



Date: September 18, 2024

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

Title: **Discussion of Land Tenure Options for TDPUD Parcel**

Recommended Action: Accept the Presentation on Land Tenure Options for TDPUD Parcel and Provide Staff Direction on Preferred Next Steps

Discussion: On August 21, 2024, the JPA Board of Directors accepted the presentation from Jordan Knighton Architects, Inc. (JKAE) and provided staff with the direction to pursue the alternative site option owned by Truckee Donner Public Utility District (TDPUD).

Exhibit 1 depicts the two parcels which were considered with Site B highlighted as the site to pursue.

Following this Board direction, staff met with Brian Wright, General Manager of TDPUD, to discuss options for achieving land tenure for the identified parcel (Site B).

TDPUD indicated that it would support either: 1) a long-term lease with the JPA for a nominal dollar amount (\$1 per year) or 2) a sale of the parcel to the JPA at fair market value.

Should the JPA Board wish to pursue a long-term land lease, the next step would be to work with the TDPUD to develop the terms of the lease.

The leasing process would occur in 2 phases. Phase I would include the development of lease terms which are agreeable to all parties. All parties would then enter into an agreement which outlines the terms and calls for the lease to officially be executed when funding for construction of the library has been secured.

Phase 2 would occur following the successful sourcing of funding and would include the formal execution of the lease between the JPA and the TDPUD.

Should the JPA Board wish to pursue acquisition of the parcel, the next step would be to fund an appraisal for the parcel which would be used for negotiations between the JPA and TDPUD.

Staff recommends the JPA Board pursue to leasing option as it is more affordable and would be faster to execute relative to an acquisition. Pursuing the leasing option now does not preclude an acquisition of the parcel at a future date.

Attachments:

Exhibit 1. Recommended Site Location