



**Truckee Tahoe  
Airport District**



**Community  
Benefit Policy**



**Policy  
Workshop**



# Truckee Tahoe Airport District





# Workshop Plan & Desired Take Aways

- Airport Community Benefit Discussion (Part III) (Part I, January 17, 2024; Part II, April 23, 2024)
  - Staff presentation 15 minutes (Hold all questions to the end of presentation)
  - Clarifying Questions – 15 minutes
  - Discussion 1:30 minutes
  - Desired takeaways
    - Understanding of past, current, and future community benefit projects, programs, and funding
    - Review an ongoing funding methodology for airport community benefit funding
    - Develop a strategy which supports Strategic Plan guidance to focus airport community giving to District-wide programs
    - Provide guidance on Airport Board Policy Instruction(s) related to community benefit
    - Build on previous board guidance from the 4-23-2024 workshop



# Community Benefit Policy

- Workshop on Policy Instruction 311 – Part II – Prioritizing Community Benefit Programs
  - Strategic Plan Goal:
    - 1.C. QUANTIFY: Quantify, track, and share economic, community and environmental investments and results.
    - 1.D. GIVE BACK: Develop a community investment strategy that aligns directly to airport vision, mission, values, and public purpose.
      - 1.D.1. Define budget allocation for community investments.
      - 1.D.2. Review existing community investments to prioritize major projects that benefit the region and align with airport purpose and mission (see Focus Area 3, Goal A for more details).
    - 3.D. COORDINATE: Align community investments with District goals.
      - 3.D.1. Quantify current community giving (in-kind, funding, etc.).
      - 3.D.2. Focus future community investment on three key pillars:
        - 1) Science, technology, engineering, arts, and mathematics (STEAM).
        - 2) Provides significant regional benefits through a partnership approach.
        - 3) Support interest in the aviation community.



- 1.D.1. Define budget allocation for community investments
  - 2024 Budget vs. Revised analysis
    - \$4,927,336 / 56% of property tax revenue
    - \$5,405,150 / 61% of property tax revenue
  - 2025-2029
    - Annual allocation of property tax revenue
      - Community Benefit     %
- 1.D.2. Review existing community investments to prioritize major projects that benefit the region and align with airport purpose and mission.



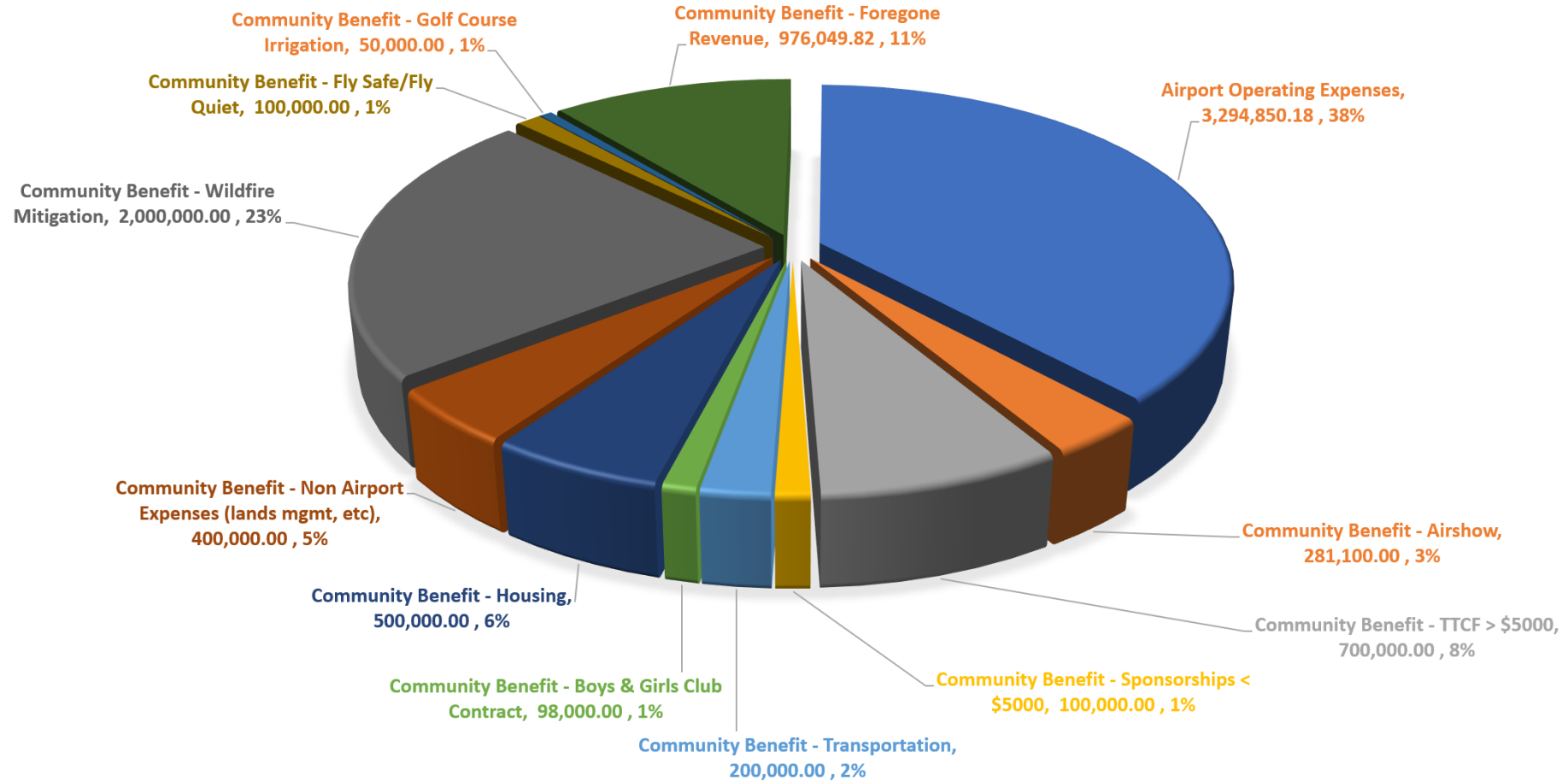
“There was agreement to host another Board Workshop centered around Airport Capital Projects to take place in the Spring of 2024. And, to continue with Policy Instruction 311 in its current form for 2024, but to further discuss potential policy adjustments to take effect for calendar year 2025, adjustment concepts included:

- transition Agency Partnership minimum project funding to \$50k and
- explore a new methodology/formula to budget for the Agency Partnership Program
- transition community sponsorships to more broad-based community benefit programs and
- review in-kind community dollars and the associated policy instructions.”

# Updated 2024 Property Tax Allocation



ALLOCATION OF 2024 PROPERTY TAX REVENUE \$8,700,000





# Community Benefit Cash & In Kind

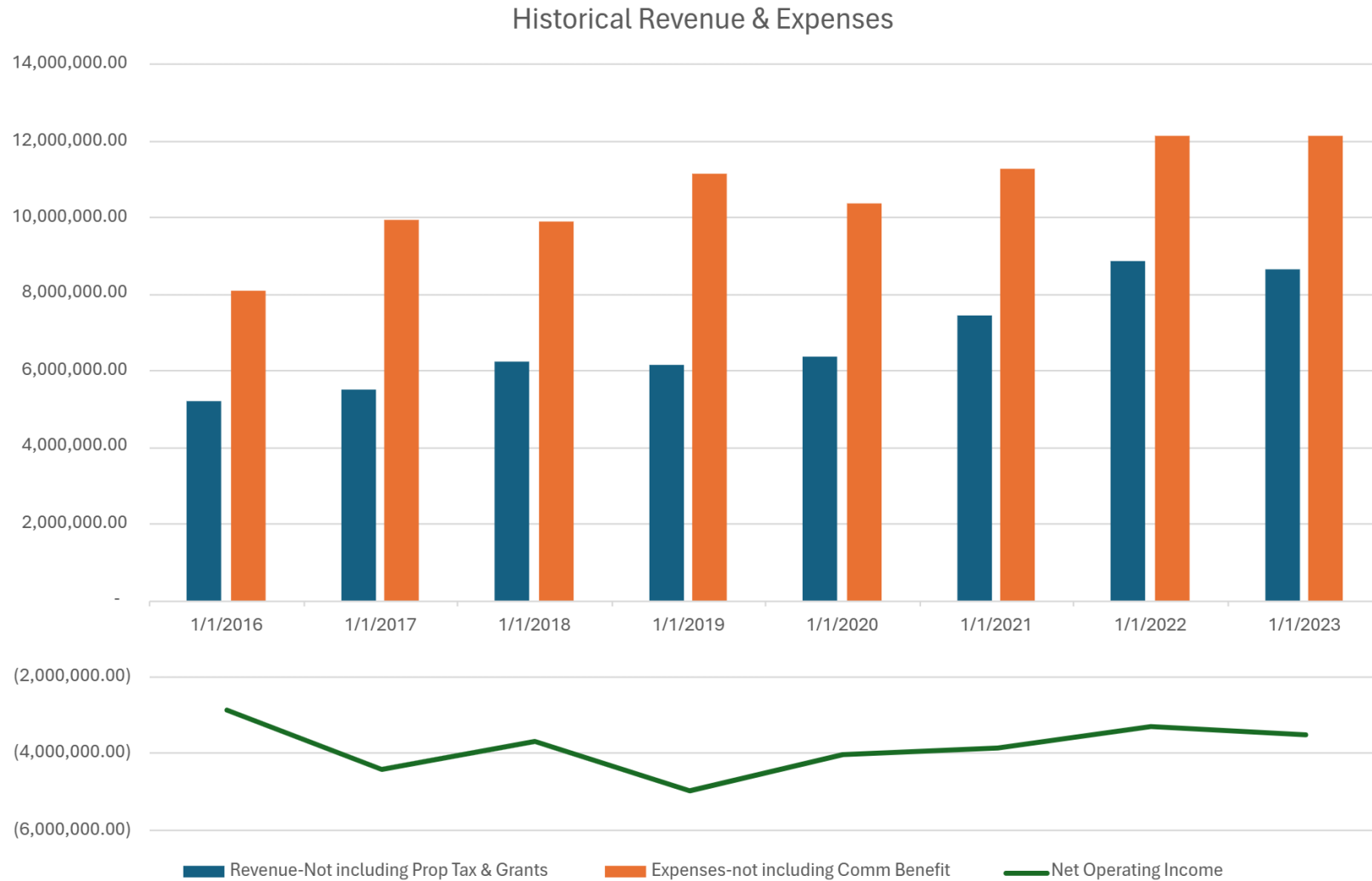


	A	B	C	D	E
	Actual Community Giving	Cash Amount	In Kind Discounts	Airport (not forgone) Revenue	
2	Transportation	200,000.00			
3	Community Sponsorships < \$5000	100,000.00			
4	Community Sponsorships > \$5000	700,000.00			
5	Boys and Girls Club 3 year contract w/ CPI	98,000.00			
6	Housing-incl mountain housing council	500,000.00			
7	Non Profit Storage Containers (8) @ \$250/yr		23,567.60		
8	Soar Truckee		14,487.00		
9	EAA		14,232.00		
10	Truckee Roundhouse		33,768.00		
11	Tahoe Food Hub		29,076.00		
12	Sierra Community House		33,876.00		
13	Dirt Parking Spots/LT Parking Spots		1,800.00		
14	Civil Air Patrol Phoenix Hangar & LT Parking Spot		7,404.00		
15	TTAD Storage-A9, M1, C1N, J1N, J1S (oil room)				
16	Red Cross End Cap (M18)		8,769.60		
17	Annual Airshow	281,100.00			
18	Golf Course Irrigation	50,000.00			
19	Golf Course Lease		414,386.28		
20	Community Room Rental		150,000.00		
21	Flight Simulator		32,000.00		
22	Firefighting Equipment Parking & airfield usage		3,600.00		
23	General Community Hangar Usage		5,000.00		
24	Lands Management Fuel Reduction -non airport land	400,000.00			
25	Wildfire Mitigation JPA	2,000,000.00			
26	Bike Park Parking Area		38,027.88		
27	Boy Scouts		2,613.60		
28	Tahoe City Helipad		1,350.00		
29	Fire Dept Easement		10,741.86		
30	Fire/Law/Vehicle Training		1,350.00		
31	Fly Quiet/Fly Safe Incentive	100,000.00	150,000.00		
32		4,429,100.00	976,049.82		
33			5,405,149.82		
34					
35					
36			5,405,149.82		Community Giving
37			8,700,000.00		Property Tax Allocation
38			62%		





# Historic Revenue\* | Expenses (Non-Community Benefit) | Net Operating Income



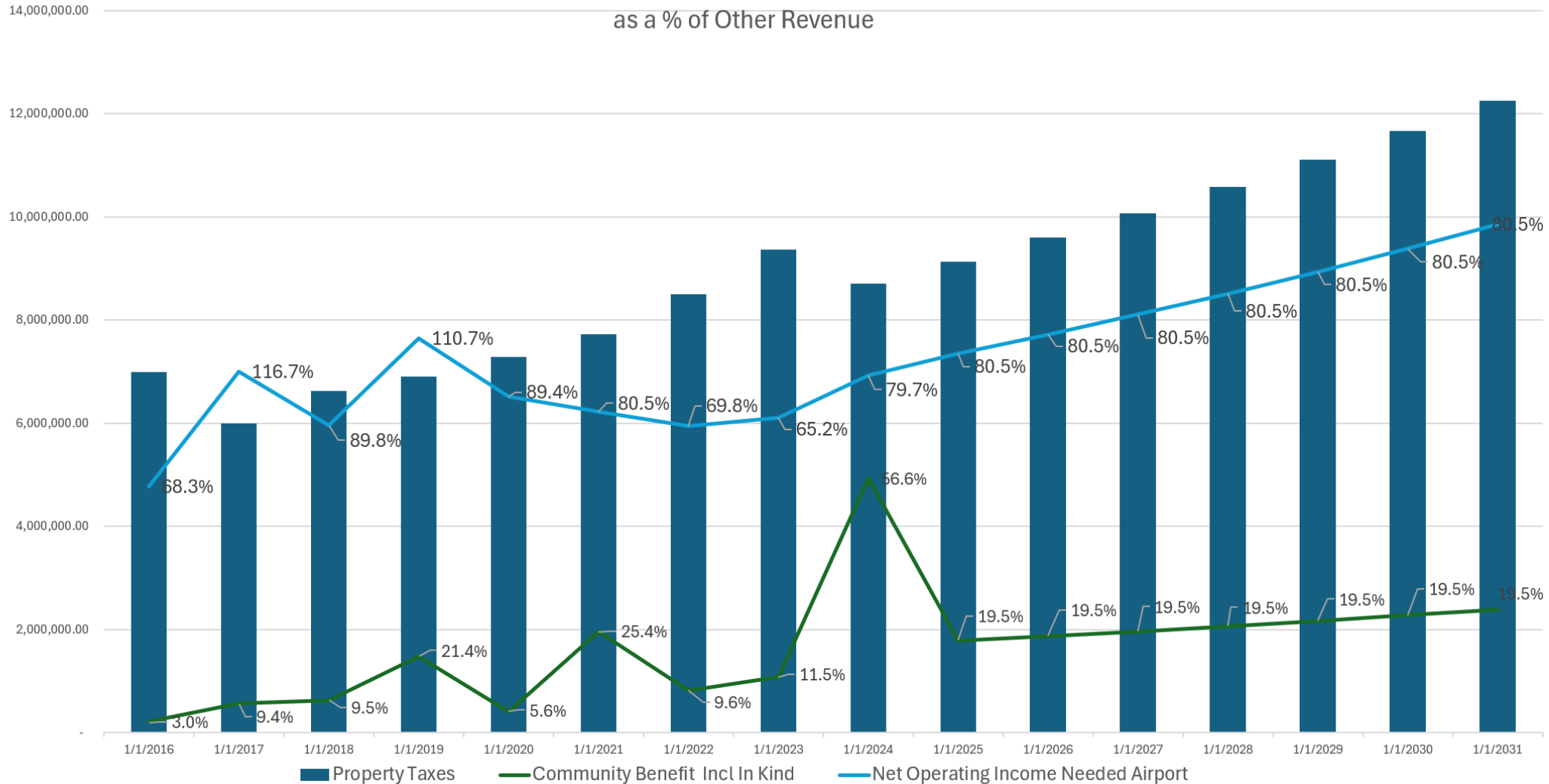




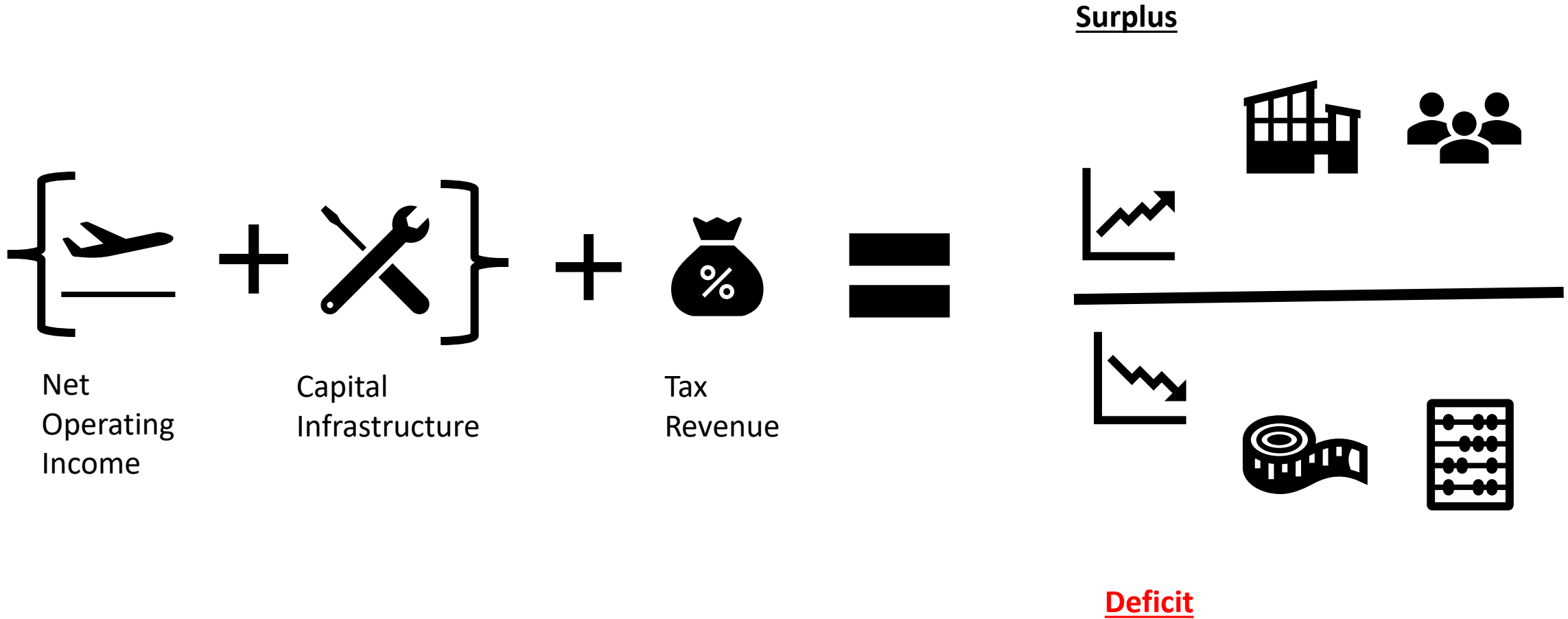
# Property Taxes | Community Benefit | Net Operating Income Requirement

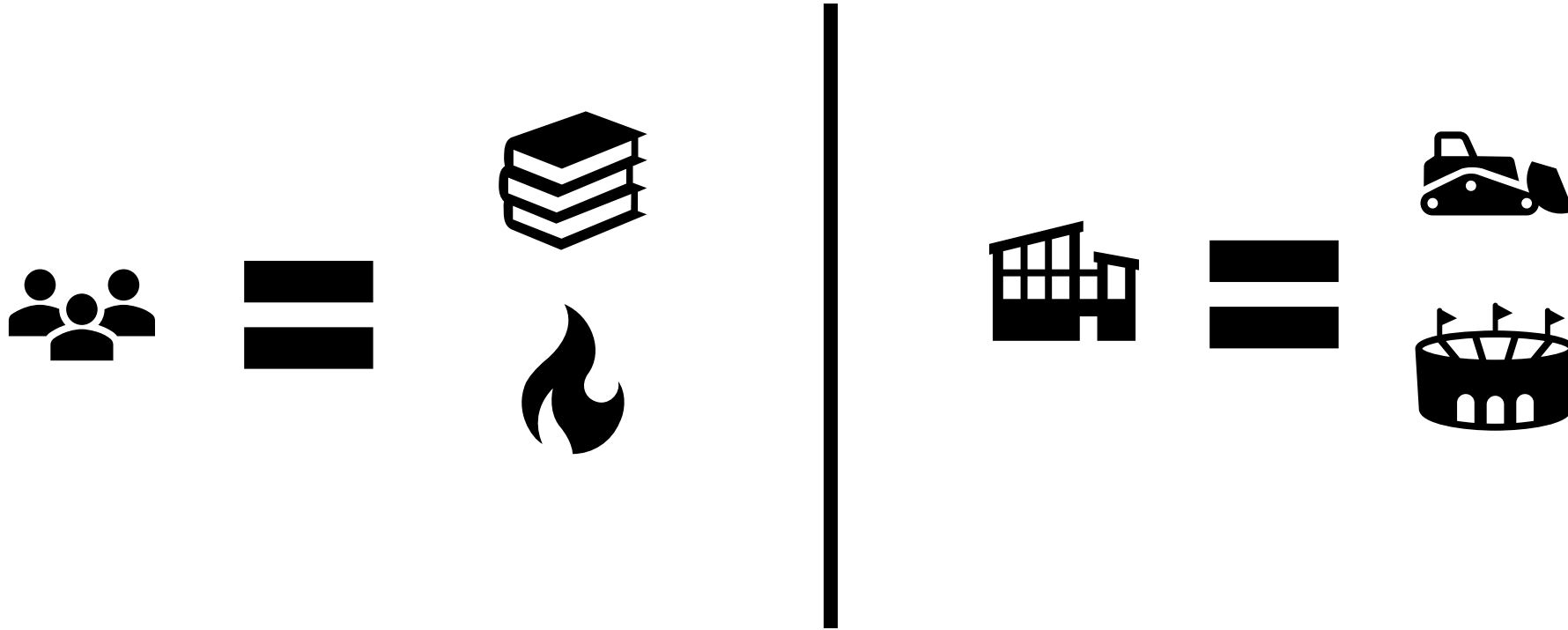


### Comm Benefit as a % of Other Revenue



# Fiscal Surplus / Deficit Model for Community & Infrastructure Investment







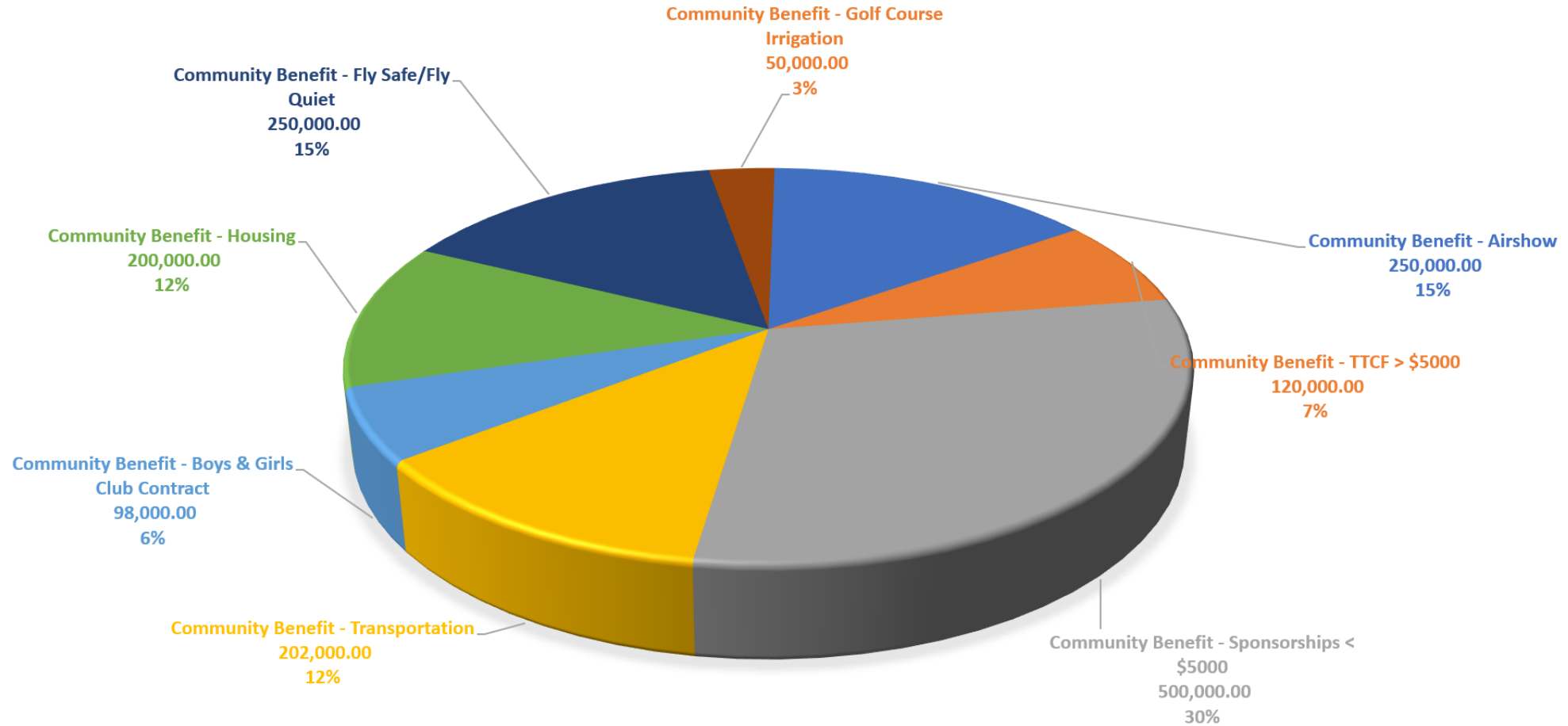
# Community Benefit Policy Proposed **Redline** Draft Updates

- PI311: Focus on the following programs based on available funding of property tax revenue, as determined in the annual budget process.
  - Wildfire Mitigation projects with Fire Districts – Benefits entire airport community
  - Aviation STEAM programs – by invitation only
  - In-kind Giving – Review past agreements to ensure they are in alignment with the proper use of Airport vs. Property Tax Revenue
  - Continue Fly Quiet & Fly Safe programs
  - Discontinue invitation for funding via agency partnership program vetted by Truckee Tahoe Community Foundation
    - Or, If Agency Partnership Program with TTCF continues;
      - Reduce funding to \$100,000 max if supported by the annual budget process
      - Project Minimum of \$50,000
      - Projects must be completed within 18month without extension, applications must be vetted accordingly
      - If Capital Campaigns are considered, they must be a last dollar approach
  - Funding of last dollar Capital Campaigns related to an Airport Purpose by invitation only, if funds are available after addressing airport infrastructure deficiencies
- Policy Instruction 317 AGREEMENTS FOR SERVICE WITH PUBLIC AGENCIES OR NON-PROFITS
  - Discontinue Policy
- Policy Instruction 507 DISCOUNT FOR NON-PROFIT USE OF AIRPORT NON-AVIATION LEASE SPACE, COMMUNITY BENEFIT REQUIREMENTS AND LEASE PROCESS
  - Discontinue Policy, it was never followed
  - Market Rates for all tenants set by Rent Study
  - Tenant improvement request will be addressed on a case-by-case basis related to leases

# 2023 Community Benefit = \$1,670,000



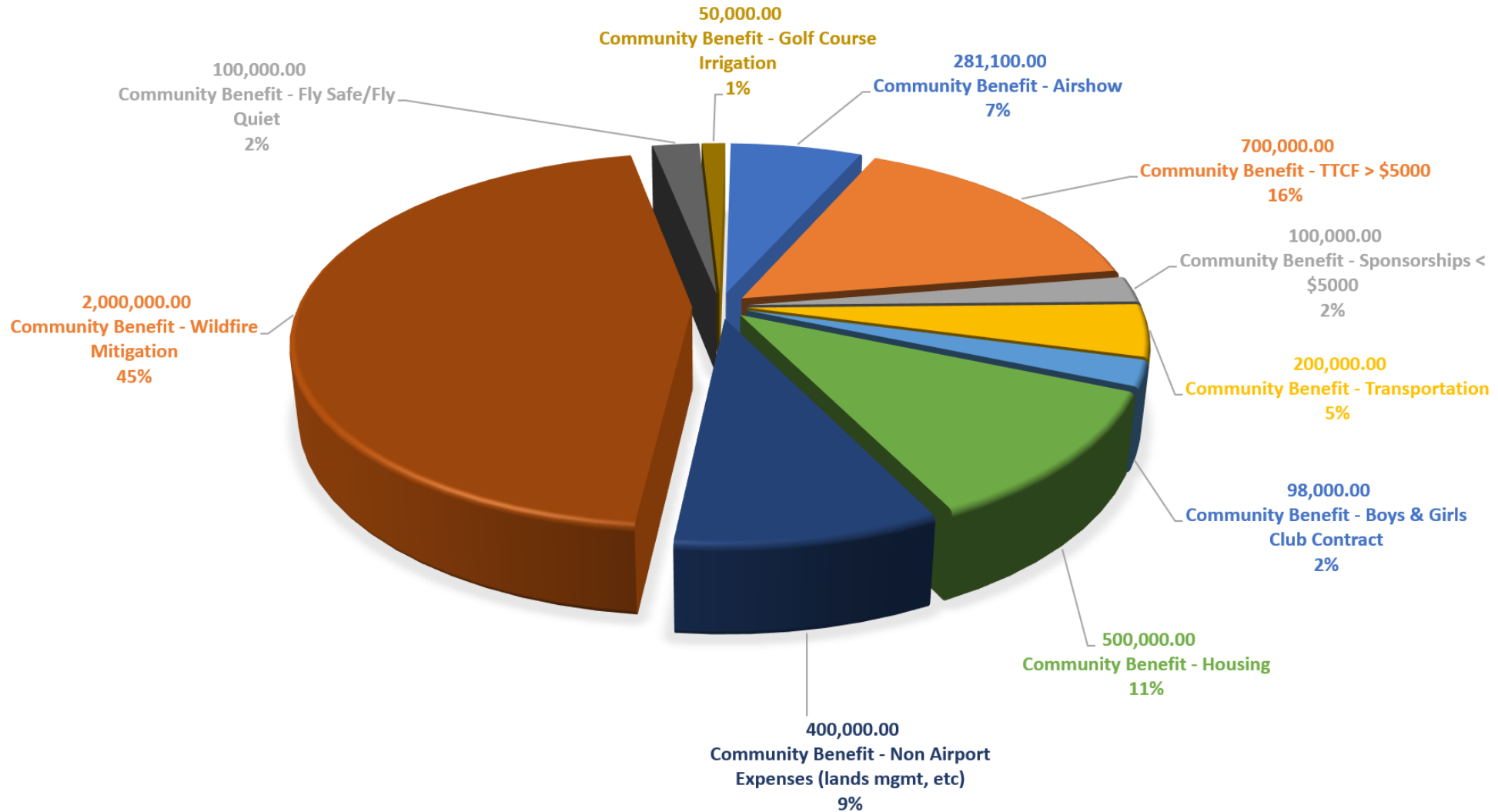
ALLOCATION OF 2023 BUDGETED PROPERTY TAX REVENUE \$7,900,000



# 2024 Community Benefit = \$4,429,100



ALLOCATION OF 2024 PROPERTY TAX REVENUE \$8,700,000

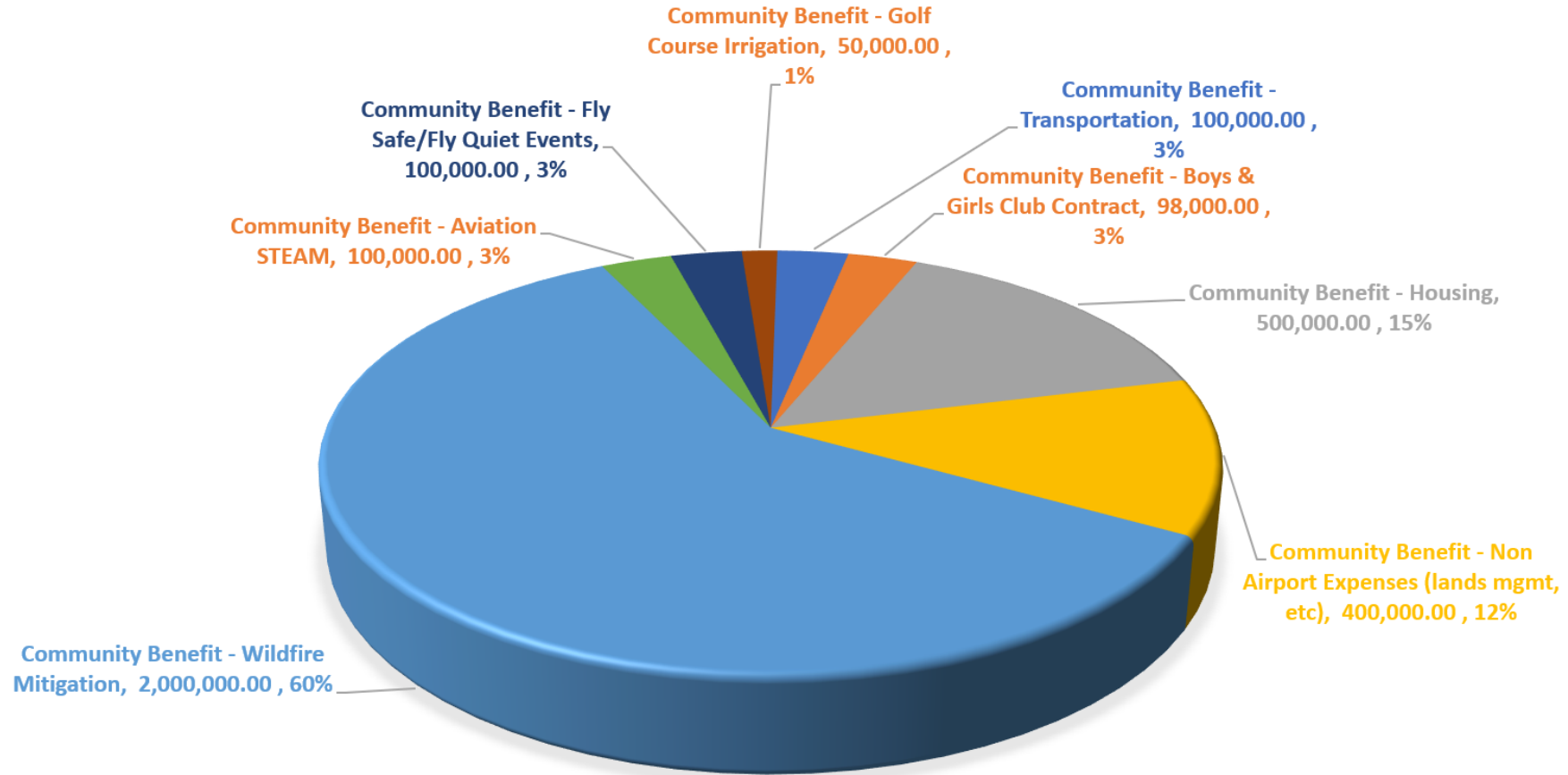




# 2025 Community Benefit = \$3,338,000



ALLOCATION OF 2025 ESTIMATED PROPERTY TAX REVENUE \$9,400,000



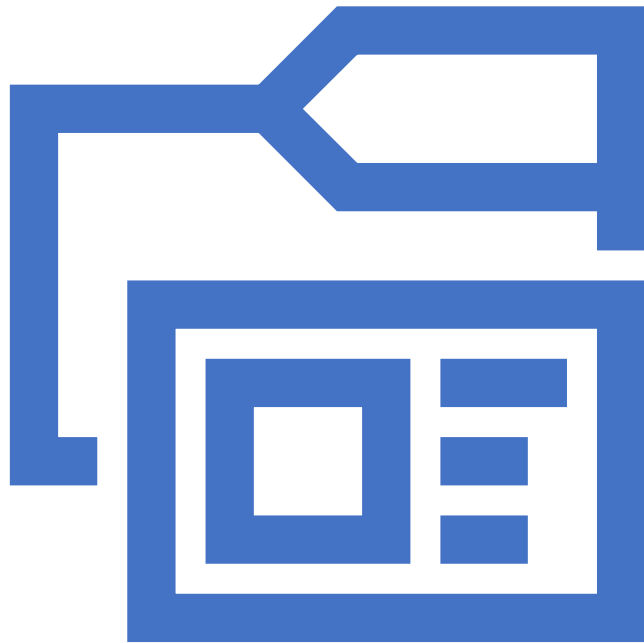
### TTAD AGENCY PARTNERSHIP PROGRAM

TTAD FISCAL YEAR	TTAD APPROVED BUDGET	RECEIVED APPLICATIONS	TOTAL AMOUNT REQUESTED	TTCF RECOMMENDATIONS (# / \$)	TTAD BOARD APPROVED (# / \$)
2021	\$600,000*	12	\$1,346,673	12 ranked / No TTCF \$ Recom.	9 / \$626,673
2022	\$500,000	10	\$650,037	10 / \$416,397	10 / \$416,397
2023	\$500,000	17	\$1,864,553	8 / \$434,893	8 / \$434,893
2024	\$700,000	Est 9-10	TBD	TBD	TBD

\* 2021 \$1,000,000 AP Budget: ~\$200K Housing, ~\$200K transit, ~\$600K Agency Partnerships

#### Truckee Tahoe Airport District

	Property Tax Revenue	Operating Grants	All Other Revenue	Total Revenue	Agency Partnership Expense	Community Sponsorship Expense	Total Partnership/Sponsorship Expense	Total Airport Operating Expense	Total Expense
2022	8,507,022.02	973,529.62	9,188,593.29	18,669,144.93	757,942.00	60,237.96	818,179.96	12,136,645.79	12,954,825.75
2021	7,723,805.25	3,981,441.95	7,503,954.45	19,209,201.65	1,887,318.27	77,213.00	1,964,531.27	11,274,357.38	13,238,888.65
2020	7,283,915.34	1,297,045.47	6,458,691.82	15,039,652.63	350,483.84	60,875.00	411,358.84	10,379,428.63	10,790,787.47
2019	6,909,481.00	1,506,349.00	6,473,281.54	14,889,111.54	1,403,455.84	75,315.00	1,478,770.84	11,141,198.12	12,619,968.96
2018	6,630,648.98	219,812.00	6,240,244.59	13,090,705.57	570,450.00	59,100.00	629,550.00	9,890,818.62	10,520,368.62
2017	5,990,334.92	612,643.00	6,130,096.68	12,733,074.60	528,372.50	35,090.00	563,462.50	9,927,665.90	10,491,128.40
<b>Total</b>	<b>43,045,207.51</b>	<b>8,590,821.04</b>	<b>41,994,862.37</b>	<b>93,630,890.92</b>	<b>5,498,022.45</b>	<b>367,830.96</b>	<b>5,865,853.41</b>	<b>64,750,114.44</b>	<b>70,615,967.85</b>



## Part II - Review

- Desired takeaways
  - Understanding of past, current, and future community benefit projects, programs, and funding
  - Review an ongoing funding methodology for airport community benefit funding
  - Develop a strategy aligned with strategic plan to focus airport community giving to District-wide programs
  - Provide guidance on Airport Board Policy Instructions related to community benefit