From: Mike
To: Comments
Subject: Public Comment for Agenda Item #10
Date: Tuesday, October 20, 2026 7:22:11 AM

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Good morning, Lauren,

May I add this to the written public comments for item 10 at next regular Board meeting? Comment to follow.

Thank you,

Mike

Agenda Item 10 on 10/21/2026 Regular Meeting: "Surplus" Land Sale

In April an agenda item shows Town Manager Jen Calloway soliciting TTAD to acquire a 5-acre parcel along Soaring Way at Airport Road. In June, during the Airshow month, when demands on TTAD staff were redlined and attentions were solidly focused elsewhere, the 5-acre proposal jumped to nearly 11 acres. This larger option includes land along Chandelle Way between Lift Wellness Workspace and long-term parking and the community non-profit storage area and TTAD's maintenance facilities.

While correct by FAA terminology, defining the parcel as "Surplus" as the agenda item prescribes it, is patently misleading. This area holds incredible potential for the Airport District in support of future community non-profit and STEAM facilities, fire-fighting mobilization staging, event parking, TTAD operational and storage needs and future local business development. Selling this vital parcel demands additional examination and public outreach.

TTAD has made no efforts to alert or invite stakeholders or the public regarding the sale of this incredible asset. It has not been advertised in any newsletters, on social media, on the TTAD website, newspapers, radio, or physically posted on signage in the District. It fails to support at least 6 of the TTAD Strategic Plan's Goals and Focus Areas. For years TTAD has been lauded for transparency; this project fails that high standard.

This sale of land will materially impact TTAD's growth potential and was never included in any Masterplan. The Masterplan predicts how an airport will grow and defines service, operational, and overall growth for decades. In 2016, at board direction, a warehouse suite was converted to become the Truckee Roundhouse, a brilliant example of local government fostering an amazing community non-profit. Tahoe Food Hub and Sierra Community House followed downstream to help shape what is now the Community Non-profit Center, of which we can all be proud. That's only in the last 10 years. Demand for a large office space, the WOB, now "AOB," shaped the corner of Chandelle and Airport Rd in 2014 which now houses Lift and 2 car rental agencies, both exemplary tenants contributing real financial benefit to the District and community. While not on TTAD property, Truckee Tahoe Lumber and Raley's opened on Soaring Way just in the past 6-8 years. Development

in the neighborhood is very young with massive potential, and once TTAD sells the property, it's gone for good. Future boards will have far fewer options without that land. The sale deserves significantly more opportunity for public input and discussion and strategic integration into long-term airport planning. Many airport staff and stakeholders are very supportive of collaborating with the Town and selling a portion of the land for their important project, but please do not approve this sale until appropriate strategic planning discussions and public inputs have occurred.

Thank you for your consideration,
Mike Cooke, TTAD staff and enthusiast