



**The Carmichael Improvement District
Presents the**

2025 ANNUAL REPORT

Designed to stand out.



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2025 BOARD OF DIRECTORS

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The Continental & The Arlo Apartments

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KJAX Inc.

Kurt Swanson

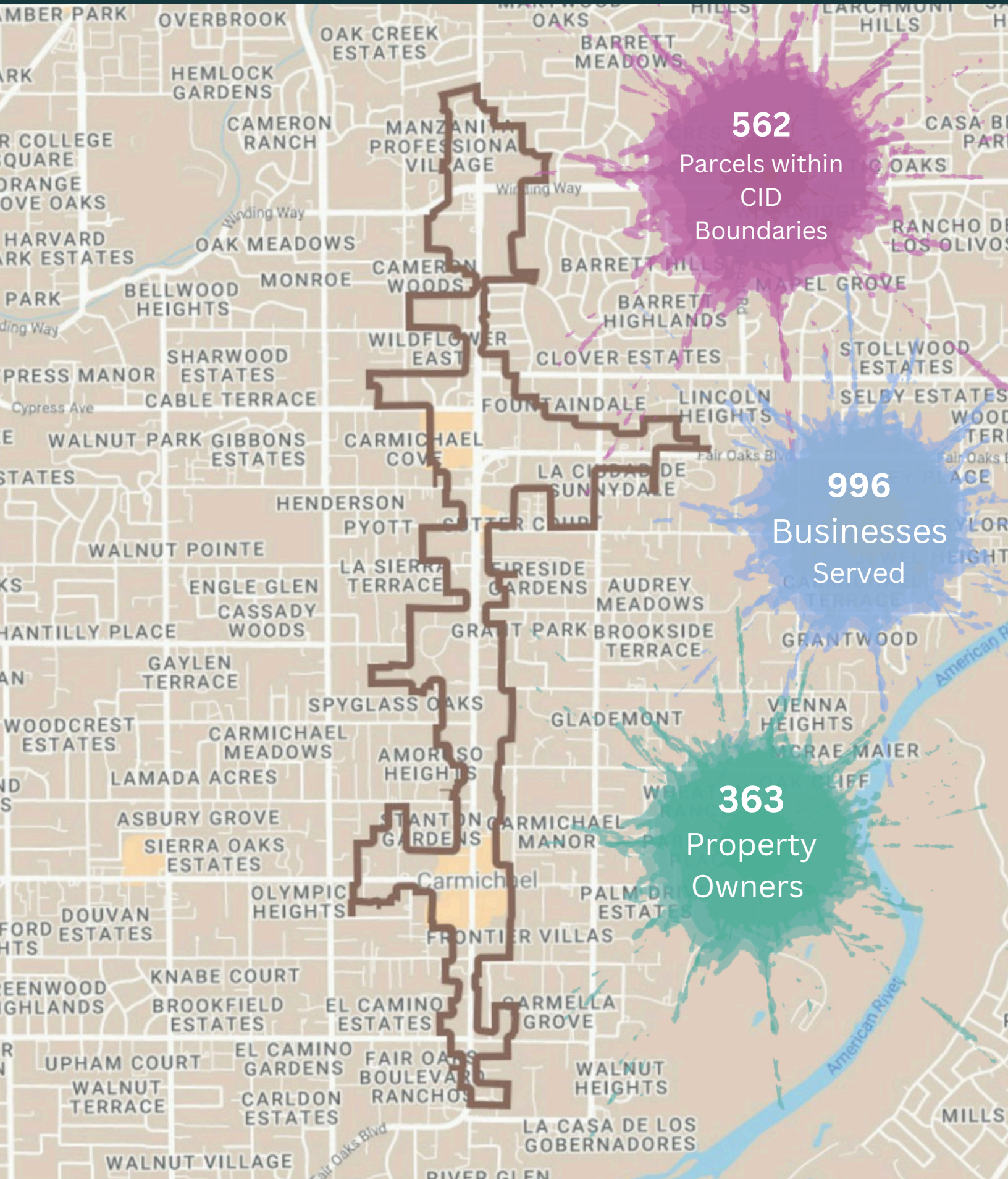
Carmichael Midas

Stacey Yankee

Carmichael Recreation & Park District

*Prepared pursuant to the State of California Property and Business Improvement District Law of 1994,
Streets and Highways Code Section 36650
Submitted by Carmichael Improvement District, Inc.
April 2026*

The Carmichael Improvement District by the numbers



A Word from our 2026 Board Chair

As I step into my first year as Board Chair, the Carmichael Improvement District remains focused on the fundamentals that matter most to our property owners and stakeholders: keeping our district safe, clean, and well maintained. Those priorities are the baseline of responsible district management. Continued investment in maintenance, safety coordination, and corridor standards protects property values, supports tenant success, and strengthens long-term confidence in the district.

In 2026, the CID is also expanding its focus beyond core services. Through placemaking initiatives, public art, and targeted economic development efforts, we are working to enhance district identity, increase foot traffic, and support both property owners and the businesses that operate within their spaces. This work is practical and outcome-driven. Well-executed placemaking improves perception and leasing potential. Public art and activation create recognizable corridors. Economic development efforts are focused on visibility, viability, and sustained return.

The CID exists to protect the district today and strengthen it for the future. In my first year as Chair, that means a clear focus on accountability, collaboration, and results that support property owners, tenants, and long-term investment. Thank you to our property owners and stakeholders for your continued commitment to Carmichael.

Rosie Buck, 2026 Board Chair



A letter from the Executive Director

This past year has been one of growth, resilience, and forward momentum for the Carmichael Improvement District. Through changes and challenges, one thing has remained consistent: our commitment to keeping this district clean, safe, and moving forward.

We are stronger than ever, supported by a dedicated maintenance and security team that shows up every day for our businesses and community. Their work is the foundation of everything we do. Because when a place feels clean, safe, and cared for, it creates the conditions for everything else to thrive.

With that foundation in place, we've continued to sharpen our focus on economic development and business attraction. Carmichael has so much to offer, and we are intentional about making sure people see it and experience it. This year, we introduced Carmichael Connect, an event bringing together brokers, developers, and the public sector to highlight available properties and opportunities within our district.

A key part of this work is beautification and placemaking. We are investing in projects that help define our district and create a sense of identity. From banners and public-facing improvements to future landmark elements, we want people to know when they are in the Carmichael Improvement District. More importantly, we want them to feel it.

Our goal is simple: to create an environment where people want to stay. To shop, to dine, and to explore everything that makes Carmichael unique, including the natural beauty that sets our community apart.



This work doesn't happen alone. It's made possible by our Board of Directors, our partners, and the property owners who continue to invest in this district every day.

Together, we are building a lasting community.

A handwritten signature in black ink, which appears to read 'Samantha Beck'. The signature is fluid and cursive.

Samantha Beck, Executive Director

Economic Development & Improvements

The **Development & Advancement** and **Outreach & Communication** Task Forces work together to promote local business growth, strengthen community connections, and enhance the economic vitality of the Carmichael Improvement District.

We continue the tradition of celebrating standout properties and business excellence through the **Bright Star Award**, recognizing those who contribute positively to the district's image and development.

Congratulations to our 2025 Bright Star Awardee, Dunkin'!



Congratulations to our 2025 Visionary Awardee, Carmichael Village!

Introduced in 2025, the **Visionary Award** recognizes properties whose transformative projects extend beyond their footprint to improve the wellbeing of the entire district. It reflects the CID's commitment to supporting investment that creates lasting community impact.

Both of these awards were presented at the 2025 State of the PBID dinner, which was attended by 100 property and business owners along with local government and law enforcement officials.



Economic Development & Improvements cont.

As part of our ongoing beautification efforts, the district rolled out new street banners to enhance visual identity and strengthen our sense of place. The result is a more cohesive and memorable experience for businesses, residents, and visitors alike. **With 11 banner designs across the district, we invite you to explore and see if you can find them all!**



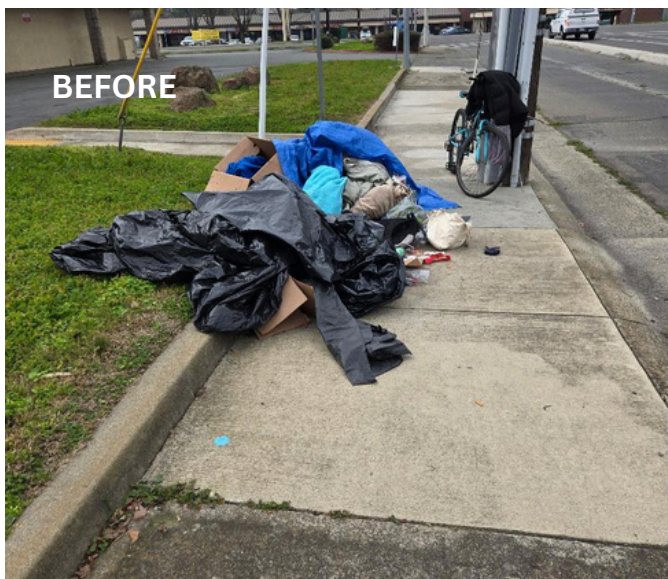
In 2025, the CID launched **Carmichael Connect**, an event bringing together county partners, utilities, brokers, and developers to discuss current and upcoming investment in the district.

Featuring **County Supervisor Rich Desmond** along with speakers from **Sacramento County Office of Economic Development, Newmark** and **SMUD**, the event highlighted available spaces and strengthened connections that support future growth.



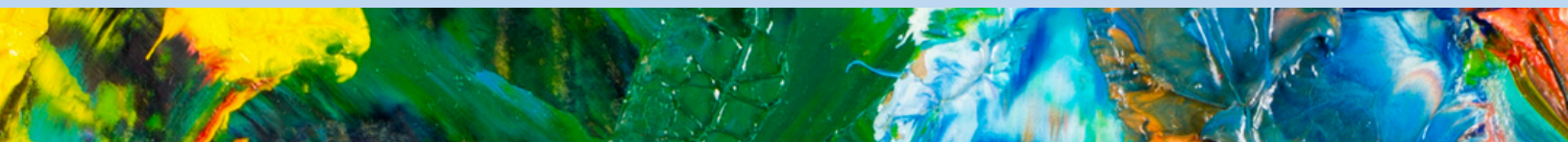
Streetscape & Image Enhancements

The Maintenance objectives are under the guidance of a private contractor, which maintains litter control, illegal dumping, street cleaning, non-compliant signage, and landscape maintenance, and provides support to the Sacramento County 311 crew as needed.



The numbers speak for themselves! Look what our team accomplished in 2025

- 16 Illegal dumps removed
- 178 Drug items removed
- 42 3-1-1 requests made
- 841 Illegal signs removed
- 5314 Buckets of trash removed
- 615 Bags of trash removed
- 672 Abandoned shopping carts returned



Public Safety Enhancements

The CID's Public Safety Enhancements include contracting and directing private security, **Sacramento Protective Services**, and partnering with local law enforcement to engage and enforce the law within the District.

Our management of the security and maintenance teams help to control vagrancy, property damage, encampments, and petty crimes.

Enhanced reporting of code violations to County Code Enforcement limits blight and improves the overall experience of being in the district. The CID gives **guidance and resources to our properties and businesses** on topic such as **Crime Prevention Through Environmental Design (CPTED)** measures, crime reporting needs, and methods.



The CID continues the monthly **Security & Maintenance Task Force** with local law enforcement and business and property owners to strategically target critical risk locations.

A **Reporting & Resource Guide** was created and is available on the CID website with agency and communication information for every possible scenario that our properties, businesses and residents may face.



Thank you, Sacramento Protective Services, for your commitment and dedication to our district!

- 1966 Dispatch service calls
- 139 Maintenance/Safety issues
- 17 Incident reports
- 26 Vehicle citations/tows
- 3426 Public Relations Visits
- 650 Tasks completed
- 3121 Officer observations
- 908 Notices of Trespass
- 35 Arrests

Financial Report

2025 ACTUAL INCOME

Assessment Income	\$555,677.58
2024 Rollover Unused Funds	\$57,589.97

Grants/Sponsorships	\$13,400.00
Other Income	\$5,195.30
In-Kind	\$12,000.00
Total Non-Assessment Income	\$30,595.30

Total	\$643,862.85
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2025 ACTUAL EXPENSES

61.3% - Clean & Safe	\$348,782.26
19.3% - Streetscape & Maintenance	\$93,813.54
13.4% - Economic Enhancements	\$67,873.06
2% - Advocacy & Image	\$10,561.68
2% - Contingency	\$12,788.76
2% - Non-Assessment Expenditures	\$12,921.89

Total	\$546,741.20
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2026 BUDGET INCOME

Assessment Income	\$583,837.00
2025 Rollover Funds	\$8,936.38

Grants/Sponsorships	\$12,000.00
Other Income	\$5,000.00
In-Kind	\$11,000.00
Total Non-Assessment Income	\$28,000.00

Total	\$620,773.38
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2026 BUDGET EXPENSES

60.95% - Public Safety Enhancements	\$355,841.00
20.60% - Streetscape & Image Enhancements	\$120,1281.52
14.21% - Economic Enhancements	\$82,972.96
2.03% - Advocacy & Administration	\$11,827.68
2.21% - Contingency	\$12,913.84

Total	\$561,151.12
Capital Investment for 2026 Projects	\$59,622.26

The Carmichael Improvement District is focused on projects that enhance safety, beauty, and vitality throughout our district.

Here's a look at what's on the horizon for 2026.

2026 PROJECTS (PENDING)

Wayfinding Signage
\$10,000

Monument Sculpture
\$40,500

Total Amount Reserved
\$50,500



Financial Report cont.

For fiscal year 2025/26, the CID proposed an increase in the previous assessment rates by 3%, which is lower than the 4% rate permitted by the Management District Plan.

Parcel Type	Fiscal Year 2025/26 Assessment Rate per Square Foot
Retail Trade	\$0.026484
Commercial/Public/Vacant	\$0.019863
Multi-Family/Private Tax-Exempt	\$0.013319
Utility	\$0.006622

A rate of \$3.37 per lineal foot of frontage along Fair Oaks Boulevard, Marconi Avenue, Manzanita Avenue and Winding Way is also included in accordance with the MDP.

Frontage	Linear Front Frontage Assessment Rate (In. ft.)
Fair Oaks Boulevard., Manzanita Avenue, Winding Way, and Marconi Avenue	\$3.3765

The CID will propose a 3% increase for Fiscal Year 26/27 assessment rates.



Carmichael Improvement District



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