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Aggie Square Enhanced Infrastructure Financing District

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

August 25, 2026

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

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1. **INTRODUCTION**

The Aggie Square Enhanced Infrastructure Financing District (EIFD) was established on April 13, 2021, by the Aggie Square 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 the Aggie Square Innovation and Research Center (the “Project”). The infrastructure improvements include roadway, storm water, water, and sewer improvements within and surrounding the Project, and affordable housing investments.

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 in 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, all projects listed in the attached infrastructure facilities list, with the exception of affordable housing development, have been completed as reported by the Developer and verified by the City.

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

Tax increment revenues were budgeted and spent for FY2025/26 for administration costs totaling \$118,585 as shown on the following page.

AGGIE SQUARE EIFD PROFORMA

Direct Levy Number			
Aggie Square EIFD	FY25	FY26	FY27
Fund 2301	Actual	Projected	Proposed
Beginning FB	15,855	1,187,275	3,045,799
Property Tax Increment	\$ 1,164,489	\$ 1,229,435	\$ 1,274,098
VLF	\$ -	\$ 747,674	\$ 436,261
Interest	14,056	-	-
Total Revenue	\$ 1,178,545	\$ 1,977,109	\$ 1,710,360
Operating Expenses			
<i>Admin (106132151)</i>			
Admin Infrastructure Finance	\$ -	\$ 75,000	\$ 81,420
Admin Consultant Cost		\$ 22,575	\$ 75,000
Admin Accounting - City	-	-	1,098
Admin Accounting - Sac County	7,125	21,010	25,000
Total Admin	\$ 7,125	\$ 118,585	\$ 182,518
<i>Developer Reimbursement</i>	\$ -	\$ -	\$ 1,317,482
Total Operating Expenses	7,125	118,585	1,500,000
Estimated Ending Fund Balance	1,187,275	3,045,799	3,256,159
Restricted for Housing	237,455	609,160	914,728
Restricted for Non-Housing	949,820	2,436,639	2,341,431
Year-Over-Year Change in FB	1,171,420	1,858,524	210,360

4. TAX INCREMENT RECEIVED

Tax increment and Vehicle License Fee (VLF) revenues received in FY2025/26 totaled \$1,977,109.

5. PROJECT COMPLETION ASSESSMENT

Based on the EIFD eligible infrastructure facilities list attached to this report, all projects have been completed as reported by the Developer and verified by the City, with the exception of affordable housing development.

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.

AGGIE SQUARE EIFD
FY2026/27
DISTRICT BUDGET
(FUND 2301)

Estimated Beginning Fund Balance		3,045,799
Tax Increments		1,274,098
VLF		436,261
Total Resources		\$4,756,159
Expenses		
Developer Reimbursement		\$1,317,482
Administrative Costs		
Infrastructure Financing		
	Administration	81,420
	Consultant	75,000
Accounting		
	Administration	1,098
	County Billing	25,000
Total Expenditures		\$1,500,000
Estimated Ending Fund Balance		\$3,256,159
Year-Over-Year Change in Fund Balance		\$210,360

AGGIE SQUARE ENHANCED INFRASTRUCTURE FINANCING DISTRICT

DESCRIPTION OF FACILITIES AND DEVELOPMENT 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 Public Facility and Development Projects

- a. Aggie Square Site work and site development including the following:
 - i. construction of 3rd Avenue from Stockton Boulevard to the parking garage including curbs, gutters, sidewalks, street lighting, and landscaping,
 - ii. Stockton Boulevard/3rd Avenue intersection improvements,
 - iii. extension of 45th Street from 2nd Avenue to 3rd Avenue including curbs, gutters, sidewalks, and landscaping,
 - iv. construction of access drive at Stockton Boulevard between 2nd Avenue and 3rd Avenue to provide access for loading and drop off to the mixed use/residential and West Science and Technology buildings,
 - v. Improvements to Stockton Boulevard including curbs, gutters, landscaping, and lighting,
 - vi. storm water management improvements, and
 - vii. utility (water, sewer) connections and relocations as required.
- b. Design and construction of transit, transportation, pedestrian, and connectivity improvements, including parking facilities.
- c. Design and construction of public gathering areas, education, and public open spaces (including but not limited to Aggie Square Plaza, Market Plaza, and the Alice Waters Edible Education Institute).

- d. Innovation infrastructure support, including but not limited to construction of Innovation Hall.
- e. Affordable housing development.

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 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.