

1 The following is a **condensed** version of the TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF
2 DIRECTORS special meeting held Wednesday, May 20, 2026, Truckee Tahoe Airport District,
3 located at 10356 Truckee Airport Road, Truckee, California 96161 and via live stream.

4 **CALL MEETING TO ORDER:** 12:00 PM

5 **PLEDGE OF ALLEGIANCE**

6 **DIRECTORS PRESENT:** President David Diamond
7 Vice President Greg Horvath
8 Director Teresa O’Dette
9 Director Mary Hetherington
10 Director Kathryn Rohlf

11 **STAFF PRESENT:** Mr. Robb Etnyre, General Manager
12 Mr. Jeff Menasco, Director of Aviation
13 Ms. Liza Smith, Director of Finance & Administration
14 Mr. Vince Wawrzynski, Director of Operations & Maintenance
15 Ms. Lauren Tapia, HR Manager & District Clerk
16 Mr. Sergio Rudin, District Counsel

17 **VISITORS PRESENT:** 1

18 **PUBLIC COMMENT:** None.

19 **SPECIAL ORDERS OF BUSINESS:** None.

20 **MODIFICATION OF AGENDA:** None.

21 **WORKSHOP**

22 Mr. Robb Etnyre, General Manager, welcomed the Board of Directors to the workshop. Mr.
23 Etnyre noted the workshop will be split into three parts (discussion items): Part I – Draft 5-Year
24 District Pro Forma, Part II – TTAD Vacant Land, and Part III – Airport Community Benefit.

25 **PART I – DRAFT 5-YEAR DISTRICT PRO FORMA**

26 Mr. Etnyre and Ms. Liza Smith, Director of Finance and Administration, reviewed the Draft 5-year
27 Pro-Forma, which included a 2026 Capital Outlay, 5-Year Operating and Reserve Pro Forma, an
28 Equity Allocation Pro Forma, Aero/Non-Aero Budget Allocation, 5-Year Reserve Pro Forma, 5-
29 year Pavement Management Plan (PMMP) Data Pro Forma, 5-Year
30 Reserve/Development/PMMP Pro Forma, 5-Year Revenue/Operating Expense – Payroll Revenue
31 Pro-Forma, and a 30-Year Reserve Study Pro Forma.

32 The Board of Directors reviewed their questions and comments regarding Part I – Draft 5-Year
33 District Pro Forma. Discussion ensued regarding the desired level of maintenance, quality, and
34 condition for projects within the District’s pavement and facility maintenance plans, as well as
35 Nevada County property tax revenue percentage estimates. The Board also discussed the
36 purpose of the pro forma as a forward-looking planning tool intended to place “all the cards on
37 the table,” while recognizing that the Board retains the ability to make changes during each
38 budget cycle as needed. Discussion further included the Board’s outlook regarding participation
39 in the FAA AIP Grant program.

40 There was Board consensus directing staff to return at the July workshop with a five-year pro
41 forma that reflects the District maintaining positive net equity under scenarios both with and
42 without FAA AIP grant funding for project-specific items. The pro forma should include project
43 prioritization, distinguishing between projects that are necessary and projects that are desirable
44 but discretionary. The pro forma should also include a proportional ratio of community benefit
45 to property tax revenue.

46 **BREAK: 1:11 PM – 1:20 PM**

47 **PART II – VACANT LAND**

48 Mr. Etnyre reviewed the Strategic Plan guidance, as well as the South Side Land Use Map for the
49 Vacant Land discussion item. Mr. Etnyre noted that the South Side Land Use Map has been
50 sectioned into five property areas, with their potential land use identified as surplus, housing,
51 solar, aeronautical, and to be determined, as well as an additional off-field property located on
52 Alder Hill. There was Board consensus to discuss each area individually, with the surplus property
53 area to be discussed last.

- 54 • Beacon Hill – Alder Hill

55 The Board of Directors reviewed their questions and comments regarding this property.
56 Discussion ensued regarding the Surplus Land Act process. There was Board consensus for the
57 District to obtain an appraisal and comply with the Surplus Land Act process.

- 58 • Property Area 3

59 The Board of Directors reviewed their questions and comments regarding Property Area 3.
60 Discussion ensued regarding the viability and intricacies of solar development on this property
61 area. There was Board consensus in support of potentially developing solar on Property Area 3
62 and for staff to bring back further information regarding its viability.

- 63 • Property Area 2 and 5

64 The Board of Directors reviewed their questions and comments regarding Property Areas 2 and
65 5. Discussion ensued regarding the possibility of these property areas supporting a potential
66 housing development, the ACLUP zone for the property areas, other outside interested parties,
67 and the process for updating the designated use of Airport-owned land on the ALP and Master
68 Plan. There was consensus from the Board to not dedicate any time or resources exploring
69 housing on Property Area 2.

- 70 • Property Area 4

71 The Board of Directors reviewed their questions and comments regarding Property Area 4.
72 Discussion ensued regarding the requirements for property that has an aeronautical designated
73 use by the FAA, as well as the process and associated costs of changing the use from aeronautical
74 to non-aeronautical with the FAA. There was Board consensus for staff to look into how difficult
75 it would be for the District to change the land's use to non-aeronautical with the FAA.

76 President Diamond noted that the District had not received feedback from the FPPC regarding a
77 potential conflict with one of the parties interested in Property Area 1. Due to not receiving

78 feedback from the FPPC, President Diamond stated that he would recuse himself from
79 participating in the discussion of Property Area 1.

80 President Diamond left the meeting at 2:01 PM.

- 81 • Property Area 1

82 The Board of Directors reviewed their questions and comments regarding Property Area 1.
83 Discussion ensued regarding the formal request from the Town of Truckee on surplussing
84 Property Area 1, the Town of Truckee’s timeline for securing the option to purchase the land, and
85 the option of offering Property Area 5 to be included in the surplus process. There was Board
86 consensus to consider offering Property Areas 1 and 5 for surplus through the exempt process.

87 Mr. Etnyre noted the following priority designations for each property area:

- 88 1. Starting the surplus process on Property Area 1 and 5
- 89 2. Looking at the solar development potential on Property Area 3
- 90 3. Obtaining an estimate on changing the designated use of Property Area 4
- 91 4. Starting the surplus/directly sell the Beacon Hill – Alder Hill Property

92 President Diamond returned to meeting at 2:12 PM

93 **BREAK: 2:13 PM – 2:20 PM**

94 **PART III – AIRPORT COMMUNITY BENEFIT**

95 Mr. Etnyre reviewed the Strategic Plan guidance related to the Airport Community Benefit
96 discussion item. Mr. Etnyre also reviewed the 2026 Community Benefit Budget pie chart and the
97 draft Strategic Community Alignment Programs Policy Instruction with the Board of Directors.

98 The Board reviewed its questions and comments regarding the draft policy instruction. Discussion
99 ensued regarding changing the title of Section II to “Strategic Initiatives”; removing “invitation
100 only” language from the draft policy instruction; adding the Forest Service to Section II; clarifying
101 that the information listed in the policy is intended as guidance; keeping language from Policy
102 Instruction 311 that states that entities involved in current litigation with the District are not
103 eligible to participate in programs listed in the policy; reviewing foregone revenue data as part
104 of the annual budget process; adding a matching funds requirement for fire mitigation projects
105 on privately or corporately owned property; clarifying that the District should not serve as the
106 first-dollar funding source for capital projects; reviewing the framework and justification for
107 approving alternative CFI flight activity in an alternative environment with inherent hazards
108 similar to KTRK under the Fly Safe Aviation Incentive Program; and removing the Cirrus and
109 Bonanza training programs as examples from the draft policy.

110 There was Board consensus to keep the “invitation only” language from the draft policy
111 instruction; add budgetary threshold levels for approval; change the title of Section II to
112 “Strategic Initiatives”; designate a target percentage of property tax revenue for community
113 benefit, inclusive of foregone revenue; and publish a list of private entities that benefit from the
114 Fire Mitigation Program.

115 **BOARD ANNOUNCEMENTS: None.**

116 **ADJOURN**

117 **PUBLIC COMMENT:** None

118 **MOTION #1 MAY 20, 2026 S:** Director O’Dette motioned to adjourn the meeting. Director
119 Hetherington seconded. President Diamond, Vice-President Horvath, and Director Hetherington,
120 O’Dette, and Rohlf voted in favor of the motion. Motion passed.

121 At 3:04 PM on May 20, 2026, a special meeting of the Truckee Tahoe Airport Board of Directors
122 adjourned.

123 **THIS SET OF MINUTES IS A CONDENSED VERSION OF THE MAY 20, 2026, SPECIAL BOARD**
124 **MEETING. TO WATCH THE MEETING IN ITS ENTIRETY:**
125 [https://ttm.open.media/sessions/342956/ttad-special-board-meeting-may-20-](https://ttm.open.media/sessions/342956/ttad-special-board-meeting-may-20-2026?category=458)
126 [2026?category=458](https://ttm.open.media/sessions/342956/ttad-special-board-meeting-may-20-2026?category=458)