

**From:** [Michele Prestowitz](#)  
**To:** [Comments](#)  
**Subject:** Letter of Support for The Lift Truckee – Lease Extension  
**Date:** Wednesday, January 21, 2026 5:48:33 PM  
**Attachments:** [image001.png](#)  
[2026-01-16 TRWC LOS LIFT TTAD lease.pdf](#)

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Dear Members of the Truckee Tahoe Airport District Board,

Attached please find a letter of support from the Truckee River Watershed Council in support of The Lift Truckee's request for a long-term lease extension with the Truckee Tahoe Airport District.

The Lift has been a valuable partner to TRWC and a meaningful community asset that supports local nonprofits, small businesses, and collaborative civic work. We appreciate the Board's consideration of this letter as part of its review process.

Thank you for your time and service to the Truckee-Tahoe community.

Sincerely,



Michele Prestowitz (she/her), Executive Director | 530.550.8760 x 4  
[www.truckeeriverwc.org](http://www.truckeeriverwc.org)



Board of Directors  
Truckee Tahoe Airport District  
10356 Truckee Airport Road  
Truckee, CA 96161

January 16, 2026

Dear Members of the Truckee Tahoe Airport District Board,

On behalf of the Truckee River Watershed Council (TRWC), I am writing to express our strong support for The Lift Truckee and its request for a long-term lease extension with the Truckee Tahoe Airport District.

Truckee is fortunate to be home to many successful, mission-driven businesses and organizations. The Lift plays an important and distinct role within this ecosystem by providing high-quality shared workspace and meeting facilities that support collaboration, economic activity, and civic engagement.

The Lift has played a critical role as:

- **A consistent supporter of local nonprofits**, including TRWC and many peer organizations, by providing discounted memberships, gathering space, visibility, and community connection.
- **An incubator for small businesses and entrepreneurs**, helping diversify the local economy and support year-round employment.
- **A hub for collaboration**, where nonprofit leaders, small business owners, remote professionals, and community members connect, share ideas, and build projects that benefit the broader Truckee-Tahoe region.

The Lift has been an invaluable partner for TRWC. The Lift regularly hosts TRWC's Board of Directors meetings, strategic planning retreats, board and staff workshops, and multi-jurisdictional collaboratives convened by TRWC, including the Donner Lake Interagency Partnership for Stewardship (DIPS). Access to professional, reliable, modern, and fully

accessible facilities has been essential to our ability to convene partners, conduct effective governance, and advance complex watershed restoration work across jurisdictions.

In addition to scheduled meetings and events, The Lift has fostered collaboration in less formal but equally important ways. I have had many productive, scheduled meetings with Lift members representing local nonprofits, small businesses, and partner organizations, as well as valuable informal conversations that occur through day-to-day interaction at The Lift. These connections have strengthened relationships, improved coordination, and generated ideas that directly benefit our work and the broader community.

The Lift's longstanding practice of supporting nonprofits through discounted memberships and scholarships further strengthens the local nonprofit ecosystem and helps ensure that organizations serving the public good can remain connected, visible, and effective.

Supporting a long-term lease extension for The Lift aligns well with TTAD's Strategic Focus Area to operate a fiscally responsible Airport District while contributing measurable community, environmental, and economic benefits. The Lift provides clear community value by supporting local organizations, facilitating collaboration, and contributing to a resilient and diversified local economy.

TRWC respectfully encourages the Truckee Tahoe Airport District to support The Lift's proposal and secure its presence at the airport for the next decade and beyond. The Lift is a proven, trusted partner that contributes positively to Truckee's civic and economic life.

Thank you for your consideration and for your continued service to the Truckee-Tahoe region.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michele Prestowitz". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michele Prestowitz  
Executive Director  
Truckee River Watershed Council  
[mprestowitz@truckeeriverwc.org](mailto:mprestowitz@truckeeriverwc.org)  
530.550.8760 x4

**From:** [Lisa Wallace](#)  
**To:** [Comments](#)  
**Subject:** Airport Office Building - Subcommittee and Board of Directors  
**Date:** Friday, January 23, 2026 10:57:15 AM

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Hello Staff and Board Members,

Thank you for receiving my comment letter.

Some of you know that I was a director on the TTAD Board when the Airport Office Building was considered, approved, funded, built, and eventually, received the first tenants of Clear Capital and the car rental franchises. The first tenants meant that a new revenue stream was started for the District and approximately 100 jobs were preserved in the Truckee-Northshore region.

The entire process, including receiving the first tenants, was difficult and contentious for the TTAD staff, the TTAD Board, other government agencies, other possible landlords, and the public. The various priorities, secondary benefits, and policies were often perceived to be in opposition to each other and even to the mission and operations of the Airport District.

Through all the strife, the **common goal and purpose of fiscally caring for the Airport District while providing local jobs and supporting the local economy** kept the Board and staff moving ahead.

I hope that you can continue to prioritize fiscal care of the Airport District while simultaneously providing local jobs and supporting our local economy. The Lift is a local business and employer itself and, of course, as a co-working business supports dozens of local businesses and organizations - meaning dozens of local jobs.

The process underway has created uncertainty for the Airport, Lift, and perhaps most difficult of all, the businesses residing at Lift.

You have many priorities and needs to consider - always an unenviable and difficult decision making process - but in this situation, you have a clear path to support Airport revenue and facilitate the stability of many local businesses and jobs by leasing the Airport Office Building to the Lift.

Thank you for your service and your consideration of my comments,  
/s/  
Lisa Wallace

~~~~~  
Lisa Wallace  
[m.lisa.wallace@gmail.com](mailto:m.lisa.wallace@gmail.com)  
530.414.1667

**From:** [Michael Rogers](#)  
**To:** [Comments](#)  
**Subject:** Lift RFP Response to TTAD RFP  
**Date:** Friday, January 23, 2026 3:10:48 PM

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Board & TTAD Management:

I fully support the recent RFP response from Lift Workspace for a new 10-year contract.

This bid is a strong proposal for TTAD and also represents a strong commitment to our shared goals for the local community. The Lift has consistently demonstrated its commitment to local initiatives (both for-profit and non-profit), and this proposal, if approved, would provide a unique platform for entrepreneurs in the region.

TTAD's continued work with The Lift provides a very unique opportunity to be a significant catalyst for regional economic development and community engagement. So whether it's the remote worker, local business person, or an aspiring student entrepreneur, your approval means there will be real support for you in the years ahead.

I strongly support this proposal and encourage your approval.

Mike

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**Mike Rogers**  
**(408) 761-4000**  
**11638 Henness Rd, Truckee, CA**

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**Mike Rogers**  
**(408) 761-4000**

**From:** [Bob Buchanan](#)  
**To:** [Comments](#)  
**Subject:** Support for the Lift  
**Date:** Sunday, January 25, 2026 10:15:58 AM

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Dear Members of the Truckee Tahoe Airport District Board of Directors,

My name is Bob Buchanan. I have been a business transaction and tax lawyer practicing in Truckee for over 15 years, and I currently rent space at the Lift. I also serve on the Board of Directors of the Roundhouse, which regularly relies on the Lift, as do many other nonprofit and community organizations.

I am writing to strongly urge the Board to renew the Lift's lease, and to fund the tenant improvements requested as part of that renewal. From daily, firsthand experience, I can tell you that noise carries throughout the space, private phone booths and conference rooms are consistently booked, and there is strong unmet demand for small, standalone offices. For professionals, nonprofits, and entrepreneurs doing focused, confidential work, these offices are not a luxury – they are essential.

The Lift has proven itself to be a long-standing community asset, supporting countless for profit and nonprofit organizations, fostering local economic resilience, and providing affordable, flexible workspace in a town where such options are rare. The Lift's proposed improvements are practical, thoughtful, and directly responsive to demonstrated need. They would make the space more functional, more financially viable, and more valuable to both the community and the Airport District over the long term. Renewing the lease and investing in these improvements is a sound, fiscally responsible decision that aligns squarely with the District's mission to deliver measurable community and economic benefits.

Thank you for your consideration and for your continued service to our region.

Respectfully,

Robert ("Bob") Kelly Buchanan, Jr.  
J.D., LL.M. in Taxation  
Licensed in CA, NV, OR, and WA



Physical (packages; overnight mail): 10266 Truckee Airport Road, Suite C, Truckee, CA 96161

Mail (correspondence): P.O. Box 4264, Truckee, CA 96160

San Francisco: 268 Bush Street, #3837, San Francisco, CA 94104

Landline Office Phone: (415) 395-4700, x-33; (530) 582-4747, x-33

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Website: [www.buchananlaw.com](http://www.buchananlaw.com)

Linkedin: <http://www.linkedin.com/in/robertbuchanan>

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**From:** [Micah Elias](#)  
**To:** [Comments](#)  
**Subject:** Support for Lift Workspace Long-Term Lease  
**Date:** Monday, January 26, 2026 10:08:16 AM

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Dear TTAD Board Members,

I'm writing to support awarding the Lift a long-term lease with office improvements.

I am the Director of Natural Capital at Blue Forest, a nonprofit focused on forest restoration and wildfire resilience and spend the majority of my working time at Lift. While we are based in the Central Sierra region we do not have a permanent office, so Lift has been essential for maintaining a local presence in the community we serve. Lift is where we meet with partner organizations, utilities, and stakeholders working on landscape scale, wildfire resilience projects. Beyond the workspace, it provides a sense of community and connection to other mission-driven organizations that we simply wouldn't have otherwise.

Lift's model - supporting nonprofits with discounted memberships while remaining financially sustainable - delivers exactly the kind of community and economic benefit TTAD aims to provide. The proposed office improvements would allow them to serve even more organizations like ours while increasing TTAD's revenue.

The Lift is a vital community asset. I encourage the Board to approve a long-term lease that ensures it can continue serving our region.

Thank you for your consideration.

Sincerely,

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**Micah Elias, Ph.D. | Director of Natural Capital | [Blue Forest](#)**

Science + Finance + Collaboration

[Micah@blueforest.org](mailto:Micah@blueforest.org) | (415) 847-6472

Blue Forest is a remote-based organization. I work from the unceded traditional territory and homelands of the Coast Miwok and Southern Pomo People.

**From:** [Becca Scott](#)  
**To:** [Comments](#)  
**Subject:** Public Comment in Support of Lift Workspace Lease Renewal  
**Date:** Monday, January 26, 2026 10:42:02 AM

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Dear Members of the Truckee Tahoe Airport District Board,

I am writing to express my strong support for Lift Workspace's lease renewal, both as a Lift employee and as a community member whose ability to live and work in Truckee has been meaningfully shaped by this space.

From an employee perspective, I see daily how Lift supports a wide range of people and organizations: local professionals working remotely, small businesses, nonprofits, event hosts promoting their work, wellness practitioners, and visiting professionals who choose to spend time and resources in the region. Nearly every day, I meet someone new who shares how needed a space like this has been, whether to build a business, find routine, or simply feel connected in a place where that is not always easy.

From an operational standpoint, Lift is a proven and stable tenant. It has demonstrated consistent demand, strong utilization, and a thoughtful approach to growth that balances financial viability with public benefit. The proposed lease terms and planned improvements reflect a clear commitment to increasing the value, efficiency, and long-term sustainability of the building while returning measurable revenue to the Airport District.

From a community standpoint, Lift enables outcomes that would otherwise be difficult to achieve in this region. It lowers barriers for nonprofits and small organizations, provides reliable space for public-facing programming, supports year-round economic activity beyond tourism, and allows people to live and work locally rather than leaving the area.

Finally, from a personal perspective, Lift became an anchor in my life when I first joined as an Ambassador, trading building maintenance for a membership. At a time when I was still finding my footing in Truckee, Lift offered structure, normalcy, and a consistent place to belong. Through Lift, I have been able to build my own side business, deepen my involvement in the region, and form meaningful relationships within the community. I have seen firsthand how Lift supports productivity, connection, and economic sustainability in ways that are both essential and not easily replicated.

Losing a space like this would not only affect individuals, but would weaken the broader community fabric that makes it possible for people to sustain their lives and work here long-term. Based on my experience, I believe Lift represents a responsible, high-impact use of this space and strongly encourage you to support its lease renewal.

Thank you for your time and consideration.

Warm regards,  
Becca Scott

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Rebecca Jensen Scott (she/her)  
Truckee, CA

**From:** [Jack Roof](#)  
**To:** [Comments](#)  
**Subject:** A quick ask to support Lift's future  
**Date:** Monday, January 26, 2026 11:48:56 AM

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Dear Members of the TTAD Board,

I am a member of Lift Workspace and am writing to express my strong support for the renewal of its lease.

Lift has been an essential part of my ability to live and work full-time in the Truckee Tahoe region. It offers reliable infrastructure, flexibility, and a professional environment that allows local residents to remain productive while staying connected to this community year-round. Just as importantly, Lift fosters a sense of collaboration and belonging that strengthens the region's growing professional and entrepreneurial ecosystem.

In my experience, Lift has been a thoughtful, well-managed, and responsible steward of this space. I believe it represents a proven long-term use that aligns well with the needs and values of the Truckee Tahoe community.

I respectfully encourage the Board to support Lift Workspace's lease renewal and its continued contribution to the region.

Sincerely,  
**Jack Roof**  
[johnroof8@gmail.com](mailto:johnroof8@gmail.com)  
[LinkedIn](#)

**From:** [Allison Silverstein](#)  
**To:** [Comments](#)  
**Cc:** [Lift Workspace](#)  
**Subject:** Supporting LIFT!  
**Date:** Monday, January 26, 2026 12:04:19 PM  
**Attachments:** [Outlook-iebartvc.png](#)  
[Outlook-euxyb2fp](#)  
[Outlook-hugd3sdz](#)  
[Outlook-ntammore](#)

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Dear Members of the TTAD Board,

I am a member of Lift Workspace and am writing to express my strong support for its lease renewal.

I work at a small nonprofit and Lift gives me the space and community to work and thrive in Truckee. It's given me a steady place with people and printers and wifi on weekdays and on weeknights, I get to go to the community nights they hold. I have been to art nights and breathwork and feel like it has given us a unique space in our little town. I have also held meetings for my non-profit's board and Lift gives me a space to feel proud to share.

Thank you in advance for renewing the lease and keeping my workspace open in Truckee!

Allison Silverstein  
Engagement Director  
Sierra Watch  
(530)282-5004



**From:** [Lore Bacolla](#)  
**To:** [Comments](#)  
**Cc:** [hello@liftworkspace.com](mailto:hello@liftworkspace.com)  
**Subject:** Lift Workspace  
**Date:** Monday, January 26, 2026 12:07:32 PM

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Dear Members of the TTAD Board,

I am a member of Lift Workspace and am writing to express my strong support for its lease renewal.

I moved to Truckee while working remotely, and Lift Workspace quickly became an essential part of my daily life. It provided a productive, reliable place to work, while also helping me connect with local people and feel part of the community.

Today, I work locally for a non profit in town, and Lift continues to provide a professional space where several nonprofit organizations we gather to collaborate and work in service of the community. Having a shared, reliable workspace like this is invaluable for supporting local initiatives and strengthening community impact.

Lift enables people like me to remain rooted in the Truckee Tahoe region while contributing year-round to the local economy. I believe it is a proven, responsible, and valuable long-term use of this space, and I strongly encourage you to support its lease renewal.

Sincerely,

Lorena Bacolla

**From:** [Yvette Bell](#)  
**To:** [Comments](#)  
**Subject:** The future of Lift Workspace  
**Date:** Monday, January 26, 2026 12:08:54 PM

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Dear Members of the TTAD Board,

I am a member of Lift Workspace and am writing to express my strong support for its lease renewal.

Lift is a critical part of my daily life -- It is my third space. Working from home sometimes takes a toll, and the community that Lift provides makes living AND working in Truckee possible. As an entrepreneur, this space has been critical in allowing me to build my business, meet other entrepreneurs, and balance my active lifestyle by making fitness easy to work into my busy days.

I truly believe that this place makes Truckee better. I strongly encourage you to support Lift with a long-term lease.

**Yvette Bell**  
**20 Mile Creative**  
[20milecreative.com](http://20milecreative.com)

714-296-8965  
[yvette@20milecreative.com](mailto:yvette@20milecreative.com)

[Schedule time with me here.](#)

**From:** [Mike Shipley](#)  
**To:** [Comments](#)  
**Subject:** Lift workspace  
**Date:** Monday, January 26, 2026 12:44:02 PM

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Dear Members of the TTAD Board,

I have been a member of Lift Workspace for 3 years and am writing in support of its continued presence.

Lift plays a critical role in supporting local professionals and small business. A strong small business ecosystem creates a multitude of community benefits and losing Lift would be a significant setback for the community at large.

Thank you in advance for your consideration.

Best,

Mike Shipley

**From:** [Castellano, Iliana](#)  
**To:** [Comments](#)  
**Subject:** Support for Lift Workspace's Future  
**Date:** Monday, January 26, 2026 12:45:31 PM  
**Attachments:** [Outlook-ekzv21fv.png](#)

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Dear Members of the TTAD Board,

I am a member of Lift Workspace and am writing to express my strong support for its lease renewal.

I attend Lift in order to maintain an ideal work-life balance. Having the ability to come into Lift four days a week helps me stay focused and productive while maintaining a healthy work-from-home routine. Not only do I fully support the Lift workspace, but my membership is paid personally with no company reimbursement—reflecting how valuable this space is to me.

Lift has enabled me to work effectively while remaining rooted in the Truckee Tahoe region. It provides reliable infrastructure, flexibility, and a sense of community that supports year-round professional life in a mountain town.

I believe Lift is a proven and responsible long-term use of this space and encourage you to support its lease renewal.

Sincerely,

**ILIANA CASTELLANO**

Sales Representative \\\ California & Nevada

**ADIDAS TERREX & FIVE TEN**

M: +1 (530) 933-1309

[iliana.castellano@adidas.com](mailto:iliana.castellano@adidas.com)



**From:** [Mona](#)  
**To:** [Comments](#)  
**Subject:** Support for Lift Truckee's future  
**Date:** Monday, January 26, 2026 12:52:10 PM

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Dear Members of the TTAD Board,

I am a longtime member of the Lift Cowork space in Truckee and I am writing to support renewal of its lease. Lift Truckee has provided me with a sense of community and a refuge from my usual bland working environment. Through Lift over the last few years, I have met many friends and doggies, and revamped my working habits in a very positive way. Operations at Lift are flawless and consistent, ensuring every member feels seen and accommodated. Attention to detail from keeping the break room coffee stocked to hosting and promoting health talks, keeping members engaged, is apparent. It is also conveniently located near Red Truck and other relevant businesses, helping them thrive with the additional patronage from Lift.

Without Lift, among many other members, I would experience a loss in community and a stable, reliable work environment to call my second home.

Please help keep Lift going!

Kind regards,  
Mona

**From:** [Zack Dever](#)  
**To:** [Comments](#)  
**Subject:** A quick ask to support Lift's future  
**Date:** Monday, January 26, 2026 1:27:51 PM

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Dear Members of the TTAD Board,

I am a member of Lift Workspace, am raising my family full time in Truckee, and am writing to express my strong support for its lease renewal!

I became a member of Lift when my second child was born and I ran out of space at my house to have a dedicated office, and now that I've been working from Lift consistently for over a year, I wish I had signed up even sooner!

It's hard to overstate how vital Lift Workspace has been to me and my family by providing a reliable and appropriate place to work year-round. It's driven a hugely beneficial change in my ability to show up both professionally and to my family, in by providing an intentional space for work, community, and fitness that supports professional life, while keeping my home focused as a place for family, friends, and as a base to enjoy everything Truckee has to offer.

I'm just one example of many, but I believe Lift is directly contributing to economic resilience and long-term community stability through the services it provides.

I strongly encourage you to support Lift with a long-term lease!

Warmly,  
Zack Dever

**From:** [Zack Dever](#)  
**To:** [Comments](#)  
**Subject:** Re: A quick ask to support Lift's future  
**Date:** Monday, January 26, 2026 1:34:23 PM

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Dear Members of the TTAD Board,

I apologize for the follow up email, but I want to really emphasize how crucial Lift Workspace is for me.

I don't actually know what I would do if it weren't here. Working from my house with two kids is really not an option for me, so I'd have to find another coworking space or some other arrangement to have a dedicated place to work outside of my house, but I think I'd be very hard pressed to find something on par with what Lift offers for anywhere near the same price, and not to mention the community aspect. It's hugely beneficial to come to work everyday and be surrounded by other professionals doing the same thing.

I appreciate you taking the time to review this,  
Zack Dever

On Mon, Jan 26, 2026 at 1:27 PM Zack Dever <[zackdever@gmail.com](mailto:zackdever@gmail.com)> wrote:

Dear Members of the TTAD Board,

I am a member of Lift Workspace, am raising my family full time in Truckee, and am writing to express my strong support for its lease renewal!

I became a member of Lift when my second child was born and I ran out of space at my house to have a dedicated office, and now that I've been working from Lift consistently for over a year, I wish I had signed up even sooner!

It's hard to overstate how vital Lift Workspace has been to me and my family by providing a reliable and appropriate place to work year-round. It's driven a hugely beneficial change in my ability to show up both professionally and to my family, in by providing an intentional space for work, community, and fitness that supports professional life, while keeping my home focused as a place for family, friends, and as a base to enjoy everything Truckee has to offer.

I'm just one example of many, but I believe Lift is directly contributing to economic resilience and long-term community stability through the services it provides.

I strongly encourage you to support Lift with a long-term lease!

Warmly,  
Zack Dever

**From:** [Brent Barghahn](#)  
**To:** [Comments](#)  
**Subject:** In Support of Lift  
**Date:** Monday, January 26, 2026 1:44:52 PM

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Dear Members of the TTAD Board,

I am writing in support of Lift as a new Truckee community member, and co-working member at Lift. The space has been invaluable in moving to Truckee as a small business owner. It has provided a beautiful city and new professional connections. It is a key part of relocating my business to the Tahoe region.

I encourage you to support Lift's lease renewal.

Best,  
Brent

**From:** [Jen Stakich \(Deep Fission\)](#)  
**To:** [Comments](#)  
**Subject:** Community Support For Lift Workspace Lease Renewal  
**Date:** Monday, January 26, 2026 2:14:02 PM  
**Attachments:** [img-64801d9c-1907-4e65-b5f9-e22dade841f6](#)  
[Lift Letter Stakich.pdf](#)

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To the Truckee Tahoe Airport District Review Committee,

I'm writing in strong support of Lift Workspace and its continued presence in Truckee.

I am a mother of three boys in Truckee's public schools, and my family is deeply rooted in this community. Being able to live and work here year-round allows us to stay engaged in local schools, support local businesses, and contribute meaningfully to the town we call home.

Lift Workspace plays an essential role in making that possible. It is far more than a place to work; it is a true community hub. Lift hosts events, keeps members informed about local happenings, and creates daily opportunities to connect with others who are equally invested in Truckee. Through Lift, I've built relationships with fellow residents and strengthened my connection to the broader community.

I work for a nuclear technology company with a national workforce, and the ability to work remotely allows me to pursue a career that I love while remaining based in Truckee. Lift provides the professional infrastructure and sense of connection that makes remote work sustainable and community-oriented, rather than isolating.

Lift is a critical part of Truckee's evolving economy. It helps retain working families, support local spending, and foster collaboration while preserving the character and vibrancy of the community.

I strongly encourage the district to support Lift Workspace's lease renewal and consider the positive role it plays in Truckee.

Thank you for your time and consideration.

Sincerely,

Jen Stakich  
(502) 558-6880



**Jen Stakich**

**Investor Relations Manager**

+1 (502) 558-6880

[Jen.Stakich@deepfission.com](mailto:Jen.Stakich@deepfission.com)

[www.deepfission.com](http://www.deepfission.com)

To the Truckee Tahoe Airport District Review Committee,

I'm writing in strong support of Lift Workspace and its continued presence in Truckee.

I am a mother of three boys in Truckee's public schools, and my family is deeply rooted in this community. Being able to live and work here year-round allows us to stay engaged in local schools, support local businesses, and contribute meaningfully to the town we call home.

Lift Workspace plays an essential role in making that possible. It is far more than a place to work; it is a true community hub. Lift hosts events, keeps members informed about local happenings, and creates daily opportunities to connect with others who are equally invested in Truckee. Through Lift, I've built relationships with fellow residents and strengthened my connection to the broader community.

I work for a nuclear technology company with a national workforce, and the ability to work remotely allows me to pursue a career that I love while remaining based in Truckee. Lift provides the professional infrastructure and sense of connection that makes remote work sustainable and community-oriented, rather than isolating.

Lift is a critical part of Truckee's evolving economy. It helps retain working families, support local spending, and foster collaboration while preserving the character and vibrancy of the community.

I strongly encourage the district to support Lift Workspace's lease renewal and consider the positive role it plays in Truckee.

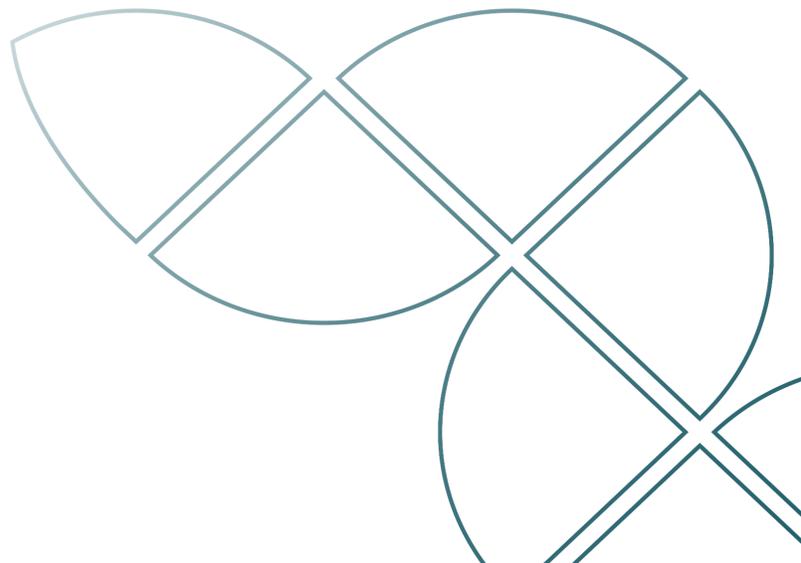
Thank you for your time and consideration.

Sincerely,



Jen Stakich

(502) 558-6880



**From:** [Cory Hunt](#)  
**To:** [Comments](#)  
**Subject:** Support Lift Lease  
**Date:** Monday, January 26, 2026 2:24:55 PM

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Dear Members of the TTAD Board,

I am a member of Lift Workspace and am writing to express my strong support for its lease renewal.

Lift has played a meaningful role in helping me integrate into the Truckee Tahoe community in ways I would not have otherwise. Through Lift, I've built relationships with members of local nonprofits, including SWEP, and developed connections that have led to ongoing collaboration and a deeper sense of belonging in the region.

In addition to being a productive place to work, Lift's integrated fitness and wellness offerings support my ability to maintain a healthy, sustainable routine year-round. I also value Lift as a gathering space and am hosting a community workshop there next week—something that is made easy by the space, staff, and supportive environment.

Lift functions as important community infrastructure that supports local professionals, nonprofits, and small businesses. I believe it is a responsible and valuable long-term use of this space and strongly encourage you to support its lease renewal.

Sincerely,

Cory Hunt

**From:** [Julia Babiarz](#)  
**To:** [Comments](#)  
**Subject:** Lift Lease Renewal  
**Date:** Monday, January 26, 2026 2:25:22 PM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)

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Dear Members of the TTAD Board,

I am a member of Lift Workspace and am writing to express my strong support for its lease renewal.

I am a self-employed website designer/creative professional. Working from home all the time became very isolating, and Lift became the perfect spot where I could show up, plug in, get work done, and connect with community. They not only provide really great work stations, but community events and opportunities for connection with other Truckee/Tahoe professionals. Without Lift workspace, I honestly don't think I could have built my business in the Truckee/Tahoe area.

Lift is a vital community resource and I urge you to renew its lease.

Sincerely,  
Julia Babiarz



Julia Babiarz, Founder and Creative Director  
415-713-6172  
[www.gondoladesign.com](http://www.gondoladesign.com)  
[julia@gondoladesign.com](mailto:julia@gondoladesign.com)



**From:** [Chase Janvrin](#)  
**To:** [Comments](#)  
**Subject:** Lift Lease Renewal  
**Date:** Monday, January 26, 2026 2:35:02 PM

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Dear TTAD Board,

Placemate started in March 2019 as the “Airbnb for local housing” in Truckee with seed funding and support from the Tahoe Truckee Community Foundation. We’re a Truckee born and bred housing advocate and program administrator of the Lease to Locals and Rooted Renters workforce housing programs, which are actively leveraged in Truckee to help combat our local housing issues. Since our initial launch in Truckee, we’ve grown to cover almost all of the Tahoe basin, as well as markets in Mammoth Lakes, Colorado, Idaho, Vermont, and Massachusetts to house over 2,000 locals.

The Lift has come to play a vital role for our Organization and serves as our Headquarters. Not only is it a comfortable, exceedingly accommodating and accessible facility, it also has allowed us to connect and collaborate with other Truckee housing organizations and professionals who use the space.

Further, the Lift uniquely serves Truckee as a gathering space to foster human connections via its coworking setup and through its regular programming that supports mindfulness, well-being, and community building - it’s more than just a place to plug in a laptop.

As Placemate continues to grow, we hope to grow with the Lift as they look to expand into more private office space, that would just further help serve the needs of local businesses like us. I know that we don’t just speak for ourselves when we ask that you please renew The Lift’s lease, and provide important and impactful local businesses the stability that it creates for its members.

Sincerely,

Chase Janvrin, Director of Operations, and the Placemate Team

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Chase Janvrin  
Director of Operations, Placemate  
<https://placemate.com/>

**From:** [Tara Randall](#)  
**To:** [Comments](#)  
**Subject:** Lift's future in Truckee  
**Date:** Monday, January 26, 2026 3:02:37 PM

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Dear Members of the TTAD Board,

I have been a member of Lift Workspace for two years and am writing in support of its continued presence.

Through networking and working at Lift, I found my latest job as an engineer helping to redesign and upgrade the Tahoe Truckee Sanitation Agency wastewater plant. My story is not dissimilar- Lift creates opportunities for Truckee residents to expand professionally benefiting our careers and our community.

I strongly encourage you to support Lift with a long-term lease.

Sincerely,  
Tara Randall

**From:** [Brita Ulf](#)  
**To:** [Comments](#)  
**Subject:** Support for Lift workspace lease renewal  
**Date:** Monday, January 26, 2026 3:04:43 PM  
**Attachments:** [image.png](#)

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Hi,

Just wanted to share what an incredible resource Lift has been for me as a full-time Truckee resident.

Lift gives me a space to work and be more productive than I can manage at home which allows me to do well at my job and therefore continue affording to live in Truckee :) It also provides a wonderful social and community aspect. I've been a Lift member for a couple years now and at first I was meeting all new faces. Several of those people have become good friends in the Truckee/Tahoe community, and we've developed close personal and professional relationships. Now, I'm starting to see a bunch of friends from around the North Tahoe basin (friends who live in KB, Tahoe City, and Alpine, just to name a few) coming into Lift which is really fun.

I also like to think that we're helping support the local businesses in the airport area by coming into Lift - I pretty much weekly am visiting Red Truck, the new ramen place, Raley's, the hardware store, and other local businesses in that area because I go to Lift daily.

It really is the hub of my weekdays and I'd be really at a loss without it.

I think the folks at Lift have done a wonderful job of cultivating a great community and professional space and hoping I can continue to enjoy it for years to come.

Thanks for your consideration,  
Brita Ulf

**Brita Ulf**  
Head of Content



**From:** [Jill Sanford](#)  
**To:** [Comments](#)  
**Cc:** [Kristin York](#); [Steve Frisch](#); [Jessica Carr](#)  
**Subject:** Lift Support Letter from SBC (in advance of Jan. 28 meeting)  
**Date:** Monday, January 26, 2026 3:50:56 PM  
**Attachments:** [SBC - Lift Support Letter - Jan 2026.pdf](#)

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Please see attached. Thank you!

--

Jill



**Jill Sanford** (she/her)  
Communications Director

[jsanford@sierrabusiness.org](mailto:jsanford@sierrabusiness.org) | (530) 562-4991 | [sierrabusiness.org](http://sierrabusiness.org)  
[LinkedIn](#) · [Instagram](#) · [Facebook](#) · [Twitter](#)

*Catalyzing innovative solutions to foster community vitality, environmental quality, economic prosperity, and social fairness in the Sierra Nevada.*



To David Diamond, Board Chair, and Honorable Board of Directors,

I am writing on behalf of Sierra Business Council, a Truckee-based 501(c)3 nonprofit corporation that has dedicated 30 years to enhancing the Sierra Nevada region through community empowerment, environmental stewardship, and economic development, **to urge the Truckee Tahoe Airport District board to approve Lift's lease extension and improve tenant facilities.**

Sierra Business Council promotes sustainable regional growth by supporting businesses, solving rural issues, and addressing climate change. Our initiatives include economic empowerment through direct technical assistance and development strategies, climate action programs that enhance energy efficiency and reduce carbon emissions, and regional advocacy to elevate the Sierra's interests in policy discussions. Our notable local programs include the Sierra Small Business Development Center, the Climate Transformation Alliance, and Go Electric Truckee Tahoe.

**The Lift is an entity that is mission-aligned with Sierra Business Council's goals for the future economic, environmental, and community well-being of the Truckee-Tahoe region.** As one of the most prominent coworking spaces in our community, the Lift is a community asset that not only **physically provides entrepreneurs, small businesses, and community-based organizations a place to carry out their day-to-day operations**, but also is **a place where our virtual, sometimes remote workforce is grounded in community.**

**Coworking spaces support local economies by attracting talent, revitalizing neighborhoods, boosting local businesses through increased foot traffic, fostering entrepreneurship, and creating collaborative networks, ultimately keeping jobs and innovation within the community.**

The Lift does all this and more for the Truckee-Tahoe region and adheres to the TTAD's Strategic Focus Area to "operate a fiscally responsible Airport District and contribute measurable community, environmental, and economic benefits to the region."

We also encourage the Board to adopt a long-term lease that will allow the Lift to **grow and expand its physical footprint and offer more office space tailored to our community's needs.** Earlier this year, Sierra Business Council was required to relocate our office, and we seriously considered relocating to the Lift. We are contractually obligated by our federal and state funders to provide private meeting space, and **unfortunately, there were not enough small, private offices available at the Lift at the**



**time to accommodate our needs.** With this in mind, we encourage the Board to support the Lift's proposal to **create additional office space that can support small and medium-sized businesses and nonprofits, increase its square footage, and potentially accommodate organizations like ours in the future.**

The Lift is a critical resource that supports the backbone of our community, and over the next decade, we anticipate that the growing economy of our region will only cement the Lift as a hub for prosperity and innovation.

With respect,

A handwritten signature in black ink that reads "Steve R. Frisch". The signature is written in a cursive, flowing style.

Steve Frisch, President  
Sierra Business Council

**From:** [Troy Corliss](#)  
**To:** [Comments](#)  
**Subject:** Please Consider Renewing the Lift Workspace Lease Agreement  
**Date:** Monday, January 26, 2026 4:26:54 PM

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Dear TTAD Board of Directors,

The Lift is a community asset worth supporting with a long-term lease. This organization has positioned itself within our community as a vital resource for local non-profit groups who provide essential community based services, individual entrepreneurs, our local workforce as well as a center for health and wellbeing. The Lift has been a strong supporter of the Truckee Cultural District by providing office space and meeting spaces and accommodating the emerging needs of this emerging organization. Without the Lift's partnership and support, building community through art and culture would be a whole lot harder.

Respectfully,

Troy Corliss  
530-902-0322  
[troycorliss2017@gmail.com](mailto:troycorliss2017@gmail.com)  
[500px.com](http://500px.com)

**From:** [Patrick Sullivan](#)  
**To:** [Comments](#)  
**Subject:** Support Lift's long-term future!  
**Date:** Monday, January 26, 2026 5:16:28 PM  
**Attachments:** [image001.png](#)

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Dear Members of the TTAD Board,

I have been a member of Lift Workspace for more than three years and am writing to express my strong support for its lease renewal.

As a founder and entrepreneur, Lift has enabled me to work productively to scale my national business while remaining rooted in the Truckee region my family loves so much. Lift provides reliable, cost-effective infrastructure, flexibility, and a sense of community and purpose that supports year-round professional life in a mountain town. In fact, my company uses co-working offices in New York, San Francisco, and Los Angeles (through Industrious and WeWork), and the community Jan Holan and the team have built around Lift is beyond comparison. It's a special place.

Lift is a proven and responsible long-term user of this space, not to mention an increasingly important pillar of Truckee's growing business community, and I respectfully encourage you to support their lease renewal.

Respectfully,  
Patrick Sullivan



[Patrick Sullivan](#) | CEO  
415.299.4858 | [patrick@evrealtyus.com](mailto:patrick@evrealtyus.com)  
[www.evrealtyus.com](http://www.evrealtyus.com)

**From:** [Clark Daniel](#)  
**To:** [Comments](#)  
**Subject:** Comments on Lift Truckee in the airport district  
**Date:** Monday, January 26, 2026 5:29:23 PM

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To whom it may concern-

Lift has been indispensable during my (relatively short) tenure in Truckee. When I moved to Truckee full time in late 2024, having a co-working space available was critical. Given my need to be social, I know that I would not thrive and would not keep a job were I WFH 100% of the time. I am thankful that Lift provides so many things that make my work life in Truckee enjoyable:

- A great workspace full of like-minded people focused on finishing work then getting outside to play
- A perfect environment - individual desks, phone booths and meeting rooms when needed, the occasional pet of the in-office dogs, and all the coffee I could want.
- Supportive staff that helps the place run smooth

Without Lift, I would not be able to put down roots in Truckee, contribute to the local economy, and enjoy my life. Please keep Lift open and thriving - it does so much for me and this community.

Happy to provide more details if needed,

Clark Daniel  
940.249.6199

**From:** [Caroline Craffey](#)  
**To:** [Comments](#)  
**Subject:** Support for Lift  
**Date:** Monday, January 26, 2026 5:30:42 PM

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Dear Members of the TTAD Board,

My journey with Lift began over the summer through physical therapy at Synergy. I had tried another clinic in town before Synergy, but the quality of care and the Lift facility were far superior. Through that experience, I learned about Lift's gym membership and decided to give it a try since the location was convenient to both my home and workplace.

Having tried nearly every other gym in town, I can confidently say Lift offered the best experience. The coaches were knowledgeable, patient, and accommodating, and the cost was affordable. The gym quickly became part of my routine and provided a genuine sense of community that I hadn't found elsewhere.

In addition, through my role at the Truckee North Tahoe Transportation Management Association, we rent the lot on weekends during the winter to provide shuttle service to Northstar.

When I learned there was a possibility of Lift closing, I was shocked and devastated. Having interacted with so many people throughout the building, it's clear that the impact would extend far beyond one single business. The ripple effects would be felt by the physical therapists, coaches, members who rely on Lift for community workspace, those who rent the conference space for meetings and events, and many others. Losing access to the parking lot for our Northstar Park & Ride service would also be extremely challenging, as there are very few viable alternatives. Disrupting that year-over-year continuity would create significant obstacles for our staff and guests.

I can't think of any business that would have a greater positive impact to this community than what the Lift team has worked so hard to build and I hope you will extend their lease.

All the best,  
Caroline Craffey

**From:** [Jeffrey Webber](#)  
**To:** [Comments](#)  
**Subject:** Lift Workspace - Lease Renewal  
**Date:** Monday, January 26, 2026 5:41:08 PM

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Dear members of the Truckee Tahoe Airport Board,

I'm writing to express my sincere encouragement that you grant a renewal of the Lift Workspace's lease.

I've been a member at Lift for nearly two years, and it has played a profound role in my ability to work productively and expand my business. The work environment and amenities is one of the best I've experienced among coworking spaces in other towns and cities, and is something the town of Truckee should be extremely proud of.

Furthermore, there is a really important role that Lift plays in fostering community. Many members (like myself) have built connections and friendships, professional and otherwise with other Lift members. One such example, recently I needed assistance with graphic design which is completely out of my realm of subject matter expertise, and through word of mouth was granted a connection to another member who I'm now employing part-time to support my projects.

Thanks for your time and consideration.

Best,

--

Jeffrey Webber  
[jeffrey.webber@highnoonlabs.com](mailto:jeffrey.webber@highnoonlabs.com)  
(415) 577-7965

**From:** [Collin McCarthy](#)  
**To:** [Comments](#)  
**Subject:** Support for The Lift at Truckee Airport  
**Date:** Monday, January 26, 2026 5:50:32 PM

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Hello,

I understand that The Lift's lease is under review and you are accepting comments. I wanted to share a brief story about how The Lift has played such an important role in my life over the last few years, and why I strongly support the board renewing its lease for The Lift.

I was struggling after Covid to finish my degree. I had been living in Truckee for well over a decade, working on a remote PhD. Working from home was never easy, but after COVID it became nearly impossible for me. I had briefly visited The Lift when it was at its old location, under previous ownership, and someone recommended I try out the new location run by Jan. I tried it out for one day and I was immediately hooked. I quickly found a new community of friends who motivated me to come to work early, be productive, and still make time for my family, friends, and the outdoors. I ate way too much food at Red Truck, got to Larry & crew well, and met tons of pilots and friends hanging out at the cafe. I spent countless hours at The Lift for a full year, often first in and last out, before I successfully landed an internship, and later a job, from all of that hard work. I can honestly say that having The Lift as my primary working space, and building a new community around that, made an enormous impact on my life - and I'm sure it has for many others.

I kindly ask that you continue to support The Lift by renewing its lease. It's a wonderful place to work and perfectly complements the airport and its mission to serve the community. If you have any questions, please feel free to reach out.

Thank you,  
-Collin McCarthy

**From:** [Corley Bell](#)  
**To:** [Comments](#)  
**Subject:** Support for Lift Workspace Lease Renewal  
**Date:** Monday, January 26, 2026 7:52:03 PM

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To whom it may concern,

I'm writing to express my support for Lift Workspace and its continued presence in the Truckee Tahoe region.

Lift has played an important role in supporting a sustainable, year-round work routine for me and many others in the community. It provides a flexible, right-sized workspace that allows people to stay rooted here while remaining productive and connected. Beyond the workspace itself, Lift fosters collaboration, community, and a sense of belonging that is difficult to replicate elsewhere in the region.

Access to places like Lift makes a real difference for professionals, small businesses, and community organizations who want to live and work locally. I believe Lift adds meaningful value to the area and hope you will take community support into account as you review the lease.

Thank you for your time and consideration.

Sincerely,  
Corley Bell

Corley Bell  
c. 609 575 8379

**From:** [Lilith Erlenbusch](#)  
**To:** [Comments](#)  
**Cc:** [hello@liftworkspace.com](mailto:hello@liftworkspace.com)  
**Subject:** I support Lift!  
**Date:** Monday, January 26, 2026 8:43:21 PM

---

Dear Members of the TTAD Board,

I am writing in support of Lift Workspace based on my experience hosting events and programming there.

We have been hosting CircleCulture events at the Lift. An offering to help community members learn how to create self supporting groups.

Lift functions as effective community infrastructure. The space, staff, and setup made it easy to gather people, share ideas, and reach a broad local audience in a professional and accessible environment.

I believe Lift is a valuable and responsible use of this space and support its lease renewal.

Sincerely,

Lilith Erlenbusch  
lilith.erlenbusch@gmail.com

*\*now\*is\*the\*time\**

**From:** [Jesse Gurney](#)  
**To:** [Comments](#)  
**Cc:** [hello@liftworkspace.com](mailto:hello@liftworkspace.com)  
**Subject:** Lift  
**Date:** Monday, January 26, 2026 9:09:00 PM

---

Hey y'all,

I'm a member at lift workspace, and I love the community there. I'd be really sad if it closed.

Warmly,  
Jesse

**From:** [Seung Lee](#)  
**To:** [Comments](#)  
**Subject:** LIFT Workspace Lease  
**Date:** Monday, January 26, 2026 5:15:08 PM  
**Attachments:** [Outlook-m0bikjaz.png](#)

---

Dear Members of the TTAD Board,

I am writing in support of Lift Workspace based on my experience as a member, hosting an event, and programming there.

Lift functions as an effective community infrastructure. The space, staff, and setup made it easy to gather people, share ideas, and reach a broad local audience in a professional and accessible environment.

I believe Lift is a valuable and responsible use of this space, and I support its lease renewal.

*With Gratitude,*

*Seung "Bruce" Lee*  
*Founder & Personal Development Coach*  
*530.536.8713*

*"Personal power is the ability to take action." - Tony Robbins*

[www.infinitepotentialadvisors.com](http://www.infinitepotentialadvisors.com)

[www.skool.com/infinitepotentialacademy/about](http://www.skool.com/infinitepotentialacademy/about)





**From:** [David Tirman](#)  
**To:** [Comments](#)  
**Subject:** The Lift Workspace Lease Renewal  
**Date:** Monday, January 26, 2026 8:58:18 PM

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Dear Truckee Tahoe Airport Board:

As a Truckee community member who has used the Lift Workspace for many years and participated in numerous community events and meetings there, I urge you to support renewing the lease for The Lift. The Lift Workspace is more than just another office tenant; it is a true community asset that consistently demonstrates a commitment to doing good, beneficial work for our Truckee-area communities. The decision to renew their lease should be based on more than a strict financial calculation, given the high, positive impact the Lift and its executive management team have had over the years, supporting an array of non-profits and other civic organizations.

On a personal note, I used the Lift workspace in 2024 to complete a graduate thesis and found the facilities and office support to be essential for successfully finishing my graduate work. The space is filled with an entrepreneurial, innovative, community-minded spirit, which would be devastating to lose. We are more than fortunate to have the Lift Workspace in our community and at the airport. As such, I urge you to continue supporting this vital community asset by renewing its office lease.

Respectfully,

David Tirman AIA

email: [datirman58@gmail.com](mailto:datirman58@gmail.com)

Mobile +1 (530) 386-1907

**From:** [Jan Atwell Holan](#)  
**To:** [Comments](#)  
**Cc:** [Liza Smith](#); [Jeff Menasco](#); [Robb Etnyre](#)  
**Subject:** Jan Holan Public Comment for Lift Lease Discussion  
**Date:** Tuesday, January 27, 2026 5:56:18 PM  
**Attachments:** [2026.01 Lift Proposed Tenant Improvements renderings \(2\).pdf](#)  
[2026.01.26 Jan Holan TTAD BOD Lift Lease Letter \(1\).pdf](#)

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Dear TTAD Chair Diamond, Board Members and Staff,

Please find attached a response to the Staff Report regarding the Airport Office Building RFP and some clarification for the Board meetings on Wednesday Jan 28th.

We also noted that our beautiful renderings in full page glory created by local architect Kelly Gove at Dovetail were not included in the Board packet.

I have bcc'd the Board to avoid Brown Act issues, but I wanted them to get this as soon as possible. I will also print copies of this.

Apologies for all the reading materials! We are looking forward to meeting Wednesday.

With gratitude,  
Jan

Jan Atwell Holan (he/him)  
Community Builder



[Lift Truckee Foundation](#)  
[Lift Cowork, Conference & Wellness Center](#)  
[janholan@gmail.com](mailto:janholan@gmail.com)  
cell: +1.530.414.4333  
office: +1.530.536.0655

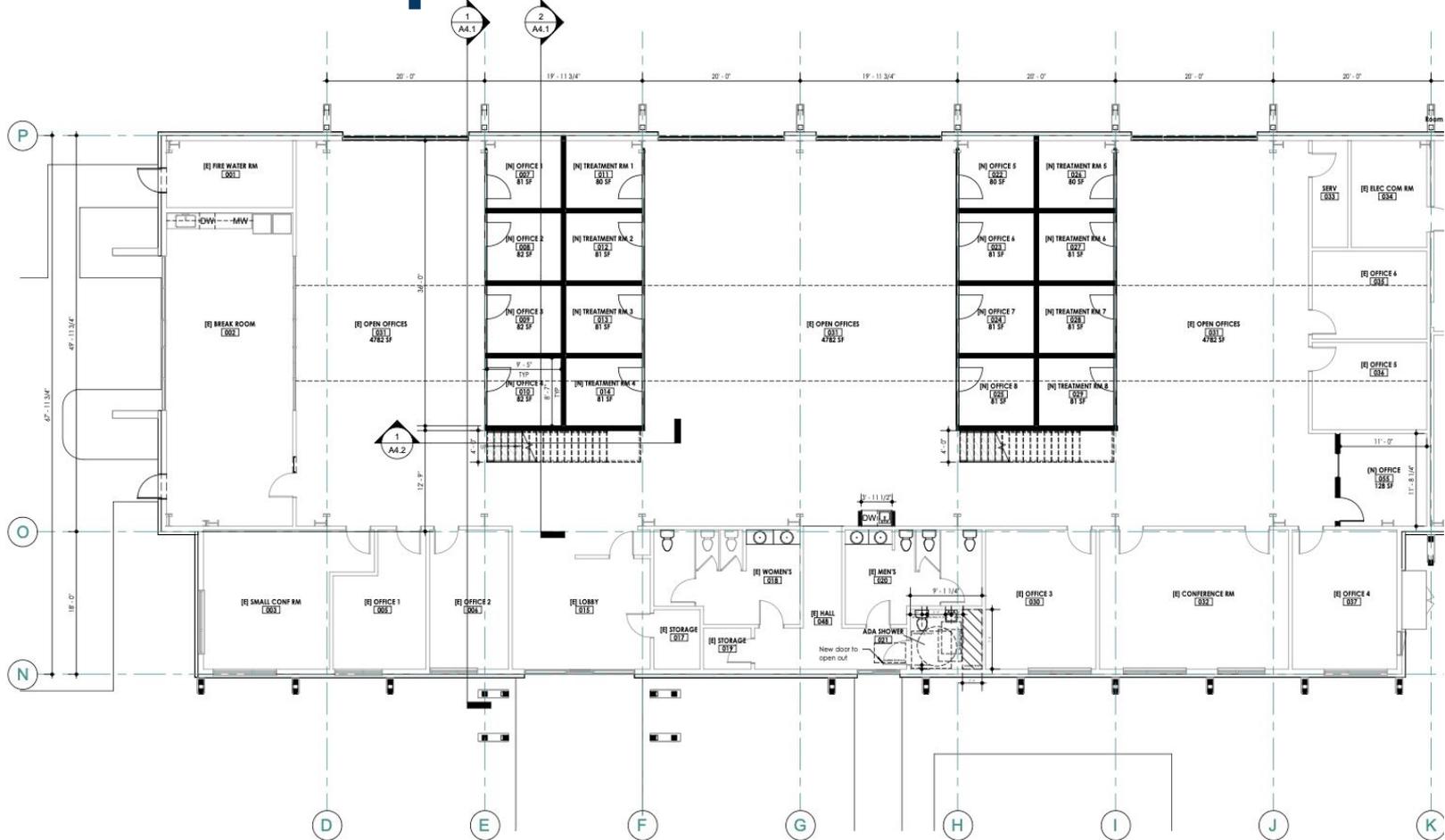




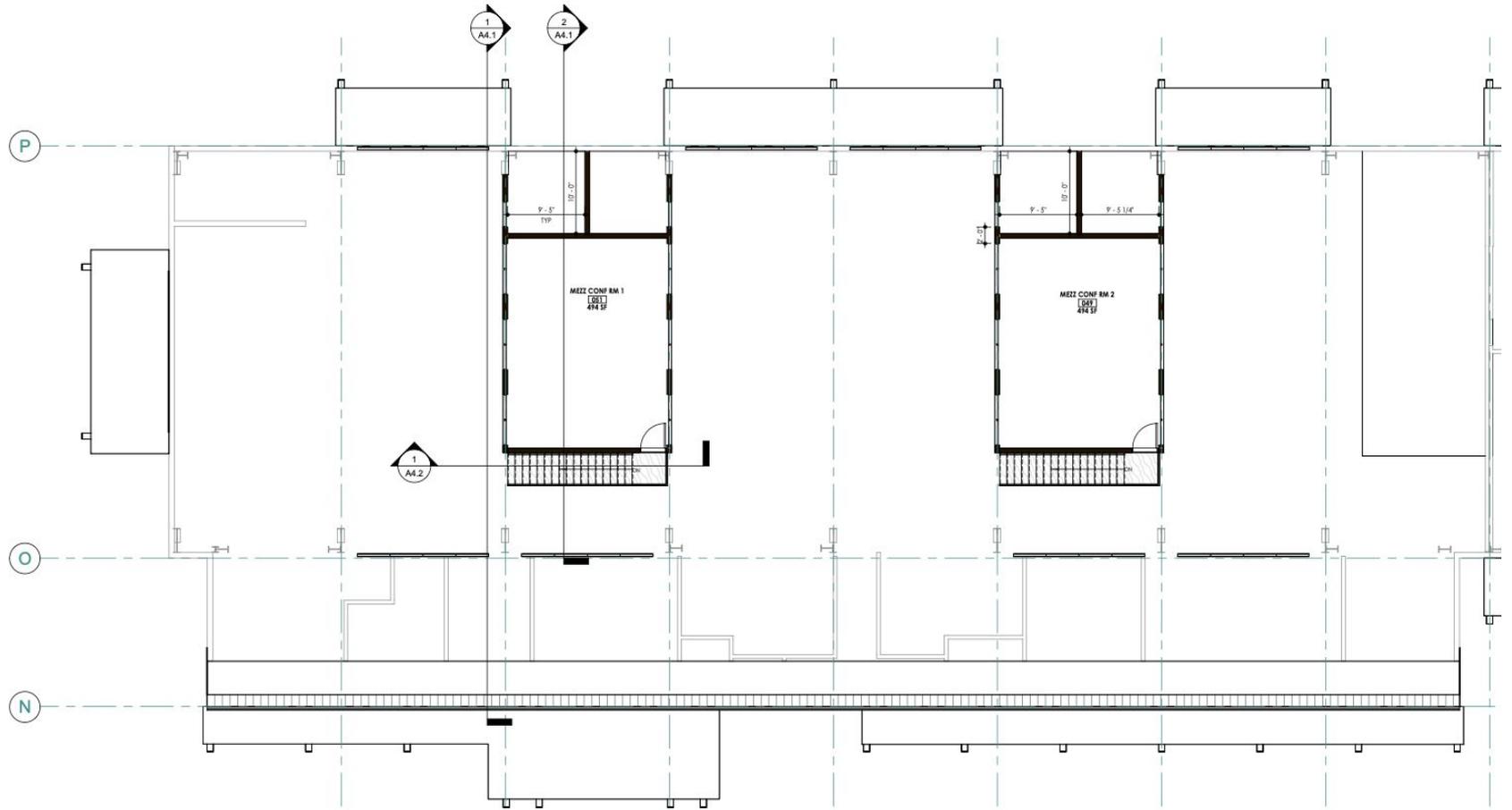


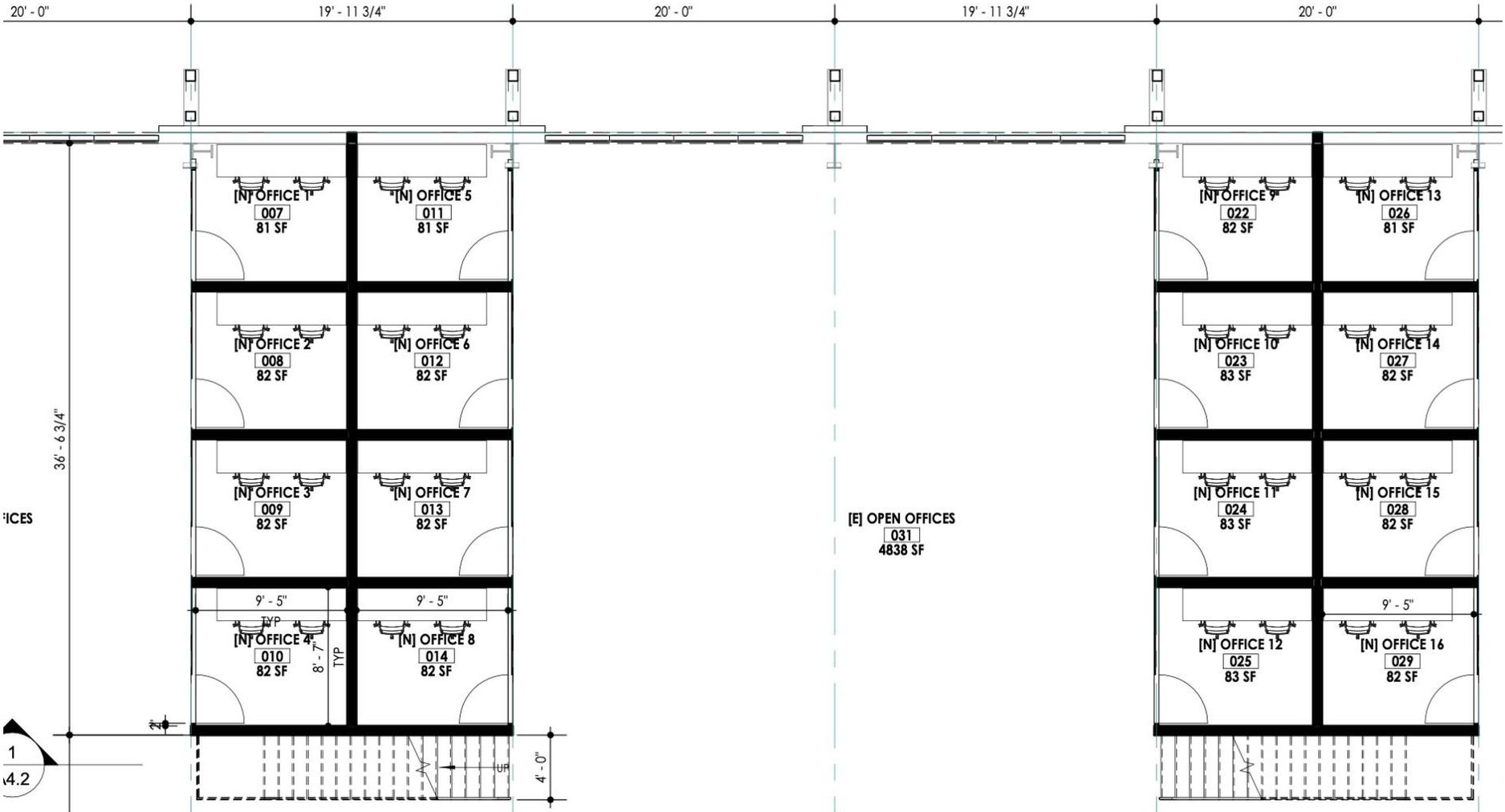


# Proposed Main Floor Plan



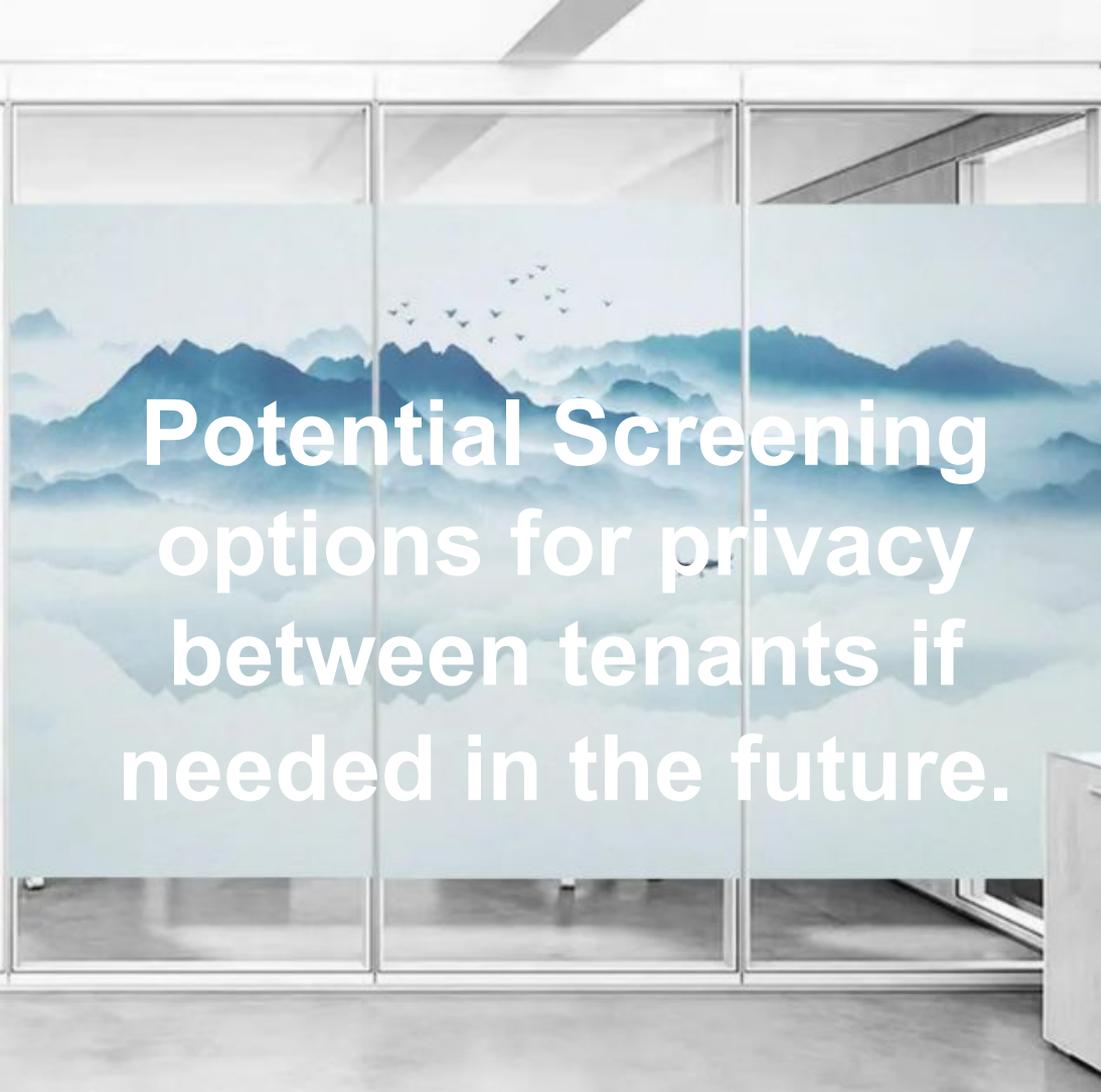
# ift Proposed Mezzanine Floor Plan







**Potential Screening options for  
privacy between tenants if  
needed in the future.**

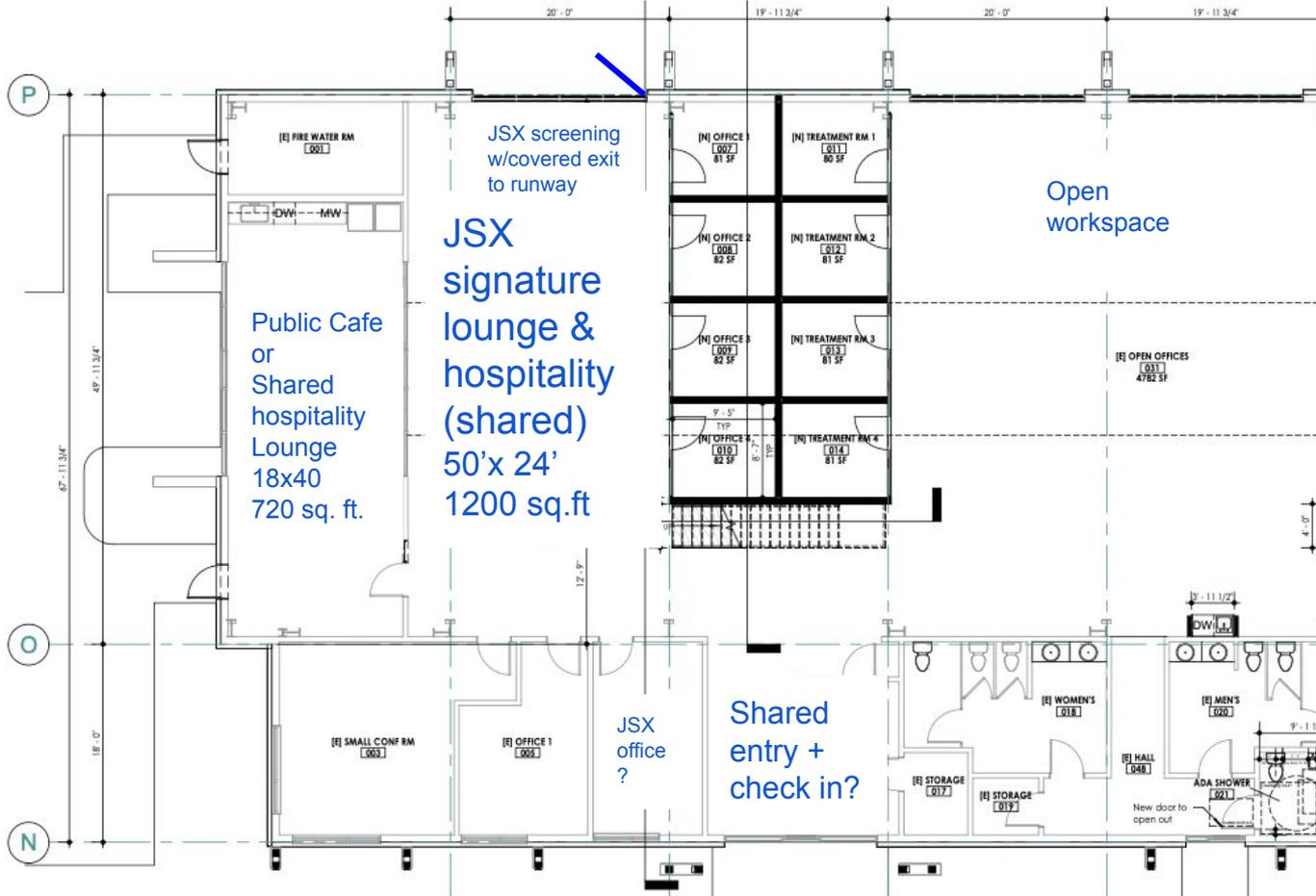


**Potential Screening  
options for privacy  
between tenants if  
needed in the future.**





# Potential JSX Collaboration





January 27, 2026

Chair Diamond, Directors and Staff,

Thank you for your careful consideration of the future of the airport office building and the Lift. We understand this situation is unique and requires us to think creatively. The community benefit is well supported, as you've seen in public comments. Here, I'd like to focus on our fiduciary responsibility to our organizations and our community.

We don't expect to sort it all out on Wednesday, Jan. 28th. Some points to agree upon include:

1. **Current "Market Rate"** of the 10,800 ft space with no improvements (TI's).
2. Is there a justifiable discount below market rate for continued **community benefit**?
3. **Serious evaluation of proposed TIs**, including costs, benefits, downsides, and ROI.

### **Market Rate**

**There is no perfect comp for this unique building.** It is large, beautiful, modern, and has a huge open area that is difficult for most potential tenants to use efficiently without improvements. Real estate pros would call the open area a warm shell with upgraded flooring. All of the comps in the appraisal have invested substantially into upgrades and much smaller office space units.

Giving a fair appraisal of the unique airport office building in a small, rapidly changing market is a difficult task for a local expert, let alone an appraiser based in Reno. We believe the appraisal is not based on the most current and accurate local data. We are open to paying for a second appraisal.

From two decades of experience in the local commercial and office space real estate market, we are confident we have offered close to fair market value for the 10,800 sq. ft. building without improvements at \$1.85 per sq. ft., which is 11% more than we are currently paying and 17.8% below the appraisal of \$2.25 per sq. ft. **Why is the appraisal at or above all currently available comps regardless of size, location, or condition?**

**We believe the appraisal is 15-20% too high because:**

1. All the comps are much smaller and should lease at a relatively higher rate. From the appraisal: **"Generally, a relationship exists between the size of a unit and the per square foot rental rate."** There seems to be minimal consideration for the size of our unit except to appraise the much smaller Rental Car units at a higher rate – which makes sense particularly because of their unique light industrial and parking needs.
2. The limited potential pool of tenants for this large space with an unimproved "open office" area is not mentioned, let alone considered in the appraisal price.
3. The best comp in Pioneer Center is shown in the appraisal with a range of \$2.00 to \$2.25. The 7800 sq. ft. space has been on the market for 1 year at \$2.00 (Lift has been offered \$1.80). The price for subdividing the units into 2600 sq. ft. spaces is listed on

[loopnet](#) at \$2.15. Perhaps \$2.25 was a typo in the report? A written confirmation of the above from the owners of Pioneer Center is forthcoming.

4. At \$2.25 the appraisal is at or above the price of *all relevant* asking prices for office spaces currently on the market, including the much smaller and premium executive suites (409-831 sq. ft) in the Phoenix Building. The asking price for the ground-floor largest space (831 sq. ft.) is \$2.20 while the smaller penthouse suites on the 3rd floor with big views are asking \$2.43-2.56.

Office Spaces / California / Truckee / 12277 Soaring Way, Truckee, CA 96161



ALL AVAILABLE SPACES (3)

Display Ren

| SPACE                | SIZE   | TERM       | RENTAL RATE   | SPACE USE | CONDITION      |
|----------------------|--------|------------|---------------|-----------|----------------|
| 1st Floor, Ste 103B  | 831 SF | Negotiable | \$2.20 /SF/MO | Office    | -              |
| 3rd Floor, Ste 300-D | 762 SF | 3-5 Years  | \$2.43 /SF/MO | Office    | Full Build-Out |
| 3rd Floor, Ste 300-H | 409 SF | 3-5 Years  | \$2.56 /SF/MO | Office    | Full Build-Out |

It's hard to consider the Phoenix an appropriate comp because the units are very small and rent includes "unparalleled amenities." The Lift is being asked to pay "market rent" of \$2.25 for our entry, hallways and bathrooms, for example.

**UNPARALLELED AMENITIES:**

- World class conference room
- Kitchen with appliances
- Fiber Internet for high-speed connectivity
- Reception and Waiting Area
- Grand Entrance and Beautiful Lobby

### **Discount on Market Rate?**

Hopefully we can agree on a reasonable market rate for the building “as is,” either through a clear review of the existing data, or a second appraisal at our expense. Once that is determined, is it appropriate for TTAD to approve a reasonable discount of 10-15% below “market rate” for demonstrated public benefit. This discount could be tied directly to nonprofit discounts and support, for example. This contribution could be leveraged with the Lift Truckee Foundation as a matching grant.

### **Proposed Improvements (TI's)**

We believe investing in TI's is critical to the long-term sustainability and growth of the Lift. We also believe it is an excellent investment by TTAD into the building. We all need more information at this time to greenlight the proposed TI's. We ask the Board to **request staff to work with the Lift to further evaluate the costs, benefits, responsibilities, timeline, downsides, and ROI.**

**Cost of Capital:** We understand that any investment needs to be evaluated against a reasonable (but not guaranteed) return on your investment portfolio. I have updated the calculations below to compare against an assumed 4% return on a typical portfolio investment.

**“Permanent” Appreciating Investment in Building:** The proposed TI would improve 1500 sq. ft. of ground floor by creating 16 small sound-insulated offices and add 1500 sq. ft. of mezzanine with 4 offices and 2 open conference areas. This would “permanently” improve and increase the square footage of the building. The TI investment is an appreciating asset tied to inflation.

The cost of constructing a new 1500 sq. ft. building is about \$600-\$900 per sq. ft. Spending \$1MM to create 1500 sq. ft. within this building is likely to be \$666 per sq. ft. Not bad. And that assumes no value is added by creating 20 offices and 5 sound-separated spaces.

Yes, it is possible that the **TI could cost more than \$1MM, however, our proposal guarantees a 9% increase above market rent regardless of what it costs.** We are incentivized to have it come in under \$1MM. We recommend setting a cap between \$1M and \$1.1MM, with the tenant covering any additional costs.

Note: JSX has expressed strong interest in operating out of our building requiring TI's. We have confirmed interest from 15 individuals and organizations for offices. We would get contracts and deposits before initiating TI's.

We believe the building is more marketable, valuable, and subdividable in the future with this TI. Importantly, the TI would bring more revenue and sustainability to the Lift and allow us to pay TTAD a **great return on an investment aligned with TTAD's community-serving mission.** We look forward to discussing this and how we can make great things happen. Please don't hesitate to reach out with questions, ideas, or concerns.

With gratitude, Jan Holan

| Year         | Opt A:min.TIs<br>Gross Annual | 10840<br>per sq.ft | Opt B w/TIs<br>Gross Annual | 12340<br>per sq.ft | add TTAD<br>cashflow TI |
|--------------|-------------------------------|--------------------|-----------------------------|--------------------|-------------------------|
| 1            | \$240,648                     | \$1.85             | \$330,648                   | \$2.23             | \$90,000                |
| 2            | \$247,867                     | \$1.91             | \$340,567                   | \$2.30             | \$92,700                |
| 3            | \$255,303                     | \$1.96             | \$350,784                   | \$2.37             | \$95,481                |
| 4            | \$262,963                     | \$2.02             | \$361,308                   | \$2.44             | \$98,345                |
| 5            | \$270,851                     | \$2.08             | \$372,147                   | \$2.51             | \$101,296               |
| 6            | \$278,977                     | \$2.14             | \$383,312                   | \$2.59             | \$104,335               |
| 7            | \$287,346                     | \$2.21             | \$394,811                   | \$2.67             | \$107,465               |
| 8            | \$295,967                     | \$2.28             | \$406,655                   | \$2.75             | \$110,689               |
| 9            | \$304,846                     | \$2.34             | \$418,855                   | \$2.83             | \$114,009               |
| 10           | \$313,991                     | \$2.41             | \$431,421                   | \$2.91             | \$117,430               |
| 11           | \$323,411                     | \$2.49             | \$444,363                   | \$3.00             | \$120,952               |
| 12           | \$333,113                     | \$2.56             | \$457,694                   | \$3.09             | \$124,581               |
| 13           | \$343,107                     | \$2.64             | \$471,425                   | \$3.18             | \$128,318               |
| 14           | \$353,400                     | \$2.72             | \$485,568                   | \$3.28             | \$132,168               |
| 15           | \$364,002                     | \$2.80             | \$500,135                   | \$3.38             | \$136,133               |
| <b>10yr:</b> | <b>\$2,758,760</b>            |                    | <b>\$3,790,509</b>          |                    | <b>\$1,031,749</b>      |
| <b>15yr:</b> | <b>\$4,475,791</b>            |                    | <b>\$6,149,694</b>          |                    | <b>\$1,673,902</b>      |

### 10 Year Analysis

|                                |                  |          |                   |
|--------------------------------|------------------|----------|-------------------|
| TTAD CapEx for TI's            | \$1,000,000      | 3.00%    | CPI Assumption    |
| 10 YR add TTAD \$ w/TI's       | \$1,031,749      | 9.00%    | starting cap rate |
| 10 YR TI Asset Value           | \$1,343,916      | 10.32%   | average cap rate  |
| 10 YR Cash + TI Asset Value    | \$2,375,666      | w/CPI 3% | ROI               |
| \$1MM invested at 4%           | \$1,480,244      | 137.57%  |                   |
| <b>Net above 4% investment</b> | <b>\$895,421</b> | 43.47%   |                   |

### 15 Year Analysis

|                                |                    |          |                    |
|--------------------------------|--------------------|----------|--------------------|
| TTAD CapEx for TI's            | \$1,000,000        | 9.00%    | starting cap rate  |
| 15 YR add TTAD \$ w/TI's       | \$1,673,902        | 16.74%   | effective cap rate |
| 15 YR TI Asset Value           | \$1,557,967        | w/CPI 3% |                    |
| 15 YR Cash + Asset Value       | \$3,231,870        | 223.19%  | 15 YR ROI          |
| \$1MM invested at 4%           | \$1,800,944        | 7.59%    |                    |
| <b>Net above 4% investment</b> | <b>\$1,430,926</b> |          |                    |

**From:** [Ciro Mancuso](#)  
**To:** [Comments](#)  
**Subject:** Commercial Rentals in Truckee  
**Date:** Wednesday, January 28, 2026 10:24:37 AM  
**Attachments:** [Screenshot 2026-01-12 at 3.21.32 PM.png](#)

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To: [comments@truckeetahoeairport.com](mailto:comments@truckeetahoeairport.com)

Dear Airport Board and Staff,

Jan Holan and I have had several discussions over the last 14 months or so about life, business and real estate. We share the desire to contribute positively to our community through business.

When the former Clear Capital / Trail Runner space in Pioneer center came available, I invited Jan to visit.



Under Trail Runner, it was used as an open office with at least one subtenant -- East River PR -- now located at the Lift.

At 7800 sq. ft. with tall ceilings, lots of windows, shared kitchen and a few private offices, it is the most comparable commercial space in Truckee to the Airport office building.

Our building was originally 6 separate units and was converted into 1 large unit by Clear Capital. We have been listing this building for nearly one year as one 7800 sq.ft. building for \$2.00 per sq.ft or three 2600 sq. ft. units at \$2.15 per sq. ft.

We prefer not to spend time and money subdividing the building, however we have not found a tenant with a compatible low-impact use, or who has a realistic business plan to be successful. Our recent experience also shows that the market for larger office space is softening and we now have more vacancies than usual.

While we are asking \$2.00 sq.ft + CAM for the entire unit, we offered this space in the summer of 2025 to Jan and the Lift for \$1.80 + CAM. The Lift would be very compatible with the community serving uses at Pioneer Commerce Center and we want to be supportive.

We believe Jan and the Lift are providing a valuable service to our community and hope you can work out a mutually beneficial lease renewal.

Best regards,

Ciro Mancuso