



General Manager's Report

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Item 1 – Upcoming Training/Conference Opportunities

It appears our travel and training schedule may return to some level of normalcy in 2021. There are many great Conference and Training opportunities coming up in 2021. As you can see from the list below, there are various virtual training and in-person conference opportunities coming up this year. Some upcoming training opportunities include the following:

- UC Davis Aviation Noise & Emissions Symposium 2021 – Virtual – February 23-26, 2021
- 27th Annual Airport Planning, Design and Construction Symposium – Virtual – March 1-4, 2021
- 2021 General Managers Leadership Summit – Olympic Valley CA – June 27, 2021
- 93rd Annual AAAE Conference and Exposition – Las Vegas NV – July 11-14, 2021
- SWAAAE Summer Conference – Reno NV – July 18-21, 2021
- CSDA Annual Conference and Exposition – Monterey CA – August 30 to September 2, 2021
- AAAE General Aviation Conference – Virtual – August 22-24, 2021
- Special District Leadership Academy – South Lake Tahoe Ca – September 26-29, 2021 (New Board Members are highly encouraged to attend this training if able)
- National Airports conference – Savannah GA – September 26-28, 2021
- 36th Annual Aviation Issues Conference – Kauai HI – January 9-13, 2022

Item 2 – Ad Hoc Committee and Board Assignment Updates

Mountain Housing Council (MHC) Member Report - Directors Stephens

- Director Stephens will provide an update on activities of the Mountain Housing Council and other local's housing projects currently underway.

Item 3 – Truckee Tahoe Workforce Housing Joint Powers Authority (TTWHA) Update

I will provide a brief update on actions and activities of the TTWHA for the month of January.

Item 4 – Administration Building Parking Lot Reconstruction Bidding

This is an information item to inform the Board that the Administration Building Parking Lot Expansion will go out to bid. At the August 2020 Budget Workshop, the Board and Staff decided to hold off on final bidding and construction of the Administration Building addition and instead lease office space close to the airport. There was consensus to continue with final design and bidding of the Parking Lot expansion for the Administration building/terminal area. This parking project will assist in addressing short term parking needs, employee parking, and circulation addressing landside access needs. The Plan also accommodates future uses such as the previously planned Hangar 2 and Hangar 3 projects as well as a future expansion of the administration building. The project is flagged in the budget and funds will not be released nor a final decision made whether to proceed with construction on the Parking Lot project until the Board considers it on a future agenda. Staff anticipates this will come back to the Board in April or May for a final decision. A copy of the plans for this project are included in the GM report.

Item 5 – Revenue and Cost Allocation Study Proposal

As part of the Budget discussion for the 2021 Budget, funding was included to conduct an update of the 2010 Revenue and Cost Allocation Study. These studies can be a useful tool to assist the Board, Staff, and public in understanding how and where cost and revenue are allocated across the various business lines of the District as well as where property tax funding is applied to managed District operations and programs. While a good tool, they are not perfect as there can be disagreement regarding where certain costs are allocated and what percentage is applied. However, overall, they are useful and give a good representation of how revenue and cost are applied. They can assist in setting Hangar rents, rates, fees, and charges and assuring we are charging adequate fees to cover expense. Staff welcomes the process and insight the Study can provide. In speaking with Jeff Kohlman of AMCG, who has provided our past studies, they estimate the cost to be \$25,000 for a 2021 update to our previous studies. This expense is included in the 2021 Budget. Staff would like to proceed with obtaining a proposal from AMCG and return at a future meeting with detailed a proposal and cost to complete the Study.

Item 6 – Rental Car Operations Update

Staff has issued a Request for Proposals for a new rental car operator to fill the current Hertz location. The lease for Hertz ended Dec. 31, 2020. A letter was issued to Hertz indicating the District is ending their lease. Due to bankruptcy, the Hertz location has been vacant for several months and we do not anticipate them reopening. We have received a good response from potential vendors including Avis/Budget. Staff plans to bring a proposal for a 4-year tenant lease to the Board at the February 24, 2021 Board Meeting.

For the information of the Board, staff is finalizing a 1-year agreement with GoRentals to use a stalls in the rental car parking lot for their operation. GoRentals caters to FBOs and travelers by private and charter aircraft. This is a parking lot lease with a concession agreement. You can

find out more information about GoRentals at gorentals.com. As a reminder, leases of one year or less are approved administratively.

Item 7 – Land Leasing Discussion with Hospital District

I recently met with the Hospital District CEO and staff to discuss the possibility of future land lease options with the Tahoe Forest Hospital District for a clinic along Soaring Way. There are some interesting options being considered including the possibility of a permanent location for helicopter medivac operations. These are very preliminary conversations, but I wanted the Board to be aware of the discussion and that some concepts may be brought forward for consideration if they are deemed feasible.

Item 8 – SEED (Sustainable Energy & Economic Development Fund) Project Proposal

In September 2018 the District entered into an MOU with Strategic Energy Innovations (SEI) and Optony to participate in the State of California SEED Fund which assists local governments to procure and collectively buy Solar energy. (see attached information) For the past 2 years SEI and Optony have worked to organize a group of public agencies to participate in a regional solar power purchase. The District is eligible but not obligated to participate in this program. Other regional agencies included in this program are the City of South Lake Tahoe, the South Lake Tahoe Public Utility District and the Nevada County School District. Recently CORE Construction was selected as the Solar Contractor/Vendor to assist the SEED fund in construction of solar projects. You may know of CORE Construction from their work on the Truckee High School remodel and upgrade project.

The District has an opportunity to consider participation in this program. We are not obligated under the program but have the option of allowing construction of a solar project on airport property at no cost to the District and in return enter into a Power Purchase Agreement to purchase solar energy from on-airport solar facilities they would construct and operate. Staff would like to briefly discuss this program to gauge Director interest in a future more detailed presentation on the topic.

Item 9 – February 11, 2021 Board Workshop Review

The Board of Directors and Staff have a planned Workshop on February 11, 2021. We will briefly discuss the agenda for this meeting. Topics for the meeting so far are as follows:

- Minutes Policy
- General Plan
- Flight Procedures Communication Strategy
- Goal Setting for 2021
- Restructuring ACAT
- Land Swap & 2/20 Runway widening and extending.

Item 10 – Upcoming Board Meeting Schedule

Board Meeting dates are as follows:

- February 11, 2021 Board Workshop from 1:00 PM to 5:00 PM
- February 24, 2021
- March 24, 2021
- April 28, 2021

Staff will propose an early March Board Workshop for the new Board to meet, train, and discuss future District endeavors. We will schedule this meeting at our January 27, 2021 Meeting.

Item 11 – Review of District Goals

Staff will present draft Goals at the February 11, 2021 Workshop.

Attachments to GM Report

Item 5 – Administration Building Parking Lot Expansion Plans

Item 8 – SEED Fund Solar Project Information