



TRUCKEE TAHOE AIRPORT DISTRICT

10356 Truckee Airport Rd.

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DIRECTORS

MARY HETHERINGTON

JOHN B. JONES, JR.

JAMES W. MORRISON

J. THOMAS VAN BERKEM

LISA WALLACE

AGENDA FOR FEBRUARY 11, 2015

A special meeting of the Truckee Tahoe Airport District will be held on **Tuesday, February 11, 2015 at 5:30 p.m. in the Truckee Airport District Community Room**, located at the Truckee Tahoe Airport, 10356 Truckee Airport Road, Truckee, California. No action will be taken at the meeting on any business not appearing on the posted agenda except as permitted by Government Code Section 54954.2.

The District welcomes you to its meetings. Your opinions and suggestions are encouraged. All meetings are recorded. The meeting room is accessible to people with disabilities. In compliance with Section 202 of the Americans with Disabilities Act of 1990 and in compliance with the Ralph M. Brown Act, anyone requiring reasonable accommodation to participate in the meeting should contact the Truckee Tahoe Airport District office at (530) 587-4119, at least three days prior to the meeting.

SPECIAL MEETING: 5:30 pm

STANDING ORDERS: Call the Meeting to Order

PLEDGE OF ALLEGIANCE

ROLL CALL

SPECIAL ORDERS OF BUSINESS

PUBLIC COMMENT: Members of the public may make comments at this time on any items not appearing on the agenda that are of interest to the public and are within the jurisdiction of the Board and ACAT. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Board or ACAT on any issue brought forth under Public Comment. Comments relating to items on today's agenda are to be taken at the time the item is heard. Time allotted to each speaker is determined by the Board President; however, comments will generally be limited to five minutes.

1. Review and Consideration of Approval of Construction and Development Agreement (CDA) with Clear Capital-----**TAB 1**
Draft CDA will be posted on the District website for public to view by 5:00 PM, February 10, 2015
2. Review and Consideration of Lease Agreement with Clear Capital -----**TAB 2**
Draft Lease Agreement will be posted on the District website for public to view by 5:00 PM, February 10, 2015
3. Next Steps – Staff and Board of Directors will discuss next steps on project timeline.
4. CLOSED SESSION – Conference with Real Property Negotiators
 - a. PROPERTY: The proposed Clear Capital Building to be located on the west side of Truckee Airport Road, North of Soaring Way, immediately adjacent to the Hertz Rental Car Facility.
 - b. AGENCY NEGOTIATOR: Kevin Smith
 - c. NEGOTIATING PARTIES: Truckee Tahoe Airport District and ClearCapital.com, a California Corporation
 - d. UNDER NEGOTIATION: Price (amount of rent)

BOARD MEMBER ANNOUNCEMENTS: Pursuant to Government Code Section 54954.2, Board members may make a brief announcement or report on activities. Board members may also provide a reference to staff or other resources for factual information, or request staff to report back to the Board at a subsequent meeting concerning any matter.

SCHEDULE FOR UPCOMING MEETINGS: The Board President and Airport Manager shall determine the agenda. Scheduled meetings of the Truckee Tahoe Airport Board of Directors are as follows:

- **Board Retreat** – February 12, 2015, 9:00 AM: Northstar Board Room, 100 Northstar Drive, Truckee CA
- **Regular Board Meeting** – February 25, 2015, 4:30 PM: Truckee Tahoe Airport Community Rm., 10356 Truckee Airport Rd., Truckee CA
- **Regular Board Meeting** – March 25, 2015, 4:30 PM: Truckee Tahoe Airport Community Rm., 10356 Truckee Airport Rd., Truckee CA
- **Regular Board Meeting** – April 22, 2015, 4:30 PM: Truckee Tahoe Airport Community Rm., 10356 Truckee Airport Rd., Truckee CA

ADJOURNMENT OF MEETING

NOTE: A copy of the agenda packet and all documents related to this agenda are available for public review at the Airport Administration Office, 10356 Truckee Airport Road, Truckee, California 96161. Agenda items that are not able to be addressed at today's meeting may be placed on the next regularly scheduled Board meeting agenda. Requests for agenda items and/or supporting background information must be submitted in writing to the Airport Manager or the Board President ten days prior to the next meeting.

I declare a copy of this agenda was posted at the Truckee Tahoe Airport District Administration Office, 10356 Truckee Airport Road, Truckee, CA, and mailed on February 9, 2015.

Lauren Tapia, District Clerk