



TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF DIRECTORS STAFF REPORT

AGENDA TITLE: Multi-Year Leasing Items

MEETING DATE: August 27, 2025

PREPARED BY: David Van Quest, Outreach Coordinator

PRESENTED BY: Jeff Menasco, Director of Aviation

RECOMMENDED ACTION

Approve the multi-year leasing items described herein.

DISCUSSION

In accordance with District policy, leasing items exceeding one year require Board approval. Two items are presented for consideration:

1. **Truckee Donner Recreation & Park District (TDRPD) Bike Park** – Ten (10) Year License
 - TDRPD historically held a no-cost License Agreement with TTAD for unimproved land used as a bike park.
 - Following the 2024 FAA Land Use Inspection, no-cost land use agreements are no longer permissible.
 - New License Agreement established at fair market value for 3.33 acres (144,913 sq. ft.) of summer-only use (5 months), unimproved non-aeronautical land.
 - Proposed term: ten (10) years at \$5,796 annually, with CPI adjustments and Rent Study adjustments every five years.
2. **Mountain Lion Aviation** – Five (5) Year Commercial Operating Permit
 - Tenant since 2017, provides charter operations and Cirrus-certified flight instruction.
 - Supports Fly Safe initiatives, including hosting Fly Safe Seminars and Cirrus Flight Clinics.
 - Voluntarily developed flight procedures to reduce community overflight and noise, including routine use of Brockway Summit arrivals/departures.
 - Historically issued annual permits; tenant now requests a multi-year term.
 - Proposed term: five (5) years, at \$1,400 per year with annual CPI adjustments.

WHAT'S NEXT

Pending Board approval, the District will execute the lease renewals and agreements described above.

FISCAL IMPACT

- New revenue increase: \$5,796 annually from the TDRPD License Agreement.
- Mountain Lion single year Commercial Operating Permit is already in the FY budget.

PUBLIC COMMUNICATIONS

None.

SAMPLE MOTION(S)

"I move to approve the issuance of the two multi-year leasing items as presented."

ATTACHMENTS

- TDRPD License Agreement
- Mountain Lion Aviation Commercial Operating Permit