



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

AGENDA TITLE: Hangar Revitalization Program Concept Review
MEETING DATE: Wednesday, May 24, 2023
PRESENTED BY: Robb Etnyre, General Manager

RECOMMENDED ACTION: Board provide initial feedback on a comprehensive approach to hangar revitalization in keeping with the Strategic Plan identified goals, and desire to maintain existing hangar infrastructure in exceptional condition.



DISCUSSION: Truckee Tahoe Airport has 227 hangars. They vary in size and original construction from 1963 to 2018. Hangars are leased month to month for locally based aircraft. Each hangar and hangar row are inspected quarterly by Operational and Maintenance Staff for repair, maintenance, and safety. There are various board and staff policy instructions on maintaining and use of hangars, including the operation of hangar doors. Winter 2022/2023 resulted in significant damage to several of the hangar rows, which will require extensive repair and impact availability of hangars until addressed. Additionally, there are various conditions hangars are kept, with several legacy or unpermitted internal structures both attached and free standing within the hangar buildings creating additional stress during significant weather events in which the hangars were not designed. To address these many factors, along with the ongoing desire to maintain and improve hangars to maximize their useful life and our customer enjoyment of the hangars, the follow is proposed.

PROPOSAL:

- 1) Develop a comprehensive plan to address the follow elements of a hangar revitalization program.
 - a. Maintenance
 - i. Identify reserve replacement and facility maintenance inspection plan & work schedule, and funding plan.
 - ii. Repair of winter damage to individual hangars / hangar rows.
 - iii. Review turnover process to minimize hangar turnover time.
 - iv. Develop a hangar improvement plan to improve their existing condition, seal concrete and asphalt, upgrade light fixtures, etc.
 - v. Review hangar row paint color and schedule to explore opportunities to add color to the community.
 - b. Hangar Tenants
 - i. Update lease agreement with all tenants and integrate with GoCivix program.
 - ii. Updated engagement tools with tenants to keep them informed of appropriate hangar & District information.
 - iii. Establish appropriate definitions for hangar tenants of allowable uses of hangar facilities, including annual inspection and deficiency correction plans.
 - c. Safety
 - i. Create safety zones within each hangar to address hazardous material storage, fire suppression, and emergency egress.
 - ii. Reinforce established policy on operation of hangar door.
 - iii. Identify non-conforming or permitted structures within hangars, including corrective action plans.
 - d. Rates
 - i. Conduct a Rent Study to address appropriate rates and fees.
 - ii. Coordinate with Fly Quite & Safety discount program development to offer reduced hangar rent for participation in these programs.
 - iii. Review hangar waitlist to validate true customers interested in aircraft hangars to better understand the demand.
 - e. Communication
 - i. Develop a communication plan to engage hangar tenants in the development of the hangar revitalization planning process.
 - ii. Integrate ongoing communications with tenants and waitlist individuals with the GoCivix customer engagement program.
 - f. Timeline
 - i. Develop a timeline to complete a hangar revitalization plan in accordance with the strategic plan goals.
 - ii. Develop an implementation plan in accordance with the strategic plan goals.