



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

AGENDA TITLE: Approval of Lease Agreement with Truckee Tahoe Soaring Association

MEETING DATE: November 13, 2024

PREPARED BY: Jeff Menasco, Director of Aviation

RECOMMENDED ACTION: Board approve Truckee Tahoe Soaring Association (TTSA) seasonal lease for 3 base years, and 2 option years starting in May 2025.

BACKGROUND: TTSA is pursuing a seasonal (May – Oct) 3-year base lease starting May 15, 2025, with 2-option years.

DISCUSSION: TTSA has been on two one-year leases to accommodate soaring activities for the 2023 and 2024 glider seasons due to the pending FAA Part-13. With the progress made on lease terms, rents, and uses, TTSA is requesting a long-term lease for planning purposes and hiring of seasonal staff well in advance. The proposed lease honors prior rent studies and meets all TTADs terms. The proposed lease removes the old “glider building” from the lease, and TTAD would provide a suitable alternate facility. For the 2025 glider season, it will likely be a temporary construction style trailer that would be in place prior to the glider season and removed before snow fall.

FISCAL IMPACT: Minimal, TTAD cost would increase slightly for rental of the construction trailer (~\$4K), however rent would increase on the Improved Aeronautical Land from \$.45 to \$.60 with a net increase year over year of \$582.

RECOMMENDATION: Approve new 3-year base lease with 2-option years.

PUBLIC COMMUNICATIONS: Minimal.

SAMPLE MOTION(S): I move to approve the TTSA Lease for 3-base years, and a 2-year option.