



## Bel Marin Keys Community Services District

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[www.bmkcsd.us](http://www.bmkcsd.us)

Vince Lattanzio, President  
Steve Nash, Vice-President  
Michael Gadoua, District Manager

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Dear Bel Marin Keys Neighbor,

Please review the attached Fact Sheet regarding BMKCSD's past and present tax measures, distributed to residents at the January 9 CSD Public Town Hall.

For more information, please visit our website: [www.bmkcsd.us](http://www.bmkcsd.us) and the Keep BMK Thriving website: [www.keepbmkthriving.com](http://www.keepbmkthriving.com)

You can also listen to the video of the January 9 CSD Public Town Hall presentation and Q&A period. This is located on the first page of [www.bmkcsd.us](http://www.bmkcsd.us)

If you have any questions or need clarification about any of the issues, please feel free to reach out to any one of the contacts reflected below. We are here to serve the residents.

Michael Gadoua, District Manager	<a href="mailto:mgadoua@bmkcsd.us">mgadoua@bmkcsd.us</a>
Vince Lattanzio, Board President	<a href="mailto:vlattanzio@bmkcsd.us">vlattanzio@bmkcsd.us</a>
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Chris Fehring, Board Member	<a href="mailto:cfehring@bmkcsd.us">cfehring@bmkcsd.us</a>

The District Manager is also available by telephone or in person if you prefer to drop by the CSD office.

Thank you in advance for your interest and involvement with the operations of our community.



## Bel Marin Keys Community Services District (CSD)

The CSD is a local government agency that provides infrastructure and services to our community that are **NOT** provided by County funding. It is run by a community-elected Board of five Directors.

**THE BMK COMMUNITY PROVIDES THE FUNDING and the CSD - - with professional guidance and oversight - - allocates the money for improvements and other infrastructure projects.**

### SOURCES OF FUNDING

<b>EXPIRED BOND MEASURE E</b>	Provided funding for levee repairs. <b>It has expired after 20 years and no longer appears on your Property Tax Bill</b> (was CFD #2001-1 on your old Marin County Property Tax Bills).
<b>EXPIRED BOND MEASURE F</b>	Provided funding for dredging. <b>It has expired after 20 years and no longer appears on your Property Tax Bill</b> (was CFD #2001-2 on your old Marin County Property Tax Bill).

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*Money from Measures E & F was used to dredge the Creek & Lagoon several times to repair and improve the locks, culverts and levees, and to purchase the land the CSD uses for dredge spoil disposal. Over 100 projects were completed within budget and schedule over the last 20 years.*

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<b>CURRENT &amp; ON-GOING PARCEL TAX D</b>	Measure D was approved by BMK voters in 2001 and increases by 2% each year. In 2023, the annual Measure D parcel tax was \$773 per household, which amounted to <b>\$541,220</b> . This funding is to maintain existing and new community-wide marine facilities and related administration and management.
<b>CURRENT &amp; ON-GOING 0.001% OF ASSESSED PROPERTY VALUE</b>	The CSD receives 0.001% of the assessed value of all BMK parcels from the County, which amounted to <b>\$620,046</b> in 2023. The money is used to fund community services, staff, legal, insurance, landscaping, park and lagoon management and maintenance, facilities and all expenses of the District.
<b>CURRENT &amp; ON-GOING BY VOTE MEASURE A</b>	Measure A was a county-wide measure that was passed to fund park and recreation improvements. This brings in about <b>\$58,000/year</b> . These funds are to be used only for parks and recreational facilities and <b>cannot be used for any other purpose</b> .

**THIS FUNDING IS TO IMPROVE AND RESTORE OUR 50 YEAR-OLD MARINE INFRASTRUCTURE, WHICH WE MUST DO TO MAINTAIN OUR WATERFRONT COMMUNITY AND ENHANCE FLOOD PROTECTION.**

# PROPOSED: MEASURE G PARCEL TAX

**Measure G**, a proposed Parcel Tax by the CSD, will provide funding for **21 years** and then expire. **MEASURE G** will replace the funding previously generated by Bond Measures E and F.

- ❖ Engineering consultants have estimated that BMK will need \$31.5 million for marine infrastructure and on-going maintenance over the next 21 years.
- ❖ **Measure G** money can only be spent on those project categories as described in the Measure and the tax is legally limited to those identified projects, **similar to a Bond**.
- ❖ **The CSD has a prioritized project list based on recommendations from our consultants. This list is available on the CSD website or at the office. Top priorities include locks, lagoons and levees, flood control, watershed and creek restoration.**
- ❖ An Oversight Committee of 12 BMK residents will review and recommend proposed expenditures from **Measure G** prior to board approval.
- ❖ An outside annual audit is also legally required.

**Measure G** closes the gap in the funding needed for maintenance, replacement and reconstruction of our marine infrastructure, including our aging locks, levees, lagoons, waterways and flood control.

## Why did the CSD recommend a Parcel Tax instead of a Bond?

- ✓ In Town Hall meetings, Community input favored the Parcel Tax
- ✓ **A BOND MEASURE WOULD COST EACH HOMEOWNER 38%-42% MORE THAN A PARCEL TAX OVER THE COURSE OF 21 YEARS.** This is because a Bond measure incurs legal and administration fees plus interest charges, and a Parcel Tax does not
- ✓ **IN ORDER TO GENERATE THE SAME AMOUNT OF PROJECT FUNDS, A BOND WILL COST APPROXIMATELY \$12 MILLION MORE**
- ✓ Though Bond Measure money comes in faster, these projects take years for design, permitting and engineering. By the time we are ready to begin work on the locks, we anticipate having enough Measure G tax money accumulated
- ✓ Both a Parcel Tax and a Bond legally require the CSD to spend the money on identified categories of projects