

18. Approve Second Supplement to the Amended and Restated Joint Exercise of Powers Agreement for the Santa Cruz Libraries Facilities Financing Authority, and take related actions ()



County of Santa Cruz Board of Supervisors

Agenda Item Submittal

From: County Administrative Office

Subject: Second Supplement to Amended and Restated Joint Exercise of Powers Agreement for Santa Cruz Libraries Facilities Financing Authority

Meeting Date: March 25, 2025

Formal Title: Approve Second Supplement to the Amended and Restated Joint Exercise of Powers Agreement for the Santa Cruz Libraries Facilities Financing Authority, and take related actions

Recommended Actions

Approve the Second Supplement to the Amended and Restated Joint Exercise of Powers Agreement for the Santa Cruz Libraries Facilities Financing Authority, increasing the maximum allocation and member distributions, and authorize the County Administrative Officer, or designee, to sign.

Executive Summary

On June 7, 2016, the passage of Measure S authorized the Santa Cruz Libraries Facilities Financing Authority (LFFA) to issue up to \$67,000,000 in bonds, and levy a special tax annually on parcels within the Community Facilities District to pay debt service on the bonds and directly pay the costs of the authorized library projects. With Measure S revenues continuing to exceed estimated amounts, the LFFA unanimously recommended distributing the additional revenues. This memo requests Board approval of the Second Supplement to the Amended and Restated Joint Exercise of Powers Agreement (JPA) to provide for this distribution.

Discussion

The Santa Cruz Libraries Facilities Financing Authority Community Facilities District (CFD) was formed for the purpose of levying a special tax to fund Library Facilities of each of the members. The CFD began levying the special tax in 2016-17.

Pursuant to the First Supplement to the JPA, the allocation of funding among members is \$77,500,000. Each member receives their share of annual net special tax revenues as a funding source after the allocation of a pro-rata share of debt service relative to the bond proceeds that were raised for each member. After the 3rd series of special tax bonds being considered for the City of Santa Cruz's Downtown Library project, the members will have received the amounts shown in Table 1.

Table 1: First Supplement Allocation of \$77.5 Million

Member	Allocation	Received to Date	Proposed 3rd Series	Balance to be Funded	Total Allocation
County of Santa Cruz	41.94%	\$32,500,000	\$ -	\$ -	\$32,500,000
City of Santa Cruz	40.32%	18,359,769	12,890,231	-	31,250,000
City of Capitola	12.90%	10,000,000	-	-	10,000,000
City of Scotts Valley	4.84%	3,574,536	-	175,464	3,750,000
Total	100.00%	\$64,434,305	\$12,890,231	\$175,464	\$77,500,000

The LFFA's municipal advisor prepared a projection of special taxes to remain after the issuance of the 3rd series of special tax bonds. To summarize, the projections show approximately \$30 million in available special tax over 21 years after the 3rd series of bonds debt service is paid. If the allocation cap is increased, this annual special tax can be distributed to members to use for capital projects.

After the issuance of the 3rd series of bonds, approximately \$14 million will remain of the original bond authorization. Based on today's interest rates, the remaining time available to collect the special taxes and the required debt service coverage, the CFD could raise a maximum of \$11 million. After paying debt service on this additional series of bonds (assuming the maximum issuance), there would be \$440,000 in remaining annual surplus to distribute to members for projects.

On February 24, 2025, due to the funding available, the LFFA unanimously approved the Second Supplement, increasing the maximum distribution to the parties by \$30,000,000, in the same percentage as the existing distribution. Table 2 shows the proposed allocation based on the new maximum.

Table 2: Second Supplement Allocation of \$107.5 Million

Member	Allocation	Original Allocation	Increase	Revised Allocation
County of Santa Cruz	41.94%	\$32,500,000	\$12,582,000	\$45,082,000
City of Santa Cruz	40.32%	31,250,000	12,096,000	43,346,000
City of Capitola	12.90%	10,000,000	3,870,000	13,870,000
City of Scotts Valley	4.84%	3,750,000	1,452,000	5,202,000
Total	100.00%	\$77,500,000	\$30,000,000	\$107,500,000

To effectuate this change, the Second Supplement must be approved by the Capitola, Santa Cruz and Scotts Valley City Councils, and the Santa Cruz County Board of Supervisors. The Second Supplement provides that special tax revenues and net bond proceeds are to be distributed to the jurisdictions in the modified maximum amounts using the percentages specified above. As with the original allocation, the total can be funded with a combination of bond proceeds and special taxes.

Staff recommend that the Board approve the Second Supplement, providing the County with an additional \$12,580,000 over 22 years. The LFFA scheduled a special meeting on April 3, 2025 to consider and approve the 3rd bond issuance for the City of Santa Cruz's Downtown Library project.

Financial Impact

Approving the Second Supplement will provide an additional \$12,580,000 in funding for the County's library capital needs over 22 years. The County will receive approximately \$537,000 annually in special tax revenue unless the County identifies a capital need for a 4th debt issuance.

Strategic Initiatives

Operational Plan - Dynamic Economy

Submitted By:

Carlos Palacios, County Administrative Officer

Recommended By:

Carlos J. Palacios, County Administrative Officer

Artificial Intelligence Acknowledgment:

Artificial Intelligence (AI) did not significantly contribute to the development of this agenda item.

SANTA CRUZ LIBRARIES FACILITIES FINANCING AUTHORITY

SECOND SUPPLEMENT TO AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT

This SECOND SUPPLEMENT TO AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT (this "Second Supplement"), dated _____, 2025, is entered into by and among the CITY OF SANTA CRUZ, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the State of California, the CITY OF SCOTTS VALLEY, a general law city and municipal corporation duly organized and existing under the laws of the State of California, the CITY OF CAPITOLA, a general law city and municipal corporation duly organized and existing under the laws of the State of California, and the COUNTY OF SANTA CRUZ, a California county duly organized and existing under the laws of the State of California.

BACKGROUND:

1. The Cities and the County previously entered into an Amended and Restated Joint Exercise of Powers Agreement dated February 28, 2017 (the "Original Agreement"), which governs the joint powers authority known as the Santa Cruz Libraries Facilities Financing Authority (the "Authority"), whose members are the Cities and the County, for the purpose of financing the acquisition, construction and improvement of public library facilities (the "Public Library Improvements") through the formation of a community facilities district under the Mello-Roos Community Facilities Act of 1982, constituting Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California, commencing with Section 53311 of said Code (the "Mello-Roos Act") and the authorization and issuance of bonds under the Mello-Roos Act.

2. The Cities and the County previously amended the Original Agreement to modify certain terms regarding the distribution of Special Taxes and Net Bond Proceeds through the execution of a First Supplement to Amended and Restated Joint Exercise of Powers Agreement dated September 25, 2018 (the "First Supplement" and, together with the Original Agreement, the "First Amended Agreement").

3. The Cities and the County desire to further amend the First Amended Agreement to further modify certain terms regarding the distribution of Special Taxes and Net Bond Proceeds, as set forth in this Second Supplement.

4. This Second Supplement is entered into in accordance with Section 14 of the First Amended Agreement. Capitalized terms used but not defined in this Second Supplement have the meanings set forth in the First Amended Agreement.

AGREEMENT:

For and in consideration of the premises and the material covenants hereinafter contained, the Parties hereto hereby formally covenant, agree and bind themselves as follows:

SECTION 1. *Amendment of First Amended Agreement.* The First Amended Agreement is hereby amended as follows:

(a) Section 2(b)(ii). Paragraph (b)(ii) of Section 2 of the First Amended Agreement is hereby deleted and amended in its entirety by the following:

(ii) Maximum Distributions to Parties. The Facilities Authority shall distribute the Special Taxes and Net Bond Proceeds to each of the Parties in the maximum amounts specified below using the percentages specified below (adjusted for rounding) in order to undertake and complete the construction of the Public Library Improvements:

Member	Maximum Amount	Percentage
City of Capitola	\$13,870,000	12.90%
City of Santa Cruz	\$43,346,000	40.32%
City of Scotts Valley	\$5,202,000	4.84%
County of Santa Cruz	\$45,082,000	41.94%
Total	\$107,500,000	100.00%

The distribution of Special Taxes and Net Bond Proceeds among the Parties shall be governed by the Bond Expenditure Plan as adopted and amended by the unanimous affirmative vote of all of the Directors under Section 2(b)(i). Changes to the maximum amounts shown in the table above shall require an amendment to this Agreement executed by all of the Members, in accordance with the further requirements set forth in Section 14, and shall be subject to the requirements of the Mello-Roos Act and the Joint Powers Act.

(b) Section 2(b)(iii). Paragraph (b)(iii) of Section 2 of the First Amended Agreement is hereby deleted and amended in its entirety by the following:

(iii) Distribution of Special Tax Proceeds. Prior to issuance of Bonds, any net Special Tax collected in excess of amounts needed to administer the CFD shall be distributed twice annually in January and June, or as soon as practical upon receipt (but in no event less than twice annually), to each of the Parties in the percentages shown above.

After the issuance of Bonds, any net Special Tax collected in excess of amounts needed to pay each Party's allocable share of debt service on Bonds and to administer the Bonds and the CFD shall be distributed annually on September 2 to each of the Parties in accordance with the Bond Expenditure Plan.

When the total of net Special Taxes and Net Bond Proceeds distributed to the Parties equals the maximum amounts specified in Section 2(ii) and a total of \$107,500,000, further distribution of net Special Taxes to each of the Parties shall be made in accordance with the Bond Expenditure Plan subject to the unanimous affirmative vote of all of the Directors.

Each of the Parties shall deposit or cause to be deposited all Special Tax proceeds it receives into a separate account to track revenues, expenses and fund balance, which will also be subject to an independent audit every year during the term of this Agreement.

Each of the Parties shall spend all Special Tax proceeds in accordance with the JCFA, and will be required to execute and deliver certifications and make representations and covenants regarding the administration and expenditure of net Special Taxes, as may be required by bond counsel in order to ensure compliance with applicable provisions of the Mello-Roos Act.

SECTION 2. *Authority.* This Second Supplement is being executed pursuant to and in accordance with Section 14 of the First Amended Agreement.

SECTION 3. *First Amended Agreement Continues in Effect.* Except as amended and supplemented by this Second Supplement, the First Amended Agreement shall remain in full force and effect.

SECTION 4. *Effective Date.* This Second Supplement shall become effective upon the date hereof.

Approved As To Form:

Jones Hall, A Professional Law Corporation

Date: _____

IN WITNESS WHEREOF, the Parties hereto have caused this Second Supplement to be executed and attested by their proper officers thereunto duly authorized, and their official seals to be hereto affixed, as of the day and year first above written.

CITY OF SANTA CRUZ

By: _____

Attest:

CITY OF SCOTTS VALLEY

By: _____

Attest:

CITY OF CAPITOLA

By: _____

Attest:

COUNTY OF SANTA CRUZ

By: _____

Attest:
