



Date: September 18, 2024

Board Memo Author and title: Mandy Stewart, Administrative Analyst II, Nevada County

Title: **Draft CFD Boundaries**

Recommended Action: Review and Accept Presentation on Draft CFD Boundaries

Discussion: On July 23, 2024, the JPA Board of Directors accepted the "Truckee Library Joint Powers Authority Background Presentation" (Agenda Item 6.1).

Included in the presentation content was information discussing the financing strategy for construction of the new Truckee Regional Library, which includes a possible bond measure and a capital campaign led by the Friends of the Truckee Library.

The JPA has the authority to issue debt as a potential source of financing for the project, and it was shared with the JPA Board that the staff believe that the appropriate geographic area for this bond measure to apply to would include properties in the Town of Truckee; unincorporated Eastern Nevada County; and the Donner Lake, Sierra Meadows, Martis Valley, and Northstar areas of unincorporated Eastern Placer County. More recent discussion have raised the question if unincorporated areas in Donner Summit should also be included.

To bring a tax measure forward to the areas identified above, a Community Facilities District (CFD) will need to be formed by the JPA. A CFD is a special tax district which is permitted to levy a special tax on the taxable properties located within its boundaries for the purpose of sourcing funding to construct public improvements located within the district boundary. The ability to levy the special tax is subject to voter approval.

The development of the boundary is critical to move the CFD formation forward. The established boundary will identify all parcels which will be subject to the special tax.

Staff have compiled existing governmental entity boundary maps for the JPA Board's consideration in determining the future library CFD Boundary map. They are included in Exhibit 1.

The black dashed line represents the boundary map presented to Nevada County Board of Supervisors on May 28, 2024, and to the Placer County Board of Supervisors on June 25, 2024.

The solid red line represents the boundary map which includes Truckee Fire Protection District boundaries plus Northstar Community Service District boundaries.

The solid green line represents an existing boundary used by the Tahoe Truckee Unified School District (TTUSD) to finance capital needs for Truckee specific schools.

Staff believe that it is simpler to establish a new CFD boundary when it is tiered off a pre-existing government boundary which already includes the three impacted jurisdictions of Nevada County, Placer County, and the Town of Truckee. The TTUSD boundary provides this opportunity.

Staff recommends the Board review and provide direction on a preferred boundary option, that would be used going forward in the CFD formation process. As a part of providing this direction, staff also recommends that we ensure Placer County's concurrence with the portions of the boundary map that are included in their jurisdiction.

Attachments:

Exhibit 1. Draft CFD Boundary Map