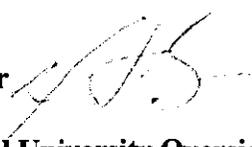




**MEMORANDUM**  
OFFICE OF THE  
**COUNTY EXECUTIVE**  
COUNTY OF PLACER

**To:** The Honorable Board of Supervisors  
**From:** David Boesch, County Executive Officer   
**Date:** June 18, 2013  
**Subject:** Direction on the formation of a Regional University Oversight Joint Power Authority with the City of Roseville

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**Requested Action:**

Provide direction regarding the formation of a Joint Powers Authority (JPA) with the City of Roseville to expedite the implementation of the entitled project consistent with the shared interests of the County and City.

**Background:**

The Placer County Board of Supervisors approved entitlements for the Regional University project on December 9, 2008. As you know, the Regional University is comprised of a 600-acre campus and a 557-acre community. The developer has proposed donating the entire project, with the proceeds from the subsequent sale of the 557-acre community to be used to fund construction and operation of the university. Since project approval, a number of factors have contributed to the delayed implementation of the plan, including a weak economy and concomitant real estate market and the lack of a viable four-year university to catalyze action.

More recently, at the end of 2012 your Board was approached by the developer of this project regarding the potential donation of the property and imposition of a specific plan reimbursement fee. In December, the Board directed County staff to work with developer representatives on a specific plan reimbursement fee agreement, which is currently in progress. In the past several months, County staff has met on several occasions with representatives of both the Regional University project and the City of Roseville to explore ways to jump-start the project and attract a prestigious university to Placer County. What has emerged from those discussions is mutual interest in the possible formation of a joint powers authority (JPA) to formalize the relationship between the jurisdictions as to ownership and management of the university property and to oversee the build-out of the project.

**Analysis:**

At this point, staff seeks Board direction to proceed with in depth discussions with the City of Roseville on the scope of responsibility to be vested in a JPA. Initially, as conceptually contemplated, the JPA would accept the donation of the property, work with the donor to recruit and select a private university and have oversight of the Regional University project to ensure implementation is consistent with existing entitlements and in the shared interest of the County and City to deliver a four year university, either in the unincorporated area of the County or through annexation to the City. The JPA would be comprised of two members of the Board and two members of the City Council and would utilize staff for administrative and legal services. The donors may want at least an advisory role in the JPA, which is a subject that would need to be addressed. If and when the JPA were to receive fee title ownership of the land through donation, a budget and land management structure would need to be established.

Establishing a JPA would represent a significant commitment towards the successful development of a Regional University and associated communities. Your Board's input and direction at this point would provide staff important guidance concerning discussions for the framework of a JPA and would not commit the County or your Board to any future action. Formal creation of any JPA would require very specific affirmative actions by both parties. Assuming your Board directs staff to proceed, we will return to you as discussions progress for updates and possible additional direction.

**Fiscal Impact:**

The initial start-up costs of forming a JPA will be incurred by each jurisdiction in the form of in-kind staff time. Once formed, the JPA will need to prepare a budget in anticipation of receiving the land donation. Subsequently, costs associated with land management and funding structures would be analyzed considering foregone property taxes resulting from public ownership.

The positive fiscal impact to the region of a major four-year university located in South Placer County would be beneficial to the County overall.