



AGENDA ITEM: _____

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

AGENDA TITLE: Agency Partnership Applicants – Pending Determinations

TOPIC: Requests from BFABW, CATT-CP, MAP, and NFD

MEETING DATE: Wednesday, September 23, 2020

PREPARED BY: Marc R. Lamb, AVCOM Services Manager

PRESENTATIONS: By each organization's representative

RECOMMENDED ACTION: Staff is requesting final Board determinations on four 2019 Agency Partnership funding requests with a combined total of \$299,995, that had been previously presented by applicants at either the January and/or February 2020 Truckee Tahoe Airport District (TTAD) board meetings. The four applicant organizations are Biking for a Better World, The Contractors Association of Truckee Tahoe, Mountain Area Preservation, and the Northstar Fire District (Northstar Community Services District).

BACKGROUND: All four Agency Partnership applicant organizations, in the opinion of staff, have met the current TTAD Agency Partnership program application and Board presentation requirements under the March 27, 2019 Policy Instruction #311 guidelines, and began the application process in 2019.

TTAD Board determinations for these four previously presented Agency Partnership applications was originally scheduled as an “Action Item” at the March 25, 2020 board meeting, but were postponed for 90 days due to the onset of the COVID pandemic. During this hiatus, senior staff and the Board wanted to fully assess the impacts of COVID on the District and its financial health before moving forward. At the July 22, 2020 board meeting, staff reported back to the Board that the District was fiscally stable and the Board stated it would revisit these 2019 Agency Partnership application determinations at a future meeting.

FUTURE AGENCY PARTNERSHIP PROGRAM UPDATE: At the November 6, 2019 board meeting the Board heard recommendations from ACAT and staff, and took public comment on various District policies related to sponsorships, partnerships, community investment and contract for services with non-profit organizations and local public agencies. It was determined that staff would update the Agency Partnership program, and that per Board instruction, no “new” 2020 Agency Partnership applications would be accepted until the project was completed. A detailed report to the board on the “revised” Agency Partnership program will be presented at the October 28, 2020 board meeting. The

four applications currently before the Board requesting determinations, had all started the application process working with staff in 2019, prior to the November 2019 board meeting.

PROGRAM FUNDING HISTORY: During the August 2019 Budget Workshop senior staff and the Board determined that for TTAD's 2020 Fiscal Year, \$1,100,000 would be set aside and divided equally among three large ticket community-benefit programs, which all fall under TTAD's Mission Statement (The Truckee Tahoe Airport is a community airport that provides high quality aviation facilities and services to meet local needs, and strives for low impact on our neighbors, while enhancing the benefit to the community-at-large.) The 2020 budget allocations for these projects included: \$366,000 for Local Transit, \$367,000 for Work Force Housing, and \$367,000 for the District's Agency Partnership program. To date, no funding has been appropriated from the 2020 Agency Partnership budgeted funds.

To aid the Board in their review and consideration, the following criteria are identified in PI#311 to guide decision making and final determinations for Agency Partnerships. These partnerships should achieve the following:

- Form active and mutually beneficial relationships with organizations and/or public agencies
- Provide benefit and value to the common constituents of both the District and the partnering agency
- Be responsive to community needs
- Build value for the airport; and
- Reflect the Truckee Tahoe Airport District's Mission

OVERVIEW OF THE FOUR AGENCY PARTNERSHIP APPLICATIONS:

Biking for a Better World (BFABW) operates the Truckee Bike Park (TBP) (presented February 26, 2020). **BFABW is requesting \$75,000 from the Truckee Tahoe Airport District as one of their lead sponsors for the final bike park build-out phase.** Total expenses for the final build are estimated at \$112,050. Completion of this project is to be determined. The agency partnership in mutual support of the TBP project and BFABW, would be between Truckee Donner Recreation and Park District (TDRPD) and TTAD. In addition to fundraising dollars, TDRPD has generously contributed \$52,000 in direct contributions for building the park, and contributes \$40,000 annually to expenses related to the maintenance and operation of the park since 2016. It should be noted that TTAD has had a history of BFABW program support. Besides leasing for (\$1/yr.) a 3-4 acre portion of the 10 acre land that the TBP lies on, the Airport District contributed \$1,000 of Community Sponsorship funding towards the TBP dual pump track construction costs in 2018. TTAD also funded \$25,000 through its Agency Partnership program in 2017 in support of the TBP Phase 5 & 6 unfunded construction costs.

Potential findings identified by staff for Biking for a Better World's Agency Partnership request:

- The Truckee Bike Park provides recreational amenities to all District constituents free of charge. Some of the improvements are on District properties thereby allowing constituents to use Non-Aviation District lands for public benefit.
- The District has received and will receive additional recognition generating good will and shows

the Airport endeavors to serve all its constituents.

Changes since BFABW's February 2020 application and presentation: None

The Contractors Association of Truckee Tahoe – Community Project (CATT-CP)

(presented January 22, 2020). **CATT-CP is requesting \$125,000 to support the Truckee Downtown Park development project.** 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 partnering Agency is the Truckee Donner Recreation and Parks District (TDRPD). The total estimated construction budget is estimated at \$644,000. To date, 34% of the project construction-budget totaling \$217,000 has been received or committed through in-kind business and professional donations, grants and community partnerships. The anticipated timeline for the project completion is to be determined. 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 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.

Potential findings identified by staff for The Contractors Association of Truckee Tahoe – Community Project's Agency Partnership request:

- District constituents living in the downtown area are highly impacted by aircraft operations. Providing and supporting additional recreation options may assist in relieving annoyance as well as providing benefit and value to taxpayers in that area.
- The District will receive permanent recognition of funding participation generating good will and showing the Airport endeavors to serve all its constituents.
- The District will receive an area to place messaging related to the District's mission.

Changes since CATT-CP's January 2020 application and presentation: Potential increases in other funding sources TBD, revised budget attached, construction timing, update letter attached.

Mountain Area Preservation (MAP) (presented February 26, 2020). **MAP is requesting \$50,000**

to support the Trout Creek Pocket Park Shade Structure. The project was outlined in the Town of Truckee's (ToT) 1997 Downtown Specific Plan and MAP became the ultimate steward of the project. Phase I of the \$600,000 park located along a portion of the Trout Creek watershed near the intersection of Bridge and Jibboom Streets was completed in 2016. Once the park was completed, it was determined that due to the intense year-round solar exposure of the park that a shade structure was needed. The Phase II shade structure construction budget estimate came in at \$96,000. MAP has raised \$46,000 in grants and private donations through the Friends of Trout Creek Pocket Park. MAP is making an Agency Partnership funding request of the Airport District for the final \$50,000 needed towards development of the permanent shade structure at the Trout Creek Pocket Park. The agency partnership in mutual support of the Trout Creek Pocket Park project and MAP would be between the Town of Truckee and TTAD. As in-kind contributions, ToT has already donated staff time and over \$50,000 in funding for the initial Phase I of the project.

Potential findings identified by staff for the Mountain Area Preservation's Agency Partnership request:

- District constituents living in the downtown area are highly impacted by aircraft operations. Providing and supporting additional recreation options as well as STEM education opportunities may

assist in relieving annoyance as well as providing benefit and value to taxpayers in that area.

- The District will receive permanent recognition of funding participation generating good will and showing the Airport endeavors to serve all its constituents.
- The District will receive an area to place messaging related to the District's mission.

Changes since MAP's February 2020 application and presentation: Construction timing

Northstar Fire District (NFD) - Northstar Community Services District (NCSD)

(presented January 22, 2020). **NFD is requesting \$49,995 to replace two, 20 year old snowmobiles with a CanAm Defender UTV multi-use all-terrain rescue vehicle, along with support equipment.** The four season UTV has tracks to navigate terrain in winter months and wheels for summer months for backcountry access. The UTV is capable of carrying up to five emergency personnel, two patients, plus emergency equipment. As part of the TTAD required Agency Partnership in-kind support of this funding request, NFD will pay for all future staffing, fuel, maintenance, insurance, rescue tools and training associated with the proposed equipment. NFD also agrees to have this multi-use all-terrain rescue vehicle and support crew present as part of the rapid response team at the Airport District's annual Air Show & Family Festival for the next 10 years, or during the useful life of the vehicle. NFD has provided crews and been helpful with past TTAD air shows. NFD also contributes significantly to grant hard-matches by NCSD each year including: \$12,000 annually on medical supplies, the purchase of a complete compliment of Hurst Rescue Tools in 2018 totaling \$37,540, and the purchase of a custom build for Rescue 32 (a Chevy 3500 cab and chassis) in 2014 totaling \$46,950 .

Potential findings identified by staff for the Northstar Fire District's Agency Partnership request:

- The Northstar Fire District request for a rapid response vehicle will enhance local public safety and search and rescue response in our area, including assisting through mutual aid. This vehicle and NSD crews will assist in search and rescue of aircraft and pilots in our area.
- NFD agrees to provide equipment and crew to assist with the air show each year. This type of rapid response vehicle is highly effective for air show events.
- The District will receive permanent recognition of funding participation, generating good will, and showing the Airport endeavors to serve all its constituents.

Changes since NFD's January 2020 application and presentation: None

WHAT'S NEXT: If the full, or partial project funding request is approved for each of these four organizations, they will each move forward with their intended projects and report back to the TTAD Board with six month and one year follow-up status reports.

FISCAL IMPACT: \$299,995 if all four requested Agency Partnership funding amounts are fully approved. There is \$367,000 budgeted for TTAD's Agency Partnership program in 2020. These are the only 2020 agency partnership applications.

PUBLIC COMMUNICATIONS: If approved, the Agency Partnerships will be recognized by the recipient organizations in their printed material, social media and on their websites. TTAD's "Community Partner"

logo will be placed permanently at appropriate locations and it will be noted that “Major funding provided in part by the Truckee Tahoe Airport District”. TTAD staff would market the partnership through our standard media and community outreach methods.

SAMPLE MOTION(S): Determination decisions

- 1) **Biking for a Better World** - “I move to (approve, deny, continue) (all, a portion of, or none) of Biking for A Better World’s Agency Partnership funding request in support of the Truckee Bike Park final build out project in the amount of \$75,000 (or other amount), pending BFABW meeting permitting requirements (excavating) and confirming all funding needs have been reached, and finding that all District wide constituents will have free access to the park property, and the District will receive permanent recognition for support of the project, (plus any other findings identified by the Board).”
- 2) **Contractors Association of Truckee Tahoe** - “I move to (approve, deny, continue) (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 all permitting requirements and confirming funding needs have been reached, and finding all District wide constituents will have access to the park, and the District will receive permanent recognition for support of the project, (plus any other findings identified by the Board).”
- 3) **Mountain Area Preservation** - “I move to (approve, deny, continue) (all, a portion of, or none) of Mountain Area Preservation’s Agency Partnership funding request in support of the Phase II shade structure development at the Trout Creek Pocket Park in the amount of \$50,000 (or other amount), pending MAP meeting all permitting requirements and confirming funding needs have been reached, and finding that all District wide constituents will have access to the park, and the District will receive permanent recognition for support of the project, (plus any other findings identified by the Board).”
- 4) **Northstar Fire District** - “I move to (approve, deny, continue) (all, a portion of, or none) of Northstar Fire District’s Agency Partnership funding request for the purchase of a CanAm Defender multi-use all-terrain UTV rescue vehicle and support equipment in the amount of \$49,995 (or other amount), finding that the equipment will be available for emergency use District wide, and the equipment will be have TTAD’s logo displayed on it, and the Northstar Fire District will have the equipment present at future TTAD Air Show’s and Family Festivals, (plus any other findings identified by the Board).”

ATTACHMENTS:

- Biking for a Better World, full Agency Partnership Staff Report (16 pgs)
- Contractors Association of Truckee Tahoe, full Agency Partnership Staff Report (52 pgs)
Revised budget and update letter from CATT’s President (2 pgs)
- Mountain Area Preservation, full Agency Partnership Staff Report (16 pgs)
Letter of support (1 pg)
- Northstar Fire District, full Agency Partnership Staff Report (16 pgs)
- TTAD Policy Instructions #311 Community Sponsorships & Agency Partnerships (9 pgs)



TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF DIRECTORS STAFF REPORT

AGENDA TITLE: Agency Partnership Request – Biking for A Better World and Truckee Donner Recreation & Park District

TOPIC: Truckee Bike Park – Final Build Out Project

MEETING DATE: Wednesday, February 26, 2020

PREPARED BY: Marc R. Lamb, AVCOM Services Manager

PRESENTATION BY: Brooks McMullin, Executive Director BFABW

RECOMMENDED ACTION: A Truckee Tahoe Airport District (TTAD) board action is not required at the February 26, 2020 meeting. Staff is requesting a determination for this Agency Partnership request at the March 2020 meeting (or at a future board meeting) based on the information presented today by Mr. Brooks McMullin, Executive Director of Biking for A Better World (BFABW). BFABW is making a funding request of \$75,000 to be used towards completing the final construction build out of the Truckee Bike Park (TBP). The Truckee Donner Recreation & Park District (TDRPD) would be the partnering agency in mutual support of this project. TDRPD has recognized the Agency Partnership request in their Board of Directors' Resolution No. 2019-281, dated October 24, 2019.

DISCUSSION: The Truckee Bike Park is a ten-acre facility, located in Truckee, California near the TDRPD soccer fields, that includes a host of riding trails, along with bike riding skill-building programs taught by certified coaches. In 2010, Brooks McMullin approached Truckee Donner Recreation and Park District (TDRPD) with a plan to build a bike park. TDRPD agreed to allow the build on leased land (\$1/yr) owned by Truckee Tahoe Airport District (TTAD) and Truckee Sanitation District (TSD). After raising an initial \$25,000 in 2011, BFABW broke ground on Phase 1 of the TBP known as the pump track.

The popularity of the TBP continues to grow with over 50,000 visits to the park annually. The TBP has become a world class destination recreation opportunity for local children and their families, as well as visitors to our area. The bike park is offered free of charge, seven days a week, sunrise to sunset, spring through fall. In partnership with TDRPD, BFABW manages the day-to-day park operations and performs all the park installations, on-going maintenance (not covered by TDRPD), and continued upgrades.

BFABW is requesting \$75,000 from the Truckee Tahoe Airport District as one of their lead sponsors for this final bike park build-out phase. Total expenses for the final build are estimated at \$112,050. Completion of this project is scheduled for Fall 2020.

The agency partnership in mutual support of the Truckee Bike Park project and BFABW would be between TDRPD and TTAD. In addition to fundraising dollars, TDRPD has generously contributed \$52,000 in direct contributions for building the park and since 2016 contributes \$40,000 annually to expenses related to the maintenance and operation of the park.

HISTORY OF PROGRAM SUPPORT: Besides leasing (\$1/yr) a portion of the land that the TBP lies on (~3-4 acres), the Airport District contributed \$1,000 of Community Sponsorship funding towards the TBP dual pump track construction costs in 2018. TTAD also funded \$25,000 through its Agency Partnership program in 2017 in support of the TBP Phase 5 & 6 unfunded construction costs. While staff recognizes the great work that BFABW has created developing this facility, General Manager Kevin Smith suggests the Board consider a smaller sponsorship amount, more inline with the contributions of the TDRPD, as the Airport District has already contributed land and funding towards this project.

WHAT'S NEXT: If the full project funding request of \$75,000 is approved by the TTAD board, the final build out construction project will start this spring and is scheduled for completion by Fall 2020.

FISCAL IMPACT: \$75,000 if the requested Agency Partnership funding is fully approved. There is \$366,000 budgeted for TTAD's Agency Partnership program in 2020. To date, including this BFABW request, there are four 2020 Agency Partnership requests before the Board of Directors totaling \$299,995, (MAP-\$50,000 CATT-\$125,000, NFD-\$49,995, & BFABW-\$75,000). Due to a reduced 2020 Agency Partnership program budget, and an increase in potential program applicants, the District's Agency Partnership program is temporarily on hold to new applicants, (beyond the four mentioned above as 2019 carry overs) pending Board discussion on the future of the program.

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

SAMPLE MOTION(S):

February 26, 2020 – Presentation only, no motion required.

March 25, 2020 (or at a scheduled future board meeting) – Determination decision.

"I move to approve (all, a portion of, or none) of Biking for A Better World's Agency Partnership funding request in support of the Truckee Bike Park final build out project in the amount of \$75,000 (or other amount), pending BFABW meeting permitting requirements (excavating) and confirming all funding needs have been reached, and finding that all District wide constituents will have free access to the park property and that the District will receive permanent recognition for support of the project."

ATTACHMENTS:

- Agency Partnership Application (3 pgs)
- Truckee Donner Recreation & Park District Resolution No. 2019-281 (2 pgs)
- Additional supporting narrative, construction estimate, diagram, lease packet (7 pgs)
- BFABW's 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: Biking For a Better World Date of Request: 01-01-2020

Name of Authorized Representative: Brooks McMullin

E-mail address: brooksamcmullin@yahoo.com

Complete mailing address: PO Box 3614, Olympic Valley, CA 96146

Phone - Daytime: 530-401-0513 Evening: 530-401-0513 Fax: _____

Agency / Elected Body: Truckee Donner Recreation & Park District

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

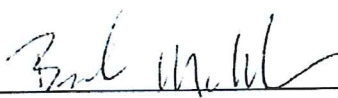
Amount Requested: \$ 75,000

Have you requested funding from TTAD before? Y Y / N If "Yes" – when? 2017

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

See attached

Signature (Authorized Rep.):



Date:

11/1/2019

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

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. 2019-281
OF THE BOARD OF DIRECTORS
OF THE TRUCKEE DONNER RECREATION & PARK DISTRICT
October 24, 2019**

**RESOLUTION SUPPORTING AN AGENCY PARTNERSHIP BETWEEN THE TRUCKEE DONNER RECREATION
AND PARK DISTRICT AND THE TRUCKEE TAHOE AIRPORT DISTRICT IN SUPPORT OF THE CONTINUED
DEVELOPMENT OF THE "TRUCKEE BIKE 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 continued development of the Truckee Bike Park Project.

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

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

Whereas, the TDRPD is working with the Biking For A Better World (BFABW) in developing the Truckee Bike Park Project; and

Whereas, the Truckee Bike Park is free for the public to use on a regular basis; and

Whereas, the TDRPD currently leases the ten (10) acre parcel from Truckee Sanitary District on a long term lease for the Truckee Bike Park Project and TDRPD has committed the leased property to be used as a Bike Park which is located at 12200 Joerger Drive, Truckee, CA; and

Whereas, the TDRPD has contributed \$52,000 in direct contributions for the building of the park; and

Whereas, the Bike Park has obtained \$750,000 in direct contributions and over \$500,000 in volunteer labor and technical services and expertise; and

Whereas, the TDRPD contributes over \$40,000 in maintenance and operation of the Bike Park facility and has been doing this since FY 2016-2017; and

Whereas, the TTAD is being asked to contribute \$75,000 towards the cost of continued development of the Truckee Bike 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 Truckee Bike Park Project.

1. The TDRPD will continue to commit funds to maintain the Truckee Bike Park.
2. The TDRPD will include the Truckee Bike 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 24th day of October, 2019 by the following roll call vote:

October 24, 2019

AYES: 3 (Mark Tanner, Mark Wasley, Peter Werbel)

NOES:

ABSTAIN:

ABSENT: 2 (Kristen York, Jason Hanford)



President, Board of Directors


Secretary to the Board

TRUCKEE TAHOE AIRPORT DISTRICT
Attachment

Organization: **Biking for A Better World**

Funding Request: \$75,000

The mission of Biking for A Better World (BFABW) is to promote health and wellness while bringing the joy of biking to people of all ages.

1. Please provide a detailed description of your Sponsorship Request and how it will benefit your organization, and the Truckee Tahoe Airport District.

Truckee Bike Park (TBP). The bike park is a ten-acre facility, located in Truckee, California that includes skill-building programs taught by certified coaches. In 2010, Brooks McMullin, Executive Director of Biking for a Better World, approached Truckee Donner Parks and Recreation Department (TDRPD) with a plan to build a bike park. TDRPD agreed to allow the build on donated land from Truckee Tahoe Airport District (TTAD) and Truckee Sanitation District (TSD). Over the next year, BFABW raised \$25,000 and broke ground on the first phase, a pump track, in 2011. Over the last 8 years, BFABW raised \$750,000 in cash donations and over \$1 million in in-kind support to continue the bike park build. In addition to fundraising dollars, TDRPD has generously contributed \$52,000 in direct contributions for building the park and since 2016 contributes \$40,000 annually to the maintenance and operation of the park. In partnership with TDRPD, BFABW manages the day-to-day park operations and performs all the park installations, on-going maintenance, and continued upgrades.

With over 50,000 visits to the park a year, TBP is a destination recreation opportunity for all children and their families. The bike park is offered free of charge, seven days a week, sunrise to sunset, spring through fall. To complement the exceptional terrain park, BFABW has developed a youth and adult skill-building program called "Next Level". Through learning to ride the twists, turns, bumps and jumps within the bike park, riders gain confidence and inner strength. The Next Level skill-building program is a bi-weekly summer clinic focused on increasing a rider's competencies in trail etiquette, bike safety, proper stances, cadence, braking, cornering, climbing, descending, pumping, dropping and jumping. These professionally run clinics are staffed by certified coaches with a limit of five students per coach. The clinics are open to all ability levels and build on the foundation a rider has already established. Each student collaboratively sets individual goals with their coach, who then creates a customized, step by step plan for the student to positively achieve success. These clinics are an incubator for confidence building and provide tangible evidence to students on what can be accomplishment when they set goals and progressively work to achieve them.

BFABW is requesting this sponsorship to complete construction of the TBP. This completion will finish the bike elements needed for riders to master all bike competencies. The final phase consists of two Slopestyle courses, targeted to either beginner and advanced riders. Slopestyle riding is an increasingly popular genre that includes jumps, large drops, and quarter-pipes.

We are requesting \$75,000 from the Truckee Tahoe Airport District as one of our lead gifts for this final build-out phase. We have had great success in raising money for each phase of the TBP. In 2017, we raised \$60,000 to complete phase two of the project, and in 2018, we continued to fundraise and were able to secure donations to complete the build out of a straight rhythm track and dual pump track.

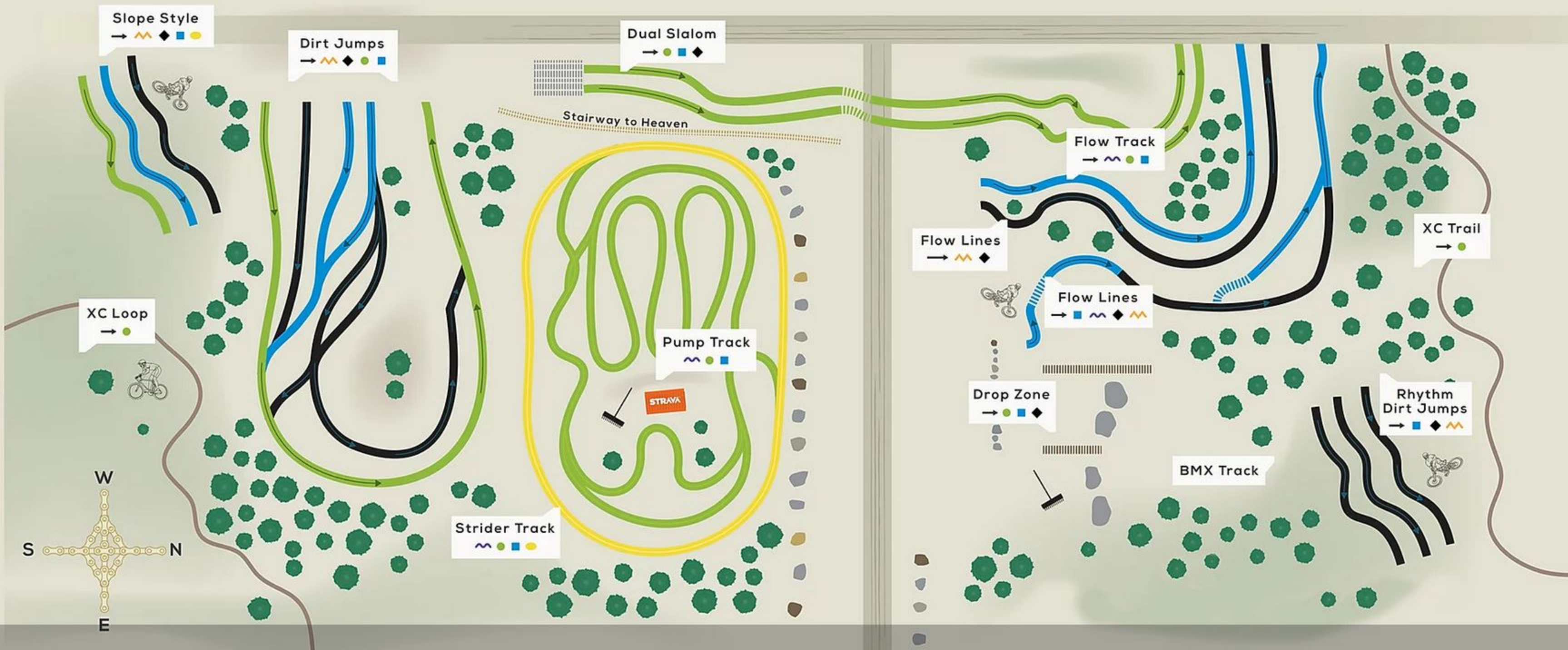
BFABW and TBP held its annual Little Big Bike Festival in September (typically scheduled for April, but was postponed due to weather in 2019) and plans to hold the 2020 Little Big Bike Festival June of the coming year. The Little Big Bike Festival is a ride style event that caters to all ages, disciplines and skill levels. The festival features a women's-only clinic, kids-group clinic, strider bike jam and jump jam for kids. The clinics' coaches come from the U.S. and Canada and excel at riding, racing and coaching. All of skills taught in the clinics transfer over to all disciplines and ability levels of riding. Following the clinic, the park is open for a pump track jam, dirt jump jam, and a dual slalom. Various bike companies are in attendance, demoing the latest gear. In addition, healthy food is offered. All proceeds of the Little Big Bike Festival will be donated to the continued expansion of the Truckee Bike Park.

BFABW is relentless in accomplishing the goal of completing all the elements for riders to master the bike competencies needed to face anything they might encounter on their riding adventures. This final phase build will add three slope style courses and complete that goal. In a broader sense, adding new elements continues to challenge riders and keep them engaged with the Park. Through learning to ride the twists, turns, bumps and jumps within the park, greater confidence and inner strength is developed by all riders, which translates to life in general. We see this transformation happening every day at TBP. These new elements will also strengthen Truckee Bike Park's standing as a world class bike park and allow us to hold more events, which in turn bring more outside bike enthusiasts to our community and give our local riders exciting competitions in their own backyard.

2. How will the District be recognized in your program?

BFABW will permanently acknowledge the support of the Truckee Tahoe Airport District on all printed and electronic information and advertising relating to TBP as well as all events held for the benefit of TBP. In addition, TBP will offer TTAD a sponsor booth at all programs and events free of charge as well as provide benefits of sponsorship at the highest level. BFABW will also erect a permanent banner recognizing the Truckee Tahoe Airport District's support at TBP.

| <i>Expense Items</i> | Amount | Amount of item to be funded by MVDF |
|--|------------------|--|
| Project Management | 3200 | 500 |
| Planning and design | 2000 | 500 |
| Flow Feature Structures | 30000 | 3250 |
| General Contractor | 21000 | 1000 |
| Momentum Trail Contracts (Subcontractor) | 16000 | 1750 |
| Irrigation System Installation | 22500 | 1250 |
| Import Fill | 15500 | 1500 |
| Fuel | 350 | 0 |
| Park Signage | 1000 | 250 |
| BMPs | 500 | 0 |
| <i>Total Project Expense</i> | \$112,050 | \$10,000 |



LICENSE AGREEMENT

Identification of Parties

1. This License Agreement is entered into on September 26, 2012 by and between Truckee Tahoe Airport District, an Airport District organized and existing pursuant to California Public Utilities Code sections 22001 and following, hereafter referred to as Licensor, and Truckee Donner Recreation and Park District, hereafter referred to as Licensee.

Description of Property

2. Licensor is the owner of certain real property situated in the Town of Truckee, Nevada County, California (hereafter referred to as the Property), and more particularly described in Exhibit A, which is attached to this Agreement and hereby incorporated by reference.

Grant of License

3. Licensor grants to Licensee a license (hereafter referred to as the License) to perform the following acts on the Property: construction, maintenance, and use of mountain bike trails for public, non-motorized bike use as part of the "Truckee Pump Track Project". Licensee may not use the Property for any other purpose or business without obtaining Licensor's prior written consent.

Incidental Rights

4. The License includes the following incidental rights to use the Property: Any necessary construction and maintenance on or for the mountain bike trails noted in Paragraph 3 of this License, regardless of whether such construction or maintenance may interfere with the public's use of the mountain bike trails. In exercising these rights, Licensee must use reasonable care and may not unreasonably increase the burden on the Property. Furthermore, in exercising these rights, Licensee shall perform any necessary construction or maintenance in a safe and timely manner to ensure that the public's use of the mountain bike trails noted in Paragraph 3 of the License is not unreasonably delayed.

Assignment

5. This License shall not be assigned by Licensee without the prior written consent of Licensor.

Revocation

6. Licensor may revoke this License at will, with or without cause, by having a written revocation notice delivered to Licensee at least 30 days prior to the termination date specified in the notice.

Termination of Occupancy

7. On or before the termination date for this License specified in Paragraph 6 of this Agreement, Licensee shall remove all of Licensee's personal property from the Property and shall surrender possession of the Property to Licensor in original condition to the satisfaction of Licensor, normal wear and tear excepted.

Indemnity

8. Licensee, as a material part of the consideration to be rendered to Licensor under this Agreement, waives all claims against Licensor for damages to all personal property in, on, or about the Property, and for injuries to persons in or about the Property, from any cause arising at any time. Further, Licensee agrees to indemnify and hold Licensor exempt and harmless for and on account of any damage or injury to any person or personal property of any person, arising from (a) Licensee's use of the Property, or (b) Licensee's failure to keep the Property and surrounding areas clean, safely maintained, and in good condition. Licensor shall not be liable to Licensee for any damage by or from any act or negligence of any other occupant of the Property or any occupant of adjoining or contiguous property. Licensee agrees to pay for all damages to

the Property, as well as all damage to occupants of the Property, including any member of the public using the bike trails, and to the property of those occupants caused by Licensee's misuse or neglect of the Property.

Insurance

9. Licensee further agrees to maintain in full force during the term of this License, with Licensor named as an additional named insured, at Licensee's own expense, a policy of comprehensive liability insurance, including property damage, which will insure Licensee and Licensor against liability for injury to all persons, damage to property, and death of any person occurring in or about the Property. The policy shall be approved as to form and insurance by Licensor. The insurance shall be not less than \$1,000,000 for any one person injured or killed, not less than \$2,000,000 for any one incident. Licensee shall provide Licensor with a copy of the policy, including an endorsement that states that the policy will not be cancelled except after 30 days notice in writing to Licensor.

Attorneys Fees

10. If any legal action or proceeding arising out of or relating to this Agreement is brought by either party to this Agreement, the prevailing party shall be entitled to receive from the other party, in addition to any other relief that may be granted, the reasonable attorneys fees, costs, and expenses incurred in the action or proceeding by the prevailing party.

Entire Agreement

11. This Agreement constitutes the entire agreement between Licensor and Licensee relating to the License. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. Any amendment to this Agreement shall be of no force and effect unless it is in writing and signed by Licensor and Licensee.

Additional Obligation of Licensee

12. Licensee agrees to construct and maintain signs on the Property indicating Licensor's permission to the use of the Property for Licensee's use and for the benefit of the Public. Further, Licensee agrees that any trails that are named are given names that are aviation-related and will reviewed and approved by Licensor.

Executed on September 26, 2012.

LICENSOR



KEVIN SMITH,
General Manager
Truckee Tahoe Airport District

LICENSEE



Truckee Donner Recreation & Park District
Steve Randall
General Manager

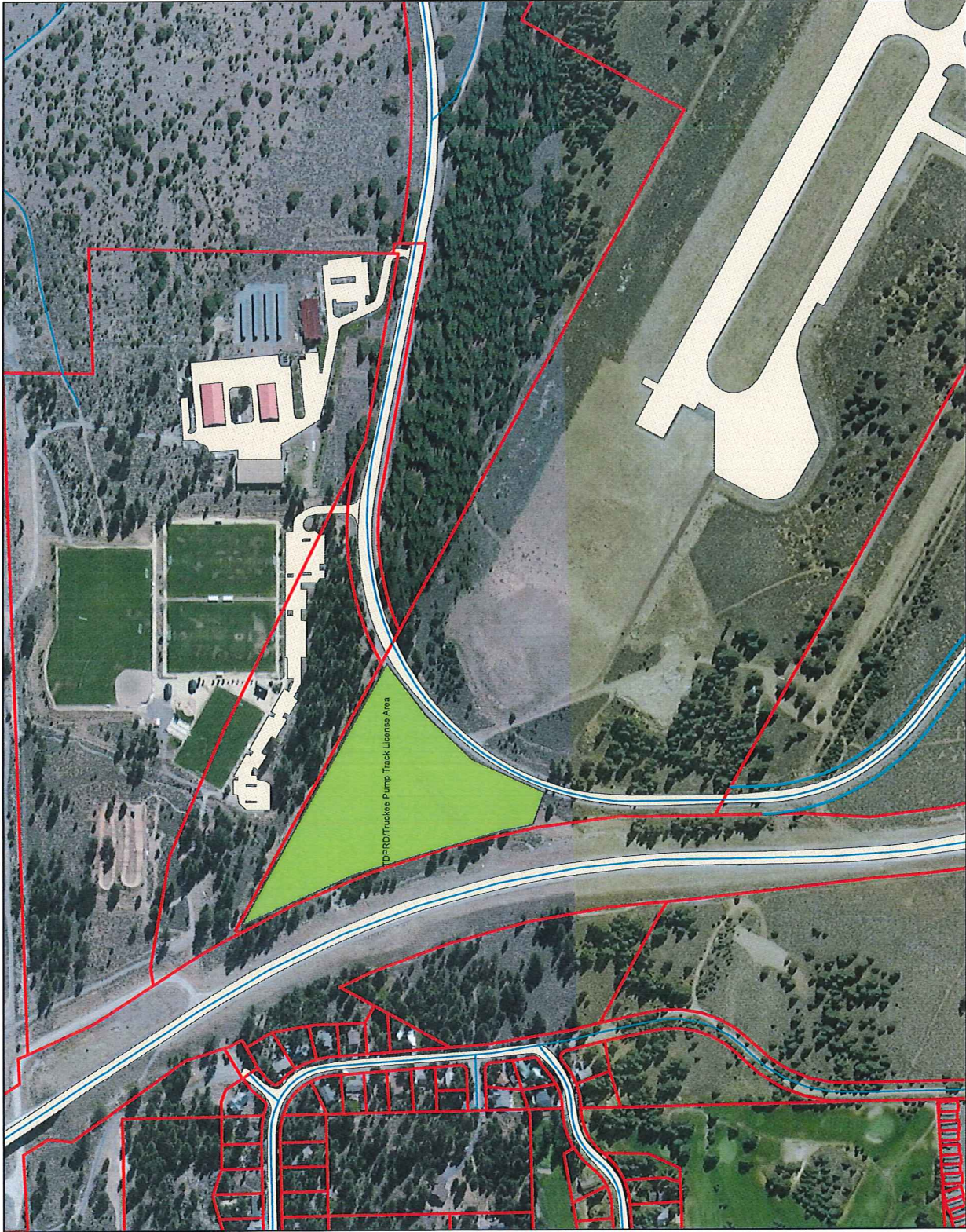


Exhibit A T DPRD & Truckee Pump Track Project License Agreement

Truckee, Nevada County, California

- Map Feature
- Edge Of Road
 - Street CL
 - Parcel
 - Pavement

Path: \\TDPDRD Pump Track Exhibit A.mxd
Date: 1/3/2013
Author: K.Bumen



1 inch equals 304 feet



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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Results for Tax Exempt Organization Search

Select Database 

Search All

Search By 

Organization Name


Search Term 

biking for a better world

City

Enter City

State

All States

Country


United States

Search

Reset

[Search Tips](#)

Showing **1-1** results of **1**

Sort by: Name A-Z

Biking For A Better World Inc

EIN: 38-3732935 | Olympic Valley, CA, United States

Pub 78 Data **Form 990-N** **Copies of Returns**

Items per page: 25

[Return to Top](#)

Additional information

| | | 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 Standord 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 Parntership Resolution 2018-191 | | Purchase of new Pisten 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 |



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.)

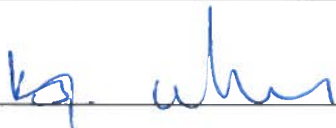
See attached.

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.

.....

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 Unley, Peter Verhel, Kristen York, Jason Hartford)

NOES:

ABSTAIN:

ABSENT:

A handwritten signature in blue ink, appearing to read 'Mark Fanner', written over a horizontal line.

Chairman, Board of Directors

A handwritten signature in blue ink, appearing to read 'Mark Unley', written over a horizontal line.

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.

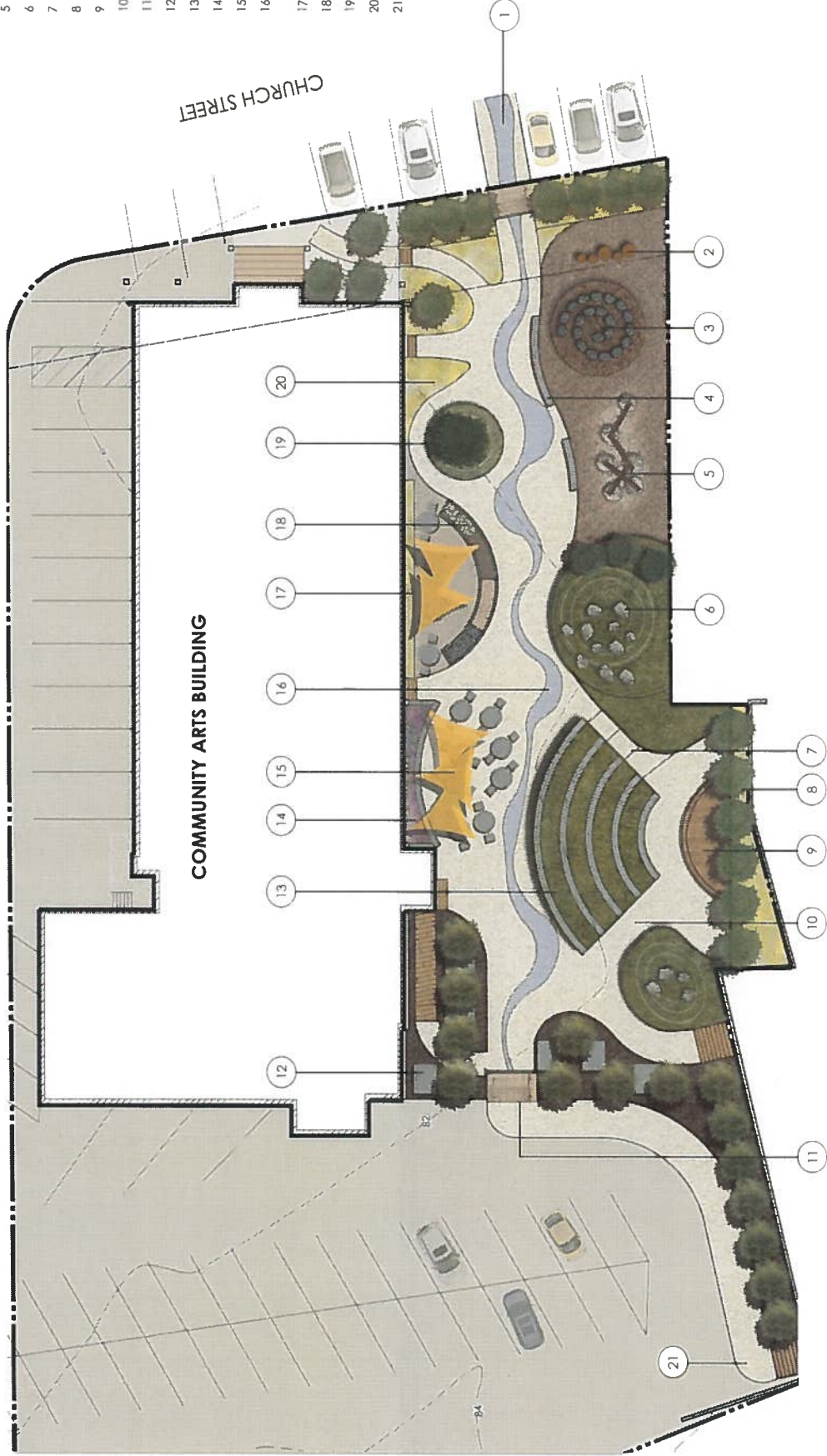
KEY:

- 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 PAVEN PATHWAY WITH RIVER PATTERN
- 17 VERTICAL GREEN WALL
- 18 SENSORY WALKWAY
- 19 GRASSY MOUND
- 20 SENSORY GARDEN
- 21 PAVEN WALKWAY CONNECTION TO TROUT CREEK POCKET PARK

SCHOOL STREET

COMMUNITY ARTS BUILDING

CHURCH STREET



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/truckeetahoevaluations.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@truckeetahoevaluations.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@truckeetahoevaluations.com
www/truckeetahoevaluations.com

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

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| | | | |
|---|-----|--------------------------|--|
| Client File #: | N/A | Appraisal File #: | 0002894 |
| <h2>Summary Appraisal Report • Residential</h2> | | | |
| 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. | |

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| | | | |
|--------------------------|------------------------------------|--------------------------|---------|
| 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: 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 Is not necessary for credible results but is developed in this analysis |
| Co-Appraiser Property Inspection: 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 Is not necessary for credible results; not developed in this analysis Is not necessary for credible results but is developed in this analysis |
| | Income Approach: 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 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:**

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

MARKET AREA ANALYSIS

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

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: | View: | Zoning: PF=Public Facilities-see below | Covenants, Condition & Restrictions |
| <input type="checkbox"/> Smaller than Typical | <input type="checkbox"/> Favorable | <input checked="" type="checkbox"/> Legal | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |
| <input type="checkbox"/> Typical | <input checked="" type="checkbox"/> Typical | <input type="checkbox"/> No zoning | Documents Reviewed |
| <input checked="" type="checkbox"/> Larger than Typical | <input type="checkbox"/> Less than Favorable | <input type="checkbox"/> Legal, non-conforming | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | | <input type="checkbox"/> Illegal | 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 19-080-39-000 | Truckee Downtown | 08/07/2017 790 | \$177,500 | 4,358 \$40.75 | DMU Dwntslpe 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 | 06/03/2017 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 then 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. 16470 Donner Pass Rd Truckee, CA 96161 17-170-12-000/17-170-45 | Donner Lake | 08/31/2017 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 18742 sq ft 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 \$299,000 and sold for \$305,000. CG zoning description General Commercial. |
| 4. 15780 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 | 06/03/2017 403 | \$285,000 | 27,442 \$10.39 | M Level | This parcel is level with .63 acres and the allowable coverage is "70% with 30% 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 Marits 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 \$339,000, 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) | 8,098 (\$26.77) | DMU Dwntslpe 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 82/87 Truckee, CA 96161 080-270-087-000 | Marits Valley | Active Listing 81 | (\$1,299,000) | 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 \$1,299,000. 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 Slabs-Aircraft Overflight. |
| 9. 10002/10024 S River St Truckee, CA 96161 19-140-01-000 19-140-02-000 | Truckee Downtown | 11/01/2017 93 | \$1,000,000 | 27,000 \$37.03 | DMU Level | 2 Riverfront Lots. Listed separately for \$699,000 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 | | | 42,283 | DMP Level | DMP - Downtown Master Plan |

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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:

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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)

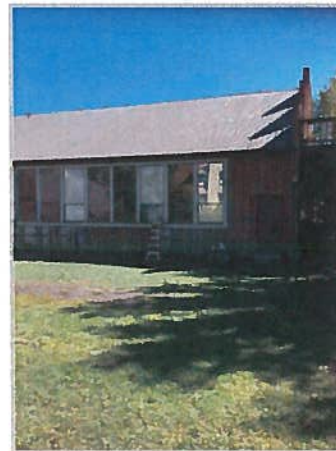
In U.S. cash equivalency

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

| | | | | | |
|------------------|---|--------|--------|-------|-------------------|
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**Subject front****Facing south****Facing west****Facing north****Facing east****Balance of whole lot facing east**

Subject Photos

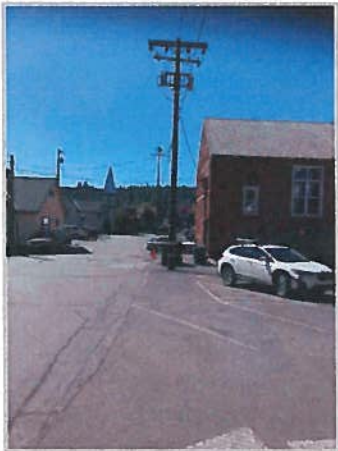
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|------------------|---|--------|--------|-------|----|----------------|
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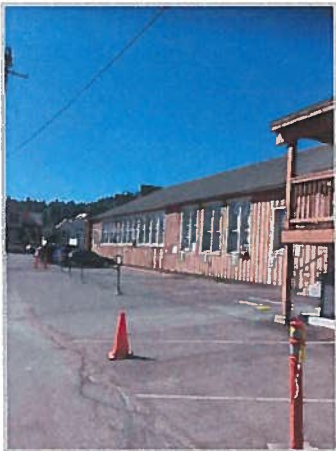
Current lot parking lot



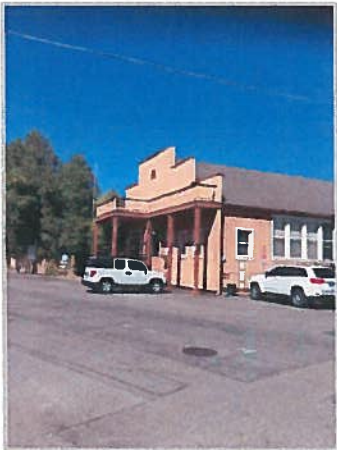
Whole lot facing north



Rear of whole lot / School Street



North side of lot



Frontage of lot



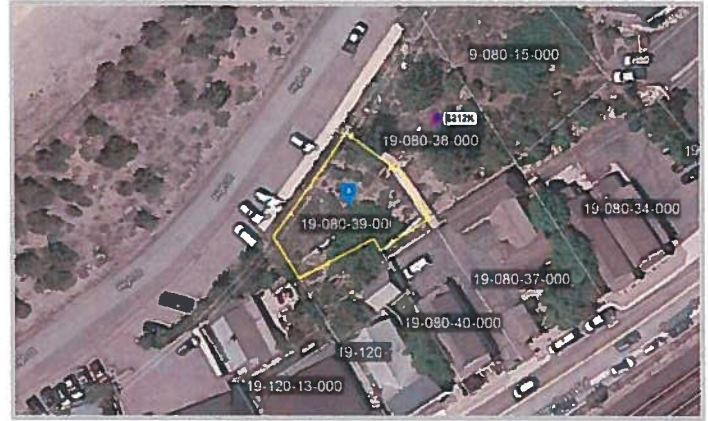
Front/Church Street

Comparable Photo Page 1-2

| | | | | |
|------------------|---|--------|--------|-------------------------|
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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

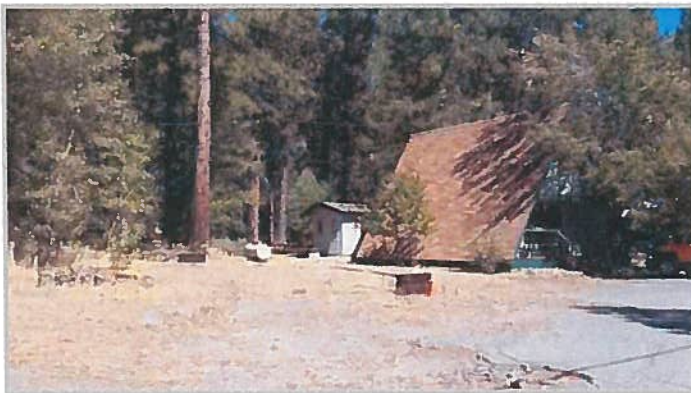
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|------------------|---|---------------|----------|----------------|
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15670 Donner Pass Rd, Truckee CA 96161
APN: 17-170-12-000



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

| | | | | |
|------------------|---|--------|--------|-------------------------|
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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

| | | | | |
|------------------|---|---------------|----------|----------------|
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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

| | | | | |
|------------------|---|--------|--------|-------------------------|
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| 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



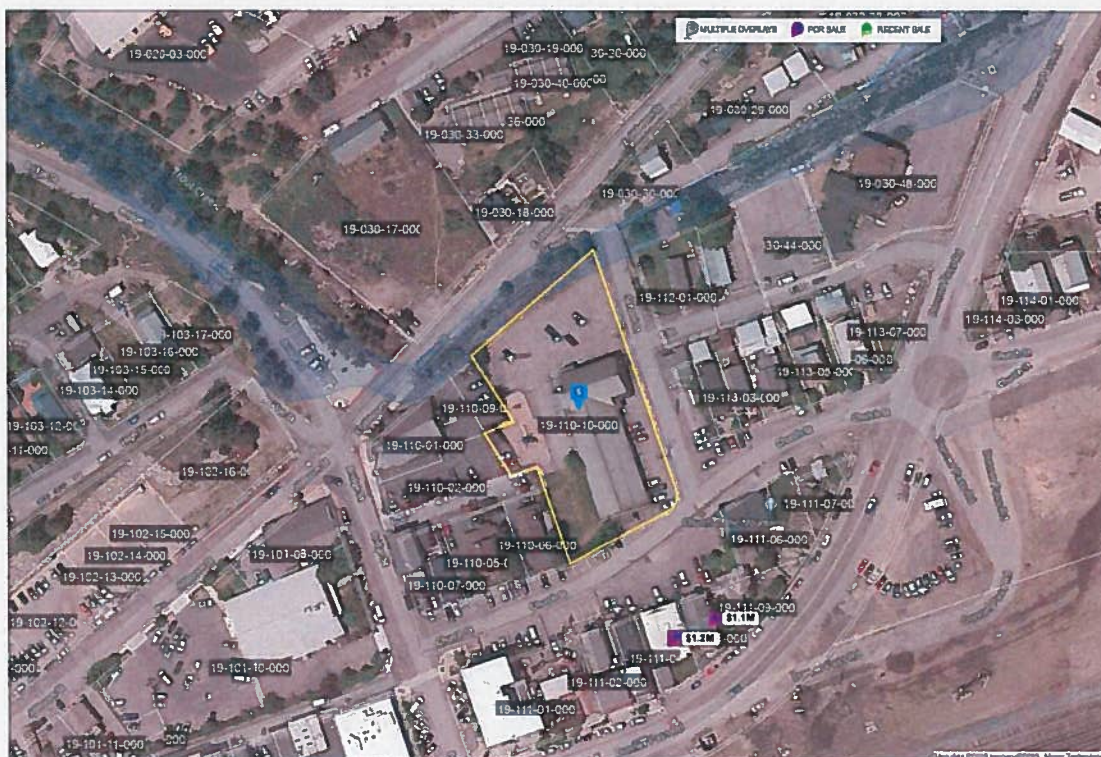
10024 S River St, Truckee CA 96161
APN: 19-140-02-000



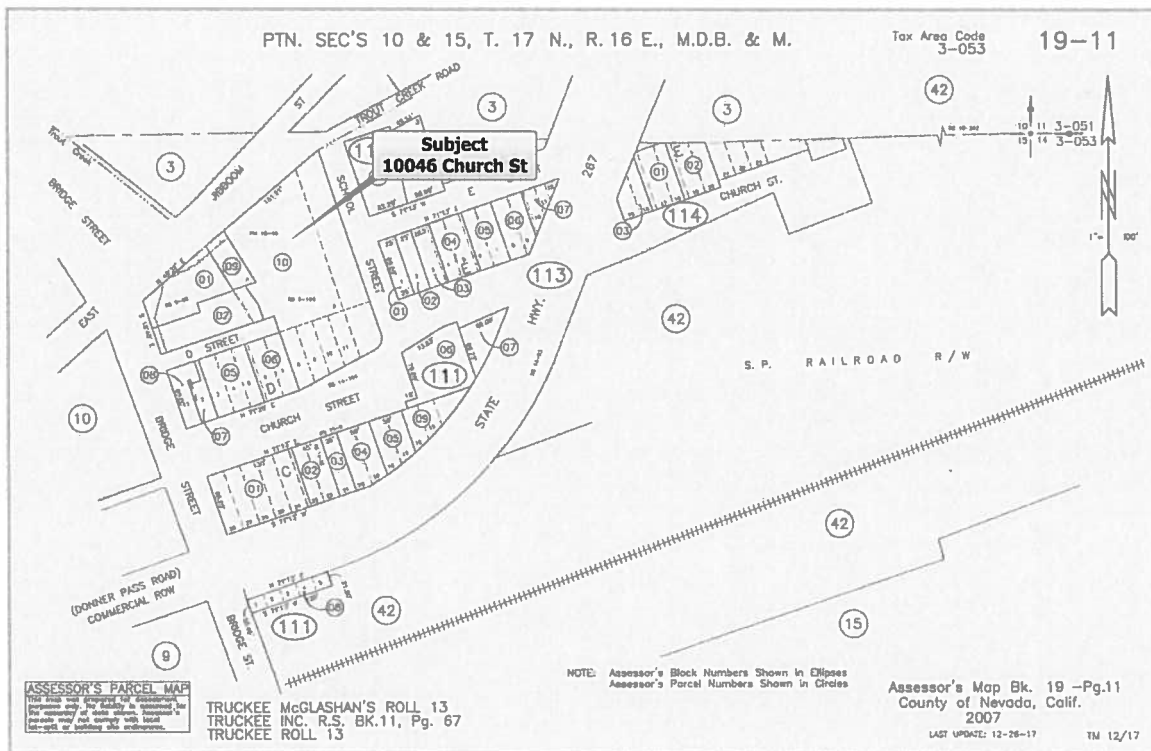
Map:10024 S River St, Truckee CA 96161

sold in conjunction with 10002 S River Street above

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

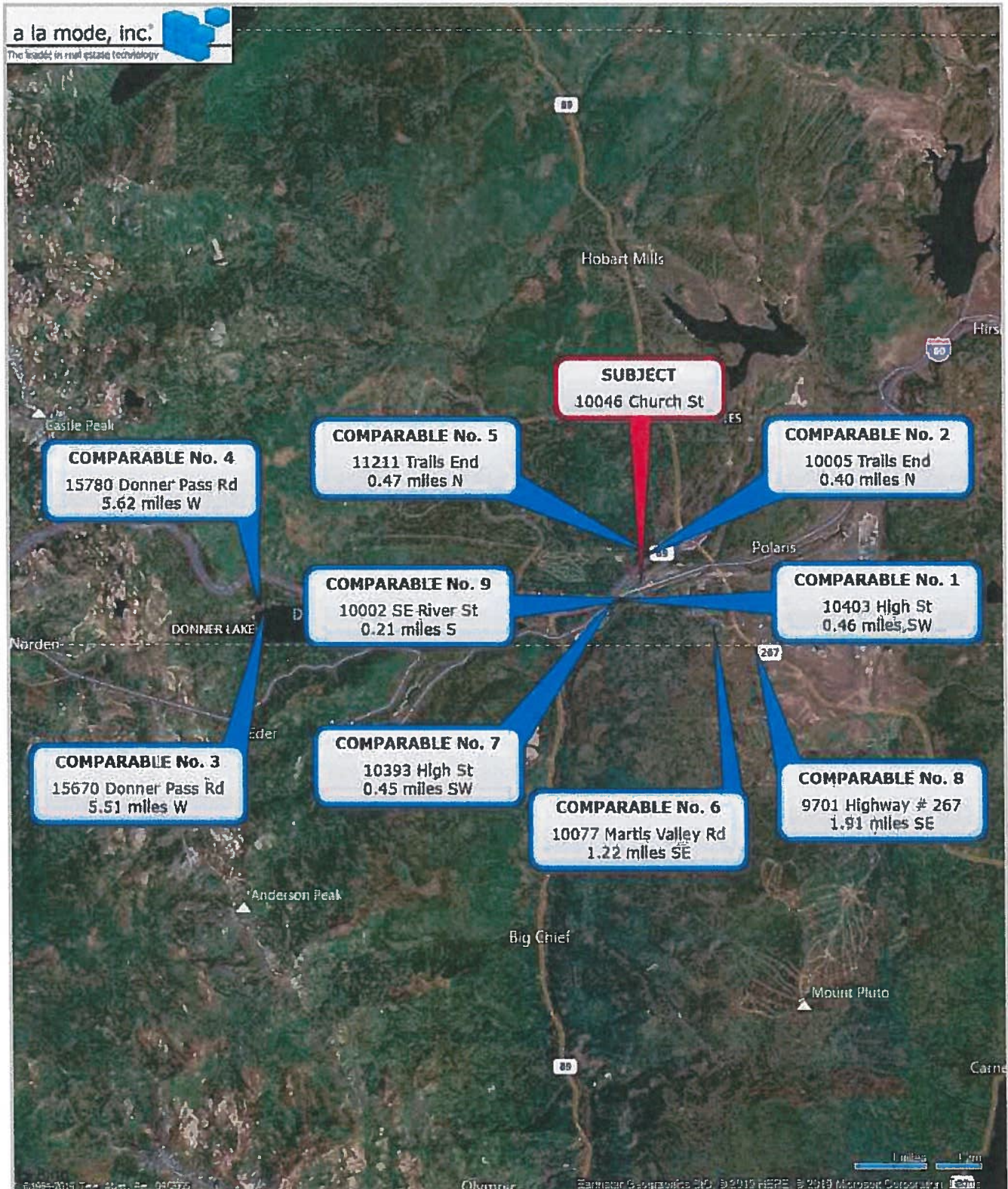


Plat Map



Location Map

| | | | | |
|------------------|---|--------|--------|-------------------------|
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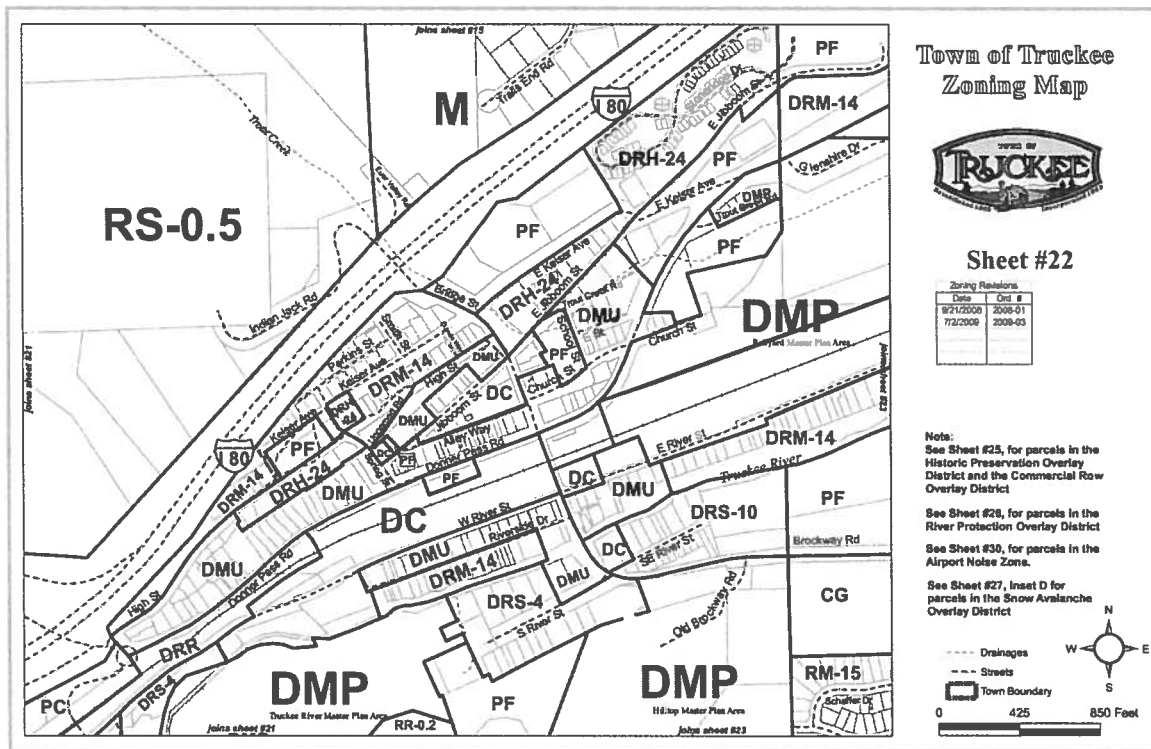


Flood Map

| | | | | |
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zoning map



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 | 491,284.00 |
| Total Expense | 643,284.00 |

| | | |
|--------------------------|---|-------------------|
| ACHIEVED TO DATE: | In-Kind Donations, Grants and Sponsorships | 207,000.00 |
| NEEDED: | Donations, Grants, Donated Labor & Materials | 436,284.00 |
| | | 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 16 -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 |
| J/K 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 | 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 (TTBID, 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 |
| Landscape: sensory garden, irrigation install, turf, amphitheater | 135,033.00 |
| Concrete: material, labor & forming | 43,375.00 |
| Masonry: rears, 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 |
| 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
Anne Klovstad, Council Member
Jessica Abrams, Council MemberDepartment HeadsJeff Loux, Town Manager
Andy Morris, Town Attorney
Robert Leftwich, 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.

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 | Zip Code: | 96161 |
| | | County: | Nevada |

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, subsoil, 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 | Zip Code: | 96161 |
| | | County: | Nevada |

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@truckeeetahoevaluations.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.

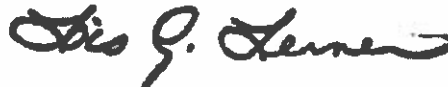
Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of 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 Standord 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 Parntership Resolution 2018-191 | | Purchase of new Pisten 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 |

**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 In Process (Partially 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 |
| Tahoe Forest Health System | 5,000.00 |
| Truckee Rotary Foundation | 5,000.00 |

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

(In Process) Other Foundations & Districts (TTBID, TDRPD) **100,000.00**

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 |
| Electrical: lighting plan, conduit, labor & light fixtures | 24,588.00 |

Total Supplies/Materials & Labor **491,284.00**

Total Expense **643,284.00**

| | | | |
|--------------------------|---|-------------------|-------------|
| ACHIEVED TO DATE: | In-Kind Donations, Grants and Sponsorships | 217,000.00 | 34% |
| NEEDED: | Donations, Grants, Donated Labor & Materials | 426,284.00 | 66% |
| | | 643,284.00 | 100% |

Marc Lamb

From: kellie@ca-tt.com
Sent: Tuesday, September 1, 2020 10:15 AM
To: Marc Lamb
Cc: 'Mark Tanner'; 'Dave Rhoden, CP President'; steve@tdrpd.org; kellie@ca-tt.com
Subject: RE: Airport Agency Partnership Funding Request
Attachments: Downtown Park.Budget.April 2020.pdf

Marc, This is great news! Yes CATT CP is still interested in the Agency Partnership Request submitted in January to fund Truckee Downtown Park Project. Below is an email send from our board president as a reminder of how important this funding is. Also, the most recent budget showing 2 new commitments in green. Please let me know if anything else is needed. I will be available to give a project update on the 23rd. My best, Kellie

Hello Marc!

I am Dave Rhoden, President of the CATT Community Project board. I would like to personally thank you for being a great contact for us with TTAD!

Prior to the decision being made regarding our grant request, I was hoping to convey in finer detail our funding needs for Downtown Park. I want to be clear that we have a total budget of \$643,000. To date, we have confirmed \$222,000 (\$152 in-kind professional donations and \$70,000 in grants and sponsor ships.) Our original request to TTAD started out to be \$100,000, but when we realized our project would fall under prevailing wage, we increased our request to TTAD for \$125,000 to help us cover that wage scale.

That said, we have indeed reached out to other organizations to partner with us on the project. The Hospital District has expressed interest in donating to our project, but we have not received any word on how much and when on those possible funds. Mary Hetherington also recommended that we pursue the School District (among other orgs,) but they do not offer grants. We applied for and were awarded to be the beneficiary of the annual Rotary Crab Feed and Auction, but I will add that we may have lost \$10-\$30k from that event being postponed/cancelled due to COVID-19. We are also selling engraved pavers, where a donor can have each purchased paver personally engraved, as part of the main walkway.

TTAD funding is critical in our ability to move forward with plans to break ground this spring. There are many items at the ready to commence demo and construction, but only once we have achieved the minimum funding required to do so.

THANK YOU AGAIN, and we greatly appreciate all of your time and efforts to help us through this grant process.

Respectfully,

Dave Rhoden



Exclusive to Professional Builders

Cell ~ (530) 277-5735
Office ~ (530) 273-3883



TRUCKEE TAHOE AIRPORT DISTRICT

BOARD OF DIRECTORS STAFF REPORT

AGENDA TITLE: Agency Partnership Request – Mountain Area Preservation & Town of Truckee

TOPIC: Trout Creek Pocket Park – Shade Structure

MEETING DATE: Wednesday, February 26, 2020

PREPARED BY: Marc R. Lamb, AVCOM Services Manager

PRESENTATION BY: Alexis Ollar, Executive Director MAP

RECOMMENDED ACTION: A Truckee Tahoe Airport District (TTAD) board action is not required at the February 26, 2020 meeting. Staff is requesting a determination for this Agency Partnership request at the March 2020 meeting (or at a future board meeting) based on the information presented today by Ms. Alexis Ollar, Executive Director of Mountain Area Preservation (MAP). MAP is making a funding request of \$50,000 to be used towards development of a permanent shade structure at the Trout Creek Pocket Park. The Town of Truckee (ToT) would be the partnering agency in mutual support of this project. ToT has recognized the Agency Partnership request in their Board of Directors' Resolution No. 2020-03, dated January 28, 2020.

DISCUSSION: Mountain Area Preservation is a 501(c)3. MAP's mission is *to preserve the Truckee-Tahoe region's mountain character and natural environment for present and future generations*. Since its inception in 1987, MAP has worked collaboratively to protect over 5,000 acres of open space in the region, as well as advocating for smart growth development and community benefits, such as workforce housing, alternative-transportation, parks, trails and clean natural resources for our community. Created by longtime locals who wanted a voice in determining the future of their community, MAP is truly a grassroots organization.

The Trout Creek Pocket Park project was outlined in the Town of Truckee's 1997 Downtown Specific Plan and MAP became the ultimate steward of the project. Phase I of the \$600,000 park located along a portion of the Trout Creek watershed near the intersection of Bridge and Jibboom Streets was completed in 2016. Once the park was completed, it was determined that due to the intense year-round solar exposure of the park that a shade structure was needed.

The Phase II shade structure construction budget estimate came in at \$96,000. MAP has raised \$46,000 in grants and private donations through the Friends of Trout Creek Pocket Park. MAP is making an Agency Partnership funding request of the Airport District for the final \$50,000 needed towards development of the permanent shade structure at the Trout Creek Pocket Park.

The agency partnership in mutual support of the Trout Creek Pocket Park project and MAP would be between ToT and TTAD. As in-kind contributions, ToT has already donated staff time and over \$50,000 in funding for the initial Phase I of the project.

Since 2016, MAP has hosted environmental stewardship days in the summer and fall along the Trout Creek watershed and in 2018 launched a Trout Creek Pocket Park Environmental and Education Program teaching local 2nd and 3rd graders about watershed restoration, sustainable design, land-use literacy and environmental ethics at the park.

WHAT'S NEXT: If the full project funding request of \$50,000 is approved by the TTAD board, MAP is scheduled to have the shade structure completed by Summer 2020.

FISCAL IMPACT: \$50,00 if the requested Agency Partnership funding is fully approved. There is \$366,000 budgeted for TTAD's Agency Partnership program in 2020. To date, including this MAP request, there are four 2020 Agency Partnership requests before the Board of Directors totaling \$299,995, (MAP-\$50,000 CATT-\$125,000, NFD-\$49,995, & BFABW-\$75,000). Due to a reduced 2020 Agency Partnership program budget, and an increase in potential program applicants, the District's Agency Partnership program is temporarily on hold to new applicants, (beyond the four mentioned above as 2019 carry overs) pending Board discussion on the future of the program.

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

SAMPLE MOTION(S):

February 26, 2020 – Presentation only, no motion required.

March 25, 2020 (or at a scheduled future board meeting) – Determination decision.

"I move to approve (all, a portion of, or none) of Mountain Area Preservation's Agency Partnership funding request in support of the Phase II shade structure development at the Trout Creek Pocket Park in the amount of \$50,000 (or other amount), pending MAP meeting all permitting requirements and confirming funding needs have been reached, and finding that all District wide constituents will have access to the park and that the District will receive permanent recognition for support of the project."

ATTACHMENTS:

- Agency Partnership Application (3 pgs)
- Town of Truckee, CA Resolution No. 2020-03 (2 pgs)
- Additional supporting docs, photos, plans, construction estimate (6 pgs)
- MAP's IRS 501(c)3 Confirmation (1 pg)
- MAP's 2018 IRS Form 990 return
- TTAD Agency Partnership current and historical obligations spreadsheet (1 pg)



TRUCKEE TAHOE AIRPORT DISTRICT Agency Partnership Request Form

Name of Organization/Group: Mountain Area Preservation Date of Request: 2/4/2020

Name of Authorized Representative: Alexis Ollar, Executive Director

E-mail address: Alexis@mapf.org

Complete mailing address: P.O. Box 25, Truckee, CA 96160

Phone - Daytime: 530-582-6751 Evening: 530-582-6751 Fax: _____

Agency / Elected Body: Town of Truckee

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.)*

Please see attached.

Amount Requested: \$ 50,000.00

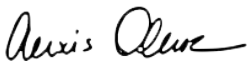
Wild & Scenic Film Festival 2014, 2015, 2018, 2019 and

Have you requested funding from TTAD before? Y Y / N If "Yes" – when? Trout Creek Pocket Park Stewardship Day 2019.

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

Please see attached.

Signature (Authorized Rep.):



Date: 2/04/2020

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

.....
For TTAD Use Only

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

By the following vote:

Ayes _____

Noes _____

Absent _____

**TOWN OF TRUCKEE
California**

RESOLUTION 2020-03

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE
ACKNOWLEDGING THE PARTNERSHIP WITH THE MOUNTAIN AREA PRESERVATION
AND TRUCKEE TAHOE AIRPORT DISTRICT
TO PROVIDE FUNDING FOR THE TROUT CREEK POCKET PARK SHADE STRUCTURE**

WHEREAS; the Town of Truckee has partnered with the Mountain Area Preservation (MAP) to create the Trout Creek Pocket Park; and

WHEREAS; this park is located in Downtown Truckee at the end of the Trout Creek class one bike trail on a Town owned right-of-way; and

WHEREAS; the Town of Truckee has donated staff time and \$50,000 in funding to the pocket park project; and

WHEREAS; our partner MAP has requested matching funding from the Truckee Tahoe Airport District as a community benefiting project; and

WHEREAS; the Town of Truckee is offering its support of this request and the effort to create a shade structure at the Trout Creek pocket park location; and

WHEREAS; MAP has agreed to fund raise the estimated \$30,000 necessary to complete permitting and construction of the project; and

* * * * *

**NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF TRUCKEE DOES
RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:**


1. That MAP submitted a grant request to the Truckee Tahoe Airport District in the amount of \$50,000 for the construction of a shade structure at the Trout Creek Pocket Park.
2. That the Town of Truckee appreciates the partnership and contribution of the Truckee Tahoe Airport District to support the community park shade structure.
3. That the Town Manager or designated staff is authorized to execute documents related to the Truckee Tahoe Airport District funding support for the shade structure.

The foregoing resolution was introduced by Vice Mayor Klovstad, seconded by Council Member Commendatore, at a regular meeting of the Truckee Town Council, held on the 28th day of January, 2020 and adopted by the following vote:

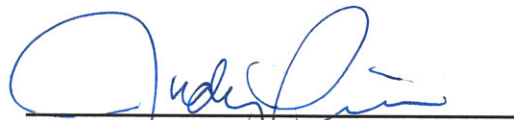
AYES: Vice Mayor Klovstad, Council Member Commendatore, Council Member Abrams, and Mayor Polivy.

NOES: none.

ABSENT: Council Member Tirman.


David Polivy, Mayor

ATTEST:


Judy Price, MMC, Town Clerk



mountain area preservation
ESTABLISHED IN 1987

Truckee-Tahoe Airport District Agency Sponsorship Request Trout Creek Pocket Park – Shade Structure

Project Background

Mountain Area Preservation (MAP) started embarking on the Trout Creek Pocket Park in 2008, in an effort to bring to life a community benefit and stewardship project in Historic Downtown Truckee. The project was outlined in the Town of Truckee's 1997 Downtown Specific Plan and MAP became the ultimate steward and project applicant to what is now known as the Trout Creek Pocket Park.

Prior to the parks construction the site was an environmental disaster zone and utilized for snow storage by the Town of Truckee. Contaminated run-off and crumbling asphalt flowed into Trout Creek, a tributary of the Truckee River, impacting our drinking water. After years of planning, environmental assessments and fundraising the Trout Creek Pocket Park came to fruition in the summer of 2016, with over \$600,000 in grants, sponsorships and donations.

The Trout Creek Pocket Park is located at the corner of Bridge and Jibboom street. It is not only an important water quality improvement project it is the only ADA accessible park in Historic Downtown. It includes an art bike rack, solar light fixture, interpretive kiosk, Washoe grinding stone, two ADA accessible tables, four benches, a stormwater filtration system, permeable pavers and native drought tolerant plants. The park now serves the community and visitors as a gathering place, a trail connector for the Trout Creek Trail, urban green space, site for community stewardship days and an outdoor classroom for MAP's environmental education programs.

Since the completion of the park in 2016, MAP has hosted stewardship days in the summer and fall to clean up micro trash at the park, pull invasive species along Trout Creek, plant additional ground cover and replace trees that have been damaged due to big winters. Additionally, MAP launched the Trout Creek Pocket Park Environmental Education Program in 2018 teaching local 2nd and 3rd graders about watershed restoration, sustainable design, land use literacy and environmental ethics at the park.

Due to the intense solar aspect the pocket park receives year-round, MAP started planning Phase II for the park in 2018 to include a permanent shade structure. The heat in the hot summer months does not allow for locals and visitors to utilize the park for long periods of time. In 2018/2019 MAP received planning and engineering grants for the shade structure and an initial grant for construction. The project plans have been finalized and supported by the Town of Truckee and now MAP is seeking to secure the final funding needed to fabricate and erect the shade structure in the summer of 2020.

TTAD Agency Sponsorship Request

MAP is requesting support from the TTAD Agency Sponsorship program for \$50,000 for the shade structure, which will conclude the final funding needed to bring this project to fruition in the summer of 2020. The shade structure will cost \$96,000 total. MAP has secured \$46,000 in grants and private donations through the Friends of Trout Creek Pocket Park. MAP has been working with Ryan Group Architects, CFBR Structural Group, LLC and Prosser Building and Development Inc. (PBD) on design, engineering and contracting services. The shade structure fabrication and construction estimate from PBD includes prevailing wage due to the land being owned by the Town of Truckee and funding coming from agency partners.

A permanent shade structure at the pocket park will further enhance an important community benefit and environmental stewardship project in Historic Downtown Truckee, by adding an additional safety and enjoyment feature for locals, visitors and youth who utilize the park for environmental education programs. Additionally, the project will benefit the TTAD by helping to improve a community resource and by helping to fund the shade structure and joining the many supporting organizations who have already helped to support the only pocket park in Truckee.

Trout Creek Pocket Park Support

To date, MAP has received over \$600,000 in grants, sponsorships, individual donations and in-kind donations for the Trout Creek Pocket Park. The following foundations and organizations have awarded MAP with grant funds for the project: The Town of Truckee, The Martis Fund, Tahoe-Truckee Community Foundation, Tahoe Truckee Community Foundation Queen of Hearts fund, Tahoe Mountain Resorts Foundation, Truckee Donner Public Utilities District, the Truckee-Tahoe Lumber Company, Truckee Downtown Merchants Association, Sierra Nevada Conservancy, Teichert, Truckee River Fund, Kawyha, Vail Epic Promise and Union Pacific Foundation.

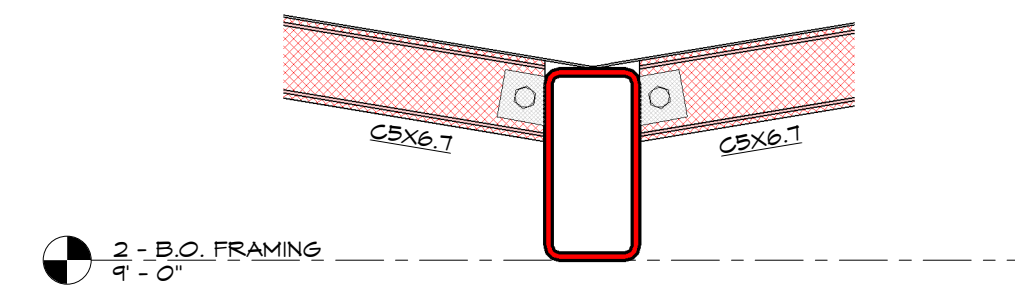
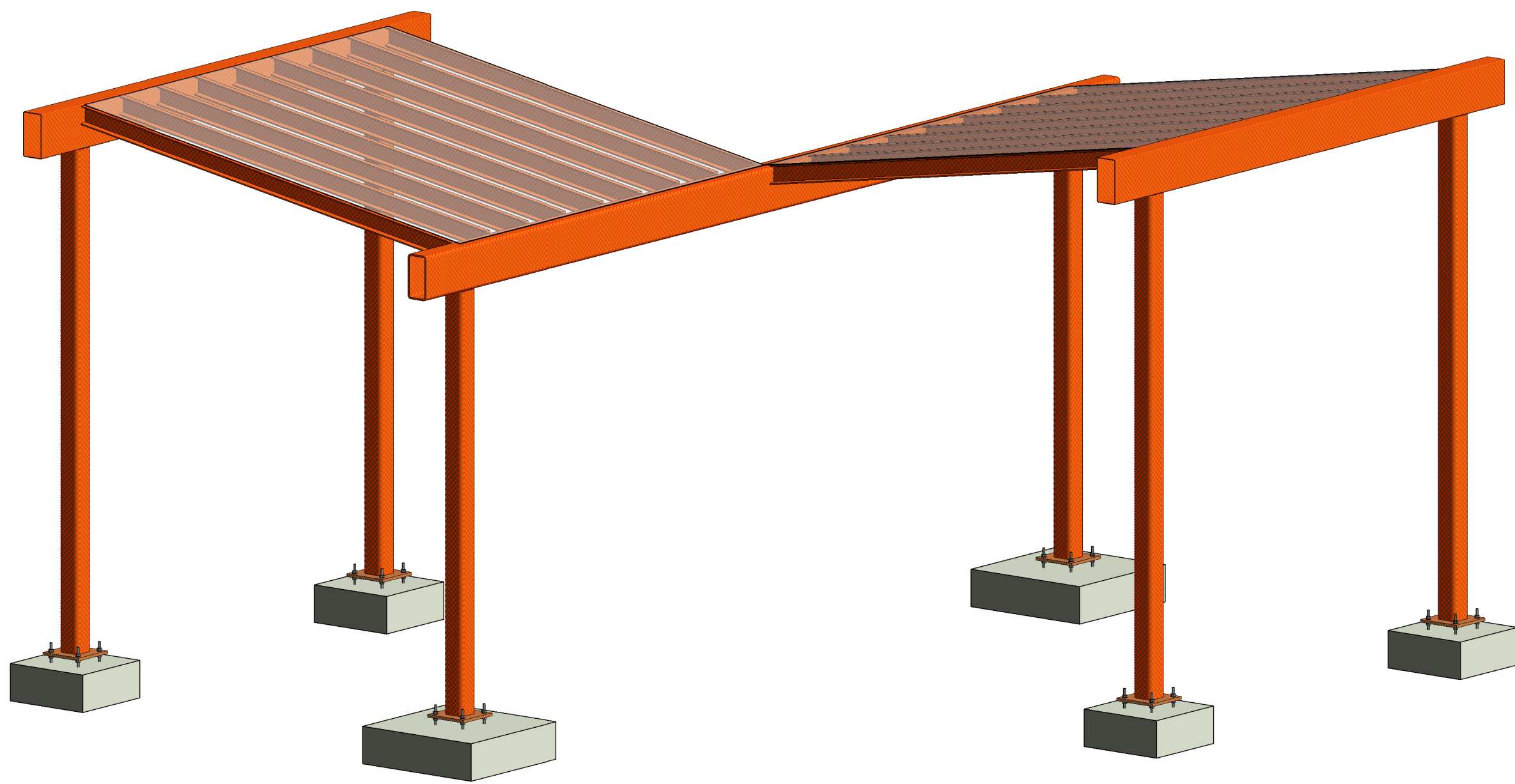
TTAD Recognition

If awarded funding from the TTAD, the district logo will be added to the Friends of Trout Creek Pocket Park interpretive panel on the kiosk at the park. The district will also be acknowledged in press releases, social media, radio marketing, MAP's e-newsletter and invited to the park completion ceremony, once the shade structure is fully fabricated and installed.

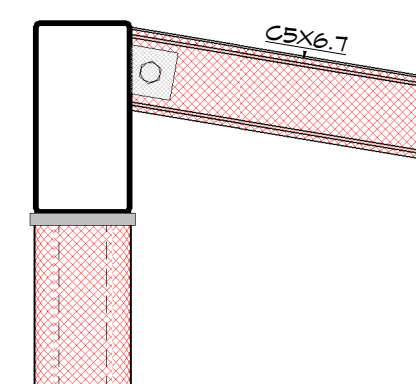
| PROJECT TIMELINE & DELIVERABLES | TIMELINE |
|---|-----------------|
| I. Project Drawings, Engineering and Town of Truckee Planning Division Review | Fall 2019 |
| II. Town of Truckee – Trout Creek Pocket Park Shade Structure Resolution | January 2020 |
| III. TTAD Funding Application & HPAC Application | February 2020 |
| IV. Town of Truckee Encroachment Permit | March 2020 |
| V. Contractor Agreement and Schedule | April 2020 |
| VI. Shade Structure Fabrication & Installation | May – June 2020 |
| VII. Project Completion and Park Ceremony | July 2020 |



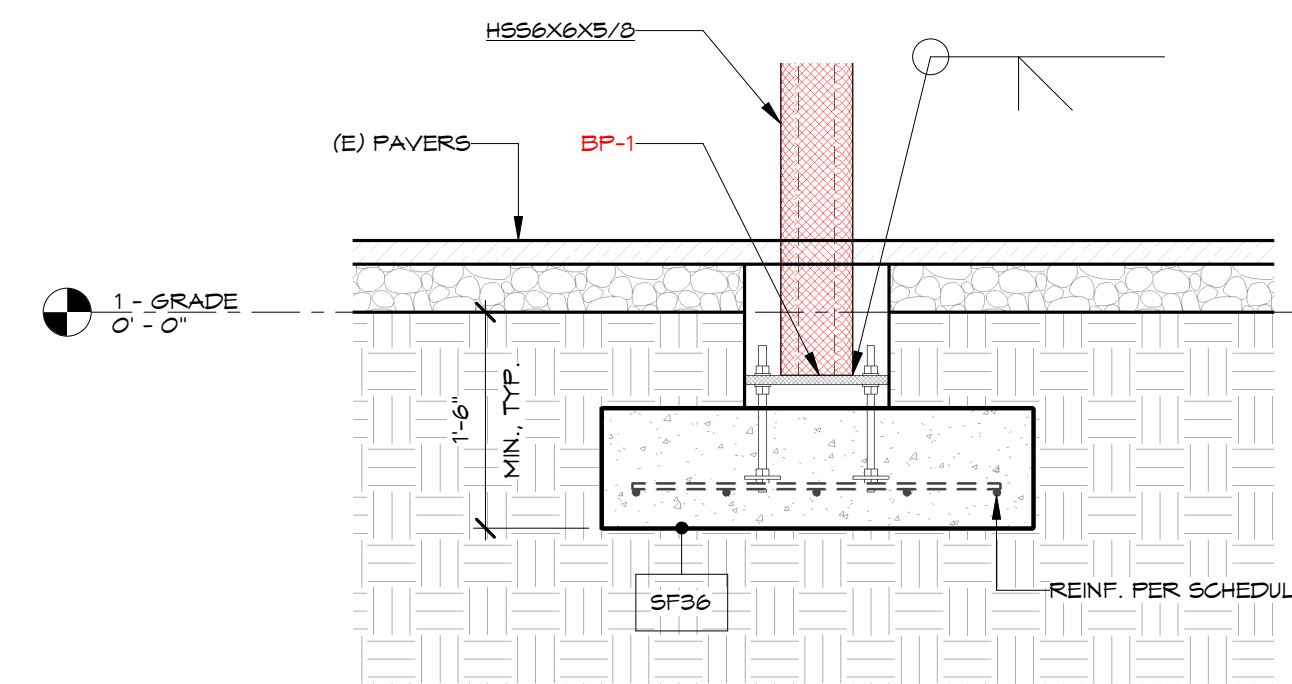




5 ROOF FRAMING AT CENTER BEAM
1" = 1'-0"

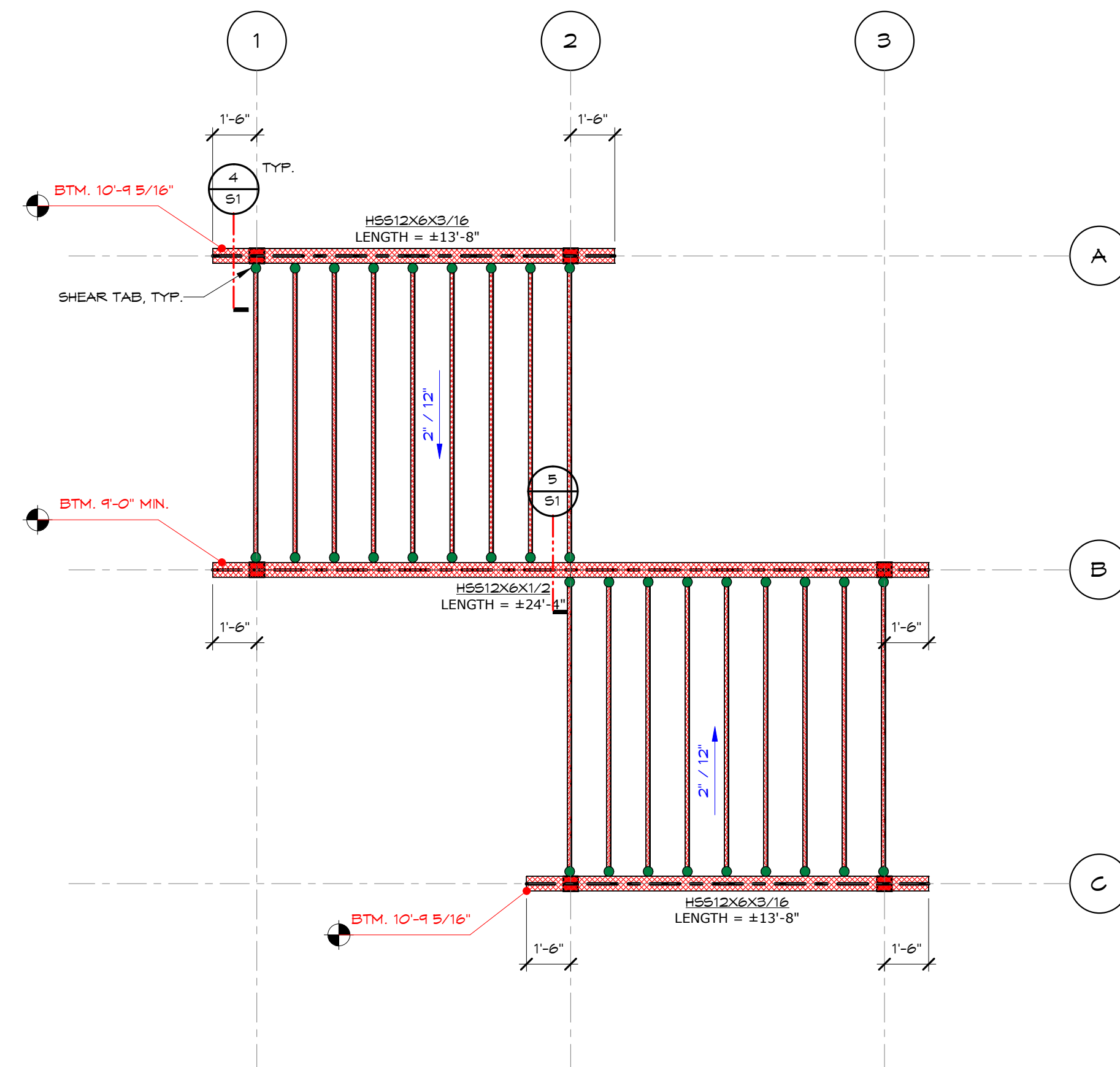


4 ROOF FRAMING AT HSS COLUMNS
1" = 1'-0"

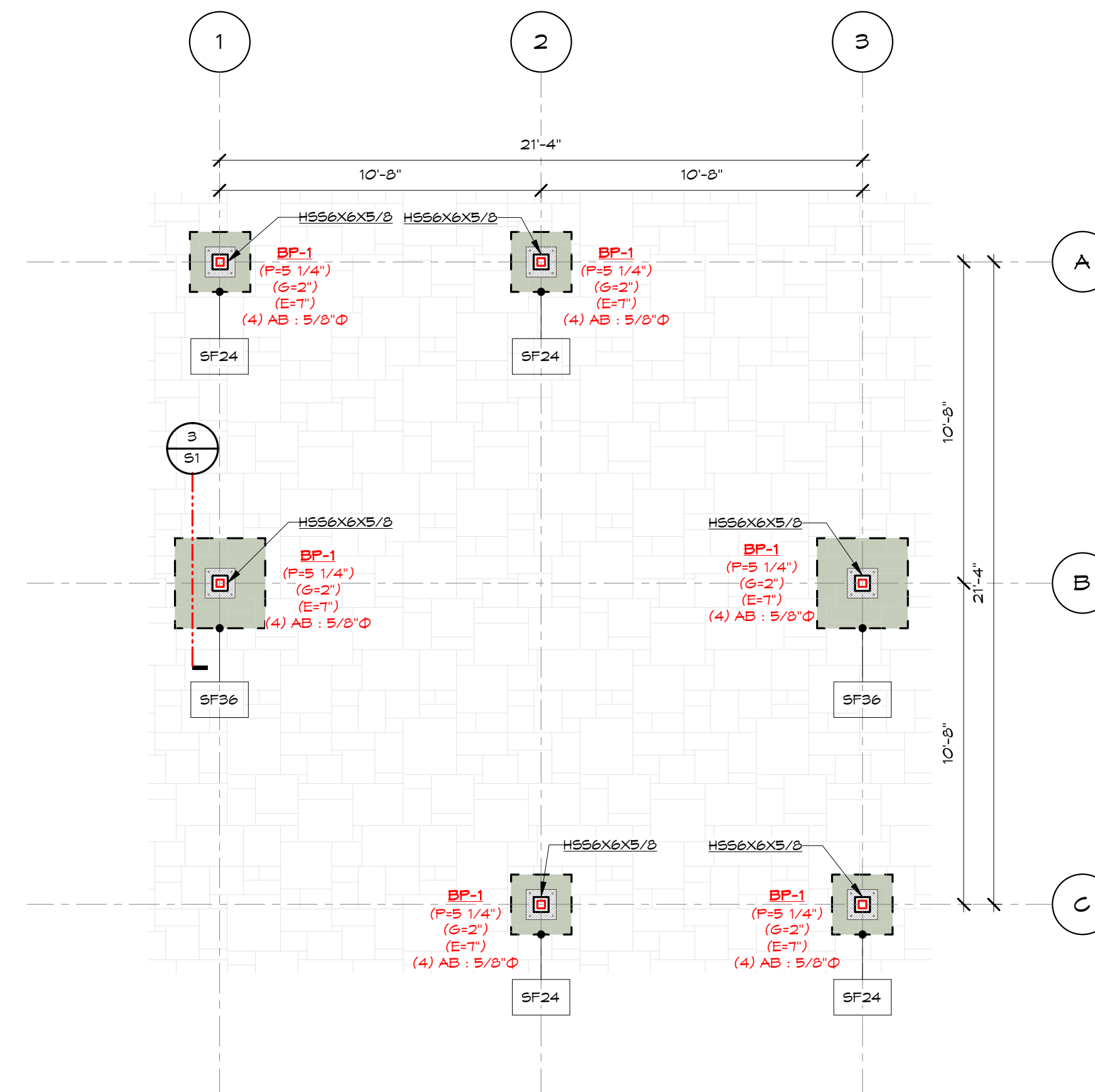


3 FOUNDATION DETAIL
3/4" = 1'-0"

| STRUCTURAL LEGEND | | | |
|-----------------------------------|---------------------|------------------------|------------------------|
| WOOD BEAM | STEEL BEAM | RAFTER / JOIST | T-J / T-J |
| WOOD POST ABOVE | WOOD POST BELOW | LEDGER/RIM JOIST | ON |
| PK COLUMN ABOVE | PK COLUMN BELOW | HSS COLUMN ABOVE | HSS COLUMN BELOW |
| BOLT HOLDOWN | STRAP HOLDOWN | SINGLE SIDED SHEARWALL | DOUBLE SIDED SHEARWALL |
| SHEARWALL SILL PLATE | WALL BELOW | NON-STRUCTURAL WALL | WOOD / METAL STUD WALL |
| STONE WALL / VENEER | BRICK WALL / VENEER | CMU WALL | CONCRETE WALL |
| CONCRETE COLUMN / PIER / PEDestal | CONCRETE SLAB | CONTINUOUS FOOTING | SPREAD FOOTING |



2 - ROOF FRAMING PLAN
1/4" = 1'-0"



1 - FOUNDATION PLAN
1/4" = 1'-0"

| SPREAD FOOTING SCHEDULE | | |
|-------------------------|------------------------------|----------------|
| CALLOUT | PKLWT | REINFORCING |
| SF24 | 2' - 0" x 2' - 0" x 0' - 10" | (3) #4 EA. WAY |
| SF36 | 3' - 0" x 3' - 0" x 0' - 10" | (5) #4 EA. WAY |

TYPICAL STRUCTURAL NOTES AT ROOF FRAMING:

TYPICAL ROOFING:
USE PERFORATED METAL ROOFING
WELD TO SUPPORTS

ROOF RAFTERS:
USE C5x6.7 CHANNELS @ 16" O.C.
ATTACH TO BEAMS WITH SHEAR TABS, TYP. U.N.O.

BASE PLATE DETAIL

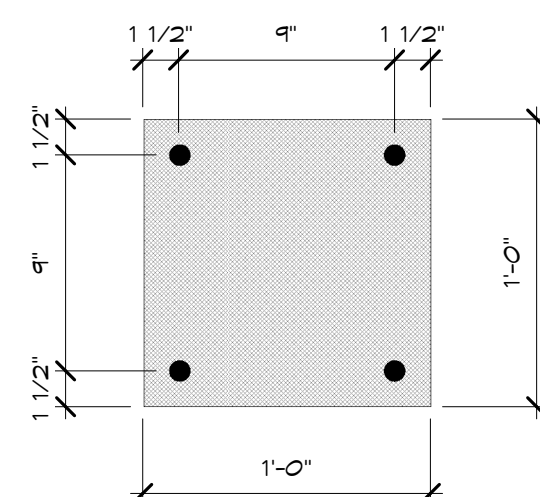


PLATE THICKNESS: 3/4"
BOLTS: 3/4"

BP-1

NOTES:

- SEE PLANS FOR COLUMN SIZES.
- COLUMNS ARE CENTERED ON BASE PLATES, TYP. U.N.O.
- SEE GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

PRELIMINARY

CFBR STRUCTURAL GROUP, LLC

5425 LOUIE LANE, RENO, NV 89511 P: 775.525.1113
MATTHEW FETTIG, PE NV LIC. #20004 TYSON COLOVICH, PE NV LIC. #19370
CA LIC. #74178 CA LIC. #76006
CHRIS ROPER, PE/SE NV LIC. #15032
CA LIC. #54734

Trout Creek Pocket Park Shade Structure

Bridge St.
Truckee, CA 96161

NOT FOR
CONSTRUCTION

01/15/19

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

| | | | |
|---------------|----------------|---|--------------|
| DESIGNED BY: | FP | FOUNDATION & ROOF FRAMING PLANS & DETAILS | |
| CHECKED BY: | TWC | | |
| PROJECT DATE: | Issue Date | | |
| ISSUE DATE: | 01/15/19 | | |
| PROJECT NO.: | Project Number | SCALE: | As indicated |

S1



| | Material Quantity | | Cost Per | Material Ext | Labor Hours | Labor Cost | Labor Ext. | Total |
|-----------------------------------|-------------------|----|----------|--------------|-------------|------------|------------|---------------|
| Phase 1 | | | | | | | | |
| Demolition/Earthwork | | | | | | | | |
| Demolition/Excavation/ Pier Prep | 1.00 | LS | 2,000 | 2,000 | 40.0 | 115 | 4,600 | 6,600 |
| Paver Re-install | 1.00 | LS | 500 | 500 | 40.0 | 115 | 4,600 | 5,100 |
| Demolition/Earthwork Total | | | | | | | | 11,700 |
| | | | | | | | | |
| Concrete | | | | | | | | |
| Form & Rebar Footings | 1.00 | LS | 500 | 500 | 40.0 | 115 | 4,600 | 5,100 |
| Pour Footings & Stemwalls | 3.00 | CY | 250 | 750 | 24.0 | 115 | 2,760 | 3,510 |
| Strip Forms | | | | | 8.0 | 115 | 920 | 920 |
| Concrete Total | | | | | | | | 9,530 |
| | | | | | | | | |
| Metals | | | | | | | | |
| Shade Structure | 1.00 | LS | 66,000 | 66,000 | | | | 66,000 |
| Metals Total | | | | | | | | 66,000 |
| | | | | | | | | |
| Finishes | | | | | | | | |
| Paint Steel | 1.00 | LS | 500 | 500 | 24.0 | 70 | 1,680 | 2,180 |
| Finishes Total | | | | | | | | 2,180 |
| | | | | | | | | |
| General Conditions | | | | | | | | |
| Project Manager | | | | | 22.0 | 90 | 1,980 | 1,980 |
| Ongoing Cleanup | | | | | 22.0 | 90 | 1,980 | 1,980 |
| Portable Restroom | 1.00 | MO | 200 | 200 | | | | 200 |
| Temp Electricity Distribution | 1.00 | LS | 100 | 100 | | | | 100 |
| Temp Barriers and Controls | 1.00 | LS | 500 | 500 | 16.0 | 90 | 1,440 | 1,940 |
| General Conditions Total | | | | | | | | 6,200 |
| | | | | | | | | |
| Total | | | | | 84.0 | | | 95,610 |

Qualifications

Snow Removal will be billed as an additional cost
 Assumes suitable soil conditions

Exclusions

Home > Charities and Non-Profits > Search for Charities > Tax Exempt Organization Search

Results for Tax Exempt Organization Search

Select Database ⓘ

Search All ▼

Search By ⓘ

Organization Name ▼

Search Term ⓘ

Mountain Area Preservation

City

Enter City

State

All States ▼

Country

United States ▼

Search

Reset

[Search Tips](#)

Showing 1-1 results of 1

Sort by: Name A-Z ▼

Mountain Area Preservation Foundation

EIN: 68-0148964 | Truckee, CA, United States

Pub 78 Data

Copies of Returns

Items per page:

25 ▼

[Return to Top](#)

Additional information

For the 2019 calendar year, or tax year beginning 01-01-2018 , and ending 12-31-2018

Check if applicable

Address change

Name change

Initial return

Final return/terminated

Amended return

Application pending

C Name of organization

Mountain Area Preservation Foundation

Doing business as

Mountain Area Preservation

Number and street (or P O box if mail is not delivered to street address) Room/suite

PO Box 25

City or town, state or province, country, and ZIP or foreign postal code

Truckee, CA 96160

F Name and address of principal officer

Dan Haas

582-6751

Truckee, CA 96160

D Employer identification number

68-0148964

E Telephone number

(530) 582-6751

G Gross receipts \$

306,871

Tax-exempt status

☒ 501(c)(3) ☐ 501(c) () (insert no) ☐ 4947(a)(1) or ☐ 527

Website: mapf.org

H(a) Is this a group return for subordinates? ☐ Yes ☒ No

H(b) Are all subordinates included? ☐ Yes ☐ No

If "No," attach a list (see instructions)

H(c) Group exemption number ▶

Form of organization

☒ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation

1987

M State of legal domicile

CA

| Part I Summary | | |
|---|---------------------------|--------------|
| 1 Briefly describe the organization's mission or most significant activities To preserve the Truckee-Tahoe regions mountain character and natural environment for present and future generations | | |
| 2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets | | |
| 3 Number of voting members of the governing body (Part VI, line 1a) | 3 | 5 |
| 4 Number of independent voting members of the governing body (Part VI, line 1b) | 4 | 5 |
| 5 Total number of individuals employed in calendar year 2018 (Part V, line 2a) | 5 | 3 |
| 6 Total number of volunteers (estimate if necessary) | 6 | 20 |
| 7a Total unrelated business revenue from Part VIII, column (C), line 12 | 7a | 0 |
| b Net unrelated business taxable income from Form 990-T, line 34 | 7b | |
| 8 Contributions and grants (Part VIII, line 1h) | Prior Year | Current Year |
| | 140,659 | 189,664 |
| | | 0 |
| | 784 | 13,213 |
| | 106,423 | 84,760 |
| | 247,866 | 287,637 |
| | | 0 |
| | | 0 |
| | 163,692 | 188,091 |
| | | 0 |
| | 144,791 | 107,450 |
| | 308,483 | 295,541 |
| 13 Grants and similar amounts paid (Part IX, column (A), lines 1-3) | | |
| | | 0 |
| | | 0 |
| | | 0 |
| 14 Benefits paid to or for members (Part IX, column (A), line 4) | | |
| | | 0 |
| | | 0 |
| | | 0 |
| 15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10) | | |
| | | 0 |
| | | 0 |
| | | 0 |
| 16a Professional fundraising fees (Part IX, column (A), line 11e) | | |
| | | 0 |
| | | 0 |
| | | 0 |
| b Total fundraising expenses (Part IX, column (D), line 25) ▶83,594 | | |
| | | 0 |
| | | 0 |
| | | 0 |
| 17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e) | | |
| | | 0 |
| | | 0 |
| | | 0 |
| 18 Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25) | | |
| | | 0 |
| | | 0 |
| | | 0 |
| 19 Revenue less expenses Subtract line 18 from line 12 | | |
| | | 0 |
| | | 0 |
| | | 0 |
| 20 Total assets (Part X, line 16) | Beginning of Current Year | End of Year |
| | 1,168,485 | 1,098,443 |
| | 9,427 | -52,711 |
| | 1,159,058 | 1,151,154 |
| 21 Total liabilities (Part X, line 26) | | |
| | | 0 |
| | | 0 |
| | | 0 |
| 22 Net assets or fund balances Subtract line 21 from line 20 | | |
| | | 0 |
| | | 0 |
| | | 0 |

| | | 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 Standord 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 Parntership Resolution 2018-191 | | Purchase of new Pisten 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 |



September 15, 2020

RE: Northstar California Pocket Park Support Letter

Dear Truckee-Tahoe Airport Board Directors,

Northstar California and Vail Resorts EpicPromise are longtime supporters of the Trout Creek Pocket Park. Our organization has supported MAP's effort to restore a portion of Trout Creek and develop Truckee's first pocket park and outdoor gathering space since 2015, with an initial grant for their restoration efforts. Since then, Vail has provided four additional grants to support MAP's development of the park and land use literacy education programs at the Trout Creek Pocket Park. We have also hosted stewardship days with our staff at the park, planting native drought tolerant plants and picking up trash along the creek, trail and Historic Downtown Truckee.

A permanent shade structure will be a huge benefit to the residents and visitors of Truckee, making the park more enjoyable during the heat of summer and making it a better outdoor classroom for future educational programs by MAP. We hope that you will support MAP's request and provide the necessary grant funding to bring the shade structure project to life!

Sincerely,

A handwritten signature in black ink that reads "Jerusha Hall". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Jerusha Hall
Environmental Planner
Northstar California



TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF DIRECTORS STAFF REPORT

AGENDA TITLE: Agency Partnership Request - Northstar Fire Department / Northstar Community Services District

TOPIC: CanAM Defender UTV and Support Equipment

MEETING DATE: Wednesday, January 22, 2020

PREPARED BY: Marc R. Lamb, AVCOM Services Manager

PRESENTATION BY: Jeffrey Botto, Northstar Fire Dept. Engineer-Paramedic

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 presentation made today by Mr. Jeffrey Botto, a Northstar Fire Department (NFD) Fire Engineer and Paramedic. NFD is making a funding request of \$49,995 for a new multi-use all-terrain rescue vehicle (UTV) and support equipment. The Northstar Community Services District (NCSD) is the partnering agency. NCSD has recognized the Agency Partnership request in their Board of Directors' Resolution No. 19-24, dated December 18, 2019.

DISCUSSION: The NFD operates under the NCSD. The NFD has been serving the Northstar Community since 1972. It has two fire stations (31 & 32), covers 18 square miles and responds to approximately 400 calls annually. The NFD is staffed 24 hours per day, 365 days a year. The NCSD is a neighboring special district of TTAD, and serves the same constituency. NCSD boundaries overlap with land impacted by TTAD's airport influence zone: specifically CLUP Zones (D - primary traffic patterns and E - airport influence area), and FAA Part 77 (Departure surface Rwy 11 and the 20:1 conical surface zones).

NFD is seeking an agency partnership-funding request of \$49,995 to replace two, 20 year old snowmobiles with a CanAm Defender UTV multi-use all-terrain rescue vehicle, along with support equipment. The four season UTV has tracks to navigate terrain in winter months and wheels for summer months. The UTV is capable of carrying up to five emergency personnel, two patients, plus emergency equipment. The vehicle would be housed at NFD's Station 32.

This new search and rescue equipment would not only benefit the constituent community of TTAD at large, but it could also be used in year-round off-airfield aircraft incident response requiring remote search

and rescue access and services. Due to this potential for direct benefit to TTAD, staff is in support of this request.

The combined UTV rescue package would include: the CanAM Defender UTV, a UTV transport trailer, interchangeable UTV tracks and wheels, a patient transport SKID, a mobile radio, microphone and antenna, emergency light bar and siren, agency decaling, loose equipment and tools.

As part of the TTAD required Agency Partnership in-kind support of this funding request, NFD will pay for all future staffing, fuel, maintenance, insurance, rescue tools and training associated with the proposed equipment. NFD also agrees to have this multi-use all-terrain rescue vehicle and support crew present as part of the rapid response team at the Airport District's annual Air Show & Family Festival for the next 10 years, or during the useful life of the vehicle. NFD has provided crews and been helpful with past TTAD air shows. NFD also contributes significantly to grant hard-matches by NCSD each year including: \$12,000 annually on medical supplies, the purchase of a complete compliment of Hurst Rescue Tools in 2018 totaling \$37,540, and the purchase of a custom build for Rescue 32 (a Chevy 3500 cab and chassis) in 2014 totaling \$46,950.

WHAT'S NEXT: If funding is approved, NFD will move forward with the purchase of a new CanAm UTV and support equipment. NFD would expect to take delivery within 2-3 months of signing a Funding Agreement and receiving funding from TTAD. NFD's two, 20 year old snowmobiles would be retired.

FISCAL IMPACT: \$49,995 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 Partnerships have been approved by the TTAD Board of Directors. If approved, the "Funding Agreement" contract will state that any 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 NFD in their printed material, social media and on their website. TTAD's "Community Partner" logo will be placed on the UTV. 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 at this TTAD board meeting.

February 26, 2020 – Determination meeting.

"I move to approve (all, a portion of, or none) of Northstar Fire District's Agency Partnership funding request for the purchase of a CanAM Defender multi-use all-terrain UTV rescue vehicle and support equipment in the amount of \$49,995 (or other amount)."

ATTACHMENTS:

- Agency Partnership Application (3 pgs)
- Northstar Community Services District Resolution No. 19-24 (1 pg)
- Support documentation, pricing sheets, NCSD map, equipment pictures (9 pgs)
- TTAD Agency Partnership current and historical obligations spreadsheet (1 pg)



TRUCKEE TAHOE AIRPORT DISTRICT Agency Partnership Request Form

Name of Organization/Group: Northstar Fire Department (NFD) Date of Request: 11/11/2019

Name of Authorized Representative: Jeffrey Botto

E-mail address: jbotto@northstarcsd.org

Complete mailing address: 910 Northstar Drive, Truckee, CA 96161

Phone - Daytime: 530-562-1212 ext 5 Evening: 530-562-1212 ext 5 Fax: 530-562-0593

Agency / Elected Body: Northstar Community Service District (NCSD)

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.)*

Please see attached documentation.

Amount Requested: \$ 49,993.72

Have you requested funding from TTAD before? No Y / N If "Yes" – when? _____

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

Please see attached documentation.

Signature (Authorized Rep.):  _____ Date: 11/11/2019

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

.....
For TTAD Use Only

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

By the following vote:

Ayes _____ Noes _____

Absent _____



N.C.S.D.

Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarcisd.org

Board of Directors

WARREN "CHIP" BROWN
DEE CRAVENS
NANCY IVES
CATHY STEWART, PRESIDENT
MICHAEL "SPOON" WITHERSPOON

General Manager

MICHAEL STAUDENMAYER

BOARD OF DIRECTORS NORTHSTAR COMMUNITY SERVICES DISTRICT

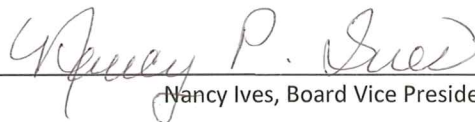
RESOLUTION 19-17 RESOLUTION TO ENTER INTO A PARTNERSHIP WITH THE TRUCKEE TAHOE AIRPORT DISTRICT

A RESOLUTION OF THE NORTHSTAR COMMUNITY SERVICES DISTRICT BOARD OF DIRECTORS APPROVING AN AGENCY PARTNERSHIP WITH THE TRUCKEE TAHOE AIRPORT DISTRICT FOR FUNDING TO SUPPORT NORTHSTAR FIRE DEPARTMENT'S RESCUE PROGRAM AND A PROPOSED MULTI-USE ALL-TERRAIN RESCUE VEHICLE.

BE IT RESOLVED by the Board of Directors of the Northstar Community Services District that said Board does hereby approve an Agency Partnership with the Truckee Tahoe Airport District. This Agency Partnership will be in support of the Northstar Fire Department's Rescue Program. It will aim to provide the Northstar Community and the common constituents of surrounding communities with augmented rescue capabilities through the purchase and build of a multi-use all-terrain rescue vehicle.

BE IT FURTHER RESOLVED that Sean Bailey, Fire Chief of said Board is hereby authorized to sign and execute the Agency Partnership and any amendments on behalf of the Northstar Community Services District.

PASSED, APPROVED, AND ADOPTED this 16th day of October 2019.



Nancy Ives, Board Vice President

ATTEST:



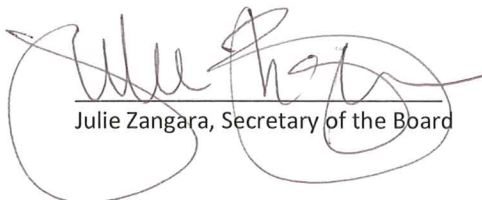
Julie Zangara, Secretary of the Board

I, Julie Zangara, Secretary of the Board of Directors of the Northstar Community Services District, hereby certify that the foregoing resolution was duly passed at a regular meeting of the Board of Directors of the Northstar Community Services District held on the 16th day of October, 2019 by the following vote on roll call:

Ayes: Brown, Cravens, Ives, Witherspoon

Noes: None

Absent: Stewart



Julie Zangara, Secretary of the Board



N·C·S·D

Northstar Fire Department
Northstar Community Services District
910 Northstar Drive, Northstar, CA 96161
P: 530.562.1212 • F: 530.562.0702 • www.northstarcسد.org

Board of Directors

WARREN "CHIP" BROWN
DEE CRAVENS
NANCY P. IVES
CATHY STEWART, PRESIDENT
MICHAEL "SPOON" WITHERSPOON

Fire Chief

SEAN BAILEY

November 11, 2019

Truckee Tahoe Airport Board of Directors,

Background:

The Northstar Fire Department has been serving the Northstar Community since 1972. Its 2 stations cover approximately 18 square miles and respond to 400 calls annually. It responds to the needs of neighboring agencies through numerous mutual and automatic aid agreements. The Northstar Fire Department operates as an independent Special District under the Northstar Community Services District. The Community Services District is managed by a General Manager. A five-person elected Board of Directors governs the District. The fire department is led by the Fire Chief.

The community of Northstar is home to one of Lake Tahoe's finest ski resorts. During peak seasons, the population at Northstar can grow to more than 20,000 people. As an all-risk fire department, we seek to accomplish our mission by providing fire prevention and suppression, rescue, and emergency medical services. In addition to these services, the Northstar Fire Department provides public education, such as First Aid / CPR classes and fire extinguisher training.

The Northstar Fire Department is staffed with well trained, dedicated, caring personnel 24 hours a day, 365 days a year. All personnel are professional firefighters with extensive medical training. Each shift consists of two captains, two engineers, and one firefighter divided between Station 31 and Station 32. In addition to the shift personnel, the department is staffed with a Community Risk Reduction Division Chief, Forestry Supervisor, and a Fire Chief. All fire personnel except the Forestry Supervisor are paramedics.

Project Description:

The Northstar Fire Department (NFD) has 2 emergency response/rescue snowmobiles located at Station 32. They have been in service since 2000. They respond to a variety of incidents where access is limited. These incidents include searches, rescues, medical aids, and "on-hill" structure fires/alarms during the winter months. The snowmobiles are almost 20 years old and have reached the end of their service lives.

In addition to the 2 snowmobiles NFD has a rescue pickup truck (Rescue 32) located at Station 32. It responds to a variety of rescues, including: off-road vehicle accidents, off-highway aviation accidents, searches, rescues, confined space rescues, cold-water rescues, and off-road medical aids. It has a full complement of Advanced Life Support emergency medical gear and many patient movement devices. Rescue 32's capabilities are limited due to its inability to carry patients. Its reach is restricted to well-groomed dirt roads that can be easily driven by a large pickup truck.

NFD is seeking funding through an Agency Partnership with the Truckee Tahoe Airport District (TTAD) to replace the snowmobiles with a multi-use all-terrain rescue vehicle (UTV). The UTV would have tracks to navigate terrain in the wet winter months. It will have wheels to navigate terrain in the dry months. It will

be capable of carrying 5 emergency personnel, 2 patients, and enough equipment to handle a wide variety of emergencies. It will also have a designated trailer that will allow it to assist neighboring agencies in all types of limited access rescues and emergencies.

The proposed emergency response UTV would fill a void that currently exists in our region's emergency response equipment. There are currently similar emergency UTV's available for response in Tahoe City, Squaw Valley, and Truckee (near the high school). The proposed UTV would be the first-due emergency response UTV for any activation in the areas of Martis Valley, Martis Peak, Brockway Summit, and Sawtooth Ridge. Activations would consist of any emergency where access is limited which could include, but not be limited to: aviation accidents, off-road vehicle accidents, snowmobile accidents, mountain bike accidents, backcountry ski emergencies, lost persons, and medical aids.

The proposed UTV would respond from Northstar Fire Department's Station 32. Its designator would be Defender 32.

Financial Impact:

Due to the versatility of the proposed Defender 32, multiple vendors will need to be used during procurement. The UTV, trailer, and most of its major components would be purchased and installed by Michael Powersports of Reno. 3rd party vendors will need to be used for the patient carrying device, the mobile radio, striping, emergency lighting, and sirens.

Northstar Fire Department is respectfully requesting Truckee Tahoe Airport District's consideration for an Agency Partnership to fund the project described above. The total amount of funds requested for this project will not exceed \$50,000. See below for a breakdown of the costs associated with this project.

| | |
|---|--------------------|
| • CanAm Defender UTV. This item will come fully equipped with wheels, tracks, winter accessory kit, high altitude clutch kit, and a trailer. | \$41,027.27 |
| • Patient transport SKID. This would allow the UTV to transport critically injured patients from the location of their accident to paved roads. | \$3,500.00 |
| • Bendix King KNG M150 Mobile radio. Radio kit includes a programming microphone and antenna kit. | \$2,966.45 |
| • Emergency light bar and siren. | \$1,000.00 |
| • Striping. | \$500.00 |
| • Loose equipment and tools. | \$1,000.00 |
| TOTAL | \$49,993.72 |

NFD will pay for all staffing, fuel, maintenance, insurance, and training associated with the proposed project.

In-Kind Match:

Northstar Fire Department (NFD) is committed to serving its community and the surrounding region. NFD provides personnel and equipment for fire suppression, emergency medical response, and rescue 24 hours a day. It is available to respond immediately to any type of emergency in the greater Lake Tahoe area.

NFD currently has two personnel on the Truckee Tahoe Regional Rescue Team and 1 personnel on the Truckee Dive Team. NFD pays for its members to stay current on the required trainings and certifications needed to be integral members of their teams.

In addition to the in-kind matches NFD commits to its rescue program, it also contributes thousands of dollars annually in hard matches. The list below shows a few examples of those hard matches:

- NFD spends \$12,000 annually on medical supplies.
- In 2018 NFD purchased a complete compliment of Hurst Rescue Tools totaling \$37,537.50.
- In 2014 NFD purchased Rescue 32 as a custom build for \$46,944.85.

Truckee Tahoe Airport District Recognition:

Northstar Fire Department agrees to acknowledge the support of the TTAD. NFD agrees to have the statement: "Major funding provided in part by the Truckee Tahoe Airport District" as a decal on the proposed emergency response UTV for the service life of the vehicle. The details of the location, size, color and font of the statement can be discussed in further detail at the discretion of TTAD's representatives.

NFD also agrees to have the proposed emergency response UTV either on display or available for emergency response at the annual Truckee-Tahoe Airshow. NFD annually provides personnel and a wildland firefighting engine for the event.

Mutual Benefit:

Northstar Fire Department and Northstar Community Services District's mission is to deliver core public services to enhance the quality of life in the community. This proposed Agency Partnership project encompasses both our District's mission as well as Truckee Tahoe Airport District's mission.

The proposed project provides added benefit to the Community of Northstar, the neighboring emergency response agencies, and the common constituents of the Truckee-Tahoe area. It increases the reach and capabilities of our region's emergency responders and provides added safety for the Truckee-Tahoe community-at-large.

Thank you for your consideration in this proposed Agency Partnership with Northstar Fire Department.

Respectfully,



Jeffrey Botto
Fire Engineer/Paramedic
Northstar Fire Department
530 562-1212 ext. 5
jbotto@northstarcsd.org

10828 South Virginia St.
Reno, Nevada 89511
www.michaelsreno.com



SUZUKI
YAMAHA
BOMBARDIER
Chaparral

PHONE: 775.825.8680
FAX: 775.825.8666

PURCHASER'S NAME NORTHSTAR FIRE DEPT

PURCHASER'S ADDRESS CA

DATE 08/15/2019

RESIDENCE PHONE _____

BUSINESS PHONE _____

EMAIL ADDRESS bsweeney@northstarcasd.org

☒ NEW
☐ USED

| | | | | |
|---|-------------------------------------|---|--------------------------|--|
| MAKE CAN-AM | ENG. NO. | COLOR RED | STK. # NB-K000062 | YEAR 2018 |
| MODEL 8MJG | SERIAL NO. 3JBUCAP25JK000062 | TO BE DELIVERED ON OR ABOUT 08/15/2019 | | |
| M/C CASH PRICE | | | | 20,498.00 |
| LABOR | | | | 0.00 |
| TOTAL ADDED EQUIPMENT | | | | 0.00 |
| LIEN TO: MICHAEL'S RENO POWERSPORTS | | | | |
| 10828 SOUTH VIRGINIA STREET | | | | |
| RENO NV 89511 | | | | |
| DOCUMENTATION FEE | | | | 298.00 |
| FREIGHT | | | | 11,629.54 |
| ASSEMBLY & DEALER PREP. | | | | 4,611.19 |
| SUB TOTAL | | | | 37,036.73 |
| TAX 8.265% | | | | 3,061.09 |
| TITLE FEE | | | | 8.25 |
| OHV REGISTRATION FEE | | | | 0.00 |
| EXTENDED WARRANTY | | | | 921.00 |
| PREPAID MAINTENANCE | | | | 0.00 |
| TIRE & WHEEL | | | | 0.00 |
| DEPOSIT NON REFUNDABLE, IF ORDER CANCELLED | | | | 0.00 |
| GAP | | | | 0.00 |
| TOTAL CASH DELIVERED PRICE | | | | 41,027.07 |
| CASH DEPOSIT SUBMITTED WITH ORDER | | | | 0.00 |
| ALLOWANCE FOR USED VEHICLE TRADE-IN, AS APPRAISED | | | | 0.00 |
| LESS BALANCE OWED: | | | | 0.00 |
| MANUFACTURER REBATE | | | | 0.00 |
| TOTAL CREDITS | | | | 0.00 |
| BALANCE DUE | | | | 41,027.07 |
| BAL. TO BE FINANCED | | | | 41,027.07 |
| CONTRACT PAYMENTS | | | | 1 AT \$ 41,027.07 |
| FIRST PAYMENT DUE | | | | 08/15/2019 AT \$ 41,027.07 |

PURCHASE ORDER

2019 ECHO TRAILERSEEW-14-14

5PSBA1419K1051652

DEAL:

Sale price may include any rebate or incentives offered by Manufacturer. All trades must include proper documentation such as titles, bill of sale, or any other documents to support ownership. If not furnished within 7 days, Dealer has the right to charge back trade value to customer.

The front of this Bill of Sale comprises the entire agreement affecting this purchase and no other agreement or understanding of any nature concerning same has been made or entered into, or will be recognized. I hereby certify that no credit has been extended to me for the purchase of this product, except as appears in writing on the face of this agreement.

I have read the matter printed on the face hereof and agree to it as a part of this order the same as if it were printed above my signature. I certify that I am 18 years of age or older, and hereby acknowledge receipt of a copy of this order. I have or will obtain appropriate licensing before use.

Foss, Trevor

SALESMAN

APPROVED _____

SIGNED: X _____

PURCHASER



361 Railroad Ave
Nevada City, CA 95959
Phone 530-477-2590
Fax 530-478-9188
E-Mail cs@49er.cc

Quote 51255



Quoted 11/5/2019

Bill To

Northstar Fire Dept
910 Northstar Drive
Truckee, CA 96161

Ship To

Northstar Fire Dept
Attn: Jeff Botto
910 Northstar Drive
Truckee, CA 96161

Quote Expires

2/5/2020

| Purchase Order | Ship Via | FOB | Reference | Entered By | Terms |
|----------------|--|-------------|-----------|---------------|--------|
| | UPS Ground | Destination | | JLC 11/5/2019 | Net 20 |
| Product | Description | Ordered | Price | Amount | |
| MOKMGVHRED | KNG-M150 Digital P25 APCO, Dash Mount, VHF 136-174 MHz, 5000 Channels, 50 Watts, Includes KAA0630 and KAA0261 - RELM BK Mobile Radio | 1 | 2,377.92 | 2,377.92 | |
| MAKMGAAREDM | DTMF Programming Microphone, KAA0290 - for RELM BK Radio KNG M | 1 | 276.25 | 276.25 | |
| ANMRMWSC | Flexible Antenna, Sti-Co ROOF-FT-NITI-M - Roof Mount, 136-1 GHz Tunable, 0db Gain | 1 | 71.50 | 71.50 | |
| CCRMMBTAP | Permanent Antenna Mount, Laird MB8 - NMO Style, 17' RG58U/A Coax, No Connector | 1 | 32.35 | 32.35 | |
| CCNMCOTAR8 | N-Male, Crimp On Connector for RG58 or LMR195 - RF Industries RFN1005-3C | 1 | 7.90 | 7.90 | |

Priced on NASPO Contract 7-16-58-15

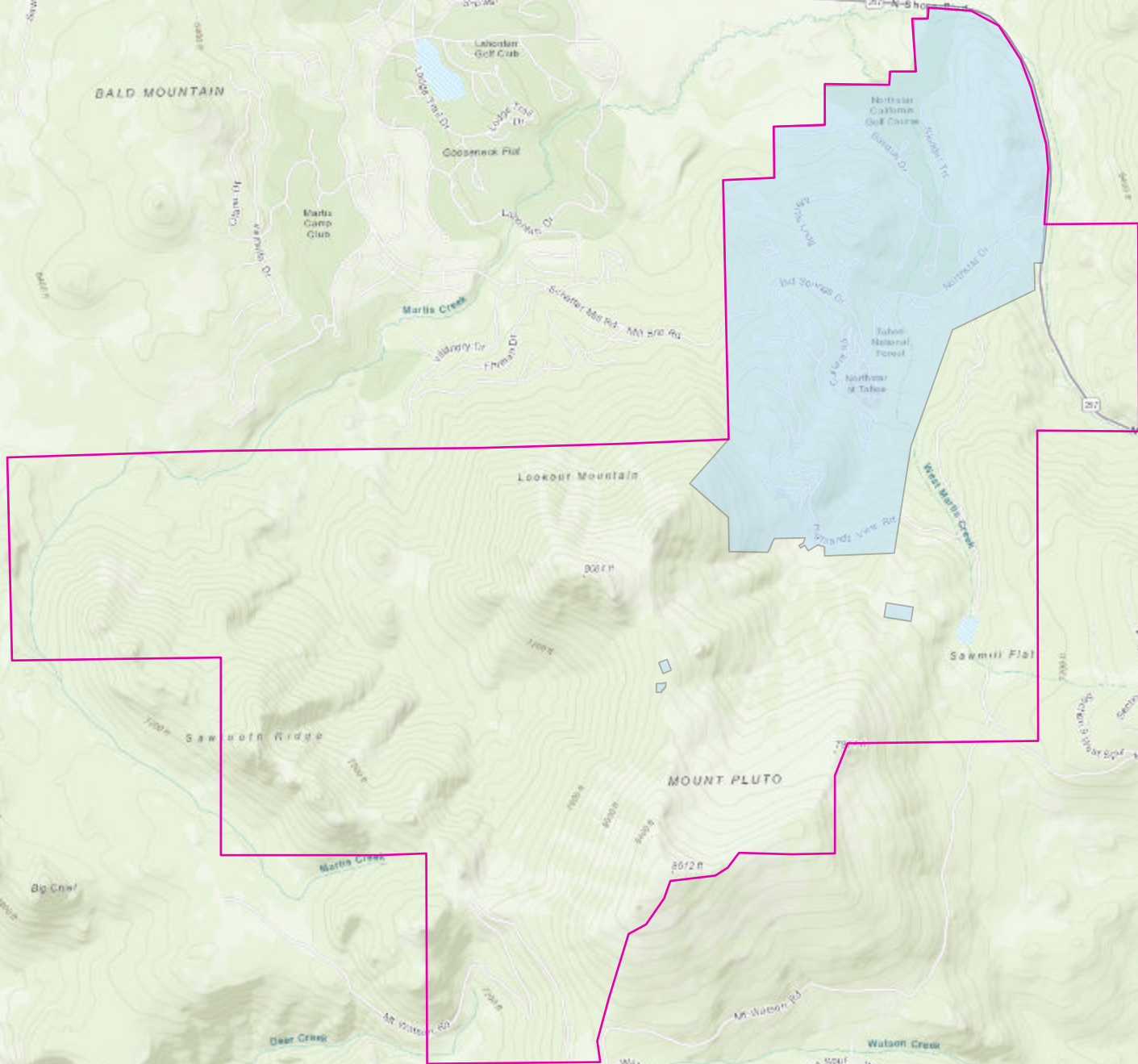
We appreciate the opportunity to do business with you!

Sub-total **\$2,765.92**

Tax 7.25% **200.53**

Total **\$2,966.45**

Northstar Fire Department Boundary



NORTHSTAR FIRE DEPARTMENT BOUNDARY
1:48,000



JAN 2020

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community







| | | 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 Standord 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 Parntership Resolution 2018-191 | | Purchase of new Pisten 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 |

PI NUMBER 311

Formerly PI 220

Effective: Dec. 2, 2015

Approved: Nov. 30, 2016

Revised: March 27, 2019

SUBJECT: COMMUNITY SPONSORSHIPS AND AGENCY PARTNERSHIPS

PURPOSE: To provide guidelines for the prudent and transparent management and administration of community sponsorships and public agency partnerships to ensure the best value of TTAD's investment and overall community benefit. The Policy will assure a fair and open process is used in the allocation of community sponsorship and public agency partnership funds.

SECTION I - POLICY OVERVIEW

The Truckee Tahoe Airport District ("District") is furthering its mission, which is to provide a high level of benefit and value to all Airport District constituents. Based on available funds, the District may provide 1) sponsorships to non-profits and 2) partnerships with local public agencies that provide a high level of benefit to the constituents of the Airport District. To achieve the purpose of this policy, the following categories are established:

1. Community Sponsorship - \$0 to \$3,000. (See Section II of Policy)
2. Agency Partnership - \$3,001 or more. (See Section III of Policy)

The following definitions apply to all sponsorship and agency partnership categories. Each category of the policy has funding limits, processes, and eligibility criteria. The District funds specific programs, events or projects as opposed to organizations or public agencies in general. Therefore, requests for funding must be for programs operated by an organization or public agency as opposed to a contribution to general operating expenses. The intent is that the public will receive cultural, educational, entertainment or safety enhancements or value from the program enhancing the awareness of and goodwill towards the District.

COMMON DEFINITIONS:

Definitions in this section apply to all sponsorship/partnership categories:

- a. **District:** For the purposes of this policy, "District" shall refer to the Truckee Tahoe Airport District (TTAD).
- b. **Community Sponsorship:** A sponsorship in cash to the organization or public agency which may be used to offset the costs of specific programs, outreach, and events in return for benefit to District constituents and recognition of the District and its mission. Community Sponsorships are primarily for non-profit entities.
- c. **Agency Partnerships Funds:** Funds set aside to partner with another public agency and or taxing agency, town, county, or local government where a specific defined airport benefit to mutual District/agency constituents, direct airport benefits, improvement of District property, shared equipment, and/or enhanced safety is realized.

- d. **Community Sponsorship Fund:** Funds set aside by the District each year to provide sponsorship and support for community programs, outreach, and events.
- e. **In-Kind Sponsorship:** Any services requiring use of District property, equipment, or resources of any means other than cash. This includes, but is not limited to staffing for events, equipment, or events and projects that require multiple days/weeks/months to complete. Donation/trade of available hangar space for storage for non-profit or other public agencies is included.
- f. **Partnerships with Non-profits:** Common service that has district and public benefit as a result may involve education, recreation, and environment or services that can potentially offset District cost; may be used to offset the costs of specific programs, outreach, and events. Subject to board approval, the board can award increased funding at their discretion.
- g. **Organization:** Includes educational institutions, public agencies, service clubs or groups, for-profit entities, and not-for-profit agencies and corporations registered to do business in the State of California or Nevada. Nevada not-for-profit agencies and for-profit entities will be considered for sponsorships if they are significantly serving residents of the District.
- h. **Program:** A celebration, event, fundraiser, athletic, cultural, or educational activity that demonstrates a public benefit and/or community program held for the primary purpose of raising funds for a non-profit organization and for which other intrinsic cultural, athletic, entertainment, or educational value is provided for the benefit of constituents and the advancement of the District's mission.
- i. **Sphere of Influence:** All areas within the political boundaries of the Airport District. Sphere of Influence may also extend to areas outside District political boundaries where the District and communities are served and potentially impacted by airport operations.
- j. **Constituent:** A constituent of the District includes residents, property owners, community members, and voters within the District's political boundaries. Constituents may also include individuals and groups outside the District's political boundaries, but within its sphere of influence.

IMPROVEMENTS TO DISTRICT ASSETS OR PROPERTY

The Board of Directors, in partnership with other public agencies, may choose to fund improvements or enhancements to District assets, which is any interest in real property, or equipment that the District owns in full or in partnership through written agreements with other public agencies. The District reserves the right to fund improvements or enhancements to these District assets or interests to assure the continued viability, upkeep, and/or public benefit of those District assets and interests.

SCIENCE TECHNOLOGY ENGINEERING ARTS AND MATH (STEAM) PROGRAMS AND EDUCATION

There is currently (2019) and for the foreseeable future a well-documented shortage of aviation professionals to fill the labor needs in aerospace, airport management, aircraft mechanics, pilots, air traffic control as well as other aviation industry professions the District depends on for day to day operations of the Airport. All professional sectors of the aviation industry are encouraging and supporting advocacy of STEAM programs as a method to encourage young people at all educational levels to explore and consider careers in the aviation industry. To that end, the District will consider Community Sponsorships and Agency Partnerships, which advance STEAM themed education programs and endeavors, particularly those that advocate for profession necessary to sustain operation of the Truckee Tahoe Airport.

CONTRACTS FOR SERVICE WITH PUBLIC AGENCIES OR NON-PROFITS

In certain situations the District may contract for services with public agencies or non-profit organizations to provide services to the District and its constituents. These typically involve a specific task, function, job, program, or work product the District chooses not to provide itself but allow an agency or organization with expertise in that field to provide for the District. Often a nonprofit or public agency with specific experience in an identified subject area or industry can provide a higher quality product with greater efficiency and at reduced costs than the District could provide itself. Examples of these Contract for Services include some STEAM education programs, Aircraft Rescue and Fire Fighting, public transit, Airport Shuttles, etc. These Contract for Services typically fall outside of PI-311.

SECTION II - COMMUNITY SPONSORSHIP (\$0 - \$3,000)

The District recognizes the importance of providing support for community events and programs that are held for the general benefit of the community. Support of non-profit organizations serving the District's constituents; such as, but not limited to: arts and humanities, cultural, athletic, health care, STEAM, human services, and educational enrichment and/or promotion of the Truckee Tahoe Airport District's mission of community enhancement. In order to expand awareness to the airport as well as a wide range of experiences and community connections for all its residents, the District provides limited assistance, if the budget allows, through in-kind and cash sponsorships to local organizations in support of community programs that serve a TTAD, community, and public purpose.

PROCESS

A one-page application is available online on the District website or available at the District Office. Community sponsorship applications are approved by District Senior Staff. Cash sponsorships for eligible organizations, events, and programs will be considered upon filing a sponsorship application with the monetary and/or in-kind sponsorship requests no less than 30 days and no more than six months before the program or event date. Sponsorships will only be provided for services, programs, and organizations meeting the eligibility criteria stated in this Policy.

Cash and in-kind sponsorship applications will be processed as they are received. Cash sponsorship applications shall be reviewed for District benefit, eligibility, and financial impact by a Committee made up of the Director of Aviation and Community Services, Director of Operations and Maintenance, Director of Finance and Administration, and the General Manager. Application processing and approval timeline is typically 60 days or less.

The TTAD Director of Aviation and Community Services shall be responsible for accounting for the community sponsorship fund; shall keep a listing of all organizations, events, and programs receiving sponsorships through this program; and shall maintain a balance of funds available. Special event requirements and other requirements must be followed according to District policies and instructions. Failure to comply will result in the organization being ineligible for future sponsorships for a period of two years from written notice.

APPLICATION REQUIREMENTS

Each applicant will be required to submit:

- 1) A community sponsorship application on a form detailing the organization, program or event including dates, times, and location, the local office/headquarters of the organization, the organization's purpose/mission, and how the proposed program, partnership or event will benefit residents of the Truckee Tahoe Airport District.
- 2) Current proof of 501(c)(3), and/or other non-profit status must be provided (if applicable as determined by the District).
- 3) A copy of the program's sponsorship criteria/guidelines that outlines the program's sponsorship categories and benefits of sponsorships at various levels.
- 4) Incomplete applications will be returned to the applicant and will not be processed.
- 5) The Truckee Tahoe Airport District may request additional information as necessary.

FUNDING LIMITS

The Board of Directors shall determine the community sponsorship fund balance during the budget process each year. Community sponsorships may be provided to eligible organizations. Cash or in-kind donation sponsorships typically shall not exceed \$3,000 or two awards per organization, per fiscal year (whichever is met first) unless otherwise approved by the Application Review Committee or Board of Directors.

ELIGIBILITY CRITERIA

- 1) The Truckee Tahoe Airport District will not award community sponsorships to any religion, church, creed or sectarian organization to promote religious purposes. Religious organizations are not excluded from sponsorships; however, the purpose of the program must be as described in the definitions section of this policy and shall not serve to promote a religious message as the primary purpose.
- 2) Political organizations and/or individual campaigns are not eligible for sponsorships for programs they conduct.
- 3) Programs that 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 are not eligible for sponsorship funds.
- 4) Individuals are not eligible for sponsorships.
- 5) For-profit organizations holding fundraiser programs 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.
- 6) For-profit organizations are not eligible for community sponsorships for promotional programs for which the organization/corporation or its employees or officers will gain personal financial benefit (i.e., a sales promotion).
- 7) All programs or events must provide a benefit to the Districts' constituents or those living in the Districts' sphere of influence; and the organizations programs or events must principally serve District constituents.
- 8) Programs 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.
- 9) The sponsoring organization must also agree to do the following (failure to do so will result in future ineligibility for a period of two years from written notice):
 - a. Obtain all required permits, clearances, insurances, 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.
 - b. 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.

- c. 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 space, and admission to the event shall be provided at no cost to the District. If necessary the District can provide its own booth and setup.
 - d. Community Sponsorship 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 or event. The verbiage of the banner shall be determined by the General Manager. The actual banner, if not provided as part of sponsorship, will be provided by the Truckee Tahoe Airport District in accordance with the size requirements of the event or program.
 - e. Provide the District with whatever benefits are afforded other sponsors of similar sponsorship levels (i.e., logo display, sponsor table, advertising benefits, etc.).
 - f. Reporting Requirement: After the event or program the applicant must provide to the District copies of materials, pictures, and collaterals where the District was recognized and/or highlighted per the requirements of this policy.
- 10) Individuals, organizations, or public agencies that have been named in a lawsuit involving the District or have pending litigation with the District are ineligible for sponsorship/donation, until such matters have been resolved.

SECTION III - AGENCY PARTNERSHIP (\$3,001 OR MORE)

The District recognizes the importance of providing support for community events, programs, and projects held for the general benefit of the community. The District also realizes that some requests may require a significant financial commitment (\$3,001 or more) on behalf of the District. The Agency Partnership program is aimed at:

- Forming active and mutually beneficial relationships with organizations and/or public agencies
- Providing benefit and value to the common constituents of both the District and the partnering agency

In addition, Agency Partnerships will:

- Be responsive to community needs
- Build value for the Airport District; and
- Reflect the Truckee Tahoe Airport District's Mission

Funding for Agency Partnerships shall be established by the Board of Directors each year during the annual budget process. The District's fiscal year begins January 1st of each year and ends on December 31st of the year.

PROCESS

The District will carefully consider Agency Partnership requests that match its mission statement and goals while also providing an aviation benefit to the District and/or a mutual benefit to the District constituents and the partner public agency. Agency Partnership opportunities will be reviewed on a case by case basis as they are presented to the District. Agency Partnerships with the District will only be considered when 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. Agency Partnerships will first be reviewed by District staff to ensure they meet all the eligibility criteria. Once this determination has been made, each request will be presented to the TTAD Board of Directors for their determination and/or approval. Typically applications are presented at a regularly scheduled Board Meeting by the applicant where the Board will ask clarifying questions, receive public comment and deliberate and discuss the application. Action on the application will then occur at a future Board meeting. The date of that meeting will be as directed by the Board of Directors with a recommendation from staff.

FUNDING LIMITS

The Board of Directors shall determine the Agency Partnership fund balance during the budget process each year. The Board of Directors may at their discretion use Community Outreach Unrestricted Net Assets to fund Agency Partnerships.

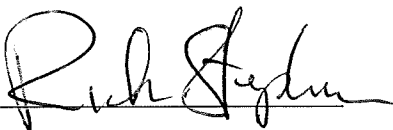
ELIGIBILITY CRITERIA

- 1) Agency Partnerships with the District will only be considered when endorsed, through a formal motion or resolution with findings approved by the governing board, by another local public agency with an elected or appointed board. Non-profit and community organizations are eligible when in partnership with a public agency, and are named as such in the formal motion or resolution.).
- 2) The partnering agency shall outline their direct investment, funding, or in-kind contribution being applied to the Agency Partnership request. Typically the District requires significant in-kind and/or direct cash contributions, or ongoing care and maintenance of a program or facility by the partnering public agency for an application to qualify for District funding under PI 311 – Agency Partnerships.
- 3) The motion approved by the public agency governing board should:

- a. Describe the public benefit of the request and/or partnership opportunity
 - b. Outline what the partnering agency intends to contribute to the request
 - c. Express support for the requested event, program, or project
 - d. If applicable, name the partnering non-profit organization.
- 4) State and Federal Agencies are not eligible for funding.
- 5) The Truckee Tahoe Airport District will not award Agency Partnerships to any religion, church, creed or sectarian organization to 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 this policy and shall not serve to promote a religious message as the primary purpose.
- 6) Political organizations and/or individual campaigns are not eligible for Agency Partnerships for programs they conduct.
- 7) Programs that 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 are not eligible for Agency Partnership funds.
- 8) Individuals are not eligible for funding.
- 9) For-profit organizations holding fundraiser programs 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.
- 10) For-profit organizations are not eligible for Agency Partnerships.
- 11) All programs or events must provide a benefit to the Districts' constituents or those living in the Districts' sphere of influence; and the organizations programs or events must principally serve District constituents.
- 12) Programs 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.
- 13) The public agency must also agree to do the following (failure to do so will result in future ineligibility for a period of two years from written notice):
 - a. Obtain all required permits, clearances, insurances, 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.
 - b. 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 statement or logo approved by the General Manager.
 - c. 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.

- d. 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 sponsorship, will be provided by the Truckee Tahoe Airport District in accordance with the size requirements of the event or program.
 - e. 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.).
 - f. 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.
 - g. Reporting Requirement. After the event, program or project is complete, the applicant must provide to the District copies of materials, pictures, and collateral where the District was recognized and/or highlighted as well as evidence the stated objective of the applications was realized per the requirements of this policy.
- 14) Individuals, organizations, or public agencies that have been named in a lawsuit involving the District or have pending litigation with the District are ineligible for sponsorship/donation, until such matters have been resolved.
- 15) Applicants must be of upstanding moral and public character. Applicants have a fiduciary responsibility to maintain a public image that corresponds with that of the District's mission and core values.
- 16) 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:
- a. Permanent acknowledgement of the Airport District's participation to the District's satisfaction.
 - b. 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:
 - i. Any claimed damages or adverse impacts of the Truckee Tahoe Airport,
 - ii. Aircraft utilizing that airport or the fund recipient's use of their real property,
 - iii. 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.



Rick Stephens - Board President