



Antelope Business Community District Annual Report

April 25, 2025

Mr. Michael Middleton
Community Development Department
County of Sacramento
827 7th Street, Room 305
Sacramento, CA 95814

Dear Mr. Middleton,

Under our mutual implementation agreement, please accept the following detailed Antelope Business Community District Annual Report for the fiscal year 2024. This report provides a comprehensive overview of the district's activities, financial performance, strategic initiatives, and our goals for the coming fiscal year. The report reflects the district's commitment to maintaining a vibrant, safe, and well-maintained environment for our property owners, businesses, and residents.

Proposed Changes in Boundaries or Benefit Zones:

After careful consideration, we report that there are no proposed changes to the boundaries of the Antelope Business Community District (ABC) for the upcoming fiscal year. The current district boundaries, which have been effective in providing essential services to our members, will remain unchanged. Furthermore, there are no proposed modifications to the district's benefit zones or classifications of property. This stability ensures that all members will continue to receive the same level of service as in previous years.

Method and Basis of Levying the Assessment:

As in previous years, there will be no changes to the method or basis for levying assessments. The assessment rate will be based on the established formula, which is applied consistently across all properties within the district. This ensures that assessments are fair, transparent, and aligned with the services provided. Property owners will receive detailed communications on how their assessments are calculated, ensuring clarity and transparency.

At the 2025 board meeting, the board considered and approved a 3% increase in the assessment, this decision was further ratified at the March meeting.

Improvements, Maintenance, and Activities for the Fiscal Year:

The district is committed to continuous improvement in its services. For the upcoming fiscal year, our focus will be on further expanding the Clean Team program, which is integral to both the maintenance of public spaces and our broader social impact initiatives. The Clean Team program will be expanded by increasing the number of participants from vulnerable populations, particularly those transitioning from homelessness to stable employment. By providing paid work opportunities, the district aims to offer individuals a pathway to stability, employment, and reintegration into the community.

The Clean Team program has already proven effective in other districts, and its expansion within the ABC district will help maintain and improve the district's physical environment while offering a transformative opportunity for those in need. In addition to this expansion, we will continue to provide core services, including security patrols, trash removal, graffiti removal, and general maintenance. These efforts will ensure that the district remains clean, safe, and inviting for businesses, residents, and visitors.

Category	Count
Trash Bags Collected (71,120 lbs)	2032
Illegal Dumps	158
Graffiti Tags	42
Syringes	246
NARS Runs	226
Security-Maintenance Calls	121
Carts/Bikes	92
Blankets/Bedding	54
Furniture	150
Tires	146
Paint/Batteries	2
Cardboard	418
Wood/Metal	215
Mattresses	46

The Clean Team Program has been proud to earn the 2023 International Downtown Association, Award of Excellence and the 2025 National Institute on Crime Prevention "Organization of the Year Award"



Every PBID invests in maintenance, we are offering an opportunity for their boards to invest in restoring lives as well.

Security:

The ABC District security team responded to over 1,840 calls for service in the past 12 months.

This represents a significant contribution, as these 1,840 calls were handled by our security team rather than being diverted to the Sacramento County Sheriff's Department. This achievement is a source of pride for our district.



Our security team's ability to manage routine yet essential tasks that ensure the safety of the district underscores the value they bring. This efficiency not only enhances public safety but also contributes to the overall quality of life in the district, which is why our membership is consistently willing to invest in their assessments.

Category	Count
Calls for Service	1840
Arrests	92
Trespass Notices (602s)	488
Outreach Contacts	3247
Citations	184
Vehicles Towed	44
Lives Saved (Narcan)	4

The ARPA funding provided by the county from July 2025 to June 2026 has proven to be an invaluable resource for the district. While the reimbursement process has been slower than anticipated, the district truly appreciates the additional support these funds provide. The ARPA funding enables the district to significantly enhance our security and maintenance services, ensuring that our community remains safe, well-maintained, and vibrant.

With the increase in patrol hours and the expansion of our maintenance team, the district can offer more consistent coverage across the area. These enhancements are critical in maintaining the safety and cleanliness of the district, particularly as the demands on security and maintenance services continue to grow. The funding ensures that the district can keep up with these growing needs, preventing issues such as blight, illegal dumping, and safety concerns from escalating.

Furthermore, this funding has allowed the district to directly address the needs of our members by providing the necessary resources to keep our community secure and operational. While we recognize that the reimbursement process may take time, the long-term benefits provided by ARPA funding are deeply valued and will continue to support the district's efforts into the future.

Estimated Costs:

The fiscal year 2025 budget has been carefully planned to ensure that the district's activities and services are adequately funded. The estimated costs and retained funds from 2024 will be used as follows:

2024 - 2025 ABC District Accounting Summary

2024 BY THE NUMBERS				
Category	Budget	Planned	Actual	Year End
	% Allocation	2024	2024	2024
Income		\$ 389,333	\$ 442,323	\$ 52,990
Expenses				
Admin	7%	\$ 27,253	\$ 32,275	\$ (5,022)
Advocacy	2%	\$ 18,543	\$ 5,540	\$ 13,003
Cap Imp	2%	\$ 4,201	\$ 2,460	\$ 1,741
Contingency	3%	\$ 4,509	\$ 1,815	\$ 2,694
Maintenance	8%	\$ 31,147	\$ 109,578	\$ (78,431)
Security	78%	\$ 303,680	\$ 290,654	\$ 13,026
Totals	100%	\$ 389,333	\$ 442,322	\$ (52,989)

Outside Revenue Allocation			
	Admin	Maintenece	Security
ARPA	0	50%	50%
Clean Team	5%	90%	5%
SMUD	100%		

2025 Revenue Allocation		Admin	Advocacy	Capital Imp	Contingency	Maintenance	Security	Totals	2025	Revenue
		7%	2%	2%	3%	8%	78%	100%		
2024 Surplus	\$ 30,464	\$ -	\$ 13,003	\$ 1,741	\$ 2,694	\$ -	\$ 13,026	\$ 30,464	2024 Surplus	\$ 30,464
2025 Asses	\$ 341,875	\$ 23,931	\$ 6,838	\$ 6,838	\$ 10,256	\$ 27,350	\$ 266,663	\$ 341,875	2025 Asses	\$ 341,875
ARPA	\$ 72,000	\$ -	\$ -	\$ -	\$ -	\$ 36,000	\$ 36,000	\$ 72,000	ARPA	\$ 72,000
Clean Team	\$ 141,000	\$ 7,050	\$ -	\$ -	\$ -	\$ 126,900	\$ 7,050	\$ 141,000	Clean Team	\$ 141,000
SMUD	\$ 7,500	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500	SMUD	\$ 7,500
Totals	\$ 592,839	\$ 38,481	\$ 19,841	\$ 8,579	\$ 12,950	\$ 190,250	\$ 322,739	\$ 592,839		\$ 592,839

2025 Budget		
	Annual	Monthly
Revenue	\$ 592,839	\$ 49,403
Expenses		
Admin	\$ 38,481	\$ 3,207
Advocacy	\$ 19,841	\$ 1,653
Cap Imp	\$ 8,579	\$ 715
Contingency	\$ 12,950	\$ 1,079
Maintenance	\$ 190,250	\$ 15,854
Security	\$ 322,739	\$ 26,895
Totals	\$ 592,839	\$ 49,403

Contributions from Sources Other Than Assessments:

In addition to the assessment income, the district received the following contributions in 2024

SMUD: A \$7,500 annual stipend, which was applied to support the Clean Team program and enhance its operational capabilities.

ARPA Funds: A one-time grant of up to \$150,000. These funds were used to expand and support the Clean Team program, enabling the district to hire additional participants from vulnerable populations and increase the program's scope and impact.

The Ripple Effect: \$7,800 Value. The Ripple Effect is a secular outreach initiative operated by A Church for All, welcoming all individuals regardless of race, religion, economic status, sexual identity, gender identity, or education level. In collaboration with the ABC District and Sacramento Navigators, this weekly program runs every Thursday from 9:00 a.m. to 12:00 p.m., offering direct access to services for those facing crisis or instability.

On average, six new individuals per week - along with returning participants—receive support through coordinated outreach efforts. This program will continue through 2025 and is confirmed for extension into 2026.



Trash Receptacle Partnership: \$18,000 Value - Through a cost-saving partnership with a shopping center in the ABC District, security personnel helped reduce illegal dumping, allowing the property to lower its trash bin count from seven to four. This adjustment results in over \$18,000 in annual savings for the property owner. In return, the owner provides access to open bins for the ABC District's trash removal, significantly reducing district dumping expenses. The collaboration benefits both parties and will remain in place throughout 2025, with plans to extend into 2026.

Clean Team Program: \$78,000 Direct Income - The Antelope Business Community District's Clean Team Program has successfully partnered with local shopping centers to provide daily maintenance services. Bel Air Plaza now contracts the Clean Team at a rate of \$6,500 per month, while Petco contributes \$2,000 monthly to maintain cleanliness in key areas, including trash enclosures. These partnerships not only enhance the appearance and functionality of our commercial zones but also generate sustainable revenue. Our strategic goal is to expand this model by securing additional maintenance contracts, allowing the Clean Team to grow and serve the district without requiring additional direct funding from the district itself.

Summary of Prior Year's Activities and Expenditures:

Following a successful renewal vote, with over 80% of our members approving a 33% increase in assessments, the district quickly adapted to take on new challenges. One key focus was addressing the needs of the homeless population by directing more individuals to essential services.

Additionally, the district conducted an extensive review of overnight lighting throughout the area. The team spent several days analyzing each building and applying Crime Prevention Through Environmental Design (CPTED) principles to assess how the lighting and design could impact local businesses. Following the review, the district provided each merchant with a detailed report outlining recommendations to enhance security and better protect their businesses overnight.

The district also continued its maintenance efforts, focusing on the two major undeveloped lots within our district. The team worked closely with property owners to establish a formal

maintenance agreement, allowing ABC's maintenance team to care for these areas. This effort not only helped reduce blight but also generated external income for the district.

Thanks to the additional ARPA funding provided by the county, we were able to expand our security services, increasing patrol hours to cover more hours each day, as well as expanding our maintenance team to help more individuals. The board of directors has committed to continuing these programs beyond the ARPA funding, which will expire in June 2025.

After six years of consistent effort, the ABC District is in the best shape it has ever been. The tangible improvements clearly demonstrate why the Property Business Improvement District model has been essential for this area's growth and success

We appreciate your continued support of the Antelope Business Community District, and we are confident that the coming year will bring further success and positive change to our community. Should you have any questions or require further details, please feel free to contact me.

Respectfully,

Chris Evans

Chris Evans
Executive Director
Antelope Business Community District