

RESOLUTION 2026-0221

Adopted by the Sacramento City Council

July 28, 2026

A Resolution of Intention to Establish the City of Sacramento Innovation Park Enhanced Infrastructure Financing District to Finance Public Capital Facilities and Other Projects of Communitywide Significance, Establishing a Public Financing Authority, and Authorizing Certain Other Actions Related Thereto

BACKGROUND

- A. Pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with section 53398.50) (the “EIFD Law”), the City Council of the City of Sacramento (the “City Council”) is authorized to initiate the process to establish an enhanced infrastructure financing district (the “EIFD”).
- B. In accordance with California Government Code section 53398.54, the City has complied with the prerequisites to initiate the creation of, or participate in the governance or financing of, the EIFD and will provide the required certification to the Department of Finance in accordance with the EIFD Law.
- C. The City Council proposes the establishment of an EIFD to finance certain public capital facilities and other specified projects of communitywide significance that provide significant benefits to the EIFD or the surrounding community.
- D. The proposed boundaries of the EIFD are identified on the map entitled “Boundaries of City of Sacramento Innovation Park EIFD” a copy of which is on file in the office of the City Clerk and a reduced sized copy is attached hereto.
- E. The EIFD will be formed by a public financing authority (the “Public Financing Authority” or “PFA”), which will be the governing board of the EIFD and will be responsible for implementing the infrastructure financing plan for the EIFD.
- F. A “Catalytic Economic Development Project” shall be defined as a project containing approximately a minimum of 350,000 sq. ft. or a size approved by City Council which further develops and/or grows targeted industry clusters or tradeable sectors; results in a significant number of high paying jobs for City and regional residents; materially increases revenue for the City and serves as a stimulus for additional and adjacent investment in the City. The City Council shall make the determination of whether a project meets that definition.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1.

Background Statements. The City Council finds and determines that the background statements A through F are true.

SECTION 2.

Intention and Proposal to Establish EIFD. The City Council proposes and intends to cause the establishment of the EIFD under the provisions of the EIFD Law.

SECTION 3.

Name of EIFD. The name proposed for the EIFD is “City of Sacramento Innovation Park Enhanced Infrastructure Financing District.”

SECTION 4.

Description of Boundaries. The proposed boundaries of the EIFD are as shown on the map of the EIFD on file in the office of the City Clerk, which boundaries are hereby approved and to which map reference is hereby made for further particulars. A reduced size copy of said map is attached hereto as Exhibit A and is incorporated herein.

SECTION 5.

Description of Facilities and Development. The type of public facilities and development proposed to be financed or assisted by the EIFD in accordance with section 53398.52 of the EIFD Law are those listed on Exhibit B, attached hereto and incorporated herein (the “Facilities”).

SECTION 6.

Necessity of EIFD and Goals. The City Council hereby finds that the EIFD is necessary for the area within the EIFD and the City. The City Council's goal for the EIFD is to create the means by which to assist in financing public capital facilities and other specified projects of communitywide significance that provide significant benefits within the boundaries of the EIFD or the surrounding community and, for those facilities located outside the EIFD boundaries, also have a tangible connection to the EIFD.

SECTION 7.

Use of Incremental Tax Revenues. The City Council hereby declares that, pursuant to the EIFD Law and if approved by resolution pursuant to section 53398.68 of the EIFD Law, incremental property tax revenue from the City within the boundary of the EIFD, but not from any of the other affected taxing entities within the EIFD, will be used to finance the activities of the EIFD. The incremental property tax revenue will be described in an infrastructure financing plan for the EIFD (the "Infrastructure Financing Plan") to be prepared in accordance with the EIFD Law.

SECTION 8.

Establishment of Public Financing Authority. The City Council hereby establishes the PFA as the governing board of the EIFD in accordance with section 53398.51.1 of the EIFD Law. The PFA membership is subject to compliance with the EIFD Law and California Government Code section 54970, et al. and shall consist of three members of the City Council and two members of the public. The three City Council members will be appointed by the Mayor and confirmed by the City Council every year. The public members of the PFA will also be appointed by the Mayor and confirmed by the City Council, however the term of the public members will be for a two (2) year term.

SECTION 9.

Public Hearing. The City Council hereby fixes Tuesday, December 1, 2026, at the time of 9:30 a.m., or as soon thereafter as possible, at Sacramento City Hall, Sacramento, California, as the time and place, when and where a public hearing will be held, by the PFA, on the proposed establishment of the EIFD and the Infrastructure Financing Plan.

SECTION 10.

Mailing of Resolution. The City Clerk is hereby directed to mail a copy of this Resolution to the PFA, each owner of land (as defined in the EIFD Law) within the EIFD, each affected taxing entity (as defined in the EIFD Law) and the City engineer (or other appropriate official preparing the Infrastructure Financing Plan). In accordance with section 53398.60(b) of the EIFD Law, in lieu of mailing this Resolution to each owner of land, the City Clerk may mail a single-page notice of intention containing the specific information specified therein.

SECTION 11.

No Obligation. This Resolution in no way obligates the PFA to establish the EIFD. Nor does it obligate Council to approve IFP when it is presented before Council after the first public hearing. The establishment of the EIFD is subject to the approval of the PFA in accordance with the provisions of the EIFD Law.

SECTION 12.

Severability. If any section, subsection, phrase or clause of this Resolution is for any reason found to be invalid, such section, subsection, phrase or clause shall be severed from, and shall not affect the validity of, all remaining portions of this Resolution that can be given effect without the severed portion.

SECTION 13.

General Authorization. The City Clerk and all other officers and agents of the City are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution.

SECTION 14.

Exhibits. Exhibits A and B are part of this resolution.

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Exhibit A – Proposed Boundaries of EIFD

Exhibit B – Public Facilities and Development to be Financed

Adopted by the City of Sacramento City Council on July 28, 2026, by the following vote:

Ayes: Members Dickinson, Guerra, Jennings, Kaplan, Maple, Pluckebaum, Talamantes, Vang, and Mayor McCarty

Noes: None

Abstain: None

Absent: None

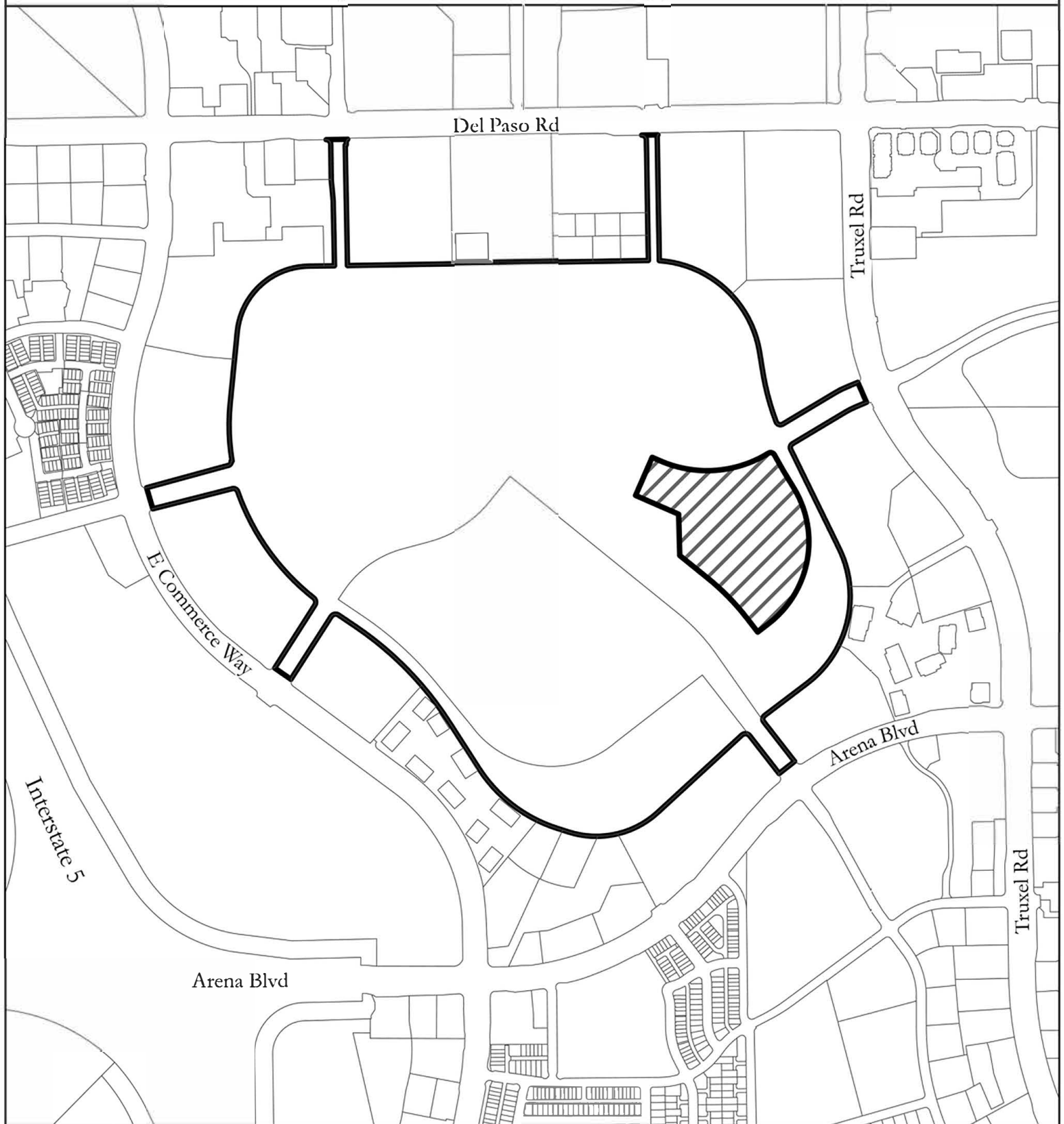
Attest:  08/04/2026

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

Proposed City of Sacramento Innovation Park Enhanced Infrastructure Financing District

Exhibit A



City of
SACRAMENTO
Finance Department

Map Date: 02/20/2025

-  Proposed City of Sacramento Innovation Park EIFD Boundary
-  Parcel Lines
-  Not a Part of EIFD

0 500 1,000
Feet



EXHIBIT B

CITY OF SACRAMENTO INNOVATION PARK ENHANCED INFRASTRUCTURE FINANCING DISTRICT

DESCRIPTION OF FACILITIES AND DEVELOPMENT TO BE FINANCED

The EIFD is authorized to finance the purchase, construction, expansion, improvement, seismic retrofit 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, including in West, South and North Natomas, must have a tangible connection to the work of the EIFD. The EIFD will also finance planning and design work that is directly related to the purchase, construction, expansion, or rehabilitation of these facilities. Facilities authorized to be financed by the EIFD include roadway, overcrossing, water, storm drain, sewer, dry utility, traffic signals, community landscape facilities and amenities for public use and related improvements including, but not limited to, the following:

I. EIFD Public Facilities and Development

- Innovator Drive connection to Del Paso Road. and Arena Blvd.
- B Street connection to East Commerce and Truxel Roads
- D Street connection to East Commerce and Innovator Drive
- Sports Parkway Road (Circle).
- A Street & E Street connection to Del Paso Road
- On-site and Off-site Traffic Signals within Innovation Park and the outlining areas (see map).
- 12" Storm Drain Line & 8" Sewer Line
- Water Infrastructure improvements
- Dry Utilities
- Traffic Signs and Striping
- Snowy Egret Overcrossing Bridge
- Affordable housing-related development authorized by the EIFD Law

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 City, 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.