



April 22, 2026

Suzanne Tam
City of Sacramento
Public Improvement Finance
915 I Street, 5th Floor
Sacramento, CA 95814

RE: Franklin Boulevard BIA 2026-2027 Annual Report

Dear Ms. Tam:

Enclosed is the 2026-2027 Annual Report for The Franklin Blvd Business Association BIA as approved by the Board of Directors. Please note that the assessment rates have been updated. If you have any questions regarding the report, please call me at 916-455-2124.

Sincerely,

A handwritten signature in black ink, appearing to be "Michael Bokan", with a long, horizontal flourish extending to the right.

Michael Bokan
Executive Director



FRANKLIN
BOULEVARD
BUSINESS ASSOCIATION

ANNUAL REPORT
Fiscal Year 2026-2027

PROPOSED IMPROVEMENTS & ACTIVITIES

Program Management & Operations

Administer the day-to-day operations of the Association including financial management, membership support and inquiries, Board of Director support and assistance. We currently have two full-time staff to respond to inquiries and business/property owners' needs. This includes, but is not limited to: answering phone calls and emails, distributing information, creating marketing documents and materials, and providing support for our members. Furthermore, outreach needs to be consistent and a database will be implemented for further development of outreach, services and assistance. We will assess needs and reassess current operations on an ongoing basis to be effective in supporting the business environment and their needs. For example, empty parcels or vacant units are a priority to fill. Gaining access to this information is imperative to promoting the district and increasing vitality of the corridor.

Clean Up & District Beautification

Provide sidewalk and street cleaning services; graffiti, shopping cart and trash removal; and landscape maintenance in the public right-of-way on Franklin Boulevard for all commercial properties in the Property-Based Business Improvement District adjacent to Franklin Boulevard between Sutterville Road and 47th Avenue. Additionally, we have included a budget for security services in the district to help curb business theft and vandalism, and to ensure the boulevard remains safe for community members and patrons of our local businesses.

District Identity

Improve Franklin Boulevard's streetscape, vacant properties, code enforcement, business signage and other public infrastructure. Market and promote the business district by revamping the branding of our district via the Association's website, social media, newsletters and cultural events such as our Annual Membership Meeting & Luncheon and National Night Out. Continue working with our public and private partners to develop large-scale and culturally relevant mural projects in the business district on Franklin Boulevard. Additionally, we continue to build stronger relationships with our neighborhoods, community partners and law enforcement to garner support via community events and other activities. As we build on a stronger sense of community, our district continues to host annual events to bolster our cultural identity that include Mexican Independence Day and the Back to the Boulevard Car Cruise, La Posada, and National Night Out.

- August 4, 2026: National Night Out -- **\$2,000**
- May, July & Sept. 2026: Carruchas y Cafe - **\$1,500**
- Date TBD: Back to the Blvd Car Cruise & Mexican Independence Day -- **\$5,000**
- October 2026: Trunk-or-Treat -- **\$500**
- December 2026: La Posada -- **\$500**
- Branding & new banners -- **\$5,000**

Marketing, Business Workshops and Training

Current endeavors to provide marketing and technical assistance are offered through our partnership with the Sacramento Hispanic Chamber and our Emprande program. Our members are looking to gain more expertise, yet access to capital and/or language barriers are prevalent, and the need to expand on these services in other languages besides English is evident. We are regularly updating our social media and website pages to better promote the businesses in the district and to leverage partnerships to provide business workshops, technical assistance and access to capital. Moreover, we are looking for ways to retain and grow businesses in the district as well as attract new businesses that provide jobs to the surrounding community.

PROJECTED ANNUAL BUDGET

FISCAL YEAR 2026-2027

Board approved 4/22/26

REVENUES	BIA	PBID	TOTAL
Beginning Balances (April 15, 2026)	\$46,814	\$108,852	\$155,665
Reserve Balances	\$21,862	\$21,862	\$43,724
Grants		\$57,550	\$57,550
Projected 2026-27 Assessments	\$83,108	\$240,515	\$323,623
EXPENSES	BIA	PBID	TOTAL
Program Management & Operations	\$50,000	\$155,000	\$205,000
Clean Up & Beautification (Clean & Safe)		\$115,000	\$115,000
District Identity	\$20,000	\$10,000	\$30,000
Marketing/Business Workshops	\$10,000	\$9,000	\$19,000
City & County Billing	\$890	\$1,896	\$2,786
Contingency	\$832	\$2,262	3,094
Total Projected Expenses	\$81,722	\$293,158	\$374,880
Projected Ending Balances with Reserves (June 30, 2027)	\$23,248	\$26,769	\$50,017

Franklin Blvd Business Association
PROJECTED ANNUAL BUDGET
Fiscal Year 2026-2027

Revenues

BIA

Beginning Balances (as of April 15, 2026)
Reserve/Savings
Projected Assessment
Total Budget

\$46,814
\$21,862
\$83,108

\$151,784

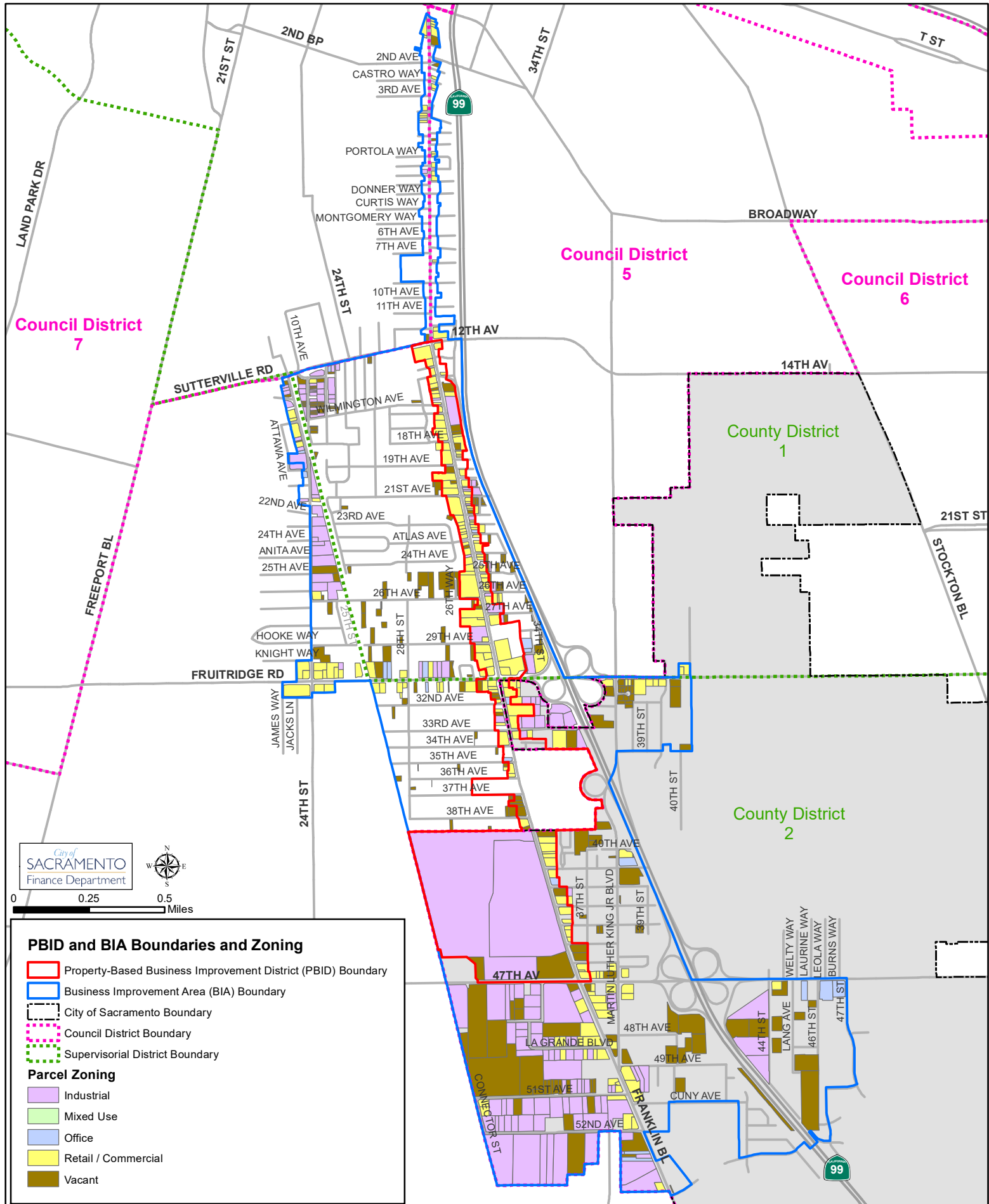
Expenses

			Delta %	Service/Project	Description	BIA
			5%	Program Management and Operations	Staff and administrative expenses; Association insurance, office related expenses, rent, financial reporting and accounting, and legal expenses.	\$50,000
				Clean Up, Beautification & Security Services	Sidewalk cleaning services; graffiti, shopping cart* and trash removal*; landscape maintenance; and street and District beautification.	
			2%	District Identity	Marketing and promotion of the District, banners, newsletter, branding, publicity, special events, and holiday decorations, murals.	\$20,000
			2%	Marketing, Business Workshops and Trainings	Trainings and workshops for District businesses on social media, marketing, access to capital, worker's compensation, visual merchandising, etc...	\$10,000
				City/County Billing	Cost to City and County of Sacramento to administer and distribute BIA and PBID funds to District.	\$890
				Contingency (1%)		\$832
			10%			
			Total Expenses			\$81,722
			Ending Balance (Projected - June 30, 2027)			\$1,386
			With reserves			\$23,248

	FRANKLIN BLVD BIA (D):				Minimum: \$81	Maximum: \$826	
					Flat Amount	Increment	Basis
D1	Retail			Gross Receipts	-	.000535	of gross receipts
D2	Non-Retail			Flat Amount	\$81	-	

Franklin Boulevard Business Association

Property-Based Business Improvement District (PBID) / Business Improvement Area (BIA)



BUSINESS IMPROVEMENT AREA ANNUAL REPORT CHECKLIST

FY 2026-2027

BIA NAME: FRANKLIN BOULEVARD BUSINESS ASSOCIATION

CONTRACT # _____

AUTHORITY (CS&H Code Section)	REQUIREMENT	PAGE FOUND
36533(b)	Specify BIA name	1
-Does the BIA name exactly match the previous year's BIA name? (Check one) YES ☒ NO ☐		
36533(b)	Specify fiscal year to which report applies	1
36533(b)(1)	Any proposed changes in the boundaries	N/A
36533(b)(1)	Any proposed changes in any benefit zones	N/A
-Do the boundaries and benefit zones exactly match the previous year? (Check one) YES ☒ NO ☐ (If not, describe change(s) in the NOTES section)		
36533(b)(2)	The improvements and activities for that fiscal year	2
-Are the improvements and activities in line with the Annual Report? (Check one) YES ☒ NO ☐		
36533(b)(3)	An estimate of the cost of providing the improvements and activities for that fiscal year	2/3
- How does the overall budget compare to last year? (Check one) HIGHER ☐ SAME ☐ LOWER ☒ - What is the greatest change (by percentage) between line items from last year to this year <u>2.64</u>		
36533(b)(4)	The method of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against their business for that fiscal year	4
36533(b)(4)	The basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against their business for that fiscal year	4
-Does the Method and Basis match the Annual Report? (Check one) YES ☒ NO ☐ -Is there a CPI increase for this year? (Check one) YES ☐ NO ☒ -If so: What is the rate? _____		
36533(b)(5)	The amount of any surplus revenues to be carried over from the previous fiscal year	YES
-Is the surplus identified for use in specific categories? (Check one) YES ☒ NO ☐ yes, What category(ies) <u>RESERVE BALANCE/SAVINGS</u>		
36533(b)(5)	The amount of any deficit revenues to be carried over from a previous fiscal year	N/A
36533(b)(6)	The amount of any contributions to be made from sources other than assessments levied pursuant to this part	N/A
-Are the contributions identified for use in a specific category? (Check one) YES ☒ NO ☐		
-Did an authorized representative of the nonprofit Board sign the report? (Check one) YES ☒ NO ☐		
-Does the report state the date the Board approved the Report/Budget? (Check one) YES ☒ NO ☐		

NOTES: