



LIBRARIES FACILITIES FINANCING AUTHORITY (LFFA)
JOINT POWERS AUTHORITY BOARD

Thursday October 15, 2015
Downtown Branch Meeting Room
224 Church Street, Santa Cruz, CA 95060

9:00 a.m. PUBLIC MEETING

The Board reserves the right to take action on any item included on this agenda.

1. ROLL CALL
2. APPROVE AGENDA OF October 15, 2015
3. ORAL COMMUNICATIONS
4. EXECUTIVE DIRECTOR REPORT
 - A. Schedule of key dates (version 6) (pg 2)
5. CONSENT AGENDA
 - A. Approve Minutes of September 9, 2015 meeting (pg 4)
 - B. Approve Minutes of September 10, 2015 meeting (pg 7)
6. STAFF REPORTS
 - A. Direction for LFFA JPA agreement amendment #01 to Section 2 for bond proceeds distribution to member agencies (pg 9)
 - B. Update on and consider support of SCPL Board polling subcommittee (pg17)
7. WRITTEN COMMUNICATION
8. BOARD MEETING CALENDAR

The Board will consider its current meeting schedule and may revise it as necessary.
9. ADJOURN

The Libraries Facilities Financing Authority Joint Powers Authority Board will adjourn from the regular meeting of October 15, 2015 to its next regular meeting of October 22, 2015 tentatively scheduled at the Aptos Branch Meeting Room at 1:00 pm (7695 Soquel Drive, Aptos CA 95003).

The Santa Cruz County Libraries Facilities Financing Authority does not discriminate against persons with disabilities. Out of consideration for people with chemical sensitivities, we ask that you attend fragrance free. Upon request, the agenda can be provided in a format to accommodate special needs. Additionally, if you wish to attend this public meeting and will require assistance such as an interpreter for American Sign Language, Spanish, or other special equipment, please call the Library Administration Office at 427-7706 at least five days in advance so that we can arrange for such special assistance, or email library_admin@santacruzpl.org.

**SANTA CRUZ COUNTY LIBRARY (SCPL); LIBRARIES FACILITIES FINANCING AUTHORITY (LFFA); AND
ASSOCIATED MEMBER AGENCIES**

JPA AMENDMENTS, COMMUNITY FACILITIES DISTRICT FORMATION & ELECTION CYCLE

SCHEDULE OF KEY DATES *(version 6 - draft)*

Includes key possible dates for member agency actions

8/27/2015 (Thu)	LFFA	LFFA Meeting – Rate and Apportionment study session and direction
9/09/2015 (Wed)	LFFA	LFFA Meeting – Final direction on Rate and Apportionment; Final Direction on LFFA Project Jurisdictional Allocation
9/10/2015 (Thu)	LFFA	LFFA Meeting – Final direction on Rate and Apportionment (if necessary); Final Direction on LFFA Project Jurisdictional Allocation (if necessary)
9/14/2015 (Mon)	SCPL	Library JPA Meeting – Receive information as to recruitment process for Library Director and future Executive Director of LFFA
10/01/2015 (Thu)	LFFA	LFFA Meeting – recommend LFFA MOU amendment related to allocation for Public Library Improvements to allow Polling by Oct 9th
10/16 – 10/19/2015	SCPL	Conduct Polling after LFFA approval of Bond allocation
10/15/2015 (Thu)	LFFA	LFFA Meeting – Recommend LFFA MOU amendment related to allocation for Public Library Improvements to allow Polling by Oct 9th
10/15/2015 (Thu)	SCPL	Library JPA Meeting – Recommend LFFA MOU amendment related to allocation for Public Library Improvements; Receive information as to recruitment process for Library Director and future Executive Director of LFFA; Authorize budget amendments and agreements related to professional services to support LFFA
10/22/2015 (Thu)	LFFA & SCPL	Joint Board Meeting – Review poll results
11/10/2015 (Tue)	Santa Cruz	Santa Cruz City Council- approve SCPL JPA (governance) and LFFA JPA (allocation) amendment(s) related to Public Library Improvements
11/12/2015 (Thu)	Capitola	Capitola City Council- approve SCPL JPA (governance) and LFFA JPA (allocation) amendment(s) related to Public Library Improvements
11/18/2015 (Wed)	Scotts Valley	Scotts Valley City Council- approve SCPL JPA (governance) and LFFA JPA (allocation) amendment(s) related to Public Library Improvements
12/08/2015 (Tue)	County	County of Santa Cruz Board of Supervisors- approve SCPL JPA (governance) and LFFA JPA (allocation) amendment(s) related to Public Library Improvements
11/23/2015 (Mon)	LFFA	Staff to finalize Resolution of Intention to Establish CFD, including Boundary Map and Rate and Method of Apportionment and Resolution of Intention to Incur Indebtedness due to Secretary
12/07/2015 (Mon)	LFFA	LFFA Meeting – Consider Resolution of Intention, including Boundary Map and Rate and Method of Apportionment, consider Resolution to Incur Indebtedness
12/21/2015 (Mon)	LFFA	Boundary Map must be recorded on or before this date
12/28/2015 (Mon)	LFFA	Final Notices of Public Hearing delivered to Secretary
1/18/2016 (Mon)	LFFA	Final Resolution of Formation, Resolution Calling the Election and Consolidation, Resolution Declaring the Necessity to Incur Indebtedness due to Secretary
1/25/2016 (Mon)	LFFA	Notices of Public Hearing published on or prior to this date
2/01/2016 (Mon)	LFFA	LFFA Meeting –Public Hearing, Consider Resolution of Formation, Resolution Declaring the Necessity to Incur Indebtedness and Resolution Calling the

**SANTA CRUZ COUNTY LIBRARY (SCPL); LIBRARIES FACILITIES FINANCING AUTHORITY (LFFA); AND
ASSOCIATED MEMBER AGENCIES**

JPA AMENDMENTS, COMMUNITY FACILITIES DISTRICT FORMATION & ELECTION CYCLE

SCHEDULE OF KEY DATES *(version 6 - draft)*

		Election and Consolidation
3/11/2016 (Fri)	LFFA	Last Day to Submit Resolution Calling the Election and Consolidation (which reflects exact form of ballot wording) to the County for the June 7, 2016 Election
3/23/2016 (Wed)	LFFA	Last day to withdraw a measure from the ballot, Last day to submit primary ballot arguments
3/28/2016 (Mon)	LFFA	Last day to submit rebuttal arguments
6/07/2016 (Tue)	LFFA	Election Day
7/05/2016 (Tue)	LFFA	Certified statement of results available
7/18/2016 (Mon)	LFFA	Final Resolution Declaring Election Results due to Secretary
8/01/2016 (Mon)	LFFA	LFFA Meeting –Consider Resolution Declaring Election Results and First Reading of CFD Ordinance
8/10/2016 (Wed)	LFFA	Notice of Special Tax Lien recorded and direction provided to County Tax Collector (*actual final date to be confirmed by County)
9/05/2016 (Mon)	LFFA	LFFA Meeting –Adopt CFD Ordinance, adopt Resolution Authorizing Bond Issuance

SANTA CRUZ PUBLIC LIBRARIES
A CITY-COUNTY SYSTEM

FACILITIES FINANCING AUTHORITY
LIBRARY JOINT POWERS AUTHORITY BOARD

MINUTES

County Administrator's Conference Room
701 Ocean Street, Room 525, Santa Cruz, CA 95060

September 9, 2015

3:00 PM PUBLIC MEETING

1. ROLL CALL

Director Steve Ando; Director Martin Bernal; Director Jamie Goldstein; Director Susan Mauriello

Staff: Interim Executive Director Marcus Pimentel

2. APPROVAL OF MEETING AGENDA OF SEPTEMBER 9, 2015

Agenda of September 9, 2015 was approved by consensus.

3. ORAL COMMUNICATIONS

None

4. EXECUTIVE DIRECTOR REPORT

5. CONSENT AGENDA

Director Goldstein moved, seconded by Director Bernal

That the Board approve the following Consent Agenda of September 9, 2015

A. Approve Minutes of August 27, 2015

UNAN

6. STAFF REPORTS

A. Direction for Rate and Apportionment

Interim Executive Director Pimentel gave a detailed presentation of the changed model rate structure according to discussion in a previous study session. The report covered agriculture, commercial and multi-family parcels. A table summarized the new, revised model.

The Board discussed the report and Interim Executive Director Pimentel responded to a number of questions.

Public comment: What will tax rates of \$49-\$59 lead to in bond proceeds? What kind of bond proceeds could be expected from the Bond reserve?

B. Direction for LFFA JPA agreement amendment #01 to Section 2 for bond proceeds distribution to member agencies

Nicole Coburn presented cost estimates for facility costs and project requests. The report also included 10 distribution options. The Board asked for clarification in regards to the distribution options and then discussed the options.

Public comments:

- #1 Capitola should honor their obligation or should be eliminated from the bond.
- #2 Scotts Valley had a similar agreement but finally fulfilled their agreement. \$5 million is too large a request and SV should be left out of the CFD.
- #3 Martha Dexter, Vice Chair of LJPB – supports the system-wide approach to distribution based on the Facilities Master Plan. Services are used system-wide and patrons will appreciate this approach.
- #4 Santa Cruz Downtown Branch will need to be temporarily re-located. Who is paying for moving, storage, rent of temporary facility?
- #5. Redevelopment fulfilled their obligation of \$2.6 million to Capitola. The shortfall in Capitola funding is the City's portion and should not be agreed to.

7. WRITTEN COMMUNICATION

None

8. BOARD MEETING CALENDAR

9. NEXT MEETING

The Library Facilities Financing Authority Joint Powers Authority Board (LFFA JPB) adjourned the regular meeting of Wednesday, September 9, 2015 to the next regular meeting on Thursday, September 10, 2015 at 9:00am at the Downtown Branch Meeting Room.

8. ADJOURN

The regular meeting adjourned at 5:00 pm.

Respectfully submitted,

Helga Smith, Secretary of the Board

All documents referred to in these minutes are available in the Library Office.

SANTA CRUZ PUBLIC LIBRARIES
A CITY-COUNTY SYSTEM

FACILITIES FINANCING AUTHORITY
LIBRARY JOINT POWERS AUTHORITY BOARD

MINUTES

Downtown Branch Meeting Room
224 Church Street, Santa Cruz, CA 95060

September 10, 2015

9:00 AM PUBLIC MEETING - (VIDEO RECORDING AVAILABLE)

1. ROLL CALL

Director Steve Ando; Director Martin Bernal; Director Jamie Goldstein; Director Susan Mauriello

Staff: Interim Executive Director Marcus Pimentel

2. APPROVAL OF MEETING AGENDA OF SEPTEMBER 10, 2015

Agenda of September 10, 2015 was approved by consensus.

3. ORAL COMMUNICATIONS

None

4. EXECUTIVE DIRECTOR REPORT

5. CONSENT AGENDA

6. STAFF REPORTS

A. Direction for Rate and Apportionment

B. Direction for LFFA JPA agreement amendment #01 to Section 2 for bond proceeds distribution to member agencies

NO ACTION WAS TAKEN

7. WRITTEN COMMUNICATION
8. BOARD MEETING CALENDAR
9. NEXT MEETING

The Library Facilities Financing Authority Joint Powers Authority Board (LFFA JPB) adjourned the regular meeting of Thursday, September 10, 2015 to the next regular meeting on Thursday, October 15, 2015 at 9:00am at the Downtown Branch Meeting Room.

8. ADJOURN

The regular meeting adjourned at 11:00 am.

Respectfully submitted,

Helga Smith, Secretary of the Board

All documents referred to in these minutes are available in the Library Office.



STAFF REPORT

AGENDA: October 15, 2015

DATE: October 9, 2015

TO: Library Facilities Financing Authority (LFFA) Board of Directors

FROM: Marcus Pimentel, Interim Executive Director

SUBJECT: Item 6.a.- Direction for LFFA JPA amendment #01 to Section 2 for bond proceeds distribution to member agencies Section 2

RECOMMENDATION

That the Board provides direction to staff for amendments to the LFFA JPA for Section 2 for bond proceeds distribution to member agencies.

BACKGROUND

The LFFA JPA was formed to provide, among other actions, financing of public library improvements related to the Santa Cruz Public Library JPA (SCPL) facilities master plan. The LFFA is currently proceeding with the formation of a community facilities district and placement of a 2016 potential ballot measure under the Mello Roos Community Facilities Act of 1982. The ballot measure would propose a new tax structure to cover the annual debt service of a potential bond issue.

The board has already provided direction on the components of the tax structure. However, final direction on the allocation of potential bond proceeds is still outstanding. The LFFA JPA contained placeholder language to be amended at a later date to define these allocation amounts.

At the September 9, 2015 and September 10, 2015 LFFA Board Meetings, discussion was held on 10 alternative formulas for distribution of potential bond proceeds. The scenarios took into consideration criteria from the Facilities Master Plan (FMP) updated August 2014 estimates, from initial project cost estimates, and population and preliminary estimated tax proceeds provided within member agencies.

It is necessary to finalize the allocation amounts prior to conducting a fourth poll, tentatively scheduled for October 16, 2015 and ultimately prior to adopting the Rate and Method of Apportionment in early December. Once the amounts are determined by the LFFA, each member agency must then approve this 1st amendment to the LFFA JPA.

DISCUSSION

Since the last board meeting, agency staff has been meeting with key stakeholders to narrow down and/or identify preferred funding scenarios. County staff feels that there is consensus on a distribution based on Option #10 but with a slightly larger net bond proceeds from \$60 million to \$62 million. However, this allocation would leave the Downtown Santa Cruz branch short of its recommended funding level by over \$5 million. To help mitigate this gap, subsequent discussion may be had at the SCPL board to consider additional allocations from future revenue streams, one-time allocation from current SCPL cash balances in excess of minimum reserve and operational

requirements, and/or one-time allocation from the County Library Fund's excess proceeds. Of particular concerns is providing additional funding to maintain appropriate service levels for the Downtown Branch during construction (through a possible temporary relocation).

To supplement the prior discussion, staff feels it is practical to consider some additional alternative scenario's that add patron use data by branch into the criteria and, where possible base the allocation on related criteria. SCPL staff has recently completed an analysis by branch that provided the summary patron usage %'s grouped by member agency. The agency totals were adjusted upward slightly to allocate other non-branch usage.

Table 1 below provides a summary of: (1) the prior and current arbitrary allocation amounts; (2) two additional allocation amounts based on blended criteria including the FMP, population, patron use and tax generated; and (3) patron usage by branch. Option #13 is a recommended scenario as it gives appropriate weight to the FMP, then balanced weights between population and patron use and preliminary, estimated tax proceeds by agency. In addition, its total resources are comparable to the revised Scenario #11 that may have support by key stakeholders.

Table 1	Capitola	County	Santa Cruz	Scotts Valley
#10 Arbitrary Allocation (9/09/15); \$60 Million	\$8 million (13.3%)	\$ 26 million (43.3%)	\$23.5 million (39.2%)	\$ 2.5 million (4.2%)
#11 Arbitrary Allocation (10/09/15); \$62 Million	\$8 million (12.9%)	\$ 26 million (41.9%)	\$25 million (40.3%)	\$3 million (4.8%)
#13 Blended- 60% FMP; 25% Pop & Use; 15% Tax	\$8.07 million (13.0%)	\$ 26.07 million (42.0%)	\$25.03 million (40.4%)	\$2.84 million (4.6%)
#14 Blended- 55% FMP; 35% Pop & Use; 10% Tax	\$8.18 million (13.2%)	\$ 25.99 million (41.9%)	\$25.20 million (40.6%)	\$2.63 million (4.2%)
Patron usage percentage by branch (SCPL Oct'15)*	8.7%	34.1%	42.2%	15.0%

A copy of the September 9, 2015 staff report is included as well as a revised schedule including the prior and additional scenario options (11 through 17).

Prepared by:
 Marcus Pimentel
 Interim Executive Director

Approved by:
 Marcus Pimentel
 Interim Executive Director

ATTACHMENTS:

Exhibit A. Distribution Options

Exhibit B. September 9, 2015 Staff Report: Item 6.b. (Direction for LFFA JPA agreement amendment #01...)

Exhibit A - Distribution Options

Options		Capitola		County		Santa Cruz		Scotts Valley		Total
		Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total	
<i>All amounts rounded to nearest thousand.</i>										
Option #1	Project Requests*	\$ 8,379,888	14.0%	\$ 22,206,704	37.0%	\$ 25,223,464	42.0%	\$ 4,189,944	7.0%	\$ 60,000,000
Option #2	FMP Cost Estimate (Aug-2014)*	\$ 10,382,923	17.3%	\$ 20,827,480	34.7%	\$ 27,794,962	46.3%	\$ 994,635	1.7%	\$ 60,000,000
Option #3	Based on Population	\$ 2,747,000	4.6%	\$ 36,561,000	60.9%	\$ 17,432,000	29.1%	\$ 3,260,000	5.4%	\$ 60,000,000
Option #4	Based on Tax Generated by Jurisdiction	\$ 3,459,000	5.8%	\$ 40,040,000	66.7%	\$ 13,366,000	22.3%	\$ 3,135,000	5.2%	\$ 60,000,000
Option #5	50% FMP and 50% Pop	\$ 6,565,000	10.9%	\$ 28,695,000	47.8%	\$ 22,613,000	37.7%	\$ 2,127,000	3.5%	\$ 60,000,000
Option #6	50% FMP and 50% Tax	\$ 6,921,000	11.5%	\$ 30,434,000	50.7%	\$ 20,580,000	34.3%	\$ 2,065,000	3.4%	\$ 60,000,000
Option #7	10% Off and 90% Pop	\$ 2,472,000	4.1%	\$ 32,905,000	54.8%	\$ 21,689,000	36.1%	\$ 2,934,000	4.9%	\$ 60,000,000
Option #8	10% Off and 90% Tax	\$ 3,114,000	5.2%	\$ 36,035,000	60.1%	\$ 18,029,000	30.0%	\$ 2,822,000	4.7%	\$ 60,000,000
Option #9	10% Off, 45% FMP and 45% Pop	\$ 5,908,000	9.8%	\$ 25,825,000	43.0%	\$ 26,352,000	43.9%	\$ 1,915,000	3.2%	\$ 60,000,000
Option #10	Arbitrary Allocation (9/10/15)	\$ 8,000,000	13.3%	\$ 26,000,000	43.3%	\$ 23,500,000	39.2%	\$ 2,500,000	4.2%	\$ 60,000,000
Additional Options:										
Option #11	Arbitrary Allocation (10/09/15)	\$ 8,000,000	12.9%	\$ 26,000,000	41.9%	\$ 25,000,000	40.3%	\$ 3,000,000	4.8%	\$ 62,000,000
Option #12	Usage	\$ 5,394,000	8.7%	\$ 21,142,000	34.1%	\$ 26,164,000	42.2%	\$ 9,300,000	15.0%	\$ 62,000,000
Option #13	60.0% FMP, 10.0% Pop, 15.0% Use and 15.0% Tax	\$ 8,066,000	13.0%	\$ 26,068,000	42.0%	\$ 25,031,000	40.4%	\$ 2,835,000	4.6%	\$ 62,000,000
Option #14	62.5% FMP, 12.5% Pop, 12.5% Use and 12.5% Tax	\$ 8,182,000	13.2%	\$ 25,989,000	41.9%	\$ 25,200,000	40.6%	\$ 2,631,000	4.2%	\$ 62,000,000
Option #15	1/3 FMP, 1/3 Pop and 1/3 Use	\$ 6,320,000	10.2%	\$ 26,815,000	43.3%	\$ 24,299,000	39.2%	\$ 4,566,000	7.4%	\$ 62,000,000
Option #16	50% FMP, 25% Pop and 25% Use	\$ 7,424,000	12.0%	\$ 25,490,000	41.1%	\$ 25,405,000	41.0%	\$ 3,681,000	5.9%	\$ 62,000,000
Option #17	50% FMP and 50% Use	\$ 8,062,000	13.0%	\$ 21,331,000	34.4%	\$ 27,443,000	44.3%	\$ 5,164,000	8.3%	\$ 62,000,000



STAFF REPORT

AGENDA: September 9, 2015

DATE: September 8, 2015

TO: Library Facilities Financing Authority Board of Directors

FROM: Nicole Coburn, Senior Administrative Analyst

SUBJECT: Item 6.b.- Direction for LFFA JPA agreement amendment #01 to Section 2 for bond proceeds distribution to member agencies

RECOMMENDATION

That the Board provides direction to staff for amendments to Section 2 of the LFFA JPA for bond proceeds distribution to member agencies.

BACKGROUND

In December 2014, the County and cities of Capitola, Santa Cruz and Scotts Valley entered into a new and separate Joint Exercise of Powers Agreement (JPA) for the Santa Cruz County Library Facilities Financing Authority (LFFA). The purpose of the LFFA JPA is to provide the financing of public library improvements through the possible formation of a community facilities district as well as the authorization to issue bonds under the Mello Roos Community Facilities Act of 1982.

The need for financing through the LFFA JPA was underscored by the results of a master facilities needs process initiated in 2012 by the Library Joint Powers Board to create modern library facilities at all 10 branches and headquarters. The cost of public library improvements discussed ranged from a total of \$63 million to \$77 million. The actual dollar amount of improvements that would be funded through a bond issuance has not yet been determined. On page three of the LFFA JPA, the 11 facilities are listed with \$1 each as a placeholder. The agreement must be amended with the total amount of bonds to be issued and actual allocations for each facility in order to call for an election.

DISCUSSION

The Facilities Master Plan (FMP) identified a range of estimated costs for public library improvements, which included new libraries in Capitola and Felton, an expanded library in Aptos, a major renovation in Downtown and improvements at the other six branches and headquarters. As of August 2014, the revised cost estimate for these projects total approximately \$61 million.

It is important to note that the FMP identified facility needs but did not include an assessment of community needs. As a result, the communities of Live Oak and Scotts Valley have identified public library improvements not included in the FMP. In Live Oak, a library annex is proposed at Shoreline Middle School. The facility would include a flexible community room, self-service library for holds pick-up and materials “vending”, and computer terminals to download audio and e-books and access other tools. Scotts

Valley has requested the reconfiguration of its branch entrance to face the town center. A summary of facility costs and project requests is provided as Attachment A.

Since project requests total \$72 million and prior poll results indicate that the budget should not exceed \$60 million, it is necessary to develop an allocation which:

- Is equitable county-wide;
- Is reasonably related to the populations where the tax revenue will be generated;
- Begins to address the needs identified by the FMP; and
- Reflects a broad set of community interests to create maximum voter support.

The following two attachments are included for the Board's reference and consideration:

- Library Data – including data on population, library budget funding, special tax revenue, FMP costs and project requests by jurisdiction (Attachment B)
- Distribution Options – including options based on project requests, FMP costs, population, special tax revenue, the role of the Downtown Branch as a system-wide resource, and a combination of these factors (Attachment C)

The first and second options are based on the project requests and FMP cost estimates. Options three through nine distribute \$60 million in bond proceeds based on one or more of the factors listed above. The last option is an arbitrary allocation. These are presented to show the range of possible approaches to be considered.

As shown in Attachment C, the allocations are “rolled up” by jurisdiction, which may be a preferred way to consider the financial structure. This would allow the jurisdictions flexibility in the design and construction of projects.

Prepared by:
Nicole Coburn
Senior Administrative
Analyst

Approved by:
Marcus Pimentel
Interim Executive Director

ATTACHMENTS:

Attachment A – Facility Costs and Project Requests

Attachment B – Library Data

Attachment C – Distribution Options

Attachment A
Facility Costs and Project Requests

Branch	Cost Estimate Jan-2014	Cost Estimate Aug-2014	Project Requests
Aptos	\$8,248,872	\$7,939,000	\$10,000,000
Boulder Creek	1,642,463	1,584,000	1,600,000
Branciforte	1,576,071	1,590,500	1,600,000
Capitola	11,411,661	10,512,000	10,000,000
Downtown	26,905,725	26,249,000	28,200,000
Felton	9,374,000	9,394,000	9,400,000
Garfield Park	291,671	301,000	300,000
Headquarters	352,649	417,000	400,000
La Selva Beach	510,149	487,400	500,000
Live Oak	1,715,723	1,682,000	5,000,000
Scotts Valley	952,711	1,007,000	5,000,000
Total	\$62,981,695	\$61,162,900	\$72,000,000

Jurisdiction	Cost Estimate as of Jan-2014	Cost Estimate as of Aug-2014	Project Requests
Capitola	\$11,411,661	\$10,512,000	\$10,000,000
County	21,491,207	21,086,400	26,500,000
Headquarters	352,649	417,000	400,000
Santa Cruz	28,773,467	28,140,500	30,100,000
Scotts Valley	952,711	1,007,000	5,000,000
Total	\$62,981,695	\$61,162,900	\$72,000,000

Attachment B - Library Data

	Capitola	Percent	County	Percent	Santa Cruz	Percent	Scotts Valley	Percent	Total	Percent
Population (2015)	10,052	5%	133,790	61%	63,789	29%	11,928	5%	219,559	100%
Library Budget Funding (2015-16)										
Maintenance of Effort	\$ 358,748	6%	\$ 4,278,827	66%	\$ 1,394,751	22%	\$ 434,966	7%	\$ 6,467,292	100%
Sales Tax	\$ 344,188	5%	\$ 4,581,070	61%	\$ 2,184,183	29%	\$ 408,424	5%	\$ 7,517,865	100%
Total	\$ 702,936	5%	\$ 8,859,897	63%	\$ 3,578,934	26%	\$ 843,390	6%	\$ 13,985,157	100%
Special Tax Revenue (Model #1)										
<i>Residential</i>										
Single Family	\$ 109,378	4%	\$ 1,854,264	70%	\$ 540,742	21%	\$ 126,822	5%	\$ 2,631,207	100%
Multifamily	\$ 84,647	11%	\$ 355,866	48%	\$ 265,321	36%	\$ 37,918	5%	\$ 743,753	100%
Total	\$ 194,025	6%	\$ 2,210,131	65%	\$ 806,064	24%	\$ 164,740	5%	\$ 3,374,960	100%
<i>Agricultural</i>										
Up to 5 Acres - Small	\$ -	0%	\$ 5,749	100%	\$ -	0%	\$ -	0%	\$ 5,749	100%
Greater than 5 Acres and up to 40 Acres - Medium	\$ -	0%	\$ 194,768	100%	\$ -	0%	\$ -	0%	\$ 194,768	100%
Greater than 40 Acres - Large	\$ -	0%	\$ 99,119	100%	\$ -	0%	\$ -	0%	\$ 99,119	100%
Total	\$ -	0%	\$ 299,636	100%	\$ -	0%	\$ -	0%	\$ 299,636	100%
<i>Commercial, Industrial, Recreational</i>										
Up to 1/2 Acre - Small	\$ 23,194	12%	\$ 81,971	42%	\$ 80,286	41%	\$ 9,714	5%	\$ 195,165	100%
Greater than 1/2 and up to 1 Acre - Medium	\$ 8,128	11%	\$ 36,079	48%	\$ 22,004	29%	\$ 9,119	12%	\$ 75,330	100%
Greater than 1 Acre and up to 5 Acres - Large	\$ 19,824	10%	\$ 98,623	50%	\$ 48,073	25%	\$ 29,240	15%	\$ 195,760	100%
Greater than 5 Acres - Extra Large	\$ 4,956	3%	\$ 168,502	85%	\$ 9,912	5%	\$ 13,877	7%	\$ 197,246	100%
Total	\$ 56,101	8%	\$ 385,176	58%	\$ 160,275	24%	\$ 61,949	9%	\$ 663,501	100%
Grand Total	\$ 250,126	6%	\$ 2,894,942	67%	\$ 966,339	22%	\$ 226,690	5%	\$ 4,338,097	100%
Facilities Master Plan*										
Cost Estimate as of Jan-2014 (FMP Escalated)	\$ 11,411,661	18%	\$ 21,491,207	34%	\$ 28,773,467	46%	\$ 952,711	2%	\$ 62,629,046	100%
Cost Estimate as of Aug-2014 (FMP Revised)	\$ 10,512,000	17%	\$ 21,086,400	35%	\$ 28,140,500	46%	\$ 1,007,000	2%	\$ 60,745,900	100%
Project Requests*	\$ 10,000,000	14%	\$ 26,500,000	37%	\$ 30,100,000	42%	\$ 5,000,000	7%	\$ 71,600,000	100%

* Cost estimates and project requests exclude headquarters.

Attachment C - Distribution Options

	Capitola	County	Santa Cruz	Scotts Valley	Total
	Percent	Percent	Percent	Percent	Percent
Option #1 Project Requests*	\$ 10,000,000	\$ 26,500,000	\$ 30,100,000	\$ 5,000,000	\$ 71,600,000
	14%	37%	42%	7%	100%
Option #2 FMP Cost Estimate (Aug-2014)*	\$ 10,512,000	\$ 21,086,400	\$ 28,140,500	\$ 1,007,000	\$ 60,745,900
	17%	35%	46%	2%	100%
Option #3 Based on Population	\$ 2,747,000	\$ 36,561,000	\$ 17,432,000	\$ 3,260,000	\$ 60,000,000
	5%	61%	29%	5%	100%
Option #4 Based on Tax Generated by Jurisdiction	\$ 3,459,000	\$ 40,040,000	\$ 13,366,000	\$ 3,135,000	\$ 60,000,000
	6%	67%	22%	5%	100%
Option #5 50% FMP Cost Estimate (Aug-2014)*	\$ 5,192,000	\$ 10,414,000	\$ 13,897,000	\$ 497,000	\$ 30,000,000
50% Population	1,373,000	18,281,000	8,716,000	1,630,000	30,000,000
Total	6,565,000	28,695,000	22,613,000	2,127,000	60,000,000
	11%	48%	38%	4%	100%
Option #6 50% FMP Cost Estimate (Aug-2014)*	\$ 5,191,000	\$ 10,414,000	\$ 13,897,000	\$ 498,000	\$ 30,000,000
50% Tax Generated by Jurisdiction	1,730,000	20,020,000	6,683,000	1,567,000	30,000,000
Total	6,921,000	30,434,000	20,580,000	2,065,000	60,000,000
	12%	51%	34%	3%	100%
Option #7 10% Off the Top for Downtown	\$ -	\$ -	\$ 6,000,000	\$ -	\$ 6,000,000
90% Population	2,472,000	32,905,000	15,689,000	2,934,000	54,000,000
Total	2,472,000	32,905,000	21,689,000	2,934,000	60,000,000
	4%	55%	36%	5%	100%
Option #8 10% Off the Top for Downtown	\$ -	\$ -	\$ 6,000,000	\$ -	\$ 6,000,000
90% Tax Generated by Jurisdiction	3,114,000	36,035,000	12,029,000	2,822,000	54,000,000
Total	3,114,000	36,035,000	18,029,000	2,822,000	60,000,000
	5%	60%	30%	5%	100%
Option #9 10% Off the Top for Downtown	\$ -	\$ -	\$ 6,000,000	\$ -	\$ 6,000,000
45% FMP Cost Estimate (Aug-2014)*	4,672,000	9,372,000	12,508,000	448,000	27,000,000
45% Population	1,236,000	16,453,000	7,844,000	1,467,000	27,000,000
Total	5,908,000	25,825,000	26,352,000	1,915,000	60,000,000
	10%	43%	44%	3%	100%
Option #10 Arbitrary Allocation	\$ 8,000,000	\$ 26,000,000	\$ 23,500,000	\$ 2,500,000	\$ 60,000,000
	13%	43%	39%	4%	100%

* Cost estimates and project requests exclude headquarters.

STAFF REPORT

AGENDA: October 15, 2015
DATE: October 9, 2015
TO: Library Facilities Financing Authority (LFFA) Board of Directors
FROM: Marcus Pimentel, Interim Executive Director
SUBJECT: Item 6.b.- Update on and consider support of SCPL Board Subcommittee related to polling for a potential ballot measure

RECOMMENDATION

That the Board receives a verbal update and consider supporting the SCPL Board Subcommittee direction related to the 4th poll for a potential ballot measure.

BACKGROUND

The LFFA JPA was formed to provide financing of public library improvements related to the Santa Cruz Public Library JPA (SCPL) facilities master plan, the formation of a community facilities district and placement of a 2016 potential ballot measure under the Mello-Roos Community Facilities Act of 1982.

The SCPL Board has created a subcommittee to prepare for the 4th poll, currently scheduled to start on October 16, 2015.

DISCUSSION

Staff and/or members of the subcommittee will provide an update on the status of the upcoming poll and may seek support for the subcommittee's recommendations.

Prepared by: Marcus Pimentel Interim Executive Director	Approved by: Marcus Pimentel Interim Executive Director
---	---

ATTACHMENTS:

Exhibit A. Distribution Options
Exhibit B. September 9, 2015 Staff Report: Item 6.b. (Direction for LFFA JPA agreement amendment #01...)