Notice of First Public Hearing of the
Railyards Public Financing Authority

NOTICE IS HEREBY GIVEN that the Railyards Public Financing Authority (the "Public Financing Authority") will hold a public hearing on September 15, 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 EIFD (as amended, the "Proposed Amended Infrastructure Financing Plan"). The Proposed Amended Infrastructure Financing Plan, if adopted by the Public Financing Authority and the City Council of the City of Sacramento, will expand the existing City of Sacramento Railyards Enhanced Infrastructure Financing District (the "EIFD," and, following the proposed expansion, the "Amended EIFD"), create two projects areas within the Amended EIFD, and make changes to the list of facilities authorized to be financed by the Amended EIFD.

Any person may appear at the hearing to provide written or oral comments to the Public Financing Authority on the Proposed Amended Infrastructure Financing Plan. Any person having any objections to the Proposed Amended Infrastructure Financing Plan or the regularity of any of the prior proceedings for the EIFD may appear at the hearing and object to Public Financing Authority's adoption of the Proposed Amended Infrastructure Financing Plan. Following the public hearing, the Public Financing Authority will consider any written and oral comments and may take action to modify or reject the Proposed Amended Infrastructure Financing Plan.

If the Proposed Amended Infrastructure Financing Plan is adopted, the Amended EIFD will be authorized to finance the purchase, construction, expansion, improvement, seismic retrofit or rehabilitation of the facilities and underlying real property summarized below and 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 pursuant to the Proposed Amended Infrastructure Financing Plan 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

Pursuant to the Proposed Amended Infrastructure Financing Plan, the Amended EIFD, will use incremental property tax revenue generated by properties within the Amended EIFD's boundaries that are committed to the Amended EIFD by the City of Sacramento (the "Participating Taxing Entity") to finance the facilities included within the Proposed Amended Infrastructure Financing Plan. The Amended EIFD may issue bonds or other debt obligations secured by the incremental tax revenues to finance the facilities 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 property tax revenue contributed by the Participating Taxing Entity to finance the aforementioned facilities.

The proposed boundaries of the Amended EIFD and of each project area are 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. The Proposed Amended Infrastructure Financing Plan describes the Amended EIFD boundaries, the boundaries of project areas within the Amended EIFD, the facilities to be financed by the Amended EIFD, 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.

The Proposed Amended Infrastructure Financing Plan is available for inspection on the Public Financing Authority's 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, to receive written comments to the Proposed Amended Infrastructure Financing Plan, and who maintains a copy of the boundary map, relevant CEQA documents, 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