

NOTICE OF PUBLIC HEARING

**Stadium Area Public Financing Authority
City Hall Council Chamber
915 "I" Street, 1st Floor, Sacramento, CA 95814
www.cityofsacramento.org**

Instructions for accessing and participating in the meeting will be posted along with the meeting agenda by close of business **Thursday, May 11, 2023**. To access this information, please visit <https://meetings.cityofsacramento.org> and choose "Upcoming Meetings" and then select the appropriate meeting to access the agenda material. The City also posts meeting agendas at City Hall. Members of the public are encouraged to submit public comments electronically via eComment through the City's Upcoming Meetings website.

Tuesday, May 16, 2023 at 10:00 a.m.

Notice Title: **Proposed Expansion of the City of Sacramento Railyards Enhanced Infrastructure Financing District and Adoption of the Amended Infrastructure Financing Plan**

Location (of project): **Council District 3**

Project Description: The proposed expansion of the Stadium Area EIFD (proposed to be renamed Railyards EIFD), which currently consists of 24 parcels comprising 42 acres among nine existing property owners, to a total of 244-acres within the Railyards Specific Plan Area. Although a significant number of improvements have been completed in the Railyards, project development still faces a significant infrastructure funding burden. Therefore, to support development in the Railyards as a whole, the following amendments to the EIFD will be proposed.

- EIFD Boundary Expansion – Encompassing the complete Railyards Specific Plan Area
- EIFD Name Change – The Stadium Area EIFD will be renamed to Railyards EIFD which reflects the expanded boundaries and broader infrastructure funding.
- Amend the Infrastructure Financing Plan (IFP) – Due to the proposed expansion of the EIFD, amendments to the existing IFP are necessary to accommodate the additional infrastructure and public facilities that will be incorporated within the EIFD.

The EIFD allows incremental property tax revenue from the City within the boundary of the EIFD to be used to finance public facilities and other specified projects of communitywide significance that provide significant benefits to the EIFD and the surrounding community. The proposed boundaries of the expanded EIFD are shown on the map attached hereto as Exhibit A. A complete list of the public facilities and development proposed to be financed is included in the draft Infrastructure Financing Plan, which is available for viewing at <http://www.cityofsacramento.org/Finance/Public-Improvement-Financing/Documents>

Pursuant to the EIFD Law, the Stadium Area Public Financing Authority (PFA) is to consider adoption of the changes, including the amended IFP, at three public hearings that shall take place at least 30 days apart.

THIS IS THE NOTICE OF THE FIRST PUBLIC HEARING

The PFA will hold the first of three public hearings on the expansion of the EIFD and adoption of the amended IFP during its regular meeting on **Tuesday, May 16, 2023, at 10:00 a.m.**, or as soon thereafter as possible, in the City Council Chambers in New City Hall, 915 I Street, Sacramento, California, and by such internet access as shall be noticed by the City Clerk.

At the public hearing, the PFA shall hear all written and oral comments, but take no action. Any persons having any objections to the proposed amended IFP or the regularity of any of the prior proceedings related to the expansion of the EIFD or the adoption of the amended IFP may object in writing or appear before the PFA and object to the adoption of the expansion and/or proposed amended IFP by the PFA.

Environmental Determination: This notice regarding a public hearing is a notice regarding a financing, organizational and administrative activity that will not result in direct or indirect physical changes in the environment. Thus, the holding of this public meeting does not constitute a project and is not subject to CEQA review. CEQA Guidelines section 15378(b) (4) & (5); 15060(c)(3).

Prior Commission/Committee/Director Action: None.

A detailed staff report for this item will be published on the City of Sacramento website by close of business on **Thursday, May 11, 2023**, at the link noted above.

Any person having objections to the expansion of the Stadium Area EIFD or to the amendments to the Infrastructure Financing Plan may appear at the Public Hearings and object to the adoption of the proposed expansion of the EIFD and/or amendments to the IFP.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the Stadium Area Public Financing Authority at or prior to the Public Hearing.

This notice is being delivered in the manner required by EIFD Law.

For further information on this matter, please contact: Sini Makasini, Senior Development Project Manager, (916) 808-7967.

/s/
Mindy Cuppy, City Clerk of the City and Secretary of the PFA

EXHIBIT A

