



**TRUCKEE TAHOE AIRPORT DISTRICT  
BOARD OF DIRECTOR STAFF REPORT**

**AGENDA TITLE:** Review of Truckee Tahoe Sanitation Agency (TTSA)/Truckee Tahoe Airport District (TTAD) Real Property Land Exchange Exhibit

**MEETING DATE:** December 4, 2019

**PREPARED BY:** Kevin Smith, General Manager

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**RECOMMENDED ACTION:** Review the attached TTSA TTAD Land Exchange Exhibit and provide comments to Staff regarding proposed boundaries.

Note: Per the attached Land Exchange Map, property in purple are TTSA lands to be conveyed to TTAD (Area C is an easement). Property in blue are TTAD land to be conveyed to TTSA.

**DISCUSSION:** Since the late 1990s, the District and TTSA have been in discussions regarding the possible exchange of properties held by each agency north of the airfield. Both agencies have properties desirable by the other. After much discussion and negotiations, TTSA and TTAD signed a Real Property Exchange Agreement. This agreement was approved by the Board of Directors at their April, 24, 2019 Board Meeting and signed on May 22, 2019. The Board of Directors deliberated and considered this proposed transfer in various public meetings and Closed Session before approving this Property Exchange Agreement. The Board found that the exchange would benefit the District by securing properties into District ownership that frequently require mitigation for aircraft approach and departure obstruction penetrations. Ownership of these properties also enhance access to District property on the north side of the airfield giving the District future land development opportunities. It was also noted through the discussions and deliberations that access to TTAD property to be transferred to TTSA (Area B on the Exchange Map) has significant access challenges particularly for Non-Aviation Development.

Since signing the Exchange Agreement, the General Managers of both agencies have been working on appraisals, conveyance alignments, and other details of the transition. It appears

that both agencies are in alignment to make the exchange pending final FAA approval. Attached to this staff report is a draft map of the proposed exchange areas. TTSA is also in process of reviewing this Exhibit. These exchange areas are based on a land for land exchange transaction with no cash changing hands. Each agency is essentially transferring \$1,980,000 in land value between agencies. For TTAD this translates to our receiving 47 acres while TTSA will be receiving 41 acres of property. Both agencies are still working with Auerbach Engineering to finalize details and assure final acreages are accurate before submittal to Board of Directors for final approval and eventually to FAA for approval of exchange.

The purpose of this discussion is to seek general agreement regarding the land to be exchanged before legal descriptions are created and to receive any Board comments on the proposed land exchange map in anticipation of final approval at a future meeting.

**NEXT STEPS:** If the Board is in agreement regarding the proposed Land Exchange Map, staff will finalize engineering and legal descriptions and bring final land exchange agreement to the Board for final approval. After the Board gives final approval for exchange, Staff will begin final steps with FAA to receive appropriate land releases and exchange approval. Staff has reviewed this request multiple times with FAA officials as well as submitted preliminary approval applications to the FAA San Francisco Airport District Office. FAA has initially indicated the exchange is logical and would consider our request for the land exchange.

**FISCAL IMPACT:** There is no direct fiscal impact. This is a land for land exchange.

**ATTACHMENTS:**

TTSA/TTAD Real Property Exchange Agreement

Proposed Land Exchange Map