

# ANNUAL REPORT

2024





# HISTORY

Power Inn Alliance is a Property and Business Improvement District (PBID), created in 2006 to advocate for business, transportation, and community. The district is located in the southeastern quadrant of the City of Sacramento and is home to over 1,400 businesses, which create more than 27,000 direct jobs and generate over \$4.2 billion in annual economic output. It serves as the city's manufacturing core, accounting for one-third of Sacramento's total manufacturing activity within its 6.2-square-mile area. The district is also home to the Sacramento Center for Innovation, a designated special planning area and catalyst for new investment in the city.

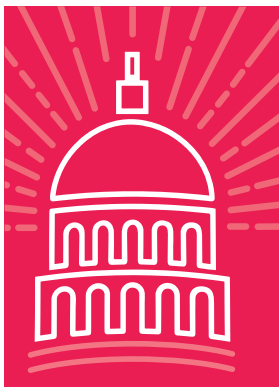
# MISSION

The Power Inn Alliance provides support to businesses within the district by:

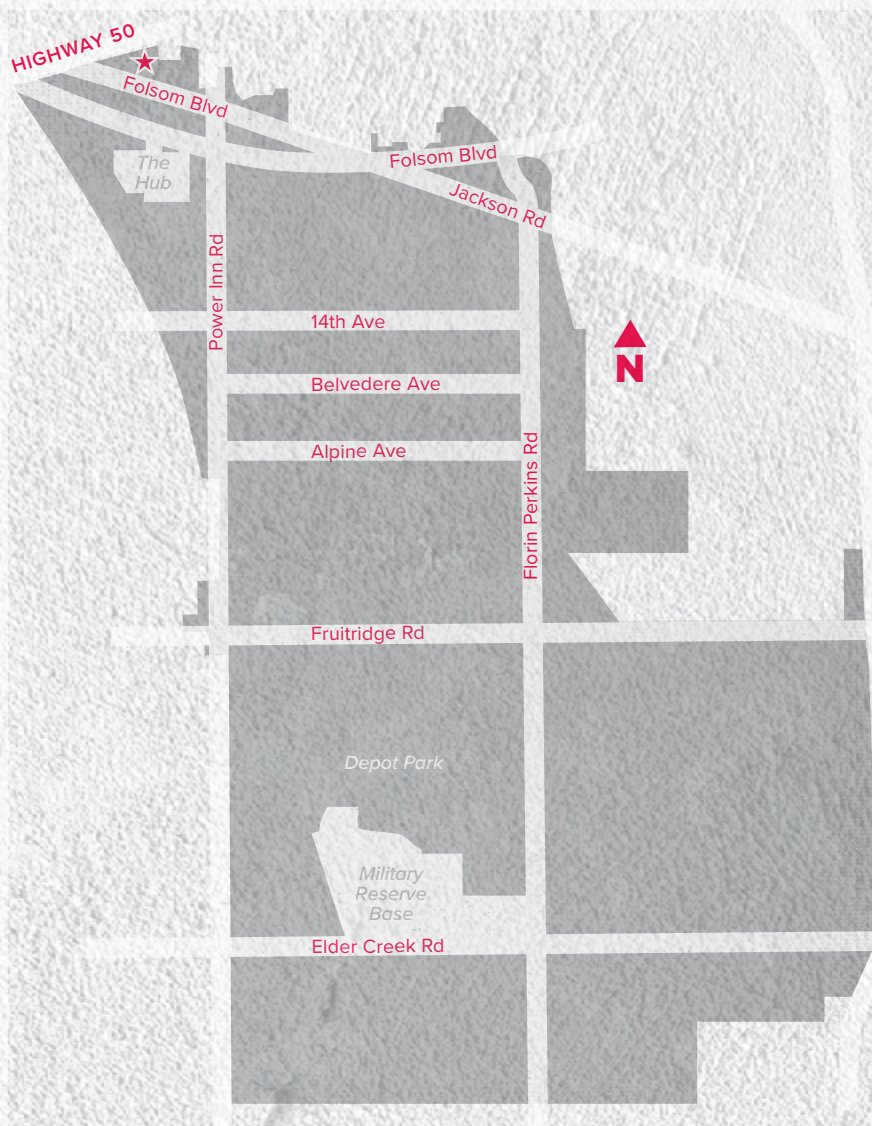
- Advocating for business interests;
- Being a visible part of the community;
- Encouraging economic growth and workforce development through public and private partnerships;
- Collaborating with regional stakeholders to support public safety and crime reduction; and
- Championing transportation and infrastructure improvements within the district.

# VISION

For the Power Inn Alliance to be recognized as the most vibrant business community in Northern California, known for innovation, inclusion, cleanliness, safety, and economic prosperity.







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# LOOKING AHEAD

Dear Power Inn Alliance Members, Partners, and Community,

First, I want to offer a heartfelt thank you for your continued support and partnership as we work together to grow Power Inn as Sacramento's home for innovation and industry. This past year has been marked by change and new opportunities for our district, and we are tremendously excited to carry forward the momentum we've built over the last few years.

If we haven't yet had the opportunity to meet, my name is James Allison, and for the past several months, it has been my privilege to serve as the Executive Director of the Power Inn Alliance. As a lifelong Sacramentan, I am honored to serve this district and work alongside the incredible businesses that have made Power Inn the center of industry in Sacramento for generations. Whether you're a mom-and-pop shop, a Fortune 500 company, or a philanthropic nonprofit, Power Inn is home to a remarkable diversity of businesses that our region relies on to keep the wheels of commerce turning.

Although they may not always get the recognition they deserve, the nearly 30,000 people who come to work in our district every single day perform the tireless, essential work that sustains our daily lives. They are our most valuable asset. It is the more than 1,400 businesses in Power Inn that keep our city moving and serve as a catalyst for new economic growth and opportunity.

It's no secret that Sacramento is at an economic crossroads, one that will require a bold shift in how we foster business growth across the city. While adversity may lie ahead, so too does the opportunity to support our already-thriving business community and to attract high-caliber employers and innovative new ventures. Looking ahead, you can expect the same quality service from the Alliance, along with a renewed sense of vision and purpose grounded in the five core tenets of PIA.

There is already real momentum, and we are poised to build on the progress we've made and the partnerships we've revitalized. While the challenges ahead may be unprecedented, so too is the opportunity they bring.

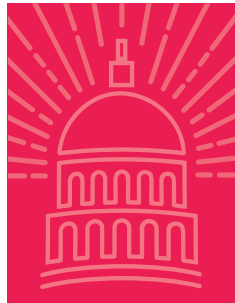
Thank you to our Board, members, partners, and stakeholders across the district for your steadfast support and for welcoming me so graciously. I am tremendously excited to work with all of you.

Sincerely,

**JAMES ALLISON**  
POWER INN ALLIANCE  
Executive Director



# PROGRAMS AND SERVICES OVERVIEW



## ADVOCACY

For many businesses in our district, it's easy to feel overlooked or unheard when facing unique challenges. That's why it's critical that PIA continues to build its reputation as a problem solver and collaborator. I am committed to being present in the room, at the table, or testifying on behalf of our members, ensuring that the businesses of Power Inn always have a voice, no matter the challenge.



## COMMUNITY AND BEAUTIFICATION

Now more than ever, it's essential that our business community comes together to support one another amid economic uncertainty and ever-increasing regulatory costs. As the adage goes, "your neighbor is an asset." By fostering a tightly knit network of engaged businesses, we return to the core mission that inspired the creation of our district from the beginning.





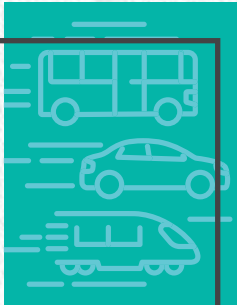
## ECONOMIC DEVELOPMENT AND MARKETING

Few areas offer the economic diversity of Power Inn. What do food processors, steel manufacturers, chemical producers, landfills, and cannabis growers have in common? They all call Power Inn home. This diversity is our greatest strength. We must continue supporting the hundreds of legacy businesses that have anchored our district for decades while also welcoming emerging industries that will define our future.



## SAFETY AND SECURITY

At PIA, we often say that public safety is our number one economic development concern. Our district boasts one of the lowest commercial vacancy rates in the city and is home to businesses that have operated across generations. While attracting new and innovative enterprises is vital, even more important is supporting those who have long made Power Inn a commercial center. This means working hand-in-hand with our partners in code enforcement and law enforcement to ensure that Power Inn remains clean, safe, and welcoming for employees, customers, and visitors alike so we can continue celebrating business anniversaries for decades to come.



## TRANSPORTATION IMPROVEMENTS

Among the many unique challenges of Power Inn is the necessity of personal transportation. For those who rely on public transit, whether by choice or necessity, reaching workplaces within our district can mean navigating vast distances between transit stops and job sites, often along dangerous roads with few accommodations for pedestrians or cyclists. By collaborating with local businesses and regional partners, we can build momentum toward solutions like expanded transit service and road rehabilitation.





# MEMBER SPOTLIGHTS



Procter & Gamble (P&G), a global consumer goods powerhouse, has a significant footprint in the Sacramento region, reflecting its broader mission of enhancing lives with its diverse portfolio of trusted brands. Founded in 1837, P&G operates a major manufacturing facility in Sacramento, producing household names like Tide and Bounty. This facility not only contributes to the local economy through job creation but also exemplifies P&G's commitment to sustainability with advanced manufacturing practices that reduce environmental impact. P&G's involvement in the community extends beyond its economic contributions; the company actively participates in local philanthropic efforts and initiatives aimed at improving community well-being. Through its operations and community engagement, P&G continues to be a vital part of the Sacramento region.



Separovich Domich Real Estate Development is a premier real estate firm dedicated to creating high-quality residential and commercial properties, with a strong focus on the Sacramento region. With decades of experience, Separovich Domich has developed numerous projects that have significantly contributed to the local landscape, from luxury homes to innovative commercial spaces. Their commitment to sustainable development and smart growth principles ensures that their properties not only enhance the aesthetic appeal of Sacramento but also support environmental sustainability and economic growth. By prioritizing meticulous planning and execution, Separovich Domich has established itself as a trusted name in Sacramento's real estate development, known for transforming visions into reality and fostering the region's continued development.



## COMMUNITY MEMBERS



Buzz Oates is a prominent real estate development and property management company with deep roots in the Sacramento region. Known for its extensive portfolio of industrial, office, and retail properties, Buzz Oates plays a crucial role in the local economy by providing high-quality, strategically located commercial spaces. The company's commitment to excellence and community development is reflected in its innovative designs and sustainable building practices. By focusing on the needs of local businesses and fostering long-term partnerships, Buzz Oates continues to be a driving force in Sacramento's real estate market.



COMMUNITY  
MEMBER



Green Waste is a leading waste management and recycling company serving the Sacramento region. Specializing in innovative waste diversion and recycling solutions, Green Waste is dedicated to reducing the environmental impact of waste. Their state-of-the-art facilities and commitment to sustainable practices ensure that a significant portion of the waste collected is recycled or repurposed. Green Waste's efforts help to create a cleaner, more sustainable Sacramento, demonstrating their commitment to environmental stewardship and community well-being.



COMMUNITY  
MEMBER





HP Hood is a major dairy products manufacturer with a significant presence in the Sacramento region. Known for its high-quality milk, cream, and dairy-based beverages, HP Hood operates a state-of-the-art production facility in Sacramento. This facility not only provides employment opportunities but also supports the local agricultural economy by sourcing ingredients from regional farmers. HP Hood is committed to sustainability and quality, ensuring that their products meet the highest standards while minimizing environmental impact. Their presence in Sacramento highlights their role as a key contributor to the local economy and the dairy industry.



COMMUNITY  
MEMBER



Sierra Waste Recycling & Transfer Station is a vital component of the Sacramento region's waste management infrastructure. Specializing in the collection, transfer, and recycling of waste materials, Sierra Waste is committed to reducing landfill usage and promoting environmental sustainability. Their advanced recycling processes and dedication to efficient waste management help to minimize the environmental impact of waste in the region. By providing reliable and eco-friendly waste solutions, Sierra Waste supports the health and cleanliness of the Sacramento community.



COMMUNITY  
MEMBER



**Jackson**  
PROPERTIES

Jackson Properties is a leading real estate development and investment company focused on the Sacramento region. With a diverse portfolio that includes residential, commercial, and industrial properties, Jackson Properties is dedicated to creating high-quality developments that meet the needs of the community. Their commitment to smart growth and sustainable building practices ensures that their projects contribute positively to the local environment and economy. By fostering strong relationships with tenants and stakeholders, Jackson Properties continues to enhance the Sacramento region's real estate landscape.



COMMUNITY  
MEMBER



WM is a leading provider of comprehensive waste management services in the Sacramento region. Offering a wide range of services including waste collection, recycling, and disposal, WM is dedicated to enhancing the sustainability of the communities they serve. Their innovative recycling programs and commitment to reducing environmental impact make them a key player in promoting green practices in Sacramento. By focusing on customer service and environmental stewardship, WM continues to contribute to the region's sustainability goals and overall quality of life.

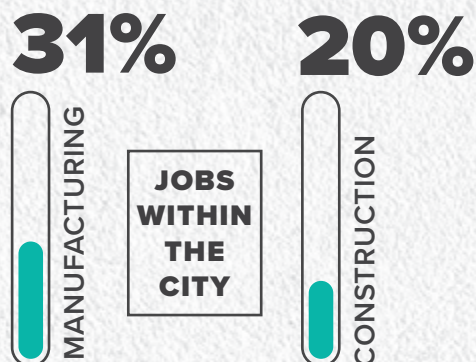


COMMUNITY  
MEMBER

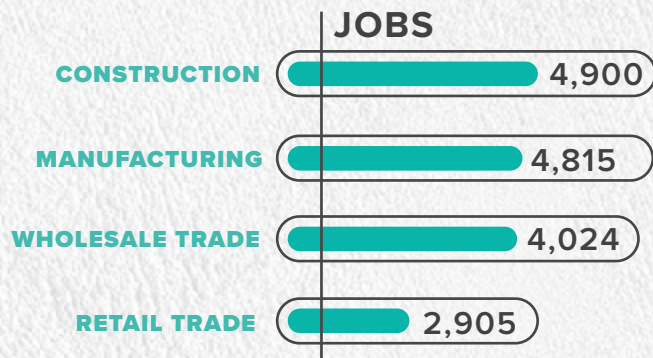


# THE IMPACT OF ECONOMIC ACTIVITIES IN THE POWER INN ALLIANCE AREA

THE POWER INN AREA IS THE LARGEST EMPLOYMENT HUB FOR:



LARGEST EMPLOYMENT SECTORS IN THE AREA INCLUDE:



THE POWER INN AREA IS HOME TO:



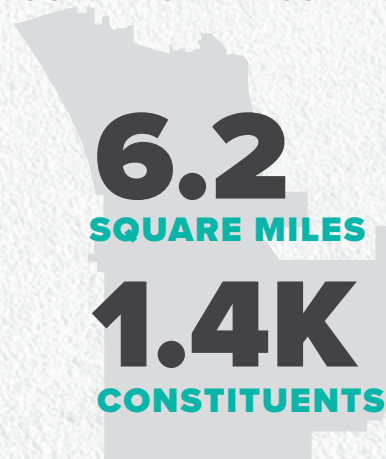
IN BILLIONS\*



2024 YEAR OVERVIEW

TOTAL INVENTORY (SF)	<b>24.8M</b>
VACANCY RATE	<b>3.8%</b>
QTRNET ABSORPTION (SF)	<b>(212K)</b>
AVG NNN ASKING RENT/SF	<b>\$0.83</b>

OUR GEOGRAPHIC AREA COVERS:





# ANNOUNCING THE 2025 AWARD WINNERS

The 2025 awardees all went above and beyond to make significant impacts in the district exemplifying leadership, collaboration, and vision.

On behalf of the Alliance Board of Directors, we thank them and offer our appreciation for their efforts.

## POWERING THE FUTURE AWARD

### SAINT JOHN'S PROGRAM FOR REAL CHANGE

This award is given to the person, persons and/or company who played the most significant role in changing the direction of the district by creating a vision to move the area forward. It could be given to a catalyst project, a significant investment to one of the Alliance's key tenets, or person and/or persons exemplifying leadership for a brighter future.



## POWER PARTNER AWARD

### JOSH'S HEART

This award is given to the person, persons and/or company who played the most selfless role in assisting the Alliance and its stakeholders in one of the five core tenets of our mission.



# TOM BURRUSS COMMUNITY SERVICE AWARD

LISA NAVA, SACRAMENTO COUNTY

This award is given to the person and/or persons who showed the highest level of dedication and commitment to community service and strengthening the Alliance District.

## ABOUT TOM BURRUSS

*Tom was a leader in the community and was involved with many organizations including Sacramento Police Athletic League (PAL), organizing the annual "Gone Fishin" Derby, Florin Road Partnership and many more. In addition, he was the March Commander for the MLK 365 March. A self-described non-profit guru, he played a key role in assisting numerous non-profit organization startups throughout Sacramento, including Power Inn Alliance. He is greatly missed by our community.*



# POWERING SUSTAINABILITY AWARD

WM

This award recognizes businesses within our district that demonstrate outstanding commitment to sustainability, environmental responsibility, and community stewardship. This prestigious accolade celebrates innovative initiatives, forward-thinking strategies, and measurable positive impacts on both the environment and society. By fostering a culture of sustainability, recipients of the Powering Sustainability Award inspire others to follow their lead, driving positive change and shaping a brighter future for generations to come.



# EXECUTIVE COMMITTEE



**ABEL PEREIRA**  
Board Chair  
*Green Waste*



**MIKE NEWELL**  
Immediate Past Chair  
*HP Hood*



**MIKE LIEN**  
Secretary  
*L and D Landfill*



**SCOTT LEE**  
Treasurer  
*Dimension Properties*



**GREG HRIBAR**  
Member-at-Large  
*SMUD*



**BURNIE LENAU**  
Member-at-Large  
*Lawnman, Inc.*



**MARK CASO**  
Member-at-Large  
*Davis Family Properties*

## BOARD OF DIRECTORS

**DENISE MALVETTI**  
City of Sacramento

**WILL ANTINETTI**  
Office of Council  
Eric Guerra

**GRAEME COYLE**  
Link Logistics

**MICHAEL SMITH**  
Teichert  
Aggregates

**DEBI MUNOZ**  
Separovich Domich  
Real Estate

**DEVRA SELENIS**  
Sacramento  
Regional Transit

**McQUINN TRAVIS**  
Procter & Gamble

**JEN MATULICH**  
Solace Enterprises

**LISA NAVA**  
Chief of Staff Mayor  
McCarty's Office

**DAVE SIKICH**  
Atlas Disposal

**ANNETTE DEGLOW**  
College Glen N.A.

**ORVILLE THOMAS**  
Cal EPIC

**KEVAN SHAFIZADEH**  
Sacramento State

## STAFF



**JAMES ALLISON**  
Executive Director



**JOY MOSS**  
Membership & Event  
Engagement Manager



**EDGAR VELAZQUEZ**  
District Safety Coordinator



# 2024 CLEANUP STATISTICS



**44**

SHOPPING CARTS

**63**



TONS OF DEBRIS



**602**  
REPORTS

**149**



PALLETS

**156**

ELECTRONICS



**178**

PIECES OF FURNITURE



**4,324 BAGS**  
OF GARBAGE COLLECTED



MATTRESSES AND  
BOX SPRINGS  
RECYCLED



TIRES OFF  
THE STREET



# 2024 FINANCIAL STATEMENT

## ASSETS

### CURRENT ASSETS

<i>Cash and equivalents</i>	\$43,173
<i>Accounts Receivable</i>	\$220,099
<i>Prepaid expenses and other current assets</i>	\$12,759
<b>TOTAL CURRENT ASSETS</b>	<b>\$276,031</b>

<i>Right of use asset</i>	\$187,650
<i>Property and equipment, net</i>	\$55,274
<i>Deposits</i>	\$14,637
<b>TOTAL ASSETS</b>	<b>\$533,592</b>

## LIABILITIES AND NET ASSETS

### LIABILITIES

<i>Accounts payable</i>	\$6,857
<i>Accrued expenses</i>	\$6,531
<i>Deferred revenue</i>	\$1,063
<i>Lease liability</i>	\$212,757
<b>TOTAL LIABILITIES</b>	<b>\$227,208</b>

### NET ASSETS

<i>Without donor restrictions</i>	\$83,556
<b>TOTAL NET ASSETS</b>	<b>\$306,384</b>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>\$533,592</b>



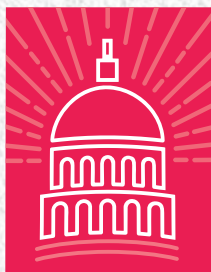
# PBID BY THE NUMBERS



BEAUTIFICATION  
**\$217,690**



ECONOMIC  
DEVELOPMENT  
**\$121,650**



ADVOCACY  
**\$160,066**



SAFETY  
**\$108,843**



TRANSPORTATION  
**\$32,013**





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