

Railyards Enhanced Infrastructure Financing District

**Draft Annual Report
For the Year Ending June 30, 2026**

July 28, 2026

Railyards Public Financing Authority
Enhanced Infrastructure Financing District Annual Report
For the Year Ending June 30, 2026

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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 within seven months of the close of each fiscal year after holding a public hearing. This annual report will account for Fiscal Year (FY) 2025/26 as required by 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 FY2025/26.

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 FY2025/26.

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

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

2. PROJECTS UNDERTAKEN IN FY2025/26

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 or expended for FY2025/26. All revenues have been allocated to the fund balance as shown in the District Budget chart below.

**RAILYARDS EIFD
PROFORMA**

	FY25	FY26	FY27
Resources			
Prior Year Fund Balance	\$3,025.00	\$5,380.00	\$7,911.00
Tax Increment Revenue	\$2,428.00	\$2,609.00	\$2,086.00
Total Resources	\$5,453.00	\$7,989.00	\$9,997.00
Expenses			
Developer Reimbursement	\$0.00	\$0.00	\$0.00
Administration	\$73.00	\$78.00	\$63.00
Total Expenses	\$5,380.00	\$7,911.00	\$9,934.00
Estimated Ending Fund Balance	\$5,380.00	\$7,911.00	\$9,934.00

4. **TAX INCREMENT RECEIVED**

FY2025/26 - \$2,609.00

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
FY2026/27
DISTRICT BUDGET**

(FUND 2302)

Estimated Beginning Fund Balance	7,910
Tax Increments	2,086
Total Resources	\$9,996
Expenses	
Developer Reimbursement	0
Administrative Costs	
Infrastructure Financing	
Administration	63
Accounting	
Administration	0
County Billing	0
Total Expenditures	\$63
Estimated Ending Fund Balance	9,934
Year-Over-Year Change in Fund Balance	\$2,024

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
- 6th Street Railyards to North B
- North B 7th to 8th
- North B 8th to 10th
- 10th Street (on site)
- Summit Tunnel 6th to 7th
- 8th Street
- Trunk Sewer 7th and 10th
- 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

