



ANNUAL REPORT 2016



BUILDING
INVESTING
CONNECTING

2016 | YEAR IN REVIEW

INVESTING IN The River District

2016 SAW PROGRESS ON EXCITING PROJECTS THAT CONTINUE OUR EVOLUTION.

- 1 Township 9**

Township 9 Park was completed in fall of 2016, adding six acres of green space to the District. Preliminary work was also performed to prepare Victory Promenade and Transit Park for completion in 2017. Additional infrastructure and two paseo parks will be built as part of a future 168-unit townhome project.
- 2 Fire Station 14**

Design and engineering progressed on the project to replace the operationally obsolete Fire Station 14 with a new station located at North B and Ahern Streets. The 8,500 square foot station will feature three apparatus bays and is scheduled for construction in 2017.
- North 12th Street Complete Street and Streetscape Improvements**

With a grant of \$4 million from the federal Active Transportation Program and local matching funds, plans will allow North 12th Street to transition from an automobile-centered thoroughfare into a complete street accessible for all modes of transportation with improved safety, air quality and aesthetics. A key feature is the addition of a two-way cycle track with separate lanes for cyclists.
- 3 444 North 3rd Street**

Under new ownership, the long-vacant building located at 444 North 3rd Street is undergoing plans for an updated design with up to 79,000 square feet of rentable space. Preliminary demolition took place in 2016 and the owners expect a new tenant to occupy the space in 2017.
- 4 Sacramento Pintworks**

Opened in 2001, the successful Sacramento Pipeworks climbing and fitness center has released plans to open Sacramento Pintworks, a microbrewery taproom. The project received zoning administrator approval in 2016 and expects to be under construction in 2017. The facility will modify two existing buildings on the North 16th Street site currently used to manufacture climbing equipment.

PRESIDENT'S MESSAGE

The area known today as The River District has been BUILDING, INVESTING and CONNECTING for more than 100 years. Many companies have chosen to call the District home, investing their livelihoods in an area filled with history and an opportunity for growth. As the business association representing the area, The River District Property and Business Improvement District has been working since 1999 to help businesses succeed. We value the rich history of the area and we're excited about its future. There's never been a better time to call The River District home, whether it is for your business or for your residence.

We look forward to the investment in new projects that are advancing our transformation and celebrate the businesses that for decades have called the area home.



Steve Goodwin
President





INVESTED IN The River District

Historically, The River District was known primarily as a commercial area. It featured highly desirable connections through access to significant transportation and shipping systems—navigable rivers and the transcontinental railroad. Businesses were attracted to a location offering easy access to Sacramento and beyond. Many of those businesses still call the area home and we are proud to have a legacy of strong business connections as we welcome new projects that will set the stage for our evolution into an exciting, mixed-use central city community.

The founders of **Blue Diamond Growers** chose its current location more than 100 years ago due to the proximity to the railway and Delta. Today, Blue Diamond Growers is the world's largest almond processing and marketing company, producing more than 80 percent of the global almond supply.

1910

Established in 1936, **Capital Machine Corporation** played a crucial role in providing machining services for the armed forces during World War II. It still provides machining, welding and fabrication services with a mission of quality and value while building lasting relationships.

1936



Capital Sheet Metal, a business that specializes in fabricating stainless steel and other metals, was established in 1945 and moved to the River District in 1970. The central location offers convenience for its customers.

1945



Chinese immigrant Chan Tai Oy started **General Produce Company** in 1933. The family business, now run by his grandchildren, distributes an estimated 4 million pounds of fresh produce from its warehouse on North B Street each week.

1933



Frederick Pleines, Sr. started driving taxis in 1938, eventually growing to a fleet of 100 taxis and establishing **Yellow Cab Co. of Sacramento**. The company has been the largest taxi fleet in the city since 1951.

1938

Power Brake Sales was founded in 1948 and conducts business all over the world. The family-owned business repaired the air brake valves on Diamond T trucks after World War II and now provides parts for cars, trucks, buses, tractors and trailers.

1948

The River District offered an opportunity for growth for **Schetter Electric**, one of the region's largest electrical contractors. Founded by Howard Schetter in 1958, it moved to its current location for ease of access to job sites throughout the region.

1958



In 2016, The River District welcomed a new business, **The Vintage Monkey**. Its location in the District's 16th Street Historic District seemed appropriate for this eclectic business that houses a display of vintage motorcycles, a motorcycle repair center, lounge and retail shop.

2009

2016



The strategic location brought **Sacramento Theatrical Lighting** to The River District. The company has provided sales and rentals of theatrical lighting, equipment and accessories such as moving lights and stage curtains since 1948.

1948

The site of the Richards-Bercut Packing Company, once the largest independent cannery in California, is now the site of **Township 9**, a 65-acre mixed-use residential project that will serve as a catalyst to bring the long-time commercial area into the 21st century. Its transition will welcome new development as it celebrates The River District's businesses with strong roots in the Sacramento economy



BY THE NUMBERS: The River District Services

CLEAN TEAM COLLECTED:

51,311	Pounds of trash and waste
1,886	Bags of trash
998	Abandoned items

SECURITY SERVICE RESPONDED TO:

2,034	Stakeholder calls
3,900	Nuisance/crime issues
152	Police/Fire assistance calls

HOMELESS NAVIGATOR CONTACTS:

1,390	Homeless individuals
179	Entered into Centralized Intake database
222	Linkages to housing, shelter, treatment

COMMUNITY SERVICE:

210	Gifts from Santa at the annual Twin Rivers Holiday Celebration
------------	--

DIRECTORS & STAFF

2016 Officers

Steve Goodwin, Township 9, **President**
 Greta Lacin, Kent Lacin Media Services, **Vice President**
 Susan Crane, The Party Concierge, **Secretary**
 Roy Howe, General Produce, **Treasurer**

2016 Board of Directors

Bud Applegate, Colliers International
 Steve Ayers, Property Owner
 Brian Barczak, Blue Diamond Growers
 Ray Burnell, Powerhouse Science Center
 John Cox, Sacramento Theatrical Lighting
 Ernie Gallardo, Grove Investment Co.
 Jeff Harris, Sacramento City Council
 Steve Johns, SMUD
 Justin Eklund, Sacramento Police Department
 Terry Murphy, California State Lottery
 Clarke Rosa, Capitol Casino
 Phil Serna, Sacramento County Board of Supervisors

Staff

Patty Kleinknecht, Executive Director

PHOTO/IMAGE CREDITS

1: City of Sacramento, 2: City of Sacramento/Brown Reynolds Watford Architects,
 3: RMW architecture & interiors, 4: Russ Beaudin/Twelve13 Architecture
 Others: General Produce, Yellow Cab Co of Sacramento, Capital Sheet Metal,
 Sacramento Theatrical Lighting

DESIGN

www.JustJulieDesign.com



The River District

P.O. Box 630, Sacramento, CA 95812

916-321-5599

info@riverdistrict.net

www.riverdistrict.net

2016 Year End FINANCIAL STATEMENT

ASSETS

Checking	\$11,102
Money Market	\$223,374
Petty Cash	\$97

Total Current Assets \$234,573

Fixed Assets	\$19,994
Accumulated Depreciation	-\$4,752

TOTAL ASSETS \$249,815

LIABILITIES & EQUITY

Total Current Liabilities	\$453
---------------------------	-------

Equity	
Retained Earnings	\$241,270
Net Income	\$8,092

Total Equity \$249,362

TOTAL LIABILITIES & EQUITY \$249,815

