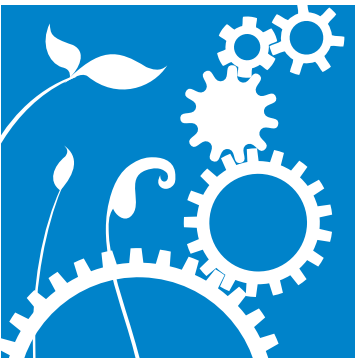


BUILDING · INVESTING · CONNECTING



ANNUAL REPORT | 2015

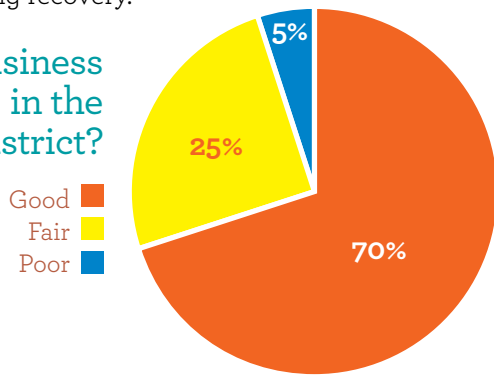
2015 | Year In Review

BUILDING Strong Business

In conjunction with the Sacramento Metro Chamber, the City of Sacramento and Business Bridge, The River District conducted a Business Walk in May 2015, aimed at identifying successes and obstacles of the local business community and providing business assistance.

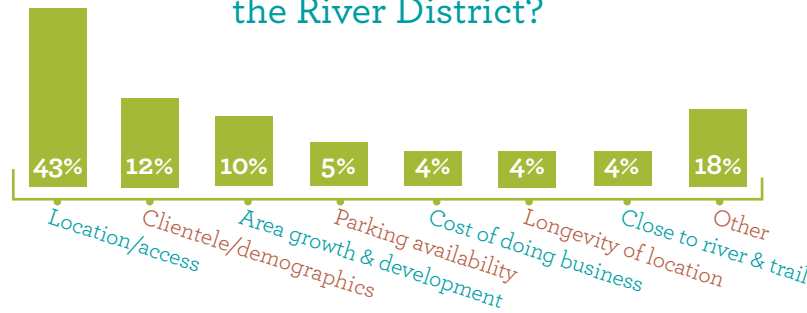
When asked, “How is business?” 70% of the River District businesses visited responded, “Business is good.” This is a significant increase from the 2010 Business Walk when 22% reported business as “good.” While the economy had a strong impact on business five years ago, it appears the area is experiencing recovery.

How is Business in the River District?



Response to the question, “What do you like about doing business in the area?” was varied with many citing multiple reasons for locating their business in the River District. Based on all of the responses recorded, location was mentioned most frequently as the reason for doing business in the River District. Specifically, proximity to downtown, access to major freeways, access to regional amenities (such as the airport, government offices, Cal Expo) were pointed out. Our location makes it easy for customers and clients to access the business and easy for businesses to provide services to their clients.

What do you like about doing business in the River District?



Read the full report at riverdistrict.net/res/downloads/business-walk-report-and-release.pdf

Grants INVESTING in River District projects

It was a year to secure investments in our future as 2015 saw grants and funding awarded in the amount of \$47.5 million to support improvements designed to move the area forward.

1 Twin Rivers Transit Oriented Development (TOD) Initiative Choice Neighborhoods Grant

A \$30 million grant from the United States Department of Housing and Urban Development (HUD) will begin the

process of transforming the isolated Twin Rivers public housing site into a sustainable, mixed income, transit oriented neighborhood with improved educational and job opportunities and enhanced neighborhood amenities. According to HUD, for every \$1 in Choice Neighborhoods funding received, approximately \$9 in public and private funding is invested in the target neighborhood.

Township Nine

California Housing and Community Development Department (HCD) awarded more than \$6.2 million to Township Nine for public improvements to support housing in this TOD designated area. The grant will support streets and parks for the infill project planned for 2,300 housing units, 840,000 square feet of office and 150,000 square feet of retail space.

Fire Station 14

The City of Sacramento allocated approximately \$5 million in its Capital Improvement Program budget to replace the operationally obsolete Fire Station 14 with a new station located at North B and Ahern streets. The new 8,500 square foot station will feature three apparatus bays and is scheduled to open by the end of 2017.





PRESIDENT'S MESSAGE



North 12th Street Complete Street and Streetscape Improvements

With a grant of \$4 million from the federal Active Transportation Program and local matching funds, North 12th Street will transition from a high-speed thoroughfare into a complete street that is accessible for all modes of transportation with improved safety, air quality and aesthetics. A prominent feature of the project is the conversion of a travel lane on North 12th Street into a two-way cycle track, a first-of-its-kind for Sacramento.

Richards Boulevard/Interstate 5 Interchange

An enhanced interchange at Richards Boulevard and Interstate 5 will increase capacity and relieve congestion anticipated with the development of the River District and the Railyards. State and federal funding in the amount of \$3.5 million, along with local matching funds, will advance the approval process and environmental documentation.

Dos Rios Light Rail Station Preliminary Design

A new light rail station to serve the Twin Rivers TOD project on North 12th Street south of Richards Boulevard received \$900,000 from SACOG and SHRA to complete preliminary design. Community Development Block Grant funding will be pursued for the project's environmental clearance.

16th Street Streetscape

Engineering and environmental documentation for street-grade pedestrian improvements on North 16th Street between C Street and Richards Boulevard received state and federal funding in the amount of \$500,000.

Photo credits: 1. Sacramento Housing & Redevelopment Agency 2. Jeff Landi 3. JACOBS 4. HNTB
Cover: Marc Thomas Kallweit

The River District Property & Business Improvement District (PBID) has been involved in managing and promoting programs to strengthen the economic and cultural well being of this area since 1999.

In May we joined our partners and more than 40 volunteers on a "Business Walk" to survey River District businesses. The results of the survey are a reflection of both the national economy and the advancement of new projects in the River District. Business is good and the River District is on the right track for a lucrative future.

With over \$675 million invested in the River District over the past 15 years and major projects taking place throughout the Central City, 2015 brought progress and funding for projects that will continue lay a framework for growth in years to come.

2 But it's not all work and no play...

When we consider amenities needed for a vibrant, energized district in the urban core, we generally think of housing, restaurants, retail and other services. With a vital location at the gateway to the American River Parkway and the Sacramento Riverfront, the River District also provides downtown residents access to green space, water recreation and with the opening of the Township Nine Bike Park, an urban off-road bike park that features a series of increasingly difficult obstacles for bicyclists with skills at all levels. Even Sacramento City Councilmember Jeff Harris proclaimed, "This is more fun than should be allowed."

I invite you to join us in as we BUILD business, INVEST in projects and CONNECT with important Central City projects....and have FUN while we do.

Steve Goodwin
President



CONNECTING to Our Future

We're watching a number of exciting area projects that will support business and promote growth in the River District.

Township Nine

In its next phase, Township Nine will see construction of the six-acre Township 9 Park along with Victory Park and Transit Park. Additional infrastructure and two Paseo Parks will be built as part of a 168-unit Townhome project expected to begin in 2016. t9ontheriver.com

Powerhouse Science Center

Adaptive reuse of the historic power station building will transform it into a dynamic regional hub for education and inspiration aimed at engaging people of all ages to explore the wonders, possibilities and responsibilities of science. powerhousesciencecenter.org

I Street Bridge Replacement

A new bridge between the cities of Sacramento and West Sacramento will serve motorists more efficiently and provide better access for bicycles and pedestrians. The

existing I Street Bridge will remain in place for trains that travel the bridge daily, with all other modes of transportation shifting to the new bridge.

cityofsacramento.org/Public-Works/Engineering-Services/Projects/Current-Projects/I-Street-Bridge-Replacement

Green Line to the Airport and a new American River Crossing

The projects extend the Green Line from downtown Sacramento, through the River District and Natomas to Sacramento International Airport. The Draft Environmental Document (EIR/EIS) will be completed in 2016-2017, with construction on the next segment scheduled to take place in 2020. greenline2airport.com

Downtown Housing Initiative

With a goal to develop 10,000 places to live within the Central City over the next decade, this initiative is designed to provide mixed income and multi-modal residences to meet a diverse range of housing needs. A Downtown Developer Toolkit is available to outline policies, processes, incentives and resources available to facilitate the development of these 10,000 homes. indowntownsac.com

The Railyards

As one of the premier infill development sites in the country, the Railyards is on its way to becoming a hub of innovation, entrepreneurship and technology, anchored by Kaiser Permanente, the Sacramento Superior Courthouse, the Sacramento Republic FC MLS Stadium and thousands of housing units.

cityofsacramento.org/Economic-Development/Development-Projects/Railyards

4 Sacramento Republic FC MLS Stadium

The proposed world-class stadium, located just south of the River District in the Railyards, is designed as a model for smart and sustainable development and will help define Sacramento's urban character. builtforsacramento.com



By the Numbers: River District Services

Clean Team Collected:

48,990 Pounds of waste
1,798 Bags of trash
1,124 Abandoned items

Security Service Responded to:

2,500 Stakeholder calls
4,194 Nuisance issues
151 Police/Fire assistance calls

Homeless Navigator Contacts:

199 Homeless individuals
217 Linkages to housing, shelter, treatment

Community Service:

213 Gifts from Santa at the annual
 Twin Rivers Holiday Celebration

2015 Year End Financial Statement

ASSETS

Cash & Cash Equivalent \$224,508
 Other Assets \$25

Total Current Assets \$224,533

Fixed Assets \$19,994
 Accumulated Depreciation \$3,168

TOTAL ASSETS \$241,359

LIABILITIES & EQUITY

Total Current Liabilities \$89

Equity
 Retained Earnings \$203,950
 Net Income \$37,320

Total Equity \$241,270

TOTAL LIABILITIES & EQUITY \$241,359

DIRECTORS & STAFF



2015 Officers

Steve Goodwin, Township 9, **President**
 Greta Lacin, Kent Lacin Media Services, **Secretary**
 Roy Howe, General Produce, **Treasurer**

2015 Board of Directors

Bud Applegate, Colliers International
 Steve Ayers, Armour Steel Co.
 Brian Barczak, Blue Diamond Growers
 Ray Burnell, Powerhouse Science Center
 John Cox, Sacramento Theatrical Lighting
 Susan Crane, The Party Concierge
 Ernie Gallardo, Grove Investment Co.
 Steve Johns, SMUD
 Kathy Lester, Sacramento Police Department
 Terry Murphy, California State Lottery
 Clarke Rosa, Capitol Casino
 Phil Serna, Sacramento County Board of Supervisors



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