



CARMICHAEL IMPROVEMENT DISTRICT

Executive Committee

Tuesday, August 11, 2026, 9am

Location: CID District Office, 6825 Fair Oaks Blvd. Ste. 100, Carmichael

Notice to the Public

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3-minute maximum per person) on items on the Agenda when they are called. Public Comment on items not listed on the Agenda will be heard in the meeting when noted on the agenda. Comments on controversial items may be limited, and large groups are encouraged to select one or two speakers to represent the opinion of the group. The order of the Agenda items is listed for reference and may be taken in any order deemed appropriate by the Executive Committee. The Agenda provides a general description and, as available, staff recommendations; however, the Committee may take any action, whether or not it is recommended, or no action.

- | | |
|--|------|
| 1. Call to Order | Buck |
| Discussion/Action Items | |
| a. Security & Maintenance Updates | |
| i. Sacramento Protective Services | |
| ii. Accurate Cleaning | |
| b. Finance Report | |
| c. Executive Director Report | Beck |
| i. Shine Grant Application Update | |
| ii. CID Office Lease Agreement Review* | Beck |
| iii. Carmichael Circuit Event Update | |
| iv. Carmichael Connect Update | |
| v. General District Update | |
| d. General Discussion | |
| e. Adjourn | |

Next Meeting: Tuesday, September 8, 2026

Brown Act Notice

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. Action may not be taken on items not posted on the agenda.

ADA Notice

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify info@discovercarmichael.com least 48 hours prior to the meeting.

Action*

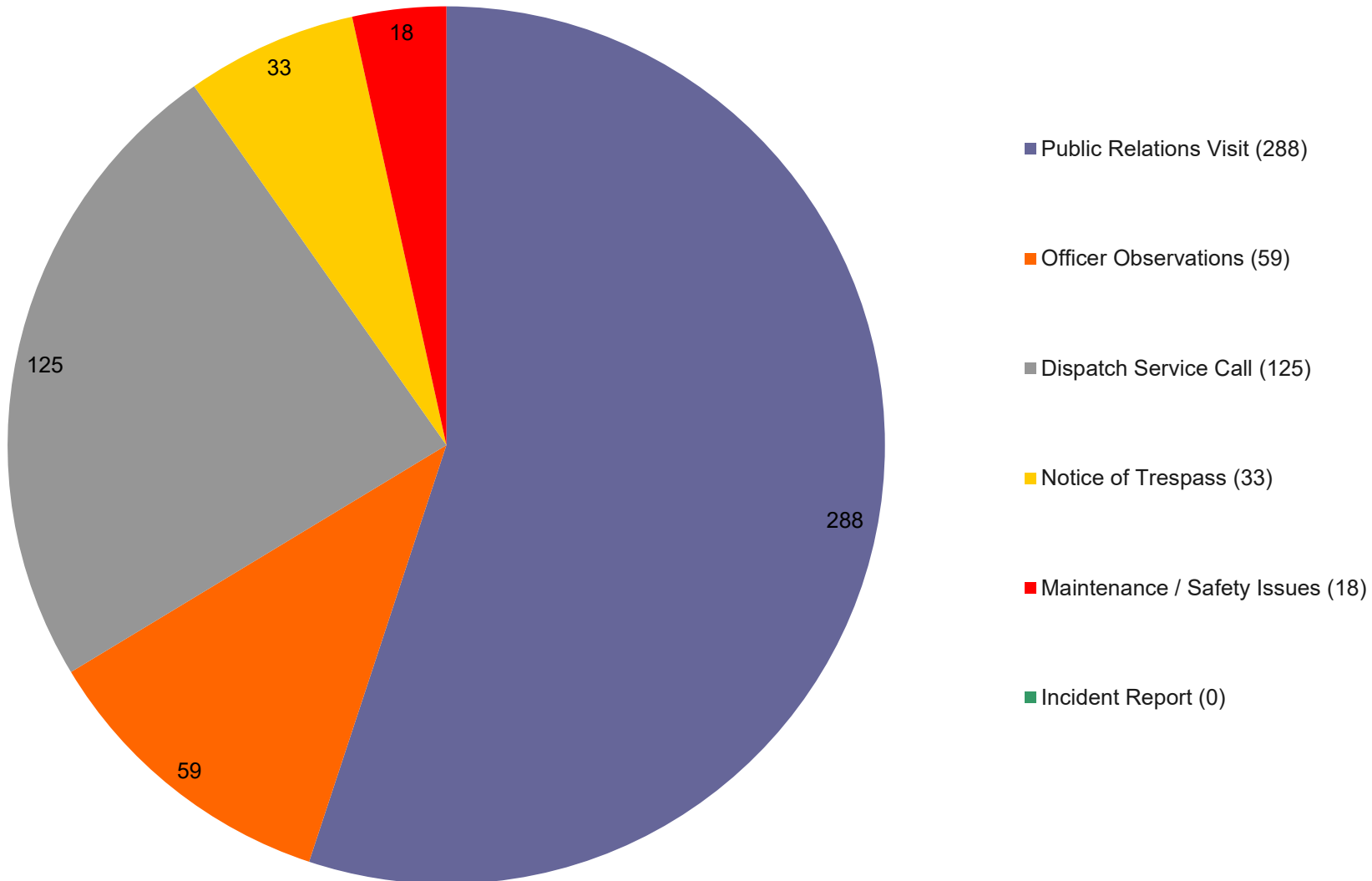


JULY 2026

Report Entry Types



CARMICHAEL



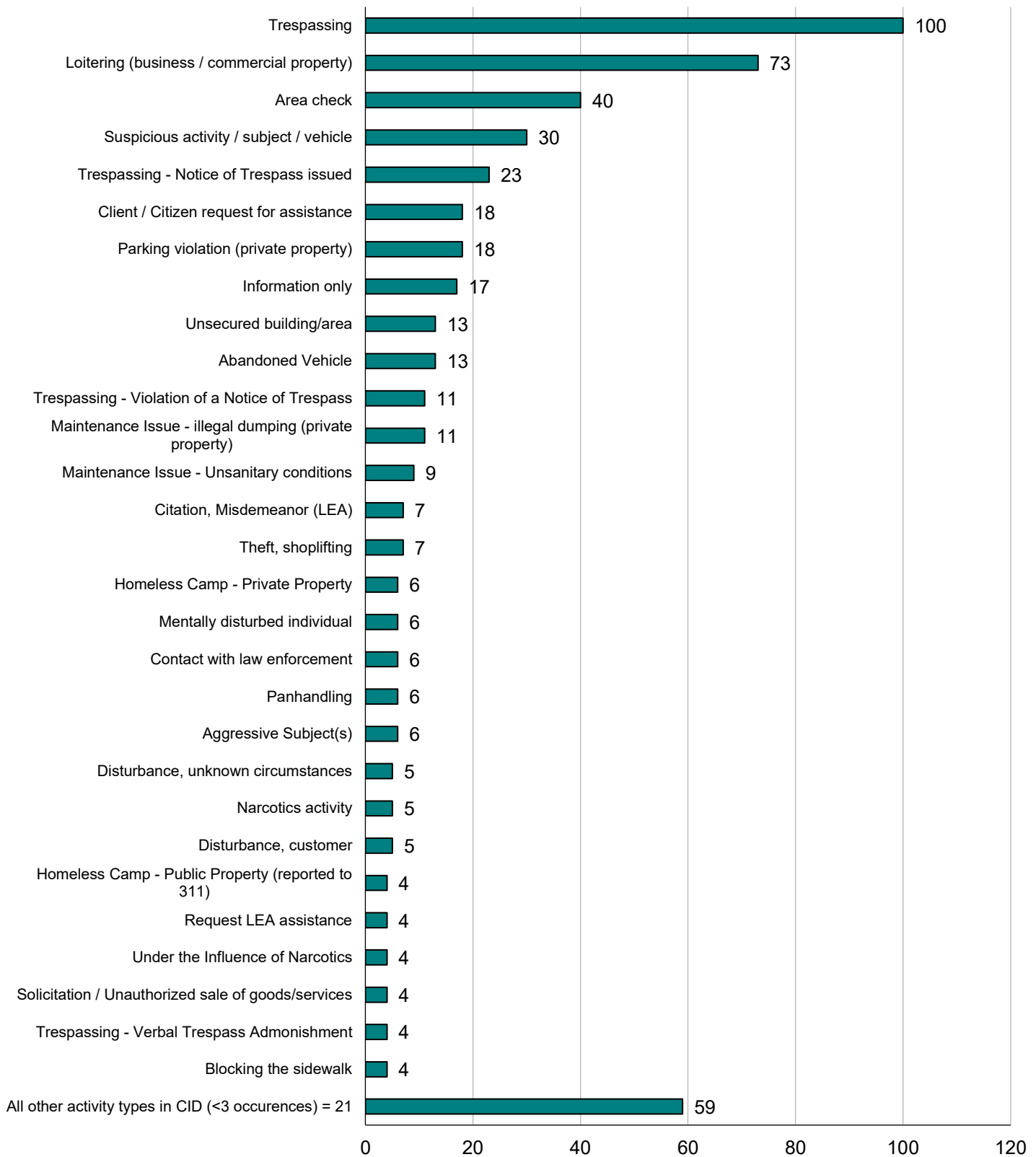


JULY 2026



CARMICHAEL

Activity Types



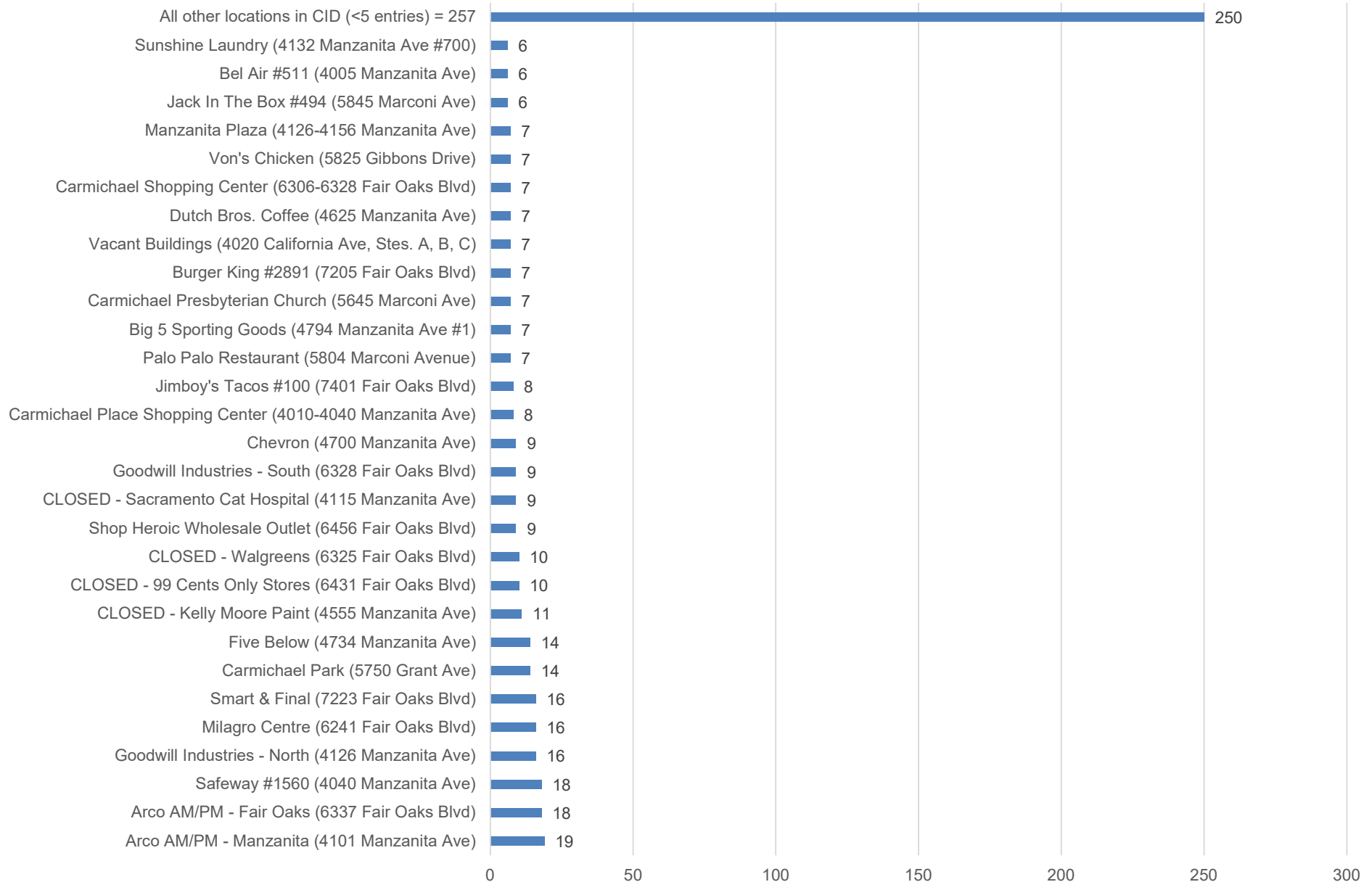


JULY 2026



CARMICHAEL

Entries by Location



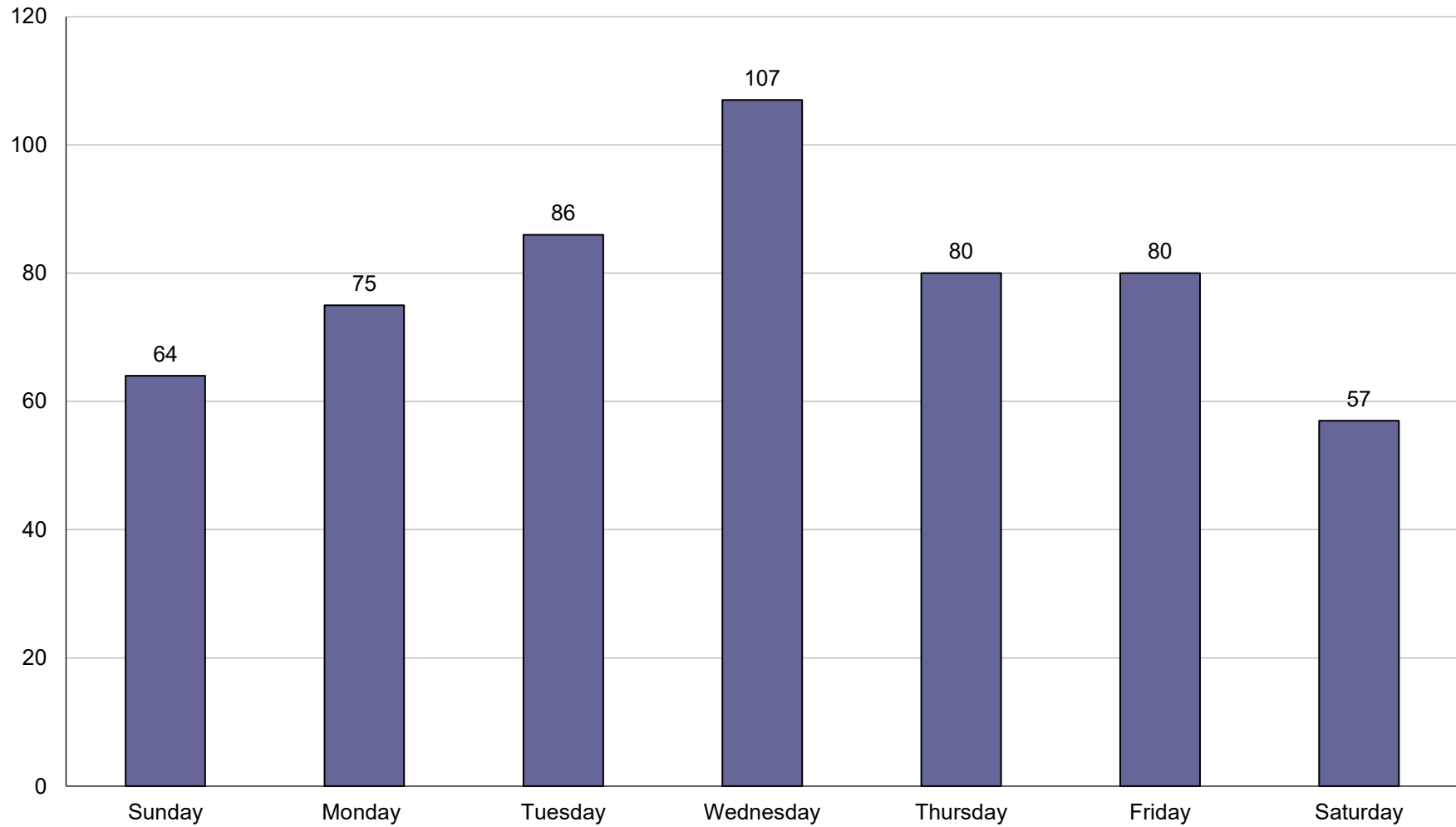


JULY 2026



CARMICHAEL

Report Entries (Day of the Week)



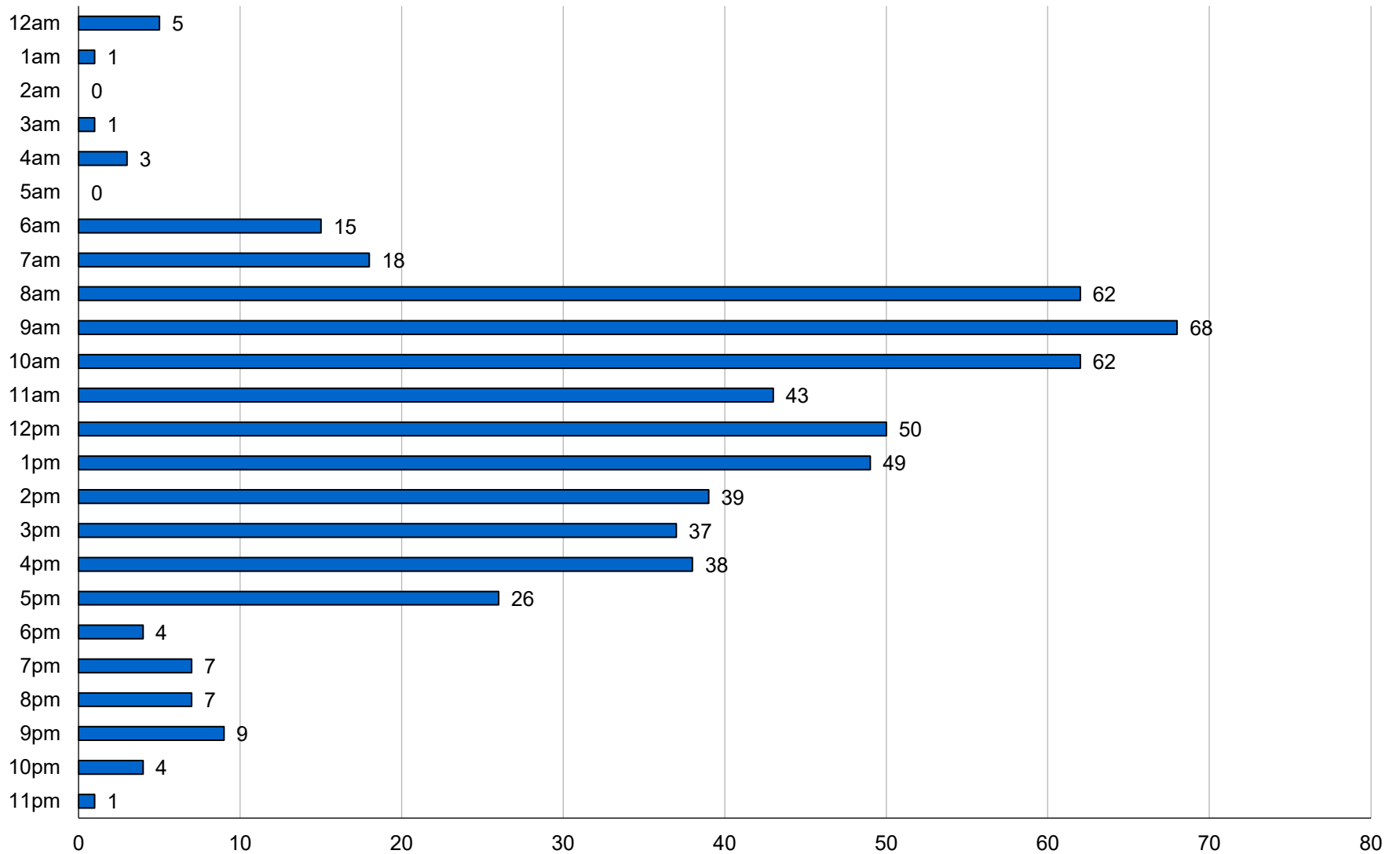


JULY 2026

Report Entries (Hour of the Day)



CARMICHAEL



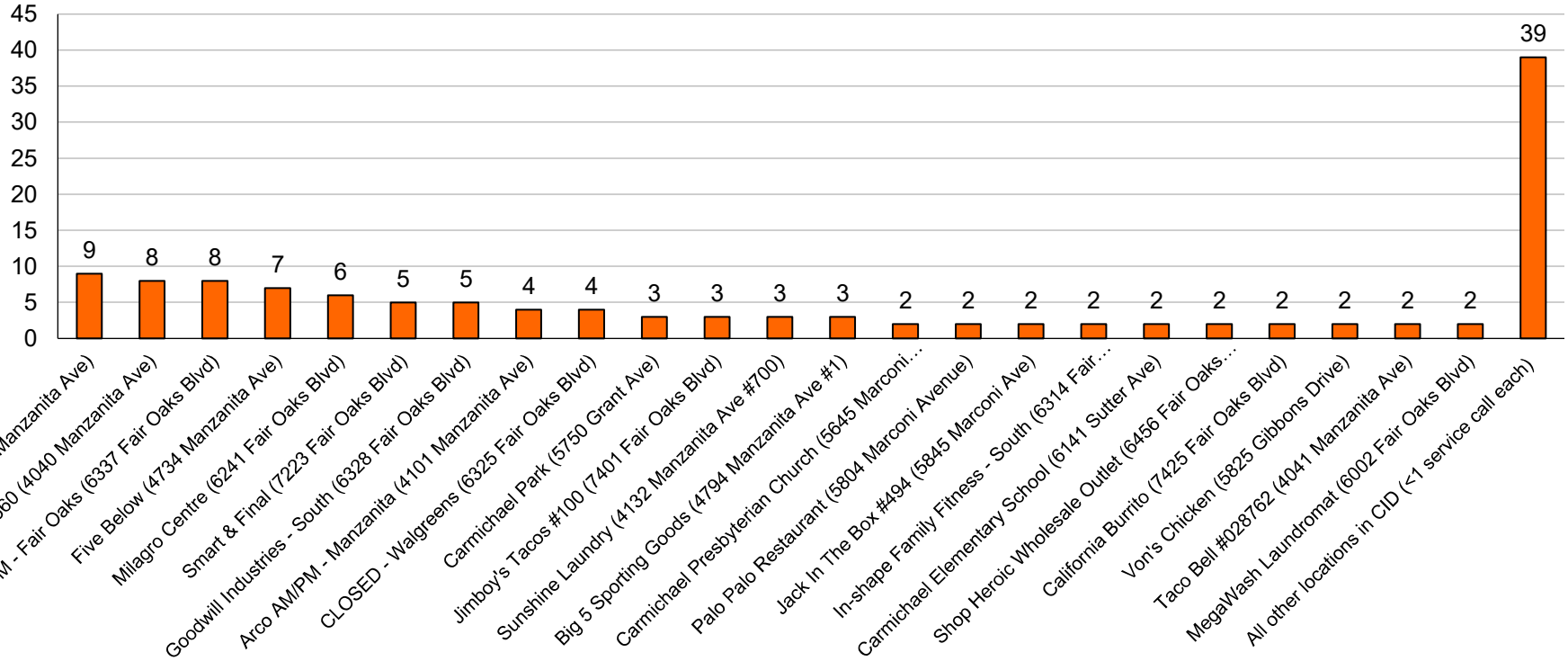


JULY 2026



CARMICHAEL

Dispatch Service Calls (by Location)



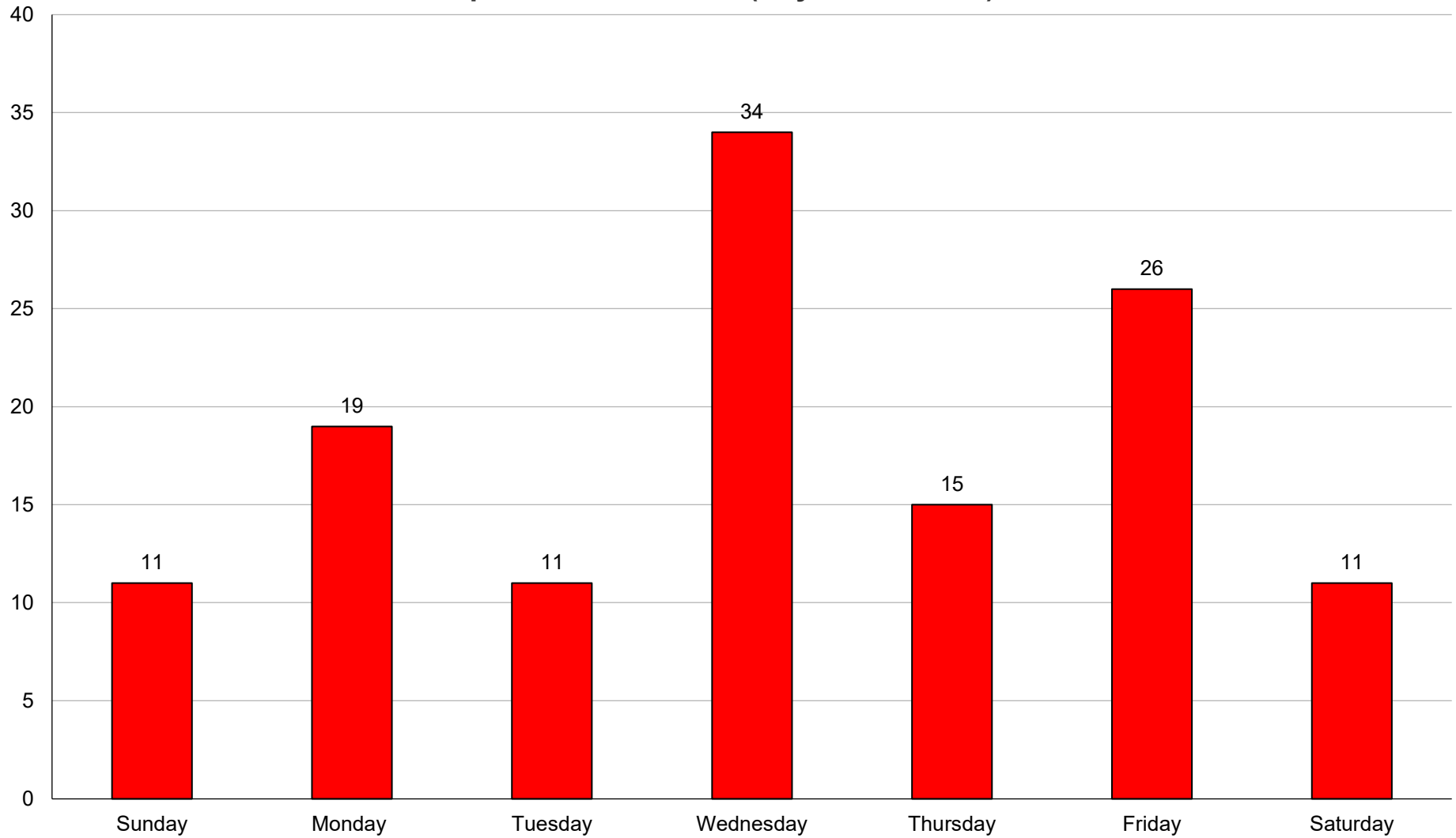


JULY 2026



CARMICHAEL

Dispatch Service Calls (Day of the Week)



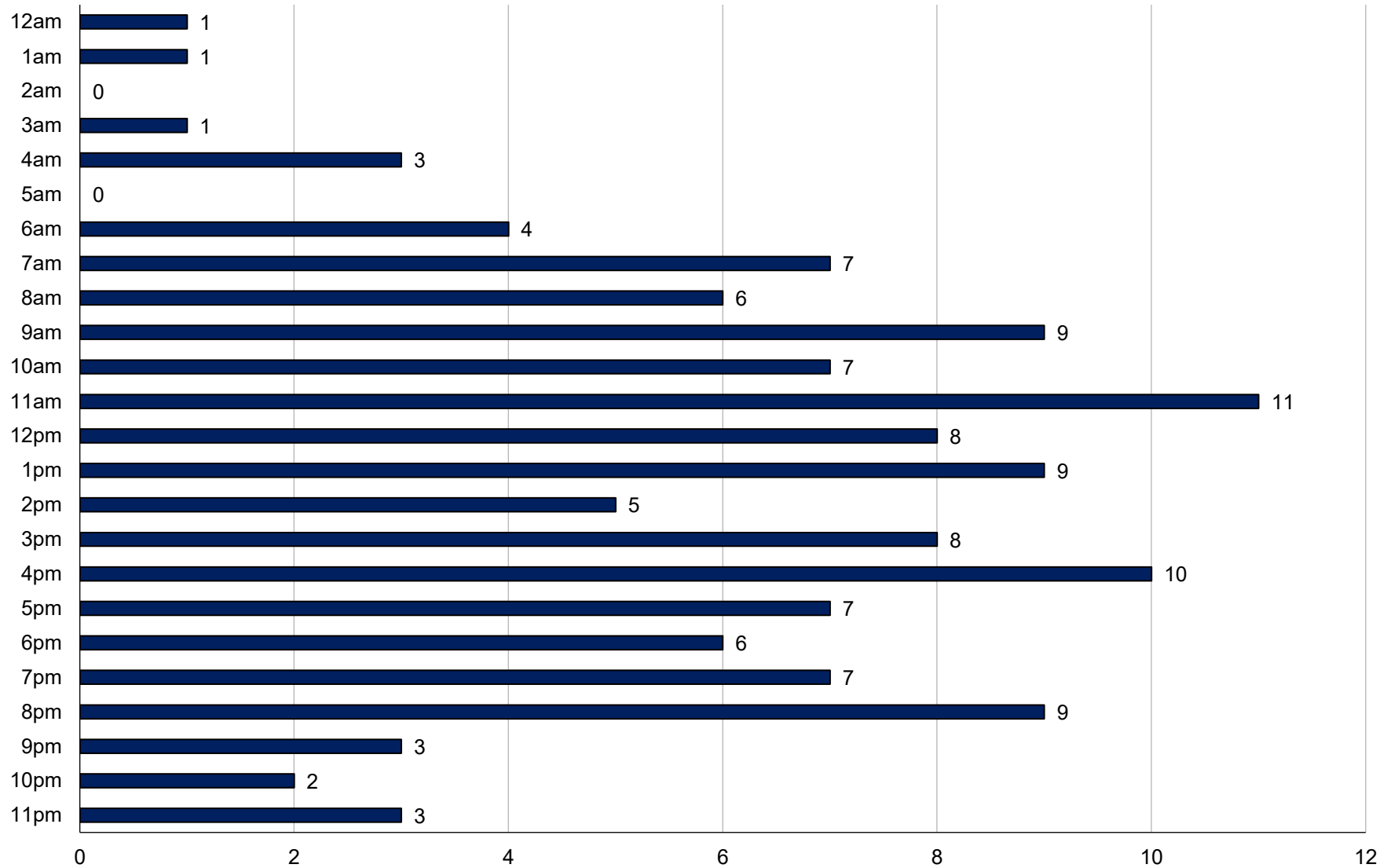


JULY 2026



CARMICHAEL

Dispatch Service Calls (Hour of the Day)



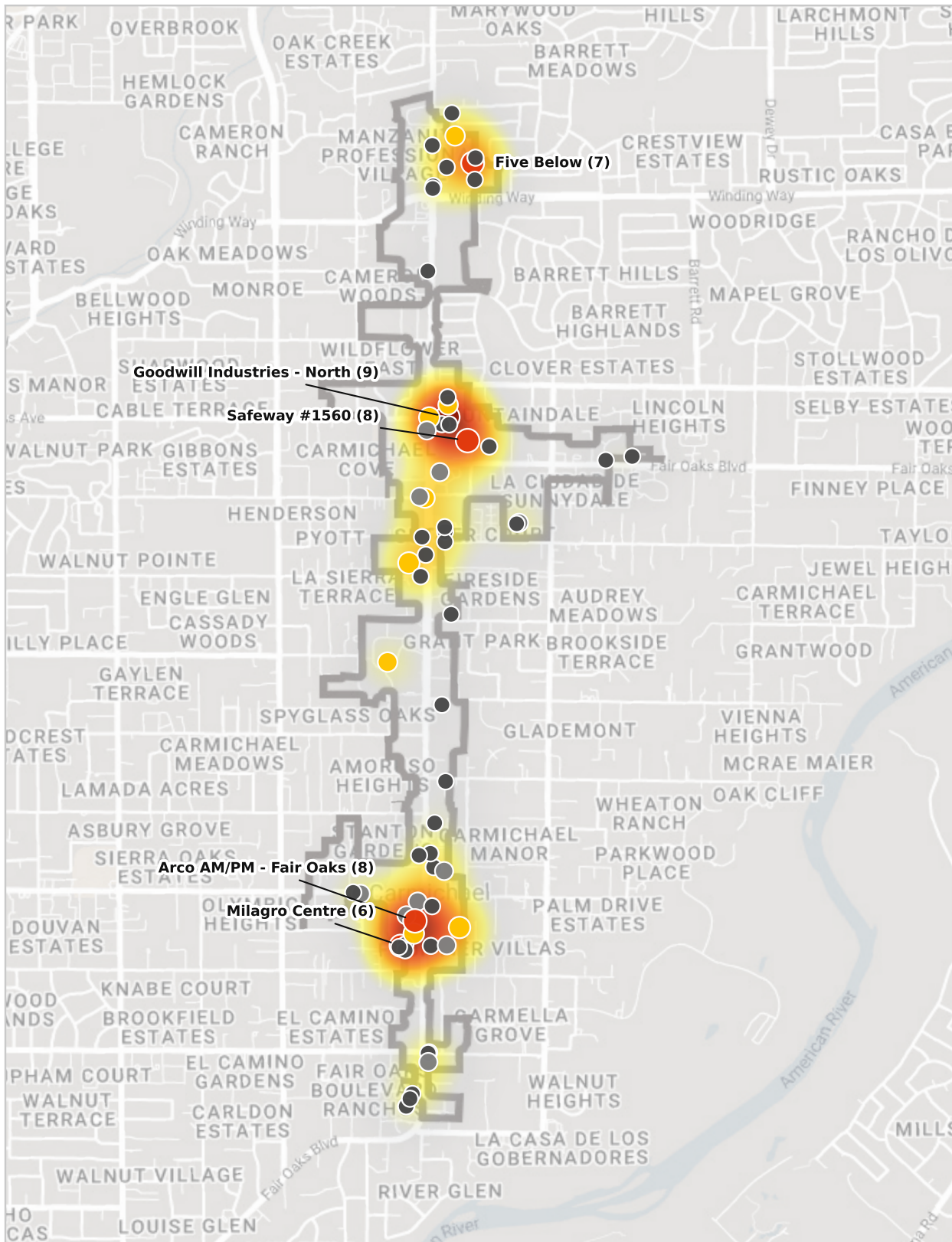


CARMICHAEL IMPROVEMENT DISTRICT

Calls for Service — Heat Map

125

calls · 62 locations



CALL DENSITY



CALLS PER SITE

- 1 call
- 2 calls
- 3-5 calls
- 6-8 calls
- 9+ calls

TOP LOCATIONS

4126 Manzanita Ave	9
4040 Manzanita Ave	8
6337 Fair Oaks Blvd	8
4734 Manzanita Ave	7
6241 Fair Oaks Blvd	6
7223 Fair Oaks Blvd	5
6328 Fair Oaks Blvd	5
4101 Manzanita Ave	4
6325 Fair Oaks Blvd	4
5750 Grant Ave	3

Accurate Cleaning July 2026 Report

Carmichael Improvement District

CID Clean Report	July
45-gallon trash bags used	99 bags – 3069 lbs.
Graffiti Removed	15
Dump Runs	21
Hazardous Items	9

Trash & Debris:

- 1.50 Tons
- 22.06 Cubic Yards, 4.8 cubic yards per week, .96 cubic yards per shift
- 133 lbs. per shift

Graffiti & Posters:

- 15 tags removed
- 35 posters/stickers/illegal ads removed

Dump Runs:

- 11 carts returned
- 8 illegal dumping
- 4 encampments, 1 encampment remains, 2 unhoused carts
- 1 Bike frame, 1 walker, 1 large piece of wood, 1 mattress and box springs, multiple homeless abandoned items, mis cardboard boxes

Hazardous Waste:

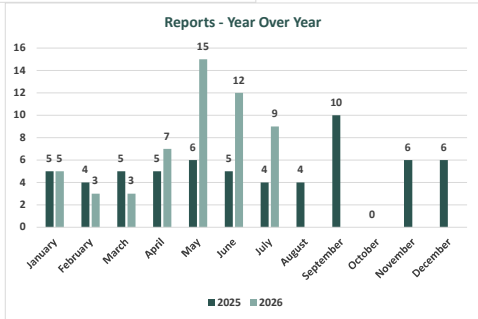
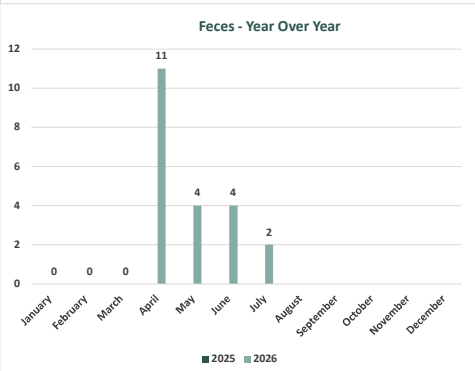
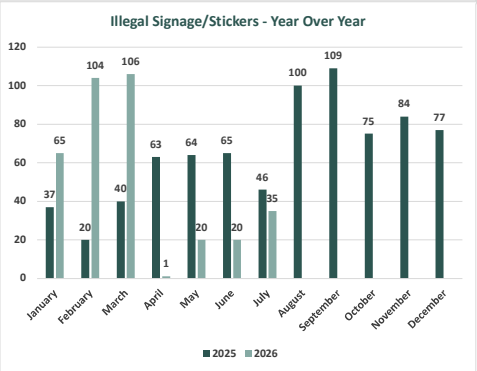
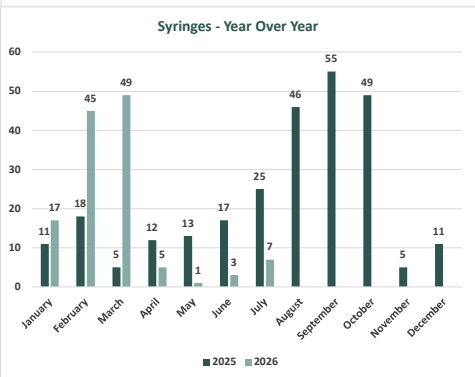
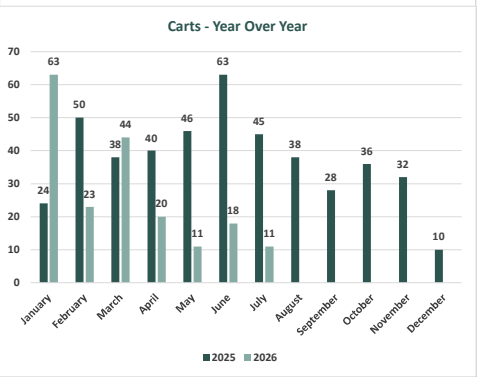
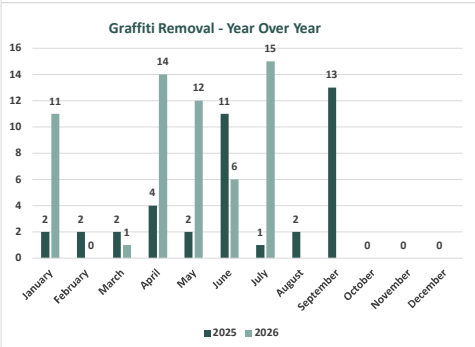
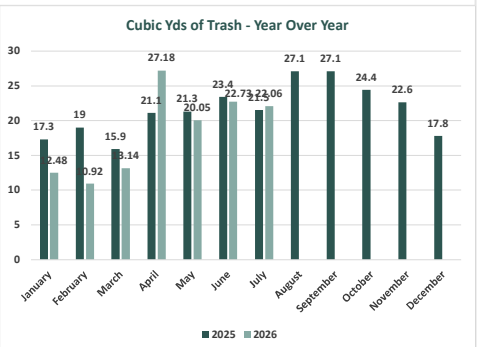
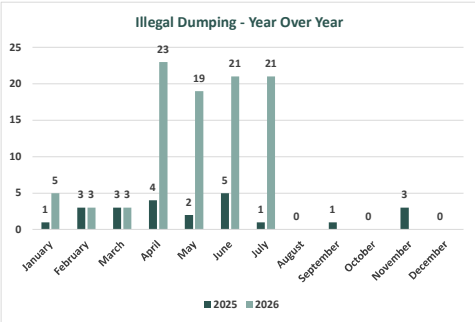
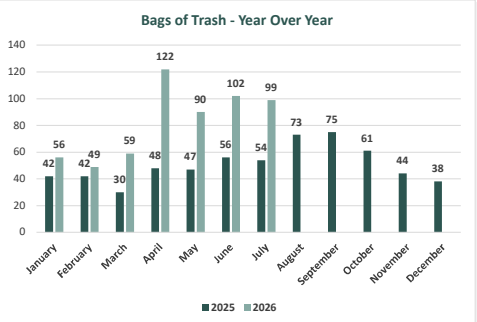
- 7 Syringes
- 2 Feces

Reporting:

- 6 encampments
- 2 abandoned cars
- Raccoon carcass

CID 2025 Stats													
	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Bags of Trash	42	42	30	48	47	56	54	73	75	61	44	38	610
Cubic Yards of Trash	17.3	19	15.9	21.1	21.3	23.4	21.5	27.1	27.1	24.4	22.6	17.8	258.5
Carts	24	50	38	40	46	63	45	38	28	36	32	10	450
Illegal Signage/Stickers	37	20	40	63	64	65	46	100	109	75	84	77	780
Illegal Dumping	1	3	3	4	2	5	1	0	1	0	3	0	23
Graffiti	2	2	2	4	2	11	1	2	13	0	0	0	39
Syringes	11	18	5	12	13	17	25	46	55	49	5	11	267
311 Reports	5	4	5	5	6	5	4	4	10	0	6	6	60

CID 2026 Stats													
	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Bags of Trash	56	49	59	122	90	102	99						577
Cubic Yards of Trash	12.48	10.92	13.14	27.18	20.05	22.73	22.06						128.56
Carts	63	23	44	20	11	18	11						190
Illegal Signage/Stickers	65	104	106	1	20	20	35						351
Illegal Dumping	5	3	3	23	19	21	21						95
Graffiti	11	0	1	14	12	6	15						59
Syringes	17	45	49	5	1	3	7						127
Feces	0	0	0	11	4	4	2						21
311 Reports	5	3	3	7	15	12	9						54



The Rejamand Family Revocable Trust 2020 Commercial Lease

This Commercial Lease ("Lease") is dated as of August 1, 2026, by and between The Rejamand Family Revocable Trust 2020 ("Landlord") and Carmichael Improvement District ("Tenant"). The parties agree as follows:

Premises. The Landlord, in consideration of the lease payments provided in this Lease, The Tenant is entitled to use Suite 100, a private unit with Approximately +/-490 square feet of exclusive space.

Access and Security

a. Private Door

The Tenant has access to a private door and is responsible for keeping it locked outside of office hours.

b. Keys and Remote Access

The Tenant has been provided one gate remote. If is lost, the Tenant must pay the Landlord \$200 for a replacement gate remote.

Common Area Access and Responsibilities

a. Restrooms

The Tenant has access to a common area restroom located in the hallway downstairs outside between Suite 100 and 101. Restroom use is limited to the Tenant's staff and clients. The restroom is shared with 100 and 103 Suite occupants.

b. Cleaning Services

The Landlord will provide cleaning services for the common areas and shared restroom. The Tenant is responsible for ensuring their staff and clients properly dispose of trash and do not leave waste outside designated trash containers.

Permitted Use

a. The office space shall be used exclusively for the Tenant's business engagements.

b. The commercial building is zoned for office use only. The Tenant is prohibited from conducting any activities outside of standard office operations.

Shared Area Etiquette

The Tenant is required to cooperate with Suite 101 & 103 occupants in maintaining the shared common areas, including keeping them clean, accessible, and free of hazards. ("Premises") located at 6825 Fair Oaks Blvd Suite #100, Carmichael, California 95608.

Term. The lease term will begin on September 1, 2026, and will terminate on August 31, 2027.

The Rejamand Family Revocable Trust 2020 Commercial Lease

Lease Payments. The Tenant shall pay to the Landlord monthly installments of \$780.00, payable on the first day of each month. Lease payments shall be made to the Landlord at 6825 Fair Oaks Blvd Ste #215, Carmichael, California 95608.

Possession. The Tenant shall be entitled to possession on the first day of the term of this Lease and shall yield possession to the Landlord on the last day of the term of this Lease unless otherwise agreed by both parties in writing. At the expiration of the term, the Tenant shall remove their goods and effects and peaceably yield up the Premises to the Landlord in as good a condition as when delivered to the Tenant, ordinary wear and tear excepted.

Use of Premises. The Tenant may use the Premises only for The Tenant shall use the Premises solely for administrative office work and for no other purpose without the prior written consent of the Landlord. The Tenant shall not engage in any activities involving the preparation, storage, or handling of food on the Premises. Additionally, the Premises shall not be used for retail, manufacturing, warehousing, or any other non-administrative activities.

The Tenant shall be responsible for maintaining the cleanliness of the Premises and ensuring proper disposal of all waste generated. The trash containers provided by the Landlord or designated for the Premises shall be used exclusively for office-related waste and shall not be used for the disposal of boxes, packaging materials, or any non-office-related refuse. Tenant shall flatten and remove boxes or packaging materials from the Premises at their own expense in compliance with local disposal regulations. **Tenants are responsible for cleaning the outside front door of their unit making sure to remove dust, debris and webs.**

Prohibition of Dangerous Materials and Firearms

The Tenant is strictly prohibited from possessing, carrying, or storing any dangerous materials, including weapons, firearms, or ammunition, on the Premises, unless the Tenant holds a valid Carry Concealed Weapon (CCW) permit issued by the State of California.

If the Tenant possesses a CCW permit, they must disclose this to the Landlord at the time of signing the lease agreement. The Tenant must also comply with all state and local laws regarding the possession and use of firearms.

Failure to comply with this clause or to disclose the possession of a CCW permit will constitute a breach of the lease agreement and may result in immediate termination of the lease.

. The Premises may be used for any other purpose only with the prior written consent of the Landlord, which shall not be unreasonably withheld. The Tenant shall notify the Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

Exclusivity. The Landlord shall not directly or indirectly, through any employee, agent, or otherwise, lease any space within the property (except the Premises herein described) or permit the use or occupancy of any such space whose primary business activity is in, or may result in, competition with the Tenant's primary business activity. The Landlord hereby gives the Tenant the exclusive right to conduct their primary business activity on the property.

Parking. The Tenant shall be entitled to use 2 parking space(s) for the parking of the Tenant's customers'/guests' motor vehicle(s).

Renters Insurance. The Tenant is required to obtain and maintain renters' insurance for the duration of the lease. The Tenant must provide the Landlord with proof of renters insurance within **10 days** after signing the lease agreement. The

The Rejamand Family Revocable Trust 2020 Commercial Lease

insurance must cover personal property, liability, and any other necessary coverage as required by the Landlord. Failure to provide proof of renters' insurance within the specified time may be considered a breach of the lease agreement and may result in penalties or termination of the lease.

Property Insurance. The Tenant shall maintain casualty insurance on the Premises in an amount not less than 100 percent of the full replacement value. The Landlord shall be named as an additional insured in such policies. The Tenant shall deliver appropriate evidence to the Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to the Landlord. The Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. The Tenant shall also maintain any other insurance which the Landlord may reasonably require for the protection of the Landlord's interest in the Premises. The Tenant is responsible for maintaining casualty insurance on its own property.

Liability Insurance. The Tenant shall maintain liability insurance on the Premises with personal injury limits of at least \$1,000,000.00 for injury to one person, \$1,000,000.00 for any one accident, and at least \$2,000,000.00 for damage to property. The Tenant shall deliver appropriate evidence to the Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to the Landlord. The Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies.

Lease Renewal and Notice of Intent to Renew.

1. Notice of Intent to Renew

The Tenant is required to provide the Landlord with a written notice at least **60 days** prior to the expiration of the lease term, indicating whether they wish to renew or not renew the lease agreement.

2. Renewal Terms

If the Tenant elects to renew the lease, the rent for the renewed term will be increased a reasonable amount per year not more than 3 percent per year. The new rent amount will be reflected in the renewal lease agreement.

3. No Month-to-Month Renewal

The Landlord does not accept a month-to-month lease arrangement. If the Tenant does not provide notice of renewal or chooses not to renew the lease, the lease will terminate at the end of the current lease term, and the Tenant must vacate the premises by the lease expiration date.

4. Option to Renew

Provided the Tenant is not in default of any terms or conditions of this Lease, the Tenant shall have the option to renew the Lease annually for up to five (5) consecutive one-year renewal terms. The Tenant must exercise each renewal option by providing written notice in accordance with Section 1 above.

The Rejamand Family Revocable Trust 2020 Commercial Lease

Maintenance.

The Landlord's obligations for maintenance shall include:

- Roof, outside walls, and other structural parts of the building
- Parking lot, driveways, and sidewalks, including snow and ice removal
- Sewer, water pipes, and other matters related to plumbing
- Electrical wiring
- Air conditioning system
- The Tenant shall be responsible for maintaining the interior of their unit in good condition throughout the lease term. This includes, but is not limited to:

Cleaning and maintaining walls, doors, and other surfaces.

Ensuring the unit remains in the same condition as it was at the time of lease signing, excluding normal wear and tear.

Upon termination of the lease, the Tenant shall return the unit in its original condition as documented at the time of lease signing. If the unit is not returned in acceptable condition, the Landlord reserves the right to use the Tenant's security deposit to cover the costs of necessary repairs and maintenance.

The Landlord shall have the right to access the Tenant's unit for inspections or to perform necessary repairs. Inspections shall occur no more than twice per year unless urgent repairs are required.

The Landlord will provide the Tenant with at least 24 hours' notice before accessing the unit, except in the case of emergencies where immediate access is necessary.

The Tenant agrees to comply with these maintenance and access provisions. Failure to do so may result in additional charges or other actions as permitted by the lease agreement and applicable law.

The Tenant's obligations for maintenance shall include:

- Internet and Phone Service

The Tenant is required to ensure that any installation of internet or phone lines does not damage the Premises or interfere with the building's infrastructure. Any damage caused during installation or use of these services shall be repaired at the Tenant's expense.

Repair of Utilities and Services. The Landlord shall be responsible for all utilities and services incurred in connection with the Premises. In the event of damage or Malfunction to the restroom, sewer, water, or electrical systems, the landlord agrees to place a service call to the appropriate repair provider within a reasonable time upon notice or discovery of the issue. However, the landlord makes no guarantee that such repairs will be completed immediately or within a specific timeframe, as completion may depend on third-party service availability, parts or external circumstances beyond the landlord's control. Tenant acknowledges and agrees that temporary disruptions to such services shall not constitute grounds for rent abatement, termination of lease, or claims for damages, provided the landlord has made reasonable efforts to initiate repairs.

The Rejamand Family Revocable Trust 2020 Commercial Lease

Taxes. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

- (a) Real Estate Taxes. The Landlord shall pay all real estate taxes and assessments for the Premises.
- (b) Personal Taxes. The Tenant shall pay all personal taxes and any other charges that may be levied against the Premises, and which are attributable to the Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with lease payments.

Destruction or Condemnation of Premises. If the Premises are partially destroyed by fire or another casualty to an extent that prevents the conducting of the Tenant's use of the Premises in a normal manner, and if the damage is reasonably repairable within 60 days after the occurrence of the destruction, and if the cost of repair is less than \$500.00, the Landlord shall repair the Premises and a just proportion of the lease payments shall abate during the period of the repair according to the extent to which the Premises have been rendered untenable. However, if the damage is not repairable within 60 days, if the cost of repair is \$500.00 or more, or if the Landlord is prevented from repairing the damage by forces beyond the Landlord's control, or if the property is condemned, this Lease shall terminate upon 20 days written notice of such event or condition by either party and any unearned rent paid in advance by the Tenant shall be apportioned and refunded to it. The Tenant shall give the Landlord immediate notice of any damage to the Premises.

Defaults. The Tenant shall be in default of this Lease if the Tenant fails to fulfill any lease obligation or term by which the Tenant is bound. Subject to any governing provisions of law to the contrary, if the Tenant fails to cure any financial obligation within 4 days (or any other obligation within 10 days) after written notice of such default is provided by the Landlord to the Tenant, the Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing the Landlord's rights to damages. In the alternative, the Landlord may elect to cure any default, and the cost of such action shall be added to the Tenant's financial obligations under this Lease. The Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by the Landlord by reason of the Tenant's defaults. All sums of money or charges required to be paid by the Tenant under this Lease shall be additional rent, whether such sums or charges are designated as "additional rent." The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

Late Payments. For any payment that is not paid within 3 days after its due date, the Tenant shall pay a late fee of \$50.00.

Cumulative Rights. The rights of the parties under this Lease are cumulative and shall not be construed as exclusive unless otherwise required by law.

Non-Sufficient Funds. The Tenant shall be charged \$50.00 for each check that is returned to the Landlord for lack of sufficient funds.

Remodeling or Structural Improvements. The Tenant shall have the obligation to conduct any construction or remodeling (at the Tenant's expense) that may be required to use the Premises as specified above. The Tenant may also construct such fixtures on the Premises (at the Tenant's expense) that appropriately facilitate its use for such purposes. Such construction shall be undertaken, and such fixtures may be erected only with the prior written consent of the Landlord which shall not be unreasonably withheld. The Tenant shall not install awnings or advertisements on any part of the Premises without the Landlord's prior written consent. At the end of the lease term, the Tenant shall be entitled to remove (or at the request of the Landlord shall remove) such fixtures and shall restore the Premises to substantially the same condition as the Premises at the commencement of this Lease.

The Rejamand Family Revocable Trust 2020 Commercial Lease

Indemnity Regarding Use of Premises. To the extent permitted by law, the Tenant agrees to indemnify, hold harmless, and defend the Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which the Landlord may suffer or incur in connection with the Tenant's possession, use or misuse of the Premises, except the Landlord's act or negligence.

Dangerous Materials. The Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises or that might be considered hazardous by a responsible insurance company unless the prior written consent of the Landlord is obtained and proof of adequate insurance protection is provided by the Tenant to the Landlord.

Compliance with Regulations. The Tenant shall promptly comply with all laws, ordinances, requirements, and regulations of the federal, state, county, municipal, and other authorities and the fire insurance underwriters. However, the Tenant shall not be required by this provision to make alterations to the exterior of the building or alterations of a structural nature.

Mechanics Liens. Neither the Tenant nor anyone claiming through the Tenant shall have the right to file mechanical liens or any other kind of lien on the Premises, and the filing of this Lease constitutes notice that such liens are invalid. Further, the Tenant agrees to (1) give actual advance notice to any contractors, subcontractors, or suppliers of goods, labor, or services that such liens will not be valid and (2) take whatever additional steps that are necessary in order to keep the Premises free of all liens resulting from construction done by or for the Tenant.

Dispute Resolution. The parties will attempt to resolve any dispute arising out of or relate to this Lease through friendly negotiations among the parties. If the matter is not resolved by negotiation, the parties will resolve the dispute using the below Alternative Dispute Resolution (ADR) procedure unless the dispute or controversy meets the requirements to be brought before California's small claims court or is an unlawful detainer proceeding.

Any controversies or disputes arising out of or relating to this Lease, other than those excepted above, will be submitted to mediation in accordance with any statutory rules of mediation for the State of California. If mediation does not successfully resolve the dispute, then the parties may proceed to seek an alternative form of resolution in accordance with any other rights and remedies afforded to them by law.

Assign ability/Subletting. The Tenant may not assign or sublease any interest in the Premises, nor effect a change in the majority ownership of the Tenant (from the ownership existing at the inception of this Lease), nor assign, mortgage, or pledge this Lease, without the prior written consent of the Landlord, which shall not be unreasonably withheld.

Notice. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

The Landlord:

The Rejamand Family Revocable Trust 2020
6825 Fair Oaks Blvd Ste. # 215
Carmichael, California 95608

The Rejamand Family Revocable Trust 2020 Commercial Lease

The Tenant:

Carmichael Improvement District
6825 Fair Oaks Blvd Suite #100
Carmichael, California 95608

Such addresses may be changed from time to time by any party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

Governing Law. This Lease shall be construed in accordance with the laws of California.

Entire Agreement/Amendment. This Lease contains the entire agreement of the parties, and there are no other promises, conditions, understandings, or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing if the writing is signed by the party obligated under the amendment.

Severability. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable but that by limiting such provision, it will become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

Waiver. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

Binding Effect. The provisions of this Lease shall be binding upon and incur to the benefit of both parties and their respective legal representatives, successors, and assigns.

The Landlord:

By: _____
The Rejamand Family Revocable Trust 2020

Date: _____

The Tenant:

By: _____
Rosie Buck, Board Chair

Date: _____