



Town of Truckee
Public Works Director / Town Engineer
Becky Bucar
10183 Truckee Airport Road
Truckee, CA 96161-3306

Re: Straw Poll – Potential Special Assessment District

Dear Becky:

We greatly appreciate the Town's continued support and interest in exploring the opportunity to collaborate with the Truckee Downtown Merchants Association (TDMA) and Acumen Engineering on forming a unified assessment district encompassing the entire downtown area, including the existing Brickelltown Community Facilities District and the West River Street Landscape & Lighting District. By combining all properties into a single district, we anticipate several important benefits:

- Reduced maintenance costs due to the increased size and efficiency of the District;
- Standardized assessments, based solely on each parcel's frontage area;
- Fair distribution of maintenance expenses among all affected parcels; and
- Simplified administration under one unified District structure.

To move forward, the TDMA has proposed contracting with Acumen Engineering to identify all property owners within the proposed District, explain the concept, and respond to any questions regarding formation. Following this outreach, a "straw poll" will be conducted to document each property owner's understanding of their potential assessment amount and their level of support for creating the District. Acumen's proposal totals \$13,650, billed on a time-and-materials basis, not to exceed this amount without TDMA's prior approval. Their \$150/hour rate reflects a 20% community discount from their standard rate of \$185/hour, along with extended 60-day payment terms, as Acumen's contribution toward a unified assessment district effort.

Originally, the TDMA's proposed scope was limited to the historic main street area. However, in 2025, then-Public Works Director Dan Wilkins suggested consolidating all existing and proposed assessment districts into one, to realize efficiencies of scale and simplify administration. We fully support this vision. However, the expanded scope significantly increases TDMA's costs beyond our current budget and volunteer capacity. Accordingly, we respectfully request that the Town of Truckee share in the cost of this consolidation effort by funding 75% of Acumen's contract, with TDMA contributing 25%. In addition to our 25% contribution, the TDMA is willing to dedicate Board and Staff time to take the lead, manage the project and consultant, Acumen Engineering throughout this process.

We believe this partnership will directly benefit the Town by simplifying the management of five separate districts into one streamlined structure. It will also greatly enhance the downtown community through consistent maintenance, improved landscape and lighting, beautification, and reliable sidewalk snow removal, addressing the current inconsistencies that exist throughout the historic downtown area.

We look forward to continuing our successful collaboration with the Town to ensure that our Historic Downtown Truckee continues to receive the consistent care and attention it rightfully deserves.

Sincerely,

Alyssa Thomas Farina, President
On behalf of the TDMA Board of Directors