

**AGENDA for the Joint *SPECIAL* Meeting of the
Sierra County Board of Education
and the
Sierra-Plumas Joint Unified School District Governing Board**

October 27, 2025

5pm – Presentation on Funding Options for Facilities Master Plan

Meeting Location:

Loyalton: Loyalton Elementary School, 111 Beckwith Rd, Loyalton CA 96118

Zoom for the public:

Link: <https://us02web.zoom.us/j/86477956690>

Phone dial-in: 669-900-9128 (Press *6 to unmute)

Webinar ID: 864 7795 6690

Board Members:

Area 1: Patty Hall – phall@spjUSD.org

Area 2: Rhynie Hollitz (*Vice President*) – rhollitz@spjUSD.org

Area 3: John Martinetti (*Clerk*) – jmartinetti@spjUSD.org

Area 4: Kelly Champion (*President*) – kchampion@spjUSD.org

Area 5: Richard Jaquez – rjaquez@spjUSD.org

Student Board Member (Downieville): Logan Kinneer

Student Board Member (Loyalton): Jolie Fisher

Any individual who requires disability-related accommodations or modifications including auxiliary aids and services in order to participate in the Board meeting should contact the Superintendent(s) or designee in writing.

Any student or parent/guardian who wishes to have directory information or personal information, as defined in Education Code 49061 and/or 49073.2, be excluded from the minutes should contact the Superintendent(s) or designee in writing.

Public inspection of agenda documents that are distributed to the Board less than 72 hours before the meeting, will be made available at Sierra County Office of Education, 704 3rd St, Loyalton, CA, 96118, and posted with the online agenda at <http://www.sierracountyschools.org> (Government Code 54957.5).

A. CALL TO ORDER

Please be advised that this meeting will be recorded.

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PUBLIC COMMENT

Special Meeting Agenda Items only, please.

This is an opportunity for members of the public to directly address the governing board on any item of interest that is within the subject matter jurisdiction of the governing board listed on this agenda. Three (3) minutes may be allotted to each speaker and a maximum of twenty (20) minutes to each subject matter.

E. PRESENTATION ON FUNDING OPTIONS FOR FACILITY MASTER PLAN

F. ADVANCED PLANNING

1. The next Regular Joint Board Meeting will be held on November 12 (*Wednesday*), 2025, at Sierra County Office of Education, Room 10, 109 Beckwith Rd, Loyalton CA 96118, at 6:00pm. If needed, Closed Session may be held before the Regular session beginning at 5:00pm. Zoom videoconferencing will be available for the public.

G. ADJOURN



James Berardi,
County Superintendent



Sean Snider,
District Superintendent

School Facilities Finance Options

An Overview for
Sierra-Plumas Joint
Unified School District

October 2025



EASTSHORE CONSULTING

FINANCIAL ADVISORY & FACILITIES PLANNING · FISCAL CONSULTING · ELECTION STRATEGIES & PUBLIC RELATIONS

Introduction

- In addition to educational services, school districts are also charged with building and maintaining the public infrastructure for education *as well as* facilities for the broader community
- Facilities needs for any district can be many millions (or tens of millions) of dollars
- Often it takes federal, State and local funding to reach completion
- Some sources come from the community, some grants from the State or federal government, some are backed by the District's General Fund
- Important to evaluate and consider every source
- Likely some combination of many options will be most advantageous
- This presentation provides an overview



General Fund Support & Construction Delivery Options

Existing Funds / Interfund Borrowing

- To be utilized, reserves and funds on hand must be reasonably available and sufficient for major construction projects
- Do NOT require repayment (lower budgetary risk than loans)
- One-time dollars become long-term capital assets
- May even recoup some costs by reducing ongoing maintenance (or other) expenses and generating savings
- However, taps reserves, which may have taken years to accumulate and provide buffers against future budgetary uncertainty
- Interfund borrowing – similarly utilizing existing reserves (if sufficient) and bridging to future resources (i.e. State Aid, etc.) – can also be employed for facilities needs
- Similar risks to just expending existing reserves
- Must be evaluated carefully, BOTH in the context of confidence in receipt of future funds AND budget ‘stress tested’, should future funds be delayed or lost
- Ultimately, likely too limited to be a sole solution – or can even be risky as a partial one



COPs / Lease Revenue Financings

- Certificates of Participation (COPs) and other lease revenue financings are a flexible financing tool for a range of school district capital projects
- Similar to General Obligation (GO) Bonds, such financings are typically publicly issued, tax-exempt debt
- However, no voter approval required and no property tax dollars levied for their repayment
- Can capitalize projected savings and allow for immediate project completion
- Can 'bridge' to future funding sources (e.g. State Aid)
- Ultimately supported by the District's General Fund
- Repayments can reduce funding available for future programs, or even result in fiscal stress, impacting ability to maintain minimum reserve
- MUST plan carefully and conservatively
- Education Code 17150
- COPs' repayments MUST be survivable through full maturity
- Some energy incentive programs can reduce interest expenses on such financings (e.g. KTEP's zero-percent loans)



Energy Savings Performance Contract

- ESPCs are contracts with an Energy Service Company (ESCO)
- ESCO audits a building/facility, identifies possible energy/operations improvements, designs and implements those improvements, and guarantees a certain level of savings (energy cost savings, operational savings, etc.) over time
- Savings generated by the improvements projected to pay back the cost of the improvements
- Potentially address deferred maintenance or facility upgrades that may be hard to pay for upfront
- Improve lighting, HVAC, insulation, building controls, windows, etc.
- Can allow large improvements without needing full upfront capital budget
- Guaranteed savings reduce financial risk
- BUT you need to verify the ESCO's past performance, ensure the guarantee is well defined, and monitor ongoing performance
- Entire team should again help vet the project and financing



State & Federal Grants

School Facilities Program (SFP)

- State matching funds reduce local burden
- Prop. 2 small district set aside AND other advantages → VERY good the District moved forward at their last meeting
- Supports modernization and new construction
- Requires local match (50% for “new construction” or 40% for “modernization”)
- Dependent on statewide bond availability
- Often delayed timing → cashflow problems (VERY good to have reserves)
- Eligibility (even *with* a local match) rarely matches actual need and construction costs
- Particularly challenging in remote parts of the State
- Generally, can only be part of a district’s solution



Other Grants

- Federal/USDA Programs
- Impact Aid funds
- Added California CTE, energy and emergency grant programs
- KTEP — Kindergarten through Twelfth Grade Energy Efficiency Program
- Other solar and efficiency incentive programs via local energy providers, etc.



Local Contributions to District Facilities

Parcel Taxes

- Parcel taxes are the most frequently used term for a range of “qualified special tax” measures
- Proceeds can be used for “virtually anything”
- Approx. 5,000 parcels in SPJUSD → at a hypothetical \$50 per parcel rate, would generate \$250,000 annually
- Typically fund specific programs supported by the community (NOT facilities)
- No legal limit of the tax rate, nor a limit on the term of the tax (though both must inevitably be considered)
- 2/3rds voter approval required
- Parcel tax measures can be on the ballot in regular OR special elections (many potential dates)
- However, cost from the County to conduct the election will be considerably reduced on scheduled election dates
- Tax rate must be “uniform” – and all real property or all taxpayers should be taxed, limiting options on potential tax structures
- For schools, two potential exemptions for seniors and SSI recipients



Misc. Prop. Taxes / Local Contributions

- Mello-Roos (Community Facilities Districts/CFDs)
 - Places costs on new developments
 - Good for growth areas
 - Not useful in declining/slow-growth districts
 - Requires property owner approval
- Developer Fees
 - Steady revenue stream tied to new construction
 - Covers only a fraction of facility costs
 - Limited by state caps
 - Requires significant development



Misc. Prop. Taxes / Local Contributions

- Joint-Use Agreements
 - Shared costs
 - Builds community partnerships
 - Complex agreements, and may limit school control over facilities
 - Requires local partner *with* sufficient contribution
- Local Foundations/Donations
 - Risk free / no repayment obligations
 - Unpredictable
 - Usually small scale (generally NOT for major projects)



General Obligation (G.O.) Bonds

- GO Bonds are a municipal debt instrument for public construction projects
- The main source of local facilities funding available to California school districts
- Requires voter approval to levy a property tax for its repayment
- Relatively large funding amounts (as much as \$13.5 million for SPJUSD)
- Spreads cost of repayment over many years
- School Facilities Improvement District (SFID) options
- 55% approval under Prop. 39
- Project list, citizens' oversight committee, annual audits
- Construction, modernization, technology, furnishings/equipment
- Max. \$60 per \$100,000 of taxable value (assessed value) → home with AV of \$300,000 would pay \$180 annually
- 6-18 month (or more) planning process
- Adopted resolution calling election must be submitted at least three months before election (E-88), which must be a regularly scheduled election date



Conclusion

Next Steps

- We suggest the following as most immediate next steps:
 - *Finalize FMP*
 - *Continue efforts to seek Prop. 2 funding*
 - *Select remaining team members as required, whatever combination of options are being considered and pursued*
 - *IF considering any sort of election in 2026, begin ASAP and target launching a voter opinion survey early next year*
- Eastshore is prepared to 'hit the ground running', and will help SPJUSD throughout the process
- We are honored to have the opportunity to again serve the District
- More information about Eastshore is included in the appendix
- Questions?



Appendix – Eastshore Consulting

About Us

- Eastshore Consulting was formed in March of 2012, and is fully registered and in compliance with all applicable laws and “Municipal Advisor” regulatory requirements (including Series 50 and Series 54 qualifications)
- Both founding partners spent many years working within the school facilities finance space, and our senior team brings decades of combined experience to the table – all with a desire to change the culture of the school bond industry
- Eastshore works to fulfill our fiduciary responsibility to our clients by examining *all* viable options with an open mind and eye on short *and* long-term needs
- Our recommendations are based upon an extensive understanding of the issues which impact our clients’ facilities plans, debt portfolios and overall goals
- Our combined skills, experiences and perspectives provide clients with the highest level of service *and* the knowledge that their financial advisors are advising them to do what is in their best interests – not salesmen merely seeking fees from the next bond sale
- Eastshore has extensive experience in the Sierras, including Grass Valley ESD, Nevada City ESD, Penn Valley ESD, Twin Ridges ESD, Pleasant Ridge ESD, Placerville ESD, Camino ESD, Gold Oak ESD and Susanville ESD
- We are uniquely qualified to assist with the evaluation of all potential options to meet your facilities needs, design the most effective program for your circumstances, gain input from your community and access a potential investment in the most financially responsible manner – always focusing on going through the ‘right’ process and keeping the news positive



Our Senior Team

Shin Green, Principal – Shin provides Financial Advisory, Facilities Planning and Fiscal Consulting services. His areas of focus include analyzing the feasibility of debt, managing finances for capital projects and operating budgets, and advising clients in the issuance of general and limited obligation, as well as revenue-backed debt. Having been involved in over 150 debt financing transactions raising over \$2.0 billion for projects, he has the experience and contacts required to assist clients in getting the funding they need. In addition to GO Bonds and GO Refunding Bonds, his prior portfolio includes issuances of Federal tax credit financings, privately placed financings, COPs, and developer financings, which often require special considerations. Having spent several years in the City of Rocklin Finance Division, he is fully aware of the internal pressures, concerns and high-level fiduciary responsibility demanded of public entities. Also, as a former auditor of public agencies, he has had the opportunity to review a variety of approaches and transactions well beyond his own direct experiences. This combination allows Shin to work seamlessly with clients and other industry professionals to bring your vision to reality in a responsible manner that maintains long-term fiscal health.

A product of Berkeley public school education, Shin received his BS in Business Administration from the Haas School of Business at the University of California at Berkeley. Shin currently resides in his hometown of Berkeley, California.



Our Senior Team

Michael Riemenschneider, Principal – Michael provides Facilities Planning and Election Strategies services to our clients, as he has assisted school districts with more than 100 separate bond and parcel tax measures throughout California, obtaining more than \$2.0 billion to meet facility and other needs. His work with administration, public service unions, major stakeholders, and other community members in the process shapes our advice for districts in developing potential measures and sharing information with our clients' communities. His experiences compliment the Financial Planning and Advisory services to help synchronize the entire team, matching financial realities with local political desires and allowing for clear and concise communication of what matters.

Michael received his BA and MA from Stanford University, focusing on demographics in rural Californian communities and its influence on local political preferences. Raised in Mendocino County, he, his wife, Angela Rodriguez Riemenschneider, and their two sons, Diego and Luca, live in Oakland as well as spending considerable time at their family home in Nevada City.



References

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Placerville Union School District
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Required Disclosure

Required Disclosures

Pursuant to Municipal Securities Rulemaking Board ("MSRB") rules, Municipal Advisors are required to make certain written disclosures to clients which include, amongst other things, Conflicts of Interest and any Legal or Disciplinary events of Eastshore Consulting LLC ("Eastshore Consulting LLC" or "Advisor") and its associated persons.

SEC and MSRB Registration

Eastshore Consulting LLC warrants that it is currently registered as a Municipal Advisor with the U.S. Securities and Exchange Commission ("SEC") and the MSRB.

Conflicts of Interest

Eastshore Consulting LLC agrees that it shall be acting in a fiduciary capacity in connection with its work for clients and that its sole loyalty in this regard shall be to clients. Advisor agrees that it does not have any material conflicts of interest with respect to the work to be performed. However, like much of the rest of the public finance industry in California, Advisor represents that in connection with the issuance of municipal securities, Advisor may receive compensation from clients for services rendered, which is contingent upon placing a bond measure on the ballot, the successful closing of a transaction and/or is based on the size of a transaction. Consistent with the requirements of MSRB Rule G-42, Advisor hereby discloses that such contingent and/or transactional compensation may present a potential conflict of interest regarding Advisor's ability to provide unbiased advice to enter into such transaction. However, this potential conflict of interest will not impair Advisor's ability to render unbiased and competent advice or to fulfill its fiduciary duty to clients. If Advisor becomes aware of any additional potential or material conflicts of interest, Advisor will disclose the detailed information in writing to our clients in a timely manner.

Required Disclosures (Continued)

Other Municipal Advisor Relationships

Eastshore Consulting LLC serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of District. For example, Advisor serves as municipal advisor to other municipal advisory clients and, in such cases, depending on the client, owes a fiduciary duty to such other clients just as it would to another client. These clients may, from time to time and depending on the specific circumstances, have competing interests. In acting in the interests of its various clients, Advisor could potentially face a conflict of interest arising from these competing client interests. However, with respect to this potential conflict, Advisor mitigates such conflict through dealing honestly and with good faith to all clients. If Advisor determines that such a conflict is unmanageable, Advisor will notify clients in writing in a timely manner.

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There have been no material changes to a legal or disciplinary event disclosure on any Form MA or Form MA-I filed with the SEC. If any material legal or regulatory action is brought against Advisor, Advisor will provide complete disclosure in detail, allowing clients to evaluate Advisor, its management and personnel.

MSRB Brochure

Within the MSRB website (www.msrb.org), clients may obtain the Municipal Advisory client brochure. The brochure describes the protections that may be provided by the MSRB Rules along with how to file a complaint with financial regulatory authorities.