Notice of Second Public Hearing of the
Railyards Public Financing Authority

NOTICE IS HEREBY GIVEN that the Railyards Public Financing Authority ("Public Financing Authority") will hold a public hearing on December 1, 2026, at 9:30 a.m. or as soon thereafter as the matter may be heard at

City Hall Council Chamber
915 "I" Street, 1st Floor, Sacramento, CA 95814

on the proposed amendment of the infrastructure financing plan for the City of Sacramento Railyards Enhanced Infrastructure Financing District (the "EIFD," and, following the proposed expansion, the "Amended EIFD") (such plan, as proposed to be amended, the "Proposed Amended Infrastructure Financing Plan"). The Proposed Amended Infrastructure Financing Plan, which was approved by the City Council of the City of Sacramento on November 10, 2026 (Resolution No. 2026-0307), will, if adopted by the Public Financing Authority, expand the boundaries of the EIFD to add the area referred to as "Railyards West," create two project areas within the Amended EIFD, and make changes to the list of facilities authorized to be financed by the Amended EIFD.

If the Proposed Amended Infrastructure Financing Plan is adopted, the Amended EIFD will be authorized, under California Government Code section 53398.50 and following (the "EIFD Law"), to finance the purchase, construction, expansion, improvement, seismic retrofit or rehabilitation of the facilities and underlying real property described in the Proposed Amended Infrastructure Financing Plan. These facilities will have an estimated useful life of 15 years or longer and will be projects of communitywide significance that provide significant benefits to the Amended EIFD or the surrounding community. Facilities that may be located outside the boundaries of the Amended EIFD (if any) will have a tangible connection to the work of the Amended EIFD. The Amended EIFD may also finance planning and design work directly related to the purchase, construction, expansion, or rehabilitation of these facilities. Facilities authorized to be financed by the Amended EIFD include, but are not limited to, the following:

Amended EIFD Public Facilities and Development

- Roadways, overcrossings, interchanges, ramps, bridges, arterial streets, parking facilities
- Flood control walls, retention basins, storm drains, and drainage channels
- Parks, recreational facilities, bike and pedestrian paths, and open space
- Transit facilities
- Sewer infrastructure improvements
- Water infrastructure improvements
- Dry utilities
- Traffic signs, signals, and striping
- Affordable housing-related development authorized by the EIFD Law
- Renewable energy facilities
- Acquisition, construction, or repair of industrial structures for private use

- Any other public or private infrastructure authorized by EIFD Law

The Amended EIFD, in conjunction with the City of Sacramento ("Participating Taxing Entity"), will use incremental Participating Taxing Entity property tax revenue generated from properties within the Amended EIFD's boundaries to finance the facilities summarized herein and included within the Proposed Amended Infrastructure Financing Plan. The Amended EIFD may issue bonds or other debt obligations secured by the incremental tax revenues included within the Proposed Amended Infrastructure Financing Plan. As described in the Proposed Amended Infrastructure Financing Plan, other financing sources including, but not limited to grants, assessments, special taxes and development impact fees may be levied and/or utilized by the Amended EIFD in conjunction with the incremental Participating Taxing Entity property tax revenue to finance the aforementioned facilities.

The proposed boundaries of the Amended EIFD and the boundaries of each proposed project area are as shown on the map attached hereto as Exhibit A.

The purpose of the Proposed Amended Infrastructure Financing Plan is to contain the information required by Government Code section 53398.63 describing the Amended EIFD boundaries, the boundaries of project areas within the Amended EIFD, the facilities to be financed, the methods of financing the facilities, the incremental tax revenue proposed to be committed to the Amended EIFD by the Participating Taxing Entity, the plan of replacing any dwelling units removed or destroyed and the plan of relocating displaced persons, and the goals the Amended EIFD proposes to achieve for each project financed.

Any person may appear at the hearing to provide written or oral comments on the Proposed Amended Infrastructure Financing Plan to the Public Financing Authority. Any person having any objections to the Proposed Amended Infrastructure Financing Plan or the regularity of any of the prior proceedings for the amendment of the EIFD may appear at the hearing and object to the adoption of the Proposed Amended Infrastructure Financing Plan by the Public Financing Authority.

Each resident and landowner located within the boundaries of the Amended EIFD may submit oral or written protests against the adoption of the Proposed Amended Infrastructure Financing Plan before the close of the public hearing. The protest may state that said landowner or resident objects to the Public Financing Authority taking action to implement the Proposed Amended Infrastructure Financing Plan. The Public Financing Authority shall consider all written and oral protests received before the close of the public hearing along with recommendations, if any, of the affected taxing entities.

The Proposed Amended Infrastructure Financing Plan, as approved by the City Council on November 10, 2026, is available for inspection on the Public Financing Authority website at:

https://www.cityofsacramento.gov/finance/infrastructure-finance/special-districts/enhanced-infrastructure-financing-districts.

Copies of the Proposed Amended Infrastructure Financing Plan will be available to the public at the meeting.

The designated contact person to receive and process requests for materials and to receive written comments and written protests regarding the Proposed Amended Infrastructure Financing Plan and who maintains a copy of the boundary map, and the Proposed Amended Infrastructure Financing Plan for public inspection is Sini Makasini, Senior Development Project Manager, Finance Department, (916) 808-7967 (915 I Street, 5th Floor, Sacramento CA 95814).

/s/ Mindy Cuppy
Secretary, Public Financing Authority

Exhibit A

Boundary Map

