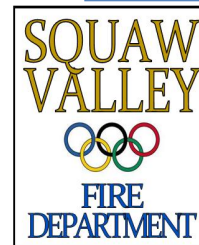




## SQUAW VALLEY PUBLIC SERVICE DISTRICT



### OLYMPIC MEADOW PROPERTY ACQUISITION

**DATE:** February 26, 2019

**TO:** District Board Members

**FROM:** Mike Geary, General Manager

**SUBJECT:** Olympic Meadow Property – Project Update – Information Only

**BACKGROUND:** The discussion section below provides information on the Olympic Meadow Property (OMP) Acquisition. It is included in the District's monthly agenda to allow discussion of the project without violating the Brown Act's requirement that there be no discussion undertaken on any item not on the agenda. This report is prepared to provide new information and recent progress on issues that are not the subject of a separate report. This item is informational only and there is no action requested of the Board.

**DISCUSSION:** The Poulsen Estate accepted an offer by the Truckee Donner Land Trust (Land Trust or TDLT) to purchase 29.6 acres in Squaw Valley at the eastern end of the meadow at 325 Squaw Valley Road. A Closed Session item has been included on this agenda to allow for discussion as needed.

An OMP Steering Committee was formed to manage fundraising efforts, shape messaging, manage consultants, and prepare for a successful revenue measure and election. It is composed of:

- SVPSD: Fred Ilfeld, Bill Hudson, Mike Geary, Jessica Asher
- TDLT: Perry Norris, Kate Frankfurt
- Consultants:
  - Larry Young – principal of Ward-Young Architecture; feasibility study and community engagement
  - Charles Heath – partner in TBWB Strategies; strategy and communications
    - NBS District Consulting Group – financial modelling
    - True North Research – voter surveys
  - Jordan Knighton – planning support services

Bill Hudson, Mike Geary, Perry Norris and Larry Young presented at the Squaw Valley Municipal Advisory Council (SV MAC) on February 7, 2019.

The Steering Committee met with Friends of Squaw Valley (FoSV) to receive input and to align online messaging so it's consistent between the Public Service District (PSD), the Land Trust, and the FoSV.

The Steering Committee met several times to plan Community Meetings scheduled for February 23<sup>rd</sup> and 26<sup>th</sup>, 2019. The agendas for these two meetings are here:

- [https://www.svpsd.org/sites/default/files/documents/02-23-2019\\_ParksRecCommitteeAgenda.pdf](https://www.svpsd.org/sites/default/files/documents/02-23-2019_ParksRecCommitteeAgenda.pdf)
- [https://www.svpsd.org/sites/default/files/documents/02-26-2019\\_Park%26RecCommitteeAgenda.pdf](https://www.svpsd.org/sites/default/files/documents/02-26-2019_Park%26RecCommitteeAgenda.pdf)

The group will present at the *First Tuesday Breakfast Club* hosted by the North Lake Tahoe Resort Association at Granlibakken Tahoe Resort in Tahoe City on Tuesday, March 5, 2019 at 7:00-8:30 am.

Staff submitted a grant application with the Tahoe Fund.

A page on the PSD's website was created to provide information on the OMP Acquisition. The page includes general information and links to related documents. The website is: <https://www.svpsd.org/olympic-meadow-property-acquisition>

Articles about OMP Acquisition efforts were published / broadcast here:

- **KOLO 8 TV – Reno:** <https://www.kolotv.com/video?vid=506226152>
- **Sierra Sun:** <https://www.sierrasun.com/news/environment/truckee-donner-land-trust-squaw-valley-public-service-district-to-buy-piece-of-olympic-valley/>
- **Reno Gazette Journal:** <http://www.rgj.com/videos/life/outdoors/2019/02/19/conservation-group-seeks-land-deal-prominent-squaw-valley-family/2728807002/>
- **Squaw Valley Times:** <http://thesquawvalleytimes.com/digital-edition/>
- **Snow Brains:** <https://snowbrains.com/truckee-squaw-acquire-olympic-meadow-property/>




**ATTACHMENTS:** PowerPoint Presentation Slides – Feb. 23, 2019 version.

**DATE PREPARED:** February 23, 2019

# Olympic Meadow Property Acquisition



Fred Ilfeld – Chair P&R & Board Member , Squaw Valley Public Service District  
 Bill Hudson – P&R & Board Member, Squaw Valley Public Service District  
 Perry Norris – Executive Director, Truckee Donner Land Trust  
 Larry Young – Principal, Ward Young Architecture & Planning  
 Mike Geary – General Manager, Squaw Valley Public Service District

**“Happy Days”  
-Sandy Poulsen**

- Background (Location, History)
- Project Goals
- Conservation Benefit
- Existing Buildings
- Advantages to Public Ownership
- Current Status, Project Phasing & Schedule
- Cost
- Community Discussion



**Today's  
Discussion**



**Fred Ilfeld**  
Board Member, SVPSPD



**Bill Hudson**  
Board Member, SVPSPD



**Perry Norris**  
Executive Director, TDLT



**Larry Young**  
Founding Principal  
Ward Young Architecture



**Kate Frankfurt**  
Director of Philanthropy  
TDLT

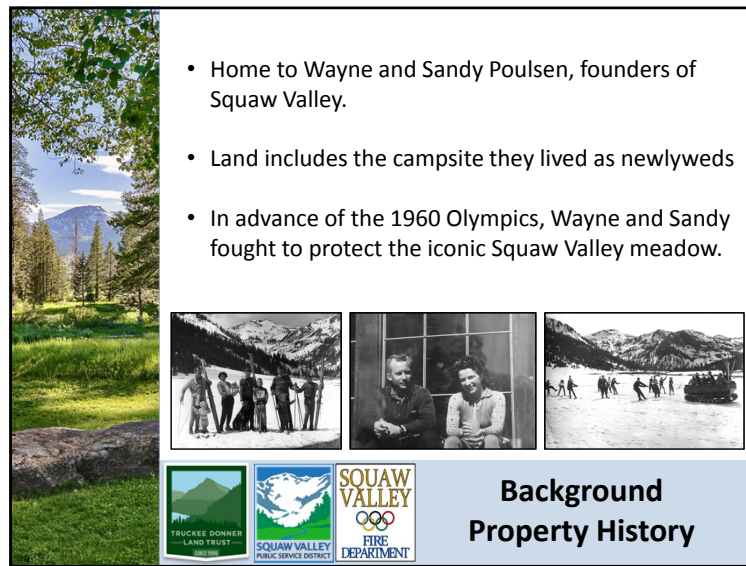
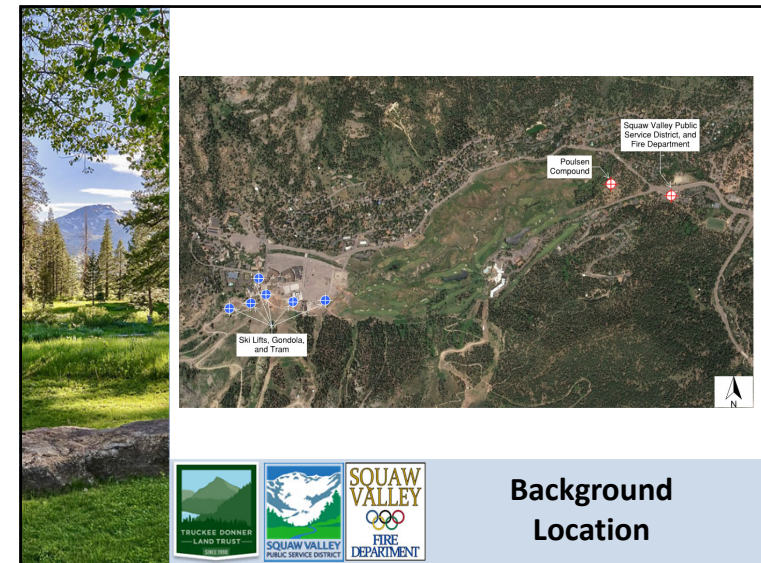


**Mike Geary**  
General Manager  
SVPSPD







**Today's  
Presenters**











*"To preserve and protect scenic, historic and recreational lands with high natural resource values in the greater Truckee Donner region and manage recreational activities on these lands in a sustainable manner."*

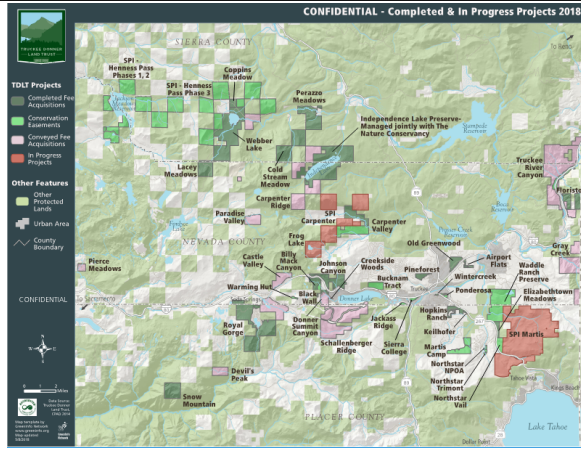









**TDLT Mission**


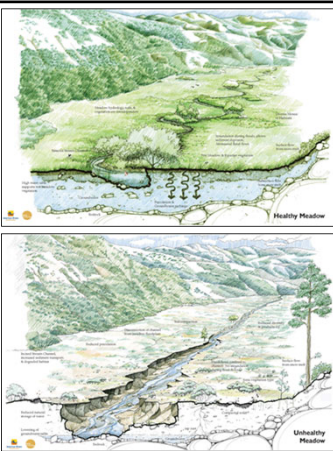





**CONFIDENTIAL - Completed & In Progress Projects 2018**








**TDLT Projects**

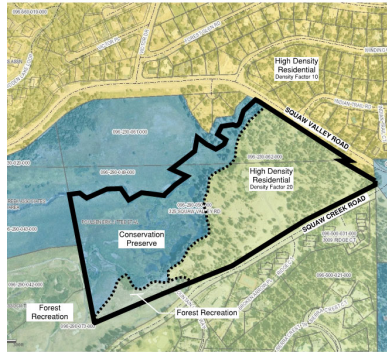






**Conservation Benefit**



**30-acres at 325 Squaw Valley Road**



**14-Acres** Conservation Preserve      **15-Acres** High Density Residential      **1-Acre** Forest Recreation

**Zoning**



- 5,435 SF
- 4 bedrooms
- 4.5 baths
- Indoor Pool Structure
- 2-car garage
- Caretakers unit with 2-car garage







**Existing Buildings**




*"The one thing that will not happen on the property is another subdivision or massive development project." – Perry Norris*

- Control of the site and development
  - Parcel is zoned for development of almost 300 bedrooms
- Open and transparent public process for community benefit development opportunities
  - 2019 - Phase 1 – Passive Recreation / Low-Cost
  - 2020 - Phase 2B – Master Plan
- Open space for public access








**Advantages to Public Ownership**



- Some terms of the Purchase and Sale Agreement are confidential until prior to the election, at the request of the seller
- We anticipate holding an election for the Revenue Measure on November 5, 2019
- The asking price was \$15M
- Appraisal of the property is underway

**Current Status**



**Phasing**

Jan '19 Phase One: Acquisition

- Community engagement via SVPSD meetings
- Fundraising (private, commercial, grant)
- Architectural Feasibility Study
- Revenue Measure Election

Dec '19

<p>Phase Two A: Phase One Construction</p> <ul style="list-style-type: none"> <li>• Trail development</li> <li>• Picnic/parks amenities</li> <li>• Parking/security improvements</li> </ul>	<p>Phase Two B: Master Plan</p> <ul style="list-style-type: none"> <li>• Master planning process to determine long-term vision</li> <li>• Extensive community engagement (Olympic Meadows Forum)</li> </ul>
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Nov '20

Phase Three: Master Plan Fundraising

- Identification of funding for future improvements and programming

Dec '21

Phase Four: Master Plan Design and Construction

- Implement master plan, possibly with a phased approach

Nov '23

Disclaimer: The Olympic Meadow Property Project is in very preliminary stages; schedule and phasing subject to change.







**Community Engagement**

- Community Meetings
  - We NEED the community to determine how best to use the home and open space at a low-cost
  - Meetings will be noticed as “Parks and Recreation Committee Meetings”
- Stakeholder Group
  - Invitation only
  - Local and regional leaders
  - Guide the fundraising & election strategy

Logos: TRUCKEE DONNER LAND TRUST, SQUAW VALLEY PUBLIC SERVICE DISTRICT, SQUAW VALLEY FIRE DEPARTMENT

Purchase Price	\$ _____
Consultant Expenses	\$ _____
Phase 1 Improvements	\$ _____
Annual Operating Budget	\$ _____
Capital Replacements	\$ _____
Private & Corporate Donations	(\$ _____)
Grants	(\$ _____)
Total Cost for Revenue Measure	\$ _____
% Residential Burden ÷ Parcels	\$ _____
% Commercial Burden ÷ Parcels	\$ _____

**Costs**

Logos: TRUCKEE DONNER LAND TRUST, SQUAW VALLEY PUBLIC SERVICE DISTRICT, SQUAW VALLEY FIRE DEPARTMENT

**Election November 5, 2019**

- Parcel Tax – commercial and residential property owners in Olympic Valley
- Revenue measure to pay for acquisition, capital improvements, Capital Replacements and other Operations & Maintenance Expenses
  - This establishes and provides 100% of the PSD's Parks and Recreation Department Budget
- All of the approximately 600 voters registered in Olympic valley are eligible
- 2/3 majority of all votes cast required to pass

Logos: TRUCKEE DONNER LAND TRUST, SQUAW VALLEY PUBLIC SERVICE DISTRICT, SQUAW VALLEY FIRE DEPARTMENT







Email [OMPinfo@svpsd.org](mailto:OMPinfo@svpsd.org) to be added to our distribution list for the project.

- SVPSD Board Meetings: OMP is a standing agenda item. Last Tuesday of the month – 8:30 a.m.
- TDLT Website – Give donations earmarked for OMP
- SVPSD Website








**More Information**

Email [OMPinfo@svpsd.org](mailto:OMPinfo@svpsd.org) to be added to our distribution list for the project.

**Community Discussion**