

The following is a condensed version of the TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF DIRECTORS regular meeting held Wednesday, June 28, 2017 in the Truckee Tahoe Airport District Community Room A, located at the Truckee Airport, 10356 Truckee Airport Road, Truckee, California

CALL MEETING TO ORDER: 4:32 PM

PLEDGE OF ALLEGIANCE

DIRECTORS PRESENT: President Lisa Wallace
Vice President Rick Stephens
Director John B. Jones, Jr.
Director Jim Morrison (entered at 6:47 PM)

DIRECTORS ABSENT: Teresa O'Dette

STAFF PRESENT: Mr. Kevin Smith, General Manager
Ms. Sally Lyon, Director of Finance and Administration
Mr. Dave Hoffman, Director of Operations and Maintenance
Mr. Mike Cooke, Manager of Aviation/Community Services
Mr. Brent Collinson, District Legal Counsel
Mr. Marc Lamb, Community Relations Manager
Ms. Lauren Tapia, District Clerk

VISITORS PRESENT: 9

SPECIAL ORDERS OF BUSINESS:

Mr. Smith announced the "kick-off" of the Zagster Bike Share program. There are currently two (2) locations: TTAD Terminal and the Fire Station in Downtown Truckee. Mr. Smith noted future locations near Truckee Donner PUD and Tahoe Forest Hospital. Mr. Smith highlighted the involvement of Mr. Pynappel, District Employee, who has spearheaded the project from start to finish. Board members, Staff and the public proceeded to the bike station in front of the Terminal Building to perform a ribbon cutting ceremony.

Mr. Smith informed the Board regarding the District's participation in the Fourth of July Parade. Mr. Smith invited the Board, ACAT members and staff to come and participate. District participants will be handing out gliders.

Mr. Smith noted Ms. Lauren Tapia's completion of the Human Resources Management Program from University of Nevada, Reno. Ms. Tapia is currently studying for the SHRM-CP exam, which will take place this winter.

PUBLIC COMMENT:

None.

President Wallace requested to switch the order of Agenda Items 4 and 5. The request was confirmed by the Board.

CONSENT ITEMS

- Minutes: May 24, 2017 Regular Meeting ----- TAB 1
- Monthly Service Bills and Fees ----- TAB 2
- Property Liability Insurance Renewal Approval----- TAB 3

PUBLIC COMMENT:

None.

MOTION #1 JUNE-28-17: Vice President Stephens motioned to approve Tab Items 1 - 3. Director Jones seconded the motion. President Wallace, Vice President Stephens and Directors Jones voted in favor of the motion. The motion passed.

PI 212 DIRECTORS INSURANCE POLICY REVISION (TAB 5)

Government Code section 53208.5 provides, in part, that the health insurance benefits for Board Members shall not exceed “the most generous schedule of benefits” available to non-safety employees.

District Counsel Collinson stated that the District previously addressed this section and Policy Instruction in that the Legislature failed to set out if the “schedule of benefits” refers to the premiums paid or the coverage provided. Because Directors are not full time employees, they are not eligible for the coverage under the District’s Group Policy that is available to the employees.

The Board has put forth great effort in trying to be in compliance with this section by providing that Directors can either: 1) enroll in a comparable program offered by CalPERS and have the District contribute the same percentage of premiums the District pays for its employees (93%) or 2) obtain their own health insurance coverage and be reimbursed an amount not exceeding the amount of premiums the District pays for its employees.

However, in order to better ensure full compliance with state law, it is recommended that a further provision be added that sets forth that with either option, the amount paid for Board Members not exceed the actual amount of premiums paid for an employee in the same class (individual, couple or family).

District Counsel Collinson noted that in order to ease the burden on staff, instead of processing and paying the appropriate premiums on behalf of a Director to one or more insurance companies, it is proposed that a Director submit copies of their statement(s) to the District and receive one reimbursement check per month. This could result in a Director having to report that payment as income on their tax returns, but each Director should confer with their own tax advisor.

Finally, the third proposed amendment is added to make clear that the insurance benefit provided by the District for its Directors is limited to medical coverage and not vision or dental coverage.

District Counsel Collinson stated that this matter has a reasonably foreseeable financial impact on all Directors. Although there exists a conflict of interest on all Directors, the “Rule of Necessity” (Government Code section 87101) provides that since the Board is the only decision-making body that can address this matter, the minimum number of Directors can be randomly selected to take action on this matter. Such disclosures of the conflict and the need for the Rule of Necessity must be disclosed and noted in the Minutes.

President Wallace noted that previous Boards has been in compliance with past policy, and that policy has been in compliance with the California Government Code. This proposed policy is continuing to be further in compliance with the Government Code. District Counsel Collinson confirmed this to be accurate.

PUBLIC COMMENT:

None.

MOTION #2 JUNE-28-17: Vice President Stephens motioned to adopt the proposed amendments to Policy Instruction 212 – Health Insurance Benefits for Directors and Employees. President Wallace seconded the motion. President Wallace, Vice President Stephens and Directors Jones voted in favor of the motion. The motion passed.

WORKFORCE HOUSING AGREEMENT WITH MR. RICK LEE (TAB 4)

Mr. Smith noted that at the May 24th Board Meeting that there was Board consensus to have the ad hoc committee and staff prepare an agreement to gain better understanding of the details of the proposal.

Mr. Smith reviewed the proposed housing agreement between the District and RPL Properties for the construction of workforce/professional housing in Truckee. Mr. Smith reiterated that Airport District employees are guaranteed a “first look” opportunity to rent the homes as they come available. President Wallace inquired about qualifying employment status of employees to obtain a “first look” of the homes. Mr. Smith stated that once the agreement is approved, District staff will begin to develop the employee status guidelines. President Wallace inquired about the relationship between this project and the Mountain Housing Council. Vice President Stephens stated that there is no relationship, but that the Mountain Housing Council is aware of the project, and updates are being sent to them regularly.

PUBLIC COMMENT:

Ms. Nicky Riley, Development Director with Mountain Area Preservation (MAP), read her statement to the Board regarding the potential housing project. To read Ms. Riley’s letter in its entirety, it is attached under Tab Item 4 on the website as well as at the end of the minutes.

Mr. Andrew Terry, Truckee resident, stated that the plan itself looks attractive. But noted project similar to this in Aspen, and how most of them have transitioned to senior housing.

Mr. Rick Lee, RPL Properties, thanked Ms. Riley for her comments stated in her letter. Mr. Lee responded to her comments via letter (it is also attached under Tab Item 4 on the website as well as at the end of the minutes).

Vice President Stephens stated that he is in favor of setting a precedent regarding the housing crisis. Vice President Stephens stated that he has attended over eleven (11) meetings in the past month regarding the project, and hopes this project is successful. Director Jones expressed support of the project. President Wallace stated her support for the project, and thanked Ms. Riley for her comments and Mr. Lee for his follow up comments. President Wallace reiterated her desire to see conditions put on employees in order for them to rent the housing (employment status).

MOTION #3 JUNE-28-17: Vice President Stephens motioned to approve the proposed Housing Agreement between TTAD and RPL Properties for the construction of workforce/professional housing in Truckee and authorize the Board President to sign the agreement. Director Jones seconded the motion. President Wallace, Vice President Stephens and Directors Jones voted in favor of the motion. The motion passed

AIR SHOW COMMITTEE UPDATE

Mr. Smith noted that there will be a lot of military support for the show. The show will have more military aircraft than it has ever had before. Mr. Smith stated that the advertisements you have been hearing on the radio or on the TV are “in kind” donations. The Air Show gates open at 9:00 AM on July 8th. There are VIP tickets still available to the public if you want shade and a catered lunch.

PUBLIC COMMENT:

None.

ACAT MEETING REPORT (TAB 6)

Mr. Cooke, reviewed the ACAT meeting which occurred on June 13th. Mr. Cooke reviewed the various topics ACAT discussed and reviewed the ACAT subcommittee updates.

PUBLIC COMMENT: None.

ENGINEERS REPORT (TAB 7)

Mr. Bill Quesnel, District Engineer, reviewed and gave status updates on the following projects in his Engineers report:

- Warehouse Fire Sprinkler Installation

- 127 • Playground Expansion
- 128 • Tahoe City Helipad
- 129 • Executive Hangars
- 130 • Facilities Master Plan
- 131 • Hangar 1 Update
- 132 • Vehicle Maintenance Building Addition
- 133 • Property Management
- 134 • 2017 Pavement Projects
 - 135 ○ Saw and Seal Supplemental Joints – Runway 11/29 (east)
 - 136 ○ Reconstruction Hangar Taxi lanes CD and DE

137 **PUBLIC COMMENT:** None

138 **MONTHLY OPERATIONS AND COMMENT REPORT (TAB 8)**

139 Mr. Cooke reviewed the monthly operations and comment report for the month of May 2017. Mr. Cooke
140 stated that the weather for May was excellent for flying. Mr. Cooke reviewed the statistics for Operations
141 for the month of May. Mr. Cooke mentioned that 47 comments were received for the month of April, 24
142 (24) callers from nine (9) residential zones made up for the 47 comments (up 8 over 2016). The District
143 received five (5) new commenters, and one (1) individual commenter made eleven (11) comments. Mr.
144 Cooke reviewed the night operations for May, none of the flights were made by homebased aircraft.

145 **PUBLIC COMMENT:**

146 Ms. Jessica Fay, owner of Sierra Aero, stated that they have seen an unreasonably large amount of student
147 pilots. There are a lot of people coming up from out of the area to practice their mountain flying just in
148 this past weekend. Ms. Fay noted that most CFI's are open to suggestions and/or alternative incentives to
149 move their instruction to another location.

150 Mr. Smith reviewed the staff report regarding the new District Mission Dashboard. The Mission Dashboard
151 title was coined by Mr. Cooke and Staff feels it captures the spirit of this comprehensive tool designed to
152 measure the District objectives in a concise, easy to read and understandable format. The new Dashboard
153 will also be an important tool to monitor the success of the seasonal tower program. The Board, Staff and
154 the public can monitor key metrics and observe changes by quarter and eventually by year as more data
155 enters the system. Mr. Smith noted that the Mission Dashboard will take the place of Quarterly reports,
156 but may, from time to time, include enhanced narratives from staff related to topics included in the
157 dashboard.

158 **PUBLIC COMMENT:**

159 None.

160 **MONTHLY FINANCIAL REPORT (TAB 9)**

161 Ms. Lyon, Director of Finance and Administration, reviewed her Monthly Financial Report for the seven
162 months ended April 30, 2017 for the Board of Directors.

163 **PUBLIC COMMENT:**

164 None.

165 There was Board consensus to accept the Monthly Financial Report as presented by Ms. Lyon.

166 **TEMPORARY SEASONAL CONTROL TOWER UPDATE (TAB 10)**

167 Mr. Smith stated that the tower construction is complete and painting will be completed the third and
168 fourth week of June. The tower initiated full time operations on June 1, 2017. The primary objective

169 outlined for June 1 – June 15 was to establish a baseline of service meeting the needs of both homebased
170 and itinerate operators, proper interface with UNICOM for ground and parking functions, and
171 modifications of protocols developed during the preceding six months particularly as it pertains to gliders
172 and sky divers. The first five days of the tower operating period included flight checks aimed at identifying
173 visual landmarks for controllers and establishing unified language describing the noise abatement
174 procedures, initial approach points and departure points.

175 Director Morrison entered meeting at 6:47 PM

176 Initial, anecdotal information regarding the towers ability to reduce annoyance is positive. Comments
177 from Olympic Heights and Prosser indicate positive trends. Areas surrounding runway 20 such as Glenshire
178 have commented but strong winds favoring that runway contribute to its use, so, additional measurement
179 is required.

180 Discussion ensued amongst Directors Jones and Morrison regarding their experience flying into the
181 Airport with the Temporary Control Tower.

182 President Wallace stated that she has noted more planes flying over Tahoe Donner, but that they are
183 higher and therefore quieter.

184 **PUBLIC COMMENT:**

185 None.

186 **STAFF AND DIRECTOR CONFERENCE ATTENDANCE REPORTS**

187 Mr. Smith noted that only one staff member has attended a conference for the month of June: Mr. Mike
188 Ketron is currently at the Wildlife Management Conference.

189 **PUBLIC COMMENT:** None.

190 **EXECUTIVE HANGAR FINANCING, PRELEASE AND CONTRACTOR AGREEMENT APPROVAL (TAB 11)**

191 Mr. Smith gave an update on the project cost, status of financing and preleasing activities for the potential
192 Executive Hangar Project. Mr. Smith presented the Board two options for them to consider to take action:

- 193 • Option 1: Enter in to contract with Ranger Construction to facilitate purchase of steel building
194 components. Steel components and erection of building are \$4,894,785 of the total \$7,754,210
195 project Budget. There is no immediate required deposit or outlay of funds with signing of
196 Contract at this point in the process however the District would be committed to the Ranger
197 Construction bid. Bid pricing expires on July 10, 2017.
- 198 • Option 2: Rebid the hangar structure portion of the project specifically soliciting bids for 10
199 hangars (two rows of 5) to see if the District can realize a more competitive price. This option
200 allows the District to finalize pre-leasing activities and secure final loan documents prior to
201 committing to the steel. The disadvantage of this option is that there is no guarantee that we
202 will receive a better price as the price of steel is volatile. Rebidding the project would require a
203 6-week window. Staff will have final structure bids prior to August 23, 2017 Board Meeting.

204 Mr. Smith noted that both options have merit, but that Staff recommends Option 2.

205 Mr. Smith reviewed the status of financing, and noted that the District is in a good financial position. All
206 financing options will be brought forth for a decision at the regular July Board meeting.

207 Mr. Smith reviewed the status of preleasing. To date, staff only has one (1) prelease agreement signed,
208 but has a commitment from three (3) other hangar tenants. While there is substantial interest, staff has
209 experienced some concern regarding the high rental price. Director Morrison stated that he has heard

210 some dissatisfaction by several hangar tenants regarding the higher rent cost that was approved at the
211 May Board meeting.

212 **PUBLIC COMMENT:**

213 None.

214 There was Board consensus to defer the site work bid acceptance until July and to rebid the steel
215 structure.

216 **TAHOE CITY HELIPORT (TAB 12)**

217 Mr. Smith stated that Staff has been working with the TCPUD, Tahoe City Golf Course Oversight
218 Committee, Placer County, and Tahoe Regional Planning Agency (TRPA) for the past 2+ years to complete
219 design, bidding, and permitting of the Helipad. Staff has now received the final Design/Site Review
220 Agreement from Placer County and the required Permit from TRPA to begin construction this summer.
221 Staff has received bids from two qualified bidders to construct the project. The low bidder was Meyers
222 Earthwork at \$496,455. Sierra Nevada Construction was the second bidder at \$664,007. Staff and
223 Brandley Engineering have reviewed the bids and recommend moving forward with the Meyers Earthwork
224 Bid. Staff is also requesting an additional \$53,545 (10% of project costs) for materials testing, project
225 management, and contingency. In addition to approval of the construction bidding, Mr. Smith noted that
226 the Board consider and take action on the Easement, Construction, Use and Maintenance Agreement.
227 Staff and District legal counsel have reviewed the document and recommend approval to the Board of
228 Directors. This Agreement provides a permanent easement on TCPUD property to operate the Helipad
229 and establishes the District's right and duty to operate and maintain the facility in perpetuity. It has always
230 been the District's intention to operate and maintain the facility. This agreement formalizes this
231 relationship with the property owner.

232 **PUBLIC COMMENT:**

233 None.

234 **MOTION #4 JUNE-28-17:** Director Jones motioned to award the Construction Contract to Meyers
235 Earthwork for \$496,455 and authorize and approve the total project construction budget of \$550,000,
236 and to authorize staff to finalize contract documents and authorize Board President to sign Contracts.
237 President Wallace seconded the motion. President Wallace, Vice President Stephens and Directors Jones
238 and Morrison voted in favor of the motion. The motion passed.

239 **MOTION #5 JUNE-28-17:** Director Jones motioned to approve the Easement, Construction, Use and
240 Maintenance Agreement between Tahoe City PUD (TCPUD) and the Truckee Tahoe Airport District (TTAD).
241 President Wallace seconded the motion. President Wallace, Vice President Stephens and Directors Jones
242 and Morrison voted in favor of the motion. The motion passed.

243 **GENERAL MANAGER REPORT (TAB 13)**

- 244
 - Upcoming Training and Conference Opportunities

245 Mr. Smith reviewed the upcoming training and conference opportunities for the Board and District staff.
246 Mr. Smith thanked the senior staff and the Board members that have attended the CSDA Leadership
247 Academy so far this year; the final Academy is in July and the final three Board Members will be in
248 attendance at that conference. Mr. Smith noted the NBAA Annual Convention and Expo held in October
249 in Las Vegas. Director Jones expressed interest in attending the AAAE/ACI-NA Airport Noise Conference in
250 Savannah, GA.

- 251
 - Warehouse Office Building Committee

252 Mr. Smith stated staff is finishing up the final Pro-Forma numbers on the building, which will be presented
253 at the July Board meeting.

- 254 • Non-Aeronautical Land Use Committee

255 Mr. Smith stated that the group finally met, and that there will be a closed session at the July meeting to
256 dive deeper in to the potential land swap with TTSA, as of now, it is just a conceptual idea.

- 257 • GHG Inventory Study Committee

258 Mr. Smith stated that the study draft is complete and is currently being reviewed by staff and the Ad Hoc
259 Committee. A presentation will be given at the August or September Board meeting by the hired project
260 consultant.

- 261 • Economic Impact Study

262 Mr. Smith stated that staff is currently “deep” in visitor surveys. Ms. Katie Greenwood and District staff
263 are working hard on the ramp surveying passengers as they depart their aircraft.

- 264 • Regional Housing Committee

265 Discussed earlier in the meeting.

- 266 • Upcoming RFP’s and Lease Agreements

267 Mr. Smith reviewed the list of various RFP’s and lease renewals that are due June 29, 2017. Staff will
268 provide a final report and contracts at the July 26th Board meeting.

- 269 • Warehouse Vacancy and Potential for Public Agency Storage

270 Mr. Smith informed the Board that before the end of 2017 Wholesale Resort Accessories will be vacating
271 their space and moving to Reno. They have found a better space that is designed to accommodate their
272 needs more appropriately. Mr. Smith floated the idea of potentially leasing the space at a discount rate
273 to other local public agencies that have a strong need for winter and summer storage of equipment,
274 particularly agencies in the Lake Tahoe Basin that are short on indoor storage. Vice President Stephens
275 stated that there have been no improvements made to the space (sprinklers, bathrooms) and that tenant
276 improvements would be significant. Vice President Stephens stated that this space only makes sense to
277 be used as dry storage. Director Morrison noted that the District should not “mothball” the space.
278 President Wallace stated that she would like it to be marketed as basic storage first. If there is no interest,
279 then staff can potentially offer it as public agency storage.

- 280 • Kings Beach Multi-Use Trail Project – Update

281 Mr. Smith reviewed the potential project. President Wallace stated that if the project meets the
282 partnership agency requirements, then the request should be placed in the consent items for the July
283 regular board meeting.

- 284 • Cost of Living Adjustment (COLA) – Timeline

285 Mr. Smith stated that the upcoming shift in the District’s Fiscal year to the Calendar Year, staff is proposing
286 to move the annual COLA adjustment related to salary and wages to July 1st of each year from the
287 previous Oct. 1st schedule. Staff will prepare a formal request for the July 26th Board Meeting regarding
288 this item.

289 **PUBLIC COMMENT:** None

290 **BOARD MEMBER ANNOUNCEMENTS**

291 None.

292 **ADJOURN**

293 **MOTION #6 JUNE-28-17:** Director Jones adjourned the meeting. Director Morrison seconded the motion.
294 President Wallace, Vice President Stephens and Director Jones and Morrison voted in favor of the motion.
295 The motion passed.

296 At 7:54 p.m. the June 28, 2017 regular meeting of the Truckee Tahoe Airport Board of Directors adjourned.

297 **THIS SET OF MINUTES IS A CONDENSED VERSION OF THE JUNE 28, 2017 REGULAR BOARD MEETING. TO**
298 **WATCH THE MEETING IN ITS ENTIRTY, IT CAN BE FOUND HERE UNDER “BOARD MEETING ARCHIVES”:**
299 <http://ktrk-live.s3-website-us-west-2.amazonaws.com/>



mountain area preservation
ESTABLISHED IN 1987

MAP MISSION:

Our mission is to preserve the Truckee region's community character and the natural environment for present and future generations.

*A grass-roots environmental
advocacy non-profit
working since 1987*

STAFF:

Alexis A. Ollar, MS & GISP
Executive Director

Nikki Riley
Development Director

June 27, 2017

Truckee Tahoe Airport Board
10356 Truckee Airport Road
Truckee, CA 96161

RE: Workforce Housing Agreement with Rick Lee

Dear Chair Wallace and fellow Board Members,

Mountain Area Preservation appreciates this opportunity to comment and share our thoughts on Rick Lee's housing project up for discussion and consideration on Wednesday, June 28. We applaud the commitment you are showing towards the housing crisis facing our region. This is not a new issue, nor is it one that will go away any time soon but every option is worth investigating and the Airport is on the right track.

We met with Rick Stephens a month ago to discuss this project and we have reviewed the staff report. While the intent of this project is commendable, we have concerns about the details and how it is being marketed to the Airport for financial support. The locals' restriction is a great concept and for at least 15 years it will hopefully ensure that people who work in the region will live in one of the units, as long as this is being monitored and implemented properly.

As this project is seeking public dollars to subsidize its construction, we feel the need to share our thoughts. In our opinion this is not an affordable/workforce housing project. Those terms are used for projects that either provide housing at a greatly reduced cost with state and federal subsidies or at are least reduced in such a way as to make it financially accessible to those in the workforce. This is often for those in public service fields of work, teachers, firefighters, police officers, etc. This project is neither of these and should not be marketed in this way. This is a locals' market rate housing project. At \$750 per bedroom, we are not sure who will be able to afford the rent. A small family could possibly afford the two bedroom at \$1500 per month, but the larger units of 3 or 4 bedrooms will be a stretch at \$2250-\$3000. To put it in perspective, there are a few 3 bedroom homes for rent today in Glenshire and Sierra Meadows that rent for \$2200-\$2800 per month. Our sense is that this is designed as a dormitory style housing project where the rooms will be separately rented out, possibly to two people per room in order to cover the rent.



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STAFF:

Alexis A. Ollar, MS & GISP
Executive Director

Nikki Riley
Development Director

The staff report outlines a timeline of 15 years for the local deed restriction as well as the \$750 per bedroom rent, not including cost of living adjustments. Our concern with this is the loss of units that were intended to address a need, will now be part of the ski lease, non-local housing pool in just 15 years. Most projects that receive subsidies or community funding support are required to maintain affordability, or some deed restriction for between 35-99 years. Also there is no indication in the staff report or accessory documents outlining what happens if there are no locals who can afford the \$750 rent. Will the rent go down until the units are rented or will the project cry foul and become open to non-locals? These are questions that should be answered before the Airport Board commits any public funds to this project.

The concept of storage containers as a mechanism for building housing is appealing and we are excited to see this type of construction utilized as a way to bring housing costs down. We are concerned with the proposed phasing plan for the development as it outlines over 4 years for this project, with only one constructed unit in the first phase and not even on the main building site. This seems incongruous with the notion of modular building where it would make sense to build many units at once to streamline costs. We request the Airport Board consider this issue prior to any approvals and better understand the rationale behind such a long and spread out construction schedule.

While MAP believes this project has merits and the intent of bringing housing to the local workforce is laudable, there is still work to be done to better understand if the benefits of this project warrant public dollars. A precedent will be set by the Airport should you choose to move forward with a funding commitment to a project that has many unanswered questions.

Thank you for the opportunity to comment and share our thoughts.

Sincerely,

Nikki Riley

Mountain Area Preservation

Development Director

Dear TTAD Directors,

I read the MAP letter which was posted on the TTAD website today.

The following are my comments to address the concerns in Nikki Riley's letter:

A. "This is not a new issue, nor is it one that will go away any time soon"

.....this is exactly the point, it will not go away unless someone attempts to bridge the vast gap between construction costs and real world rental rates at all levels of annual leases.

B. "this is not an affordable/workforce housing project"

.....I agree, it is not being presented to provide "housing at a greatly reduced cost with state and federal subsidies". There is a large number of forgotten families who are 2 income couples perhaps with children who are well above the affordable housing criteria yet must commute from Nevada, Grass Valley, Nevada City, etc. and would like to have their children in Truckee schools and become a full member of the community. Per the Tahoe Truckee Community Foundation Housing Study, 58% of workers in the district do not live in the district. There is no appreciable inventory of leasable homes.

C. "3 or 4 bedrooms will be a stretch at \$2250-\$3000."

.....I'm told by the Truckee Family Resource Center that there are 3-4 families per week seeking housing at a \$6-800 per bedroom rate, there is just no inventory and they are turned away. I know of a mediocre 3 bedroom home that rents for \$2460/ month with people waiting.

D. "Our sense is that this is designed as a dormitory style housing project"

.....That facts are, our approach has been from the beginning to build elegant mountain modern single family dwellings. They will have granite counters, quality cabinetry, barn wood accented siding, and not resemble anything near a shipping container. These will be family homes, NOT dormitories.

E. "what happens if there are no Local's who can afford the \$750 rent. Will the rent go down until the units are rented"

.....RPL assumes all of the risk, and yes, the rents would go down until rented.

"or will the project cry foul and become open to non-Local's?"

.....I cannot comment on the dysfunctional state of affairs between local government agencies and other developers, but this contract specifically prevents any escape. RPL assumes the risk.

F. " We are concerned about the proposed phasing"

.....Since this is a progressive, environmentally responsible, outside the box approach to construction, the rational behind the phasing is to build one R&D unit to prove out construction techniques. Then, engaging my 44 year skill set to seek out the MOST efficient methodologies to construct the 10 following units. That efficiency could easily call for a much quicker build which is desirable for both parties. This project relies upon those efficiencies. In fact, any meaningful improvement to the current housing crisis for the Tahoe/Truckee area would benefit from those efficiencies. This project could forge a new and effective direction that could have impact on far more than the 11 units/22 dwellings proposed.

Thank you for the opportunity to expand upon the benefits of a proactive approach to this stagnant problem effecting Truckee's young families.

Thanks

Rick Lee

RPL Properties LLC