



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

AGENDA TITLE: Agency Partnership Request – Contractors Association of Truckee Tahoe / Truckee Donner Rec & Parks District

TOPIC: Truckee Downtown Park Project

MEETING DATE: Wednesday, January 22, 2020

PREPARED BY: Marc R. Lamb, AVCOM Services Manager

PRESENTATION BY: Kellie Cutler, Executive Director CATT

RECOMMENDED ACTION: A Truckee Tahoe Airport District (TTAD) board action is not required at the January 2020 meeting. Staff is requesting a determination for this Agency Partnership request at the February 2020 meeting (or at a future board meeting), based on the information presented today by Ms. Kellie Cutler, Executive Director of the Contractors Association of Truckee Tahoe (CATT). The CATT Community Project is making a funding request of \$125,000 for development of a new Truckee Downtown Park. The Truckee Donner Recreation and Parks District (TDRPD) is the partnering agency. TDRPD has recognized the Agency Partnership request in their Board of Directors’ Resolution No. 2019-280, dated September 26, 2019.

DISCUSSION: The Contractors Association of Truckee Tahoe Community Project (CATT CP) is a 501(c)3 and provides design and construction assistance to other non-profits and government agencies as a way of “giving back” to the community. Over the past 20 years, CATT CP has assisted in the completion of 25 local non-profit projects.

CATT CP is requesting \$125,000 to support the development of their largest project to date, the Truckee Downtown Park (TDP). The ¼-acre space adjoining the Community Arts Center building at 10046 Church Street in downtown Truckee is designed to be a 60-seat amphitheater, with natural playgrounds for children and a sensory garden with interpretive elements and interactive features. The park will be fully ADA accessible and available to all TTAD constituents of any age and ability.

The total estimated construction-budget for this project is \$644,000. To date, 32% of the project construction-budget totaling \$207,000 has been received or committed through in-kind business and

professional donations, grants and community partnerships. The anticipated timeline for the project completion is Fall 2020.

The agency partnership in mutual support of this project and CATT CP would be between TDRPD and TTAD. As in-kind contributions, TDRPD will be committing the land, appraised at \$330,000 (reports in attachments) for this project and will maintain the park going forward. CATT CP is committing project-management expertise, labor hours, volunteer labor hours and donated materials.

The Town of Truckee planning application for historical design review and zoning clearance was approved on July 23, 2019. The Town of Truckee commercial building permit application was approved on January 13, 2020.

Anticipated project benefits and outcomes are tied to the TDP project goals:

Goal #1 – To reinvest in a downtown treasure by improving the aesthetics and accessibility which contribute to building longevity, community pride, neighborhood revitalization, as well as meeting the needs of local families and an expanding cultural community.

Goal #2 – To give Truckee Tahoe better access to a growing Community Arts Center with an expanding list of cultural events.

Goal #3 – To provide the community with a true Community Park in downtown Truckee.

WHAT'S NEXT: If the full project funding request is approved by the TTAD board, CATT CP will capture 50% of the project construction-budget and will continue an aggressive campaign for individual and corporate donations. All proceeds from the 2020 Truckee Rotary Club Crab Feed Auction will go towards the TDP project.

FISCAL IMPACT: \$125,000 if the requested Agency Partnership funding is fully approved. There is \$366,000 budgeted for TTAD's Agency Partnership program in 2020. To date, no other 2020 Agency Partnership requests have been approved by the TTAD Board of Directors. If approved, the "Funding Agreement" contract will state that any and all unused portion of the funding not used for the purposes intended shall be returned to TTAD. TTAD staff is currently anticipating approximately six Agency Partnership requests to be presented to the board in the first half of 2020.

PUBLIC COMMUNICATIONS: If approved, the Agency Partnership will be recognized by CATT and TDRPD in their printed material, social media and on their website. TTAD's "Community Partner" logo will be placed permanently in signage at the Truckee Downtown Park, and maintained by TDRPD. TTAD staff would market the partnership in our standard media and community outreach methods.

SAMPLE MOTION(S):

January 22, 2020 – Presentation only, no motion required.

February 26, 2020 (or at a scheduled future board meeting) – Determination decision.

"I move to approve (all, a portion of, or none) of the Contractors Association of Truckee Tahoe Community Project Agency Partnership funding request in support of the development of the Truckee Downtown Park in the amount of \$125,000 (or other amount), pending CATT CP meeting fundraising goals."

ATTACHMENTS:

ATTACHMENTS: (continued)

- Agency Partnership Application (3 pgs)
- Truckee Donner Rec & Parks District Resolution No. 2019-280 (2 pgs)
- Additional supporting docs, maps, renderings, appraisal (29 pgs)
- CATT CP Truckee Downtown Park project budget – (5pgs)
- Town of Truckee approved permits (8 pgs)
- CATT Community Project IRS 501(c)3 Confirmation (1 pg)
- TTAD Agency Partnership current and historical obligations spreadsheet (1 pg)



TRUCKEE TAHOE AIRPORT DISTRICT Agency Partnership Request Form

Name of Organization/Group: CATT Community Project Date of Request: 1/10/2020

Name of Authorized Representative: Kellie Cutler, Executive Director

E-mail address: kellie@ca-tt.com

Complete mailing address: 12313 Soaring Way Ste. 1 A, Truckee, CA 96161

Phone - Daytime: 530.550.9999 Evening: 530.550.9548 Fax: 530.550.9998

Agency / Elected Body: Truckee Donner Recreation & Park District (TDRPD)

Eligibility Checklist *(all boxes must be checked to be considered)*

- Agency Partnership must be endorsed, through a formal motion or resolution with findings approved by the governing board of another local public agency with an elected or appointed board. (Non-profit and community organizations are eligible when in partnership with a local public agency, and are named as such in the formal motion or resolution)
 - The motion approved by the partnering public agency governing board should:
 - Describe the public benefit of the request and/or partnership opportunity
 - Outline what the partnering agency intends to contribute to the request
 - Express support for the requested event, program, or project
 - If applicable, name the partnering non-profit organization
- Applicant is not a State or Federal Agency.
- Applicant does not promote religious purposes. Religious organizations are not excluded from Agency Partnerships; however, the purpose of the program must be as described in the definitions section of TTAD's Policy Instruction 311 and shall not serve to promote a religious message as the primary purpose.
- Applicant is not a political organization and/or individual campaign.
- Applicant does not discriminate on the basis of age (40 and above), race, religion, gender, gender identity or gender expression, sexual orientation, genetic information, marital status, disability, ancestry, or national origin.
- Applicant is not a single individual.
- Applicant is not a for-profit organization.
 - If the applicant is a for-profit organization holding fundraiser programs, they must identify a 501(c)(3) or California not-for-profit corporation as a recipient of the program proceeds and provide acknowledgement of receipt of said proceeds from that non-profit organization.
- Applicant's programs or events must provide a benefit to the Airport Districts' constituents or those living in the Districts' sphere of influence. The Applicant's programs or events must also principally serve District constituents.
- Applicant's programs or events must be open to the public and charge only nominal and reasonable participant fees where such fees and associated revenue are used to offset program costs or are part of the fundraising effort.

Eligibility Checklist continued...

- Applicant is willing to present, in a public forum, a presentation describing the request to the Airport District's Board of Directors
- Applicant is not an individual or organization or public agency that has been named in a lawsuit involving the District or have pending or threatened litigation with the District.
- Applicant is of upstanding moral and public character. Applicants has a fiduciary responsibility to maintain a public image that corresponds with that of the District's mission and core values.

Requirements if a Partnership is agreed to

The applicant must also agree to do the all of following (failure to do so will result in future ineligibility for a period of two years from written notice):

- Obtain all required permits, clearances, insurance, and program authorizations within time restraints and in compliance with local, State, and Federal laws and any applicable Truckee Tahoe Airport District policies and procedures.
- Permanently acknowledge the support of the Truckee Tahoe Airport District where appropriate, and include on all printed information and advertising related to the event for which sponsorship was provided the following statement: **"Major funding provided in part by the Truckee Tahoe Airport District"** or other logo approved by the General Manager.
- Allow the District to have a sponsor booth at the program/event if the Truckee Tahoe Airport District so desires (at programs/events where a sponsorship booth is appropriate) for the purposes of distributing information regarding the programs and community services the District provides. This booth shall be provided at no cost to the District. If necessary the District will provide its own booth and setup.
- Partnership recipients must agree to erect a banner (if appropriate) recognizing the District's support of the event or program. This banner shall be erected at the facility for the duration of the program, event, facility, or equipment. The verbiage of the banner shall be determined by the General Manager. The actual banner, if not provided as part of the sponsorship, will be provided by the Truckee Tahoe Airport District in accordance with the size requirements of the event or program.
- Provide the District with whatever benefits are afforded other sponsors of similar sponsorship or partnership levels (i.e., logo display, sponsor table, advertising benefits, etc.).
- The public agency receiving such funds shall extend any and all benefits, discounts, or access to the facilities that are extended to the residents of the public agency to all residents of the Truckee Tahoe Airport District on the same terms and conditions.

In cases of a significant financial partnership commitment, if funding is approved, the District shall require, as a condition of providing such funding assistance, all of the following:

- That the public agency receiving such funds shall extend any and all benefits, discounts, or access to the facilities that are extended to the residents of the public agency to all residents of the Truckee Tahoe Airport District on the same terms and conditions.
- Permanent acknowledgement of the Airport District's participation to the District's satisfaction.
- That the recipient of funds execute in favor of the District a Release and Covenant Not to Sue by the Aircraft utilizing that airport or the fund recipient's use of their real property, fund recipient as to:
 - Any claimed damages or adverse impacts of the Truckee Tahoe Airport,
 - Aircraft utilizing that airport or the fund recipient's use of their real property,
 - Any land use restrictions or increased structural requirements imposed by the Truckee Tahoe Land Use Commission's Compatible Land Use Plan, whether currently in effect or as may be later adopted.

Please provide a detailed description of your Sponsorship Request and how it will benefit your organization, and the Truckee Tahoe Airport District. *(Use additional sheets as necessary.)*

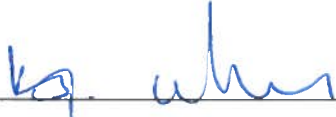
See attached.

Amount Requested: \$ 125,000

Have you requested funding from TTAD before? Y Y / N If "Yes" – when? 6/2019

How will the District be recognized in your program? *(Use additional sheets as necessary.)*

See attached.

Signature (Authorized Rep.):  Date: 1/8/2020

Please allow 60-90 days for your request to be reviewed and processed.

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For TTAD Use Only

Approved _____ Declined _____ at the public TTAD Board of Directors meeting held on _____.

By the following vote:

| | |
|------------|------------|
| Ayes _____ | Noes _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Absent _____

**RESOLUTION NO. 2019-280
OF THE BOARD OF DIRECTORS
OF THE TRUCKEE DONNER RECREATION & PARK DISTRICT
September 26, 2019**

**RESOLUTION SUPPORTING AN AGENCY PARTNERSHIP BETWEEN THE TRUCKEE DONNER RECREATION
AND PARK DISTRICT AND THE TRUCKEE TAHOE AIRPORT DISTRICT IN COMBINED SUPPORT OF THE
DEVELOPMENT OF THE "DOWNTOWN TRUCKEE PARK PROJECT"**

Whereas the Truckee Donner Recreation and Park District Board of Directors (TDRPD) is in support of an Agency Partnership with the Truckee Tahoe Airport District (TTAD) for the proposed development of a new Downtown Truckee Park Project.

Whereas, the TDRPD and the TTAD serve the same constituency; and

Whereas, public parks of all classifications are a common and popular amenity with constituents of both Districts and in high demand; and

Whereas, the TDRPD is working with the Contractors Association of Truckee Tahoe (CATT) in developing the Downtown Truckee Park Project; and

Whereas, the TDRPD currently owns the ¼ acre parcel for the proposed Downtown Truckee Park Project, located at 10046 Church Street, Truckee, CA; and

Whereas, the property was appraised at \$330,000 and the TDRPD will be committing the land to the project; and

Whereas, the TTAD is being asked to contribute \$125,000 towards the cost of developing the Downtown Truckee Park Project in this Agency Partnership.

Now, therefore, be it resolved, that the Board of Directors of the Truckee Donner Recreation and Park District support the Agency Partnership with the Truckee Tahoe Airport District in mutual support of the Downtown Truckee Park Project.

1. The TDRPD will maintain the Downtown Truckee Park.
2. The TDRPD will include the Downtown Truckee Park in its media and signage.
3. The TDRPD and TTAD will be recognized for their support of the project thru media informational materials and park signage.
4. The General Manager or designated staff is authorized to execute documents related to the TTAD funding support of the Project.

PASSED AND ADOPTED by the Board of Directors of the Truckee Donner Recreation and Parks District at a regularly scheduled meeting held on this 28th day of September, 2019 by the following roll call vote:

September 26, 2019

AYES: 5 (Mark Fanner, Mark Wasley, Peter Verbel, Kristen York, Jason Hartford)

NOES:

ABSTAIN:

ABSENT:



Chairman, Board of Directors



Secretary to the Board

Please provide a detailed description of your Sponsorship Request and how it will benefit your organization, and the Truckee Tahoe Airport District. (Use additional sheets as necessary.)

Introduction

Thank you for allowing the Contractors Association of Truckee Tahoe Community Project (CATT CP) an opportunity to apply for funding for the Truckee Downtown Park Project adjoining the Community Arts Center building located at 10046 Church Street in downtown Truckee. CATT CP is the nonprofit partner for this project charged with identifying funds, in-kind labor, material donations, and volunteers. Mark Tanner, Mark Tanner Construction, Inc., is the visionary and general contractor for the project responsible for project oversight, management, and completion. Truckee-Donner Recreation & Park District (TDRPD) is the agency partner responsible for the property ownership, on-going maintenance, and future programming.

Project Overview - Request for Funds

CATT CP is requesting \$125,000 from Truckee Tahoe Airport District (TTAD) to support our largest project to date: an interactive and sensory community park that is usable and accessible for all ages where people can come together to play, eat, listen, and relax in historic downtown Truckee. This project is part of an overall exterior revitalization of the Community Art Center building owned and operated by the Truckee-Donner Recreation & Park District (TDRPD). The current outdoor space adjoining the Community Art Center is mostly asphalt, with some lawn and a small playground that does not conform to current code requirements. CATT CP has been asked to partner in the transformation of this bleak ¼ acre space into the New Downtown Park with a 60-seat amphitheater, natural playgrounds for younger and older children, and a sensory garden with interpretive elements and interactive features. The landscape design includes murals, a meandering path, multiple play, interactive learning, and historical elements. Currently, there is no comparable park in downtown Truckee, and this is a prime location. This "core" downtown restoration and neighborhood revitalization project will offer a community gathering place, enhance community pride, and support community economics.

Organization Mission, History, and Key Activities

CATT CP is a 501c(3) charitable non-profit organization established in October 1999 as a sponsored arm of the Contractors Association of Truckee Tahoe (CATT). CATT CP provides design and construction assistance to other non-profits and governmental agencies as a way of "giving back" to the community. Our mission is "To be a conduit for funds, materials, volunteerism and project coordination towards the restoration or construction of selected structures that are deemed beneficial to the community." Over the past 20 years, CATT CP has completed 25 projects assisting local non-profits as a resource for a wide range of construction needs. CATT CP coordinates volunteer draftsmen, general contractors, suppliers and other professionals to meet community requests which are reviewed annually by a 7-member board of directors.

Project Timeline & Budget Status

Timeline for project completion is Fall 2020. This project was first presented by Mark Tanner to CATT CP Board of Directors in February 2018. Over the past 24 months, the focus has been on permit approval, securing in-kind professional donations, securing community partnership grants, and community outreach. The final fundraising efforts will be spent on a fundraising event, securing naming opportunities, and securing donated materials and labor through CATT CP.

The Town of Truckee Planning Application for Historic Design Review and Zoning Clearance was approved on July 23, 2019. The Town of Truckee application and plans for Commercial Building Permit was submitted October 28, 2019 and is in process with various Town Division and Alternate Agency approvals.

The total budget for this project is \$643,284. To date, 32% of total project income totaling \$202,000 has been received or committed through in-kind business and professional donations, grants and community partnerships. In-kind professional donations include Mark Tanner Construction, Inc., High West Landscape Architects, JK Architecture & Engineering, CATT CP, and East River Public Relations. Grants and sponsorships have been received from Truckee Tahoe Community Foundation, Truckee Donner Public Utility District, Joseph Foundation, and Martis Camp Community Foundation.

CATT CP was chosen to be the Truckee Rotary 2020 Crab Feed Auction Beneficiary. This event, scheduled for March 21st, will be a tremendous community outreach and fundraising opportunity for Truckee Downtown Park.

TTAD Benefit: Target Population, Community Benefits & Outcomes

The Truckee Downtown Park will benefit and serve TTAD constituents. TDRPD's intent is to have Park programs and events open to the public, charging only nominal and reasonable participant fees where such fees and associated revenue are used to offset program costs or are part of the fundraising effort.

Target population is all ages and abilities. The definition of a sensory garden is: *A garden or other plot specifically created to be accessible and enjoyable to visitors, both disabled and non-disabled. The purpose of such a provision is to provide individual and combined sensory opportunities for the user such that they may not normally experience.* Making the park fully ADA accessible requires upgraded materials on the play features and installations. This is an important feature of the Park designed with sensory garden elements.

Anticipated project benefits and outcomes are tied to the Park project goals. Those goals are: Goal #1: To reinvest in a downtown treasure by improving the aesthetics and accessibility which contribute to building longevity, community pride, neighborhood revitalization, as well as meeting the needs of local families and an expanding cultural community.

Goal #2: To give Truckee better access to a growing Community Arts Center with an expanding list of cultural events.

Goal #3: To provide the community with a true Community Park in downtown Truckee.

Tracking & Evaluating Benefits & Outcomes

This “core” downtown restoration and neighborhood revitalization project is meant to offer a community gathering place, enhance community pride, and support community economics. A national initiative known as *Parks Build Community* is demonstrating the transformative value of parks on the health and vitality of communities across America. The vision to build and revitalize parks as thriving gathering places for youth, families and adults is one shared by the National Recreation and Park Association, its industry and non-profit partners, and the thousands of park and recreation professionals who develop and maintain these treasured public places.

Measurable outcomes will be based on Community Art Center Downtown Park usage and increased opportunities to cross-collaborate with other local non-profits who serve families, youth, seniors, and those who offer educational, environmental, and arts programming. Community Art Center statistics are tracked annually by the TDRPD which owns and operates the facility. There will be an opportunity to work with the Tahoe Truckee Unified School District (TTUSD), Sierra Watershed Education Partnerships (SWEP), Truckee Community Theater (TCT) and others on the Park installation and in future programming.

How will the District be recognized in your program? (Use additional sheets as necessary.)

The Truckee Tahoe Airport District Downtown Park Amphitheater

A grant award of \$125,000 from TTAD will satisfy the naming requirements for the Truckee Downtown Park Amphitheater. This is our largest naming opportunity within the Truckee Downtown Park Project.

In 2018, the CAC had 55,197 users. This number is expected to increase due to the addition of the Park and 60-seat outdoor amphitheater. Permanent, custom signage will be used to thank all community partners at their various donation levels so the generosity and efforts of everyone involved can be recognized. This permanent acknowledgement will be created in accordance with TTAD requirements and pre-approval.

In addition to permanent signage within the Park, acknowledgement will be included in all fundraising efforts leading up to project completion such as websites, print material, social media, press releases, advertising, etc. Finally, at project completion, there will be a “ribbon cutting” ceremony planned. TTAD will be invited to have a “sponsor booth” with banner for the purposes of distributing information regarding the programs and community services TTAD provides in accordance with TTAD General Manager.

KEY:

- 1 MAIN ENTRANCE
- 2 STUMPS
- 3 BOULDER SPIRAL MOUND
- 4 SEATWALLS
- 5 LOG AND BOULDER CLIMBER
- 6 GRASSY BOULDER MOUND
- 7 STEPS TO STAGE
- 8 ASPEN TREES FOR SHADE
- 9 STAGE
- 10 ADA ACCESSIBLE RAMP
- 11 ENTRANCE FROM PARKING
- 12 SHADED PICNIC AREA
- 13 AMPHITHEATER
- 14 PERENNIAL GARDEN
- 15 SHADED SEATING AREA
- 16 PAVER PATHWAY WITH RIVER PATTERN
- 17 VERTICAL GREEN WALL
- 18 SENSORY WALKWAY
- 19 GRASSY MOUND
- 20 SENSORY GARDEN
- 21 PAVER WALKWAY CONNECTION TO TROUT CREEK POCKET PARK

SCHOOL STREET

CHURCH STREET

COMMUNITY ARTS BUILDING

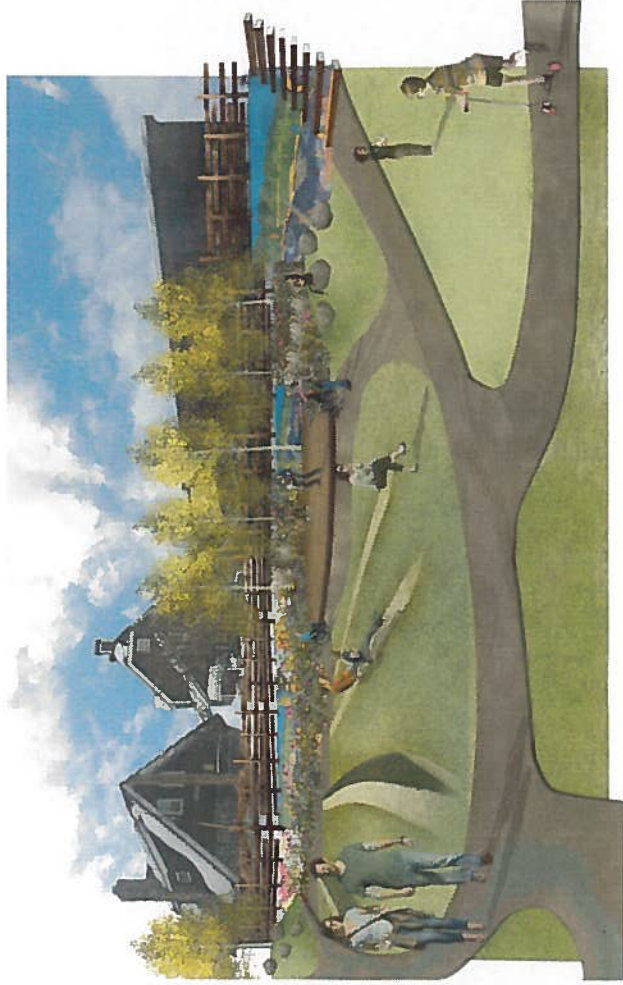


COMMUNITY ARTS CENTER
CONCEPT PLAN



HIGH WEST
LANDSCAPE ARCHITECTS

PERSPECTIVE I
AMPHITHEATER



PERSPECTIVE II
ENTRY FROM CHURCH ST.



CONCEPT



PATH / RIVER CONCEPT



NATURAL PLAYGROUNDS



INTERACTIVE LEARNING ELEMENTS



AMPHITHEATRE



SHADE STRUCTURES



Truckee Tahoe Valuations
16947 Skislope Way
Truckee, CA 96161
(530) 550-9363
www.truckeeatahoevaluations.com

09/09/2019

Kellie Cutler/Dave Rhoden
Contractors Association of Truckee
12313 Soaring Way , Suite 1A
Truckee, CA 96161

Re: Property: 10046 Church St
Truckee, CA 96161

File No.: 0002894

Effective Date: 08/20/2019

In accordance with your request, I have appraised the above-referenced vacant lot. The purpose of this appraisal report is to provide an estimate of the fair market value of a portion (12,679 square feet) of the one hundred percent (100.00%) fee simple ownership interest (42,691 square feet) in the subject real property. The intended use of this appraisal report is obtaining a grant to develop the property. Appraiser has been advised that this development planned is for a public park. A HYPOTHETICAL ASSUMPTION WILL BE APPLIED AS IF THERE ARE NO IMPROVEMENTS ON THIS LOT

This report is based on a physical analysis of the site, any known entitlements, a locational analysis of the neighborhood, and an economic analysis of the market for real properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice, additional requirements by The Appraisal Standards Board and The Appraisal Institute

The opinion of value reported above is as of the stated effective date. It should be clearly noted that this report is subject to the certification and limiting conditions attached. In addition, there is an Extraordinary Assumption that this lot is fully buildable under all local governmental agencies and that there are no limitations due to soil or any other content of this land. The appraiser understands that there is a Stream of Commerce through which the appraisal may flow and that I am responsible for the accuracy and veracity of the value estimated as of the effective date and under current market conditions. Should the property condition or market conditions change, over which the appraiser has no control, I cannot warranty the value into the future. Whether the rate of change remains constant is a function of interest rates, consumer confidence, supply and supportable demand issues.

It has been a pleasure to assist you. Please do not hesitate to contact me or my staff if we can be of additional service to you

Sincerely,



Judy Dowdy, SRA
SRA
License or Certification #: AR031171
State: CA Expires: 06/30/2021
judy@truckeeatahoevaluations.com

APPRAISAL OF REAL PROPERTY



LOCATED AT

10046 Church St
Truckee, CA 96161
Pcl B Pm 15/46

FOR

Contractors Association of Truckee
12313 Soaring Way , Suite 1A
Truckee, CA 96161

OPINION OF VALUE

\$330,000

AS OF

08/20/2019

BY

Judy Dowdy, SRA
Truckee Tahoe Valuations
16947 Skislope Way
Truckee, CA 96161
(530) 550-9363
judy@truckee-tahoevaluations.com
www.truckee-tahoevaluations.com

| | | | | | |
|------------------|---|--------|----------|----------|-------|
| Client | Contractors Association of Truckee | | File No. | 0002894 | |
| Property Address | 10046 Church St | | | | |
| City | Truckee | County | Nevada | State | CA |
| Owner | Truckee-Donner Recreation & Park District | | | | |
| | | | | Zip Code | 96161 |

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| | | | | |
|--|---|--|-------------------|---|
|  <p>AI Reports™ Form 100.04</p> | Client File #: | N/A | Appraisal File #: | 0002894 |
| | <h1>Summary Appraisal Report • Residential</h1> | | | |
| | Appraisal Company: Truckee Tahoe Valuations | | | |
| | Address: 16947 Skislope Way, Truckee, CA 96161 | | | |
| Phone: (530) 550-9363 | | Fax: | | Website: www.truckeetahoevaluations.com |
| Appraiser: Judy Dowdy, SRA | | Co-Appraiser: | | |
| AI Membership (if any): <input checked="" type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA | | AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA | | |
| AI Status (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate | | AI Status (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate | | |
| Other Professional Affiliation: Tahoe Sierra & Incline Village MLS, IRWA, EPC | | Other Professional Affiliation: | | |
| E-mail: judy@truckeetahoevaluations.com | | E-mail: | | |
| Client: Contractors Association of Truckee | | Contact: Kellie Cutler/Dave Rhoden | | |
| Address: 12313 Soaring Way, Suite 1A, Truckee, CA 96161 | | | | |
| Phone: 530.550.9999 | | Fax: | | E-mail: kellie@ca-tt.com/rhoden@caseywood.com |
| SUBJECT PROPERTY IDENTIFICATION | | | | |
| Address: 10046 Church St | | | | |
| City: Truckee | | County: Nevada | | State: CA ZIP: 96161 |
| Legal Description: Pcl B Pm 15/46 | | | | |
| Tax Parcel #: 19-110-10-000 | | RE Taxes: n/a | | Tax Year: 2018 |
| Use of the Real Estate As of the Date of Value: | | unimproved land | | |
| Use of the Real Estate Reflected in the Appraisal: | | unimproved land | | |
| Opinion of highest and best use (if required): | | already established | | |
| SUBJECT PROPERTY HISTORY | | | | |
| Owner of Record: Truckee-Donner Recreation & Park District | | | | |
| Description and analysis of sales within 3 years (minimum) prior to effective date of value: | | The subject property has not sold in the past 3 years. | | |
| Description and analysis of agreements of sale (contracts), listings, and options: | | The subject property has not been listed in the local open market in the past 3 years. | | |
| RECONCILIATIONS AND CONCLUSIONS | | | | |
| Indication of Value by Sales Comparison Approach | | \$ 330,000 | | |
| Indication of Value by Cost Approach | | \$ n/a | | |
| Indication of Value by Income Approach | | \$ n/a | | |
| Final Reconciliation of the Methods and Approaches to Value: | | Reliance is placed on the Sales Comparison approach as it best replicates buyers attitude and decision-making process in the market place. In the Sales Comparison Approach, the subject property is compared to similar properties that have been sold recently or for which listing prices or offering figures are known. Data for generally comparable properties are used and comparisons are made to demonstrate a probable price at which the subject property would sell if offered on the market. This is a good indication of value assuming the market data considered is recent and reliable and conforms in use to the subject property. The Cost approach is not suitable nor does it reflect buyers purchasing decisions of land that is of this zoning that is vacant. The Income Approach is not suitable as it does not reflect the decisions of an owner-user, but of an investor, which is not the typical buyer of land of this zoning. Neither are necessary to conclude credible results. Other methods were considered including: extraction, allocation, Direct Capitalization, but none were considered to be applicable to this parcel of land in this market. A search of all available resources was made to determine market trends, influences and other significant factors pertinent to the subject property. The range indicators were considered and placement of value was made reflecting the best overall value indicator. Value conclusion is based on representative closed sales, pending sales, and trends in market within the market value definition utilized in the report. The conclusion considered the concept of The Principle of Substitution. Supply and demand has been examined. A marketability study (a critique of the subject, study of the economic environment, and proportional capture of market demand) has been considered. | | |
| Opinion of Value as of: 08/20/2019 | | \$ 330,000 | | |
| Exposure Time: 600 - 1500 days for the partial interest section of the whole lot | | | | |
| The above opinion is subject to: <input checked="" type="checkbox"/> Hypothetical Conditions and/or <input checked="" type="checkbox"/> Extraordinary Assumptions cited on the following page. | | | | |

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

| | | | |
|--------------------------|------------------------------------|--------------------------|---------|
| Client: | Contractors Association of Truckee | Client File #: | N/A |
| Subject Property: | 10046 Church St, Truckee, CA 96161 | Appraisal File #: | 0002894 |

ASSIGNMENT PARAMETERS

| | | | |
|---|--|------------------------------------|--------------------------------|
| Intended User(s): | The Intended User is The Contractors Association of Truckee Tahoe | | |
| Intended Use: | This report will be used for the purpose of obtaining a grant to develop the property. | | |
| This report is not intended by the appraiser for any other use or by any other user. | | | |
| Type of Value: | Fair Market Value (see Definition of Value) | Effective Date of Value: | 08/20/2019 |
| Interest Appraised: | <input checked="" type="checkbox"/> Fee Simple | <input type="checkbox"/> Leasehold | <input type="checkbox"/> Other |
| Hypothetical Conditions: | (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) A HYPOTHETICAL ASSUMPTION WILL BE APPLIED AS IF THERE ARE NO IMPROVEMENTS ON THIS LOT | | |
| Extraordinary Assumptions: | (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.) This analysis is made under the assumption that this lot is fully buildable by under all local governmental agencies and that there are no limitations due to soil or any other content of this land .if any unidentified items are subsequently identified, they may have an adverse affect on the value of the subject property. There are no assignment-specific Extraordinary Assumptions. | | |

This appraisal was completed to the level of a summary analysis and is identified by USPAP requirements as an Appraisal Report

SCOPE OF WORK

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

| Scope of Subject Property Inspection/Data Sources Utilized | Approaches to Value Developed |
|--|--|
| Appraiser Property Inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date of Inspection: 08/20/2019 Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: appraiser walked the perceived boundaries of the lot. See "Data Sources". | Cost Approach: <input type="checkbox"/> Is necessary for credible results and is developed in this analysis <input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis |
| Co-Appraiser Property Inspection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date of Inspection: Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: | Sales Comparison Approach: <input checked="" type="checkbox"/> Is necessary for credible results and is developed in this analysis <input type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis |
| | Income Approach: <input type="checkbox"/> Is necessary for credible results and is developed in this analysis <input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis |

Additional Scope of Work Comments: 1)An exterior inspection will be made. This is un-improved land. Site size will be from Data Sources. A HYPOTHETICAL ASSUMPTION WILL BE APPLIED AS IF THERE ARE NO IMPROVEMENTS ON THIS LOT 2) Conduct a sales search throughout the community of Truckee and the unincorporated areas of Truckee and any additional communities for relevant un-improved land that has sold within the past two to three years of the effective date of appraisal, or further back in time, if necessary 3) Conduct a search for similar properties in the area that are on the active market, have expired or were or are pending sales, utilizing the Multi-Tiered Market Data Approach. That is, investigating sales, current listings, current pending properties, any relevant expired listings and determining relevance to subject 4) Verify with primary public data sources the information stated in MLS on each comparable used 5) Validate transactional elements and circumstances with sources 6) Complete a time analysis as reflected in the overall current market conditions in subject's neighborhood 7) Confirm any building and use permits for subject and all comparables 8) Photos of subject and comparables. Photos of comparables might be used from Data Sources. **NOTE: In order to determine the value of a partial interest of a parcel, the value of the whole parcel must be analyzed first.**

Significant Real Property Appraisal Assistance: None **Disclose Name(s) and contribution:**

| | | | |
|--------------------------|------------------------------------|--------------------------|---------|
| Client: | Contractors Association of Truckee | Client File #: | N/A |
| Subject Property: | 10046 Church St, Truckee, CA 96161 | Appraisal File #: | 0002894 |

MARKET AREA ANALYSIS

| | | | | | |
|---|--|--|---|--|--|
| Location Urban <input checked="" type="checkbox"/> Suburban Rural | Built Up <input type="checkbox"/> Under 25% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Over 75% | Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow | Supply & Demand <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply | Value Trend <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Decreasing | Typical Marketing Time <input checked="" type="checkbox"/> Under 3 Months <input type="checkbox"/> 3-6 Months <input type="checkbox"/> Over 6 Months |
| Neighborhood Single Family Profile | | Neighborhood Land Use | | Neighborhood Name: Downtown Truckee | |
| Price 220,000 | Age 19 | 1 Family 23.8% | Commercial 75% | PUD | Condo |
| 1,100,000 | 79 | Condo | Vacant | HOA: \$ | / |
| 480,000 | 56 | Multifamily 1% | Recreational .1% | Amenities: | |

Market area description and characteristics: The above information references improved lots in the Neighborhood of downtown Truckee area to portray the area characteristics. This is single family data only as there are more single family sales than commercially zoned sales. This is to give the reader an overall understanding of the immediate neighborhood. Please see supplemental addendum for information on non-residentially zoned activity.

The subject property is situated in the incorporated Town of Truckee on the south west corner of Church Street and School Street, within the town of Truckee, situated within Nevada County, California 96161 and is positioned approximately 102 miles south of the state capitol and the Sacramento Metropolitan area, and approximately 187 miles northeast of San Francisco, California. This is considered downtown Truckee. This section of downtown has single family residential, retail, restaurants, an old church and the old community recreation center. Downtown has retail and restaurants of approximately 14 buildings with additional buildings on Jibboom Street. Many of the buildings here were built after the Coburn's Station fire in 1868. Fires continued and many buildings were re-built. Through the 1890's the Front Street area would bustle with business activity. This period was considered The Janus Years. A few years ago, a small downtown park was built on the corner of Jibboom Street and Bridge Street. The Truckee Regional Park is just south and east and there are numerous other public parks within the town limits. West River Street is south on the other side of the railroad tracks.

SITE ANALYSIS

| | |
|--|---|
| Dimensions: See "Plat Map" | Area: 42,253 Sq. Ft. |
| View: Houses/Commercial Buildings | Shape: Irregular |
| Drainage: Assumed to be adequate | Utility: Assumed to be adequate |
| Site Similarity/Conformity To Neighborhood | Zoning/Deed Restriction |
| Size: <input type="checkbox"/> Smaller than Typical <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Larger than Typical | View: <input type="checkbox"/> Favorable <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Less than Favorable |
| Zoning: PF=Public Facilities-see below <input checked="" type="checkbox"/> Legal <input type="checkbox"/> No zoning <input type="checkbox"/> Legal, non-conforming <input type="checkbox"/> Illegal | Covenants, Condition & Restrictions <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Documents Reviewed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent \$ / |
| Utilities | Off Site Improvements |
| Electric <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other | Street <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Asphalt |
| Gas <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other | Alley <input type="checkbox"/> Public <input type="checkbox"/> Private None |
| Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other | Sidewalk <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private |
| Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other | Street Lights <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private |

Site description and characteristics: This site has frontage on the north side of Church Street and on the west side of School Street. Both streets are paved. (the partial interest of this lot has frontage on Church Street which currently has a wood fence and will not have frontage on School Street). The topography is flat and level with the frontage. It is not within a designated FEMA flood zone (see attached map). The portion of this lot and it's current plan of development was published in the local paper, The Sierra Sun on December 8, 2018. <https://www.sierrasun.com/news/local/new-community-park-planned-for-downtown-truckee/>

HIGHEST AND BEST USE ANALYSIS

| | | |
|--|---------------------|--|
| Present Use | Proposed Use | <input checked="" type="checkbox"/> Other see below |
| Summary of highest and best use analysis: The town of Truckee has approved this portion of this lot to be developed as a community park and gathering place. As this is located within the Historic Preservation District, Category C, the Historic preservation Advisory Commission has issued requirements. The Community Development Director has required all improvements to be consistent with the plans on file and to comply with all conditions of approval, including necessary permits. See copy of the letter dated July 10,2019 from the Town of Truckee. See supplemental addendum. | | |

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Supplemental Addendum

File No. 0002894

| | | | | | |
|------------------|---|--------|--------|-------|-------------------|
| Client | Contractors Association of Truckee | | | | |
| Property Address | 10046 Church St | | | | |
| City | Truckee | County | Nevada | State | CA Zip Code 96161 |
| Owner | Truckee-Donner Recreation & Park District | | | | |

INTENDED USE

The Intended Use is to evaluate the property that is the subject of this appraisal, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. Use of the report by others for any use is not intended by the appraiser, and specifically prohibited.

INTENDED USERS

No additional Intended Users are identified by the appraiser. Use of the report by others for any other use is not intended by the appraiser, and specifically prohibited. Any other use by the client is strictly prohibited by the appraiser. The appraiser and related parties assume no obligation, liability, or accountability to any third party.

DEFINITION OF MARKET VALUE

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or, in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interests, and assuming that neither is under undue duress. ("The Appraisal of Real Estate" 12th Edition, 2001, Chicago, Illinois, page 22)

HIGHEST AND BEST USE ANALYSIS – LAND VALUATION

Introduction: The highest and best use of the subject real estate is defined as "The reasonably probable and legal use of vacant land or an improved property that is physically possible, legally permissible, appropriately supported, financially feasible and that results in the highest value." (Twelfth Edition of the Appraisal of Real Estate, The Appraisal Institute, 2001).

In support of the highest and best use determination for the subject land as if vacant and as improved, the four basic elements of the definition are considered in the following analysis of highest and best use for the subject property.

Physically Possible: The physical characteristics concerning development of the subject land to its highest and best use were previously described in the site description section of this report and are regarded to be good.

Legally Permissible: This includes consideration of primarily municipal zoning, private restrictions, building codes, comprehensive plans, environmental regulations, wetland restrictions and other public regulations that impact the potential use of the site. Based on a review of only zoning and planning facts, the potential highest and best use of the subject land is considered to be within a range of uses noted in the attached **approval letter from the Town of Truckee**. The perceived most probable highest and best use for the subject land is to create a community park and gathering space, as approved by the town of Truckee effective on July 23, 2019 and communicated by Laura Dabe, Assistant Planner, Town of Truckee on July 10, 2019.

Demographic Considerations: Demographic factors at the national, state, regional, and local levels directly affect the existing development potential as well as the future for the subject real estate. From a national point of view, the development potential for the subject real estate is considered to be high. From a statewide point of view, the development potential for the subject real estate is considered to be high. From a regional point of view, the development potential for the subject real estate is considered to be high. From a local point of view, the development potential for the subject real estate is considered to be high.

Market Demand Considerations: Market demand and feasibility considerations for the perceived highest and best use of the subject land are indicated by the existence and apparent operational status of similar types of real estate developments in the immediate market area. The location, success or failure of existing competitive developments as well as the amount of vacant competitive space available for sale or rental often dictates development timing and potential. Real estate developments that are considered to be competitive and similar to the perceived highest and best use of the subject land were discussed in the Neighborhood section of this report. A review of the competitive market for the subject property is summarized as follows:

1. The subject probable highest and best use is regarded to be similar compared to other competitive properties due to the size and zoning and the Town of Truckee General Plan.
2. The sales price range for competitive properties similar to the subject probable highest and best use is regarded to be similar price levels necessary to economically support new construction costs
3. The market supply for competitive properties similar to the subject probable highest and best use in the competitive market is regarded to be low.
4. Levels of proposed and new construction activity for competitive properties similar to the subject probable highest and best use in the competitive market is regarded to be very low to non-existent indicating probable low market demand with possible economic obsolescence occurring in the market.

Supplemental Addendum

File No. 0002894

| | | | | | | | |
|-------------------------|---|---------------|--------|--------------|----|-----------------|-------|
| Client | Contractors Association of Truckee | | | | | | |
| Property Address | 10046 Church St | | | | | | |
| City | Truckee | County | Nevada | State | CA | Zip Code | 96161 |
| Owner | Truckee-Donner Recreation & Park District | | | | | | |

6. Trends in the subject's sub-market are regarded to be neutral.

Financially Feasible: The highest and best use must be financially feasible as of the date of valuation. A review of immediate market area demand factors, development trends, and primarily the availability of supportive financing for the proposed use are considered along with local, regional, state and national economic conditions as a part of this analysis. In general, financial market considerations indicate that the potential for developing the subject land to a highest and best use as of the date of valuation is regarded to be **medium**.

Maximally Productive: The regarded most probable highest and best use for the subject land as approved is regarded to be maximally productive and capable of generating the highest value for the subject real estate.

Highest and Best Use of the Subject Land Conclusion: The highest and best use of the subject land as if vacant is estimated to be a community park and gathering space.

CURRENT MARKET CONDITIONS AND MARKET TRENDS

Downtown Truckee sits in the Sierra Mountains at an elevation of 5,900 feet. The eastern portion of Placer county is also in Truckee. Full time population is approximately 15,904 as of January, 2017 (community development department). The median house price is \$538,000 with at least 50% of houses used as vacation properties and over 58% of the local employees commuting to work from other areas (Sierra Sun, October, 2018). A 2016 housing study done by the Tahoe Truckee Community Foundation reported that 76% of residents are over-paying for housing. The average annual income per capita in the Tahoe Basin is \$30,516. (April, 2018 Tahoe Prosperity Center). The Transient Occupancy Tax collected for the 2016/17 fiscal year showed an increase of 21%, then a decrease of 0.4% in the 7/18 fiscal year. (See attached chart). Many property owners are using on-line rental services and are not paying the required taxes. Transient Occupancy Tax collected from short-term rentals accounts for 60% of total TOT collected in Truckee. Short term rentals grew by 81% in Truckee between 2012-2018. Over 65% of the regions homes are vacant 50% of the time and approximately 60% of the homes are second homes. This is a recreational/resort/vacation home area.

The 2017/18 snowpack was extremely low, but did not affect tourism or property values. Winter 2018/19 was above average impairing transportation at times. Heavy winters can cause a lot of property damage.

The information below is derived from the local MLS and references all commercial/industrial building sales in the town of Truckee and unincorporated areas of Truckee. This data is presented to give the reader an overall knowledge of commercial activity within the town.

| | | | | | | |
|------------------------------|---|---------------------------------------|-------------|-----|------|--------------------|
| In 2013 there was a total of | 2 | sales with a median sales price of \$ | 842,500 | and | 936 | days on the market |
| In 2014 there was a total of | 4 | sales with a median sales price of | \$1,312,500 | and | 206 | days on market |
| In 2015 | 5 | | 760,000 | | 1020 | |
| In 2016 | 4 | | 1,100,000 | | 227 | |
| In 2017 | 9 | | 940,000 | | 170 | |
| In 2018 | 5 | | 1,216,000 | | 305 | |
| In 2019 (thus far) | 5 | | 1,200,000 | | 212 | |

Absorption rate annualized = .5 sales per month. Inventory is in balance with five properties on the active market with a median asking price of \$2,220,000.

Conclusions: Year-end 2015 saw a decline in the median sales price and an increase in marketing time. Then an annual increase, then a decrease and since an increase with a flat market so far this year. NOTE: This data is skewed with various types of buildings and various zonings. Also, not all commercial buildings are put on this multiple listing service, so this is not complete data. What is evident, is volume is anywhere between 3-9 sales per year with a typical marketing time of over 200 days.

SUMMARY OF SALES COMPARISON APPROACH

Search parameters for relevant comparables were sales of vacant lots zoned other than residential in the town of Truckee within the past 24 months. All non-residential zoning lots were considered due to the multi-purpose allowances of each zoning category and the low number of non-residential lots that have sold and that are available. That search also included west to the Donner Lake and Donner Summit. A total of 9 data points were obtained. Eight were appropriate to discuss while one was in a PUD and considered not appropriate.

Comp Spreadsheet

Listed below are sales that have been considered in this analysis. These parcels are considered to be the best data available in order to derive an appropriate Market Value for the subject property

| Property Address (APN) | Location | Sale Date DOM | Sales Price | Size (Sq Ft) Price Per Sq Ft. | Zoning Topography | Comments |
|--|--|---------------------------|---------------|-------------------------------|---------------------------|---|
| 1. 10403 High St Truckee, CA 96161 19-080-09-000 | Truckee Downtown | 06/07/2017 790 | \$177,500 | 4,358 \$40.75 | DMU Downslope Steep | This lot offers views of Downtown Truckee, accessed via a steep set of concrete steps adjacent. Plans include a legal rental unit on lower level, legal office with private door and (8 parking spaces across High Street for the 2 lots). It was listed for \$199,000 in 2010 and sold for \$40,000 in 1872 days. Listed again for \$299,000 in 2015, price decreased to \$149,000, then increased to \$169,000 and sold for \$177,500 after 780 days being on the market. DMU zoning description Downtown Mixed Use. |
| 2. 10025 Trails End Truckee, CA 96161 19-020-02-000 | Truckee Pioneer Industrial Park | 06/05/2017 448 | \$265,000 | 17,424 \$15.21 | M Level | This is level corner lot, backs to lake trail, not many trees, all utilities at street. Originally listed in 2011 for \$335,000 and that listing expired. It was listed again in 2012 and 2013 for \$329,000 and those listings expired too. Then again it was listed for \$299,000 in 2016 and sold for \$265,000. Cash sale. M zoning description Manufacturing |
| 3. 16670 Donner Pass Rd Truckee, CA 96161 17-170-12-000/17-170-45 | Donner Lake | 06/31/2017 969 | \$305,000 | 18,730 \$16.28 | CG Level | These lots are located in Donner Lake West End commercial district at the corner of Donner Pass Road and Donner Lake Road. There is existing 18724 sq structure with kitchen and bath. Two sewer hook-ups. Two water meters installed. RV hook-ups. Part lot with access from both Donner Lake and Donner Pass Road. It was listed in 2013/14 for \$329,000/\$318,000. It was listed in 2016 and 2017 for \$285,000 and expired both times. Listed again in 2017 for \$289,000 and sold for \$305,000. CG zoning description General Commercial |
| 4. 16780 Donner Pass Rd Truckee, CA 96161 17-180-07-000 | Donner Lake | 10/03/2017 337 | \$565,000 | 34,848 \$16.21 | CG Level | This is large level lot on the North side of Donner Lake. It was listed for \$669,000 in 2016 and sold for \$565,000 in 337 days. There was an old a-frame house on the lot. Buyer obtained a new loan. CG zoning description General Commercial. |
| 5. 11211 Trails End Truckee, CA 96161 19-020-10-000 | Truckee Pioneer Industrial Park | 06/23/2017 403 | \$285,000 | 27,442 \$10.39 | M Level | This parcel is level with .63 acres and the allowable coverage is "70% with 20% F.A.R.", per Town. That's about 5,500 sq ft without the additional residential application. Other buildings in this area have residential on top. Originally listed in 2016 for \$349,000 and that listing expired. It was listed again in 2017 for \$349,000 and sold for \$285,000 in 50 days. Cash sale. M zoning description Manufacturing |
| 6. 10677 Maris Valley Rd. Truckee, CA 96161 19-040-29-000 | Truckee | Contingent Listing 328 | (\$339,000) | 19,802 (\$17.29) | CG Level | This land is located on Brockway Rd across from the Best Western in an area of commercial development. Access and frontage is on Brockway Rd on a level site. It was listed for \$760,000 in 2009, expired in 961 days. Listed again in 2011 for \$359,000, price decreased to \$332,000 and listing expired in 1469 days. Asking price since 2018 is \$339,000. Went into contract on 02/22/2019. CG zoning description General Commercial |
| 7. 10390 High St. Truckee, CA 96161 19-080-38-000 | Truckee Downtown | Active Listing 751 | (\$212,000) | 6,098 (\$34.77) | DMU Downslope Steep | This lot is overlooking Downtown Truckee, which is accessed via a steep set of concrete stairs adjacent. It has been on the market for 3084 days. It is also co-listed under the residential category DMU zoning description Downtown Mixed Use. |
| 8. 1901 Hwy #267 Truckee, CA 96161 08-270-057-000 | Maris Valley | Active Listing 81 | (\$1,295,000) | 43,580 (\$29.73) | CPD-De-AO Level | This lot has highway frontage/visibility and commercial neighbors. Parcel is almost level with underground utilities. Located adjacent to a small office building. Includes plans for a 17,000 SF mixed use building, retail on first level and office on second. This lot has been on the market 91 days since 05/06/2019 for \$1,295,000. It was also on the market for 430 days at \$1,300,000. It is situated next to the sale at 10403 High Street mentioned above. CPD-De-AO zoning description Commercial Planned Development-Design Storm-Altitude Overlight. |
| 9. 10002/10024 S River St Truckee, CA 96161 19-140-01-000 19-140-03-000 | Truckee Downtown | 11/01/2017 93 | \$1,000,000 | 27,000 \$37.03 | DMU Level | 2 Riverfront Lots. Listed separately for \$689,000 and \$425,000, add together. Lots have a short down-slope to the river. Once approved for a hotel. Cash sale DMU - Downtown Mixed Use |
| Subject 10048 Church St Truckee, CA 96161 19-110-10-000 | Truckee Downtown | | | 42,253 | DMP Level | DMP - Downtown Master Plan |

Supplemental Addendum

File No. 0002894

| | | | | |
|------------------|---|--------|--------|-------------------------|
| Client | Contractors Association of Truckee | | | |
| Property Address | 10046 Church St | | | |
| City | Truckee | County | Nevada | State CA Zip Code 96161 |
| Owner | Truckee-Donner Recreation & Park District | | | |

RECONCILIATION

This appraisal is a summary analysis. As such it does not include individual adjustment analysis. The range of sales of price paid per square foot is \$10.39 - \$40.75. obviously, the parcels zoned M are the lowest priced parcels, so they are eliminated from the desirable sales. That leaves the range of selected comparable sales from \$17.29 - \$40.75. All lots have a commercial and/or a mixed use sphere of influence. None are zoned the same as subject, but can have multi uses. Sale #3 had a cost associated with it to tear down the existing structure.

| Comp No. | Similarities Dis-similarities | Sale Price/SF price | Sale Date | Parcel Size (Square Feet) |
|----------|--|------------------------|------------|--|
| 1 | downtown/steep, smaller | \$177,500 \$40.75 | 08/07/2017 | 4,356 |
| 3 | level/different neighborhood, smaller | \$305,000 \$16.28 | 08/31/2017 | 18,730 |
| 4 | level/different neighborhood, smaller | \$565,000 \$16.21 | 10/03/2017 | 34,848 |
| 9 | level, downtown/smaller, possible water view | \$1,000,000 \$37.03 | 11/01/2017 | 27,006 |
| | | | | |
| Subject | level downtown | | | 42,253 the whole parcel 12,679 partial interest |

Subject whole lot is larger than any of the sales. Therefore, consideration must be given to the active listings. The range of price per square foot for active listings is \$17.29 - \$29.73

| | | | | |
|---------|--|----------------------------|-----------------|---|
| Comp #6 | level/different neighborhood, odd shape, smaller | (\$339,000) (\$17.29) | contingent sale | 19,602 |
| Comp #7 | downtown/smaller, steep | (\$212,000) (\$34.77) | | 6,098 |
| Comp #8 | level/different neighborhood but park nearby, larger | (\$1,295,000) (\$29.73) | | 43,560 |
| Subject | level downtown | | | 42,253 the whole parcel 12,679 partial interest |

It is reasonable to conclude and common practice, that the smaller the lot, the higher price per square foot. It is reasonable to conclude and common practice for the sales price to be less than the asking price. The average list price/sales price ratio of four of the above sales = 15%. Comparable #8 is slightly larger than subject. A 15% estimated list price/sales price ratio = a sales price of \$1,100,750 or \$25.27 per square foot. This will be rounded to 26.00 to account for the small 3% difference between Comp #8 and subject size, which is slightly smaller. This is in the range of sales.

42,253 x \$26.00 = \$1,098,578 **FOR THE WHOLE PARCEL**

APPRAISAL #2

PARTIAL INTEREST 12,679 SQUARE FEET OF THE 100% FEE SIMPLE INTEREST PARCEL OF 42,253 SQUARE FEET

In consideration of all of the discuss accepted appraisal methodologies and in reviewing opinions on Ludwig case in the San Francisco Bay Area of California (Ludwig v. Commissioner), the comparable sales approach best supports an analysis for a discount in this particular area for this particular specialty market. In this area, it is typical for owners to hold onto their property and to keep it. However, ownership matters can change and then a percentage ownership interest will either get absorbed by the remaining owners or placed on the open market via a local real estate agent or that owner will attempt to find a buyer. Please note that due to the percentage interest of the whole, it is difficult to find all sales of shares. There can be a lack of published data on this type of transaction and some owners do not advertise to sell their share. A broker survey was conducted and all commercial lot sales shown in the local multiple listing service were researched. No sales of partial interest in a non-residentially zoned lot could be found. Therefore, reliance is placed upon the local multiple listing service and local real estate agents to confirm sales.

If the partial interest ownership was on the open market or the owner of this share was looking to sell his interest: Buyers perceive a risk to this investment due to loss of control. This potential buyer pool is accustomed to being in control of their investments. Shares are hard, or impossible to finance and most buyers place a high value on privacy and use and shared ownership is in direct conflict. Some potential purchasers would prefer a parcel where there is a strong HOA that maintains the property and provides a schedule for the owners to follow and maintains the property. All real estate holdings carry an inherent risk and a fractional or partial holder's rights are limited due to the lack of control and general unattractiveness of investment. These two categories can be summed as one, lack of control. The partial interest holder might not be able to respond to market changes if that owner decides to sell and the potential of finding a buyer of this interest could be severely diminished. There does not appear to be current financing, no leverage risk discount is given as less leverage typically means less risk of loss of investment.

The comparable sales and active listings data above was reviewed and consideration was given to the following seven factors that could affect a discount of partial interests:

Supplemental Addendum

File No. 0002894

| | | | | | |
|------------------|---|--------|--------|-------|-------------------|
| Client | Contractors Association of Truckee | | | | |
| Property Address | 10046 Church St | | | | |
| City | Truckee | County | Nevada | State | CA Zip Code 96161 |
| Owner | Truckee-Donner Recreation & Park District | | | | |

1. The anticipated rate of return
2. The anticipated holding period
3. Future due diligence risk
4. Leverage and financial risk
5. Management risk
6. Lack of Control
7. General Unattractiveness of Investment

Due to the fact that no partial interest sales of non-residential properties were found, it is reasonable to assume that utilizing the price per square foot of the analyzed 100% whole parcel will reflect the inherent lack of control of the smaller parcel. Typically, there is a discount for the partial interest from the whole interest. The smaller parcel being analyzed as the subject of this appraisal is smaller than the whole parcel. It is typical that buyers pay a higher price per square foot for a smaller piece of land than a larger piece of land. Consequently and in summation, it is the judgment of this appraiser to apply the same price per square foot of the whole parcel to the smaller, partial parcel to produce a credible analysis based on the facts shown.

Therefore, 12,679 square feet x \$26.00 = \$329,654 rounded to \$330,000

The final opinion of value is THREE HUNDRED TWENTY THOUSAND DOLLARS (\$330,000)

In U.S. cash equivalency

MARKET TIME is an opinion of the amount of time it might take to sell the subject property at the concluded market value during a period immediately after the effective date of the appraisal. In addition, above, it also includes analysis of anticipated changes in market conditions. It is a function of price, time, use and anticipated market conditions. Based on this, an opinion of Marketing Time range is noted on the check box in the Neighborhood section of this form.

EXPOSURE TIME is always presumed to precede the effective date of the appraisal. This is the estimated length of time the subject property would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date, assuming a competitive and open market. Development of this opinion can be a range based on a) statistical information about days on market; b) information gathered through sales verification; and c) interviews of market participants. Comparable sales and listing days on market information was entered on the sales grid. Based on that info, the range of exposure time is noted on the form.

Subject Photos

| | | | | | |
|------------------|---|--------|--------|-------|-------------------|
| Client | Contractors Association of Truckee | | | | |
| Property Address | 10046 Church St | | | | |
| City | Truckee | County | Nevada | State | CA Zip Code 96161 |
| Owner | Truckee-Donner Recreation & Park District | | | | |



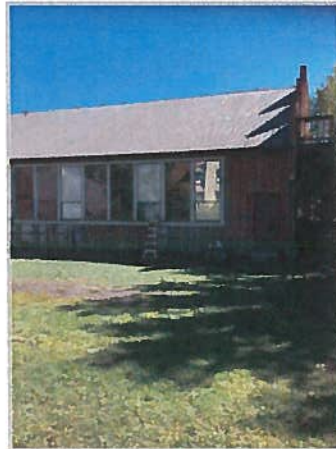
Subject front



Facing south



Facing west



Facing north



Facing east



Balance of whole lot facing east

Subject Photos

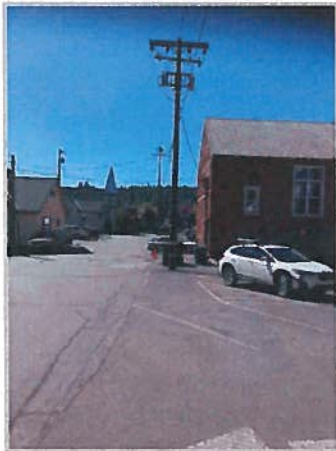
| | | | | | |
|------------------|---|--------|--------|-------|----|
| Client | Contractors Association of Truckee | | | | |
| Property Address | 10046 Church St | | | | |
| City | Truckee | County | Nevada | State | CA |
| Zip Code | 96161 | | | | |
| Owner | Truckee-Donner Recreation & Park District | | | | |



Current lot parking lot



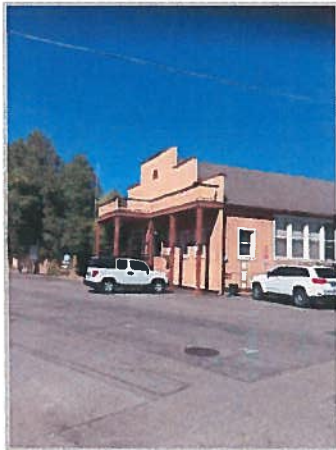
Whole lot facing north



Rear of whole lot / School Street



North side of lot



Frontage of lot



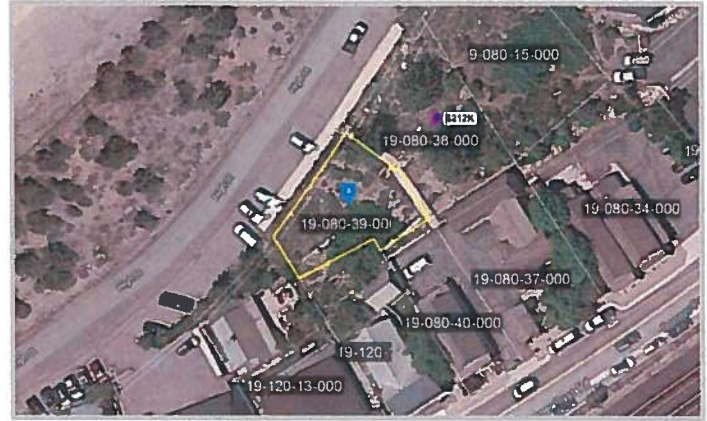
Front/Church Street

Comparable Photo Page 1-2

| | | | | |
|------------------|---|--------|--------|-------------------------|
| Client | Contractors Association of Truckee | | | |
| Property Address | 10046 Church St | | | |
| City | Truckee | County | Nevada | State CA Zip Code 96161 |
| Owner | Truckee-Donner Recreation & Park District | | | |



10403 High St, Truckee CA 96161
APN: 19-080-39-000



Map: 10403 High St, Truckee CA 96161



10005 Trails End, Truckee CA 96161
APN: 19-920-02-000



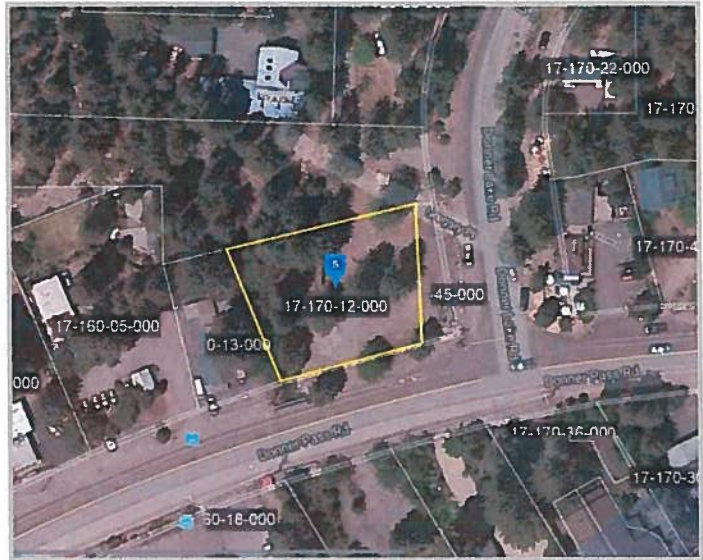
Map: 10005 Trails End, Truckee CA 96161

Comparable Photo Page 3-4

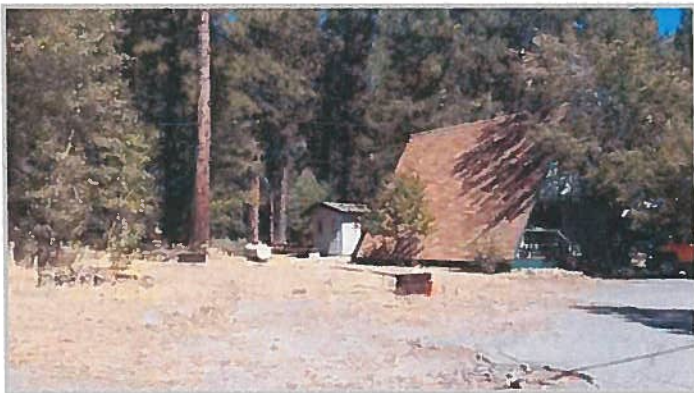
| | | | | |
|------------------|---|---------------|----------|----------------|
| Client | Contractors Association of Truckee | | | |
| Property Address | 10046 Church St | | | |
| City | Truckee | County Nevada | State CA | Zip Code 96161 |
| Owner | Truckee-Donner Recreation & Park District | | | |



**15670 Donner Pass Rd, Truckee CA 96161
APN: 17-170-12-000**



Map: 15670 Donner Pass Rd, Truckee CA 96161



**15780 Donner Pass Rd, Truckee CA 96161
APN: 17-160-07-000**



Map: 15780 Donner Pass Rd, Truckee CA 96161

Comparable Photo Page 5-6

| | | | | | | | |
|------------------|---|--------|--------|-------|----|----------|-------|
| Client | Contractors Association of Truckee | | | | | | |
| Property Address | 10046 Church St | | | | | | |
| City | Truckee | County | Nevada | State | CA | Zip Code | 96161 |
| Owner | Truckee-Donner Recreation & Park District | | | | | | |



11211 Trails End, Truckee CA 96161
APN: 19-920-10-000



Map: 11211 Trails End, Truckee CA 96161



10077 Martis Valley Rd, Truckee CA 96161
APN: 19-540-29-000



Map: 10077 Martis Valley Rd, Truckee CA 96161

Comparable Photo Page 7-8

| | | | | |
|------------------|---|---------------|----------|----------------|
| Client | Contractors Association of Truckee | | | |
| Property Address | 10046 Church St | | | |
| City | Truckee | County Nevada | State CA | Zip Code 96161 |
| Owner | Truckee-Donner Recreation & Park District | | | |



10393 High St, Truckee CA 96161
APN: 19-080-38-000



Map: 10393 High St, Truckee CA 96161



9701 Hwy #267, Truckee, CA 96161
APN: 080-270-067-000



Map: 9701 Hwy #267, Truckee, CA 96161

Comparable Photo Page 9

| | | | | |
|------------------|---|---------------|----------|----------------|
| Client | Contractors Association of Truckee | | | |
| Property Address | 10046 Church St | | | |
| City | Truckee | County Nevada | State CA | Zip Code 96161 |
| Owner | Truckee-Donner Recreation & Park District | | | |



**10002 S River St, Truckee CA 96161
APN: 19-140-01-000**

Map:10002 S River St, Truckee CA 96161



**10024 S River St, Truckee CA 96161
APN: 19-140-02-000**

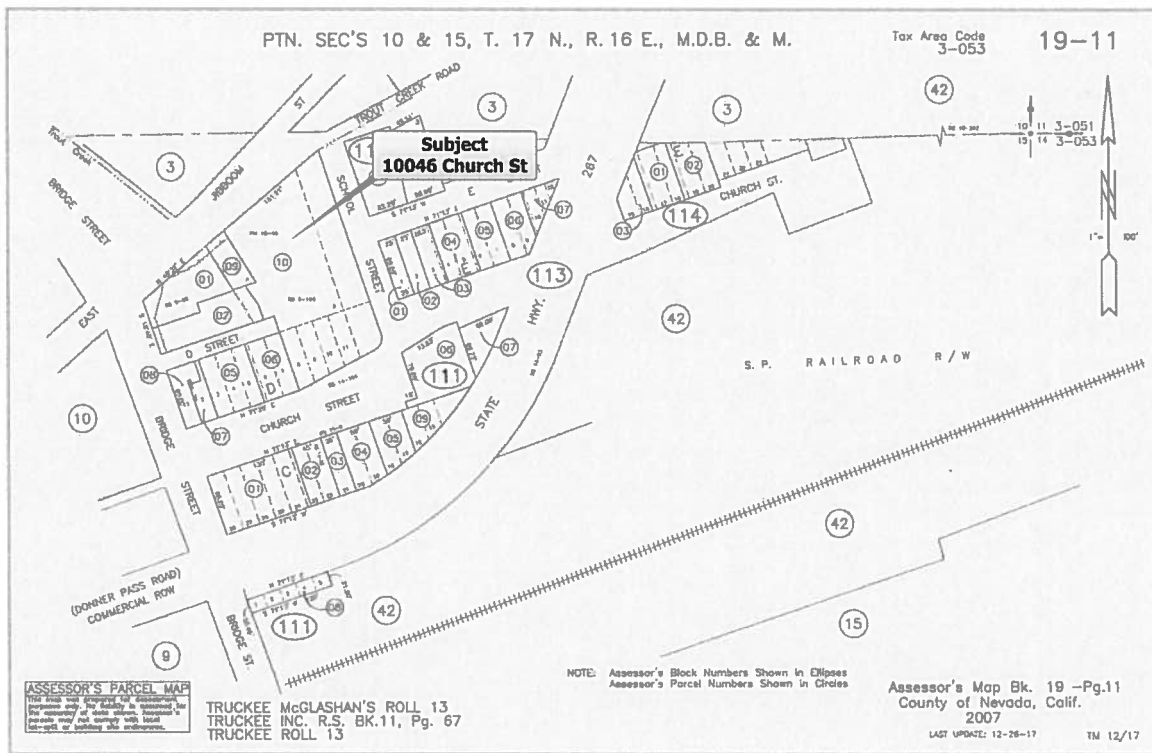
Map:10024 S River St, Truckee CA 96161

sold in conjunction with 10002 S River Street above

Aerial Map of the Whole Parcel (partial interest is the green area s/e side)

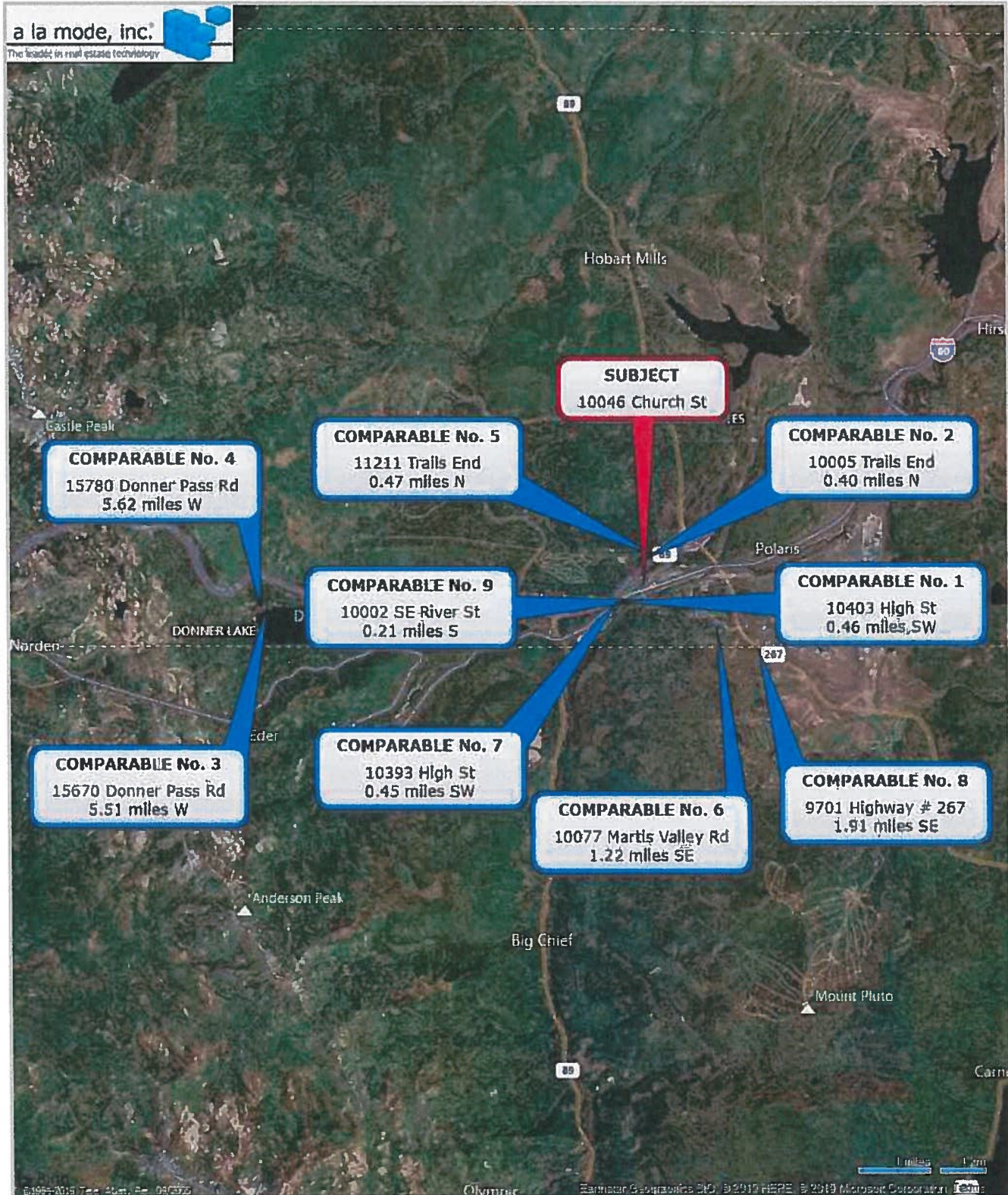


Plat Map



Location Map

| | | | | |
|------------------|---|--------|--------|-------------------------|
| Client | Contractors Association of Truckee | | | |
| Property Address | 10046 Church St | | | |
| City | Truckee | County | Nevada | State CA Zip Code 96161 |
| Owner | Truckee-Donner Recreation & Park District | | | |

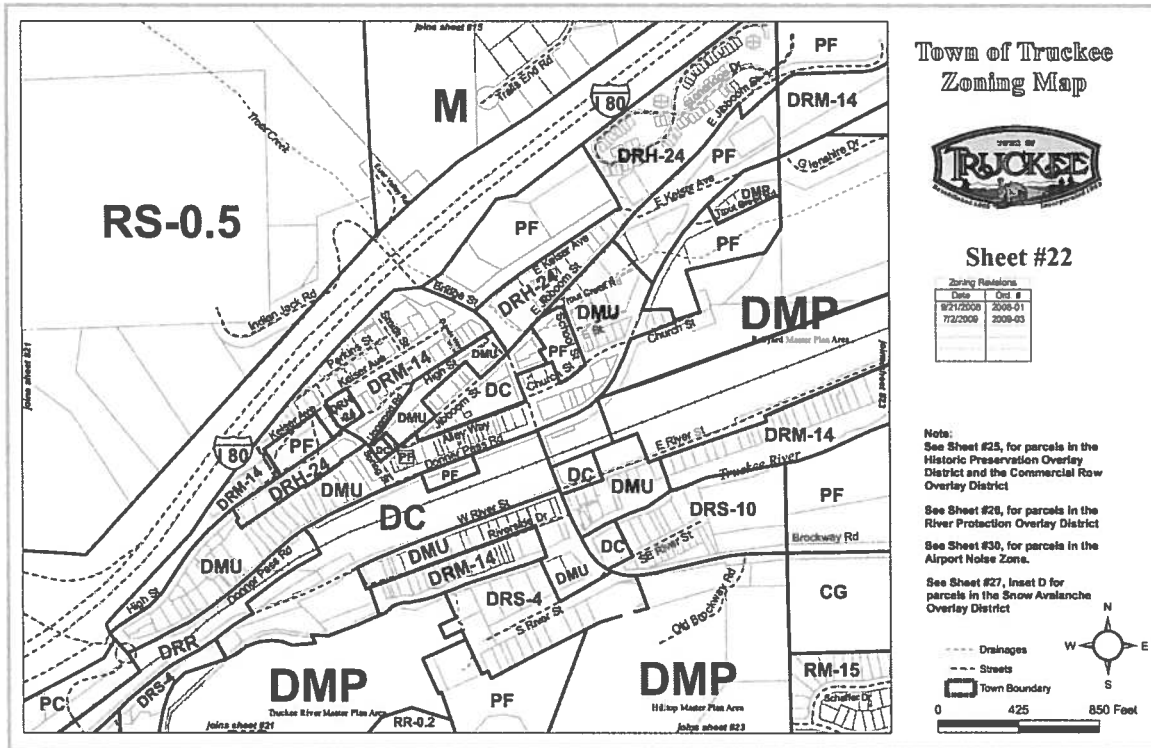


Flood Map

| | | | |
|------------------|---|---------------|-------------------------|
| Client | Contractors Association of Truckee | | |
| Property Address | 10046 Church St | | |
| City | Truckee | County Nevada | State CA Zip Code 96161 |
| Owner | Truckee-Donner Recreation & Park District | | |



zoning map



Town of Truckee
Zoning Map



Sheet #22

| Zoning Revisions | |
|------------------|---------|
| Date | Ord # |
| 8/21/2008 | 2008-01 |
| 7/2/2008 | 2008-03 |

- Notes:**
- See Sheet #25, for parcels in the Historic Preservation Overlay District and the Commercial Row Overlay District
 - See Sheet #26, for parcels in the River Protection Overlay District
 - See Sheet #30, for parcels in the Airport Noise Zone.
 - See Sheet #27, inset D for parcels in the Snow Avalanche Overlay District

**CATT CP
CAC Community Park Budget**

May 18 -Jan 20

Ordinary Income/Expense

Income

Donations

In-Kind Business & Professional Donations

| | |
|---|-----------|
| Mark Tanner Construction: GC & permits | 70,000.00 |
| High West Landscape Architects: concept plan & design | 65,000.00 |
| JK Architecture & Engineering: structural engineering | 5,000.00 |
| CATT CP: admin, comm outreach, website & bank fees | 5,000.00 |
| East River PR: marketing services & promotion | 7,000.00 |

Total In-Kind Business & Professional Donations **152,000.00**

Individual Donations - Naming (Not Confirmed) **111,284.00**

Supplies/Materials & Labor Donations (Not Confirmed)

| | |
|--|-----------|
| Excavation,Grading,Aggregate Material: Al Pombo,Lopez,Ruppert | 10,000.00 |
| Landscape Install: Grateful Gardens, Peak, Green Envy | 15,000.00 |
| Landscape Plants & Trees: The Villager,Rock & Rose,Hill & Dale | 15,000.00 |
| Lumber & Materials: Caseywood, TTL, DHC Supplies | 10,000.00 |
| Concrete Materials & Labor: TNT,Bobby Jones,Rock Garden | 20,000.00 |
| Electrical Labor & Materials: Ferguson,49er Electric, Root of Design | 10,000.00 |
| Irrigation Supplies: WNS,Sierra Pipe Supply | 5,000.00 |
| Lighting, Irrigation, Signage: Mtn Hardware | 5,000.00 |

Total Supplies/Materials & Labor **90,000.00**

Total Donations **353,284.00**

Grants, Sponsorships & Partnerships

| | |
|--|-----------|
| TTCF Queen of Hearts Fund | 10,000.00 |
| Truckee Donner Public Utility District (TDPUD) | 20,000.00 |
| Joseph Foundation | 10,000.00 |
| Martis Camp Community Foundation | 10,000.00 |
| Tahoe Mountain Resorts Foundation | 5,000.00 |

(In Process) Truckee Tahoe Airport District (TTAD) **125,000.00**

(In Process) Other Foundations & Districts (TTBID, TDRPD) **110,000.00**

Total Grants, Sponsorships & Partnerships **290,000.00**

Total Income **643,284.00**

Expense

Professional Services

| | |
|----------------------------------|-----------|
| Project management & permits | 70,000.00 |
| Landscape design & oversight | 65,000.00 |
| Engineering | 5,000.00 |
| Admin, comm outreach & marketing | 12,000.00 |

Total Professional Services **152,000.00**

Supplies/Materials & Labor

| | |
|---|------------|
| General Requirements: site prep, equip rental, clean up | 49,775.00 |
| Landscaping: sensory garden, irrigation install, turf, amphitheater | 135,033.00 |
| Concrete: material, labor & forming | 43,375.00 |
| Masonry: risers, pavers, install | 120,400.00 |
| Metals: railings, stairs, gates, hardware | 36,200.00 |
| Woods & Plastics: fencing, gates, pergola, logset climber | 23,421.00 |
| Paint: exterior wall paint & mural | 1,200.00 |
| Bike Rack System & Furniture: shades, picnic area, benches | 57,292.00 |

**CATT CP
CAC Community Park Budget**

May 18 -Jan 20

| | | |
|----------------------------------|--|--------------------------|
| | Electrical: lighting plan, conduit, labor & light fixtures | 24,588.00 |
| Total Supplies/Materials & Labor | | <u>491,284.00</u> |
| Total Expense | | <u>643,284.00</u> |

| | | |
|--------------------------|--|-------------------|
| ACHIEVED TO DATE: | In-Kind Donations, Grants and Sponsorships | 207,000.00 |
| NEEDED: | Donations, Grants, Donated Labor & Materials | <u>436,284.00</u> |
| | | 643,284.00 |

**CATT CP
CAC Community Park Budget**

Ordinary Income/Expense

Income

Donations

In-Kind Business & Professional Donations

Mark Tanner Construction: GC & permits
High West Landscape Architects: concept plan & design
JK Architecture & Engineering: structural engineering
CATT CP: admin, comm outreach, website & bank fees
East River PR: marketing services & promotion

Total In-Kind Business & Professional Donations

Individual Donations - Naming (Not Confirmed)

Supplies/Materials & Labor Donations (Not Confirmed)

Excavation, Grading, Aggregate Material: Al Pombo, Lopez, Ruppert
Landscape Install: Grateful Gardens, Peak, Green Envy
Landscape Plants & Trees: The Villager, Rock & Rose, Hill & Dale
Lumber & Materials: Caseywood, TTL, DHC Supplies
Concrete Materials & Labor: TNT, Bobby Jones, Rock Garden
Electrical Labor & Materials: Ferguson, 49er Electric, Root of Design
Irrigation Supplies: WNS, Sierra Pipe Supply
Lighting, Irrigation, Signage: Mtn Hardware

Total Supplies/Materials & Labor

Total Donations

Grants, Sponsorships & Partnerships

TTCF Queen of Hearts Fund
Truckee Donner Public Utility District (TDPUD)
Joseph Foundation
Martis Camp Community Foundation
Tahoe Mountain Resorts Foundation
(In Process) Truckee Tahoe Airport District (TTAD)
(In Process) Other Foundations & Districts (TTBID, TDRPD)

Total Grants, Sponsorships & Partnerships

Total Income

Expense

Professional Services

Project management & permits
Landscape design & oversight
Engineering
Admin, comm outreach & marketing

Total Professional Services

Supplies/Materials & Labor

General Requirements: site prep, equip rental, clean up
Landscaping: sensory garden, irrigation install, turf, amphitheater
Concrete: material, labor & forming
Masonry: risers, pavers, install
Metals: railings, stairs, gates, hardware
Woods & Plastics: fencing, gates, pergola, logset climber
Paint: exterior wall paint & mural
Bike Rack System & Furniture: shades, picnic area, benches

**CATT CP
CAC Community Park Budget**

Electrical: lighting plan, conduit, labor & light fixtures

Total Supplies/Materials & Labor

Total Expense

| | | |
|--------------------------|---|-------------|
| ACHIEVED TO DATE: | In-Kind Donations, Grants and Sponsorships | 32% |
| NEEDED: | Donations, Grants, Donated Labor & Materials | 68% |
| | | 100% |

**CATT CP
CAC Community Park Budget**

May 18 -Jan 20

Ordinary Income/Expense

Income

Donations

In-Kind Business & Professional Donations

| | |
|--|-------------------|
| Mark Tanner Construction: GC & permits | 70,000.00 |
| High West Landscape Architects: concept plan & design | 65,000.00 |
| JK Architecture & Engineering: structural engineering | 5,000.00 |
| CATT CP: edmn, comm outreach, website & bank fees | 5,000.00 |
| East River PR: marketing services & promotion | 7,000.00 |
| Total In-Kind Business & Professional Donations | 182,000.00 |

Individual Donations - Naming (Not Confirmed)

111,284.00

Supplies/Materials & Labor Donations (Not Confirmed)

| | |
|--|------------------|
| Excavation,Grading,Aggregate Material: Al Pombo Lopez Ruppert | 10,000.00 |
| Landscape Install: Grateful Gardens, Peak, Green Envy | 15,000.00 |
| Landscape Plants & Trees: The Villager, Rock & Rose Hill & Dale | 15,000.00 |
| Lumber & Materials: Caseywood, TTL, DHC Supplies | 10,000.00 |
| Concrete Materials & Labor: TNT, Bobby Jones Rock Garden | 20,000.00 |
| Electrical Labor & Materials: Ferguson 49er Electric, Root of Design | 10,000.00 |
| Irrigation Supplies: WNS Sierra Pipe Supply | 5,000.00 |
| Lighting, Irrigation, Signage: Min Hardware | 5,000.00 |
| Total Supplies/Materials & Labor | 90,000.00 |

Total Donations

363,284.00

Grants, Sponsorships & Partnerships

| | |
|--|-----------|
| TTCF Queen of Hearts Fund | 10,000.00 |
| Truckee Donner Public Utility District (TDPUD) | 20,000.00 |
| Joseph Foundation | 10,000.00 |
| Marta Camp Community Foundation | 10,000.00 |
| Tahoe Mountain Resorts Foundation | 5,000.00 |

(In Process) Truckee Tahoe Airport District (TTAD) 121,000.00

(In Process) Other Foundations & Districts (TYBID, TORPD) 140,000.00

Total Grants, Sponsorships & Partnerships

290,000.00

Total Income

643,284.00

Expense

Professional Services

| | |
|------------------------------------|-------------------|
| Project management & permits | 70,000.00 |
| Landscape design & oversight | 65,000.00 |
| Engineering | 5,000.00 |
| Admin, comm outreach & marketing | 12,000.00 |
| Total Professional Services | 182,000.00 |

Supplies/Materials & Labor

| | |
|--|-------------------|
| General Requirements: site prep, equip rental, clean up | 49,775.00 |
| Landscaping: sensory garden, irrigation instal, turf, amphitheater | 135,033.00 |
| Concrete: materiel, labor & forming | 43,375.00 |
| Masonry: reers, pavers, instal | 120,400.00 |
| Metals: railings, stairs, gates, hardware | 36,200.00 |
| Woods & Plastics: fencing, gates, pergola, logset climber | 23,421.00 |
| Paint: exterior wall paint & mural | 1,200.00 |
| Bike Rack System & Furniture: shades, picnic area, benches | 57,292.00 |
| Electrical: lighting plan, conduit, labor & light fixtures | 24,568.00 |
| Total Supplies/Materials & Labor | 491,284.00 |

Total Expense

643,284.00

| | | | |
|--------------------------|---|-------------------|-------------|
| ACHIEVED TO DATE: | In-Kind Donations, Grants and Sponsorships | 207,000.00 | 32% |
| NEEDED: | Donations, Grants, Donated Labor & Materials | 436,284.00 | 68% |
| | | 643,284.00 | 100% |

Approval Letter - Page 1

Town Council

David Tirman, Mayor
Morgan Goodwin, Vice Mayor
David Polivy, Council Member
Anna Klovstad, Council Member
Jessica Abrams, Council Member



Department Heads

Jeff Leux, Town Manager
Andy Morris, Town Attorney
Robert LaFwich, Chief of Police
Kim Szczurek, Administrative Services Director
Judy Price, Communications Director/Town Clerk
Daniel Wilkins, Public Works Director/Town Engineer
Denyelle Nishimori, Community Development Director

July 10, 2019

Patrick McEnany
High West Landscape Architects
40165 Truckee Airport Road, Suite 301-A
Truckee, CA 96161

RE: Planning Application 2018-0000068/HDR-ZC (Community Arts Center Exterior Renovations Historic Design Review and Zoning Clearance); 10046 Church Street; APN 019-110-010-000

Dear Mr. McEnany:

Thank you for submitting your Historic Design Review and Zoning Clearance application for the Community Arts Center Exterior Renovations on November 19, 2018. The application proposes a landscape/hardscape renovation of the existing outdoor area at 10046 Church Street (APN 019-100-010-000) to create a community park and gathering space.

At the Historic Preservation Advisory Commission (HPAC) the meeting on July 10, 2019, HPAC considered your application and recommended approval of the application as submitted with a requirement that all outdoor lighting be 3,000k or less (ideally 2,700k). HPAC's role is an advisory commission; therefore, their recommendation was forwarded to the Community Development Director.

The Community Development Director has reviewed the application and hereby takes the following actions:

1. Determines the project to be exempt from CEQA review pursuant to Section 15301 of the California Environmental Quality Act;
2. Approves the Zoning Clearance request, based on the following conditions of approval:
 - 1) A Zoning Clearance is approved for the Community Arts Center Exterior Renovations at 10046 Church Street; APN 019-110-010-000). This approval includes the conversion of existing outdoor space to a community park. All improvements shall be consistent with the plans approved on July 10, 2019, on file in the Community Development Department. The applicant is responsible for complying with all conditions of approval. *(Planning Division)*

Tahoe/Truckee



10183 Truckee Airport Road, Truckee, CA 96161-3306
www.townoftruckee.com

Administration: 530-582-7700 / Fax: 530-582-7710 / email: truckee@townoftruckee.com
Community Development: 530-582-7820 / Fax: 530-582-7889 / email: cdd@townoftruckee.com
Animal Services/Vehicle Abatement: 530-582-7830 / Fax: 530-582-7889 / email: animalservices@townoftruckee.com
Police Department: 530-550-2328 / Fax: 530-550-2328 / email: policedepartment@townoftruckee.com
Printed on recycled paper.

Approval Letter - Page 2

Page 2

- 2) The effective date of approval shall be Tuesday, July 23, 2019, unless the approval is appealed to the Planning Commission by 5:00 p.m. on July 22, 2019.
- 3) In accordance with Section 18.84.050.A of the Truckee Development Code, the use approved by the Zoning Clearance shall commence within two years from the effective date. At the end of that time, the approval shall expire and become null and void unless the time limits of the land use permit are extended per 18.84.055 of the Truckee Development Code. *(Planning Division)*
- 4) Any fees due to the Town of Truckee for processing this project shall be paid to the Town within thirty (30) calendar days of issuance of a final invoice. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or other actions authorized by this determination shall be permitted, authorized, or commenced until all outstanding fees are paid to the Town. *(Planning Division)*
- 5) The applicant shall defend, indemnify and hold harmless the Town and its agents, officers and employees from any claim, action or proceeding against the Town to attack, set aside, void or annul the approval of the Town Council, which action is brought within the time period provided for by State law. *(Planning Division, Town Attorney)*
- 6) Prior to beginning any work on the improvements, the applicant shall contact the Town of Truckee Building Division at (530) 582-7821 to obtain the necessary permits. *(Planning Division, Building Division)*
- 7) Prior to building permit issuance, the applicant shall demonstrate compliance with all conditions and requirements of the following agencies to the satisfaction of the Community Development Director:
 - Town of Truckee Building Division
 - Town of Truckee Engineering Division
 - Truckee Donner Public Utility District (TDPUD)
 - Truckee Fire Protection District (TFPD)
 - Truckee Sanitary District (TSD)
 - Tahoe-Truckee Sanitation Agency (T-TSA)
 - Tahoe Truckee Sierra Disposal (TTSD) *(Planning Division)*
- 8) Prior to building permit issuance, the applicant shall comply with all Truckee Building Division requirements, including:
 - For 52 parking spaces, three accessible parking spaces would be required. (CBC Table 11B-208.2) At least one would need to be a van accessible space. (CBC 11B-208.2.4)
 - Please include restriping of the parking spaces in the project scope.
 - Please complete and submit the Accessibility Worksheet for Existing Commercial & Public Accommodation Buildings (<https://www.townoftruckee.com/home/showdocument?id=11572>).
 - All outdoor lighting, outdoor lighting controls, and equipment shall comply with the CEnC and Section 130.2.
 - If single-user toilet facilities exist in the existing building, please note on the plans: All single-user toilet facilities in any business establishment, place of public accommodation, or state or local government agency shall be identified as all-gender toilet facilities by signage that complies with Title 24 of the California Code of Regulations, and designated for use by

Approval Letter - Page 3

Page 3

no more than one occupant at a time or for family or assisted use. (Health and Safety Code Section 118600). *(Building Division)*

- 9) The applicant shall comply with all Truckee Fire Protection District requirements, which will be reviewed at the building permit level. *(Planning Division)*
 - 10) The applicant shall comply with all Truckee Donner Public Utility District (TDPUD) requirements. The applicant shall ensure that all existing electrical facilities onsite will be protected in place. It is expected that installation of backflow prevention equipment will be required for the landscape irrigation system. The owner/developer shall contact TDPUD to discuss this requirement. *(TDPUD)*
 - 11) No new signage is approved as part of this Zoning Clearance application. Any new signage proposed in the future shall require review of a Sign Plan application, consistent with the Development Code requirements for signs. *(Planning Division)*
 - 12) All solid waste, recycling materials, and organic waste will be disposed of in compliance with local requirements and State law. All solid waste, recycling materials, and organic waste areas will be well-maintained. Any leakage or excess materials shall be mitigated in a timely manner and will be the responsibility of the applicant or property owner. Public litter containers used in the park shall have source-separated trash and recycling. Trash and recycling signage may be available from the Solid Waste Division. With increased use at the site, increased trash & recycling services with Tahoe Truckee Sierra Disposal will also be needed, including a larger trash dumpster and additional recycling carts. The existing dumpsters and dumpster enclosures shall be used for waste disposal. If additional dumpsters are required, additional Planning Division approvals are required. *(Planning Division)*
 - 13) The change of use will create an increased parking demand; however, due to the location of the building in a downtown commercial area, and parking lot improvements that are proposed to ensure the parking lot is brought into compliance with Town of Truckee and California Building Code requirements, the Director has determined that no parking in-lieu fees are required. Any future increase in square footage for the park use shall require additional review by the Town to ensure compliance with the standards of the development, including parking. *(Planning Division)*
3. Approves your request for issuance of a Certificate of Appropriateness, as proposed in the plans on file in the Community Development Department and as described in the HPAC staff report dated July 10, 2019, subject to the following conditions of approval:
- 1) All outdoor lighting shall be 3,000k or less (ideally 2,700k).

Action by the Community Development Director may be appealed to the Planning Commission within 10 days of the Director's action. The Community Development Director's approval shall not become final until the 10-day appeal period ends. The effective date of approval shall be July 23, 2019, unless the approval is appealed to the Planning Commission by 5:00 p.m. on July 22, 2019.

Approval Letter - Page 4

Page 4

Final cost accounting will be completed in the next few weeks. Any remaining balance in the application deposit will be refunded to you at that time. If additional deposit is required, an invoice will be provided with the total amount due.

If you have any questions regarding the Community Development Director's action or compliance with the conditions of approval, please feel free to contact me at (530) 582-2937 or by email at LDabe@townoftruckee.com.

Sincerely,



Laura Dabe
Assistant Planner

cc: Steve Randall, Truckee Donner Recreation and Park District

ASSUMPTIONS & LIMITING CONDITIONS

SUBJECT PROPERTY

| | | | |
|-------------------|-----------------|---------|---------|
| Property Address: | 10046 Church St | City: | Truckee |
| State: | CA | County: | Nevada |
| | Zip Code: | | 96161 |

This appraisal is subject to the following assumptions and limiting conditions:

- i. The date of value for which the conclusions and opinions expressed in this report apply, is set forth in the letter of transmittal. Further, the dollar amount of any value opinion rendered in this report is based upon the purchasing power of the U.S. dollar.
- ii. The appraiser assumes no responsibility for economic or physical factors which may affect the opinions in this report which occur after the date of the letter transmitting the report.
- iii. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy. Information that may have been relied upon is detailed in the report.
- iv. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.
- v. The appraiser assumes no responsibility for hidden or non-apparent conditions of the property, subsurface, or structures that render it more or less valuable. No responsibility is assumed for arranging for engineering studies that may be required.
- vi. The property is appraised assuming it to be in full compliance with all applicable federal, state, and local environmental regulations and laws, unless otherwise stated in the report.
- vii. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area was taken from sources considered reliable and no encroachments of real property improvements is considered to exist.
- viii. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials except as is expressly stated.
- ix. Maps, plats and exhibits included are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from the report.
- x. No opinion is intended to be expressed for matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.
- xi. Possession of this report, or a copy of it, does not carry with it the right of publication. Further, neither all nor any part of this appraisal shall be disseminated to the general public by use of advertising media or other media for public communication without the prior written consent of the signer of this report. Out of context quoting from and partial reprinting of this appraisal are expressly prohibited. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- xii. No soils or geologic investigation reports were available to the appraiser. The soils are assumed to be stable and of suitable load bearing quality unless clearly differentiated within the report.
- xiii. Since earthquakes are not uncommon in the area, no responsibility is assumed due to their possible effect on individual properties, unless detailed geologic reports are made available.
- xiv. No hazardous waste assessment was furnished to the appraiser. No evidence to indicate past or present storage of hazardous waste materials was observed on the subject site. The appraisal assumes that no hazardous waste materials are present on the site or surrounding area, which would prevent or substantially alter the possible sale of the site(s) as appraised.
- xv. All land areas stated in this report, lot sizes, pad sizes and gross acreage are also based on information found in public records in the form of Assessor Plat Maps. No survey was performed.
- xvi. Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal, unless such arrangements are made a reasonable time in advance. I am not adverse to providing expert testimony as a separate assignment, which would require additional fees. The preparation of this report does not include any time allocation for consultation with legal counsel, court appearances or testimony.
- xvii. Our liability is limited to that of our named client and to the extent of the fee charged. Third parties are not anticipated or authorized to use or rely upon this appraisal without prior written permission. Acceptance of third party liability requires a prior written agreement and an additional fee. Should the client anticipate a third party to make privileged use of this report, they are obligated to contact the appraiser immediately and in writing.
- xviii. The use of this report is anticipated to serve only the purpose stated in the intended use section of this report. Additional uses of this report are not anticipated in the acceptance of this assignment by the appraiser. Reports prepared to serve the defined purpose may not provide adequate detail or documentation to meet the requirements of another unanticipated or undefined purpose. Definitions used in this report may not apply to another unanticipated or undefined purpose. An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- xix. The appraiser assumes that the property is in full compliance with all applicable federal, state and local environmental regulations and laws unless the lack of compliance is stated, described and considered in the appraisal report.
- xx. The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
- xxi. I assume responsible ownership and competent property management.
- xxii. The omission or change of any part of this appraisal report without my written authorization invalidates the entire appraisal.
- xxiii. Unless otherwise indicated, a Land Survey was not performed.
- xxiv. The omission or change of any part of this appraisal report without my written authorization invalidates the entire appraisal.

Client: Contractors Association of Truckee Client File No.: N/A Appraiser File No.: 0002894



DEFINITIONS & SCOPE OF WORK

SUBJECT PROPERTY

| | | | |
|-------------------|-----------------|-----------|---------|
| Property Address: | 10046 Church St | City: | Truckee |
| State: | CA | Zip Code: | 96161 |
| | | County: | Nevada |

DATA SOURCES

Legal description, zoning classification and zoning description are retrieved from Placer County Title, Data Tree Services.com, Placer title, and/or appropriate county departments. The size of the lot and of the partial interest of the lot was obtained from High West Landscape Architects with Client approval. Information has been verified with County Records, County or town building departments and local MLS services. An attempt was made to contact primary sources for validation of the transactions. The appraiser has reviewed all available data resources and has relied on the adequacy and reliability of information as of date of appraisal. County building departments were contacted to investigate permits issued and denied issuance. The appraiser has reviewed all available data resources and has relied on the adequacy and reliability of information as of date of appraisal.

SCOPE OF WORK Data sources utilized are listed above in "Data Sources."

SCOPE OF WORK The Scope of Work for this assignment was agreed to by Client and Appraiser in an Engagement Letter dated 08/14/2019.

THIS ANALYSIS IS MADE UNDER THE ASSUMPTION THAT THERE ARE NO HAZARDOUS SUBSTANCES IN OR ON THE PROPERTY.

No environmental studies were provided to the appraiser for review

COMMENTS ON RADON: This appraiser does not make any guarantee or warranties that the property has been tested for Radon, or if tested, that the tests were conducted pursuant to EPA procedures.

SPECIAL LIMITING CONDITIONS-TOXIC SUBSTANCES: Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property. The existence of roof any potentially hazardous waste material may have an effect on the value of the property.

DAMPNESS, MOLD, SETTLEMENT & INFESTATION: Obvious physical problems and their causes when known are noted in the body of the report. When such problems are reported on the appraisal, an appropriate inspection report from a qualified professional is recommended. The appraiser is not qualified in these area of expertise.

Client: Contractors Association of Truckee Client File No.: N/A Appraiser File No.: 0002894



CERTIFICATIONS

SUBJECT PROPERTY

| | | | |
|-------------------|-----------------|---------|---------|
| Property Address: | 10046 Church St | City: | Truckee |
| State: | CA | County: | Nevada |
| Zip Code: | 96161 | | |

I certify that, to the best of my knowledge and belief:

- i. The statements of fact contained in this report are true and correct
- ii. The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
- iii. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- iv. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- v. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- vi. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- vii. I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- viii. Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- ix. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.
- x. I affirm that I have not been barred from presenting evidence or testimony by the Office of Professional Responsibility.
- xi. The appraiser's state registration/certification has not been revoked, suspended, cancelled or restricted during the past five years, and currently in good standing with the BREA.
- xii. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- xiii. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- xiv. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- xv. As of the date of this report, I, Judy Dowdy, have completed the continuing education program for Designated Members of the Appraisal Institute.
- xvi. As of the date of this report, I, Judy Dowdy, have completed the Standards and Ethics Education Requirement of the Appraisal Institute

SIGNATURES

APPRAISER

Appraiser Name: Judy Dowdy, SRA
 Company: Truckee Tahoe Valuations
 Phone: (530) 550-9363 Fax:
 E-mail: judy@truckeetahoevaluations.com
 Date of Report (Signature): 09/09/2019
 License or Certification #: AR031171 State: CA
 Designation: State Certified/SRA
 Expiration Date of License or Certification: 06/30/2021
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: 08/20/2019

SUPERVISORY APPRAISER (if required)
 or CO-APPRAISER (if applicable)

Supervisory or
 Co-Appraiser Name:
 Company:
 Phone: Fax:
 E-mail:
 Date of Report (Signature):
 License or Certification #: State:
 Designation:
 Expiration Date of License or Certification:
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection:

Client: Contractors Association of Truckee Client File No.: N/A Appraiser File No.: 0002894





Town of Truckee – Building Permit

10183 Truckee Airport Road, Truckee, CA 96161

Phone 530-582-7820 ext. 1

Project Information:

Permit Number: 2019-00001404
Work Address: 10046 CHURCH ST
Permit Type: Commercial Remodel / TI
Issue Date: 1/14/2020

Parcel Details:

APN: 019-110-010-000
Zoning: PF
Subdivision: TRUCKEE
Exp. Date: 1/13/2022

Permit Description: COMMUNITY ARTS CENTER: PARK - Re-design an existing park/play area. Park will include terraced lawn seating, stage, planters, and a natural play area consisting of boulders, logs, and stumps. / PARKING LOT - Expanding the parking lot slightly and redesign the striping so as to bring it up to code for ADA. / ADA RAMP - Replace existing ADA ramp on the west side of the building.

Owner Information:

Owner Name: TRUCKEE-DONNER RECREATION & PARK DIS
Owner Phone No: 530-582-7720
Owner Address: 10046 CHURCH ST
TRUCKEE, CA 96161

Contractor Information:

Contractor Name: MARK TANNER CONSTRUCTION
Contractor Phone: 530-587-4000
License Number: 827269

Water Quality Details:

Area of Disturbance (Sq Ft):
Nearest Water Body:
Distance from Water Body:
Distance from Truckee River:
Potential Threat to Water Quality:

Permit Details:

Construction Type:
Total Valuation: \$200,000.00
OCC Group:
No. of Bedrooms:
Main Bldg Sq Ft:
Garage Sq Ft:
Storage Sq Ft:
Misc Bldg Sq Ft:

Driveway / Encroachment Details:

Transition Type:
Width in Right-of-Way (Feet):
Grade in Right-of-Way (%):
Grade Onsite (%):
Comments / Exceptions:

NOTE: Applications for which no permit is issued expire after 180 days. A one-time extension is available of up to 180 days upon request. To renew action after expiration, plans shall be resubmitted and new plan review fees paid. No application may be extended more than once.

Permits expire two years from the issuance date. Further, it will expire if work is not begun within 360 days or if work is suspended or abandoned for more than 360 days. If the permit expires, it will need to be renewed by paying permit renewal fees. A one-time extension of up to 180 days is available on an unexpired permit upon written request. No permit may be extended more than once.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUL 05 2005

C A T T COMMUNITY PROJECT
PO BOX 10570
TRUCKEE, CA 96160-0000

Employer Identification Number:
30-0060320
DLN:
17053078828025
Contact Person:
L. WAYNE BOTHE ID# 31462
Contact Telephone Number:
(877) 829-5500
Public Charity Status:
509(a)(2)

Dear Applicant:

Our letter dated AUGUST 2002, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.


Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading between 8:30 a.m. - 5:30 p.m. Eastern time.

Please keep this letter in your permanent records.

Sincerely yours,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Letter 1050 (DO/CG)

| HISTORICAL & ONGOING COMMUNITY SERVICE AGREEMENTS & PARTNERSHIP OBLIGATIONS | | | | | | | | | | | 1.16.2020 |
|---|---|--|---|------------|--|------------------|------------------|------------------|------------------|-----------------|-----------|
| Board Approved Date | RECEIVING ORGANIZATION | RO Contact INFO | PARTNERING AGENCY | Signed FAC | PURPOSE OF SPONSORSHIP | 2017 | 2018 | 2019 | 2020 | 2021 | |
| 2/27/2019 | Aim High for High School | Alec Lee, Co-Founder & E.D. Aim High (415) 551-2323 email: alee@aimhigh.org | Tahoe Truckee Unified School District Funded as an Agency Partnership Resolution 2018-03 | X | 3 yr commitment at \$30K/year in support of local under resourced youth STEM summer camp programs | | | \$30,000 | \$30,000 | \$30,000 | |
| | | Katie Jamison Bensley (local site director) | | | | | | | | | |
| 11/28/2018 | Tahoe Fund | Amy Berry , CEO Tahoe Fund (775) 298-0035 email: aberry@tahoefund.org | Tahoe City P.U. D. Funded as an Agency Partnership Resolution 18-20 | X | Est \$80K cost of a 2 yr environmental assessment of a proposed 24 mi multi-use trail from Emerald Bay to Standard Rock. USFS paying \$40K, Tahoe Fund \$10K, and TTAD \$30K. | | \$30,000 | | | | |
| 11/28/2018 | Tahoe Nordic Search & Rescue | Andrew Oesterreicher (916) 541-8586 andrew.oesterreicher@gmail.com | Placer County Funded as an Agency Partnership Resolution 2018-191 | | Purchase of new Piston Bully PB 100 Tier 4 snow Cat \$275,500 and an International 2017 7300 SFA 4x4 truck hauler *funded in February 2019 | | | \$395,500 | | | |
| 3/28/2018 | Gateway Mountain Center | Peter Mayfield, Exec Dir c (530) 205-6245 email: peter@sierraexperience.org | Tahoe Forest Hospital District Funded as an "Agency Partnership" Resolution 2018-03 | X | Increase staffing and case loads of troubled youth counseling program and upgrade After School Center and Digital Arts Creative Lab facilities. | | \$125,000 | | | | |
| 4/25/2018 | North Tahoe Public Utility District | Loren Holt, Admin Mgr o 530 546-4212 email: LHolt@ntpud.org | North Tahoe Public Utility District Funded as an "Agency Partnership" recorded in 2019 budget as a separate line item Resolution 2018-06 | X | Funding two multi-use trailhead infrastructure improvement projects at the North Tahoe Regional Park supporting the future Lake Tahoe Regional Bicycle and Pedestrian plan. Funded over two years | | \$160,000 | \$160,000 | | | |
| 11/29/2017 | Truckee Thursday - Community Shuttle | Dan Wilkins, Dir Public Works o (530) 582-2902 email: dwilkins@townoftruckee | Town of Truckee Funded as an "Agency Partnership" recorded in 2019 budget as a separate line item Resolution 2017-62 | | Funding support w/ ToT for regional public transit initiative to run the free community "Event Shuttle", July 4th, Truckee Thursdays and Christmas/New Year | | \$30,000 | \$30,000 | \$30,000 | | |
| 9/27/2017 | Truckee Chamber of Commerce | Lynn Saunders O (530) 587-8808 email: lynn@truckee.com | Town of Truckee Funded as an "Agency Partnership" recorded in 2019 budget as a separate line item Resolution 2017-41 | | "Truckee Tomorrow Phase II" collaborative economic development campaign. \$30K funded over 3 years | \$10,000 | \$10,000 | \$10,000 | | | |
| 7/26/2017 | Tahoe Area Mountain Bike Association (TAMBA) | Loren Holt, Admin Mgr o 530 546-4212 email: LHolt@ntpud.org | North Tahoe Public Utility District Funded as an "Agency Partnership" Resolution 2017-14 | X | Funding to cover unfunded 2 mi trail maintenance and erosion improvement costs. Project is supported by Tahoe Fund, TAMBA, and the USFS | \$85,000 | | | | | |
| 5/24/2017 | Biking for a Better World / Truckee Bike Park | Brooks McMullin, Exec Dir c (530) 401-0513 brooksamcmullin@yahoo.com | Truckee Donner Rec & Parks Funded as an "Agency Partnership" Motion approve 3/23/2017 meeting 6.5 b) | X | Bike Park Phase 5&6 completion, unfunded construction costs. | \$25,000 | | | | | |
| | | | | | Annual Agency Partnership Program Obligations | \$120,000 | \$355,000 | \$625,500 | \$60,000 | \$30,000 | |
| 5/23/2018 | Boys & Girls Club of North Lake Tahoe | Mindy Carbajal, CEO o (530) 546 4324 mcarbajal@bgcnlt.org | Boys & Girls Club of North Lake Tahoe Funded as a " Service Contract Agreement" *Aug 1, 2018 - July 31, 2021 | X | Funding support for 2 STEM coordinators to expand STEM and aviation education in both the Tahoe north shore and Truckee region, \$80K/yr for 3 yrs. '18-'19 yr split | | \$40,000 | \$120,000 | \$80,000 | | |
| 8/1/2015 | Boys & Girls Club of North Lake Tahoe | Mindy Carbajal, CEO o (530) 546 4324 mcarbajal@bgcnlt.org | Boys & Girls Club of North Lake Tahoe Funded as a " Service Contract Agreement" *Aug 1, 2015 - July 31, 2018 | | Funding support for 1 STEM coordinators to expand STEM and aviation education in both the Tahoe north shore and Truckee reg. \$45K/yr for 3 yrs. | \$45,000 | | | | | |
| | | | | | Annual Service Contract Agreement Obligations | \$45,000 | \$40,000 | \$120,000 | \$80,000 | \$0 | |
| | Air Show & Family Festival | | | | | \$66,000 | \$52,500 | \$66,000 | \$66,000 | | |
| | Excellence in Ed, TTUSD 5th Grade Challenger Series "Mission to Mars" | | | | | \$8,500 | \$8,500 | \$8,700 | \$8,700 | | |
| | Hwy 267 TNT TMA Resort Triangle Bus Route | | | | | \$65,000 | \$65,000 | \$66,000 | \$66,000 | | |
| | Lazando Housing Project (Rick Lee) | | | | | | \$60,000 | | \$300,000 | | |
| | NLT Express - Reno Airport Shuttle | | | | | \$3,500 | \$3,500 | \$3,500 | \$3,500 | | |
| | Reno Air Service (TNT TMA) | | | | | \$10,000 | \$10,000 | \$10,000 | \$10,000 | | |
| | Zagster Bike Share | | | | | \$18,000 | \$18,000 | \$18,000 | \$36,000 | | |
| | | | | | * Miscellaneous Community Funding Obligations | \$171,000 | \$217,500 | \$172,200 | \$490,200 | \$0.00 | |
| | | | | | COMBINED GRAND TOTALS | \$336,000 | \$612,500 | \$917,700 | \$630,200 | \$30,000 | |