



TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF DIRECTOR STAFF REPORT

AGENDA TITLE: Board and Staff Committee Assignments and Ad Hoc Committee Updates

MEETING DATE: March 26, 2025

PREPARED BY: Robb Etnyre, General Manager

1. Truckee Tahoe Workforce Housing Joint Powers Authority (TTWHA) Update – Lauren Tapia



<https://ttipa.org/>

At the TTWHA Board Meeting on March 19, 2025, Steve Frisch from Sierra Business Council provided a report and presentation on the Public Affairs Service Update and TTWHA's Draft Policy Platform. He outlined the legislative landscape surrounding workforce housing, emphasizing the challenges posed by funding constraints, wildfire risk, and competing state priorities. The board discussed strategies for advocating for "missing middle" housing, forming partnerships with key housing organizations, and influencing legislative policy. The next steps include legislative outreach beginning April 1st, finalizing the TTWHA housing policy platform by April 27th, and identifying key legislative bills for advocacy efforts.

The second major agenda item was a report and presentation from SMR Development on housing costs and median incomes of member agencies' employees, along with Education Housing Partners (EHP) on the feasibility study for the TTUSD Alder Creek Site. This site was designated as a priority in the spring of 2024 for due diligence and further evaluation for future development. SMR's presentation included data illustrating the significant challenges in affording both rent and home ownership in the area, and the impact of high interest rates on mortgage affordability. EHP presented a proposed 72-unit workforce housing project, detailing site plans, financing strategies, and entitlement pathways. The proposed development has an estimated cost of \$61 million and presents a significant funding gap of approximately \$30 million, which would require creative financing solutions, including certificate of participation (COP), general obligation bonds, and grants.

Looking ahead, the board will continue exploring funding options and refining the TTWHA housing policy platform. Board members will review and provide feedback on the proposed legislation list by early April, with a goal of narrowing advocacy efforts to 10-15 key bills. The TTUSD Alder Creek site feasibility study findings will be further analyzed by staff, and discussions with stakeholders will continue to determine the best path forward in terms of the entitlement process, funding gap and project scope. The board plans to revisit this item at the May 21st meeting. [March 19, 2025, Board Packet](#).

Board Workshop: April 9, 2025

2. Town of Truckee River Revitalization Steering Committee – Jeff Menasco



Downtown River Revitalization Strategy

The three Catalyst project landowners have met with Town Staff and R2SC Liaisons. This has resulted in two Partnership Agreements which will be presented to the Town Council on March 25th. The third Catalyst Partnership Agreement looks on track to be presented to the Council at the next Council meeting. The R2SC is also engaging with the “Min-Catalyst” projects (the four not selected as Catalyst projects) on a volunteer basis to help the landowners achieve their visions for their properties and further revitalize the river corridor.

3. Climate Transformation Alliance - Greg Horvath, Robb Etnyre, Matt Warren



Upcoming meeting dates:

2025

April 11th North Tahoe Events Center, Kings Beach, CA

"Driving Change: The Future of Transportation in Truckee-Tahoe"

Transportation is the largest source of greenhouse gas emissions in the Truckee-Tahoe region, impacting air quality, traffic, and quality of life. This panel will bring together local transportation leaders to discuss current efforts and future opportunities for reducing transportation emissions in the Truckee-Tahoe region, including transit expansion, electrification, and policy shifts.

July 11th

October 10th

4. ACT Attendance by Board of Directors

This is a standing agenda item to discuss Board interest and coordination in attending the next Airport Community Team Meetings.

Apr 9 – Apr 22 reconstruction impacts

May 14 – TTAD Aviation STEAM Programs

Jun 11 – Fly Safe overview w/all clinics coming up

Jul 9 – Community Noise Impact Discussion Part 2

Aug 13 – On field non-profits overview...coincide w/ Makerspace open house in summer

Sep 10 – District Budget 2026 Discussion

Oct 8 – Hangar and TTAD Facility Rent Study result

Nov 12 – Winter Weather // Snow Ops Overview

Dec 10 – Update on Unleaded Aviation Fuel Replacement of 100LL

Board Attendance:

5. [Truckee North Tahoe Transportation Management Association](#) – Stacey Justesen



The TNT/TMA monthly Board meeting took place on March 06, 2025. Action items included a TNT/TMA activity workplan for our strategic plan, commuter tax benefits, and approval for TNT/TMA to join the Climate Transformation Alliance. FlyTahoe gave a presentation about a potential new water taxi operating on Lake Tahoe. Reports included monthly utilization of year-round transportation programs, such as TART, TART Connect, and Dial-a-Ride along with the seasonal Park and Ride and Workforce vanpooling programs.

The next meeting is April 03, 2025, from 08:00 am to 10:00 am and the public is welcome to attend in person or via Zoom.