



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

AGENDA TITLE: Truckee Regional Library Funding

MEETING DATE: January 28, 2026

PREPARED BY: Robb Etnyre, General Manager

PRESENTATION BY: April Cole, Executive Director, Friends of Truckee Library

RECOMMENDED ACTION:

With well-established primary funding already obtained (Library JPA & FOTL), consider authorizing the General Manager to enter into a funding agreement with Friends of Truckee Library (501c3) for \$2M toward the construction of a new Truckee Regional Library.

BACKGROUND:

Background information developed from Friends of Truckee Library. The Truckee Regional Library Project is a collaborative, multi-jurisdictional effort led by the Town of Truckee, Nevada County, and Placer County through the Truckee Library Joint Powers Authority, with strong support from Friends of the Truckee Library as a key nonprofit partner. This public-private collaboration reflects a shared regional commitment to delivering efficient, high-impact public infrastructure that serves residents across county lines.

The project will construct a new, fully accessible regional library to replace the existing Truckee library, which was built in 1975 for a much smaller population and is now undersized and not fully ADA compliant. The current facility cannot adequately support modern library services, technology access, or the needs of a growing and diverse community.

Through efficient and forward-looking planning, the new library is also being designed to serve as a critical community emergency and resilience resource. The facility will provide ADA-accessible space with modern infrastructure, including reliable back-up power, communications, and clean indoor air, allowing it to function as a safe public refuge during wildfire smoke events,

power outages, winter storms, and other emergencies—advancing state priorities related to public health, climate resilience, and life safety.

The project has strong local support, demonstrated by the passage of Measure G in November with 72.6% voter approval. Measure G is a voter-approved parcel tax authorizing an annual assessment of three cents per square foot on residential and commercial properties for 30 years to partially fund the construction and maintenance of the new Truckee Regional Library. While local jurisdictions and partners have committed substantial resources, additional funding is essential to complete construction of this regionally significant facility that expands access, improves emergency preparedness, and maximizes public benefit through a single, coordinated investment.

Truckee faces a combination of socioeconomic and environmental challenges that make a new library critical. Per the 2024 California School Accountability Score Card, 53 percent of students at Truckee Elementary School are socioeconomically disadvantaged. Many Truckee households experience housing instability and limited access to essential services. Broadband access is uneven in this rural mountain region, creating barriers to education, workforce participation, and public information. At the same time, the region experiences significant wildfire risk, frequent poor air quality days, and recurring power outages related to wildfire prevention and extreme weather. These factors create an urgent need for a safe, accessible, and resilient public facility that can serve both everyday educational needs and act as a refuge during emergencies.

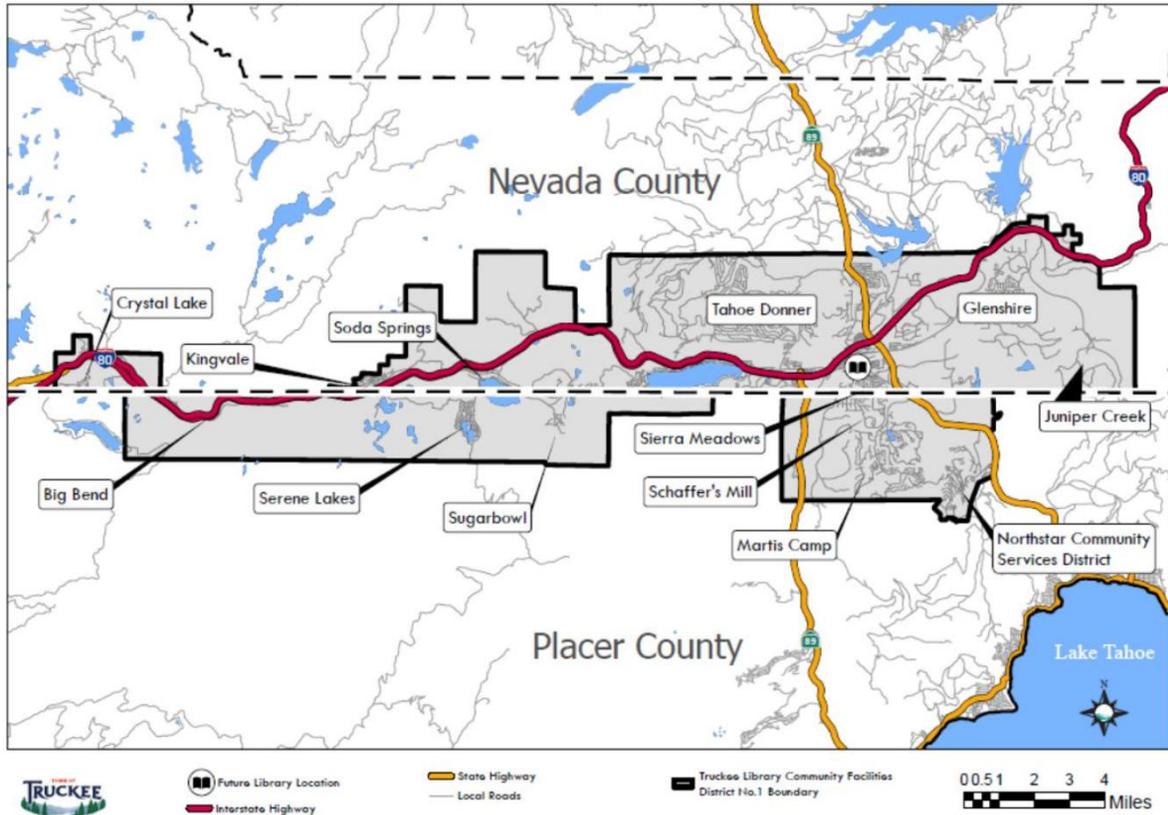
The new Truckee Regional Library is designed to address these challenges directly. It will provide ADA-compliant spaces, high-speed broadband, public technology access, and flexible areas for learning, workforce development, and community engagement. For students and families who lack reliable internet, quiet study spaces, or access to technology, the library will serve as a critical point of access, supporting education and economic opportunity in an underserved rural region.

Beyond traditional library services, the facility will function as a community emergency and resilience hub, with permanent backup power, communications capability, and clean indoor air. It will remain operational during wildfire smoke events, Public Safety Power Shutoffs, winter storms, and other emergencies, advancing state priorities for public health, climate resilience, clean air access, and life safety while maximizing the value of public infrastructure.

Project planning and design have been informed through collaboration with partner agencies, including Truckee Donner Public Utility District, Tahoe Truckee Unified School District, and Truckee Fire Protection District, which are helping identify constituent needs related to emergency preparedness, broadband access, clean air, and youth services. The project also benefits from strong local support: the Truckee Donner Recreation and Park District and the Truckee Donner Public Utility District have entered into a lease option agreement with the JPA to provide a centrally located site for the future library. A three-party cost-sharing agreement between the Town of Truckee, Nevada County, and Friends of the Truckee Library contributed \$1.5 million to fund schematic design by a professional architecture firm. The project is currently advancing through the CEQA review process and moving toward construction document development, demonstrating careful planning, multi-agency collaboration, and a clear path toward realizing the new facility.

The proposed approximately 20,000-square-foot facility emphasizes accessibility, sustainability, and long-term operational efficiency. It includes dedicated youth spaces, meeting and training rooms, and flexible areas for reading, learning, and community gatherings. Project partners envision the Truckee Regional Library as both a vital regional asset and a model for resilient, sustainable public infrastructure, with broad regional support from each of the local school, hospital, fire, utility, airport, and recreation districts, as well as neighboring Placer County.

Truckee Library Vicinity Map



Project Renderings (Source: JKAE Architects)





DISCUSSION:

To date, project partners have committed almost \$6.0 million toward the development of the Truckee Regional Library, including \$730,000 from the Town of Truckee, \$1.0 million from Nevada County, and \$4.9 million in philanthropic contributions from Friends of the Truckee Library (FOTL). FOTL has launched a strategic capital campaign and is actively pursuing additional grant opportunities to support construction. Most recently, the Truckee Library Joint Powers Authority placed Measure G on the November 2024 ballot, which received 72.6% voter approval and is projected to provide approximately \$20 million in bond proceeds toward the project.

Truckee Regional Library Proposed Construction Budget

Initial Design, Planning, and Entitlement	\$1,260,000
Final Design (includes associated administrative and project management costs)	\$1,250,000
Other Soft Costs (Permits, Entitlement, Fees, Utilities)	\$1,000,000
Construction	\$26,000,000
Site development	\$7,000,000
Furniture, Fixtures, and Equipment	\$1,500,000
Construction Inspection and Management	\$1,400,000
Total Project Cost	\$39,410,000

Partnerships with local public agencies provide a high level of benefit to the constituents of the Airport District with a specific defined benefit to the Airport and its Mission is at the core of this discussion. Investing in the new library directly supports TTAD’s mission to invest in opportunities that provide sustained benefit to the entire Truckee-Tahoe Region. This facility is a key resource with a lasting impact on the region. The new library will be a prime location for training, education, and job promotion across various career fields, including those essential to the aviation industry. The library will offer space for job training, STEAM education, and self-certification classes, preparing the next generation of professionals. Beyond education and workforce development, the library will address significant infrastructure deficiencies identified by the Town’s Office of Emergency Services (OES).

FISCAL IMPACT: Funding could come from 2026 Operating Strategic Initiatives, undesignated \$2M, or from District Equity. The following balance reflects the 2026 estimated Equity balance.

Forecasted Equity Balance 12/31/2026	11,191,197	
Designated Net Positions 12/31/2026		
Replacement Reserve	2,462,063	22.0%
Property Tax - Community Benefit	1,902,504	17.0%
Property Tax - Airport Operations	2,909,711	26.0%
Airport Operations	3,916,919	35.0%
Property Acquisitions	0	
Equity Balance	11,191,197	

Future Principal Payments			
Exec Hangar Through 2027 - 2037		5,208,000	
Apron A2 Through 2027 - 2040		5,344,000	

Sample Motion:

I move to approve/modify the General Manager to enter into a funding agreement with The Friends of Truckee Library (FOTL) for \$2M for the construction of the new Regional Truckee Library.

ATTACHMENTS:

Policy Instruction 311