

2023-2024 Capital Improvement Projects Workshop

January 23, 2023

Planning &
Construction
Department

A Year in
Review

Fiscal Year
2023-2024

District
Development

Areas of Responsibility

- Capital Improvement Projects
- Assistance with Major Maintenance Projects
- Conceptual Design, Design Development & Construction Documents
- Landscape Architectural Services
- Project Specifications
- Project Estimating, Budgeting & Accounting
- Bid Document Preparation, Advertisement, Bid Walks, Award & Reporting
- DIR/Prevailing Wage Reporting & Management
- Permitting & Land Use Authority Review
- CEQA, Biological & Environmental Reviews
- Stormwater Pollution Prevention Plan (SWPPP) Preparation, Management & Oversight
- SJVAPCD Reg. VIII Dust Control and Asbestos Permitting/Oversight
- Land Acquisition & Vacant Property Management
- Residential Construction Market Monitoring & Tract/Parcel Map Review
- Consulting with other agencies and special districts statewide for planning, land use and research for the benefit of NOR
- Quimby Act & Park Development Fee Map Conditions & Compliance
- Proposition 218 Waiver Records
- NOR Park Maintenance District Annual Special Assessment
- Chevron North Meadows Maintenance District Annual Special Assessment
- Fund Balances for City Quimby, County Quimby, City Park Development Fees, County Park Development Fees & Associated Interest
- District Master Plan & Standards
- Grant Research, Writing, Application, Administration & Audit
- City & County General Plan & Planning Correspondence
- Record Management for Existing Construction Fixed Assets
- Record Management for Archive Plans, As Builts, Specifications & Lapsed Fixed Assets
- Legislative working groups for CEQA, public works, impact fees and related issues
- Long term maintenance feasibility for existing and new assets

Why CIP Workshop?

Capital Improvement Projects Workshop

- Focuses around new park development/improvements based on residential market trends, construction costs, volatility of the market and available resources
- Essential for the protection and control of park development to meet the needs of NOR constituents, both short term and long term
- Fundamental for the implementation, development and progression of the District Master Plan
- Demonstrates practical application of Quimby and impact fees to NOR Constituents
- Opens dialogue between staff, the Board and constituents to anticipate and plan for the upcoming 2-5 year planning terms
- Assists staff in maintaining financial, historical and compliant records to meet both state and local government code

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Development

TODAY

Achievements:

- Continued work with DAC to complete NOR's ADA transition plan
- Continued work on the Prop. 68 Per Capita Grant Program for North Beardsley, Fruitvale Norris and McCray Parks
- Awarded Prop. 68 Statewide Parks Program Round 4 grant for the renovation of Standard Park (\$1.25 M)
- Continued work on Stockdale River Ranch Park; breaking ground in 2023
- Continued work on Kern County coalition on impact fees, now known as the Kern Parks Project
- Continued investigation into the operability of the NOR Pool
- Contracted for design of Polo Community Bark Park; concept is 98% complete
- Turned over Major Maintenance Projects to Mike; assist with background/history, bidding, contracting and close out.

Current
Financials

Current
Land
Holdings

Maintenance
Districts

Quimby & Development Fee Fund Balances:

As of January 2023

COUNTY FUNDS

FUND
25201

\$445,401 (up 13%-minimal)

FUND
25202

\$1,936,244 (up 9%-minimal)

CITY FUNDS

FUND
25200

\$285,695 (no change from 2022)

FUND
208-32

\$3,422,570 (up 3%-minimal)

Quimby & Development Fee Fund Balances:

What are they?

Quimby Fee

The Quimby Act requires residential subdivision developers to help mitigate the impacts of property improvements by requiring them to set aside land, donate conservation easements, or pay fees for park land.

Developer Fee (aka: Impact Fee)

A one-time charge to developers for the cost of off-site capital improvements needed to serve new development. Development Impact Fees are constrained by the Fee Mitigation Act.

Quimby & Development Fee Fund Balances:

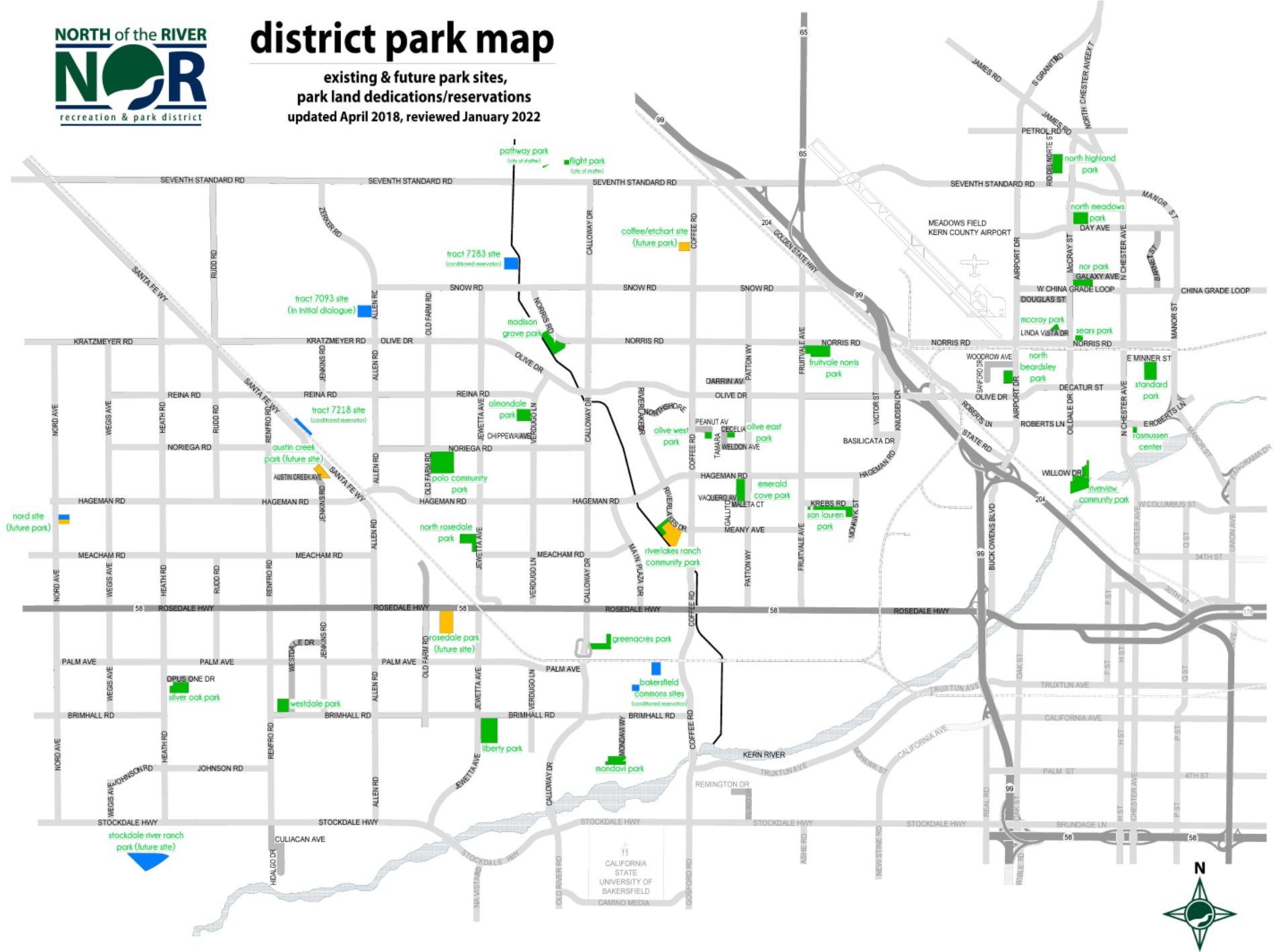
Why are these important?

Quimby fees, Impact fees, grants, state bonds and financing are the revenue sources for Capital Improvement Projects.

- General fund is not a source of revenue; program savings do not equal a project
- If there aren't new residential developments recorded, park land has to be sought out via private sale, tax default, surplus land or other government property
- If houses aren't being built, impact fees aren't collected.
- Property taxes and tax assessment districts (Prop. 218) are used for the operation of the District (i.e. overhead) and maintenance, respectively.
- Strictly used for development as defined; does not account for staff time.

district park map

existing & future park sites,
 park land dedications/reservations
 updated April 2018, reviewed January 2022

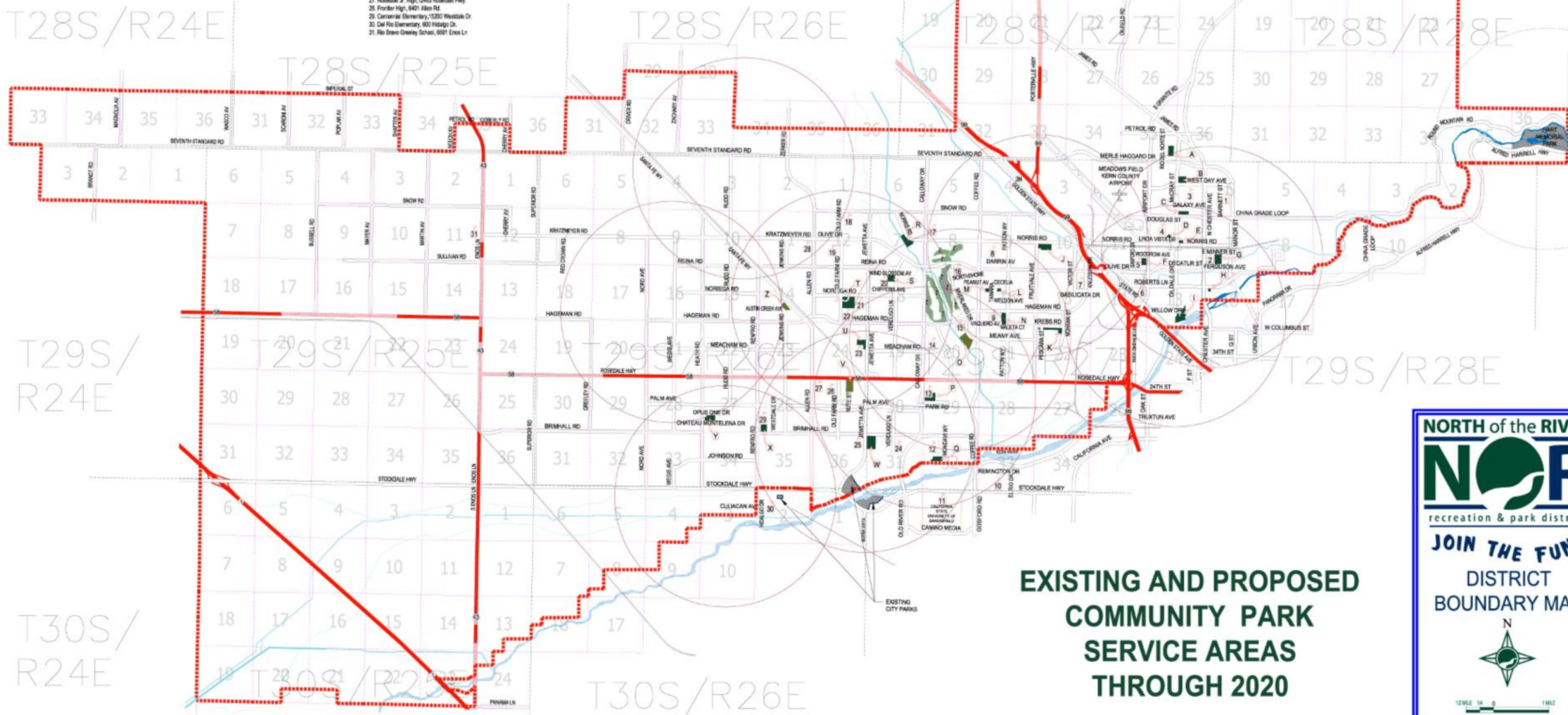


PARKS A

- A. North Highland Park, 4319 Rio Del Norte St.
- B. North Meadows Park, 1300 McCray St.
- C. NCR Park, 452 Galaxy Ave.
- D. McCray Park, 805 Linda Vista Dr.
- E. Sears Park, 444 Norris Rd.
- F. North Beardsley Park, 301 Airport Dr.
- G. Standard Park, 301 East Minor Ave.
- H. Baumwacker Center, 115 East Roberts Ln.
- I. Riverside Park, 421 Willow Dr.
- J. Frutkin-Norma Park, 6227 Norma Rd.
- K. San Lauren Park, 4121 Mohawk St.
- L. Olive Park East, 7539 Cecilia Ct.
- M. Olive Park West, 7501 Pamela Ave.
- N. Emerald Cove Park, 4303 Patton Hwy
- O. Riverside Beach Community Park, 3825 Riverlakes Dr.
- P. Greenacre Park, 2014 Calloway Dr.
- Q. Windsor Park, 303 Mendota Way
- R. Madison Grove Park, 10115 Norma Rd.
- S. Almondale Park, 5501 Verdugo Ln.
- T. Palo Community Park, 11801 Miraga Rd.
- U. North Hacienda Park, 1435 Jewella Ave.
- V. Stockdale Park, 11811 Highway 91 (Future Park)
- W. Liberty Park, 11223 Birmah Rd.
- X. Wendale Park, 15420 Westside Dr.
- Y. Silver Oak Park, 13855 Coppa One Dr.
- Z. Austin Creek Park, Jenkins Rd. & Austin Creek Ave. (Future Park)

SCHOOLS 1

- 1. Highland Elementary, 2800 Barnett St.
- 2. Standard Elementary/Middle, 115 E. Minor St., 1000 N. C.
- 3. North High, 300 Galaxy Ave.
- 4. Highland Elementary, 701 Douglas Dr.
- 5. North Beardsley Elementary, 800 Sanford Dr.
- 6. Beardsley Intermediate/Jr. High, 1001 Roberts Ln.
- 7. San Lauren Elementary, 3270 Victor St.
- 8. Olive Olive Elementary, 7825 Coppa Ave.
- 9. Discovery Elementary, 7500 Vaqueros Ave.
- 10. Oakwood Elementary, 7301 Remington Ave.
- 11. Cal State University, Subelement, 805 Stockdale Hwy.
- 12. Columbia Elementary, 713 Mendota Way
- 13. Frutkin Jr. High, 2114 Calloway Dr.
- 14. Endeavour Elementary, 1300 Meacham Rd.
- 15. Central High, 1801 Hageman Rd.
- 16. William B. Smitz, 8600 Northshore Dr.
- 17. Norma Middle, 6940 Calloway Dr.
- 18. Norma Elementary, 7110 Old Farm Rd.
- 19. Veterans School, 6301 Old Farm Rd.
- 20. Almondale Elementary, 10610 Chappena Ave.
- 21. Freedom Middle, 11443 Nevada Rd.
- 22. Federal Elementary, 4410 Old Farm Rd.
- 23. Roadside North Elementary, 11000 Meacham Rd.
- 24. American Elementary, 800 Verdugo Ln.
- 25. Liberty High, 105 Jewella Ave.
- 26. Independence Elementary, 2343 Old Farm Rd.
- 27. Roadside Jr. High, 12463 Roadside Hwy.
- 28. Frontier High, 8401 Alton Rd.
- 29. Coronado Elementary, 15200 Westside Dr.
- 30. Del Rio Elementary, 800 Hidalgo Dr.
- 31. Rio Bravo Elementary School, 8007 Enos Ln.



**EXISTING AND PROPOSED
COMMUNITY PARK
SERVICE AREAS
THROUGH 2020**

NORTH of the RIVER

 recreation & park district
JOIN THE FUN!
 DISTRICT
 BOUNDARY MAP

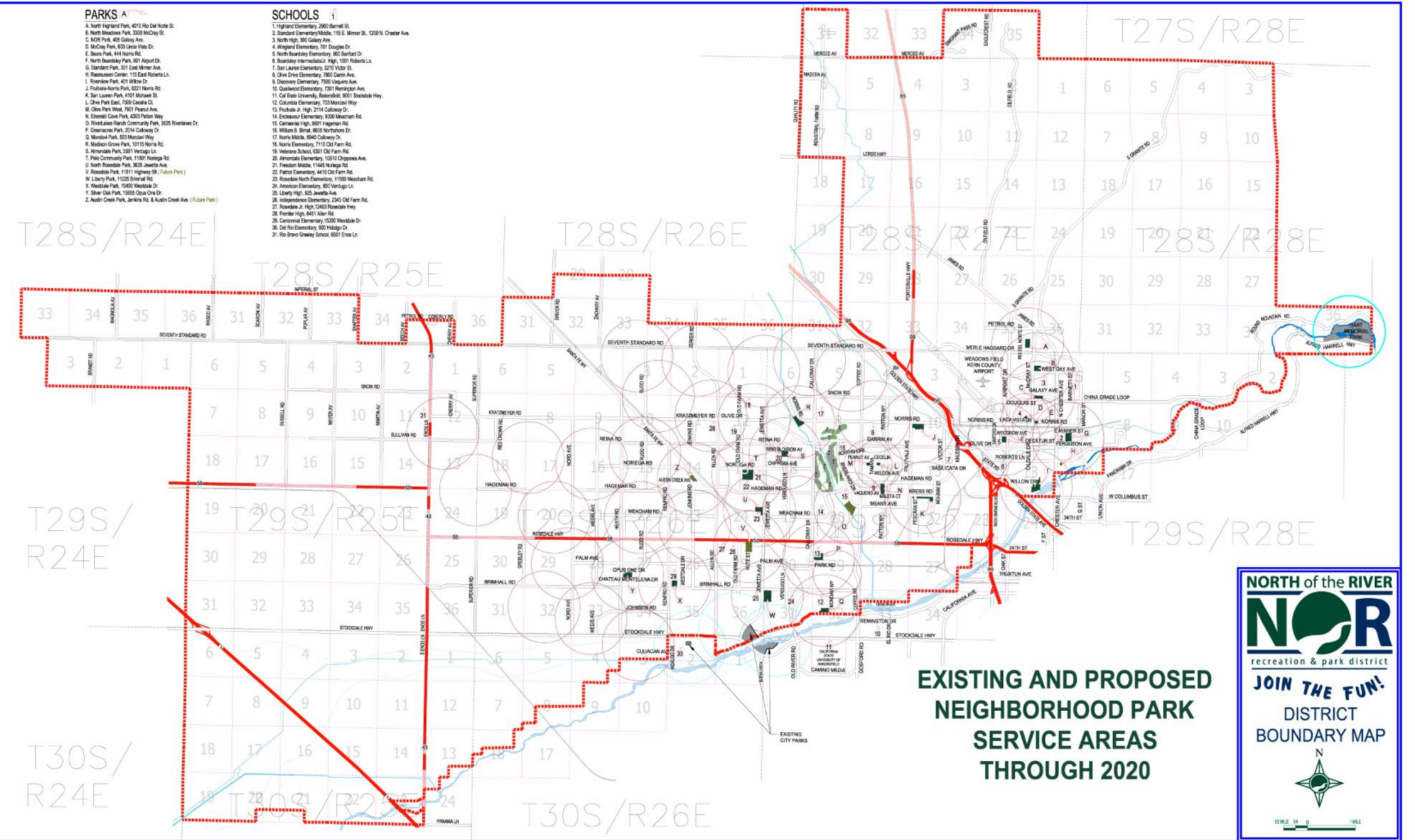
 SCALE 1" = 0.5 MILE

PARKS

- A. North Highland Park, 4010 Rio Del Norte St.
- B. North Meadows Park, 3300 McCray St.
- C. NOR Park, 405 Galley Ave.
- D. McCray Park, 800 Linda Vela Dr.
- E. Sears Park, 444 Norris Rd.
- F. North Broadway Park, 901 Airport Dr.
- G. Standard Park, 301 East Mirna Ave.
- H. Ramonussen Center, 115 East Roberts Ln.
- I. Riverside Park, 421 Wilbur Dr.
- J. Pauline Norris Park, 6221 Norris Rd.
- K. San Lauren Park, 4101 Munnak St.
- L. Olms Park East, 1509 Cassalia Ct.
- M. Olms Park West, 1921 Francis Ave.
- N. Enneset Cove Park, 4303 Piston Way
- O. River/Lakes Ranch Community Park, 3525 Riverlakes Dr.
- P. Concession Park, 214 Calaway Dr.
- Q. Mondak Park, 603 Mondak Way
- R. Madison Grove Park, 10115 Norris Rd.
- S. Almondale Park, 1001 Vertigo Ln.
- T. Pine Community Park, 11801 Norwaga Rd.
- U. North Roadside Park, 3635 Jewetta Ave.
- V. Riverside Park, 11911 Highway 58 (Future Park)
- W. Liberty Park, 10225 Bonnal Rd.
- X. Westside Park, 15400 Westside Dr.
- Y. Silver Oak Park, 15555 Opus One Dr.
- Z. Austin Creek Park, Jenkins Rd. & Austin Creek Ave. (Future Park)

SCHOOLS

- 1. Highland Elementary, 2600 Barnett St.
- 2. Standard Elementary/Middle, 115 E. Mirna St., 1208 N. Chester Ave.
- 3. North High, 305 Galley Ave.
- 4. Wagland Elementary, 701 Douglas Dr.
- 5. North Broadway Elementary, 805 Sanford Dr.
- 6. Scandley Intermediate High, 1301 Roberts Ln.
- 7. San Lauren Elementary, 5210 Vidor St.
- 8. Olms Drive Elementary, 1800 Darm Ave.
- 9. Discovery Elementary, 7300 Sycamore Ave.
- 10. Cushman Elementary, 7301 Remington Ave.
- 11. Cal State University, Bakersfield, 5001 Stockdale Hwy.
- 12. Columbia Elementary, 710 Meadow Way
- 13. Fritchley Jr. High, 1114 Calaway Dr.
- 14. Endeavour Elementary, 8300 Meacham Rd.
- 15. Cameron High, 8011 Hagaman Rd.
- 16. William S. Snow, 8003 Northshore Dr.
- 17. Norris Middle, 6940 Calaway Dr.
- 18. Norris Elementary, 7115 Old Farm Rd.
- 19. Veterans School, 5001 Old Farm Rd.
- 20. Almondale Elementary, 10101 Chipewau Ave.
- 21. Freedom Middle, 11445 Norwaga Rd.
- 22. Patriot Elementary, 4413 Old Farm Rd.
- 23. Riverside North Elementary, 11020 Meacham Rd.
- 24. American Elementary, 801 Vertigo Ln.
- 25. Liberty High, 825 Jewetta Ave.
- 26. Independence Elementary, 2345 Old Farm Rd.
- 27. Rowland J. High, 13453 Rowland Hwy.
- 28. Frontier High, 8401 Allen Rd.
- 29. Centennial Elementary, 15500 Westside Dr.
- 30. Dal Rio Elementary, 801 Holiday Dr.
- 31. Rio Bravo Elementary School, 6801 Enos Ln.



**EXISTING AND PROPOSED
NEIGHBORHOOD PARK
SERVICE AREAS
THROUGH 2020**

NORTH of the RIVER
NOR
 recreation & park district
JOIN THE FUN!
 DISTRICT
 BOUNDARY MAP

SCALE 1" = 0.5 MILE

Maintenance District Funds

What is a Prop. 218 Assessment?

A Proposition 218 Special Benefit Assessment is a charge levied on parcels of land, in NOR's case, on some* residential development within the District boundaries to provide the necessary funding for maintenance in defined areas.

- Chevron North Meadows Assessment is for streetscape maintenance in the North Meadows development
- NOR Park Maintenance District is funding for park maintenance district wide in response to a lack of grants and external funding for maintenance and the rising cost of doing business.

*For the NOR Park Maintenance District, assessments are levied on residential properties recorded in 2006 to present, depending on the map's conditions of approval.

Maintenance District Fund Balances:

As of January 2023

NORTH MEADOWS MAINTENANCE DISTRICT

NOR MAINTENANCE DISTRICT

FUND
42412
2022
INCOME

\$388,245

2023-2024
ESTIMATED
ANNUAL
INCOME

\$403,000

FUND
40285

\$2,425,790

2019-2020
ESTIMATE*

\$2,895,790

*Estimate is based on annual income of approximately \$470,000 without any withdrawal

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District
Development

Capital Improvement Projects



Residential
Market

Capital
Improvements

Goals

Quimby & Development Fee Projections

COUNTY FUNDS

CITY FUNDS

FUND
25201

Relatively quiet; MFR would provide a major boost. Few new SFR tract maps in development.

FUND
25200

Relatively quiet due to a significant backlog of conditioned maps; new MFR is prepared and waiting for state laws and the market. Few new SFR tract maps in development.

FUND
25202

Some remaining lots with gradual build-out. Undetermined growth due to uncertain state of economy & construction market.

FUND
208-32

More lots available than the County . Growth unknown due to the volatile state of the residential construction market. SRR biggest area of development.



**2022-2023
Capital Improvement Projects & Development Timeline**

Projects	Projected Cost	Funding Source	Start Year	Projected End Year
6(f)(3) Conversion Paperwork	\$20,000.00	In Kind	2018	2026
Fruitvale Norris PicklePlex	\$750,000	Cty Dev. Fees		
Fruitvale Norris Booster Pump	\$47,000	Prop. 68 Per Capita	2021	2023
Kern Parks Project	-	In Kind	2021	2024
Madison Grove MP Field Lighting	\$450,000	City Dev. Fees		
Master Plan 2020-2030	\$250,000	In Kind	2018	
NOR Park Development	\$1,200,000	Cty. Dev. Fees		
NOR Pool Mitigation & Planning	Up to \$15,000,000	Insurance, Cty Dev Fees	2020	2023
North Beardsley Skatepark Fence Extension	\$25,000	Prop. 68 Per Capita	2021	2022
Polo Comm. Park Community Center (+/-25,000 s.f.)	\$5,000,000	Financing	-	
Polo Community Park Dog Park	\$110,000	City Dev. Fees	2022	2024
RiverLakes Community Park (+/-20 ac. remainder)	\$8,500,000	City Dev. Fees		
McCray Park Drinking Fountain Replacement	\$10,000	Prop. 68 Per Capita	2021	2023
N. Chester Warehouse & property conveyance	15000 + commission	In Kind	2022	2023
North Meadows Streetscapes Ph. 1	\$1,200,000	Chev. NM Maint District		
NOR/RL Maintenance Shop & Yard	\$1,250,000	Financing		
Sears Park Play Surfacing Replacement	\$75,000	Cty Dev. Fees		
Standard Park Irrigation & Renovation	\$2,500,000	Cty. Dev. Fees, LWCF	2022	2025
Stockdale River Ranch Planning & Const. (+/- 20 ac.)	Developer Built; NOR In-Kind Services	City Dev. Fees, Dev. Contributions	2021	2027 Phase 1: 2024
Stockdale River Ranch Community Center	\$4,500,000	Financing		

Development	Projected Cost	Funding Source	Start Year	Projected End Year
Austin Creek Planning & Const. (9.31 ac)	\$5,000,000	City Dev. Fees	2024	
Rosedale Highway/Rosedale Planning & Const. (19.6 ac)	\$7,500,000; (\$50,000 for market/sale analysis)	City Dev. Fees		
Bakersfield Commons (2 sites) Planning & Construction (total +/- 8 ac)				
Calloway Canal Planning & Construction				
Coffee-Etchart Road/Sterling Ranch Planning & Const.	\$3,500,000.00	City Dev. Fees		
Nord-Hageman Road Planning & Const.	\$5,500,000.00	Cty Dev. Fees		
Rancho de Cortez Planning & Construction				



**2023-2024
Capital Improvement Projects Funding**

<u>Fund</u>	<u>Total CIP Need</u>	<u>Total Available</u>
Quimby Fees--County	\$250,000	\$135,303
Quimby Fees--City \$	450,000	-\$164,305
Developer Fees--County \$	8,775,507	-\$7,022,382
Developer Fees--City \$	20,560,000	-\$17,251,320
Loans/Financing \$	10,750,000	-\$10,750,000
Prop. 218 NM Maintenance District \$	1,603,000	-\$1,200,000
Prop. 68 Per Capita Funds \$	82,000	\$82,000
*General Fund/In Kind** \$	429,925	\$429,925
		-\$36,388,007 Total CIP Funding Need

<u>Fund</u>	<u>Current Fund Balance</u>	<u>Amount Reserved</u>	<u>Total Available</u>
Quimby Fees--County \$	385,303 \$	250,000.00 \$	135,302.79
Quimby Fees--City \$	285,695 \$	450,000.00 \$	(164,305.00)
Developer Fees--County \$	1,753,125 \$	1,750,000.00 \$	3,124.62
Developer Fees--City \$	3,308,680	\$6,610,000	(3,301,320.00)

*Accounts for P&C Director time @ \$62.25/hr and Planner I @ \$30.85/hr as well as financial contribution not categorized elsewhere

**Does not include time for grant writing and research, land/development research, daily planning duties.

FY 2023-2024 Goals

- Close out a couple of the multi-year CIP projects that have been open
- Complete half the tasks leading up to the Master Plan
- New staff training and continued inter-department cross training



North of the River Recreation and Park District
Proposed Capital Improvement Plan Fiscal Year 2023-2024

Project	Projected Cost	Projected Start Year	Applicable Funding Source(s)	Land Acquisition	Site Surveys, Geotechnical Study, Community Mtgs.	Preliminary Design, Site Dev. Plan, Grant Application	Environmental, Site Plan Review, City/Co. Applications	Construction Document Preparation (In House)	Buidling Permits, Fees, Project Bid & Award	Construction, Post Const., Grant Final, Notice of Completion	Estimated Time to Completion
6(f)(3) Conversion Paperwork	In Kind	2018	7	-	-	-	-	-	-	-	4-6 months
Kern Parks Project	In Kind	2021	7	-	-	-	-	-	-	-	1-2 years, 2024
Master Plan 2020-2030	\$250,000	2020	7	-	-	-	-	-	-	-	1-2 years
NOR Pool Mitigation & Planning	Pending Env.	2020	1,3, 6, 7,9	-	-	-	-	-	-	-	
NOR Property Conveyance	Pending	2021	7	-	-	-	-	-	-	-	6-8 mo., 2023
Polo Community Park Dog Park	\$110,000	2022	B	-	-	8-10 mo.	-	6-8 mo.	5 mo.	6-8 mo.	2.5+/- yrs, 2024
Standard Park Irrigation & Renovation	\$2.56 M	--	1,3,6	-	-	12-14 mo.	-	6 mo.	5 mo.	12-18 mo	3+/- years, 2025
Stockdale River Ranch Master Park Planning & Design	--	2019	7, 12	-	-	8-12 mo.	-	6-12 mo.	-	12-18 mo.	3 +/- years, '23-24

Funding Source Key

- 1 = Grants-LWCF
- 2 = Grants, Federal
- 3 = Grants-CDBG
- 4 = Prop. 218 Maint. Fund, NM
- 5 = Prop. 218 Maint. Fund, NOR
- 6 = Unfunded

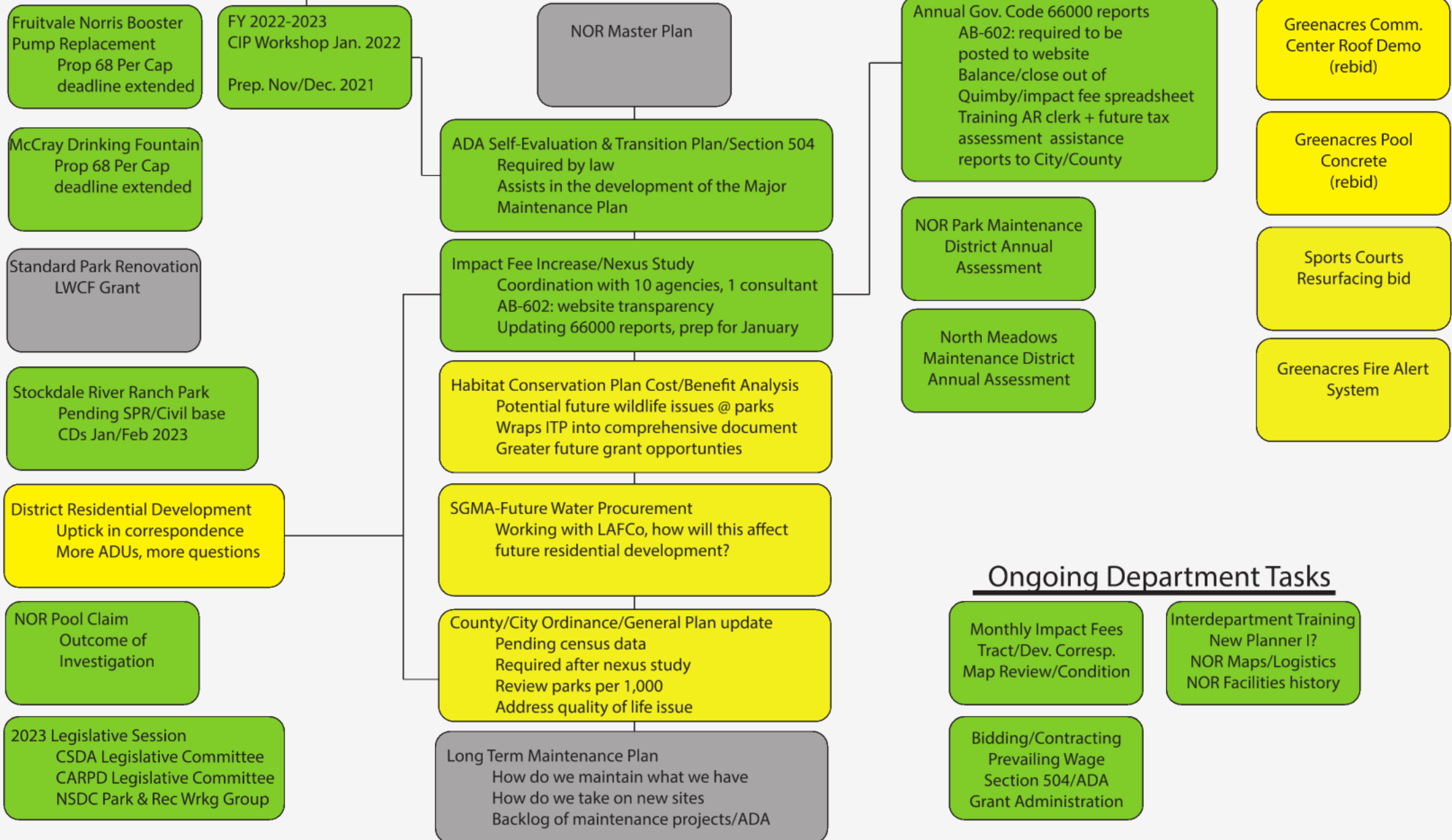
- 7 = In Kind
- 8 = Public-Private Partnership
- 9 = Insurance
- 10 = Financing
- 11 = Not Used
- 12 = Developer Contributions

- A = In Lieu/Quimby
- B = Development Fee

Capital Improvement/Planning

Finance

Major Maintenance



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Construction
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Fiscal Year
2023-2024

District
Development

Community Wants/Needs **(based on workshop input, no precise order)**

- Shade Trees
- Skatepark & Pump Track
- All Inclusive/Unlimited/Rope Playgrounds
- Outdoor Training Equipment & Walking Paths
- Dog Park (or Bark Parks!)
- Community Centers & Meeting Rooms
- Outdoor Amphitheater/Plaza
- Picnic Shelters
- Softball and Batting Cages
- Pickleball

The
Process

Design
Development

District Accountability

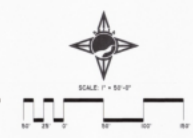
- Health, safety & welfare of constituents
- Financial- in both expenditures & revenue
- Growth, planning & maintenance for the future
- Sustainability



Stockdale River Ranch Community Park

CONCEPTUAL LANDSCAPE PLAN

Stockdale River Ranch Community Park - Conceptual Landscape Plan - 10/15/2010



NORTH of the RIVER
NOR
 recreation & park district
 department of planning and construction
 3025 riverbank drive, lakehaven, california 92550
 OFFICE: 951-392-2000
 FAX: 951-392-2004
<http://www.notrcreation.org>



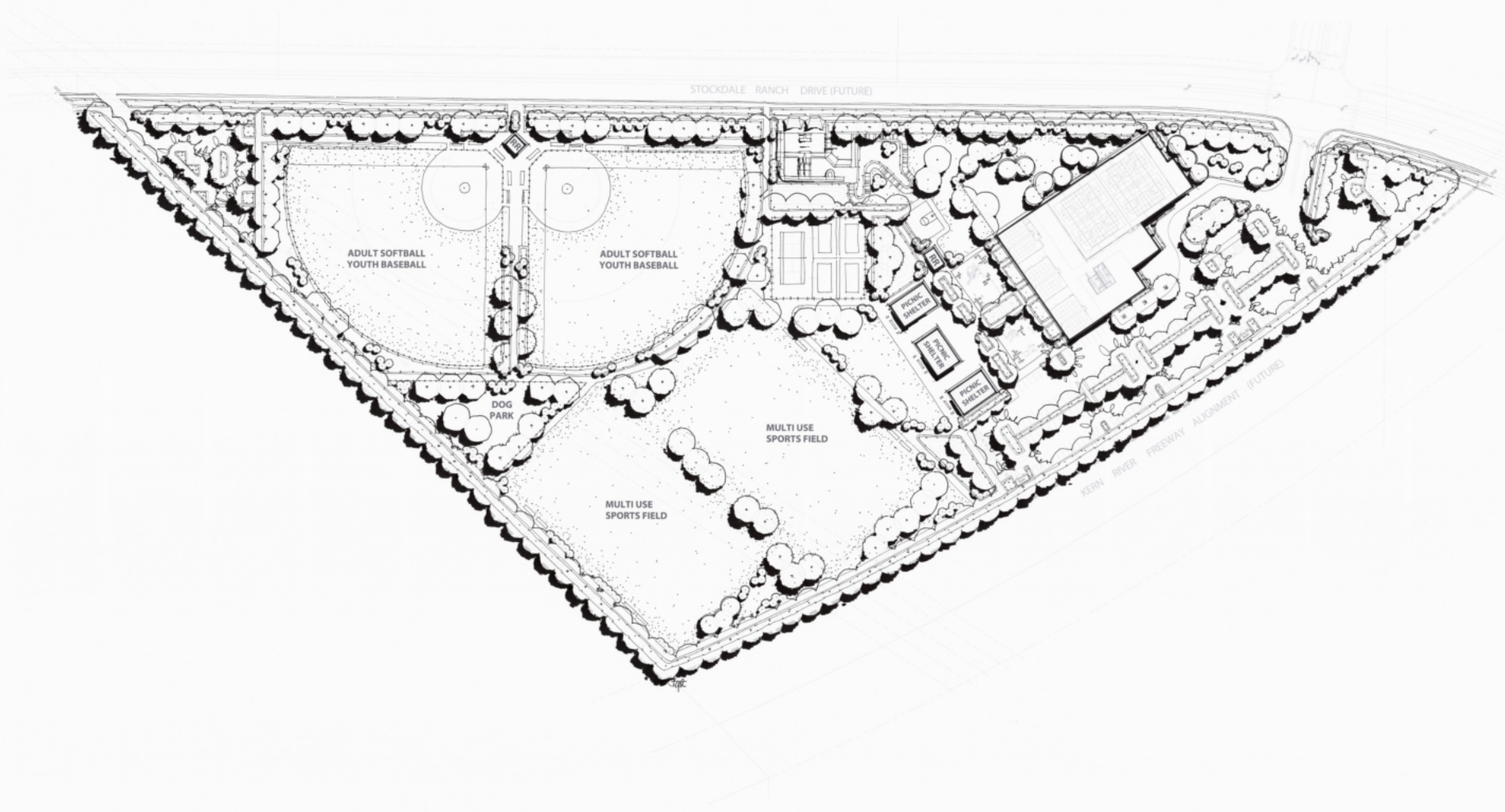
Stockdale River Ranch Community Park

CONCEPTUAL LANDSCAPE PLAN

Source: City of North Platte, Nebraska, Planning and Construction Department, 2012. All rights reserved.



NORTH of the RIVER
NOR
 recreation & park district
 department of planning and construction
 922 main street, north platte, ne 68901
 OFFICE 402.322.2000
 FAX 402.322.2000
<http://www.northplatte.org>



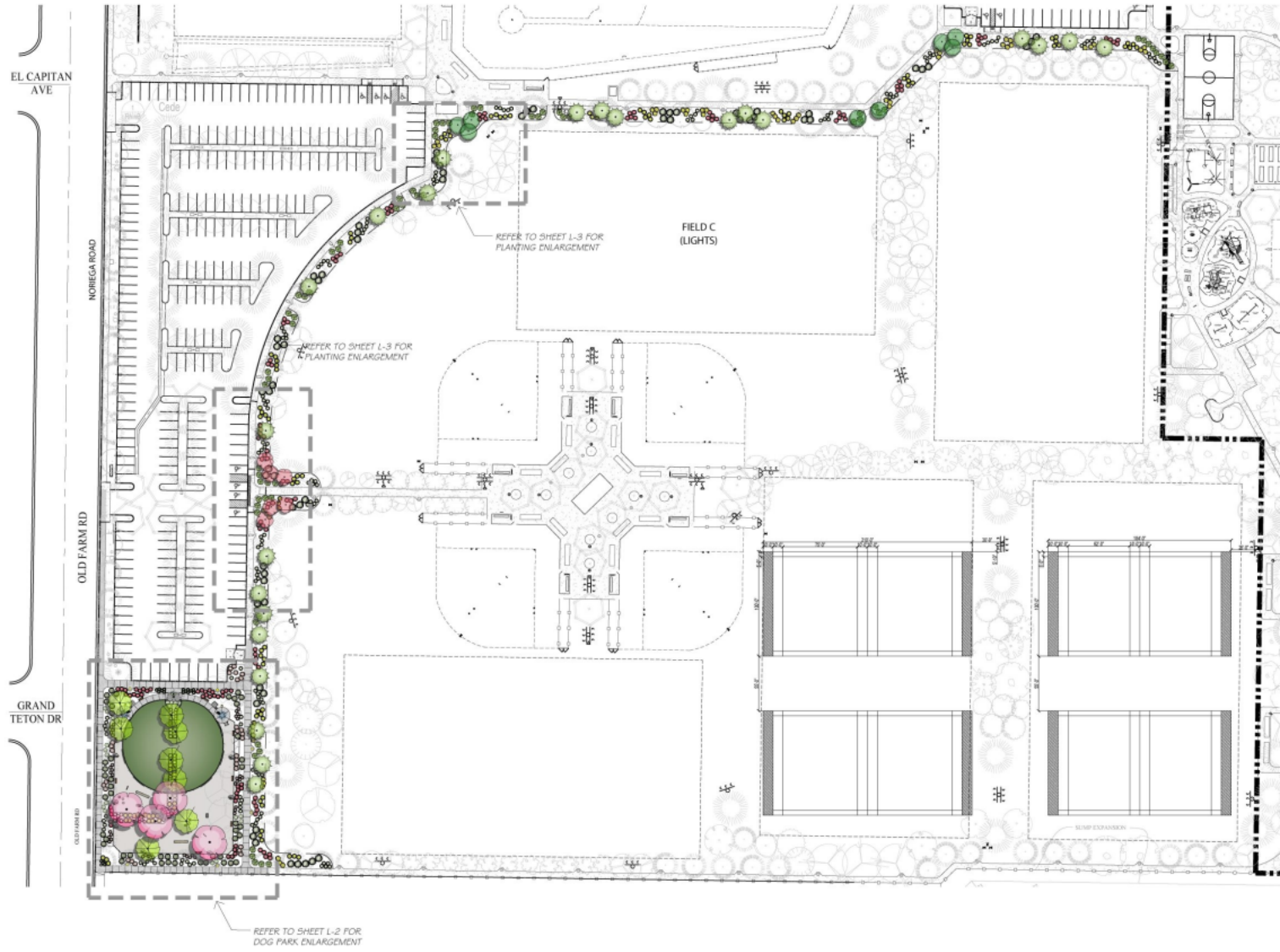
Stockdale River Ranch Community Park

CONCEPTUAL LANDSCAPE PLAN



NORTH of the RIVER
NOR
 recreation & park district
 department of planning and construction
 3825 Riverdale Drive, Lancaster, California 93532
 P H O N E : 8 0 5 - 3 9 2 - 2 3 0 0
 F A X : 8 0 5 - 3 9 2 - 2 3 4 8
<http://www.norcrecreation.org>

DATE: 08/11/2011 11:58 AM
 DRAWN BY: J. [unreadable]
 CHECKED BY: [unreadable]
 PROJECT: Stockdale River Ranch Community Park
 SHEET: 01 OF 01



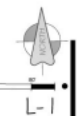
North of the River Recreation and Park District
 3825 Riverlakes Drive
 Bakersfield, California 93312
 661-392-2000

POLO PARK & DOG PARK LANDSCAPE

OVERALL CONCEPTUAL LANDSCAPE PLAN

BAKERSFIELD, CALIFORNIA

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File#2022 / July 15, 2022

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DRINKING FOUNTAIN



A FRAME AGILITY BRIDGE



LOG STUMP AGILITY PADS



ROLL OVER JUMP BAR



GROOMING STATION



CONCEPT LAYOUT



LOG TUNNEL



ADA COMPLIANT SIDEWALK AND TABLE WITH SHADE UMBRELLA



TRASH RECEPTACLE



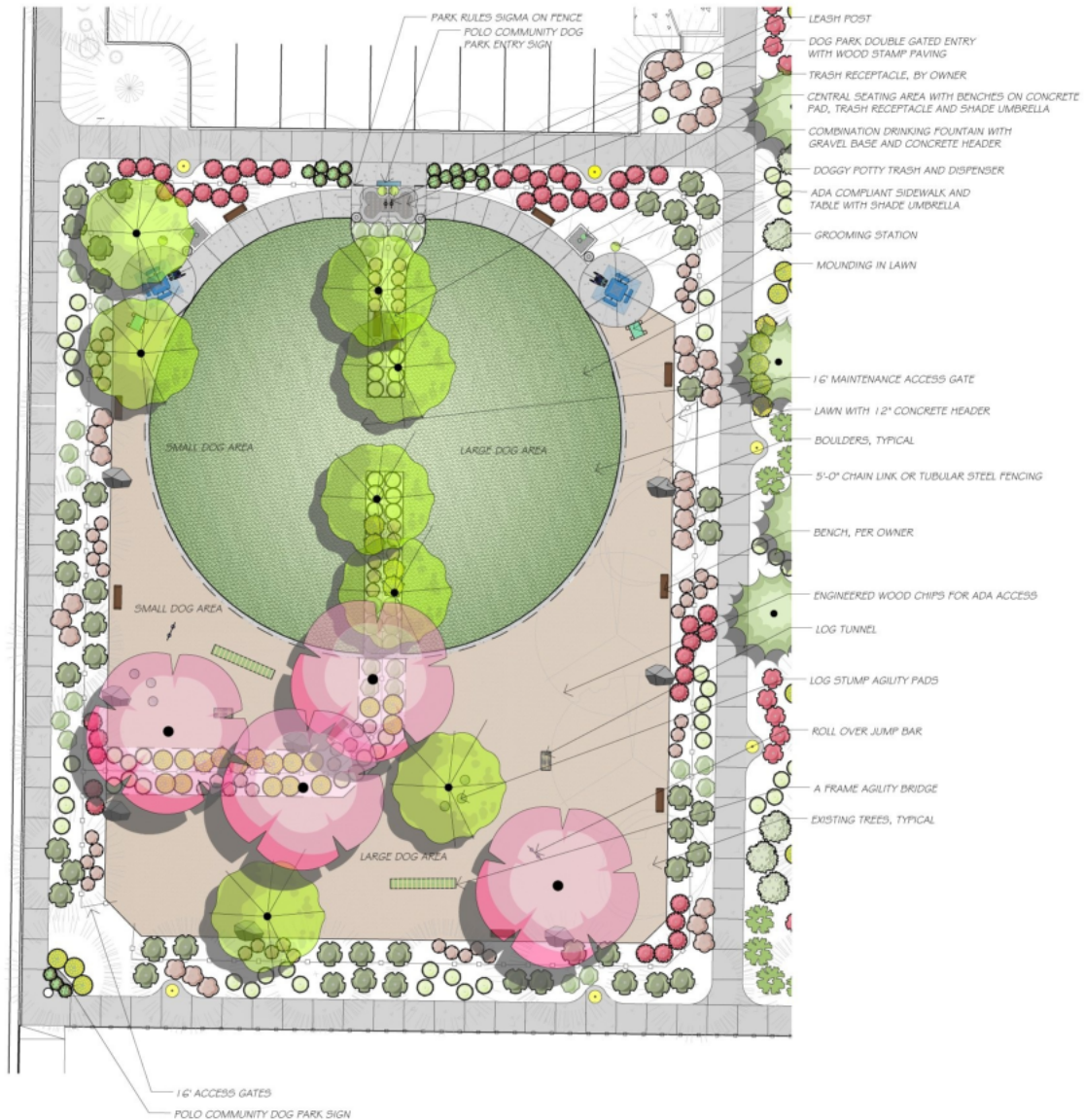
BENCH, TYPICAL



ADA ACCESSIBLE BENCH



DOGGY POTTY TRASH AND DISPENSER



North of the River Recreation and Park District
3825 Riverlakes Drive
Bakersfield, California 93312
661-392-2000

POLO COMMUNITY DOG PARK

POLO PARK & DOG PARK LANDSCAPE
BAKERSFIELD, CALIFORNIA



L-2

DePalma Design Group

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Scale: 1/8" = 1'-0"
DATE: 05/15/2022

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