



SAC

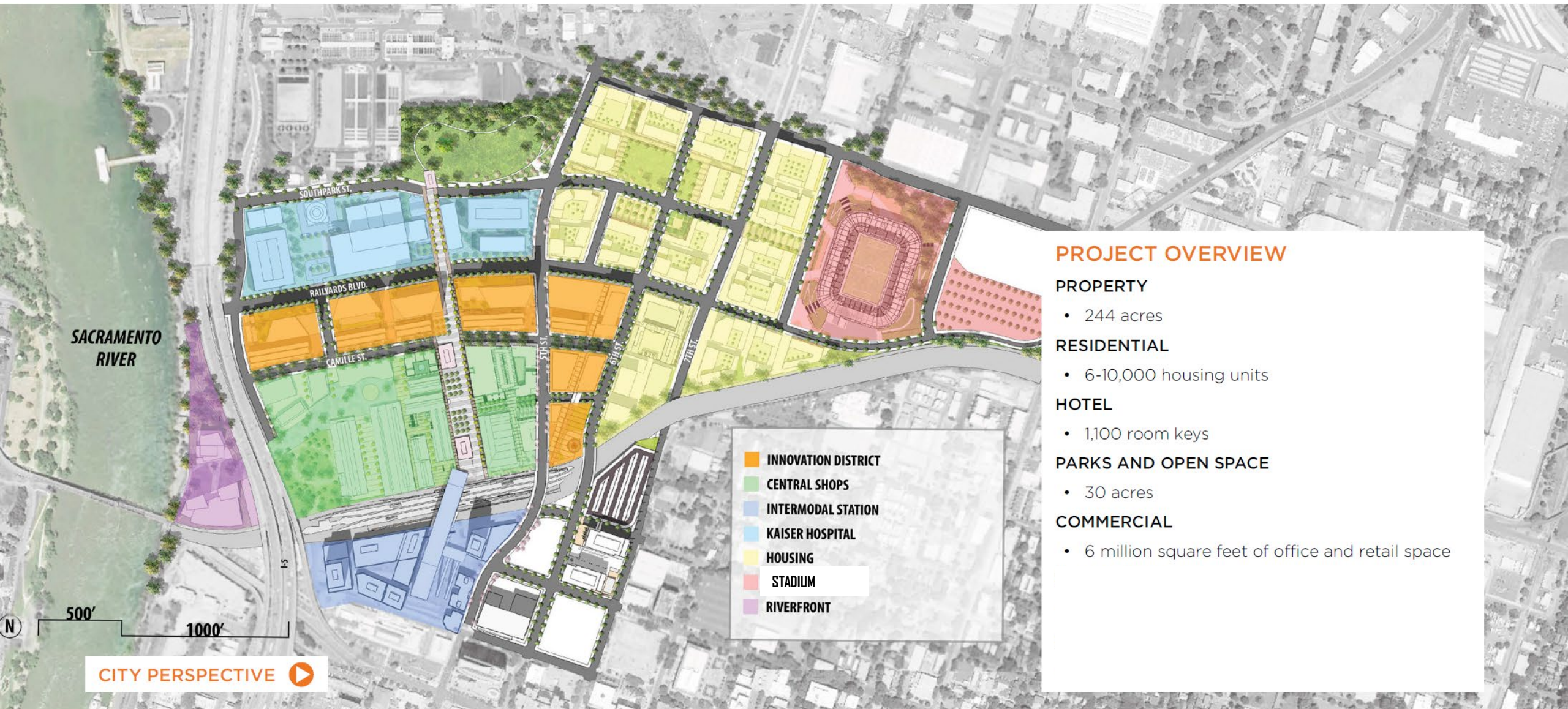
RAIL YARDS

1862

OVERVIEW

- **Railyards Background**
- **Term Sheet(s)**
 - Projects:
 - SRFC Stadium
 - Central Shops Entertainment Venue
- **Benefits**
 - Jobs
 - Infrastructure
 - Other Benefits
 - Sacramento Valley Station
- **Project Teams (Presentation)**
 - Indomitable
 - Downtown Railyard Venture
- **Recommendation / Next Steps**

2016 RAILYARDS PLAN



PROJECT OVERVIEW

PROPERTY

- 244 acres

RESIDENTIAL

- 6-10,000 housing units

HOTEL

- 1,100 room keys

PARKS AND OPEN SPACE

- 30 acres

COMMERCIAL

- 6 million square feet of office and retail space

UNDER CONSTRUCTION



Note: parcel boundaries illustrative only

TERM SHEET SUMMARY

2 Term Sheets

- Indomitable + City
- Downtown Railyard Venture + City

Projects

- Stadium (12,000 attendees)
- Live Music Venue (3,600 attendees)



ADDITIONAL TERMS

- Expanded Enhanced Infrastructure Financing District (EIFD)
- City Purchase For Sacramento Valley Station (Lots 40 + 44) (\$14M)
 - Reimbursed via EIFD

EXISTING EIFD



Note: parcel boundaries illustrative only

EXPANDED EIFD



Note: parcel boundaries illustrative only

SAC VALLEY STATION



ADDITIONAL TERMS

- City Services For SRFC Matches (300K for 10 Years)
- Non-Relocation Agreement
- Digital Signage (Off-Site + Sign District On-Site)

TERM SHEET PROJECTS



Note: parcel boundaries illustrative only

BENEFITS

- **Catalyze Private Investment (Stadium + Paintshop) (Over \$321M)**
- **Catalyze Other Development / Redevelopment**
 - Create an environment conducive to future development / redevelopment including the following:
 - Central Shops Plaza, Sitewide Infrastructure, and Rehabilitation
 - East of 7th St. (Stadium Ancillary Development)
 - Sacramento Valley Station (SVS)
 - Infrastructure (New LR Station, Bike, Pedestrian, Roadway, Water & Sewer, Open Space)
 - Reconnection to Downtown + Railyards + River District + Future I Street Bridge
- **Soccer Community Benefits**
 - Charitable Contributions
 - Free Youth Clinics
 - Construction of Community Fields + Community Tickets
 - Investment In Civic Pride
- **Jobs**
 - 1,660 jobs estimated (Stadium + Ent Venue + Infrastructure)
 - Construction
 - Ongoing Operations + Service

TERM SHEET(S) INVESTMENT SUMMARY

Party	Investment	Cost Estimate (\$)	EIFD Eligible
<u>Indomitable (Stadium)</u>			
	Stadium	\$175M	
	Infrastructure	\$42M	✓
	Private Infrastructure Fee	\$9.7M	
	Subtotal	\$226.7M	
<u>DRV (Entertainment Venue)</u>			
	Entertainment Venue (Paintshop)	\$75M	
	Central Shops Infrastructure	\$20M	✓
	Subtotal	\$95M	
	Stadium + Central Shops Total (Estimated)	\$321.7M	

TERM SHEET(S) INVESTMENT SUMMARY CONT.

Party	Investment	Cost Estimate (\$)	EIFD Eligible
<u>DRV (Sitewide)</u>			
	Sitewide Infrastructure	\$30M	✓
	Subtotal	\$30M	
<u>City of Sacramento</u>			
	Sacramento Valley Station Land Purchase	\$14M	✓
	City Services (300K per year for 10 years)*	\$3M	
	Subtotal	\$17M	
	Other Investments Total (Estimated)	\$47M	

*inflation adjusted



AN INDOMITABLE STORY

TEAMS ALIGNED



STEWARDSHIP

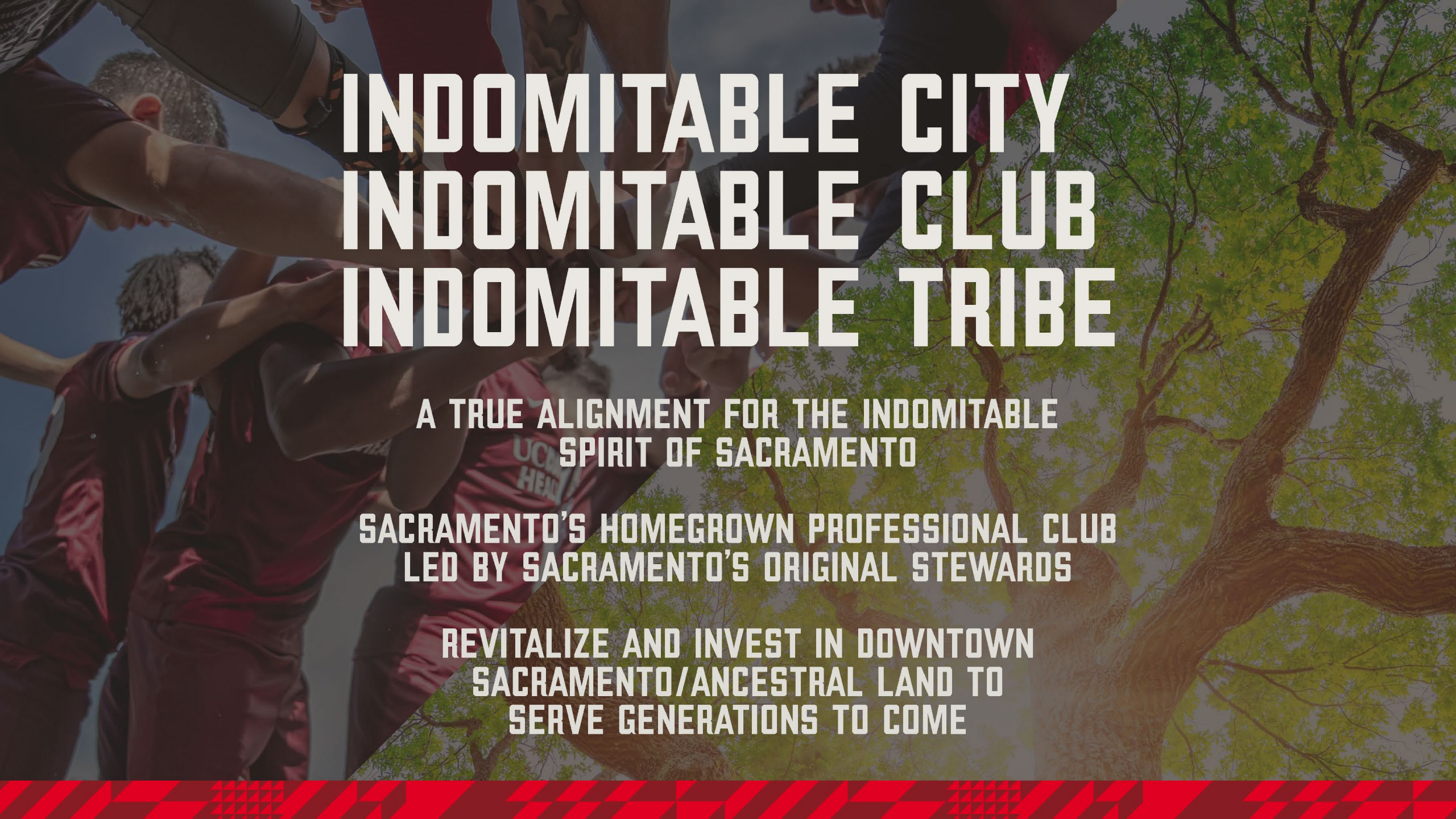
COMMUNITY
FOCUSED

ROOTED IN
SACRAMENTO

RESILIENT

INDOMITABLE TOGETHER





INDOMITABLE CITY INDOMITABLE CLUB INDOMITABLE TRIBE

A TRUE ALIGNMENT FOR THE INDOMITABLE
SPIRIT OF SACRAMENTO

SACRAMENTO'S HOMEGROWN PROFESSIONAL CLUB
LED BY SACRAMENTO'S ORIGINAL STEWARDS

REVITALIZE AND INVEST IN DOWNTOWN
SACRAMENTO/ANCESTRAL LAND TO
SERVE GENERATIONS TO COME

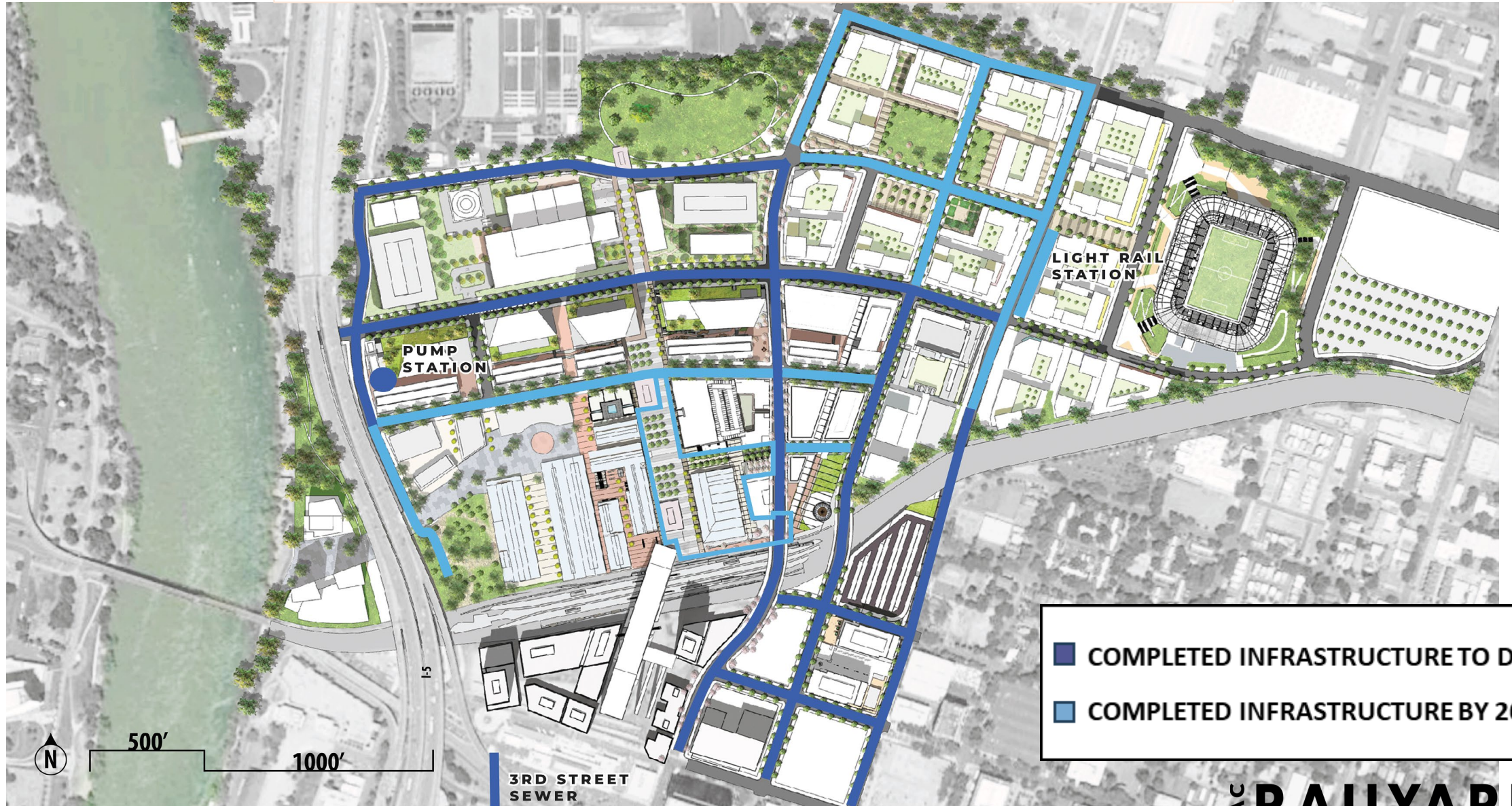
DOWNTOWN RAILYARD VENTURE



RAILYARDS – ACTIVE PROJECTS



RAILYARDS INFRASTRUCTURE



CATALYZE CENTRAL SHOPS



RECOMMENDATION / NEXT STEPS

Recommendation

- Pass A Motion To Approve Term Sheet(s)

Next Steps

- Definitive Documents (Q1 2025)*
- Sign Package (Q1/Q2 2025)
- Expansion of EIFD (Q2 2025)
- Purchase & Sale Agreement for Lot 40 & 44 (Q2 2025)
- Initiation of Construction (Stadium & Ent. Venue) (Q3/Q4 2025)

*Subject to parties finalizing agreements

END