



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

AGENDA TITLE: Consumer Price Index Hangar and Tenant Lease Adjustment

MEETING DATE: August 25, 2021

PREPARED BY: Kelly Woo, Director of Finance and Administration

RECOMMENDED ACTION: Approve by consent: Staff recommends approval of a Consumer Price Index (CPI) adjustment of 5.325% for Hangar tenants and building tenants effective October 1, 2021. This annual lease adjustment is in accordance with the hangar leases. Due to the high fluctuations in CPI month to month index numbers, Staff recommends a 4-month average. The current adjustment is based on the average of April, May, June & July 2021 West B/C index reported by the US Department of Labor.

DISCUSSION: A letter will be sent out to tenants to serve a thirty-day notice of an adjustment of the rent. Adjustments to rent will be effective with the October rent billing.

<u>HANGAR FISCAL IMPACT:</u>	Current Rate	New Rate
T-Hangar	\$.3964	\$.4175
Executive Hangar	\$.4772	\$.5026
Super Executive Hangar	\$2842/month	\$2993/month

There will also be rent adjustments for tenants such as Clear Capital, GoRentals and Enterprise as well as other tenants based on language in their lease agreements.

CONSENT MOTION: Approved by consent: The Board approves the CPI rate increase for Hangar Tenants based on Consumer Price Indexes Average for April - July 2020 West B/C index 5.325%, effective October 1, 2021 and building tenants per their lease agreements.

ATTACHMENTS:

- Consumer Price Indexes Pacific Cities West, April - July 2021.