



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

AGENDA TITLE: Proposal from the Tahoe City Public Utility District to review potential participation in the Tahoe Maritime property acquisition.

MEETING DATE: October 28, 2020

PREPARED BY: Kevin Smith, General Manager

OBJECTIVE: Hear presentation and review and consider proposal from the Tahoe City Public Utility District (TCPUD) regarding potential Truckee Tahoe Airport District (TTAD) participation in the acquisition of the Tahoe Maritime property. This is not an action item. Board action on this item may be considered at a future meeting.

DISCUSSION: The TCPUD is inquiring as to the District's interest in participating in the acquisition of 11 acres of property at the corner of Granlibakken Road and West Lake Blvd (H-89) in Tahoe City. Attached to this staff report is a detailed proposal provided by the TCPUD. Staff encourages review of this proposal for full background and details of the request.

As mentioned, this is a discussion item only. The General Manager along with Directors O'Dette and Stephens had an opportunity to tour the property in September and can provide additional insight regarding the property if requested by the Board.

The District's **Open Space Preservation Strategy** is as following:

Strategic Directive: Enhance the Airport District's benefit to community residents and taxpayers by participating in opportunities to acquire and maintain open space lands which have some nexus with the airport, as they become available and as funding allows. The Open Space Preservation Strategy has the following objectives:

Objective 1: If not required for maintenance of District assets, a portion of tax revenue will be budgeted each year for possible open space acquisition participation. Budgeted but unused open space funds will be accrued¹.

Objective 2: The District will select open space lands which have a direct benefit:

1. To airport operations safety,
2. By preventing or reducing noise and annoyance from aircraft using the airport for those living in proximity to our approach and departure flight paths.
3. While other community benefits may exist from potential open space opportunities, those listed above will be our primary decision criteria.

Objective 3: The District will budget annually for land maintenance commitments for property owned by the District and use best management practices to preserve and maintain open space assets. Typically, the District does not participate in management or maintenance costs for property not directly owned by the District.

Staff has taken a preliminary look at this property and feel there may be opportunities to utilize this parcel for the following District purposes:

- Public meeting space in Tahoe City/West Shore area
- Future playground (STEM, Aviation themed)
- Location for STEM related recreation/education programming
- Emergency firefighting landing location

All these potential uses would need further investigation and research to see if they are feasible, needed, and meet the Mission of the District.

In addition to this property acquisition request, the District is reviewing a request for Truckee Springs from the Truckee Donner Land Trust as well as a request by the Ponderosa Martis Neighbors United regarding acquiring property in the PC-3 Project.

FISCAL IMPACT: The Districts allocates \$1,000,000 per year of unrestricted net assets to open space and property acquisitions which have not been used in 2020.

SAMPLE MOTION(S): No motion required for this agenda item. This is a discussion item only.

ATTACHMENTS:

Tahoe Maritime Property Proposal from TCPUD

¹ While the Open Space Preservation Strategy is to accrue these funds year to year the Board has chosen to set aside \$1,000,000 annually for open space acquisition without an accrual of past years unused funds. This is partly due to the somewhat rare usage of these funds.

