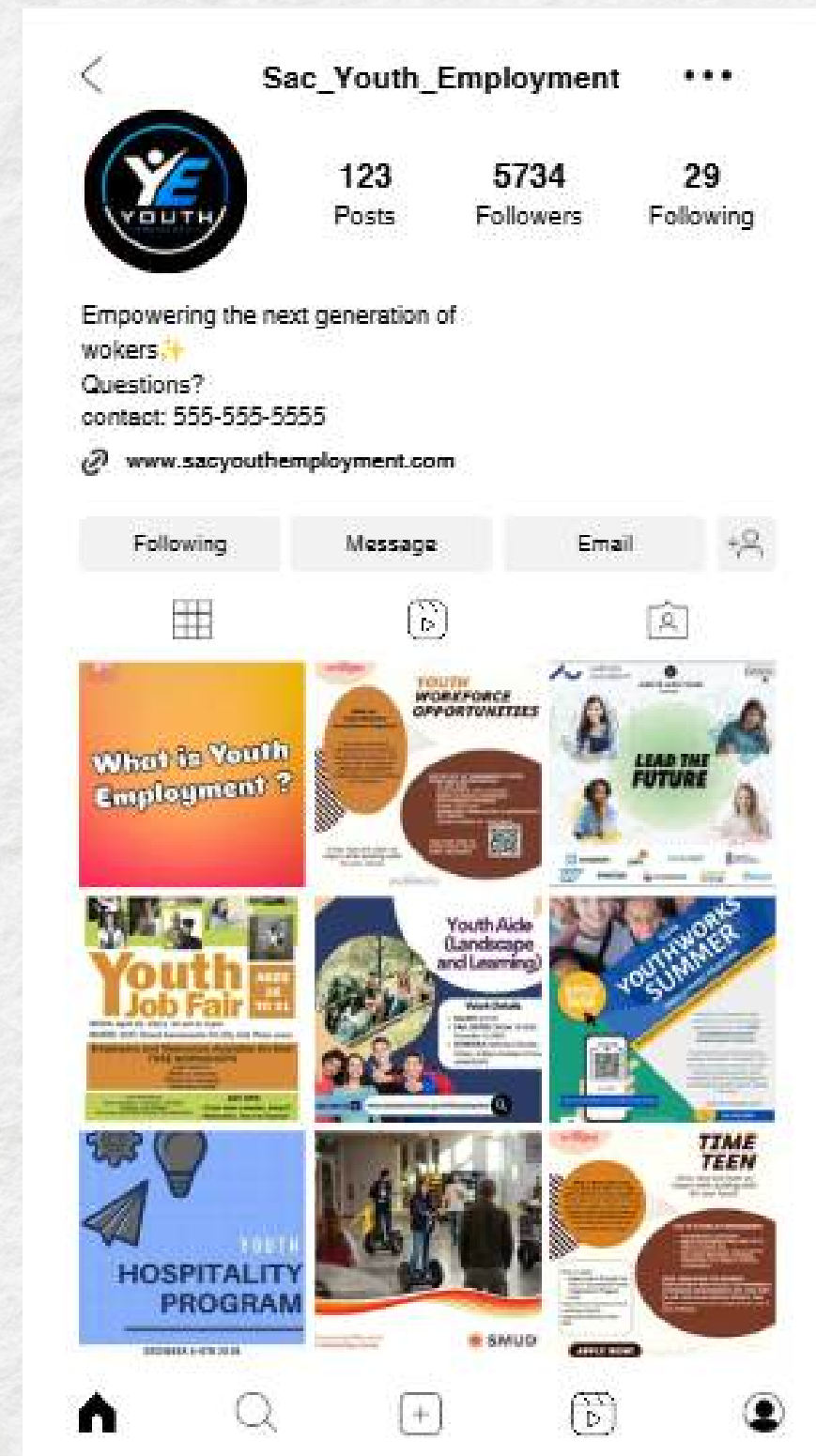
### HOW CAN I FIND YOUTH EMPLOYEMNT PROGRAMS?

Check your cities website , your schools counseling office, local community organizations. . Following these organizations on social media can also help you stay updated.





# SOCIAL MEDIA







# CONCLUSION

**Every Teen Deserves the Opportunity to Work.**

- Sacramento already has great youth employment programs
- Awareness is the biggest barrier
- By improving advertising, organizing resources, and expanding youth job fairs, more teens can find meaningful employment

**Investing in youth today creates a stronger workforce and a stronger Sacramento tomorrow**





**THANK YOU**

# EMPOWERING YOUTH VOICES

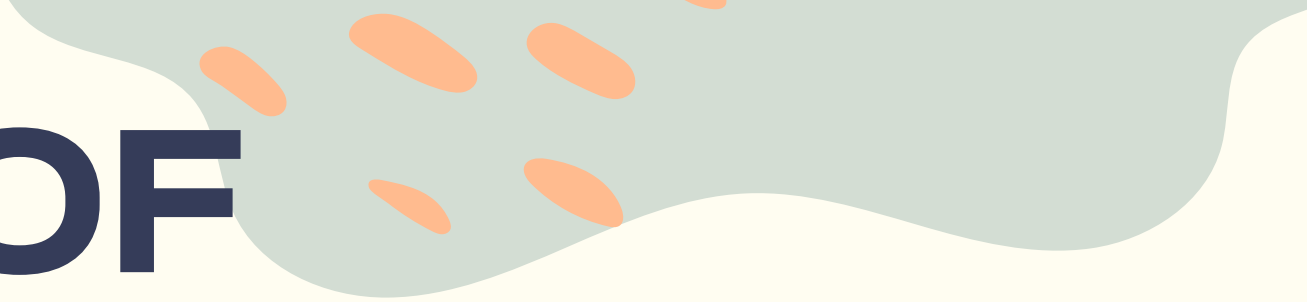
*for mental health*

Presented by: Blues Prevention





# TABLE OF CONTENTS



Page 3 - Problem

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Page 10 - Mock Instagram

Page 11- Conclusion

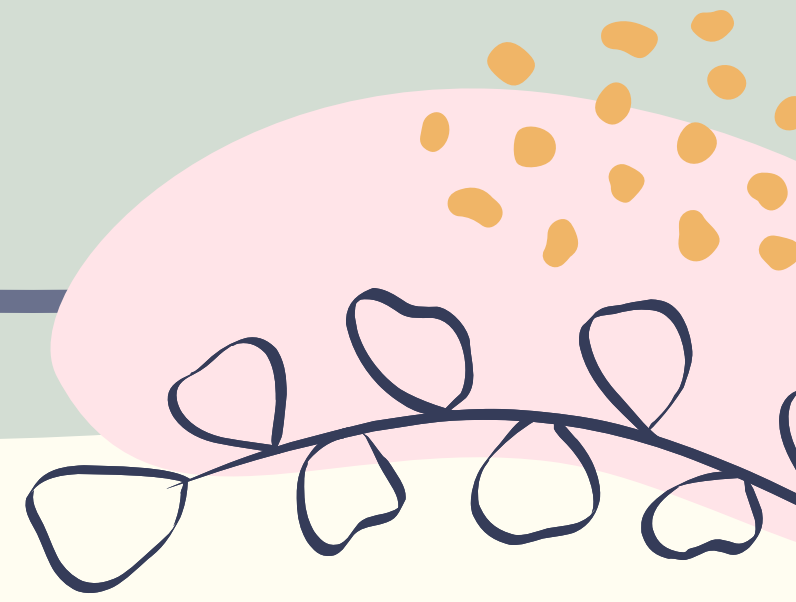
Page 12 - Thank You



# PROBLEM



- **65%** of surveyed youth in Sacramento were not aware of the mental health resources that are available (Sacramento Children's Fund)
- According to Centers for Disease Control, **4 in 10** students had persistent feelings of sadness or hopelessness
- Mental health problems are common and have serious effects on daily life
- This is resulting in poor academic performances and increased absences





# EXISTING PROGRAMS

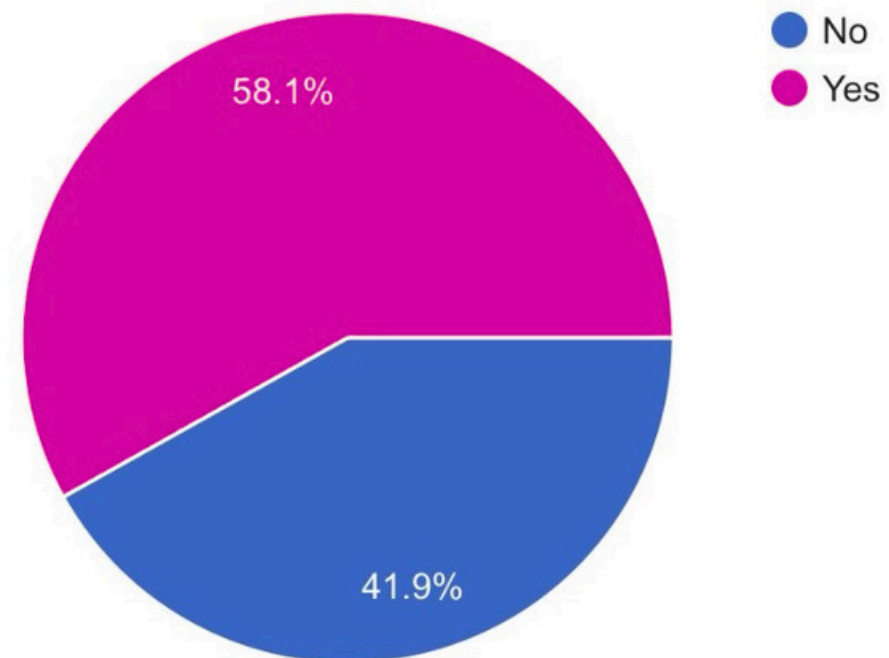
- Sacramento Children's Fund
- Youth Help Network
- Allcove Sacramento
- Cal Voices Youth Connection Circle
- Nami Sacramento
- Sacramento Youth Center



# Data

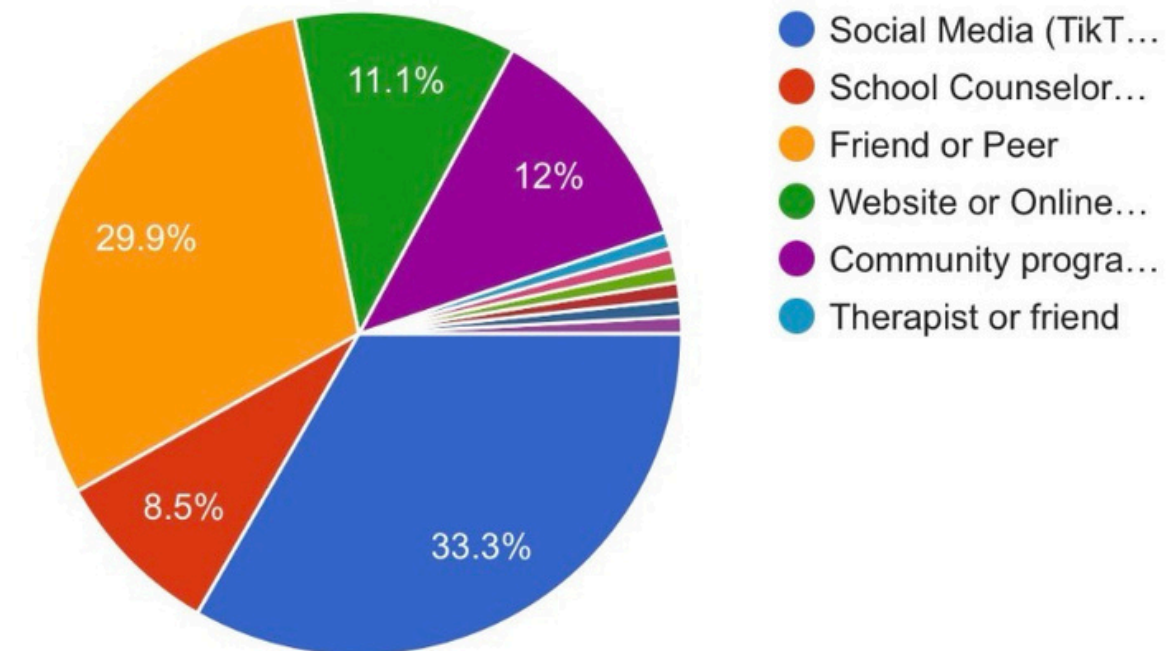
Do you feel comfortable talking about your mental health with someone you trust?

117 responses



Which of the following methods would you prefer for receiving information about mental health? (Select 1)

117 responses

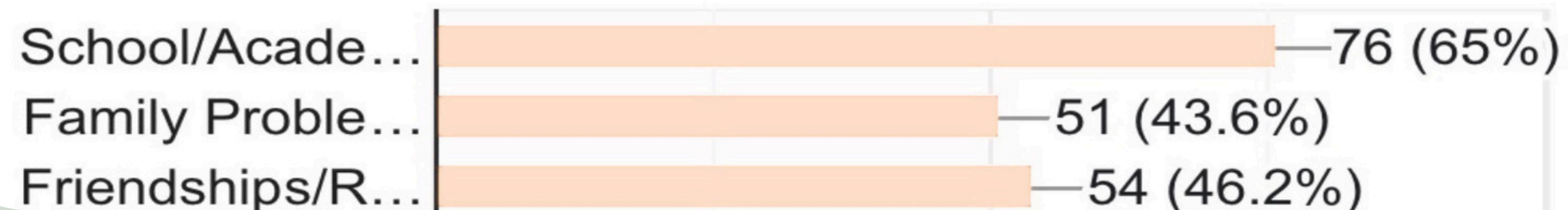


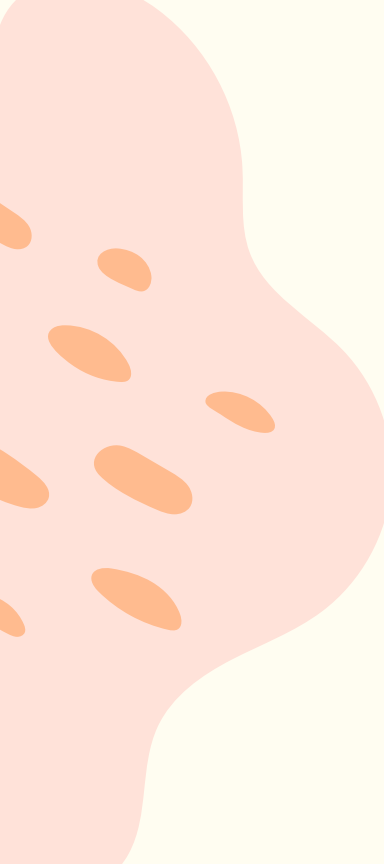


# Data

What do you think is the biggest challenge affecting your mental health? (*Select all that apply.*)

117 responses





# WHAT WE LEARNED

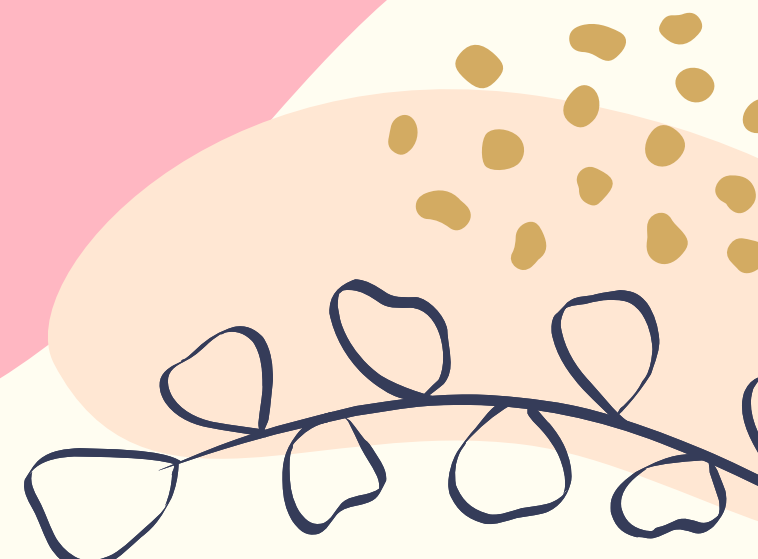
- Our data shows that **65%** of youth's mental health issues comes from school and academic pressure, and **43.6%** of youths mental health comes from family problems
  - Data also shows that most youth prefer to receive information from social media or a friend than a counselor or a teacher and community resources
  - **41.9%** teens do not feel comfortable talking to someone about their mental health.
  - The issue is more of a regular occurrence than most people think
- 
- 



# SOLUTION



- Distribute flyers across Sacramento at parks, community centers, and shopping centers
- Show teens where to get mental health support
- Use an Instagram account to spread awareness
- Connect teens with support from other youth



# BLUE'S PREVENTION: MOCK FLYERS

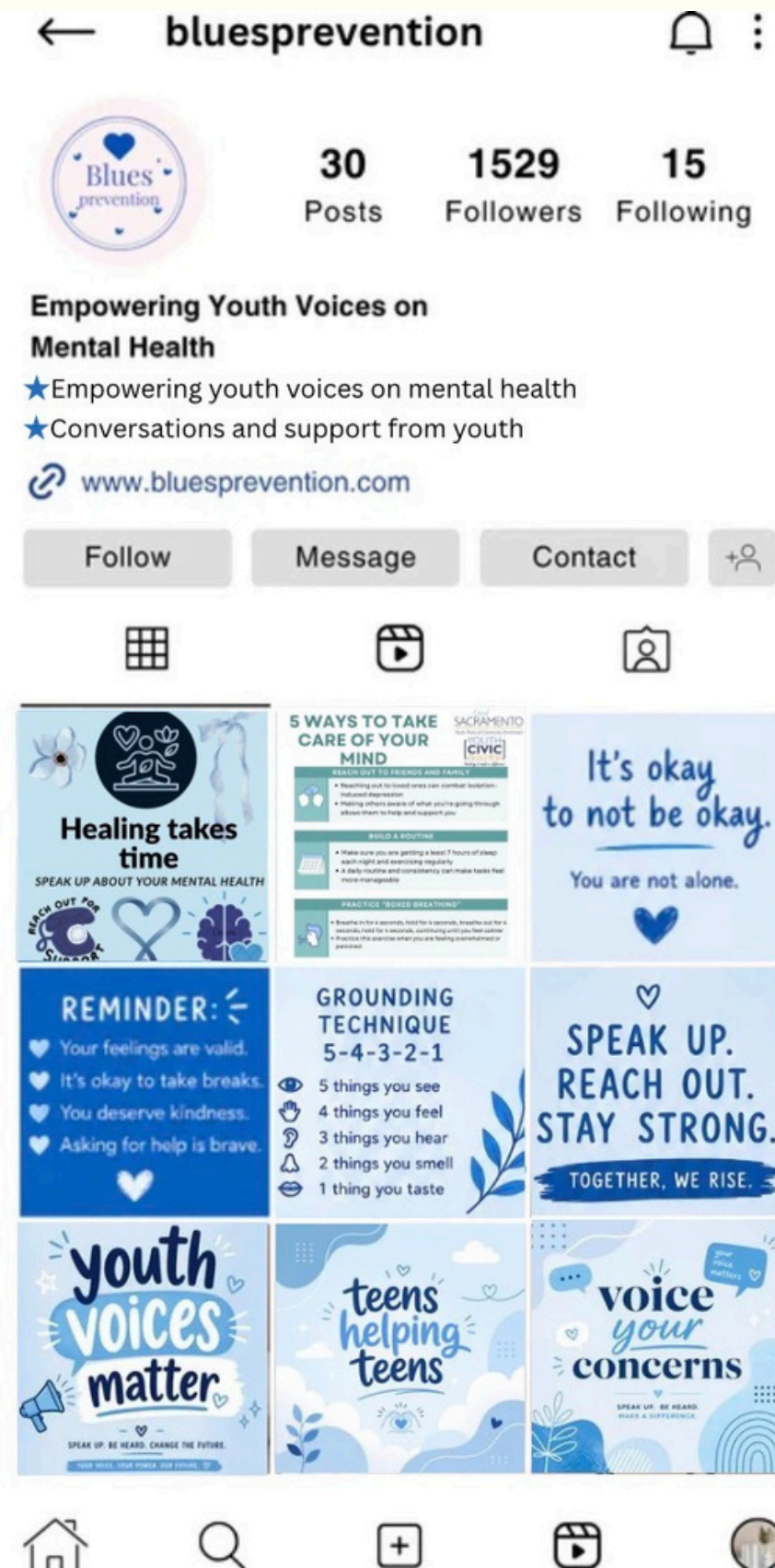




# BLUE'S PREVENTION MOCK INSTAGRAM

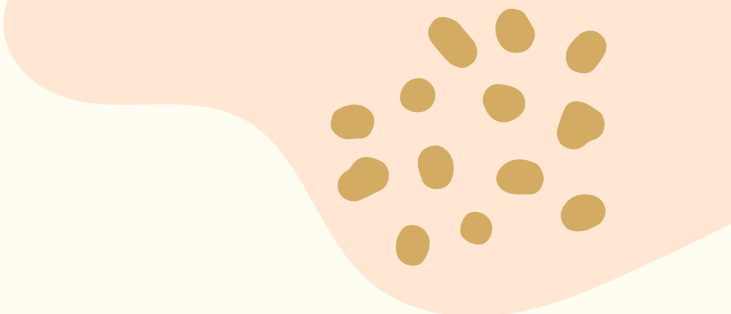
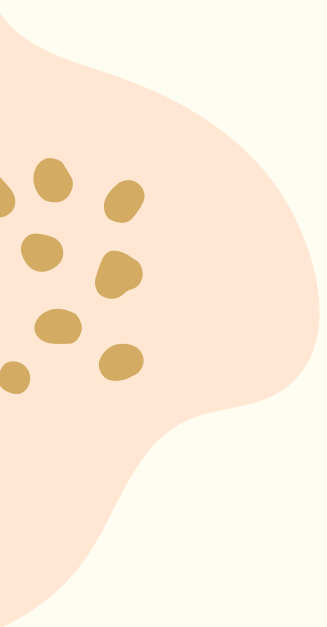
## Purpose:

- Spread awareness about resources for teens in Sacramento
- Spread information about what mental health is
- Encourage youth to express their feelings



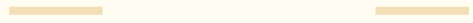
# CONCLUSION

- Youth Mental Health is a serious issue, and without empowering the youth to talk about it, they will suffer in silence
- By distributing our flyers around Sacramento and promoting mental health awareness/resources through our mock Instagram, we believe youth inability to talk about mental health would decrease
- With your assistance, we hope to make a better environment for youth to express their mental health



**THANK YOU!**

*Questions and concerns?*





# BIN THERE

# DO THAT!

**PRESENTED BY – PROJECT NOIR**

*City of*  
**SACRAMENTO**  
Youth, Parks, & Community Enrichment







PLASTIC BAGS



ALCHOHOL CANS



WRAPPERS



TAKEOUT BAGS



DRINKS



CARDBOARD



CANS



PLASTIC BOTTLES



# THE PROBLEM

## THE SCALE OF LITTER IN SACRAMENTO

- Litter spans all 8 districts
- 1.4M tons processed, litter remains
- Ranked "2nd Dirtiest City in America"
- 34,000+ sanitation complaints in 2023
- Reputation and youth impact felt





# THE PROBLEM

## A GROWING AND UNSOLVED CRISIS

- Illegal dumping up 32% in 3 years
- 52% people dissatisfied with dumping response
- Public health/safety issue
- "It won't matter" mindset
- Growing problem, public feels unheard



# **SURVEY DATA**

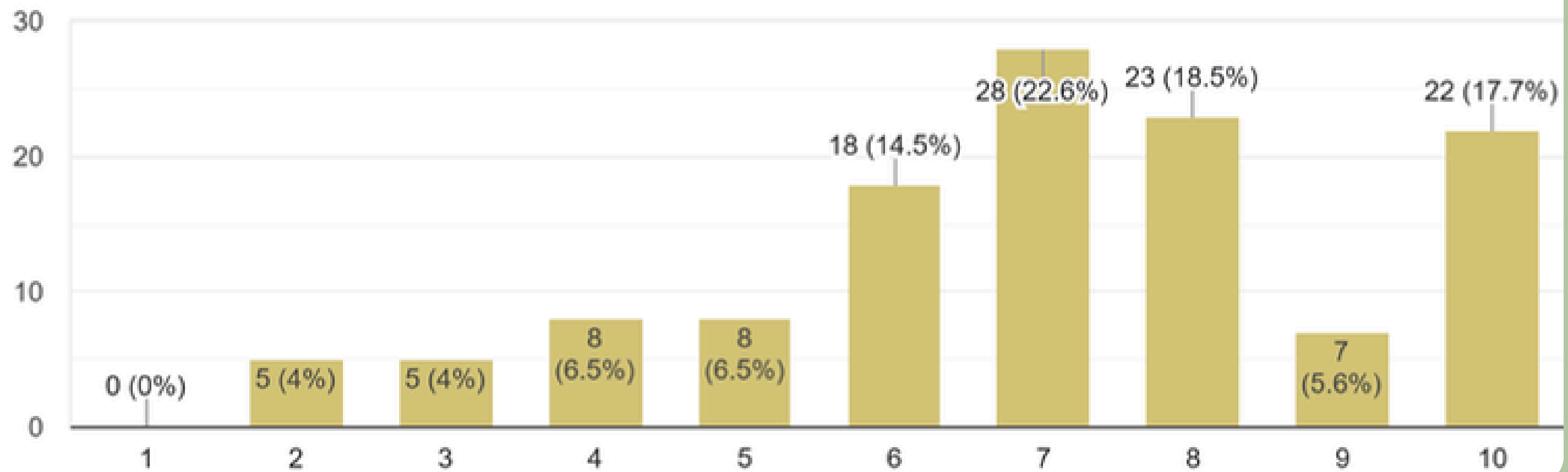
## **SUBMISSIONS**

- Created a survey about littering
- Gathered 127 responses
- 77% of responses were from Sacramento youth
- Responses from all districts in Sacramento



# SURVEY DATA

How often do you SEE littering in Sacramento?



plastic drink cups

Cigarettes

Water bottles

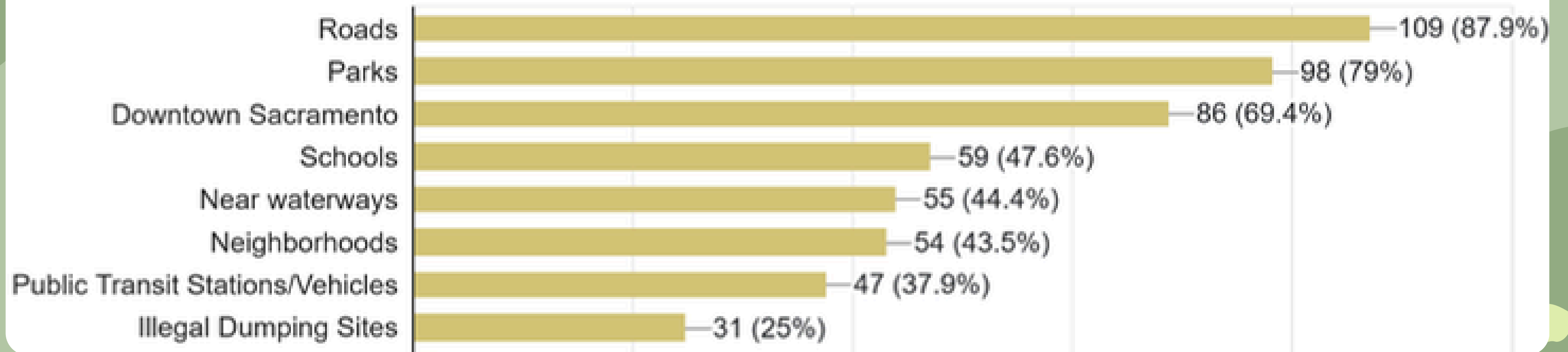
Food wrappers

Cans and wrappers

Plastic bags

# SURVEY DATA

Where do you see this litter or where have you seen littering happening?

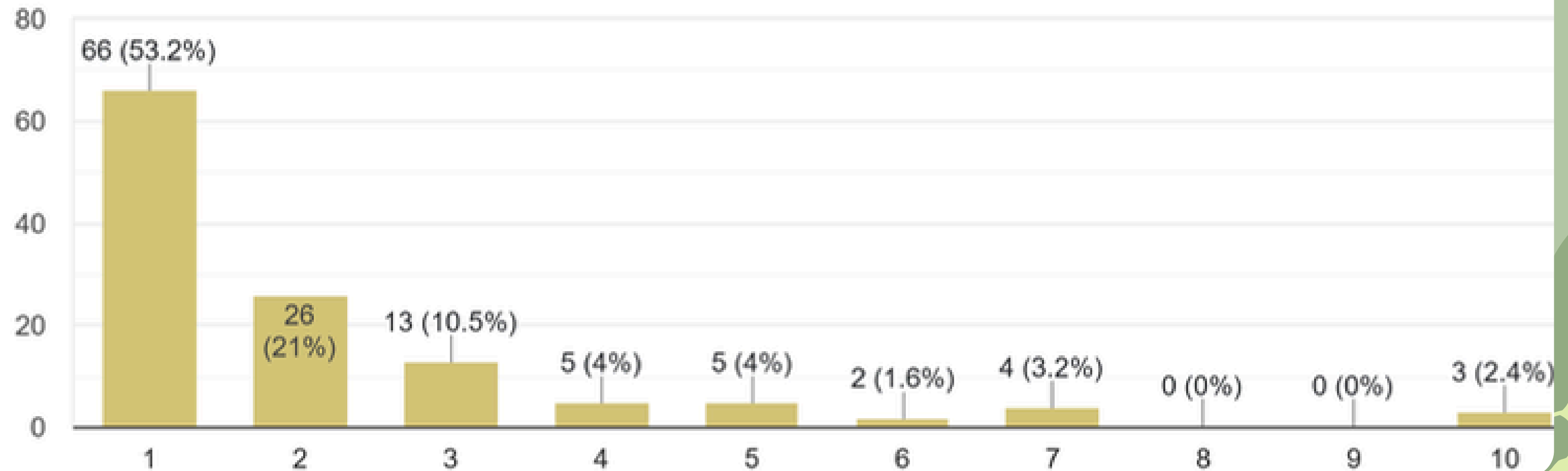




# SURVEY DATA



How often DO YOU litter? (Please be Honest!)

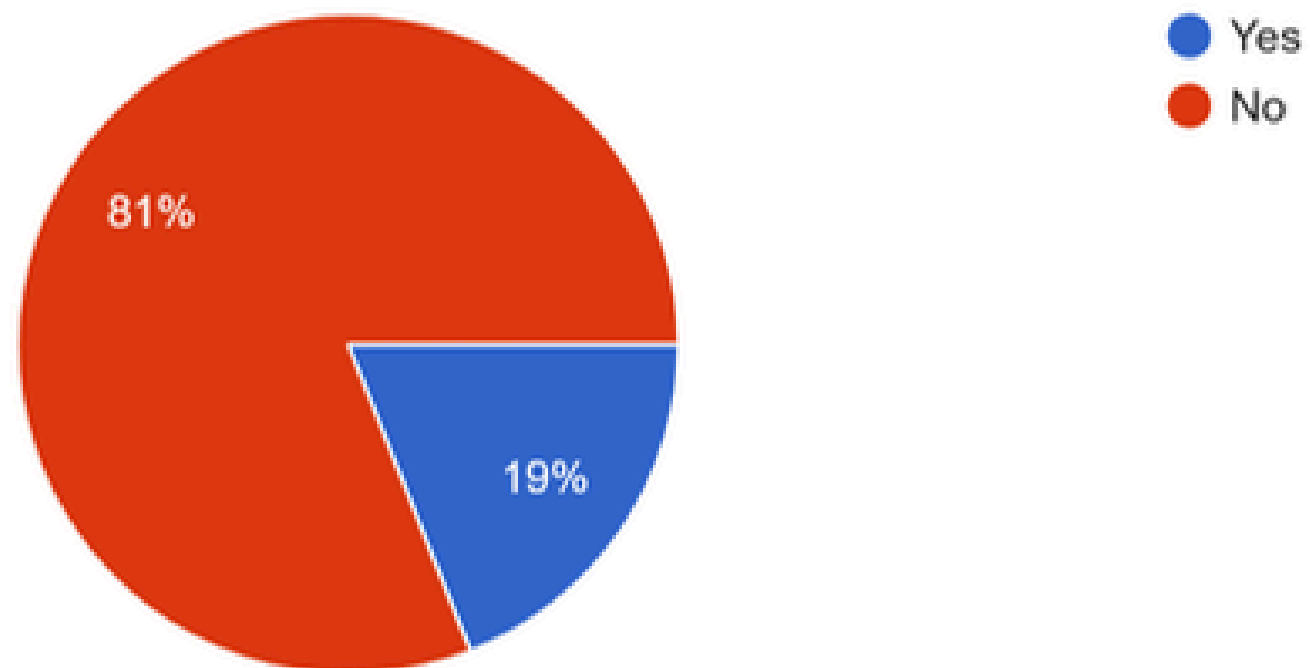
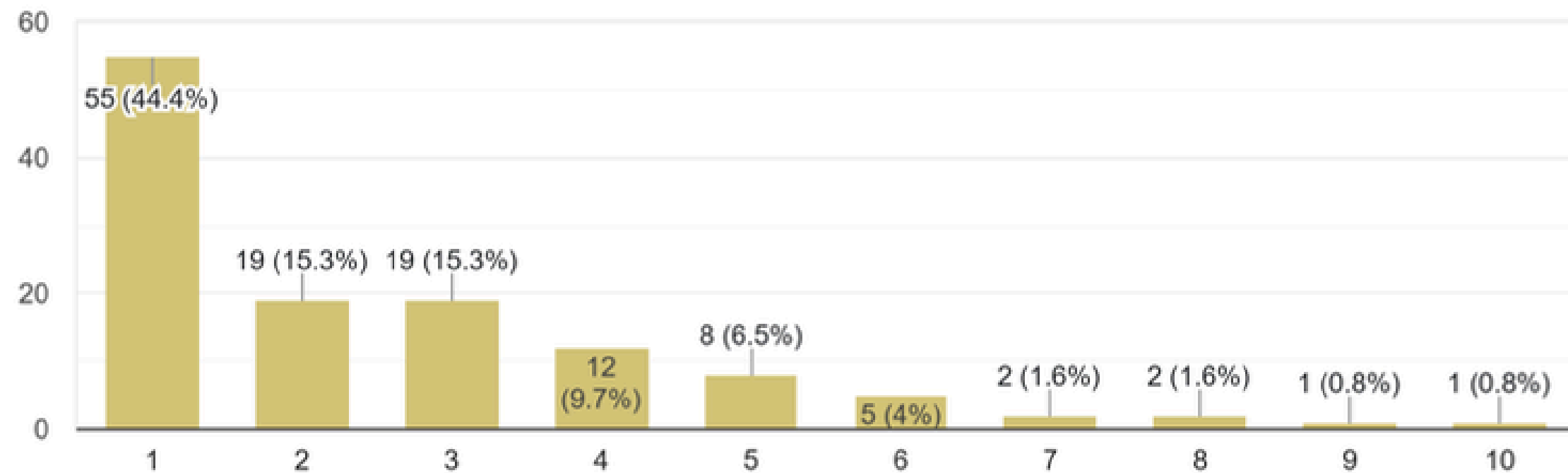


Little to no trash cans in the public so people can effectively feel obligated to throw there trash somewhere. The signs posted that say they will fine never get enforced.

# SURVEY DATA

How much do you know about what Sacramento is doing to solve the problem of littering?

124 responses





# SURVEY DATA

We asked:

“How do you feel about  
Sacramento’s response to littering?”

I personally haven't encountered a lot of what sacramento has been doing, but I think It can be better.

Sacramento spends a lot of money to clean litter but perhaps the focus should be on prevention-making garbage cans more accessible for example might help.

From what I can see there is no real grand response as anywhere I go there always seems to be litter.

They're doing okay, they've created some policies and systems but they're not enforced.

No clue, clearly aren't doing enough.

# OUR SOLUTION

- Increase accessibility
  - Trash cans
  - 3-1-1
  - Signage
- Spread awareness
  - Flyer
  - Billboard



# PSA VIDEO





# FLYER + BILLBOARD

City of SACRAMENTO  
Youth, Parks, & Community Enrichment

## BIN THERE, DO ♻️ THAT!

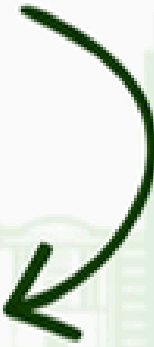
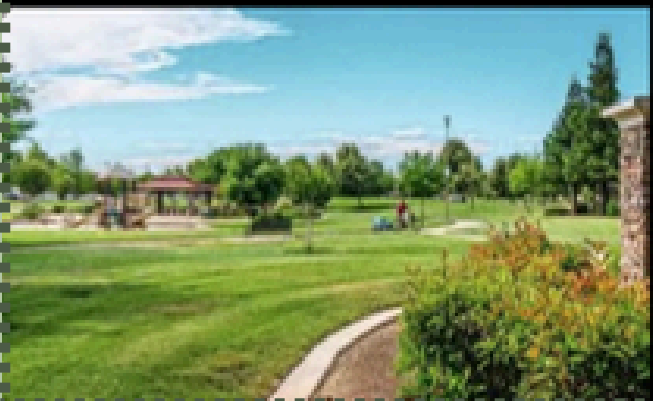
**15K-20K pounds of litter** found  
in ONE local river just along  
Truxel Rd & Green Hwy:  
Steelhead Creek

How YOU can prevent this:

- Report any case of littering to the 311 app
- Join with others and participate in community clean-up events
- Throw away your trash & put the right thing in the right bin!
- 3 R's: Reduce waste amount, Reuse products, Recycle paper, plastic, glass, and metal

*Every Piece Counts,  
Keep Sacramento Clean!*

YOUTH CIVIC  
ENGAGEMENT  
Working to make a difference



## BIN THERE, DO ♻️ THAT!!



EVERY. **PIECE.** COUNTS.  
KEEP SACRAMENTO CLEAN

City of SACRAMENTO

YOUTH CIVIC  
ENGAGEMENT

# ACCESSIBILITY

- More accessible trashcans and recycling bins
- Empty bins more regularly to prevent overflow
- Bins are evenly spaced out
- Community clean-ups
- Reworking 311 process

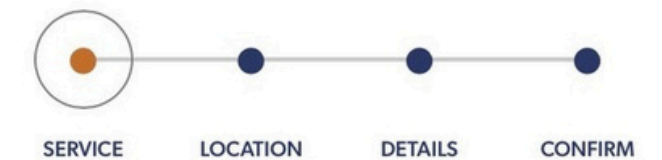


 Request Service

 Find Answers

 Explore

## Illegal Dumping



Our Solid Waste Team removes illegal dumping in the public right of way. They can also investigate and prosecute individuals who illegally dump. To report trash on private property, please submit a Code Enforcement case.

[Request This Service](#)

[Browse Other Services](#)

OLD

# PARK SIGNAGE

NEW

## CHANGES

- REPLACED 'CA 374.4' WITH 'MINIMUM FINE: \$250'
- ADDED INFORMATION REGARDING 3-1-1 SERVICE

## WHY?

- ACTUAL FINE AMOUNT IS MORE CONVINCING
- PROMOTE MORE ANTI LITTERING ACTION



**NO LITTERING**  
Cal Pen Code § 374



**NO LITTERING**

**MINIMUM FINE: \$250**

**DIAL 311 OR DOWNLOAD  
311 APP TO REPORT  
DUMPING**



# CONCLUSION

We hope Sacramento City Council will partner with Project Noir to turn these ideas into action and create a cleaner city and healthier Sacramento for everyone!

# THANK YOU

---

# Bridge Between Mental Health & Youth Violence

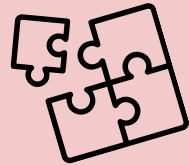
Presented by the Cardinals





# Table Of Contents:

3/4 - Problem



8/9/10 - Data



5 - Measure L

11 - PSA Video



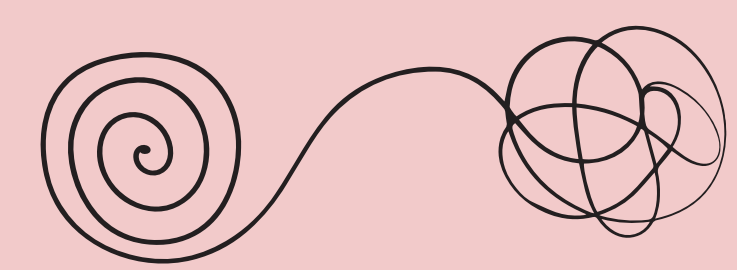
6 - Solutions



12/13 - Marketing  
Materials

7 - Benefits

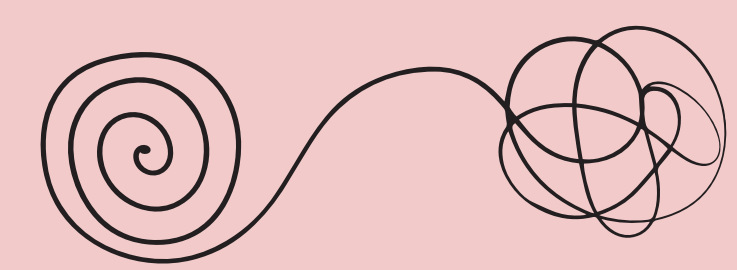




# Problem

- Mental health challenges increase the risk of aggression without support
- 74% increase in crimes committed by juveniles - 2023 2024
- 26 deaths occurred from ages 0-24 from 2020 -2022





# Problem

- Many programs are challenging to access
- Difficult to find the appropriate resources.
- The gap increases violence without a real solution

**STOP  
VIOLENCE**

A graphic of a handprint with fingers spread, integrated into the word "STOP". The handprint is dark red and appears to be made of paint or ink, with the fingers spread out. The word "STOP" is in a bold, sans-serif font, and the word "VIOLENCE" is in a similar font below it. The entire graphic is set against a light red background.



# What is Sacramento Children's fund (Measure L)?

- “Establish the Sacramento Children's Fund to support positive youth development and youth violence prevention programs”

Sacramento Children's Fund Award List

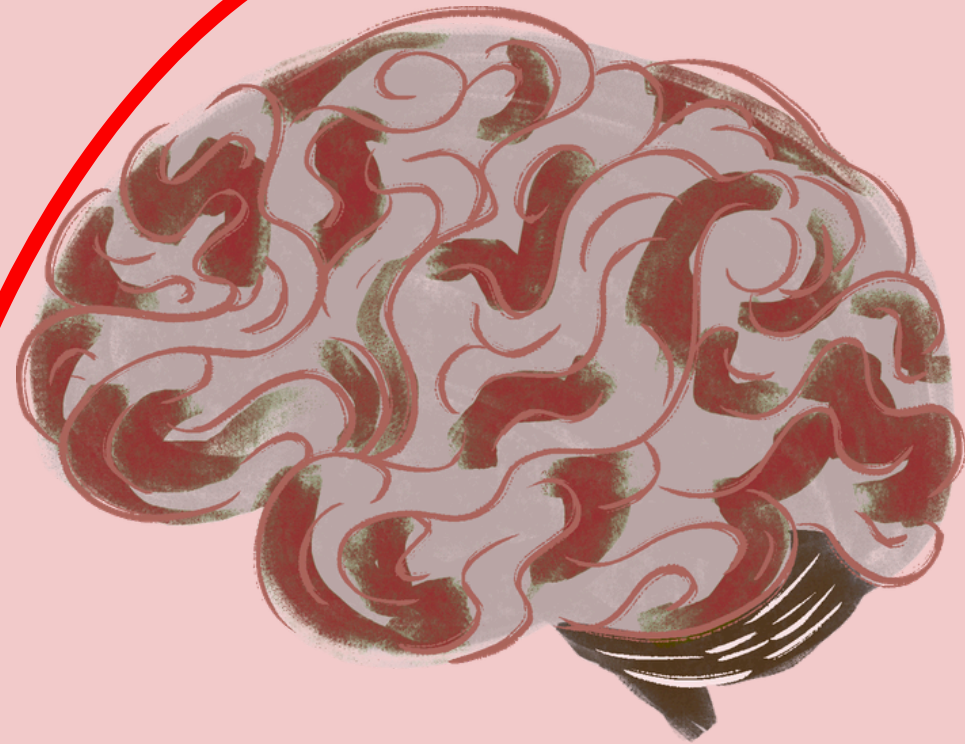
| Fund Goal          | Applicant                                                                                                | Amount Awarded | District Served  |
|--------------------|----------------------------------------------------------------------------------------------------------|----------------|------------------|
| Mental Health      | Food Literacy Center                                                                                     | \$1,038,382.00 | 1, 2, 4, 5, 6, 8 |
| Mental Health      | PRO Youth & Families                                                                                     | \$1,005,826.00 | 2, 3, 4, 5       |
| Mental Health      | Campus Life Connection                                                                                   | \$389,176.00   | 5, 8             |
| Mental Health      | Project Optimism                                                                                         | \$414,395.67   | 2                |
| Mental Health      | Sacramento LGBT Community Center                                                                         | \$414,395.67   | 4                |
| Mental Health      | Arabic Language Education for Everyone, Inc. (ALEFE, Inc.)                                               | \$75,000.00    | 2                |
| Mental Health      | Starting Point for Refugee Children                                                                      | \$75,000.00    | 5, 8             |
| Mental Health      | City of Sacramento-Sacramento Fire Department High School Career Technical Education Partnership Program | \$1,499,208.00 | 1, 4, 8          |
| Mental Health      | City of Sacramento-Sac News & Review Building Conversion                                                 | \$1,500,000.00 | 2                |
| Mental Health      | City of Sacramento-Youth Program Scholarship Fund- ongoing funds                                         | \$1,295,000.00 | 3, 4, 5, 6, 7, 8 |
| Mental Health      | City of Sacramento-Sutter's Landing (28th & B) Regional Park-Skate Park                                  | \$750,000.00   | 4                |
| Mental Health      | City of Sacramento-Granite Regional Park                                                                 | \$1,442,569.47 | 6                |
| Youth Homelessness | Lao Family Community Development, Inc.                                                                   | \$1,200,000.00 | 4                |
| Youth Homelessness | Sierra Service Project                                                                                   | \$1,199,333.00 | 2, 5             |
| Youth Homelessness | Sacramento City Unified School District-Homeless Education Services Coordinator                          | \$747,949.00   | 4, 5, 6, 8       |
| Substance Abuse    | We Can Work It Out Inc                                                                                   | \$75,000.00    | 6                |
| Youth Violence     | Roberts Family Development Center                                                                        | \$731,326.00   | 2                |
| Youth Violence     | Code 4 Hood Edu                                                                                          | \$75,000.00    | 6                |
| Youth Violence     | Communication and Education Organization for Development- CEOD                                           | \$75,000.00    | 2                |

# Solutions

**1** Spread awareness on prevention programs funded by Measure L

**2** Reopen Youth Voice Survey





# Benefits

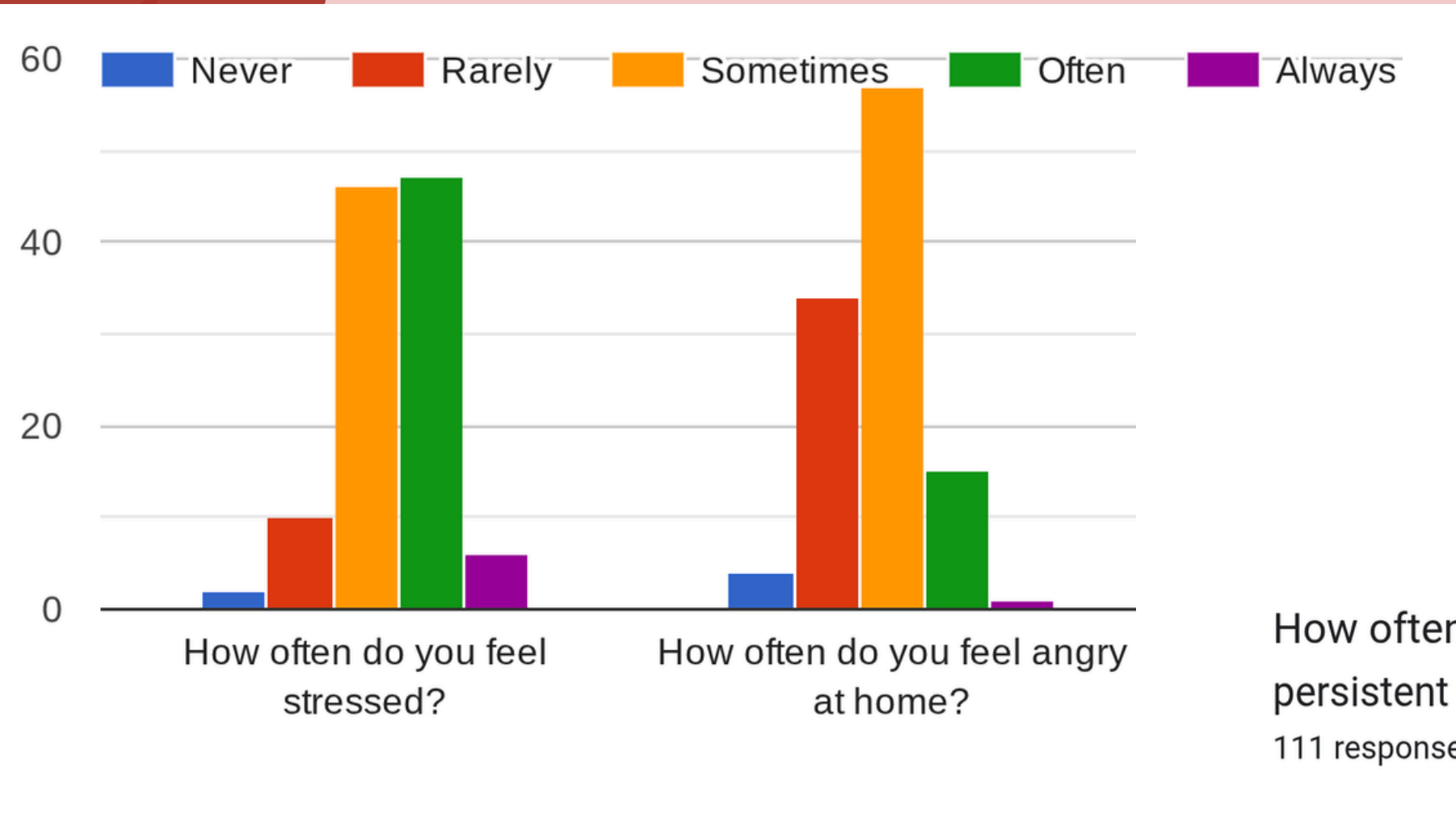
- ! Youth will have greater awareness of available resources
- ! Youth will feel more supported and heard, rather than isolated
- ! Strengthened civic engagement between youth and city leaders



1

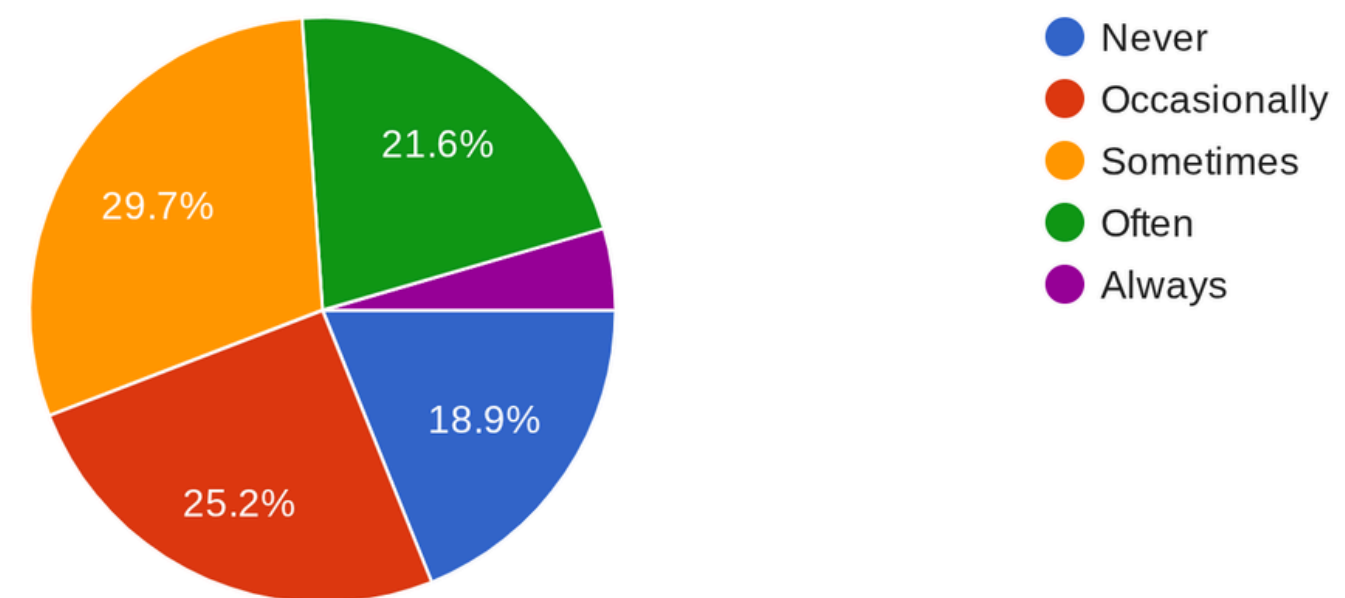
# Data

## Survey Results:



How often do you experience mental health symptoms? (which could include the following: persistent irritability, sudden withdrawal from friends, major changes in sleeping or eating habit, etc.)  
111 responses

2

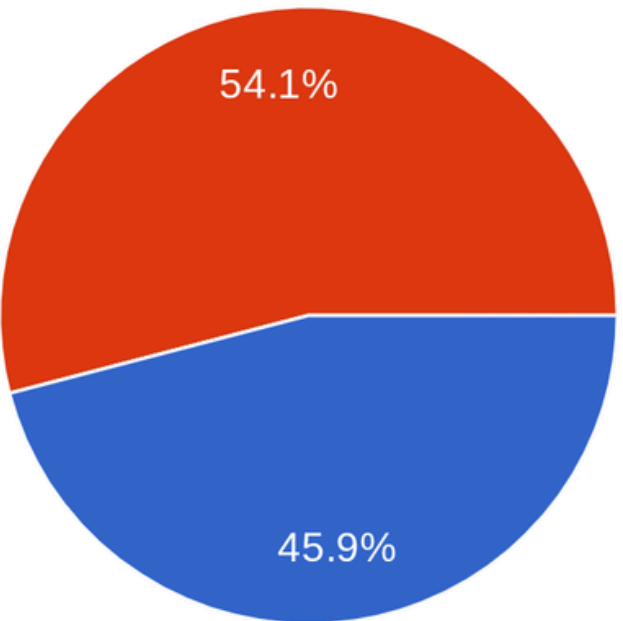


3

# Data Continued...

Have you heard or experienced violence in your community within the last 6 months?

111 responses

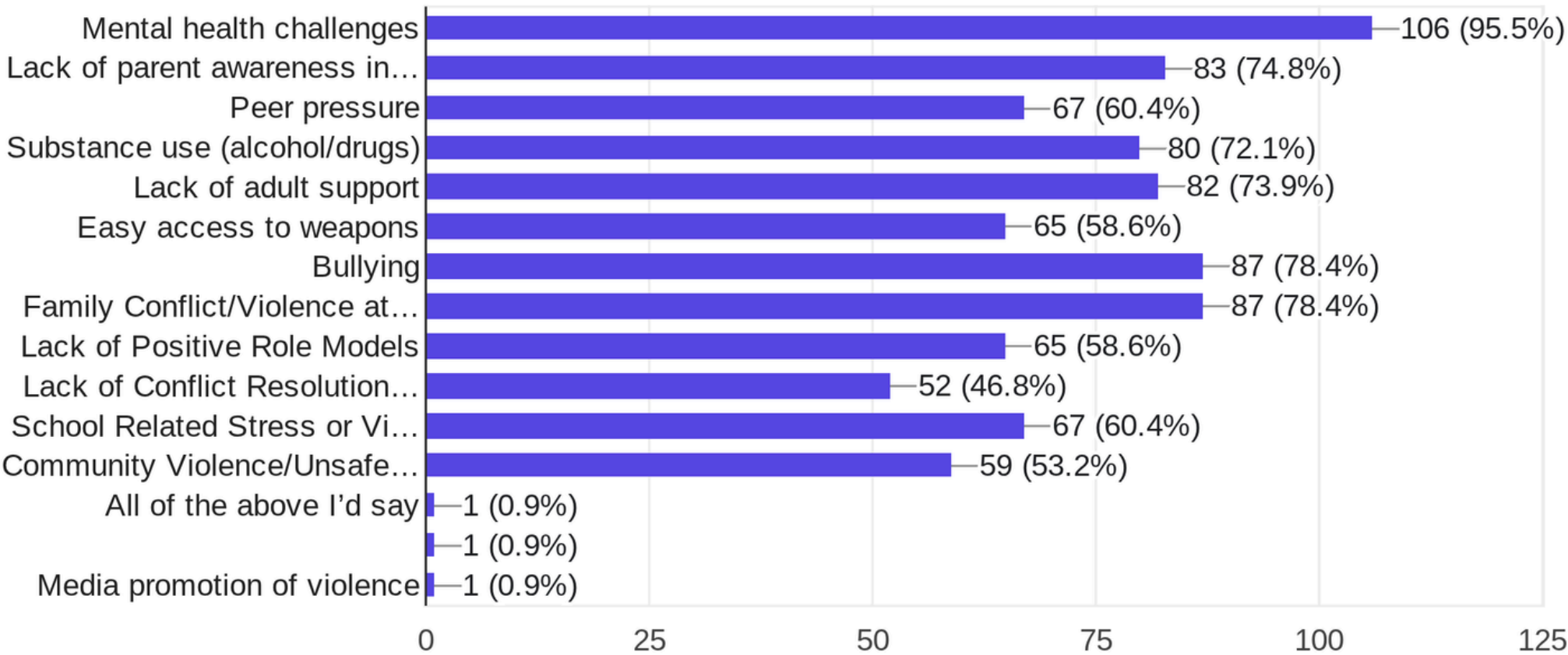


No  
Yes

4

What factors do you think contribute to youth violence? (Select all that apply)

111 responses

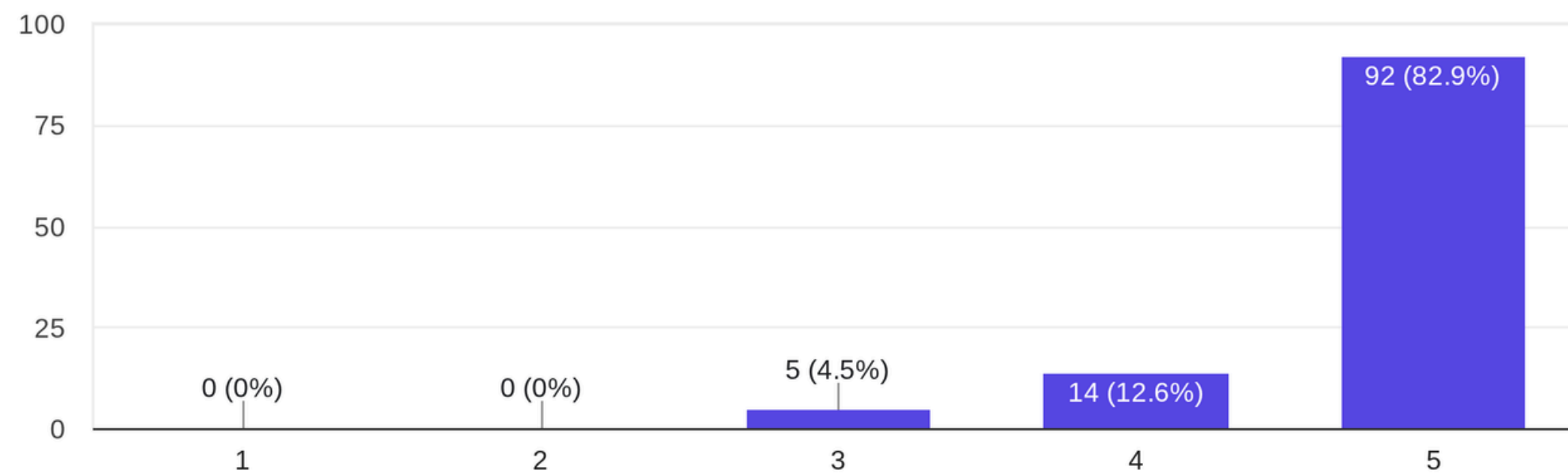


# Data Continued...

5

How important do you think mental health is to a person's overall well-being?

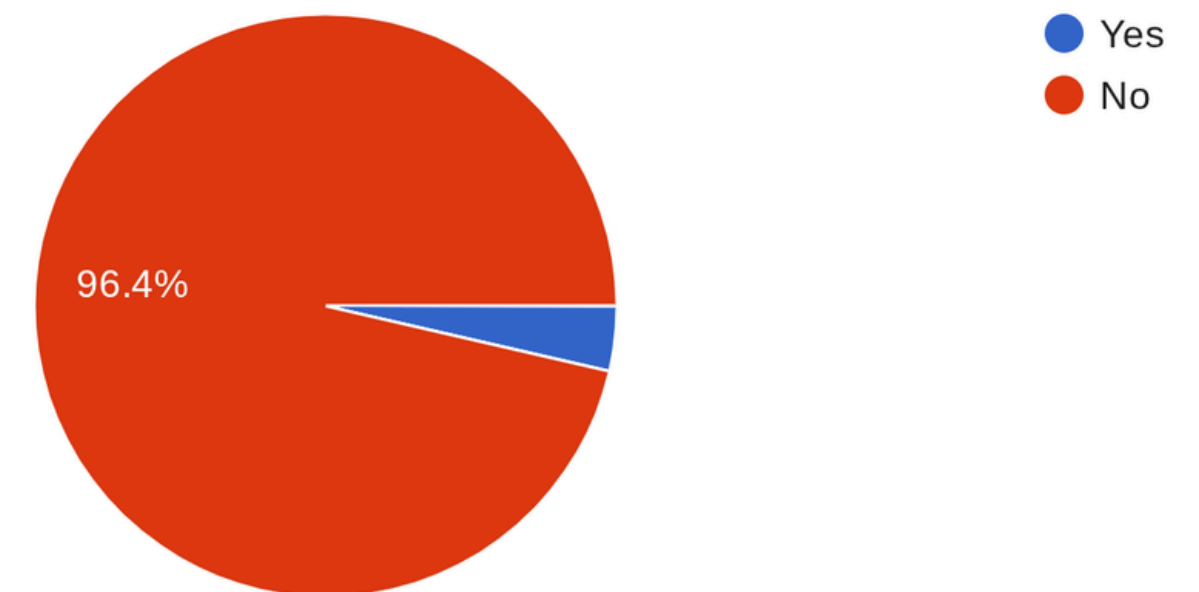
111 responses



6

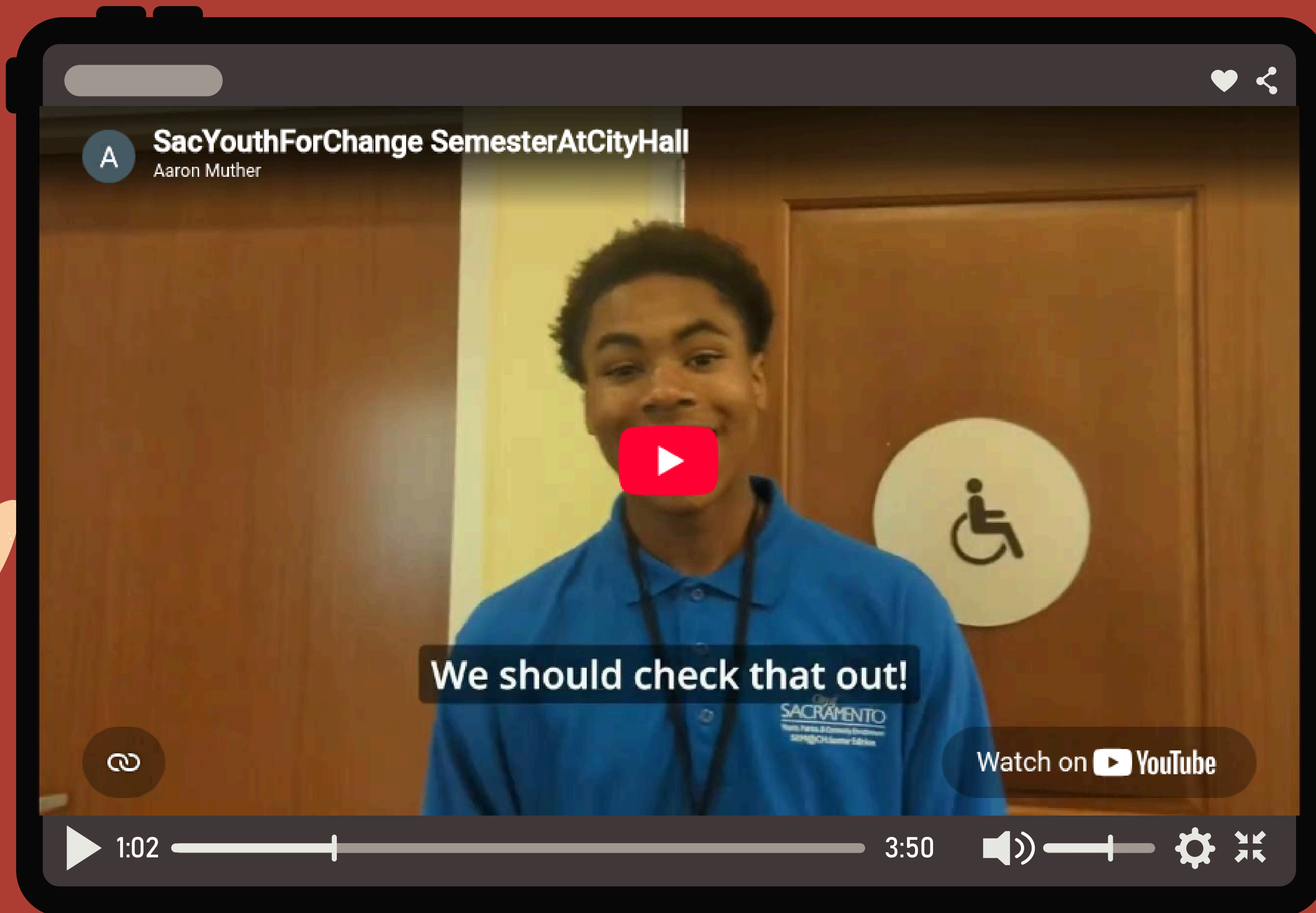
Do you know of any programs funded by Measure L?

111 responses





# PSA Video



# Flyer:

## Sacramento Youth For Change

Bridge Between Mental Health and Youth Violence

### YOUTH VIOLENCE

From 2020 to 2022, 26 young people ages 0-17 were killed in Sacramento, compared to zero from 2018 to 2019. This violence is not spread evenly across the city.



### YOUTH VOICE SURVEY

We propose that the City Council to reopen the Sacramento Youth Voice Survey on its website to better understand the needs and perspectives of youth across the city.

FOR MORE INFORMATION  
ACCESS SACRAMENTO  
CHILDREN'S FUND: MEASURE L



*The Cardinals*

YOUTH LED GROUP  
FOCUSED ON YOUTH  
VIOLENCE  
PREVENTION

**YOUTH  
CIVIC**  
ENGAGEMENT  
*"Working to make a difference"*



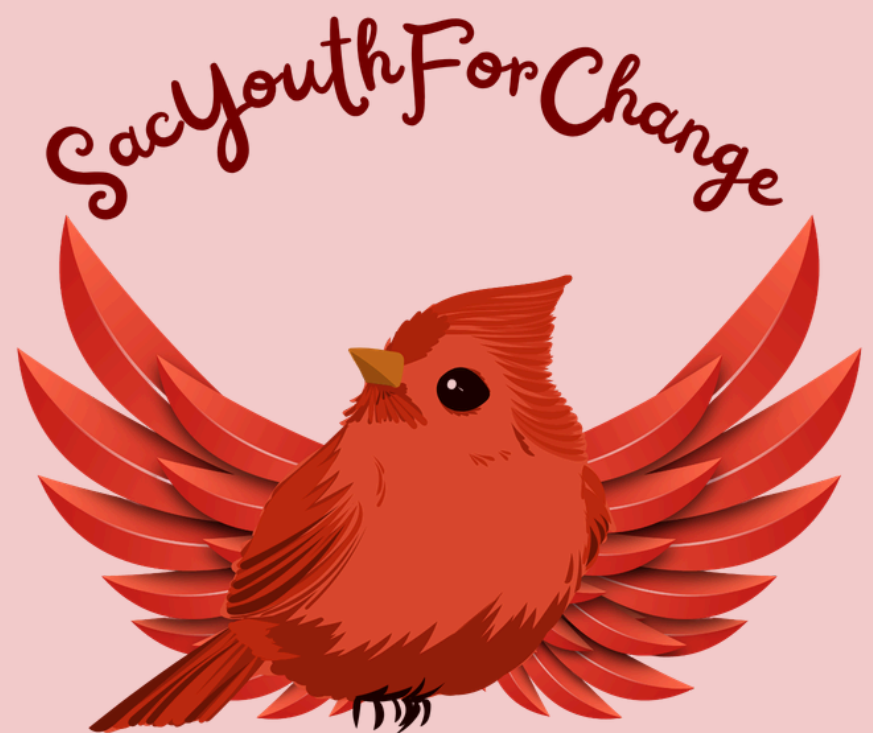
Sacramento Children's Fund Measure L:  
Programs like the #SacTownYouthNights and  
#SacYouthWorksFuture

*City of*  
**SACRAMENTO**  
Youth, Parks, & Community Enrichment

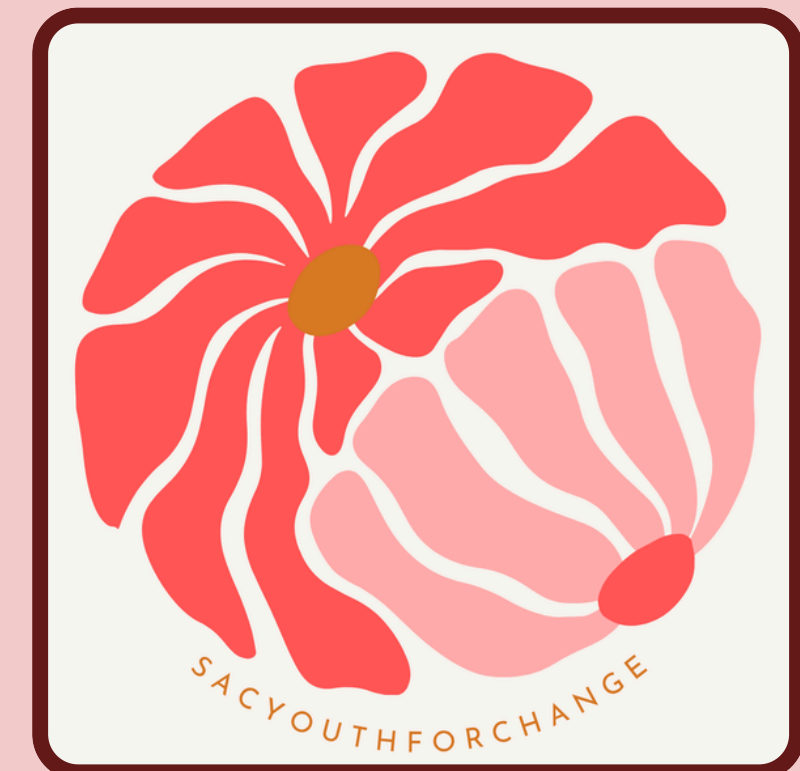
# Marketing Materials

Flyer - Stickers - Buttons - Logo

# Logo:

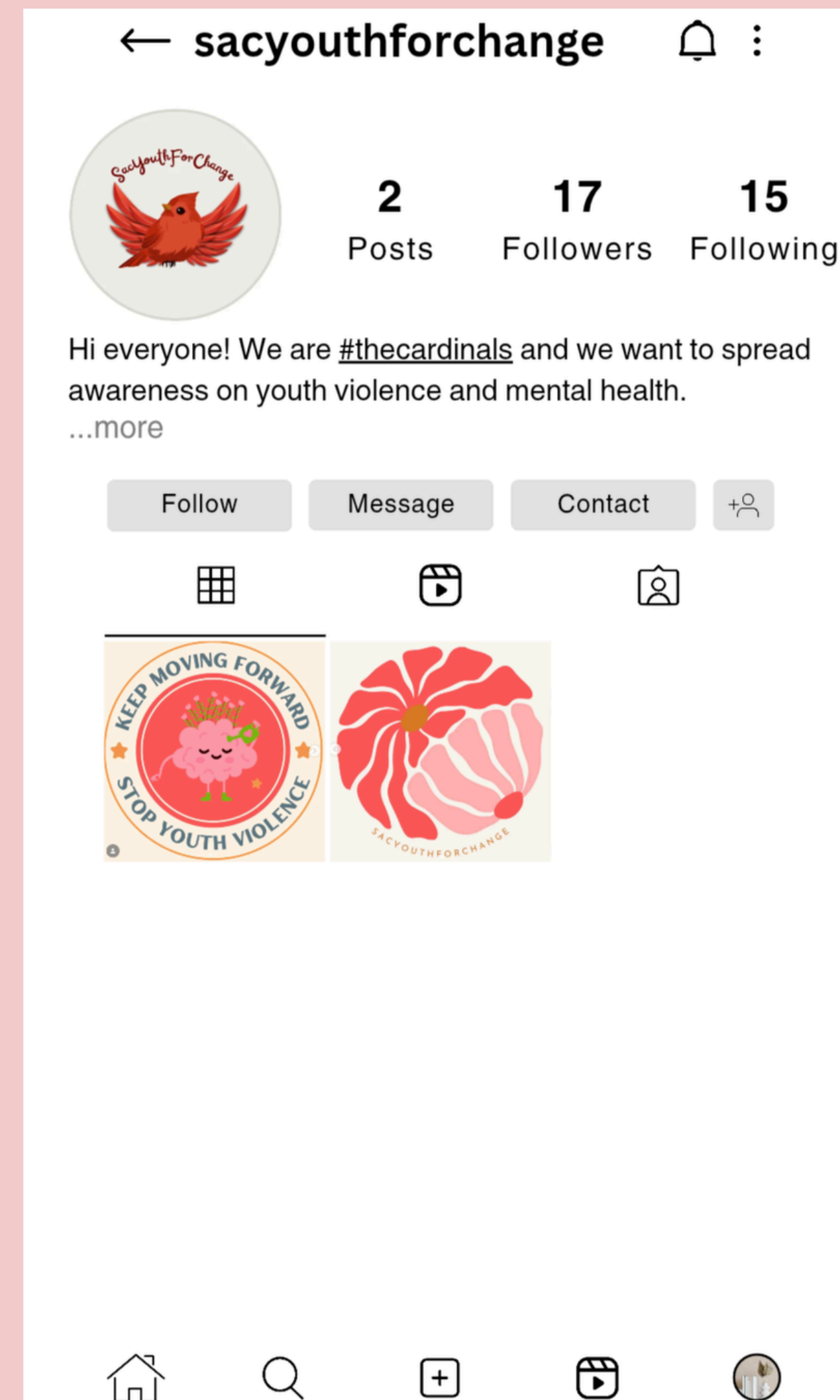


# Sticker/Button Designs:



# Marketing Materials Continued...

## Social Media







# Thank You

Any questions?



---

**File ID:** 2026-01378

7/28/2026

---

**Resolution of Intention to Establish the Innovation Park Enhanced Infrastructure Financing District, Establishing a Public Financing Authority and Authorizing Other Actions**

File ID: 2026-01378

**Location:** District 1

**Recommendation:** Adopt a **Resolution** of Intention to establish the City of Sacramento Innovation Park Enhanced Infrastructure Financing District (EIFD).

**Contact:** Sini Makasini, Senior Project Development Manager, (916) 808-7967, smakasini@cityofsacramento.org; Eric Frederick, Special Districts Manager, (916) 808-5129, efrederick@cityofsacramento.org; Department of Finance; Leslie Fritzsche, Economic Investment Manager, (916) 808-5450, lfritzsche@cityofsacramento.org, Office of Innovation and Economic Development

**Presenter:** None

**Attachments:**

- 1-Description/Analysis
- 2-Schedule of Proceedings
- 3-Resolution of Intention
- 4-Exhibit A (Proposed Boundaries of EIFD)
- 5-Exhibit B (Public Facilities and Development to be Financed)

**Description/Analysis**

**Issue Detail:** The Innovation Park Project (Project) is a private development partnership between Argent Management LLC (Argent)) and California Northstate University (CNU). The proposed Project covers approximately 171 acres in the North Natomas area on the site of the former Sleep Train Arena. The Project is anticipated to provide an urban mixed-use development consisting of residential, commercial, health and educational uses and public amenities. As a catalyst to jump start the development of the Project, the proposed CNU Hospital and Medical Campus would create thousands of employment opportunities. The Project is projected to provide a wide range of affordable and market-rate housing, diverse regional-scale open spaces, a future school site for Natomas residents and additional infrastructure benefiting the surrounding community.

On April 30, 2024, Council approved a non-binding term sheet for public financing assistance for Innovation Park (Term Sheet) between the City, CNU, and Sacramento Basketball Holdings (SBH). The Term Sheet provides a framework for a public-private partnership to support the financial viability of the overall Project and serves as a catalyst for project implementation. One element of the Term Sheet is the proposed formation of an EIFD to finance the design and construction of backbone infrastructure improvements within and surrounding the Project, as well as to generate funds for affordable housing. After approval of the Term Sheet, Argent acquired approximately 130 acres of land in the Project from SBH. Therefore, the current owners of land in the Project area consist of CNU, Argent, and Natomas Unified School District, although the Natomas Unified School District parcel is excluded from the proposed boundary of the EIFD.

An EIFD is a type of special financing district that utilizes a portion of tax increment revenue from a specific area to finance capital facilities or other specified projects of communitywide significance that provide significant benefits to the area within the EIFD or the surrounding community, including the acquisition, construction or rehabilitation of affordable housing. The proposed EIFD will utilize 100 percent of the City share of property tax increment revenue within its boundary, described below. The California Legislature authorized the formation of EIFDs in 2014 through Senate Bill 628, and the statutory framework for EIFDs, which has been amended multiple times since 2014, is codified in Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (EIFD Law).

Pursuant to the EIFD Law, proceedings for the establishment of an EIFD are initiated by Council adopting a Resolution of Intention (ROI). In addition to stating the City's intent to form the EIFD, the ROI must:

1. Describe the boundaries of the proposed EIFD, which may identify areas therein as "project areas."
2. State the type of public facilities and development proposed to be financed or assisted by the EIFD.
3. State the need for the EIFD and the goals it proposes to achieve.
4. State that incremental property tax revenue from the City, as the initial sole participating affected taxing entity, may be used to finance the activities of the EIFD.
5. Fix a time and place for a public hearing.

The ROI is the first step in establishing the EIFD. If approved, staff will proceed to evaluate the fiscal impacts, confirm eligible facilities, and prepare an infrastructure finance plan for future Council consideration. At the same time as the ROI is adopted, the Council must establish a Public Financing Authority (PFA) as the governing board for the EIFD.

A brief summary of each of these requirements is provided below.



Proposed Boundaries: The proposed EIFD boundary consists of approximately 171 acres on two parcels. Property owners Argent and CNU are aware of their inclusion and have not protested their inclusion. The Natomas Unified School District parcel in the area is excluded from the proposed boundary of the EIFD. A map of the proposed boundaries is included as Exhibit A to the ROI.

Public Facilities and Development Proposed to be Financed: The public capital facilities proposed to be financed through the EIFD include roadway, storm water, sewer, and utility improvements and a pedestrian overcrossing bridge bringing connectivity to areas surrounding the Project. These improvements were outlined in the Term Sheet approved by Council in April 2024. Other developments to be financed include the design and construction of affordable housing. It is anticipated that 80% of the tax increment generated by the EIFD will be used for public capital facilities and 20% will be used for affordable housing. The improvements are of communitywide significance and provide significant benefit to the area of the proposed EIFD and surrounding community. A list of the public improvements and developments that may be financed by the EIFD is provided in Exhibit B to the ROI.

Necessity of EIFD and Goals: The formation of the EIFD is necessary to finance the construction of public infrastructure and development that serves the Project and surrounding community while providing significant communitywide benefits.

Use of Incremental Tax Revenue: The EIFD will use incremental property tax revenue to finance facilities and costs authorized to be financed through the EIFD. The authorized incremental property tax financing will be as described in an Infrastructure Financing Plan (IFP) to be prepared in accordance with the EIFD Law. Council will have the opportunity to review and approve the IFP and the proposed use of incremental property tax revenue prior to formation of the EIFD. The IFP is expected to indicate that the EIFD will use incremental property tax revenue that is generated by property within the boundaries of the EIFD to (1) finance direct funding of facilities and/or reimbursement of the developer for its cost of construction of facilities, and to pay debt for bonds used to finance facilities and costs authorized to be financed through the EIFD and (2) finance investments in affordable housing.

The primary goal of the EIFD is to stimulate a large economic development project in the area.

Public Hearing: The public hearing on the proposal is set for Tuesday, November 17, 2026, at the time of 9:30 a.m., or as soon thereafter as possible, at City Hall before the PFA. This is the first of two public hearings required by the EIFD Law.

Establishing a PFA: The EIFD Law requires that the PFA be established at the same time Council adopts the ROI. The PFA will serve as the governing board of the EIFD and is to consist of three members of Council and two members of the public. The first action of the PFA will be to order the preparation of the IFP which, upon its completion, will be distributed to Council and other interested

parties as identified in the EIFD Law. The PFA will also hold a public meeting at which PFA staff will present a draft IFP and afterwards will conduct two public hearings on the draft IFP and related matters. Upon conclusion of the second public hearing, and assuming no majority protest as defined in the EIFD Law, the PFA can officially establish the EIFD and approve the IFP.

A summary of the key actions for establishing the EIFD, as well as estimated dates of completion, is provided in the Schedule of Proceedings (Attachment 2). As shown in the Schedule of Proceedings, staff will return to Council in the future with the proposed IFP for Council's review and approval, and the PFA cannot establish the EIFD, and the allocation of tax increment revenues that would otherwise be allocated to the City, without Council first approving the IFP.

**Policy Considerations:** Establishing the EIFD is outlined in the Term Sheet as a necessary step towards the successful development of the public infrastructure and other projects of communitywide significance necessary for large economic development project. Proceedings for the establishment of the EIFD will begin through adoption of the attached ROI. Upon successful adoption of the ROI, notices will be posted to fill the vacant positions of the PFA and a copy of the ROI will be mailed to all landowners and affected taxing entities within the proposed EIFD boundaries pursuant to the EIFD Law.

**Economic Impacts:** Not applicable.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The ROI to establish the EIFD is a notice regarding financing, organizational and administrative activity that will not result in direct or indirect physical changes in the environment. A subsequent resolution establishing the EIFD and other actions, including review under CEQA, are required prior to any proposed physical changes. Thus, the adoption of the proposed Resolution does not constitute a project and is not subject to CEQA review. CEQA Guidelines section 15378(b) (4) & (5); 15060(c)(3).

**Sustainability:** Not applicable.

**Commission/Committee Action:** Not applicable.

**Rationale for Recommendation:** Formation of the EIFD is necessary to support the development of the Project, and the actions described in the ROI are necessary to the formation process pursuant to the EIFD Law.

**Financial Considerations:** The allocation of revenues to the EIFD from the City would be limited to incremental property tax revenue generated by property within the boundaries of the EIFD. As part of the preparation of the IFP, a fiscal impact analysis will be completed. The City has no additional financial obligation if the incremental property tax revenue generated is insufficient to cover the cost

of the proposed improvements or debt service on bonds issued to pay for the proposed improvements.

**Local Business Enterprise (LBE):** Not applicable.



**PROPOSED SCHEDULE OF PROCEEDINGS**  
**CITY OF SACRAMENTO INNOVATION PARK**  
**ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

**2026**

July 28                      Council Adopts Resolution of Intention

**2027**

February 2                PFA orders preparation of IFP

March 9                    PFA public meeting for PFA staff to present draft IFP

April 13                   PFA holds 1<sup>st</sup> Public Hearing

May 4                      Council considers approval of IFP

May 18                    PFA holds 2<sup>nd</sup> Public Hearing and Protest Proceeding

## **RESOLUTION NO. 2026-\_\_\_\_\_**

Adopted by the Sacramento City Council

### **A Resolution of Intention to Establish the City of Sacramento Innovation Park Enhanced Infrastructure Financing District to Finance Public Capital Facilities and Other Projects of Communitywide Significance, Establishing a Public Financing Authority, and Authorizing Certain Other Actions Related Thereto**

#### **BACKGROUND**

- A. Pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with section 53398.50) (the “EIFD Law”), the City Council of the City of Sacramento (the “City Council”) is authorized to initiate the process to establish an enhanced infrastructure financing district (the “EIFD”).
- B. In accordance with California Government Code section 53398.54, the City has complied with the prerequisites to initiate the creation of, or participate in the governance or financing of, the EIFD and will provide the required certification to the Department of Finance in accordance with the EIFD Law.
- C. The City Council proposes the establishment of an EIFD to finance certain public capital facilities and other specified projects of communitywide significance that provide significant benefits to the EIFD or the surrounding community.
- D. The proposed boundaries of the EIFD are identified on the map entitled “Boundaries of City of Sacramento Innovation Park EIFD” a copy of which is on file in the office of the City Clerk and a reduced sized copy is attached hereto.
- E. The EIFD will be formed by a public financing authority (the “Public Financing Authority” or “PFA”), which will be the governing board of the EIFD and will be responsible for implementing the infrastructure financing plan for the EIFD.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. Background Statements. The City Council finds and determines that the background statements A through E are true.

- Section 2. Intention and Proposal to Establish EIFD. The City Council proposes and intends to cause the establishment of the EIFD under the provisions of the EIFD Law.
- Section 3. Name of EIFD. The name proposed for the EIFD is “City of Sacramento Innovation Park Enhanced Infrastructure Financing District.”
- Section 4. Description of Boundaries. The proposed boundaries of the EIFD are as shown on the map of the EIFD on file in the office of the City Clerk, which boundaries are hereby approved and to which map reference is hereby made for further particulars. A reduced size copy of said map is attached hereto as Exhibit A and is incorporated herein.
- Section 5. Description of Facilities and Development. The type of public facilities and development proposed to be financed or assisted by the EIFD in accordance with section 53398.52 of the EIFD Law are those listed on Exhibit B, attached hereto and incorporated herein (the “Facilities”).
- Section 6. Necessity of EIFD and Goals. The City Council hereby finds that the EIFD is necessary for the area within the EIFD and the City. The City Council’s goal for the EIFD is to create the means by which to assist in financing public capital facilities and other specified projects of communitywide significance that provide significant benefits within the boundaries of the EIFD or the surrounding community and, for those facilities located outside the EIFD boundaries, also have a tangible connection to the EIFD.
- Section 7. Use of Incremental Tax Revenues. The City Council hereby declares that, pursuant to the EIFD Law and if approved by resolution pursuant to section 53398.68 of the EIFD Law, incremental property tax revenue from the City within the boundary of the EIFD, but not from any of the other affected taxing entities within the EIFD, will be used to finance the activities of the EIFD. The incremental property tax revenue will be described in an infrastructure financing plan for the EIFD (the “Infrastructure Financing Plan”) to be prepared in accordance with the EIFD Law.
- Section 8. Establishment of Public Financing Authority. The City Council hereby establishes the PFA as the governing board of the EIFD in accordance with section 53398.51.1 of the EIFD Law. The PFA membership is subject to compliance with the EIFD Law and California Government Code section 54970, et al. and shall consist of three members of the City Council and two members of the public. The three City Council members will be appointed by the Mayor and confirmed by the City Council every year. The public members of the PFA will also be appointed by the Mayor and



confirmed by the City Council, however the term of the public members will be for a two (2) year term.

- Section 9. Public Hearing. The City Council hereby fixes Tuesday, April 13, 2027, at the time of 9:30 a.m., or as soon thereafter as possible, at Sacramento City Hall, Sacramento, California, as the time and place, when and where a public hearing will be held, by the PFA, on the proposed establishment of the EIFD and the Infrastructure Financing Plan.
- Section 10. Mailing of Resolution. The City Clerk is hereby directed to mail a copy of this Resolution to the PFA, each owner of land (as defined in the EIFD Law) within the EIFD, each affected taxing entity (as defined in the EIFD Law) and the City engineer (or other appropriate official preparing the Infrastructure Financing Plan). In accordance with section 53398.60(b) of the EIFD Law, in lieu of mailing this Resolution to each owner of land, the City Clerk may mail a single-page notice of intention containing the specific information specified therein. I
- Section 11. No Obligation. This Resolution in no way obligates the PFA to establish the EIFD. Nor does it obligate Council to approve IFP when it is presented before Council after the first public hearing. The establishment of the EIFD is subject to the approval of the PFA in accordance with the provisions of the EIFD Law.
- Section 12. Severability. If any section, subsection, phrase or clause of this Resolution is for any reason found to be invalid, such section, subsection, phrase or clause shall be severed from, and shall not affect the validity of, all remaining portions of this Resolution that can be given effect without the severed portion.
- Section 13. General Authorization. The City Clerk and all other officers and agents of the City are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution.
- Section 14. Exhibits. Exhibits A and B are part of this resolution.

#### **Table of Contents:**

Exhibit A – Proposed Boundaries of EIFD

Exhibit B – Public Facilities and Development to be Financed

Adopted by the City of Sacramento City Council on July 28, 2026, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest:

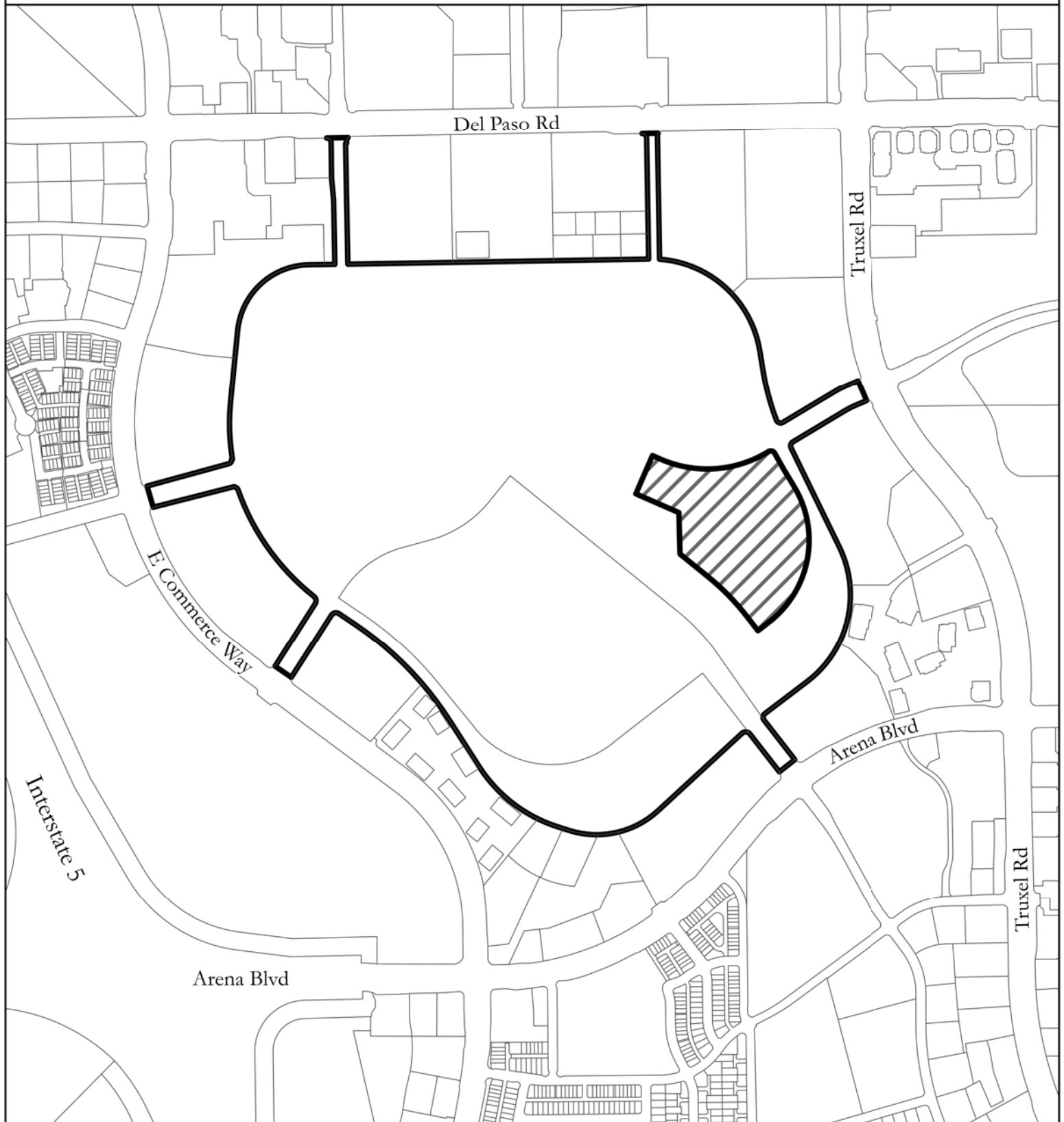
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Mindy Cuppy, City Clerk

*The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.*

# Proposed City of Sacramento Innovation Park Enhanced Infrastructure Financing District

Exhibit A



City of  
**SACRAMENTO**  
Finance Department

Map Date: 02/20/2025

-  Proposed City of Sacramento Innovation Park EIFD Boundary
-  Parcel Lines
-  Not a Part of EIFD

0 500 1,000  
Feet





## **EXHIBIT B**

### **CITY OF SACRAMENTO INNOVATION PARK ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

#### **DESCRIPTION OF FACILITIES AND DEVELOPMENT TO BE FINANCED**

The EIFD is authorized to finance the purchase, construction, expansion, improvement, seismic retrofit or rehabilitation of the facilities described herein. These facilities have an estimated useful life of 15 years or longer and are projects of communitywide significance that provide significant benefits to the EIFD or the surrounding community. Any facilities located outside the boundaries of the EIFD, including in West, South and North Natomas, must have a tangible connection to the work of the EIFD. The EIFD will also finance planning and design work that is directly related to the purchase, construction, expansion, or rehabilitation of these facilities. Facilities authorized to be financed by the EIFD include roadway, overcrossing, water, storm drain, sewer, dry utility, traffic signals, community landscape facilities and amenities for public use and related improvements including, but not limited to, the following:

#### **I. EIFD Public Facilities and Development**

- Innovator Drive connection to Del Paso Road. and Arena Blvd.
- B Street connection to East Commerce and Truxel Roads
- D Street connection to East Commerce and Innovator Drive
- Sports Parkway Road (Circle).
- A Street & E Street connection to Del Paso Road
- On-site and Off-site Traffic Signals within Innovation Park and the outlining areas (see map).
- 12" Storm Drain Line & 8" Sewer Line
- Water Infrastructure improvements
- Dry Utilities
- Traffic Signs and Striping
- Snowy Egret Overcrossing Bridge
- Affordable housing-related development authorized by the EIFD Law

#### **II. Other Expenses**

In addition to the direct costs of the above facilities, other incidental expenses if, as, and to the extent authorized by the EIFD Law, including, but not limited to, the cost of engineering, planning, and surveying; construction staking; plan check and inspections; utility relocation and demolition costs incidental to the construction of the facilities; costs of project/construction management; financing costs of improvements incurred by developers until reimbursement from the EIFD; costs of issuance of bonds or other debt of the EIFD, of a community facilities district of the City, or of any other public agency for authorized facilities and payment of debt service thereon; costs incurred by the City, the County of Sacramento or the EIFD in connection with the division of taxes pursuant to Government Code section 53398.75; costs otherwise incurred in order to carry out the authorized purposes of the EIFD; and any other expenses incidental to the EIFD and to the financing, construction, completion, inspection, and acquisition of the authorized facilities.

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**File ID:** 2026-01378

7/28/2026

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**Resolution of Intention to Establish the Innovation Park Enhanced Infrastructure Financing District, Establishing a Public Financing Authority and Authorizing Other Actions**

File ID: 2026-01378

**Location:** District 1

**Recommendation:** Adopt a **Resolution** of Intention to establish the City of Sacramento Innovation Park Enhanced Infrastructure Financing District (EIFD).

**Contact:** Sini Makasini, Senior Project Development Manager, (916) 808-7967, smakasini@cityofsacramento.org; Eric Frederick, Special Districts Manager, (916) 808-5129, efrederick@cityofsacramento.org; Department of Finance; Leslie Fritzsche, Economic Investment Manager, (916) 808-5450, lfritzsche@cityofsacramento.org, Office of Innovation and Economic Development

**Presenter:** None

**Attachments:**

- 1-Description/Analysis
- 2-Schedule of Proceedings
- 3-Resolution of Intention
- 4-Exhibit A (Proposed Boundaries of EIFD)
- 5-Exhibit B (Public Facilities and Development to be Financed)

**Description/Analysis**

**Issue Detail:** The Innovation Park Project (Project) is a private development partnership between Argent Management LLC (Argent)) and California Northstate University (CNU). The proposed Project covers approximately 171 acres in the North Natomas area on the site of the former Sleep Train Arena. The Project is anticipated to provide an urban mixed-use development consisting of residential, commercial, health and educational uses and public amenities. As a catalyst to jump start the development of the Project, the proposed CNU Hospital and Medical Campus would create thousands of employment opportunities. The Project is projected to provide a wide range of affordable and market-rate housing, diverse regional-scale open spaces, a future school site for Natomas residents and additional infrastructure benefiting the surrounding community.

On April 30, 2024, Council approved a non-binding term sheet for public financing assistance for Innovation Park (Term Sheet) between the City, CNU, and Sacramento Basketball Holdings (SBH). The Term Sheet provides a framework for a public-private partnership to support the financial viability of the overall Project and serves as a catalyst for project implementation. One element of the Term Sheet is the proposed formation of an EIFD to finance the design and construction of backbone infrastructure improvements within and surrounding the Project, as well as to generate funds for affordable housing. After approval of the Term Sheet, Argent acquired approximately 130 acres of land in the Project from SBH. Therefore, the current owners of land in the Project area consist of CNU, Argent, and Natomas Unified School District, although the Natomas Unified School District parcel is excluded from the proposed boundary of the EIFD.

An EIFD is a type of special financing district that utilizes a portion of tax increment revenue from a specific area to finance capital facilities or other specified projects of communitywide significance that provide significant benefits to the area within the EIFD or the surrounding community, including the acquisition, construction or rehabilitation of affordable housing. The proposed EIFD will utilize 100 percent of the City share of property tax increment revenue within its boundary, described below. The California Legislature authorized the formation of EIFDs in 2014 through Senate Bill 628, and the statutory framework for EIFDs, which has been amended multiple times since 2014, is codified in Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (EIFD Law).

Pursuant to the EIFD Law, proceedings for the establishment of an EIFD are initiated by Council adopting a Resolution of Intention (ROI). In addition to stating the City's intent to form the EIFD, the ROI must:

1. Describe the boundaries of the proposed EIFD, which may identify areas therein as "project areas."
2. State the type of public facilities and development proposed to be financed or assisted by the EIFD.
3. State the need for the EIFD and the goals it proposes to achieve.
4. State that incremental property tax revenue from the City, as the initial sole participating affected taxing entity, may be used to finance the activities of the EIFD.
5. Fix a time and place for a public hearing.

The ROI is the first step in establishing the EIFD. If approved, staff will proceed to evaluate the fiscal impacts, confirm eligible facilities, and prepare an infrastructure finance plan for future Council consideration. At the same time as the ROI is adopted, the Council must establish a Public Financing Authority (PFA) as the governing board for the EIFD.

A brief summary of each of these requirements is provided below.



Proposed Boundaries: The proposed EIFD boundary consists of approximately 171 acres on two parcels. Property owners Argent and CNU are aware of their inclusion and have not protested their inclusion. The Natomas Unified School District parcel in the area is excluded from the proposed boundary of the EIFD. A map of the proposed boundaries is included as Exhibit A to the ROI.

Public Facilities and Development Proposed to be Financed: The public capital facilities proposed to be financed through the EIFD include roadway, storm water, sewer, and utility improvements and a pedestrian overcrossing bridge bringing connectivity to areas surrounding the Project. These improvements were outlined in the Term Sheet approved by Council in April 2024. Other developments to be financed include the design and construction of affordable housing. It is anticipated that 80% of the tax increment generated by the EIFD will be used for public capital facilities and 20% will be used for affordable housing. The improvements are of communitywide significance and provide significant benefit to the area of the proposed EIFD and surrounding community. A list of the public improvements and developments that may be financed by the EIFD is provided in Exhibit B to the ROI.

Necessity of EIFD and Goals: The formation of the EIFD is necessary to finance the construction of public infrastructure and development that serves the Project and surrounding community while providing significant communitywide benefits.

Use of Incremental Tax Revenue: The EIFD will use incremental property tax revenue to finance facilities and costs authorized to be financed through the EIFD. The authorized incremental property tax financing will be as described in an Infrastructure Financing Plan (IFP) to be prepared in accordance with the EIFD Law. Council will have the opportunity to review and approve the IFP and the proposed use of incremental property tax revenue prior to formation of the EIFD. The IFP is expected to indicate that the EIFD will use incremental property tax revenue that is generated by property within the boundaries of the EIFD to (1) finance direct funding of facilities and/or reimbursement of the developer for its cost of construction of facilities, and to pay debt for bonds used to finance facilities and costs authorized to be financed through the EIFD and (2) finance investments in affordable housing.

The primary goal of the EIFD is to stimulate a large economic development project in the area. Accordingly, the Infrastructure Financing Plan will include specific language conditioning any reimbursement of public infrastructure costs from the EIFD to the receipt of a Certificate of Occupancy for the Catalyst Economic Development Project (defined below).

“Catalytic Economic Development Project” shall be defined as a project containing approximately 700,000 sq. ft. which further develops and/or grows targeted industry clusters or tradeable sectors, results in a significant number of high paying jobs for City and regional residents, materially increases revenue for the City and serves as a stimulus for additional and adjacent investment in the City. Funds from the EIFD will only be provided on a reimbursement basis once a Certificate of Occupancy has been issued. The City Council shall make the determination of whether a project meets that

**definition.**

Public Hearing: The public hearing on the proposal is set for Tuesday, **December 1**, 2026, at the time of 9:30 a.m., or as soon thereafter as possible, at City Hall before the PFA. This is the first of two public hearings required by the EIFD Law.

Establishing a PFA: The EIFD Law requires that the PFA be established at the same time Council adopts the ROI. The PFA will serve as the governing board of the EIFD and is to consist of three members of Council and two members of the public. The first action of the PFA will be to order the preparation of the IFP which, upon its completion, will be distributed to Council and other interested parties as identified in the EIFD Law. The PFA will also hold a public meeting at which PFA staff will present a draft IFP and afterwards will conduct two public hearings on the draft IFP and related matters. Upon conclusion of the second public hearing, and assuming no majority protest as defined in the EIFD Law, the PFA can officially establish the EIFD and approve the IFP.

A summary of the key actions for establishing the EIFD, as well as estimated dates of completion, is provided in the Schedule of Proceedings (Attachment 2). As shown in the Schedule of Proceedings, staff will return to Council in the future with the proposed IFP for Council's review and approval, and the PFA cannot establish the EIFD, and the allocation of tax increment revenues that would otherwise be allocated to the City, without Council first approving the IFP.

**Policy Considerations:** Establishing the EIFD is outlined in the Term Sheet as a necessary step towards the successful development of the public infrastructure and other projects of communitywide significance necessary for large economic development project. Proceedings for the establishment of the EIFD will begin through adoption of the attached ROI. Upon successful adoption of the ROI, notices will be posted to fill the vacant positions of the PFA and a copy of the ROI will be mailed to all landowners and affected taxing entities within the proposed EIFD boundaries pursuant to the EIFD Law.

**Economic Impacts:** Not applicable.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The ROI to establish the EIFD is a notice regarding financing, organizational and administrative activity that will not result in direct or indirect physical changes in the environment. A subsequent resolution establishing the EIFD and other actions, including review under CEQA, are required prior to any proposed physical changes. Thus, the adoption of the proposed Resolution does not constitute a project and is not subject to CEQA review. CEQA Guidelines section 15378(b) (4) & (5); 15060(c)(3).

**Sustainability:** Not applicable.

**Commission/Committee Action:** Not applicable.

**Rationale for Recommendation:** Formation of the EIFD is necessary to support the development of the Project, and the actions described in the ROI are necessary to the formation process pursuant to the EIFD Law.

**Financial Considerations:** The allocation of revenues to the EIFD from the City would be limited to incremental property tax revenue generated by property within the boundaries of the EIFD. As part of the preparation of the IFP, a fiscal impact analysis will be completed. The City has no additional financial obligation if the incremental property tax revenue generated is insufficient to cover the cost of the proposed improvements or debt service on bonds issued to pay for the proposed improvements.

**Local Business Enterprise (LBE):** Not applicable.



**PROPOSED SCHEDULE OF PROCEEDINGS**  
**CITY OF SACRAMENTO INNOVATION PARK**  
**ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

**2026**

July 28 Council Adopts Resolution of Intention

October 20 PFA orders preparation of IFP

October 27 PFA public Meeting for PFA staff to present draft IFP

December 1st PFA holds 1<sup>st</sup> public Hearing

**2027\***

~~February 2 PFA orders preparation of IFP~~

~~March 9 PFA public meeting for PFA staff to present draft IFP~~

~~April 13 PFA holds 1<sup>st</sup> Public Hearing~~

~~May 4~~January 12 Council considers approval of IFP

~~May 18~~January 26 PFA holds 2<sup>nd</sup> Public Hearing and Protest Proceeding

*\*Note – the 2027 City Council Regular Meeting calendar has not been adopted as by the date of this report. The 2027 dates are approximate.*

## **RESOLUTION NO. 2026-\_\_\_\_\_**

Adopted by the Sacramento City Council

### **A Resolution of Intention to Establish the City of Sacramento Innovation Park Enhanced Infrastructure Financing District to Finance Public Capital Facilities and Other Projects of Communitywide Significance, Establishing a Public Financing Authority, and Authorizing Certain Other Actions Related Thereto**

#### **BACKGROUND**

- A. Pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with section 53398.50) (the “EIFD Law”), the City Council of the City of Sacramento (the “City Council”) is authorized to initiate the process to establish an enhanced infrastructure financing district (the “EIFD”).
- B. In accordance with California Government Code section 53398.54, the City has complied with the prerequisites to initiate the creation of, or participate in the governance or financing of, the EIFD and will provide the required certification to the Department of Finance in accordance with the EIFD Law.
- C. The City Council proposes the establishment of an EIFD to finance certain public capital facilities and other specified projects of communitywide significance that provide significant benefits to the EIFD or the surrounding community.
- D. The proposed boundaries of the EIFD are identified on the map entitled “Boundaries of City of Sacramento Innovation Park EIFD” a copy of which is on file in the office of the City Clerk and a reduced sized copy is attached hereto.
- E. The EIFD will be formed by a public financing authority (the “Public Financing Authority” or “PFA”), which will be the governing board of the EIFD and will be responsible for implementing the infrastructure financing plan for the EIFD.
- F. A “Catalytic Economic Development Project” shall be defined as a project containing approximately 700,000 sq. ft. which further develops and/or grows targeted industry clusters or tradeable sectors, results in a significant number of high paying jobs for City and regional residents, materially increases revenue for the City and serves as a stimulus for additional and adjacent investment in the City. Funds from the EIFD will only be provided on a reimbursement basis once a Certificate of Occupancy has been issued. The City Council shall make the determination of whether a project meets that definition.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

- Section 1. Background Statements. The City Council finds and determines that the background statements A through E are true.
- Section 2. Intention and Proposal to Establish EIFD. The City Council proposes and intends to cause the establishment of the EIFD under the provisions of the EIFD Law.
- Section 3. Name of EIFD. The name proposed for the EIFD is “City of Sacramento Innovation Park Enhanced Infrastructure Financing District.”
- Section 4. Description of Boundaries. The proposed boundaries of the EIFD are as shown on the map of the EIFD on file in the office of the City Clerk, which boundaries are hereby approved and to which map reference is hereby made for further particulars. A reduced size copy of said map is attached hereto as Exhibit A and is incorporated herein.
- Section 5. Description of Facilities and Development. The type of public facilities and development proposed to be financed or assisted by the EIFD in accordance with section 53398.52 of the EIFD Law are those listed on Exhibit B, attached hereto and incorporated herein (the “Facilities”).
- Section 6. Necessity of EIFD and Goals. The City Council hereby finds that the EIFD is necessary for the area within the EIFD and the City. The City Council’s goal for the EIFD is to create the means by which to assist in financing public capital facilities and other specified projects of communitywide significance that provide significant benefits within the boundaries of the EIFD or the surrounding community and, for those facilities located outside the EIFD boundaries, also have a tangible connection to the EIFD.
- Section 7.** Use of Incremental Tax Revenues. The City Council hereby declares that, pursuant to the EIFD Law and if approved by resolution pursuant to section 53398.68 of the EIFD Law, incremental property tax revenue from the City within the boundary of the EIFD, but not from any of the other affected taxing entities within the EIFD, will be used to finance the activities of the EIFD. The incremental property tax revenue will be described in an infrastructure financing plan for the EIFD (the “Infrastructure Financing Plan”) to be prepared in accordance with the EIFD Law. **The primary goal of the EIFD is to stimulate a large economic development project in the area. Accordingly, the Infrastructure Financing Plan will**



include specific language conditioning any reimbursement of public infrastructure costs from the EIFD to the receipt of a Certificate of Occupancy for the Catalytic Economic Development Project.

- Section 8. Establishment of Public Financing Authority. The City Council hereby establishes the PFA as the governing board of the EIFD in accordance with section 53398.51.1 of the EIFD Law. The PFA membership is subject to compliance with the EIFD Law and California Government Code section 54970, et al. and shall consist of three members of the City Council and two members of the public. The three City Council members will be appointed by the Mayor and confirmed by the City Council every year. The public members of the PFA will also be appointed by the Mayor and confirmed by the City Council, however the term of the public members will be for a two (2) year term.
- Section 9. Public Hearing. The City Council hereby fixes Tuesday, ~~December 1~~<sup>April 13</sup>, 202~~6~~<sup>7</sup>, at the time of 9:30 a.m., or as soon thereafter as possible, at Sacramento City Hall, Sacramento, California, as the time and place, when and where a public hearing will be held, by the PFA, on the proposed establishment of the EIFD and the Infrastructure Financing Plan.
- Section 10. Mailing of Resolution. The City Clerk is hereby directed to mail a copy of this Resolution to the PFA, each owner of land (as defined in the EIFD Law) within the EIFD, each affected taxing entity (as defined in the EIFD Law) and the City engineer (or other appropriate official preparing the Infrastructure Financing Plan). In accordance with section 53398.60(b) of the EIFD Law, in lieu of mailing this Resolution to each owner of land, the City Clerk may mail a single-page notice of intention containing the specific information specified therein.
- Section 11. No Obligation. This Resolution in no way obligates the PFA to establish the EIFD. Nor does it obligate Council to approve IFP when it is presented before Council after the first public hearing. The establishment of the EIFD is subject to the approval of the PFA in accordance with the provisions of the EIFD Law.
- Section 12. Severability. If any section, subsection, phrase or clause of this Resolution is for any reason found to be invalid, such section, subsection, phrase or clause shall be severed from, and shall not affect the validity of, all remaining portions of this Resolution that can be given effect without the severed portion.
- Section 13. General Authorization. The City Clerk and all other officers and agents of the City are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution.
- Section 14. Exhibits. Exhibits A and B are part of this resolution.

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Exhibit A – Proposed Boundaries of EIFD

Exhibit B – Public Facilities and Development to be Financed

Adopted by the City of Sacramento City Council on July 28, 2026, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest:

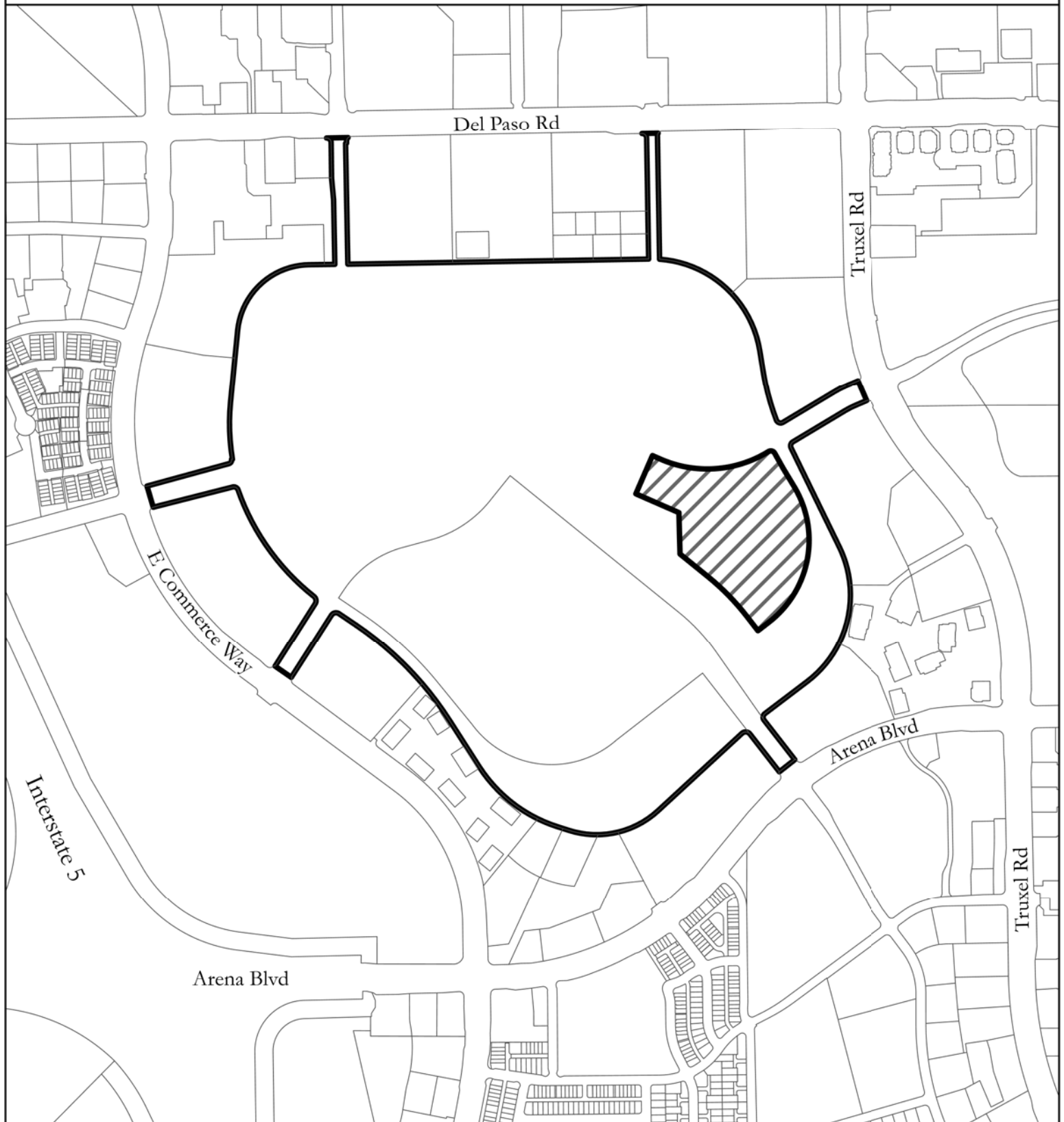
\_\_\_\_\_  
Mindy Cuppy, City Clerk

*The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.*



# Proposed City of Sacramento Innovation Park Enhanced Infrastructure Financing District

Exhibit A



-  Proposed City of Sacramento Innovation Park EIFD Boundary
-  Parcel Lines
-  Not a Part of EIFD

0 500 1,000  
Feet





## **EXHIBIT B**

### **CITY OF SACRAMENTO INNOVATION PARK ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

#### **DESCRIPTION OF FACILITIES AND DEVELOPMENT TO BE FINANCED**

The EIFD is authorized to finance the purchase, construction, expansion, improvement, seismic retrofit or rehabilitation of the facilities described herein. These facilities have an estimated useful life of 15 years or longer and are projects of communitywide significance that provide significant benefits to the EIFD or the surrounding community. Any facilities located outside the boundaries of the EIFD, including in West, South and North Natomas, must have a tangible connection to the work of the EIFD. The EIFD will also finance planning and design work that is directly related to the purchase, construction, expansion, or rehabilitation of these facilities. Facilities authorized to be financed by the EIFD include roadway, overcrossing, water, storm drain, sewer, dry utility, traffic signals, community landscape facilities and amenities for public use and related improvements including, but not limited to, the following:

#### **I. EIFD Public Facilities and Development**

- Innovator Drive connection to Del Paso Road. and Arena Blvd.
- B Street connection to East Commerce and Truxel Roads
- D Street connection to East Commerce and Innovator Drive
- Sports Parkway Road (Circle).
- A Street & E Street connection to Del Paso Road
- On-site and Off-site Traffic Signals within Innovation Park and the outlining areas (see map).
- 12" Storm Drain Line & 8" Sewer Line
- Water Infrastructure improvements
- Dry Utilities
- Traffic Signs and Striping
- Snowy Egret Overcrossing Bridge
- Affordable housing-related development authorized by the EIFD Law

#### **II. Other Expenses**

In addition to the direct costs of the above facilities, other incidental expenses if, as, and to the extent authorized by the EIFD Law, including, but not limited to, the cost of engineering, planning, and surveying; construction staking; plan check and inspections; utility relocation and demolition costs incidental to the construction of the facilities; costs of project/construction management; financing costs of improvements incurred by developers until reimbursement from the EIFD; costs of issuance of bonds or other debt of the EIFD, of a community facilities district of the City, or of any other public agency for authorized facilities and payment of debt service thereon; costs incurred by the City, the County of Sacramento or the EIFD in connection with the division of taxes pursuant to Government Code section 53398.75; costs otherwise incurred in order to carry out the authorized purposes of the EIFD; and any other expenses incidental to the EIFD and to the financing, construction, completion, inspection, and acquisition of the authorized facilities.



#### **CITY COUNCIL**

**Kevin McCarty**, Mayor  
**Lisa Kaplan**, District 1  
**Roger Dickinson**, District 2  
**Karina Talamantes**, Vice Mayor, District 3  
**Phil Pluckebaum**, District 4  
**Caity Maple**, District 5  
**Eric Guerra**, Mayor Pro Tem, District 6  
**Rick Jennings, II**, District 7  
**Mai Vang**, District 8

#### **CHARTER OFFICERS**

**Mindy Cuppy**, City Clerk  
**Gustavo Limón Martinez**, City Attorney  
**Farishta Ahrary**, City Auditor  
**Maraskeshia Smith**, City Manager  
**John Colville**, City Treasurer

**City Council**  
**Financing Authority**  
**Housing Authority**  
**Public Financing Authority**  
**Redevelopment Agency Successor Agency**  
**City Hall Complex**

**915 I Street, Sacramento, CA 95814**

*Published by the Office of the City Clerk  
(916) 808-7200*

## **SUPPLEMENTAL MATERIAL**

**Description:** Attached is supplemental material received after publishing the agenda for Discussion Item 2, updating attachment 3-Resolution of Intention and adding attachment 6-Presentation. The attached staff report replaces the original staff report in its entirety.

**For the Meeting of:** Tuesday, July 28, 2026, at 5:00 p.m.

**Agenda Item:** Discussion Item 2

### **2. Resolution of Intention to Establish the Innovation Park Enhanced Infrastructure Financing District, Establishing a Public Financing Authority and Authorizing Other Actions**

File ID: 2026-01378

**Location:** District 1

**Recommendation:** Adopt a **Resolution** of Intention to establish the City of Sacramento Innovation Park Enhanced Infrastructure Financing District (EIFD).

**Contact:** Sini Makasini, Senior Project Development Manager, (916) 808-7967, [smakasini@cityofsacramento.org](mailto:smakasini@cityofsacramento.org); Eric Frederick, Special Districts Manager, (916) 808-5129, [efrederick@cityofsacramento.org](mailto:efrederick@cityofsacramento.org); Department of Finance; Leslie Fritzsche, Economic Investment Manager, (916) 808-5450, [lfritzsche@cityofsacramento.org](mailto:lfritzsche@cityofsacramento.org), Office of Innovation and Economic Development

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**File ID:** 2026-01378

7/28/2026

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**Resolution of Intention to Establish the Innovation Park Enhanced Infrastructure Financing District, Establishing a Public Financing Authority and Authorizing Other Actions**

File ID: 2026-01378

**Location:** District 1

**Recommendation:** Adopt a **Resolution** of Intention to establish the City of Sacramento Innovation Park Enhanced Infrastructure Financing District (EIFD).

**Contact:** Sini Makasini, Senior Project Development Manager, (916) 808-7967, smakasini@cityofsacramento.org; Eric Frederick, Special Districts Manager, (916) 808-5129, efrederick@cityofsacramento.org; Department of Finance; Leslie Fritzsche, Economic Investment Manager, (916) 808-5450, lfritzsche@cityofsacramento.org, Office of Innovation and Economic Development

**Presenter:** None

**Attachments:**

1-Description/Analysis

2-Schedule of Proceedings

3-Resolution of Intention

4-Exhibit A (Proposed Boundaries of EIFD)

5-Exhibit B (Public Facilities and Development to be Financed)

6-Presentation

**Description/Analysis**

**Issue Detail:** The Innovation Park Project (Project) is a private development partnership between Argent Management LLC (Argent)) and California Northstate University (CNU). The proposed Project covers approximately 171 acres in the North Natomas area on the site of the former Sleep Train Arena. The Project is anticipated to provide an urban mixed-use development consisting of residential, commercial, health and educational uses and public amenities. As a catalyst to jump start the development of the Project, the proposed CNU Hospital and Medical Campus would create thousands of employment opportunities. The Project is projected to provide a wide range of affordable and market-rate housing, diverse regional-scale open spaces, a future school site for Natomas residents and additional infrastructure benefiting the surrounding community.

On April 30, 2024, Council approved a non-binding term sheet for public financing assistance for Innovation Park (Term Sheet) between the City, CNU, and Sacramento Basketball Holdings (SBH). The Term Sheet provides a framework for a public-private partnership to support the financial viability of the overall Project and serves as a catalyst for project implementation. One element of the Term Sheet is the proposed formation of an EIFD to finance the design and construction of backbone infrastructure improvements within and surrounding the Project, as well as to generate funds for affordable housing. After approval of the Term Sheet, Argent acquired approximately 130 acres of land in the Project from SBH. Therefore, the current owners of land in the Project area consist of CNU, Argent, and Natomas Unified School District, although the Natomas Unified School District parcel is excluded from the proposed boundary of the EIFD.

An EIFD is a type of special financing district that utilizes a portion of tax increment revenue from a specific area to finance capital facilities or other specified projects of communitywide significance that provide significant benefits to the area within the EIFD or the surrounding community, including the acquisition, construction or rehabilitation of affordable housing. The proposed EIFD will utilize 100 percent of the City share of property tax increment revenue within its boundary, described below. The California Legislature authorized the formation of EIFDs in 2014 through Senate Bill 628, and the statutory framework for EIFDs, which has been amended multiple times since 2014, is codified in Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (EIFD Law).

Pursuant to the EIFD Law, proceedings for the establishment of an EIFD are initiated by Council adopting a Resolution of Intention (ROI). In addition to stating the City's intent to form the EIFD, the ROI must:

1. Describe the boundaries of the proposed EIFD, which may identify areas therein as "project areas."
2. State the type of public facilities and development proposed to be financed or assisted by the EIFD.
3. State the need for the EIFD and the goals it proposes to achieve.
4. State that incremental property tax revenue from the City, as the initial sole participating affected taxing entity, may be used to finance the activities of the EIFD.
5. Fix a time and place for a public hearing.

The ROI is the first step in establishing the EIFD. If approved, staff will proceed to evaluate the fiscal impacts, confirm eligible facilities, and prepare an infrastructure finance plan for future Council consideration. At the same time as the ROI is adopted, the Council must establish a Public Financing Authority (PFA) as the governing board for the EIFD.

A brief summary of each of these requirements is provided below.



Proposed Boundaries: The proposed EIFD boundary consists of approximately 171 acres on two parcels. Property owners Argent and CNU are aware of their inclusion and have not protested their inclusion. The Natomas Unified School District parcel in the area is excluded from the proposed boundary of the EIFD. A map of the proposed boundaries is included as Exhibit A to the ROI.

Public Facilities and Development Proposed to be Financed: The public capital facilities proposed to be financed through the EIFD include roadway, storm water, sewer, and utility improvements and a pedestrian overcrossing bridge bringing connectivity to areas surrounding the Project. These improvements were outlined in the Term Sheet approved by Council in April 2024. Other developments to be financed include the design and construction of affordable housing. It is anticipated that 80% of the tax increment generated by the EIFD will be used for public capital facilities and 20% will be used for affordable housing. The improvements are of communitywide significance and provide significant benefit to the area of the proposed EIFD and surrounding community. A list of the public improvements and developments that may be financed by the EIFD is provided in Exhibit B to the ROI.

Necessity of EIFD and Goals: The formation of the EIFD is necessary to finance the construction of public infrastructure and development that serves the Project and surrounding community while providing significant communitywide benefits.

Use of Incremental Tax Revenue: The EIFD will use incremental property tax revenue to finance facilities and costs authorized to be financed through the EIFD. The authorized incremental property tax financing will be as described in an Infrastructure Financing Plan (IFP) to be prepared in accordance with the EIFD Law. Council will have the opportunity to review and approve the IFP and the proposed use of incremental property tax revenue prior to formation of the EIFD. The IFP is expected to indicate that the EIFD will use incremental property tax revenue that is generated by property within the boundaries of the EIFD to (1) finance direct funding of facilities and/or reimbursement of the developer for its cost of construction of facilities, and to pay debt for bonds used to finance facilities and costs authorized to be financed through the EIFD and (2) finance investments in affordable housing.

The primary goal of the EIFD is to stimulate a large economic development project in the area. Accordingly, the Infrastructure Financing Plan will include specific language conditioning any reimbursement of public infrastructure costs from the EIFD to the vertical construction of a Catalytic Economic Development Project (defined below).

“Catalytic Economic Development Project” shall be defined as a project containing approximately a minimum of 350,000 sq. ft. or a size approved by City Council which further develops and/or grows targeted industry clusters or tradeable sectors, results in a significant number of high paying jobs for City and regional residents, materially increases revenue for the City and serves as a stimulus for additional and adjacent investment in the City. The City Council shall make the determination of

whether a project meets that definition.

Public Hearing: The public hearing on the proposal is set for Tuesday, **December 1**, 2026, at the time of 9:30 a.m., or as soon thereafter as possible, at City Hall before the PFA. This is the first of two public hearings required by the EIFD Law.

Establishing a PFA: The EIFD Law requires that the PFA be established at the same time Council adopts the ROI. The PFA will serve as the governing board of the EIFD and is to consist of three members of Council and two members of the public. The first action of the PFA will be to order the preparation of the IFP which, upon its completion, will be distributed to Council and other interested parties as identified in the EIFD Law. The PFA will also hold a public meeting at which PFA staff will present a draft IFP and afterwards will conduct two public hearings on the draft IFP and related matters. Upon conclusion of the second public hearing, and assuming no majority protest as defined in the EIFD Law, the PFA can officially establish the EIFD and approve the IFP.

A summary of the key actions for establishing the EIFD, as well as estimated dates of completion, is provided in the Schedule of Proceedings (Attachment 2). As shown in the Schedule of Proceedings, staff will return to Council in the future with the proposed IFP for Council's review and approval, and the PFA cannot establish the EIFD, and the allocation of tax increment revenues that would otherwise be allocated to the City, without Council first approving the IFP.

**Policy Considerations:** Establishing the EIFD is outlined in the Term Sheet as a necessary step towards the successful development of the public infrastructure and other projects of communitywide significance necessary for large economic development project. Proceedings for the establishment of the EIFD will begin through adoption of the attached ROI. Upon successful adoption of the ROI, notices will be posted to fill the vacant positions of the PFA and a copy of the ROI will be mailed to all landowners and affected taxing entities within the proposed EIFD boundaries pursuant to the EIFD Law.

**Economic Impacts:** Not applicable.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The ROI to establish the EIFD is a notice regarding financing, organizational and administrative activity that will not result in direct or indirect physical changes in the environment. A subsequent resolution establishing the EIFD and other actions, including review under CEQA, are required prior to any proposed physical changes. Thus, the adoption of the proposed Resolution does not constitute a project and is not subject to CEQA review. CEQA Guidelines section 15378(b) (4) & (5); 15060(c)(3).

**Sustainability:** Not applicable.

**Commission/Committee Action:** Not applicable.

**Rationale for Recommendation:** Formation of the EIFD is necessary to support the development of the Project, and the actions described in the ROI are necessary to the formation process pursuant to the EIFD Law.

**Financial Considerations:** The allocation of revenues to the EIFD from the City would be limited to incremental property tax revenue generated by property within the boundaries of the EIFD. As part of the preparation of the IFP, a fiscal impact analysis will be completed. The City has no additional financial obligation if the incremental property tax revenue generated is insufficient to cover the cost of the proposed improvements or debt service on bonds issued to pay for the proposed improvements.

**Local Business Enterprise (LBE):** Not applicable.

**PROPOSED SCHEDULE OF PROCEEDINGS**  
**CITY OF SACRAMENTO INNOVATION PARK**  
**ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

**2026**

July 28 Council Adopts Resolution of Intention

October 20 PFA orders preparation of IFP

October 27 PFA public Meeting for PFA staff to present draft IFP

December 1st PFA holds 1<sup>st</sup> public Hearing

**2027\***

~~February 2 PFA orders preparation of IFP~~

~~March 9 PFA public meeting for PFA staff to present draft IFP~~

~~April 13 PFA holds 1<sup>st</sup> Public Hearing~~

~~May 4~~January 12 Council considers approval of IFP

~~May 18~~January 26 PFA holds 2<sup>nd</sup> Public Hearing and Protest Proceeding

*\*Note – the 2027 City Council Regular Meeting calendar has not been adopted as by the date of this report. The 2027 dates are approximate.*



## RESOLUTION NO. 2026-\_\_\_\_\_

Adopted by the Sacramento City Council

### **A Resolution of Intention to Establish the City of Sacramento Innovation Park Enhanced Infrastructure Financing District to Finance Public Capital Facilities and Other Projects of Communitywide Significance, Establishing a Public Financing Authority, and Authorizing Certain Other Actions Related Thereto**

#### **BACKGROUND**

- A. Pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with section 53398.50) (the “EIFD Law”), the City Council of the City of Sacramento (the “City Council”) is authorized to initiate the process to establish an enhanced infrastructure financing district (the “EIFD”).
- B. In accordance with California Government Code section 53398.54, the City has complied with the prerequisites to initiate the creation of, or participate in the governance or financing of, the EIFD and will provide the required certification to the Department of Finance in accordance with the EIFD Law.
- C. The City Council proposes the establishment of an EIFD to finance certain public capital facilities and other specified projects of communitywide significance that provide significant benefits to the EIFD or the surrounding community.
- D. The proposed boundaries of the EIFD are identified on the map entitled “Boundaries of City of Sacramento Innovation Park EIFD” a copy of which is on file in the office of the City Clerk and a reduced sized copy is attached hereto.
- E. The EIFD will be formed by a public financing authority (the “Public Financing Authority” or “PFA”), which will be the governing board of the EIFD and will be responsible for implementing the infrastructure financing plan for the EIFD.
- F. A “Catalytic Economic Development Project” shall be defined as a project containing approximately a minimum of 350700,000 sq. ft. or a size approved by City Council which further develops and/or grows targeted industry clusters or tradeable sectors;<sup>17</sup> results in a significant number of high paying jobs for City and regional residents;<sup>17</sup> materially increases revenue for the City and serves as a stimulus for additional and adjacent investment in the City. The City Council shall make the determination of whether a project meets that definition.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

- Section 1. Background Statements. The City Council finds and determines that the background statements A through **FE** are true.
- Section 2. Intention and Proposal to Establish EIFD. The City Council proposes and intends to cause the establishment of the EIFD under the provisions of the EIFD Law.
- Section 3. Name of EIFD. The name proposed for the EIFD is “City of Sacramento Innovation Park Enhanced Infrastructure Financing District.”
- Section 4. Description of Boundaries. The proposed boundaries of the EIFD are as shown on the map of the EIFD on file in the office of the City Clerk, which boundaries are hereby approved and to which map reference is hereby made for further particulars. A reduced size copy of said map is attached hereto as Exhibit A and is incorporated herein.
- Section 5. Description of Facilities and Development. The type of public facilities and development proposed to be financed or assisted by the EIFD in accordance with section 53398.52 of the EIFD Law are those listed on Exhibit B, attached hereto and incorporated herein (the “Facilities”).
- Section 6. Necessity of EIFD and Goals. The City Council hereby finds that the EIFD is necessary for the area within the EIFD and the City. The City Council’s goal for the EIFD is to create the means by which to assist in financing public capital facilities and other specified projects of communitywide significance that provide significant benefits within the boundaries of the EIFD or the surrounding community and, for those facilities located outside the EIFD boundaries, also have a tangible connection to the EIFD.
- Section 7.** Use of Incremental Tax Revenues. The City Council hereby declares that, pursuant to the EIFD Law and if approved by resolution pursuant to section 53398.68 of the EIFD Law, incremental property tax revenue from the City within the boundary of the EIFD, but not from any of the other affected taxing entities within the EIFD, will be used to finance the activities of the EIFD. The incremental property tax revenue will be described in an infrastructure financing plan for the EIFD (the “Infrastructure Financing Plan”) to be prepared in accordance with the EIFD Law. **The primary goal of the EIFD is to stimulate a large economic development project in the area. Accordingly, the Infrastructure Financing Plan will**

include specific language conditioning any reimbursement of public infrastructure costs from the EIFD to vertical construction the receipt of a Certificate of Occupancy for the Catalytic Economic Development Project.

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- Section 9. Public Hearing. The City Council hereby fixes Tuesday, December 1~~April 13~~, 2026~~7~~, at the time of 9:30 a.m., or as soon thereafter as possible, at Sacramento City Hall, Sacramento, California, as the time and place, when and where a public hearing will be held, by the PFA, on the proposed establishment of the EIFD and the Infrastructure Financing Plan.
- Section 10. Mailing of Resolution. The City Clerk is hereby directed to mail a copy of this Resolution to the PFA, each owner of land (as defined in the EIFD Law) within the EIFD, each affected taxing entity (as defined in the EIFD Law) and the City engineer (or other appropriate official preparing the Infrastructure Financing Plan). In accordance with section 53398.60(b) of the EIFD Law, in lieu of mailing this Resolution to each owner of land, the City Clerk may mail a single-page notice of intention containing the specific information specified therein.
- Section 11. No Obligation. This Resolution in no way obligates the PFA to establish the EIFD. Nor does it obligate Council to approve IFP when it is presented before Council after the first public hearing. The establishment of the EIFD is subject to the approval of the PFA in accordance with the provisions of the EIFD Law.
- Section 12. Severability. If any section, subsection, phrase or clause of this Resolution is for any reason found to be invalid, such section, subsection, phrase or clause shall be severed from, and shall not affect the validity of, all remaining portions of this Resolution that can be given effect without the severed portion.
- Section 13. General Authorization. The City Clerk and all other officers and agents of the City are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution.
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Ayes:

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Absent:

Attest:

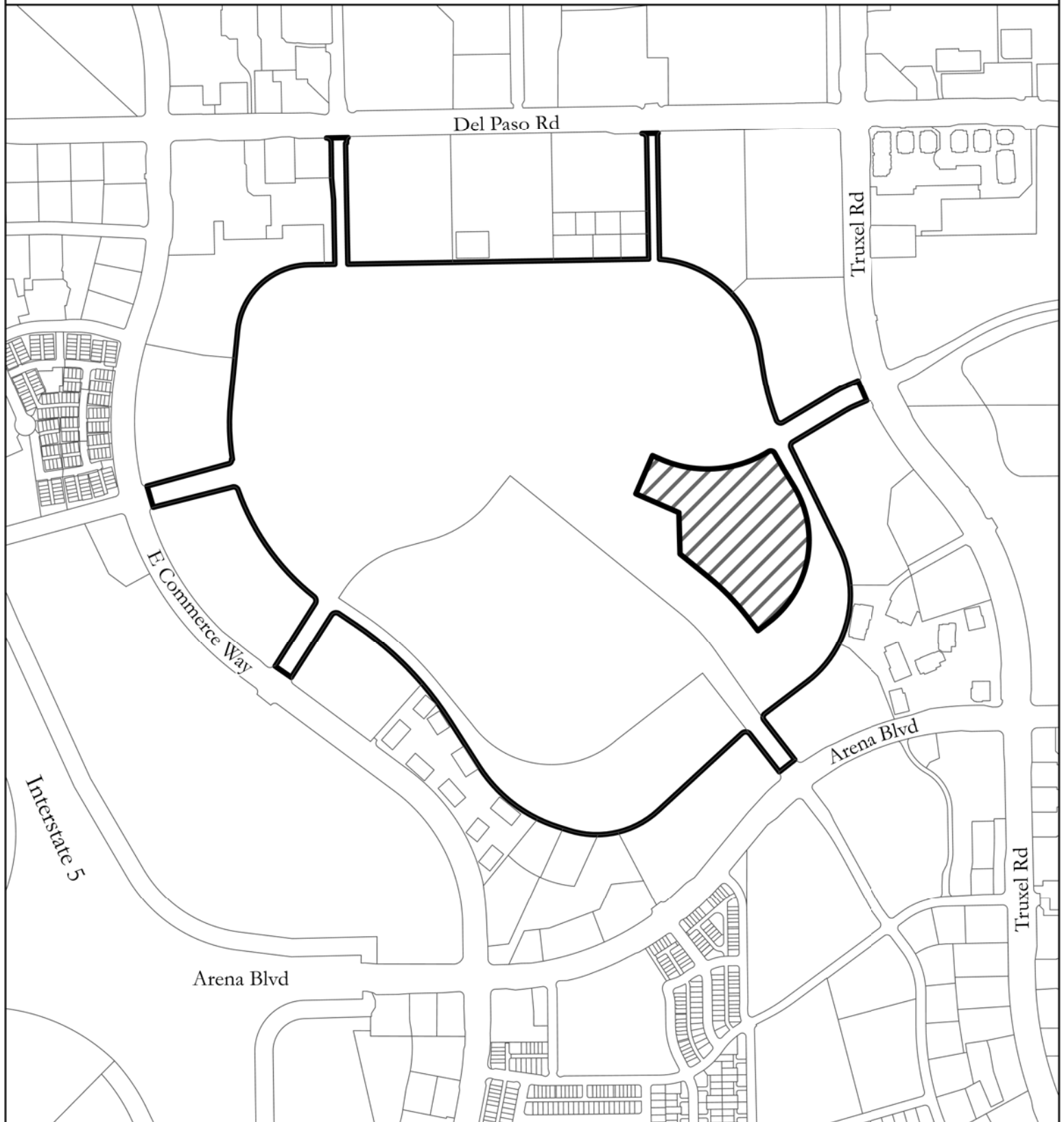
\_\_\_\_\_  
Mindy Cuppy, City Clerk

*The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.*



# Proposed City of Sacramento Innovation Park Enhanced Infrastructure Financing District

Exhibit A



-  Proposed City of Sacramento Innovation Park EIFD Boundary
-  Parcel Lines
-  Not a Part of EIFD



## **EXHIBIT B**

### **CITY OF SACRAMENTO INNOVATION PARK ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

#### **DESCRIPTION OF FACILITIES AND DEVELOPMENT TO BE FINANCED**

The EIFD is authorized to finance the purchase, construction, expansion, improvement, seismic retrofit or rehabilitation of the facilities described herein. These facilities have an estimated useful life of 15 years or longer and are projects of communitywide significance that provide significant benefits to the EIFD or the surrounding community. Any facilities located outside the boundaries of the EIFD, including in West, South and North Natomas, must have a tangible connection to the work of the EIFD. The EIFD will also finance planning and design work that is directly related to the purchase, construction, expansion, or rehabilitation of these facilities. Facilities authorized to be financed by the EIFD include roadway, overcrossing, water, storm drain, sewer, dry utility, traffic signals, community landscape facilities and amenities for public use and related improvements including, but not limited to, the following:

#### **I. EIFD Public Facilities and Development**

- Innovator Drive connection to Del Paso Road. and Arena Blvd.
- B Street connection to East Commerce and Truxel Roads
- D Street connection to East Commerce and Innovator Drive
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- A Street & E Street connection to Del Paso Road
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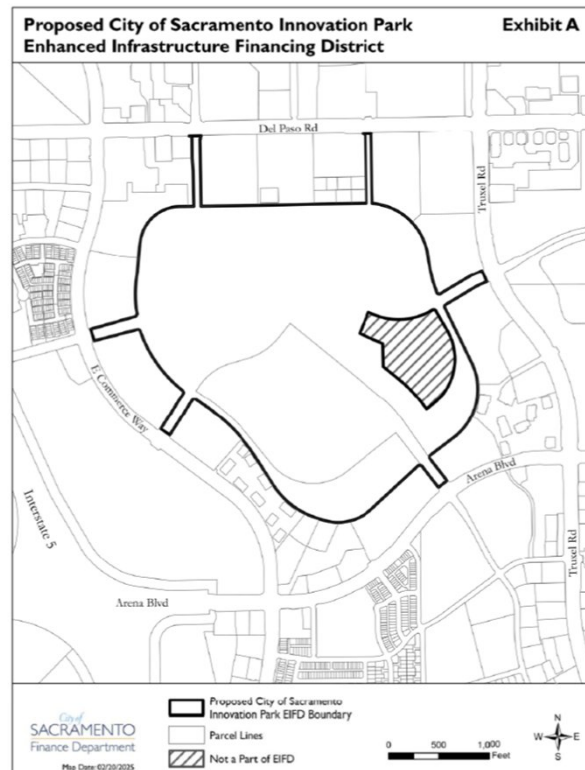
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# *Innovation Park* Resolution of Intention

Council Presentation July 28, 2026



# Innovation Park



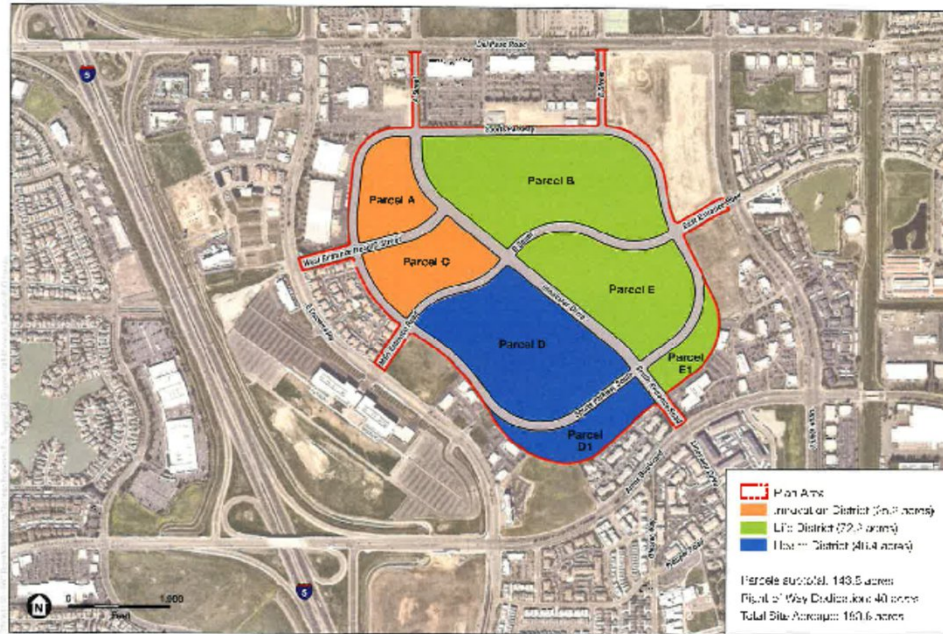
- 183 acre site
- Located in Natomas, northeastern portion of City
- Former Sleep Train Arena and practice facility
- Parking lots
- Unimproved area with a partially constructed baseball field



# Innovation Park – Site History

- Complex opened in 1988
- Arena and practice facility till 2017
- Part of the transaction for the new arena location Downtown
- Initially studied for an EIFD
- Long community planning process focusing on a significant economic driver for the site
- Result - approval of Innovation Park PUD in 2022

# Innovation Park PUD



FOUNDER E&A, 2001

Innovation Park PUD

Figure 2-8

Innovation Park PUD Districts Plan



- Life District (72 acres) – 1480 units of residential, 24 acres of parks/open space and a school with supporting commercial and retail
- Innovation District (25 acres) – approx. 960 units of single and multi-family residential, offices and commercial mixed-use
- Health District (40 acres) – medical campus with hospital, medical offices, child care



## California Northstate University Hospital

- 730,000 sq. ft teaching hospital
- 350-420 bed inpatient
- 3,000 jobs
- Estimated cost – Over \$1.5 billion
- Future phases include medical offices, university campus, childcare and other supporting services

## Use of EIFD

- Utilize incremental property tax revenue that is generated by the EIFD to finance public capital facilities or other specified projects of communitywide significance
- Any projects to be financed outside of the district must have a tangible connection to the work of the EIFD



## Timing for Disbursements from EIFD

Reimbursement for any public infrastructure when vertical development occurs on a Catalytic Project defined as:

- A min. of 350,000 sq. ft. or other size as approved by Council
- Develops targeted industry clusters/tradeable sectors
- Significant number of high-paying jobs for City and regional residents
- Materially increases revenue for the City

# Timing and Next Steps

Resolution of Intention – July 28, 2026

Formation of Public Finance Authority – Mid-October

Draft Infrastructure Financing Plan – End of October

Infrastructure Financing Plan Council Approval – January 2027

Formation of EIFD – Early 2027

# Thank you!

Questions & Feedback



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