



BOARD OF DIRECTORS

Bill Kelly

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Dan Alvey

Sarah Hoyle

Alexis Ollar

PO Box 3038

Truckee

California

96160

530-562-7150

February 12, 2018

Truckee Tahoe Airport
Attn. Kevin Smith
10356 Truckee Airport Rd.
Truckee, CA 96161

PROPOSAL

Tahoe Food Hub would like to lease space in the warehouse building between Truckee Roundhouse and Mountain Home Center. We are interested in a long term 5-year lease with option to renew on a 4,000sf space.

Tahoe Food Hub needs to relocate to a larger warehouse from its current location in order to increase our capacity to support more small farms and provide greater access to local food for our community. We love the airport location for its close proximity to neighborhoods, work places, schools and cross-traffic for visitors and commuters.

PUBLIC BENEFIT

Tahoe Food Hub (TFH) is a non-profit organization who is supporting sustainable agriculture by developing a local food system for North Lake Tahoe.

The purpose of the TFH is to educate the North Lake Tahoe community on the social, environmental and economic benefits of a local food system. By developing a local food system, Tahoe Food Hub is demonstrating how we can work together to increase the security of our Sierra foodshed. TFH networks a fair marketplace for small, family farms; increases access to nutritious; ecologically-grown food; and ensures equal access to schools and low-income residents.

Our programs and services offer significant community benefits. Our Farm to School program teaches students about local and sustainable agriculture through Farm Cart in the Classroom which gives kids the tools to host a mini-farmers market at school. Our Sierra Agroecology Center is an off-site education farm which gives students hands-on, field based learning about agriculture in a mountain ecosystem. And our Feed Your Neighbor project works with businesses, farms and volunteers to donate food to those in need at Project Mana.

tahoefoodhub.org



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OCCUPANY REQUIREMENTS

The Tenant Improvements (TI) required would be minimal to get operational. The space would contain a large walk-in cooler/freezer, storage room, office space, bathroom and possible Farm Shop where consumers could purchase fresh produce directly. We are hoping the board sees the value in having the Farm Shop and that we can include this beneficial community component.

The location is perfect for a Farm Shop and for our community to gain access to local food. The Farm Shop will be open 2-3 days/week for only 6 hrs/day with no more than 8-10 people at any given time during shop hours. The warehouse will have 4-5 packers at a time 3-4 days/week for a maximum of 6hrs at a time.

Nevada County Building Dept has classified our use as S-occupancy with a possible addition of mercantile occupancy. There were no red flags on us having a Farm Shop by either the building department or environmental health.

ESTIMATED CONSTRUCTION COSTS

Tenant Improvement	Details	Cost
Cost for Occupancy:		
Cooler/freezer w/ floor drain, 60'x20'	Includes plumbing & electrical	\$65,000
Storage Room w/ mezzanine office	Includes electrical, stairs, railing, etc.	\$15,000
Plumbing		\$6,000
Triple sink & prep sink w/ floor drain		\$1,500
Hand sink and mop sink		\$500
Epoxy Floor		\$18,000
Cost for Space Improvements:		
General Conditions		\$10,000
Dividing wall	Texture & painted om TFH side	\$10,000
ADA Bathroom	Includes all utilities, drywall, fixtures	\$35,000
New emergency panic doors x3	Front and back & Exit Shed & D2	\$20,000
Handicap Parking, Alarms, Misc		\$10,000
Airport Owner Portion Total		\$85,000
	TOTAL	\$191,000

REQUEST

Tahoe Food Hub is asking Tahoe Truckee Airport for a graduated lease starting at \$.11/sf going to \$.22/sf in the 2nd year, \$.32 in the 3rd year, \$.43/sf in the 4th year with a CPI increase of 1-2% in year 5.

We are asking the Truckee Tahoe Airport to cover appropriate costs including, but not limited to: dividing wall, ADA bathroom, emergency doors, epoxy floors and ceiling heater. We are interested to know what comes with the lease, i.e. trash, snow removal, etc.