

**County of Sacramento
Metro Air Park
Community Facilities District No. 2000-1**

Government Code Section 53343.1 Annual Report

Fiscal Year Ending June 30, 2024

PREPARED BY:

County of Sacramento

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BACKGROUND:

In 2000, 2004 and 2007, the Sacramento County Board of Supervisors (Board) took the following actions, under the terms and provisions of the Mello-Roos Community Facilities Act of 1982, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (Act), to establish the County of Sacramento Metro Air Park Community Facilities District No. 2000-1 (MAP Hard Cost CFD) to provide for the financing of certain public capital facilities and services related thereto and authorize the issuance of bonds to finance the acquisition and construction costs of capital public facilities:

- Adopted Resolution No. 2000-1144 establishing the MAP Hard Cost CFD (9/26/2000);
- Adopted Resolution No. 2000-1145 authorizing the issuance of up to \$200,000,000 principal amount MAP Hard Cost CFD special tax bonds (9/26/2000);
- Adopted Resolution No. 2004-0312 authorizing the issuance and providing for the sale of \$63,460,000 principal amount MAP Hard Cost CFD Series 2004A special tax bonds (3/30/2004);
- Adopted Resolution No. 2007-1490 authorizing the issuance and providing for the sale of \$40,200,000 principal amount MAP Hard Cost CFD Series 2007B special tax bonds (12/11/2007).
- Adopted Resolution No. 2022-0659 authorizing the issuance and providing for the sale of \$150,000,000 principal amount MAP Hard Cost CFD Series 2022 special tax bonds (8/9/2022) for the purpose of refunding the Series 2004A and 2007B Bonds. The final issuance amount of principal was \$121,710,000, of which \$40,000,000 was new money. The remaining amount authorized from Resolution 2000-1145 is \$56,340,000.

The facilities that are authorized for funding from the MAP Hard Cost CFD bond proceeds are listed in Exhibit C to Resolution No. 2000-1144. This report contains the reporting elements required by Section 53343.1 of the Act for the facilities component funded by the bonds, as well as activities related to the services component funded directly by special taxes. A map of the district is shown on the attached Figure A.

A. SPECIAL TAXES COLLECTED:

Facilities

Facilities special taxes levied for Fiscal Year 2023-24 amounted to \$12,486,215.

Facilities special taxes that were delinquent for Fiscal Year 2023-24 amounted to \$89,753 (as of July 1, 2024).

The transfer from the Special Tax Collection account to augment the Acquisition and Construction Fund in Fiscal Year 2023-24 was \$1,707,671.

Facilities special taxes collected for Fiscal Year 2023-24 amounted to \$12,396,462 (as of July 1, 2024).

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There were no additional special taxes levied for delinquencies in Fiscal Year 2023-24, and there were no delinquencies in Fiscal Year 2022-23 therefore; the previous years' delinquent Facilities special taxes collected in Fiscal Year 2023-24 amounted to \$0.

Services

Services special taxes levied for Fiscal Year 2023-24 amounted to \$205,838.

- Administration amounted to \$30,000,
- Landscape Maintenance amounted to \$173,416,
- Water Supply Maintenance amounted to \$0,
- Drainage Basin Groundwater Pumping amounted to \$0, and
- Traffic Monitoring amounted to \$0.

Services special taxes that were delinquent for Fiscal Year 2023-24 amounted to \$0 (as of July 1, 2024).

Services special taxes collected for Fiscal Year 2023-24 amounted to \$205,838 (as of July 1, 2024).

Previous year delinquent Services special taxes collected in Fiscal Year 2023-24 amounted to \$0 (as of July 1, 2024).

B. OTHER REVENUE RECEIVED:

Interest earned for Fiscal Year 2023-24 on Facilities special taxes amounted to \$55,060.

Interest revenue earned for Fiscal Year 2023-24 on the Services special taxes amounted to \$128,418 for the following services:

- Administration = \$8,417
- Landscape Maintenance = \$25,436
- Water Supply Maintenance = \$0
- Drainage Basin Groundwater Pumping = \$91,702
- Traffic Monitoring = \$2,863.

C. TOTAL EXPENDITURES:

The total amount expended in Fiscal Year 2023-24 was \$27,365,973 for Facilities and \$173,475 for Services.

D. SUMMARY OF EXPENDITURES:

Table D below summarizes the Fiscal Year 2023-24 expenditures for the MAP Hard Cost CFD:

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TABLE D

Components	Expenditures	Funding Source
1. Facilities	\$13,872,483	Bond Proceeds, Interest, and Pay-Go
2. Bond Principal and Interest	\$13,181,592	Special Taxes
3. Administrative Costs	\$311,898	Special Taxes, Interest
Total Facilities Expenditures	\$27,365,973	
1. Services	\$70,270	Special Taxes, Interest
2. Administrative Costs	\$103,205	Special Taxes, Interest
Total Services Expenditures	\$173,475	

E. EXPENDITURES FOR FACILITIES:

Table E-1 below provides the details of the expenditures for the acquisition of developer-constructed facilities by the MAP Hard Cost CFD. This table shows the facilities completed in previous years. There are no MAP Hard Cost CFD facilities completed by developers in recent years including the fiscal year of this report.

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TABLE E-1

PROJECT NO.	PROJECT DESCRIPTION	DISTRICT EXPENDITURE	FISCAL YEAR
LTR-1	Lone Tree Road – Meister Way to Elverta Road	\$5,504,362	2023-24
RA-1 East	Allbaugh	\$3,792,969	2023-24
EB-2	Elkhorn Boulevard Surface Improvements Phase 3	\$1,526,219	2023-24
	TOTAL FY 2023-24 EXPENDITURES	\$10,823,550	2023-24
	TOTAL FY 2022-23 EXPENDITURES	\$0	
	TOTAL FY 2021-22 EXPENDITURES	\$0	
	TOTAL FY 2020-21 EXPENDITURES	\$0	
	TOTAL FY 2019-20 EXPENDITURES	\$0	
	TOTAL FY 2018-19 EXPENDITURES	\$0	
	TOTAL FY 2017-18 EXPENDITURES	\$0	
	TOTAL FY 2016-17 EXPENDITURES	\$0	
	TOTAL FY 2015-16 EXPENDITURES	\$0	
	TOTAL FY 2014-15 EXPENDITURES	\$0	
HCP-1	HCP Fee Payment [remaining balance]	\$515,111	13-14
	TOTAL FY 2013-14 EXPENDITURES	\$515,111	
I5-6	I-5/Metro Parkway Interchange – North side right-of-way	\$573,375	12-13
	TOTAL FY 2012-13 EXPENDITURES	\$573,375	
SWR-2	Sewer Lift Station & Force Main	\$685,000	11-12
WTR-5.2-1	Water Tank and Booster Pump	\$179,730.71	11-12
	TOTAL FY 2011-12 EXPENDITURES	\$864,730.71	
RMB-2	Developer District Formation Reimbursement	\$235,000.00	10-11
WTR-5.2-2	Water Transmission Main - Payment for cost overrun per amended agreement	\$114,076.87	10-11
WTR-5.2-1	Water Tank and Booster Pump	\$11,385,098.26	10-11
	TOTAL FY 2010-11 EXPENDITURES	\$11,734,175.13	
MP-1.1	Metro Parkway – Payment for Environmental Mitigations per amended agreement	\$2,298,382.83	09-10
MP-1.1JT	Metro Parkway - I-5 to Elverta Road – Joint Trench	\$6,359,578.51	09-10
DRN-6.1-4	South Lake Pump Station	\$160,026.85	09-10

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PROJECT NO.	PROJECT DESCRIPTION	DISTRICT EXPENDITURE	FISCAL YEAR
RD-1000-8	Airport/ Natomas Central Mutual Water Company Irrigation Pump	\$394,122.00	09-10
WTR-5.2-2	Water Transmission Main	\$2,340,000.00	09-10
SMUD-1-1	SMUD Payment	\$610,531.16	09-10
	TOTAL FY 2009-10 EXPENDITURES	\$12,162,641.35	
MP-1.1 ²	Metro Parkway – Payments for cost overrun per amended agreement	\$7,257,860.73	08-09
EB-1.1	Elkhorn Boulevard – Payment for cost overrun per amended agreement	\$735,555.00	08-09
MP-1.1S	Metro Parkway Sewer Pipeline	\$6,203,519.49	08-09
	TOTAL FY 2008-09 EXPENDITURES	\$14,196,935.22	
EB-1.5 JT	Elkhorn Boulevard – Joint Trench	\$1,907,951.57	07-08
DRN-6.1b	Offsite NCMWC Improvements	\$3,239,743.41	07-08
RD1000-1	Del Paso Road Culvert	\$958,573.00	07-08
DRN-9	Pump Station (South)	\$1,809,925.49	07-08
MP-1.1-6 ¹	Metro Parkway – Subgrade, Rock, Concrete, Paving	\$3,368,879.80	07-08
MP-1.1-7 ¹	Metro Parkway – Final Paving	\$538,224.25	07-08
MP-1.1 – Final ¹	Metro Parkway - Final Payment including 15% Retention	\$2,330,060.75	07-08
EB-1.1-6 ¹	Elkhorn Boulevard – Subgrade, Rock, Concrete, Paving	\$1,648,304.17	07-08
EB-1.1-7 ¹	Elkhorn Boulevard – Final Paving	\$218,443.20	07-08
EB-1.1- Final ¹	Elkhorn Boulevard - Final Payment including 15% Retention	\$1,132,083.00	07-08
	TOTAL FY 2007-08 EXPENDITURES	\$17,152,188.64	
MP-1.1-3 & -4 ¹	Metro Parkway – Storm Drainage & Water Supply	\$5,421,821.90	06-07
EB-1.1-3 & -4 ¹	Elkhorn Boulevard – Storm Drainage & Water Supply	\$1,542,439.75	06-07
DRN-6.1b	Offsite NCMWC Improvements	\$1,947,780.00	06-07
	TOTAL FY 2006-07 EXPENDITURES	\$8,912,041.65	
DRN-9	Pump Station (South)	\$7,770,259.00	05-06
EB-7	Airport Blvd./Crossfield Interchange Reimbursement	\$545,000.00	05-06
MP-1.1-1 ¹	Metro Parkway – Earthwork	\$224,245.30	05-06
EB-1.1-1 & -2 ¹	Elkhorn Boulevard – Earthwork & Sanitary Sewer	\$870,506.88	05-06
DRN-6.1c	Scheler and Guterrez Irrigation	\$195,757.00	05-06
DRN-3, 4, 5, & 6.1a	Detention Basin/Water Quality Facilities & Borrow for Fills	\$196,000.00	04-05
	TOTAL FY 2005-06 EXPENDITURES	\$9,801,768.18	
DRN-3, 4, 5, & 6.1a	Detention Basin/Water Quality Facilities & Borrow for Fills	\$14,229,334.01	04-05
RD1000-5	Pump Station #3	\$1,061,749.00	04-05

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PROJECT NO.	PROJECT DESCRIPTION	DISTRICT EXPENDITURE	FISCAL YEAR
HCP-1	HCP Fee Payment	\$2,387,121.00	04-05
HCP-2	Swainson Hawk Mitigation for Public Improvements	\$3,300,000.00	04-05
TOTAL FY 2004-05 EXPENDITURES		\$20,978,204.01	

PENDING DEVELOPER PROJECTS			
PROJECT NO.	PROJECT DESCRIPTION	SOURCE OF FUNDING (IF IDENTIFIED)	STATUS
MP-3	Metro Air Parkway Traffic Signal at Serna Drive	CFD No. 2000-1	Completion 2024
MP-3	Metro Air Parkway Traffic Signal at Skyking Drive	CFD No. 2000-1	Completion 2024
MP-1.2	Metro Air Parkway from Interchange to Elkhorn Boulevard	CFD No. 2000-1	Completion 2024

1. MP-1.1 and EB-1.1 Improvements include the following eight elements: 1) Earthwork, 2) Sanitary Sewer, 3) Storm Drain, 4) Water Supply Pipe, 5) Joint Trench Conduit, 6) Subgrade, Rock, Conc. & Paving, 7) Complete Roadway Improvements, and 8) Fees & Easements. The number of the elements completed to date is shown in the Project Number. Per the Acquisition Agreement, the maximum eligible reimbursement is 85 percent of the actual project cost or 85 percent of the maximum reimbursement amount identified in the Agreement, whichever is less. The remaining 15 percent will be reimbursed to the Developer when the total facility is completed.
2. Payment for MP-1.1 includes payment for Drainage Projects DRN-1.1, DRN-2.1, and DRN-14.1, and Water Projects WTR-1, WTR-4, and WTR-5.2.-3, as defined in the Metro Air Park Public Facilities Master Plan, because all of the projects were constructed under the same contract at the same time.

Table E-2 below provides the details of the Fiscal Year 2023-24 expenditures by the MAP Hard Cost CFD for the County of Sacramento Department of Transportation and Department of Water Resources to construct facilities.

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TABLE E-2

PROJECT NO.	PROJECT DESCRIPTION	CUMULATIVE PRIOR YEAR'S DISTRICT EXPENDITURE	FY 2023-24 DISTRICT EXPENDITURE
I5-1	Interstate 5/Metro Air Parkway Interchange - Stage I (194204)	\$22,947,444	\$384,083
I5-2a	I-5 Auxiliary Lane SR99 to MAP (194840)	\$390,645	\$9,392
PLR-1.5a	Power Line Road (Skyking to Serna) (194542)	\$314,996	\$0*
PLR-1.5b	Power Line Road (Serna to Allbaugh) (195307)	\$1,152,943	\$1,977,420*
PLR-2	Power Line Road (A to Elverta) (195392)	\$220,360	\$18,216
ER-1	Power Line Rd to Lone Tree Rd (195731)	\$56,286	-\$33,518**
WTR-7	MAP Storage Reservoir (195828)	\$64,821	\$55,375
MW-1	Meister Way BP to LTR (195877)	\$161,176	\$373,443
DRN 10	MAP Pump Station (196101)	\$11,239	\$182,895
DRN 11.2	MAP Trash Capture (196103)	\$0	\$30,867
I5-4	MAP Interchange Traffic Meter Lights	\$0	\$46,396
Project Admin		\$8,896	\$4,364 *
Total FY 2023-24 County Expenditures			\$3,048,933

*** Projects were initially funded through the Impact Fee Program, but were then reimbursed utilizing Bond Proceeds.**

**** A corrective journal is included in Fiscal Year 2023-24 that addressed incorrect charges to this project.**

PENDING NON-DEVELOPER PROJECTS			
PROJECT NO.	PROJECT DESCRIPTION	SOURCE OF FUNDING (IF IDENTIFIED)	STATUS
PLR-1.5b	Power Line Road (Serna to Allbaugh)	Impact Fees	Starting 2023
DRN-11.2	MAP Drainage Pump Structure Trash Screening	CFD No. 2000-1	Starting 2022
DRN-10	Pump Station Upgrade	CFD No. 2000-1	Starting 2022

F. EXPENDITURES FOR SERVICES:

The Services special taxes for the MAP Hard Cost CFD are levied to provide funding for Landscape Maintenance, Traffic Monitoring, Water Supply Maintenance, and Drainage Basin Ground Water Pumping. The revenue collected for these services are transferred to the operating departments and details of the expenditures for these Services special taxes are included in the budget documents prepared by the operating departments. Landscape Maintenance and Traffic Monitoring are services provided by the Department of Transportation. Water Supply Maintenance services are provided by the Water Agency. Drainage Basin Ground Water Pumping services are provided by the Department of Water Resources.

Table F below provides a summary of the Fiscal Year 2023-24 expenditures for services by the MAP Hard Cost CFD:

TABLE F

SERVICE	DISTRICT EXPENDITURE
Landscape Maintenance	\$70,270
Water Supply Maintenance	\$0
Drainage Basin Groundwater Pumping	\$0
Traffic Monitoring	\$0
Total FY 2023-24 County Services Expenditures	\$70,270

No services were funded for landscape maintenance and traffic monitoring in Fiscal Year 2023-24. The special taxes collected for these services are being held for future service needs.

G. EXPENDITURES FOR ADMINISTRATIVE COSTS:

Table G below provides the details of the Fiscal Year 2023-24 expenditures by the MAP Hard Cost CFD for administrative costs:

TABLE G

Administrative Components	Expenditures
Facilities	
Administration	\$258,743
Accounting	\$9,083
Legal Services	\$930
Other Professional Services	\$367
Treasurer's Fiscal Agent Charges	\$2,897
System Development Services	\$37,339
General Services – Contract Services	\$2,539
Total Facilities	\$311,898
Services	
Administration	\$94,506

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Accounting	\$0
Legal Services	\$0
System Development Services	\$8,699
Total Services	\$103,205

The administrative costs that are funded from the special tax and interest revenues include the costs of project management of facilities funded by the district, calculating and collecting special taxes, legal counsel services, treasurer's fiscal agent charges, system development services, accounting support services, and reporting and budgeting of the district. In Fiscal Year 2023-24 the costs of issuance for the Series 2022 Bonds are included in the Facilities Administrative components.

H. CERTIFICATION OF REPORT:

This report was certified by the Board on December 10, 2024.

I. ADDITIONAL INFORMATION:

The following information is not required by the Act but is general information pertinent to the MAP Hard Cost CFD.

a. Summary of Potential Maximum Taxes:

A summary of the taxable land base in the MAP Hard Cost CFD for Fiscal Year 2023-24 is shown in Table I below:

TABLE I

Land Use Zone	Acres	Facilities Special Tax Potential Maximum Annual Revenue	Services Special Tax Potential Maximum Annual Revenue	Potential Maximum Annual Revenue
Light Manufacturing & Distribution	492.1	\$3,167,482.37	\$290,431.93	\$3,457,914.30
Airport Related	282.25	\$1,801,079.97	\$158,883.53	\$1,959,963.50
High-Tech/ Research and Development	165.72	\$1,652,273.40	\$115,396.45	\$1,767,669.85
Professional/ Corporate	112.35	\$1,231,239.47	\$98,064.10	\$1,329,303.57
Commercial	314.55	\$3,764,622.63	\$286,961.80	\$4,051,584.43
Golf Course/ Open Space	0	\$0	\$0	\$0
Total	1,366.97	\$11,616,697.84	\$949,737.81	\$12,566,435.65

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b. Total Assessed Value:

Reporting of the Assessed Value is helpful because it gives an indication of the stability of the District. It is also information that is required as part of the separate annual report submission to the California Debt and Investment Advisory Commission (CDIAC). The table below shows the total assessed value of the land and improvements for the property within the MAP Hard Cost CFD:

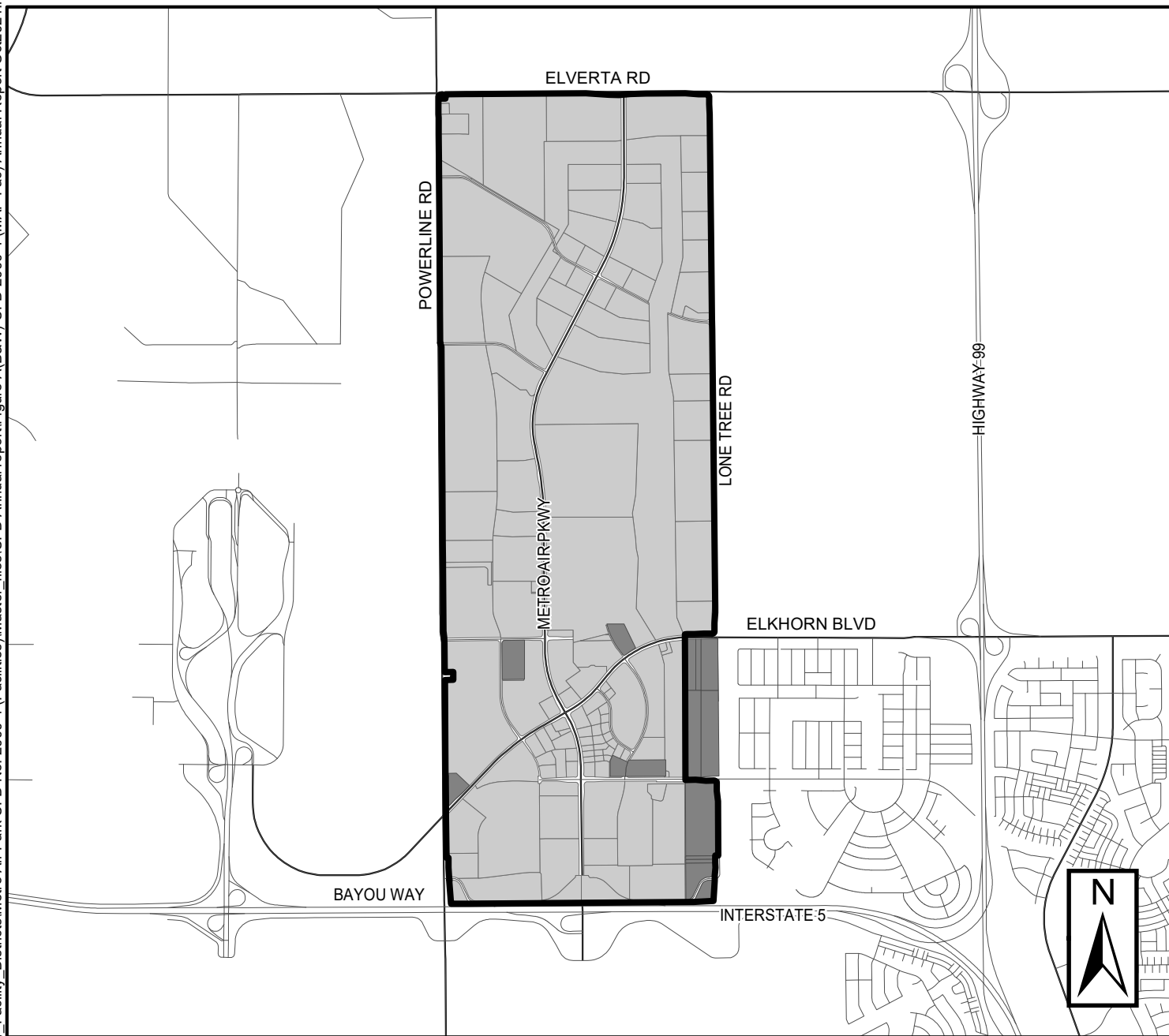
Year	Land	Improvements	Total
2024*	\$378,878,130	\$1,069,240,320	\$1,448,118,450

* Assessed Property value as of June 30th of the indicated year; only taxable property within the District is included.

c. Financial Statement:

The County's independent auditor will issue a debt covenant compliance report for this district after the issuance of the County's financial statements for Fiscal Year 2023-24.

FIGURE A SACRAMENTO COUNTY METRO AIR PARK COMMUNITY FACILITIES DISTRICT NO. 2000-1 BOUNDARY & VICINITY MAP



Legend

- Metro Air Park CFD No. 2000-1 Parcels
- Metro Air Park CFD No. 2000-1 Future Annexation Area
- Metro Air Park CFD No. 2000-1 Boundary

District: Metro Air Park Community
Facilities District No. 2000-1

Supervisory District: 1 - Serna

