

# **Railyards Enhanced Infrastructure Financing District**

**Annual Report  
For the Year Ending June 30, 2025**

June 24, 2025

Railyards Public Financing Authority  
Enhanced Infrastructure Financing District Annual Report  
For the Year Ending June 30, 2025

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## 1. **INTRODUCTION**

The Stadium Area Enhanced Infrastructure Financing District (EIFD) was established on December 10, 2019, by the Stadium Area Public Financing Authority (PFA) pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (EIFD Law). The EIFD was formed to finance certain public infrastructure improvements in support of a new Major League Soccer stadium, including roadway and sewer improvements, a new Regional Transit station, and a paseo for bike and pedestrian access located in or around the Downtown Sacramento Railyards. With the proposed expansion of EIFD, the Stadium Area EIFD has been officially renamed and approved by the Railyards Public Financing Authority as the Railyards EIFD.

Section 53398.66(j)(2) of the EIFD Law requires that the PFA adopt this annual report on or before June 30 of each year after holding a public hearing. This annual report will account for Fiscal Year (FY) 2024/25 as required by the EIFD Law. To meet the reporting requirements of the EIFD Law, this report is organized as follows:

**Section 2:** Provides a description of the projects undertaken in FY2024/25.

**Section 3:** Compares actual revenues and expenses, including administrative costs, of the PFA to the budgeted revenues and expenses.

**Section 4:** Includes the amount of tax increment revenues received from FY2024/25.

**Section 5:** Contains an assessment of the status regarding completion of the EIFD's projects.

**Section 6:** Provides the amount of revenues expended to assist private businesses.

## 2. **PROJECTS UNDERTAKEN IN FY2024/25**

As of the date this report was made available to the public, no projects anticipated to be financed through the EIFD have commenced construction.

## 3. **ACTUAL VS. BUDGETED REVENUES AND EXPENSES**

No revenues were budgeted nor expended for FY2024/25. All revenues have been allocated to the fund balance as shown in the District Budget chart below.

**RAILYARDS EIFD  
PROFORMA**

	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>
<b>Resources</b>			
Prior Year Fund Balance	\$1,654.00	\$3,025.00	\$5,380.00
Tax Increment Revenue	\$1,413.00	\$2,428.00	\$2,609.00
Total Resources	\$3,067.00	\$5,453.00	\$7,989.00
<b>Expenses</b>			
Developer Reimbursement	\$0.00	\$0.00	\$0.00
Administration	\$42.00	\$73.00	\$78.00
Total Expenses	\$3,025.00	\$5,380.00	\$7,911.00
<b>Estimated Ending Fund Balance</b>	<b>\$3,025.00</b>	<b>\$5,380.00</b>	<b>\$7,911.00</b>

4. **TAX INCREMENT RECEIVED**

FY2024/25 - \$2,428.00

5. **PROJECT COMPLETION ASSESSMENT**

As of the date this report was made available to the public, no projects anticipated to be financed through the EIFD have commenced construction.

6. **REVENUES EXPENDED TO ASSIST PRIVATE BUSINESSES**

As of the date this report was made available to the public, no revenues have been expended to assist any private business.

**RAILYARDS EIFD  
FY2025/26  
DISTRICT BUDGET**

**(FUND 2302)**

Estimated Beginning Fund Balance	5,380
Tax Increments	2,609
<b>Total Resources</b>	<b><u>\$7,989</u></b>

Expenses

Developer Reimbursement	0
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Administrative Costs

Infrastructure Financing

Administration	78
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Accounting

Administration	0
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County Billing	0
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<b>Total Expenditures</b>	<b><u>\$78</u></b>
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Estimated Ending Fund Balance	7,911
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Year-Over-Year Change in Fund Balance	<u>\$2,531</u>
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CITY OF SACRAMENTO  
RAILYARDS ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
DESCRIPTION OF FACILITIES TO BE FINANCED

The EIFD is authorized to finance the purchase, construction, expansion, improvement, 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 have a tangible connection to the work of the EIFD. The EIFD will also finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these facilities. Facilities authorized to be financed by the EIFD include the following:

**I. EIFD Infrastructure Projects**

- Dos Rios Striping
- 6<sup>th</sup> Street Railyards to North B
- North B 7<sup>th</sup> to 8<sup>th</sup>
- North B 8<sup>th</sup> to 10<sup>th</sup>
- 10<sup>th</sup> Street (on site)
- Summit Tunnel 6<sup>th</sup> to 7<sup>th</sup>
- 8<sup>th</sup> Street
- Trunk Sewer 7<sup>th</sup> and 10<sup>th</sup>
- Summit Tunnel Paseo
- East Regional Transit Station

A map showing the location of the authorized facilities is provided on the following page.

**II. Other Expenses**

In addition to the direct costs of the above facilities, other incidental expenses as authorized by the EIFD Law, including, but not limited to, the cost of engineering, planning, and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the facilities; costs of project/construction management; costs (including the costs of legal services) associated with the creation of the EIFD; issuance of bonds or other debt; costs incurred by 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 formation and implementation of the EIFD and to the construction, completion, inspection, and acquisition of the authorized facilities.

## MAP OF AUTHORIZED FACILITIES

CITY OF SACRAMENTO

RAILYARDS ENHANCED INFRASTRUCTURE FINANCING DISTRICT

