



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

**AGENDA TITLE:** Consider Approval of Memorandum of Understanding (MOU) with the Tahoe City Public Utility District on the Potential District participation in the 401 West Lake Blvd Property Development and Enhancement.

**MEETING DATE:** April 28, 2021

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

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**RECOMMENDATION:** Staff recommends the Board of Directors review, consider, and approve the Memorandum of Understanding for the 401 West Lake Blvd property proposal from the Tahoe City Public Utility District (TCPUD) regarding potential Truckee Tahoe Airport District (TTAD) participation in the development and enhancement of the 401 West Lake Blvd property.

**DISCUSSION:** The TCPUD is inquiring as to the District’s<sup>1</sup> interest in participating with them to offset costs related to the improvement of the 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.

The Board reviewed this proposal at the October 28, 2020 meeting. The Board indicated at that time that they would be open to a more formal proposal from the TCPUD. Staff from the TCPUD and TTAD have worked on a proposed MOU for Board consideration. Please see the attached MOU. This MOU has been reviewed by legal counsel of both Districts and is acceptable as to form and function. The TCPUD Board of Directors approved the MOU at their March 12, 2021 meeting in preparation of presenting the MOU to the TTAD Board of Directors.

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<sup>1</sup> Throughout this Staff Report, “District” refers to the Truckee Tahoe Airport District.

The MOU seeks a \$500,000 contribution from TTAD in return for the District's ability to do the following on the 401 West Lake Blvd Property:

- Provide a designated open space emergency landing site for firefighting helicopters in the event of a wildfire in the Lake Tahoe Basin.
- Provide opportunities for public meeting space in North Lake Tahoe.
- Provide an opportunity for a venue for outdoor STEM (science, technology, engineering and mathematics) education programming, promoting the mission of TTAD.

The TCPUD has the following goals for the property:

- Provide for public recreation and open space to help maintain the Lake Tahoe region's high quality of life and promote a sense of community.
- Provide opportunity for a potential site for the development of future park and recreation facilities/amenities.
- Provide the community with additional publicly held spaces for both visitor and local community use.

Staff has conducted a detailed review of this property and feel there are opportunities to utilize this parcel for the above-mentioned public purposes that benefit TTAD and TCPUD common constituents. District Staff has not suggested a specific TTAD contribution to this property to TCPUD. There was some discussion and parallel reasoning regarding our contribution to the Tahoe City Golf Course Property which was also \$500,000 in return for our ability to build and operate a medivac heliport.

To assist the Board in considering this request, it might be beneficial to consider the District's Open Space Preservation Strategy. It is as follows:

**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 accrued<sup>2</sup>.

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

1. To airport operations safety,

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<sup>2</sup> 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.

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.

**FISCAL IMPACT:** The TCPUD request is for \$500,000. The Districts allocates \$1,000,000 per year to open space and property acquisitions. The District has spent \$500,000 of these funds on the Truckee Springs Property in FY2021. There is \$500,000 remaining.

**SAMPLE MOTION(S):** I move to (approve, continue, deny) the Memorandum of Understanding for the 401 West Lake Blvd property proposal between Tahoe City Public Utility District (TCPUD) and Truckee Tahoe Airport District (TTAD) as attached and authorize the Board President to sign the MOU based on the following findings and conditions:

- TTAD funding is to be used specifically for development and enhancement of the 401 West Lake Blvd Property.
- The District will be provided a designated unimproved but usable open space emergency landing site for firefighting helicopters in the event of a wildfire in the Lake Tahoe Basin.
- District constituents, community groups, and non-profits will be provided opportunities for public meeting space.
- Provide an opportunity for a venue for outdoor STEM (science, technology, engineering and mathematics) education programming, promoting the mission of TTAD.

**ATTACHMENTS:**

401 West Lake Blvd Property Proposal from TCPUD

401 West Lake Blvd Property MOU

Map of Property and Helipad Landing Area