

**County of Sacramento
Metro Air Park
Community Facilities District No. 1998-1
(Planning and Design Costs)**

Government Code Section 53343.1 Annual Report

Fiscal Year Ending June 30, 2022

PREPARED BY:

County of Sacramento

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BACKGROUND:

In 1998, 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. 1998-1 (Planning and Design Costs) (MAP Soft Cost CFD) and authorize the issuance of bonds to finance the planning and design costs of certain capital public facilities:

- Adopted Resolution No. 98-1276 establishing MAP Soft Cost CFD (10/20/1998);
- Adopted Resolution No. 98-1517 authorizing the issuance of up to \$5,310,000 principal amount MAP Soft Cost CFD special tax bonds (12/15/1998);
- Adopted Resolution No. 98-1518 authorizing the issuance and providing for the sale of \$5,310,000 principal amount MAP Soft Cost CFD special tax bonds (12/15/1998).

The facilities that are authorized for funding from the MAP Soft Cost CFD bond proceeds are listed in Exhibit A to Resolution No. 98-1276. This report contains the reporting elements required by Section 53343.1 of the Act. A map of the district is shown on the attached Figure A.

Bonds for MAP Soft Cost CFD were paid in full in December 2021 and therefore the cessation of the levy of the special taxes began in Fiscal Year 2021-22. The allocation of the remaining funds was approved by the Board on September 14, 2021 and are detailed in Section I of this report.

A. SPECIAL TAXES COLLECTED:

Special taxes are no longer levied in the MAP Soft Cost CFD.

The previous years' delinquent special taxes collected in Fiscal Years 2021-22 amounted to \$28,276 and \$7,605, the delinquent amount, penalties and interest, respectively.

B. OTHER REVENUE RECEIVED:

Interest earned for Fiscal Year 2021-22 amounted to \$1,083.

Prior year special tax revenue (Pay-Go) as well as the release of reserve for debt service payments for Fiscal Year 2021-22 resulted in a net revenue of \$172,881.

C. TOTAL EXPENDITURES:

The total amount expended in Fiscal Year 2021-22 was \$883,098.

D. SUMMARY OF EXPENDITURES:

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Table D below summarizes the Fiscal Year 2021-22 expenditures for the MAP Soft Cost CFD:

TABLE D

Components	Expenditures	Funding Source
1. Planning and Design Costs	\$324,603	Special Taxes and Interest
2. Services	\$0	
3. Bond Principal and Interest	\$470,925	Special Taxes
4. Administrative Costs	\$87,570	Special Taxes
Total	\$883,098	

E. EXPENDITURES FOR FACILITIES:

Table E provides the details of the Fiscal Year 2021-22 expenditures for facility design.

TABLE E

PROJECT DESCRIPTION	FY 2021-22 DISTRICT EXPENDITURE
Power Line Road Phase 1.5B Design, surveys, and material testing	\$280,754
Interstate 5 Auxiliary Lane Design and surveys	\$5,953
Metro Air Park Drainage Master Plan	\$37,896
Total FY 2021-22 County Expenditures	\$324,603

F. EXPENDITURES FOR SERVICES:

There are no authorized services for the MAP Soft Cost CFD.

G. EXPENDITURES FOR ADMINISTRATIVE COSTS:

Table G below provides the details of the Fiscal Year 2021-22 expenditures by the MAP Soft Cost CFD for administrative costs:

TABLE G

Administrative Components	Expenditures
Administration	\$75,620
Accounting	\$4,890
General Services - Printing Services	\$0
Legal Services	\$0
Treasurer's Fiscal Agent Charges	\$2,502
System Development Services	\$4,558
Total	\$87,570

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

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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.

H. CERTIFICATION OF REPORT:

This report was certified by the Board on December 6, 2022.

I. ADDITIONAL INFORMATION:

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

a. Summary of Potential Maximum Tax:

A summary of the taxable land base in the MAP Soft Cost CFD for Fiscal Year 2021-22 is shown in Table I below:

TABLE I

TAXABLE PROPERTY (ACRES)	MAXIMUM TAX AVAILABLE
1,678.51	\$856,039.08

b. Status of Planning and Design Costs:

Projects Remaining:

1. Power Line Road design, surveys and materials testing
2. Power Line Road Phase 1.5B Design, surveys, and material testing
3. Interstate 5 Auxiliary Lane Design and surveys
4. Metro Air Park Drainage Master Plan

Projects Completed:

1. Prepaid Engineering
2. Reconstruct Pump Station #3 (Design Cost)
3. Metro Air Parkway / I-5 Interchange – Project Study Report
4. Metro Air Parkway (I-5 to Elverta) and Elkhorn Boulevard (Powerline Road to Lone Tree Road) (Design Cost)
5. Mass Grading (Design Cost)
6. Master Drainage Plan (Design Cost)
 - Detention/Water Quality Basin Within Open Space (Basin No. 1)
 - Detention/Water Quality Basin Within Open Space (Basin No.2)
 - Detention/Water Quality Basin Within Golf Course
 - Reimbursable Public Golf Course Drainage
 - Soils Engineering
7. Interstate 5 Auxiliary Lane design and surveys

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c. 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 Soft Cost CFD:

Year	Land	Improvements	Total
2022*	\$308,112,722	\$598,829,361	\$906,942,083

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




d. 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 2021-22.

FIGURE A SACRAMENTO COUNTY METRO AIR PARK COMMUNITY FACILITIES DISTRICT NO. 1998-1 BOUNDARY & VICINITY MAP



Legend

-  PARCELS WITHIN DISTRICT
-  EXCLUDED PARCELS
-  MAP CFD 1998-1 BOUNDARY

District: Metro Air Park Community
Facilities District No. 1998-1
(Planning and Design Costs)

Supervisory District: 1 - Serna

