



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

AGENDA TITLE: First Amendment to DesignBar Warehouse Lease

MEETING DATE: June 28, 2023

**PREPARED BY: Jill McClendon, Aviation & Community Services Property
Manager**

RECOMMENDED ACTION: Review and accept the First Amendment to the lease agreement between the Airport District (District) and DesignBar Home Furnishings (DesignBar).

DISCUSSION: DesignBar entered into a lease agreement with the District for Warehouse Space B on August 24, 2020. The original term of the agreement is for five years ending on August 23, 2025. Phillip Fay, owner of DesignBar Group Inc., has requested a change in the approved business use in the agreement. He would like to establish a U-Haul subsidiary. The lessee would remain DesignBar Group Inc., and the U-Haul business would be under his name. The warehouse space will continue to be used for long-term storage by DesignBar, but as part of the change all shipping and receiving that currently takes place at this location would move to Reno. With this change, there will be a reduction in large trailer traffic and employee vehicle parking at the Warehouse location. The tenant also believes the establishment of a U-Haul location will also meet a need within the Truckee community. The First Amendment (attached) addresses this modification to the business use section of the lease. All other provisions of the current lease agreement will remain in effect.

WHAT'S NEXT: Staff will work with the tenant to execute the First Amendment.

FISCAL IMPACT: No change to fiscal impact of lease agreement at this time.

PUBLIC COMMUNICATIONS: Posted and noticed as part of the Board Meeting agenda with supporting documents.

ATTACHMENTS:

- First Amendment to Truckee Tahoe Airport District Commercial Non-Aeronautical Lease Agreement DesignBar Home Furnishings
- Truckee Tahoe Airport District Commercial Non-Aeronautical Lease Agreement DesignBar Home Furnishings