



**Truckee Tahoe  
Airport District**



- + 5-Year Budget  
Pro Forma**
- + Vacant Land**
- + Community  
Benefit**



**Workshop**



# Truckee Tahoe Airport District



# Workshop Plan

- **Part I – 5-Year Budget Pro Forma**
  - Staff Presentation – 20 minutes
  - Clarifying Questions – 10 minutes
  - Discussion - 30 minutes
  - Desired takeaways
    - Understand the main financial drivers for the Airport District budget
    - Aeronautic vs. Non-Aeronautic Fund Tracking
    - Impacts of not taking FAA AIP Funding
    - Long Term Reserve & Pavement Cost Impacts
    - Establish a future discussion on Hangar Life Cycle
- **Part II – Vacant Land**
  - Staff Presentation – 10 Minutes
  - Clarifying Questions – 10 Minutes
  - Discussion – 20 Minutes
  - Desired takeaways
    - Understand land use designations for the Southwest quadrant.
    - Board guidance for surplus land sale.
- **Part III – Airport Community Benefit Discussion**
  - Staff presentation 15 minutes
  - Clarifying Questions – 15 minutes
  - Discussion 30 minutes
  - Desired Takeaways: Board guidance on new policy draft.



# Background



- **5-Year Pro Forma**
  - **Strategic Plan Goal:**

## **STRATEGIC FOCUS AREA: ECONOMIC RESPONSIBILITY**

**Operate a fiscally responsible Airport District and contribute measurable community, environmental, and economic benefits to the region.**

**1.A. OPERATE: Practice fiscally responsible and inclusive budgeting, as well as sound financial management of District resources.**

**1.A.1. Develop and approve an annual budget that aligns with the District Strategic Plan, with a focus on high impact strategic initiatives while maintaining appropriate airport infrastructure reserves.**



# 2026 Budget



## SUMMARY OPERATING BUDGET FINAL



The Truckee Tahoe Airport District is a proud member of the Climate Transformation Alliance and works collectively with other regional partners to promote climate change.

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	Budget 2026	Forecasted 2025 Actual	Original 2025 Budget	\$ +/- 2026 Budget To Forecast 2025	% +/- 2026 Budget to Forecast 2025
Fixed Based Operation (FBO) Revenues	4,438,322	5,241,900	6,100,522	-803,577	-15.3%
Hangar Rental Revenue	2,543,428	2,249,956	2,291,274	293,472	13%
Other Business Leasing Rental Revenue	1,073,434	995,715	1,000,666	77,719	7.8%
Other Revenue	595,975	350,851	400,000	245,123	69.9%
FAA AIP Grant Revenue	112,000	12,000	1,400,000	100,000	833.3%
<b>Airport Operating Revenue</b>	<b>8,763,161</b>	<b>8,850,423</b>	<b>11,192,464</b>	<b>-87,261</b>	<b>-1.0%</b>
Nevada County Property Tax	3,139,375	3,085,704	3,075,000	53,670	1.7%
Placer County Property Tax	6,873,621	6,738,844	6,700,000	134,776	2.0%
<b>Property Tax Revenue</b>	<b>10,012,996</b>	<b>9,824,548</b>	<b>9,775,000</b>	<b>188,477</b>	<b>1.9%</b>
Cost of Goods Sold	599,800	1,742,985	3,065,935	-1,143,185	-65%
<b>Total Revenue</b>	<b>18,176,357</b>	<b>16,931,987</b>	<b>17,901,529</b>	<b>1,244,370</b>	<b>7.3%</b>
Payroll	5,159,936	4,875,998	5,226,879	273,937	5.6%
Operating Expenses-Airport	5,771,699	5,440,872	5,793,247	330,821	6.1%
Repair & Maintenance Expenses	387,900	359,871	393,000	28,028	7.8%
Grant Expense	0	12,000	0	-12,000	-100%
<b>Total Expenses</b>	<b>11,309,535</b>	<b>10,688,742</b>	<b>11,413,127</b>	<b>620,793</b>	<b>5.8%</b>
<b>Operations Net Income</b>	<b>6,866,821</b>	<b>6,243,245</b>	<b>6,488,402</b>	<b>623,576</b>	
Community Benefit Expenses	3,040,000	2,470,471	2,868,000	569,528	23.1%
<b>*EBITDA</b>	<b>3,826,821</b>	<b>3,772,773</b>	<b>3,620,402</b>	<b>54,048</b>	<b>1.4%</b>
Depreciation	2,600,000	2,626,666	2,600,000	-26,666	-1.0%
<b>Net Income</b>	<b>1,226,821</b>	<b>1,146,107</b>	<b>1,020,402</b>	<b>80,714</b>	<b>7.0%</b>
<b>Reserve Expenses</b>	<b>567,357</b>	<b>0</b>	<b>0</b>	<b>576,357</b>	
<b>Net Income (loss) Including Reserves and Depreciation</b>	<b>650,464</b>	<b>1,146,107</b>	<b>1,020,402</b>	<b>-495,642</b>	<b>-43.2%</b>
<small>*Earnings Before Interest, Taxes, Depreciation &amp; Amortization</small>					
<small>1/1/26 Estimated Beginning Cash</small>			10,378,632		
<small>2026 Operating cash (Rev - Exp, no Prop Tax \$ or Comm Bene)</small>			(3,146,174)		
<small>Capital &amp; Replacement Reserve Expenses</small>			(1,751,307)		
<small>2026 Property Tax Revenue</small>			10,012,996		
<small>2026 Comm Benefit Expenses</small>			(3,040,000)		
<small>2026 Paydown of Long Term Liabilities</small>			(1,262,950)		
<small>12/31/26 Estimated Ending Cash</small>			11,191,197		



# 2026 Capital Outlay



# 2026 CAPITAL OUTLAY

### Asset Request Description

### Asset Category

### 2026

New ADA Compliant Truckee Tahoe Airport Website  
 Warehouse Fire Suppression system & Code Compliance Upgrades  
 Ramp overhead lighting replacement – LED upgrade – 15 light poles  
 Hangars A–D L-bracket retrofit – 2 year project (E–G in 2027)  
 TTAD/Town of Truckee Joint Fence Project Gate 5  
 Hangar Revitalization Program Year 3

IT Network App & Equipment  
 Building Improvements  
 Airside Improvements  
 Building Improvements  
 Land Improvements  
 Building Improvements

\$150,000  
 \$400,000  
 \$225,000  
 \$124,950  
 \$75,000  
 \$200,000

**Total**

**\$1,174,950**



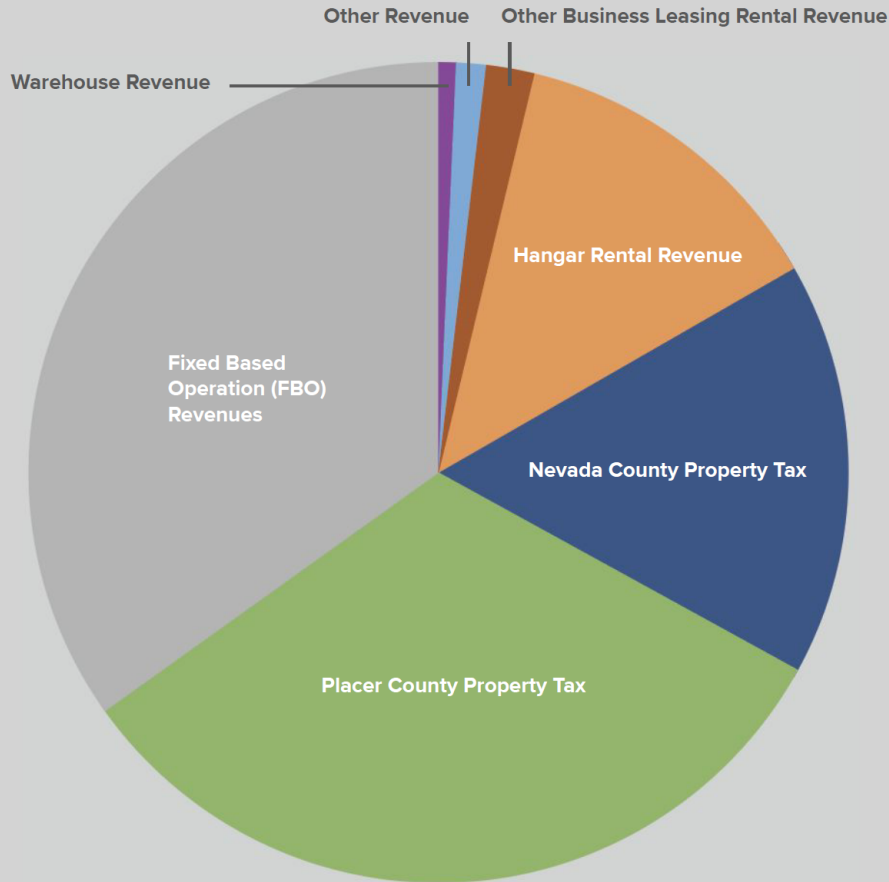


# 2026 Budgeted Operating Revenue



## 2026 OPERATING REVENUE

# \$18,776,157



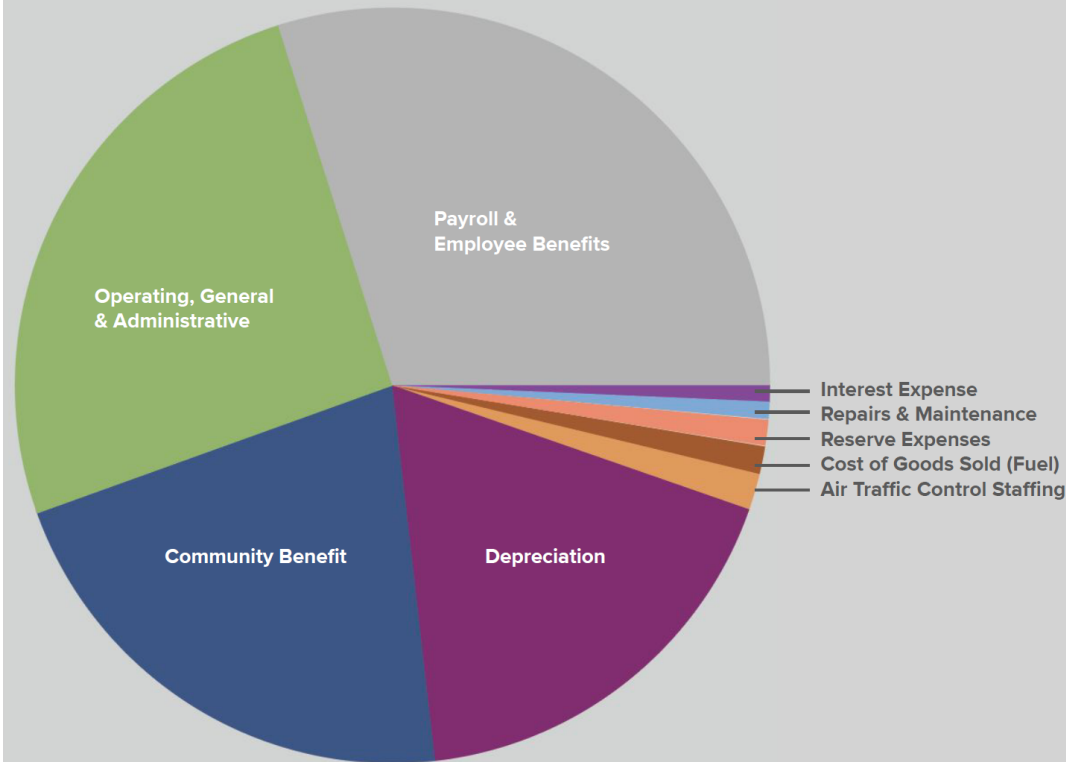
Operating Revenues	Total	%
Fixed Based Operation (FBO) Revenues	\$4,438,323	24%
Hangar Rental Revenue	\$2,543,429	13%
Other Business Leasing Rental Revenue	\$750,251	4%
Warehouse Revenue	\$323,183	2%
Other Revenue	\$595,975	3%
Nevada County Property Tax	\$3,139,375	17%
Placer County Property Tax	\$6,873,621	37%
Grant Revenue	\$112,000	0%
<b>Total Revenue</b>	<b>\$18,776,157</b>	<b>100%</b>

# 2026 Budgeted Operating Expense



## 2026 BUDGETED OPERATING EXPENSES

# \$18,125,693



### Operating Expense

- Cost of Goods Sold (Fuel)
- Payroll & Employee Benefits
- Operating, General & Administrative
- Community Benefit
- Air Traffic Control Staffing
- Reserve Expenses
- Interest Expense
- Repairs & Maintenance
- Depreciation

Operating Expense	Total	%
Cost of Goods Sold (Fuel)	\$599,800	3%
Payroll & Employee Benefits	\$5,149,936	28%
Operating, General & Administrative	\$4,297,240	23%
Community Benefit	\$3,040,000	17%
Air Traffic Control Staffing	\$1,010,000	5%
Reserve Expenses	\$576,357	3%
Interest Expense	\$464,460	2%
Repairs & Maintenance	\$387,900	2%
Depreciation	\$2,600,000	14%
<b>Total</b>	<b>\$18,125,693</b>	<b>100%</b>

# 5-Year Operating & Reserve Pro Forma



	A	B	C	D	E	F	G	H	I	J	K	L	M
1	<b>5 Year TTAD Operating and Reserve Pro Forma</b>												
5													
6	<b>Revenues</b>		<b>2026</b>		<b>2027</b>		<b>2028</b>		<b>2029</b>		<b>2030</b>		
7													
8	Fuel Sales (Net)		1,345,000		1,412,250		1,482,863		1,557,006		1,634,856		5% growth year over year - based on mix of increased usage and increased into wing pricing
9	Other FBO Revenues		2,492,000		2,616,600		2,747,430		2,884,802		3,029,042		5% growth year over year - based on mix of increased usage and increased pricing
10	Lease Revenue Hangars		2,543,000		3,027,569		3,468,974		3,573,043		3,680,235		Increase through 2028 based upon rent study and BOD decision to reach rates over 3 years. CPI increases every year of 3%
11	Lease Revenue Other		1,073,000		1,145,190		1,179,546		1,214,932		1,251,380		Estimated CPI increase every year of 3%. AOB mezzanine \$1m for discussion. New rents/CAM \$20K in lease turnover
12	Property Tax Revenue		10,013,000		10,513,650		11,039,333		11,591,299		12,170,864		Placer county reported estimated 5% growth year over year. Assuming same for Nevada county
13	Interest Revenue		488,000		502,640		517,719		533,251		549,248		Increasing 3% year over year due to increased cash balances and maintaining the same interest %
14	Gain on Sale of Asset		108,000		2,177,570								Sale of 5 acres next to AOB to Town of Truckee
15	Net Grant Revenue		-		-		-		-		-		Grant revenues offset by grant spending
16													
17	<b>Total Revenues</b>		<b>18,062,000</b>		<b>21,395,469</b>		<b>20,435,864</b>		<b>21,354,332</b>		<b>22,315,624</b>		
18													
19	<b>Expenses</b>												
20	Payroll, Taxes & Benefits		5,150,000		5,434,000		5,730,780		5,988,665		6,258,155		Added \$50K increase in 2027 and 2028 for additional FTYR / 1 less Seasonal each year. 3% CPI increase every year (for 1/2 the year) and 3% merit increase every year (for 1/2 the year)
21	Operating Expenses		5,307,200		5,386,416		5,548,008		5,714,449		5,885,882		Largest drivers: Tower, Software, insurance - no indication of any major changes year over year. \$80K less in other rents admin office
22	Interest Expense (Loans)		464,500		418,808		392,646		365,418		337,038		2 Loans - A2 Construction and Exec Hangars
23	Maintenance Expenses		388,000		426,800		469,480		516,428		568,071		As assets get older, cost to maintain them grows. Assuming at 10% increase in maintenance costs
24	Community Benefit Expenses		3,040,000		4,740,000		3,040,000		2,740,000		3,040,000		Standard \$2m Wildfire, \$1m STEAM/Land Mgt. Additional \$2m in 2027 for Library. Every other year for airshow (\$300K)
25													
26	<b>Total Operating Expenses</b>		<b>14,349,700</b>		<b>16,406,024</b>		<b>15,180,914</b>		<b>15,324,960</b>		<b>16,089,146</b>		
27													
28	<b>EBITDA</b>		<b>3,712,300</b>		<b>4,989,445</b>		<b>5,254,949</b>		<b>6,029,372</b>		<b>6,226,478</b>		
29													
30	<b>Depreciation Expense</b>		-		-		-		-		-		Not including Depreciation for this report
31													
32	<b>Reserve Expense</b>		576,000		3,699,500		2,048,000		2,574,000		1,980,000		Reserve amounts based on Engineering team current assessment of required projects
33													
34	<b>PMMP Expense</b>		-		5,750,000		2,050,000		12,750,000		3,250,000		Based on PMMP report. Adding past years foregone projects to 2027 through 2030
35													
36	<b>Net Income/ (Loss)</b>		<b>3,136,300</b>		<b>(4,460,055)</b>		<b>1,156,949</b>		<b>(9,294,628)</b>		<b>996,478</b>		
37	<b>(Or Net Cash Flow)</b>												



# 5-Year Operating & Reserve Pro Forma



	A	B	C	D	E	F	G	H	I	J	K	L	M
1	<b>5 Year TTAD Operating and Reserve Pro Forma</b>												
5													
6	<b>Revenues</b>		<b>2026</b>		<b>2027</b>		<b>2028</b>		<b>2029</b>		<b>2030</b>		
35													
36	<b>Net Income/ (Loss)</b>		<b>3,136,300</b>		<b>(4,460,055)</b>		<b>1,156,949</b>		<b>(9,294,628)</b>		<b>996,478</b>		
37	<b>(Or Net Cash Flow)</b>												
38													
39	<b>Capital Expenditures</b>												
40													
41	Pavement/Asphalt												
42	Water System cost to Upgrade												
43	Solar cost to install												
44	Hangar Replacement												
45	Overall		1,174,950		1,000,000		1,000,000		1,000,000		1,000,000		
46	<b>Total Capital Expenditures</b>		<b>1,174,950</b>		<b>1,000,000</b>		<b>1,000,000</b>		<b>1,000,000</b>		<b>1,000,000</b>		
47													
48	<b>Equity Balances</b>												
49													
50	<b>Forecasted Equity Balance prior year</b>		<b>10,378,632</b>		<b>11,239,432</b>		<b>4,384,180</b>		<b>3,133,102</b>		<b>(8,582,927)</b>		
51													
52	<b>Forecasted Net Income</b>												
53	Prior to Reserves and Depreciation		3,712,300		4,989,445		5,254,949		6,029,372		6,226,478		
54	Reserve Expense		(576,000)		(3,699,500)		(2,048,000)		(2,574,000)		(1,980,000)		
55	PMMP		-		(5,750,000)		(2,050,000)		(12,750,000)		(3,250,000)		
56	Debt Service - Principal Portion *		(600,550)		(895,197)		(908,027)		(921,402)		(935,706)		
57	Pension Contribution		(500,000)		(500,000)		(500,000)		(500,000)		(500,000)		
58	Capital Expense 2026		(1,174,950)		(1,000,000)		(1,000,000)		(1,000,000)		(1,000,000)		
59													
60	<b>2026 Net Effect to Equity</b>												
61	<b>Increase (Decrease)</b>		<b>860,800</b>		<b>(6,855,252)</b>		<b>(1,251,078)</b>		<b>(11,716,030)</b>		<b>(1,439,228)</b>		
62													
63	<b>Forecasted Ending Equity Balance</b>		<b>11,239,432</b>		<b>4,384,180</b>		<b>3,133,102</b>		<b>(8,582,927)</b>		<b>(10,022,155)</b>		
64													
65													
66	<b>Designated Net Positions Year end (Historical Breakdown)</b>												
67													
68	22.0%	Replacement Reserve	2,472,675		964,520		689,283		(1,888,244)		(2,204,874)		
69	17.0%	Property Tax - Community Benefit	1,910,704		745,311		532,628		(1,459,098)		(1,703,767)		
70	26.0%	Property Tax - Airport Operations	2,922,252		1,139,887		814,607		(2,231,561)		(2,605,760)		
71	35.0%	Airport Operations	3,933,801		1,534,463		1,096,586		(3,004,024)		(3,507,754)		
72		Property Acquisitions	-		-		-		-		-		
73													
74		<b>Equity Balance</b>	<b>11,239,432</b>		<b>4,384,180</b>		<b>3,133,102</b>		<b>(8,582,927)</b>		<b>(10,022,155)</b>		
75													
76													
77	<b>Future Principal Payments</b>												
78	3.50%	Exec Hangar Through 2027 - 2037	5,208,000										
79	4.72%	Apron A2 Through 2027 - 2040	5,344,000										



# 5-Year Operating & Reserve Pro Forma

## Aero – Non-Aero Funds



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1	<b>Equity Allocation 5 year Proforma</b>																				
2																					
3				24%	76%			24%	76%			24%	76%			24%	76%		24%	76%	
4			2026	AeroNautical	Aeronautical		2027	AeroNautical	Aeronautical		2028	AeroNautical	Aeronautical		2029	AeroNautical	Aeronautical		2030	AeroNautical	Aeronautical
5																					
6			<b>Forecasted Equity Balance prior year</b>	<b>10,378,632</b>			<b>11,239,432</b>				<b>4,384,180</b>				<b>3,133,102</b>					<b>(8,582,927)</b>	
7			*Reserve Equity	2,283,299	540,343	1,742,956	2,472,675	585,159	1,887,516		964,520	228,254	736,266		689,283	163,119	526,164		(1,888,244)	(446,853)	(1,441,391)
8			*Other Equity	8,095,333	1,915,761	6,179,572	8,766,757	2,074,653	6,692,104		3,419,660	809,263	2,610,398		2,443,820	578,330	1,865,490		(6,694,683)	(1,584,297)	(5,110,386)
9																					
10			<b>Forecasted Net Income</b>																		
11			Prior to Reserves and Depreciation	3,712,300			4,989,445				5,254,949				6,029,372					6,226,478	
12			Reserve Expense	(576,000)			(3,699,500)				(2,048,000)				(2,574,000)					(1,980,000)	
13			PMMP	-			(5,750,000)				(2,050,000)				(12,750,000)					(3,250,000)	
14			Debt Service - Principal Portion *	(600,550)			(895,197)				(908,027)				(921,402)					(935,706)	
15			Pension Contribution	(500,000)			(500,000)				(500,000)				(500,000)					(500,000)	
16			Capital Expense 2026	(1,174,950)			(1,000,000)				(1,000,000)				(1,000,000)					(1,000,000)	
17																					
18			<b>2026 Net Effect to Equity</b>																		
19			<b>Increase (Decrease)</b>	<b>860,800</b>			<b>(6,855,252)</b>				<b>(1,251,078)</b>				<b>(11,716,030)</b>					<b>(1,439,228)</b>	
20			Reserve Allocation	189,376	44,816	144,560	(1,508,155)	(356,905)	(1,151,250)		(275,237)	(65,135)	(210,102)		(2,577,526)	(609,972)	(1,967,555)		(316,630)	(74,931)	(241,700)
21			Other Allocation	671,424	158,892	512,532	(5,347,097)	(1,265,390)	(4,081,706)		(975,841)	(230,933)	(744,908)		(9,138,503)	(2,162,627)	(6,975,876)		(1,122,598)	(265,663)	(856,935)
22																					
23			<b>Forecasted Ending Equity Balance</b>	<b>11,239,432</b>			<b>4,384,180</b>				<b>3,133,102</b>				<b>(8,582,927)</b>					<b>(10,022,155)</b>	
24																					
25			<b>Designated Net Positions Year end (Historical Breakdown)</b>																		
26			*Reserve Equity	2,472,675	585,159	1,887,516	964,520	228,254	736,266		689,283	163,119	526,164		(1,888,244)	(446,853)	(1,441,391)		(2,204,874)	(521,783)	(1,683,091)
27			*Other Equity	8,766,757	2,074,653	6,692,104	3,419,660	809,263	2,610,398		2,443,820	578,330	1,865,490		(6,694,683)	(1,584,297)	(5,110,386)		(7,817,281)	(1,849,959)	(5,967,321)
28																					
29																					
30																					
31																					
32			* Allocation of starting Equity is based on % of equity designated to Reserves via board decision																		
33			AeroNautical	22%																	
34			Non-Aeronautical	78%																	



# 5-Year Operating & Reserve Pro Forma Aero – Non-Aero Funds



	A	B	C	D	E	F	G	O	P
1	<b>2026 Budget Allocation for Airside/Landside</b>								
2									
3									
4									
5									
6	<b>Revenues</b>		<b>2026</b>		<b>37%</b>	<b>63%</b>		<b>NOTES</b>	
7					<b>Aeronautical (Airside)</b>	<b>NonAeronautical (Non-Airside)</b>			
8								Overall allocation based upon % of total Revenues	
9		Fuel Sales (Net)	1,345,000		1,345,000				
10		Other FBO Revenues	2,492,000		2,492,000				
11		Lease Revenue Hangars	2,543,000		2,543,000				
12		Lease Revenue Other	1,073,000			1,073,000			
13		Property Tax Revenue	10,013,000			10,013,000			
14		Interest Revenue	488,000		107,360	380,640		Allocated by % of funds currently in each account 22% Airside	22%
15		Gain on Sale of Asset	108,000		108,000				
16		Net Grant Revenue	-		-				
17									
18		<b>Total Revenues</b>	<b>18,062,000</b>		<b>6,595,360</b>	<b>11,466,640</b>			
19									
20		<b>Expenses</b>	<b>-</b>						
21		Payroll, Taxes & Benefits	5,150,000		4,274,500	875,500		Pulled out Jeff & David to Non-Aero - fully loaded and 7% for estimated allocation for other staff	
22		Operating Expenses	5,307,200		4,935,696	371,504		Estimating 7% Non-Aeronautical	
23		Interest Expense (Loans)	464,500		464,500				
24		Maintenance Expenses	388,000		372,480	15,520			
25		Community Benefit Expenses	3,040,000			3,040,000			
26									
27		<b>Total Operating Expenses</b>	<b>14,349,700</b>		<b>10,047,176</b>	<b>4,302,524</b>			
28									
29		<b>EBITDA</b>	<b>3,712,300</b>		<b>(3,451,816)</b>	<b>7,164,116</b>			



# 2026 Operating & Reserve Pro Forma Aero – Non-Aero Funds



	A	B	C	D	E	F	G	O
1	<b>2026 Budget Allocation for Airside/Landside</b>							
2								
3								
4								
5								
6	<b>Revenues</b>		<b>2026</b>		<b>37%</b>	<b>63%</b>		<b>NOTES</b>
7					<b>Aeronautical (Airside)</b>	<b>NonAeronautical (Non-Airside)</b>		
30								
31	Depreciation Expense		-		-		-	
32	-		-					
33	Reserve Expense		576,000		439,690		136,310	Allocated based on \$26m of \$110m total assets being landside. This includes purchased land, AOB, Ponderosa Assets, parking for AOB, Chandelle, Warehouse
34								
35	PMMP Expense		-					
36								
37	<b>Net Income/ (Loss)</b>		<b>3,136,300</b>		<b>(3,891,506)</b>		<b>7,027,806</b>	
38	<b>(Or Net Cash Flow)</b>							
39								
48								
49	<b>Equity Balances</b>							
50								
51		<b>Forecasted Equity Balance prior year</b>	<b>10,378,632</b>		<b>2,456,103</b>		<b>7,922,529</b>	
52								
53								
54		Forecasted Net Income	-					
55		Prior to Reserves and Depreciation	3,712,300		(3,451,816)		7,164,116	
56		Reserve Expense	(576,000)		(439,690)		(136,310)	
57		PMMP Expense	-					
58		Debt Service - Principal Portion *	(600,550)		(600,550)			
59		Pension Contribution	(500,000)		(465,000)		(35,000)	
60		Capital Expense 2026	(1,174,950)		(1,033,956)		(140,994)	
61		-	-					
62		2026 Net Effect to Equity	-					
63		Increase (Decrease)	860,800		(5,991,012)		6,851,812	
64								
65		Forecasted Ending Equity Balance	11,239,432		(3,534,908)		14,774,340	



# 5-Year Reserve Data Pro Forma



	A	B	C	D	E	F	G	H	I
1	<b>5 Year Reserve Data</b>								
2									
3									
4									
5		<b>Reserve Expense</b>		<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	
6									
7									
8		Buildings		46,000	1,477,000	106,000	472,000	3,000	
9		Hangars		70,000	540,500	252,000	288,000	424,000	
10		Prop/Land Mngmt		-	256,000	312,000	259,000	260,000	
11		Utilities		-	-	-	-	-	
12		Fleet		-	342,000	145,000	342,000	145,000	
13		Equipment		398,000	134,000	108,000	110,000	126,000	
14		IT		62,000	-	175,000	153,000	72,000	
15		Catch up past years non-completed Reserves		-	950,000	950,000	950,000	950,000	
16									
17		<b>Totals/Yr</b>		<b>576,000</b>	<b>3,699,500</b>	<b>2,048,000</b>	<b>2,574,000</b>	<b>1,980,000</b>	
18									
19									



# 5-Year Pavement Management Plan Data Pro Forma

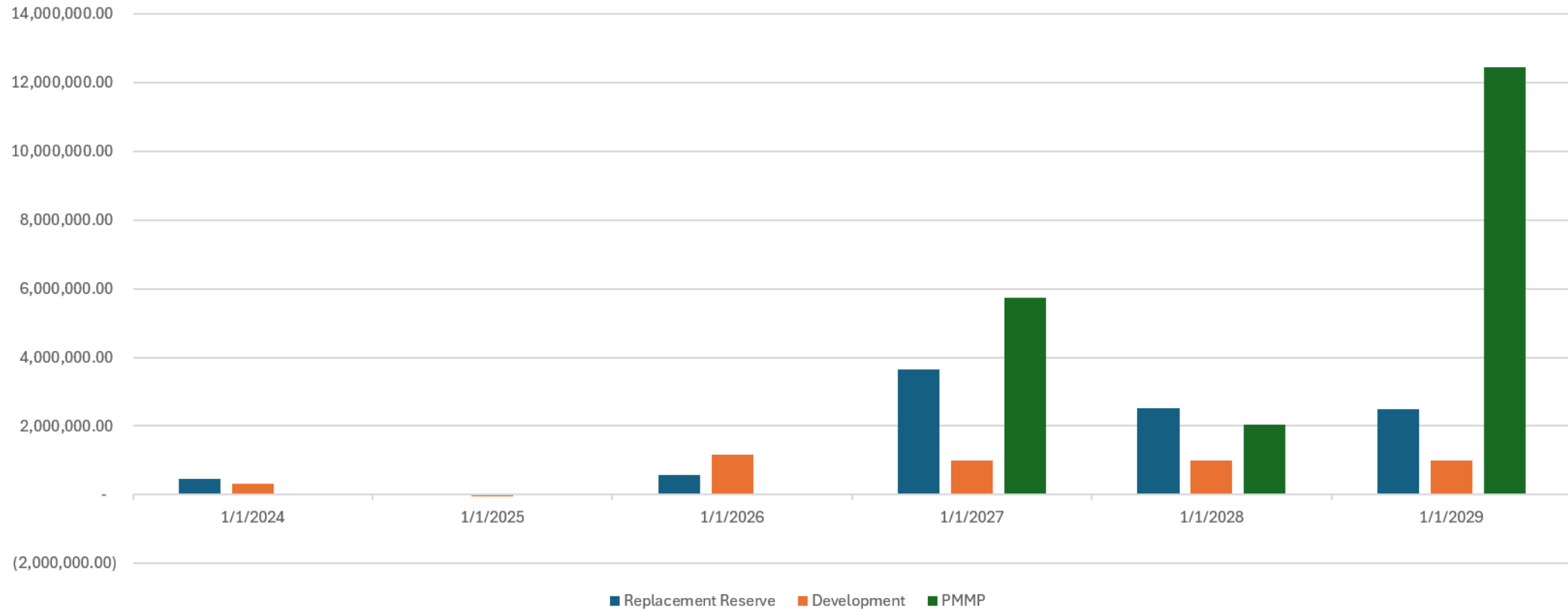


	A	B	C	D	E	F	G	H	I	J	K
1	<b>5 Year PMMP Data</b>										
2											
3											
4											
5		<b>PMMP</b>	<b>2026</b>		<b>2027</b>		<b>2028</b>		<b>2029</b>		<b>2030</b>
6											
7	Overlooked	Terminal Parking and Road J+S	1,700,000	11-29 M+F 2" AC	2,800,000	GliderPort R+R 3" AC	400,000	Runway 11-29(East) Reconstruct	4,300,000	Taxiway A,F,U,J,J+S	1,000,000
8		Hangars J, K Fill J+C	1,700,000	Apron A3 R+R 3" AC	1,000,000	Landside Roads J+C	200,000	Taxiway A,U,J Reconstruct	400,000	Jet Ramp J+S	400,000
9		Apron A4 Fill J+C	100,000	Taxiway L,Q R+R 3" AC	500,000			Runway 2-20 Intersection Reconstruct	600,000	Hangars G,H J+S	400,000
10		Fuel Island J+S	100,000					Apron A1 Reconstruct	3,000,000		
11		Hangars A,B,C R+R 3" AC	1,100,000					Taxiway M,Q Reconstruct	1,600,000		
12		East Hangar Road R+R 3" AC	100,000					Hangars J,K J+C	600,000		
13		Hangar M R+R 4" AC	600,000					Warehouse Parking Reconstruct	800,000		
14		Chandelle R+R 3" AC	100,000								
15		Hangars D,E,F J+S	300,000								
16											
17											
18		<b>Total 2026 Necessary but not Occurring</b>	<b>5,800,000</b>	<b>Total 2027</b>	<b>4,300,000</b>	<b>Total 2028</b>	<b>600,000</b>	<b>Total 2029</b>	<b>11,300,000</b>	<b>Total 2030</b>	<b>1,800,000</b>
19											
20		<b>Catch up 2026 split over 4 years</b>	<b>1,450,000</b>	<b>Total with Catch Up</b>	<b>5,750,000</b>	<b>Total with Catch Up</b>	<b>2,050,000</b>	<b>Total with Catch Up</b>	<b>12,750,000</b>	<b>Total with Catch Up</b>	<b>3,250,000</b>
21											
22											
23	J+S = Joint and Seal										
24	J+C = Fill Joints and Cracks										
25	M+F = Mill and Fill										
26	R+R = Remove and Replace										
27											

# 5-Year Reserve/Development/PMMP Data Pro Forma



6 Year Reserve/Development/PMMP Expenditures

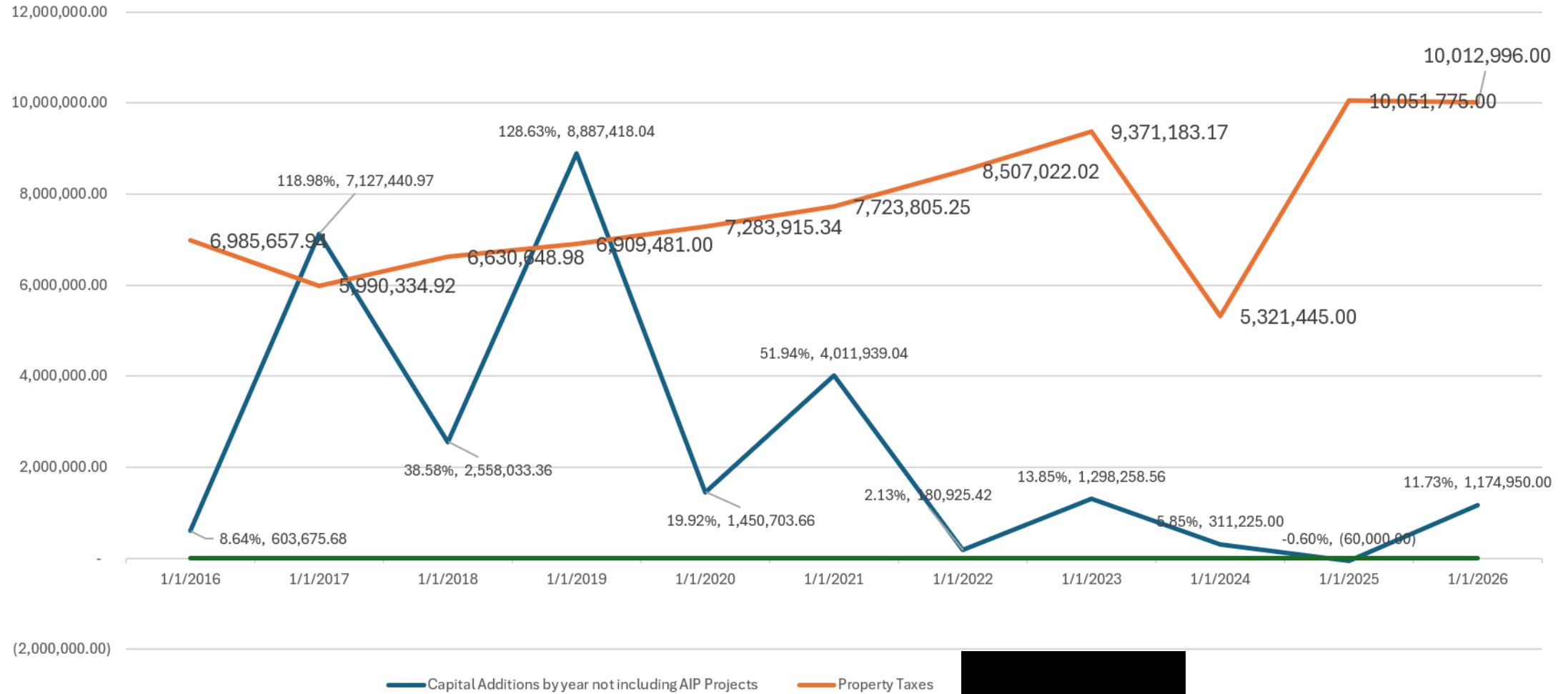


	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029
Replacement Reserve	452,000.00	36,000.00	576,400.00	3,650,000.00	2,526,004.00	2,487,146.00
Development	311,225.00	(60,000.00)	1,174,950.00	1,000,000.00	1,000,000.00	1,000,000.00
PMMP	-	-	-	5,750,000.00	2,050,000.00	12,450,000.00
<b>Total Capital Expenditures</b>	<b>763,225.00</b>	<b>(24,000.00)</b>	<b>1,751,350.00</b>	<b>10,400,000.00</b>	<b>5,576,004.00</b>	<b>15,937,146.00</b>

# Historic Capital Improvements



Capital Improvements as a % of Historical Property Tax Revenue

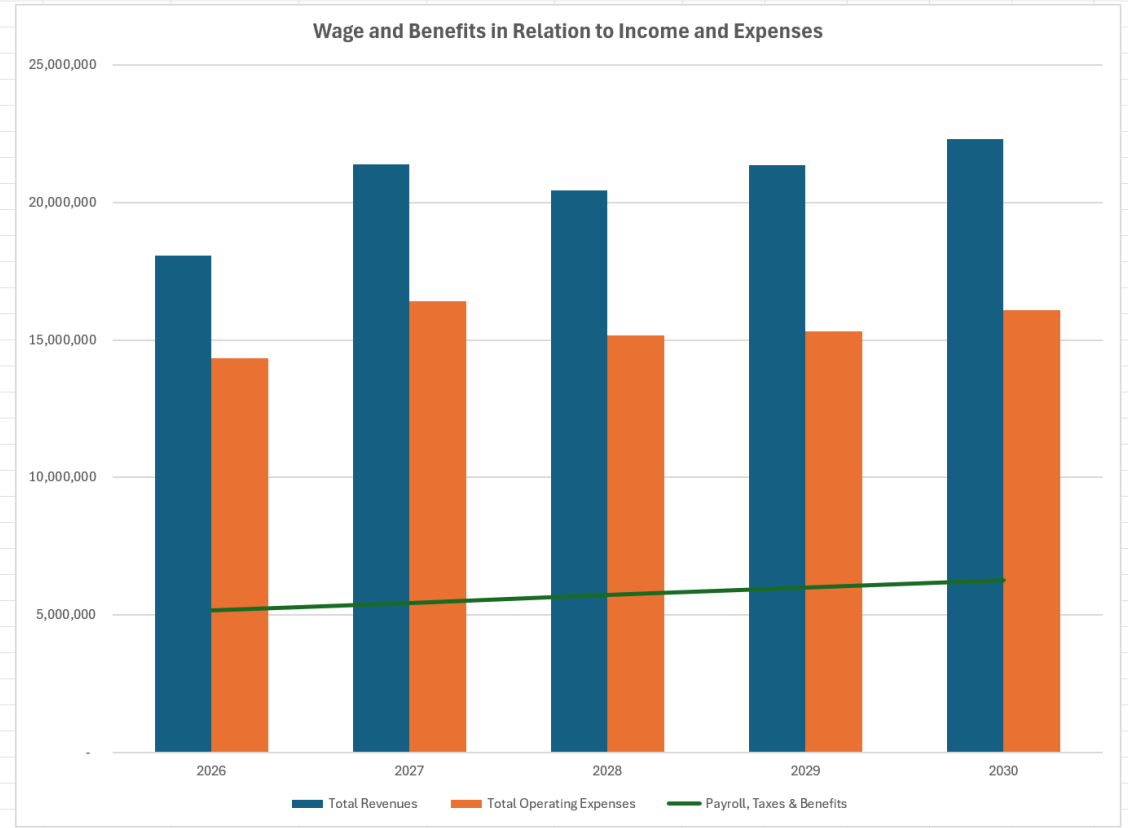




# 5-Year Pro Forma | Revenue – Operating Expense – Payroll Relationship



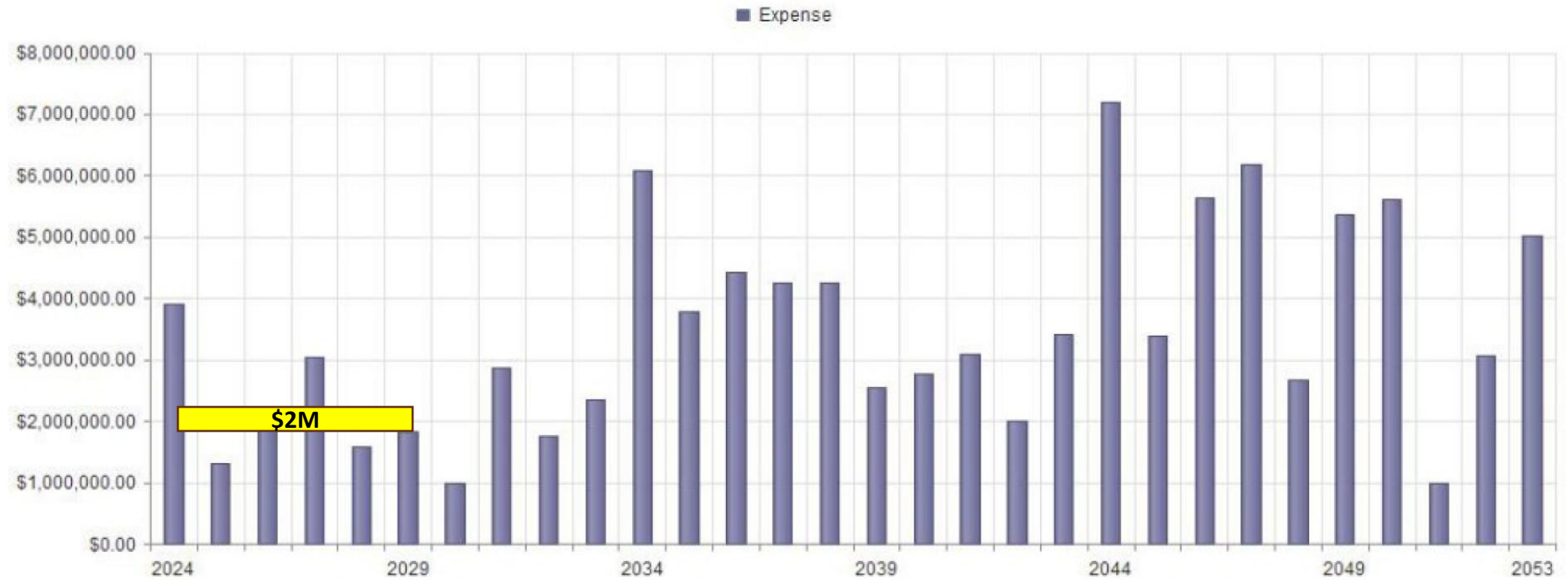
5 Year TTAD Operating and Reserve Pro Forma					
Budget / Pro Forma					
Year	2026	2027	2028	2029	2030
Total Revenues	18,062,000	21,395,469	20,435,864	21,354,332	22,315,624
Total Operating Expenses	14,349,700	16,406,024	15,180,914	15,324,960	16,089,146
Payroll, Taxes & Benefits	5,150,000	5,434,000	5,730,780	5,988,665	6,258,155



# 30-Year Reserve Study Pro Forma



## Annual Reserve Expenses

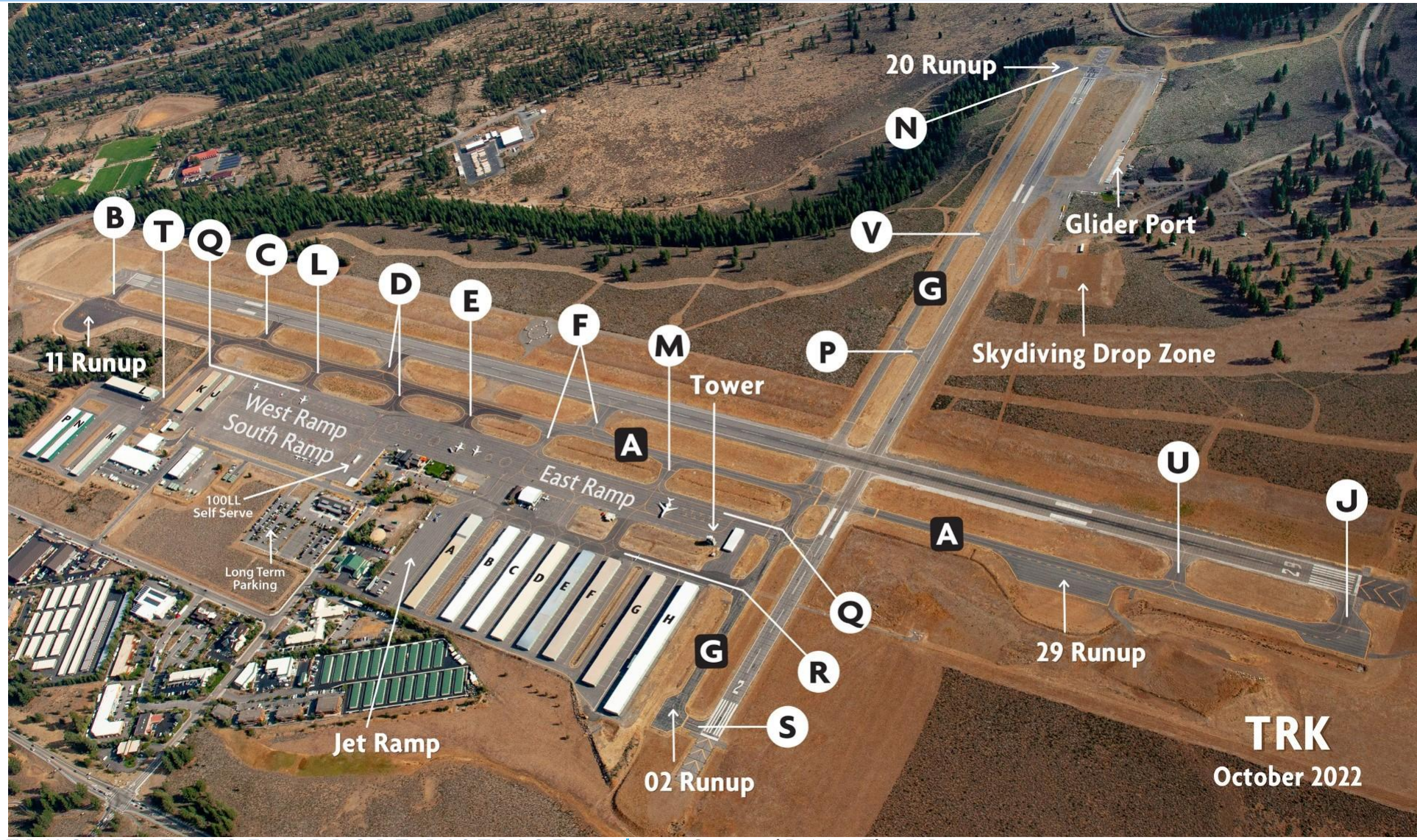


# Hangar Roof Design Snow Load – Pounds Per Square Foot (psf)

## Current Building Code Requirement – **250psf**



Hangar	Year	Snow Load (psf)
J	1970	32
C	1976	27
B	1977	27
D	1981	27
E	1981	27
K	1981	27
A	1984	40
F	1987	40
G	1988	40
H (1-4)	1988	40
H (5-10)	1991	40
L	2004	130
M	2004	130





- **Desired takeaways**

- **Understand the main financial drivers for the Airport District budget**
  - Guidance:
    - Level of Community Giving \$: \_\_\_\_\_
    - Airside Revenue Growth: \_\_\_\_\_
    - Other \_\_\_\_\_
- Aeronautic vs. Non-Aeronautic Fund Tracking
- Impacts of not taking FAA AIP Funding
- Long Term Reserve & Pavement Cost Impacts
  - Guidance:
    - Develop 5-Year Plan to address the most critical pavement
    - Other \_\_\_\_\_
- **Establish a future discussion on Hangar Life Cycle**
  - Guidance: \_\_\_\_\_

## Part II – Vacant Land Use



- **Part II – Vacant Land**
  - Staff Presentation – 10 Minutes
  - Clarifying Questions – 10 Minutes
  - Discussion – 20 Minutes
  - Desired takeaways
    - Understand land use designations for the Southwest quadrant.
    - Board guidance for surplus land sale.

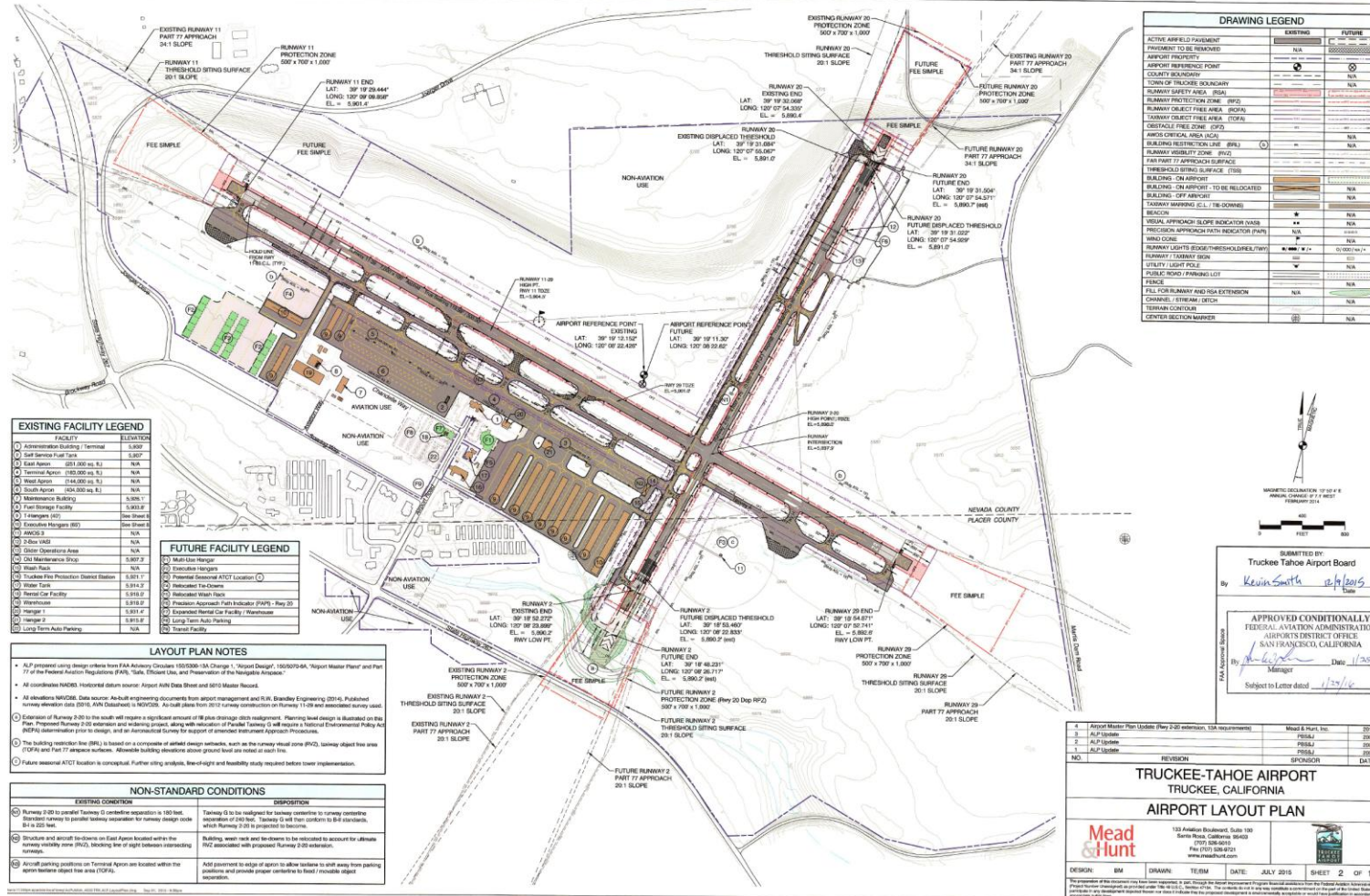
# Part II – Vacant Land Use Strategic Plan Background

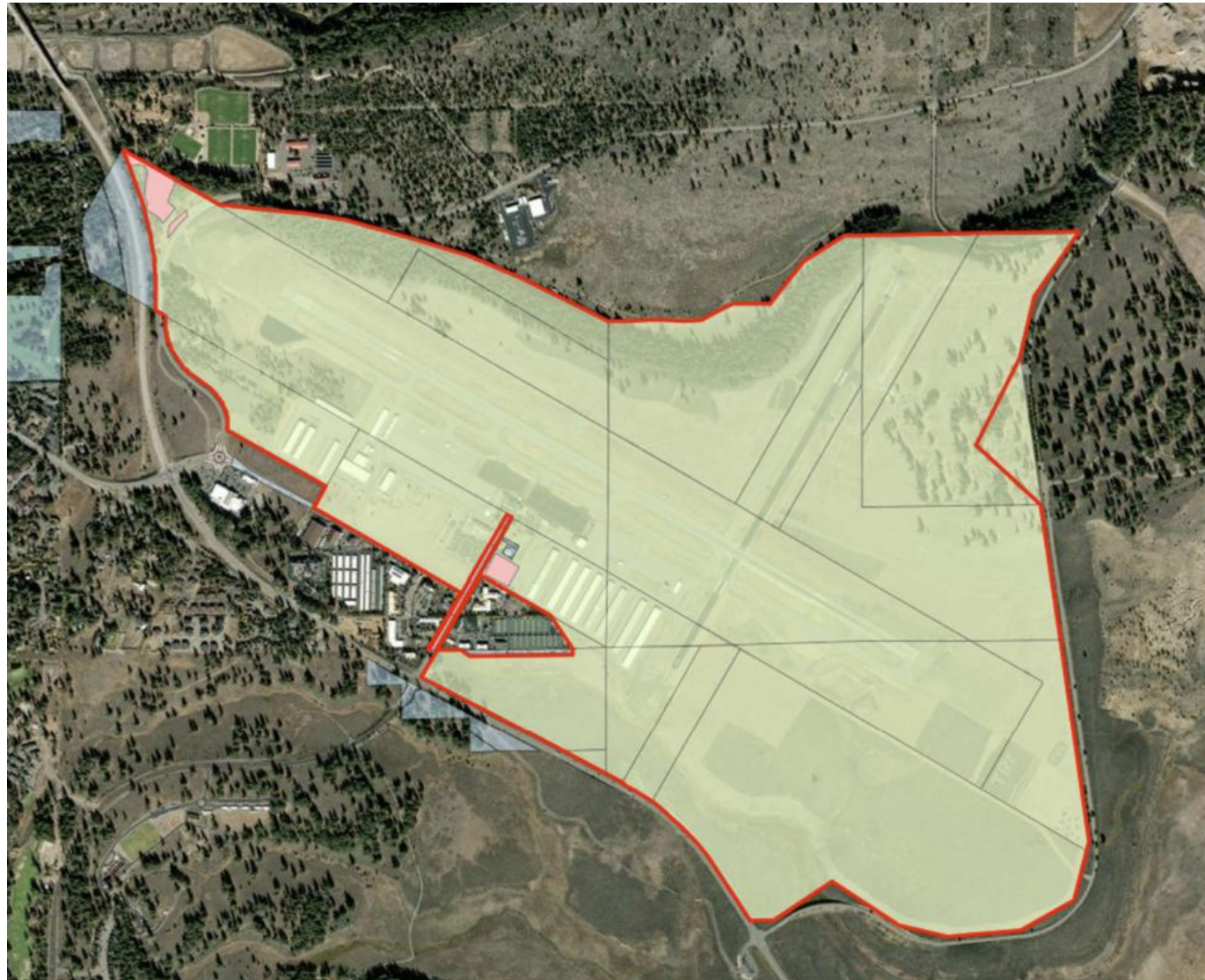


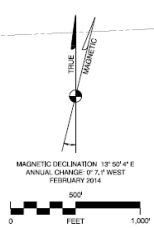
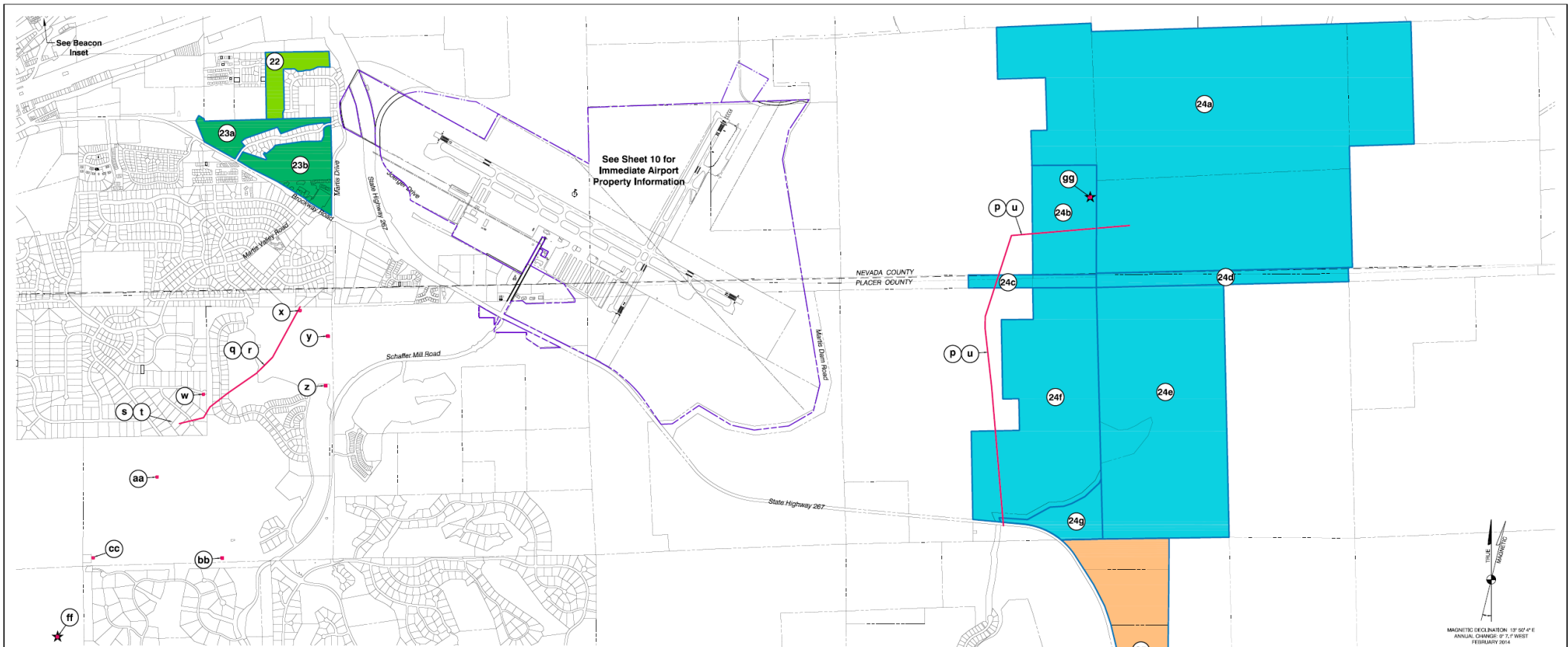
**1.B. FUTURE: Invest in airport safety, infrastructure, and operations on both airside and landside.**

**I.B.3. Explore opportunities to develop solar infrastructure on TTAD property to address both airport and community needs for solar power generation.**

# Airport Master Plan Update – Airport Layout Plan 2015

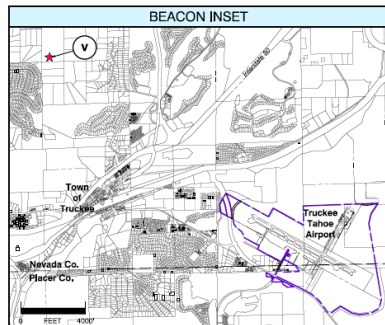






AIRPORT PROPERTY DATA									
PARCEL ID	ACRES	TYPE OF INTEREST	GRANTOR	DATE ACQUIRED	CONVEYANCE	BOOK AND PAGE RECORDING	TYPE OF ACQUISITION	FAA GRANT NUMBER	DESCRIPTION
22	18.46	Fee Simple	Clare C. Winter	December 8, 2003	Grant Deed	2003-438-85	FAA Grant	AP 3-06-0282-14	Purchase Price: \$613,000, FAA finding 866,700, balance TTAD.
23a	25.11	Fee Simple	Ponderosa Greens	2008	Grant Deed	N/A	Local Purchase	N/A	Purchase price: \$2,771,261 by TTAD, leased by TTAD to golf course.
23b	28.74	Fee Simple	Ponderosa Greens	2008	Grant Deed	N/A	Local Purchase	N/A	
24a	78.54	Fee Simple	Waddell	2008	Grant Deed	N/A	Local Purchase	N/A	Property owned in fee by TTAD. Memo of Land Contract with Truckee Donner Land Trust (Spok, 17, 2007) for conservation easement with TDLT.
24b	8.30	Fee Simple	Waddell	2008	Grant Deed	N/A	Local Purchase	N/A	
24c	29.50	Fee Simple	Waddell	2008	Grant Deed	N/A	Local Purchase	N/A	
24d	248.00	Fee Simple	Waddell	Sept. 19, 1999	Grant Deed	N/A	Local Purchase	N/A	
24e	27.00	Fee Simple	Waddell	May 29, 1958	Grant Deed	N/A	Local Purchase	N/A	
25	141.14	Fee Simple	Waddell	May 29, 1958	Grant Deed	N/A	Local Purchase	N/A	

LEASE AND EASEMENT DATA									
PARCEL ID	ACRES	GRANTOR	GRANTEE	DATE ACQUIRED	CONVEYANCE	BOOK AND PAGE RECORDING	NOTES		
ff	N/A	Waddell et al	TTAD	Nov. 27, 1963	Right-of-Way	20 048 112 (Placer Co)	TTAD retained a 100' easement for right-of-way on parcel 22, corner of 22, 23a, 23b.		
aa	N/A	Joeger et al	TTAD	May 31, 1964	Right-of-Way	1017 O.R. 158 (Placer Co)	TTAD retained a 100' easement for right-of-way on parcel 22, corner of 22, 23a, 23b.		
bb	N/A	Sierra Pacific Power Co.	TTAD	June 1, 1964	Right-of-Way	1027 O.R. 469 (Placer Co)	TTAD granted Sierra Pacific Power Company rights easement in 1/2" below.		
cc	N/A	Beavers et al	TTAD	May 25, 1964	Right-of-Way	1017 O.R. 479 (Placer Co)	TTAD granted Sierra Pacific Power Company rights easement in 1/2" below.		
dd	N/A	Sierra Pacific Power Co.	TTAD	June 1, 1964	Right-of-Way	1027 O.R. 469 (Placer Co)	TTAD granted Sierra Pacific Power Company rights easement in 1/2" below.		
ee	N/A	TTAD	Sierra Pacific Power Co.	April 27, 1964	Right-of-Way	N/A	TTAD granted Sierra Pacific Power Company rights easement in 1/2" below.		
ff	N/A	U.S. Forest Service	TTAD	Sept. 25, 1963	Agreement	N/A	TTAD retained a 100' easement for right-of-way on parcel 22, corner of 22, 23a, 23b.		
gg	N/A	Timlick Tahoe Homeowners Assn.	TTAD	N/A	Easement	N/A	Airport Monitor Easement #1		
hh	N/A	Merts Valley Associates LLC	TTAD	N/A	Easement	N/A	Airport Monitor Easement #2		
ii	N/A	Merts Valley Associates LLC	TTAD	N/A	Easement	N/A	Airport Monitor Easement #3		
jj	N/A	Merts Valley Associates LLC	TTAD	N/A	Easement	N/A	Airport Monitor Easement #4		
kk	N/A	Merts Valley Associates LLC	TTAD	N/A	Easement	N/A	Airport Monitor Easement #5		
ll	N/A	Merts Valley Associates LLC	TTAD	N/A	Easement	N/A	Airport Monitor Easement #6		
mm	N/A	Merts Valley Associates LLC	TTAD	N/A	Easement	N/A	Airport Monitor Easement #7		
nn	N/A	Jones	TTAD	N/A	Conservation Easement	N/A	Conservation Easement		
oo	N/A	N/A	N/A	N/A	Easement	N/A	Bald Mountain Beacon Light		
pp	N/A	N/A	N/A	N/A	Easement	N/A	Dry Lake Beacon Light		



DRAWING LEGEND		
	EXISTING	FUTURE
ACTIVE AIRFIELD PAVEMENT		
AIRPORT PROPERTY		
AIRPORT PARCEL BOUNDARY		N/A
EXTERNAL PARCEL BOUNDARY		N/A
COUNTY BOUNDARY		N/A
TOWN OF TRUCKEE BOUNDARY		N/A
EASEMENT		N/A
REMOTE BEACON		N/A

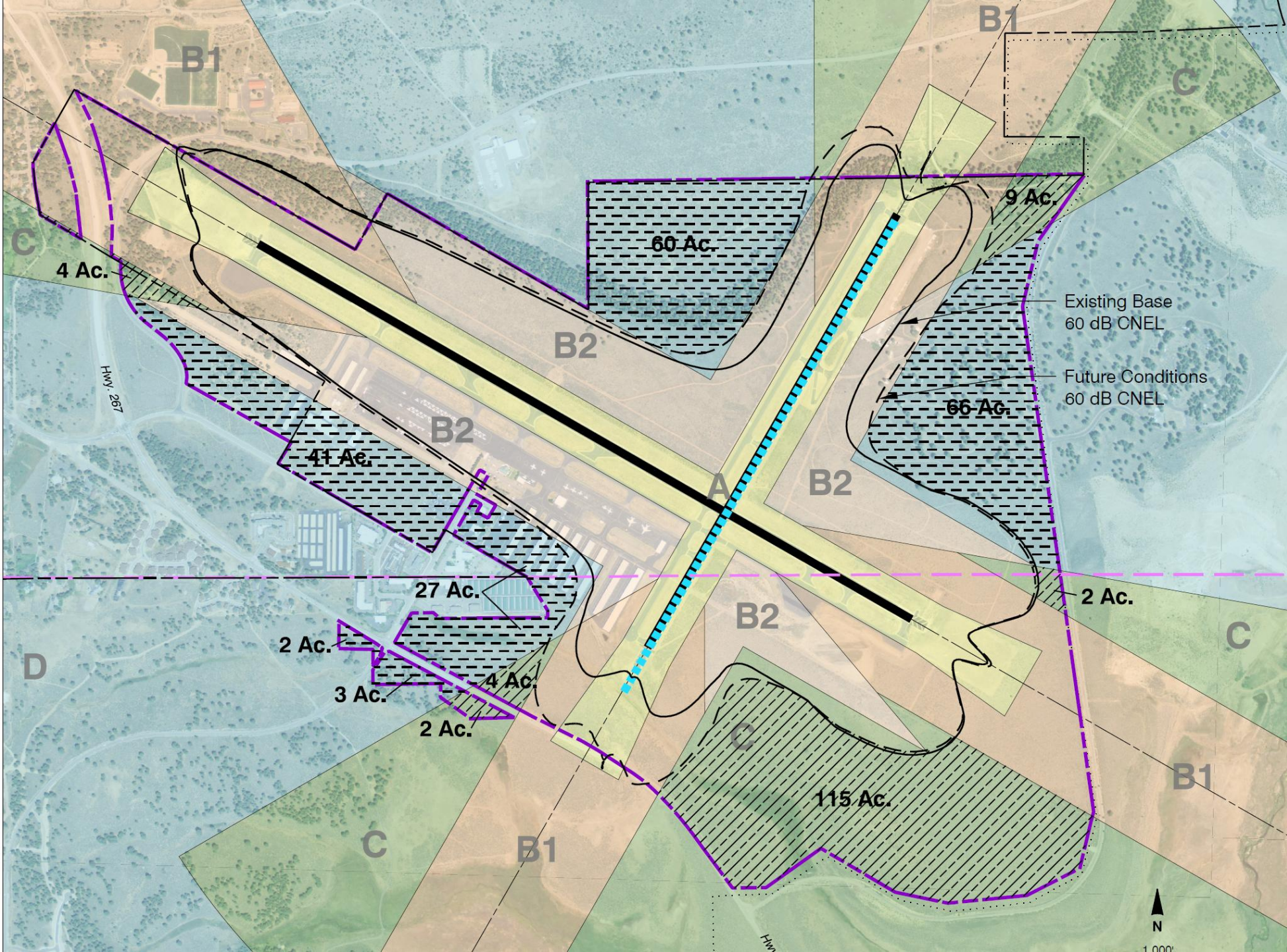
NO.	REVISION	SPONSOR	DATE
4	Airport Master Plan Update (Rev 2-20 version, 13A requirements)	Mead & Hunt, Inc.	2015
3	ALP Update	PS&J	2009
2	ALP Update	PS&J	2007
1	ALP Update	PS&J	2005

**TRUCKEE-TAHOE AIRPORT**  
**TRUCKEE, CALIFORNIA**  
**TTAD PROPERTY MAP**

133 Aviation Boulevard, Suite 100  
 Santa Rosa, California 95403  
 (707) 526-6010  
 Fax (707) 526-9721  
 www.meadhunt.com

DESIGN: BM    DRAWN: TE/BM    DATE: JULY 2015    SHEET 11 OF 11

The preparation of this document may have been supported, in part, through the Airport Improvement Program financial assistance from the Federal Aviation Administration (Project Number Unassigned) as provided under Title 49 U.S.C., Section 47106. The contents do not in any way constitute a commitment or the part of the United States or participate in any development specified therein; nor does it indicate that the proposed development is environmentally acceptable or would have justification in accordance with applicable public laws.



- ### Legend
- Boundary Lines**
- Airport Property Line
  - County Boundary Line
  - Truckee Town Limits
  - Federal Lands (USFS & Corps of Engineers)
  - Existing Runway 11-29 (7,000')
  - Existing Runway 2-20 (4,650')
  - Future Runway 2-20 (5,055')
- Compatibility Zones<sup>1</sup>**
- A Runway Protection Zone
  - B1 Inner Approach/Departure Zone
  - B2 Sideline Zone
  - C Outer Approach/Departure Zone
  - D Primary Traffic Pattern Zone
- 2015 Master Plan Noise Contours**
- Scenario 1 - Existing Base
  - Scenario 2 - Future Conditions
- Potential Residential Use Areas**
- Zone C: Residential uses restricted to a density of 0.2 du/ac (5-acre parcels); overflight easement required
  - Zone D: Residential density must be kept low (5-acre parcels or larger) or high (5 du/ac or higher).
- CNEL 60 dB: Max acceptable exterior noise exposure for residential uses (e.g., no RES in 60 dB contour)

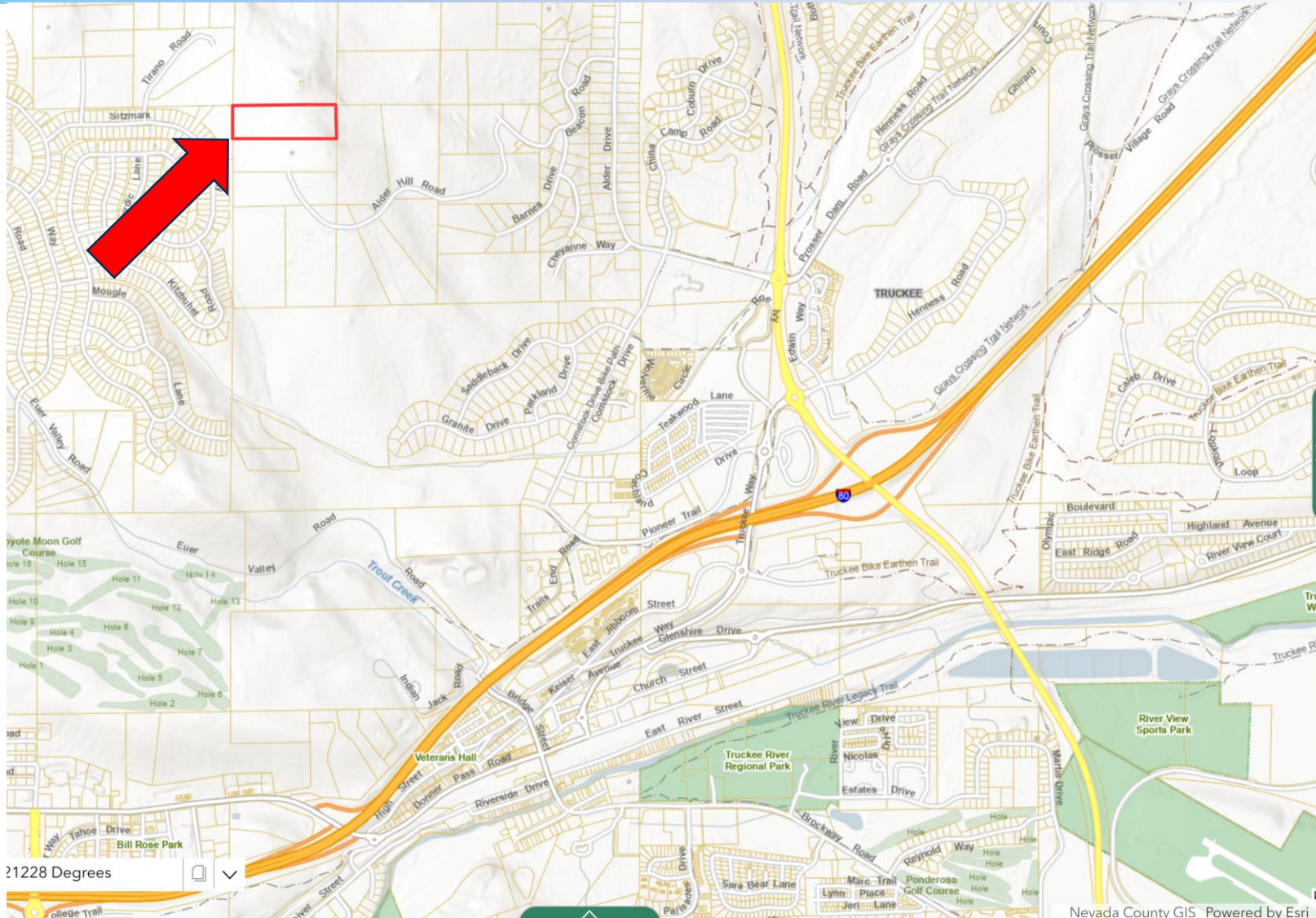


## Land Use

- 1 Surplus
- 2 Housing
- 3 Solar
- 4 Aero
- 5 TBD

**Property Summary**

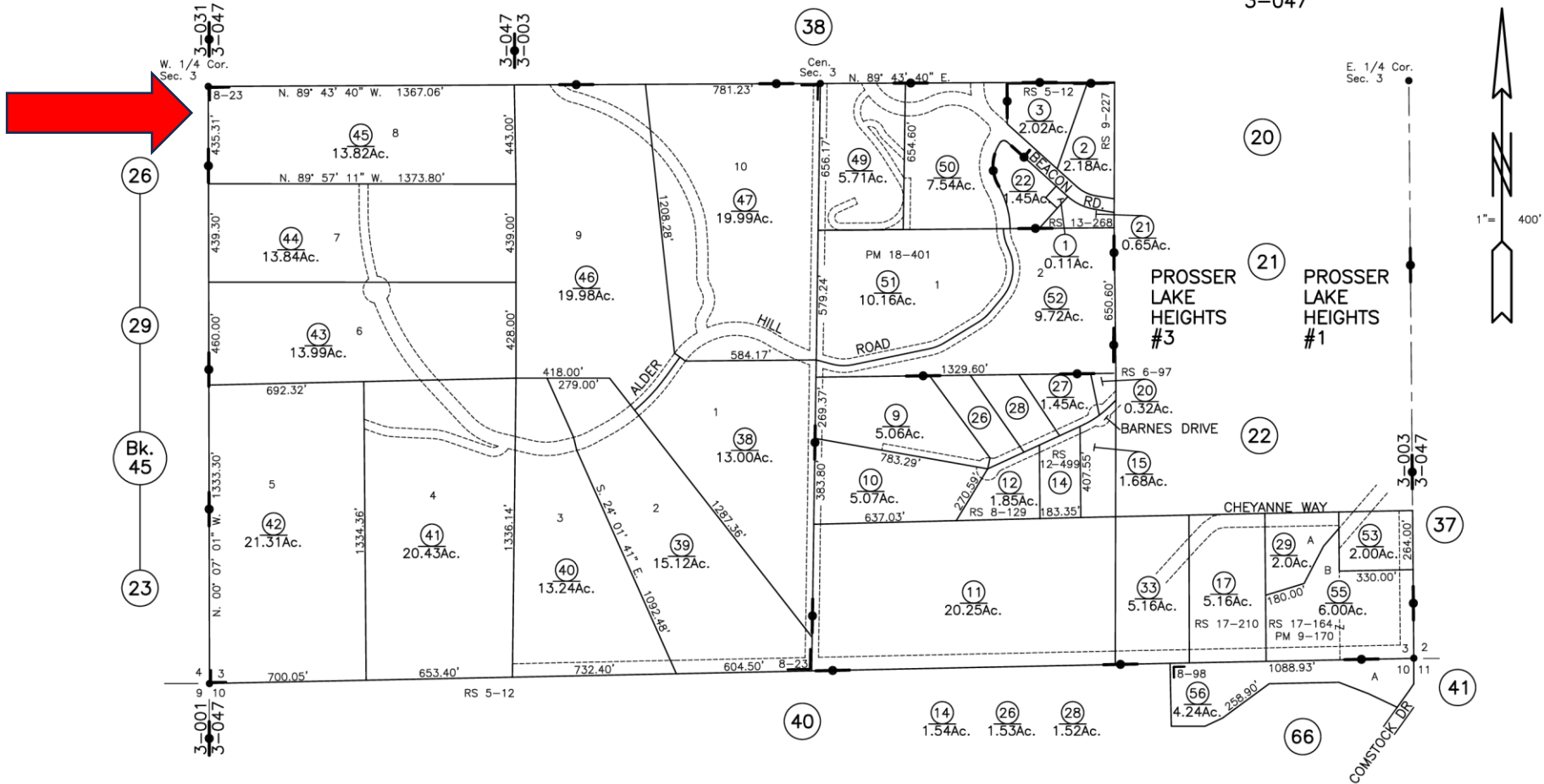
Assessor's Parcel Number	Acreage	Land Value	Improvement Value	Tax Rate Area
<a href="#">019-390-045-000</a>	13.82	No Data	No Data	<a href="#">003-047</a>



PTN. S. 1/2 SEC. 3 & N. 1/2 SEC. 10, T. 17 N., R. 16 E., M.D.B. & M.

Tax Area Code  
3-003  
3-047

19-39  
(Fmly. Ptn. 19-01)



ALDER HILL ESTATES SUB. Bk. 8, Pg. 23  
PINE FOREST AT TRUCKEE SUB. Bk. 8, Pg. 98  
TRUCKEE INC. R.S. Bk. 11, Pg. 67

**ASSESSOR'S PARCEL MAP NOTICE**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances. Assessor's block numbers shown in ellipses; parcel numbers are shown in circles. All distances on curved lines are chord measurements.

1-1-00  
1-1-01  
1-1-03  
1-1-05  
1-1-08

Assessor's Map Bk. 19 -Pg. 39  
County of Nevada, Calif.  
1999

LAST UPDATE: 3-30-23 EL NW 6/99

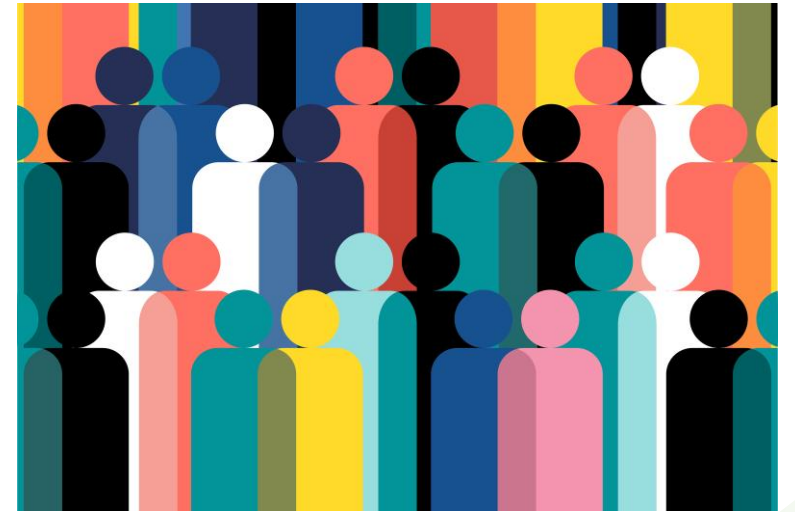
## Part II – Vacant Land Use Review



- **Part II – Vacant Land Use**
  - Understand land use designations for the Southwest quadrant.
    - Guidance \_\_\_\_\_
  - Board guidance for surplus land sale.
    - Guidance \_\_\_\_\_

## Part III – Airport Community Benefit Discussion

- Staff presentation 15 minutes
- Clarifying Questions – 15 minutes
- Discussion 30 minutes
- Desired takeaways
  - Understanding of past, current, and future community benefit funding and project approach
  - Review current Strategic Plan strategy to focus airport community giving to District-wide programs
  - Provide guidance on Airport Board Policy Instructions related to community benefit





## **1.D. GIVE BACK: Develop a community investment strategy that aligns directly to airport vision, mission, values, and public purpose.**

### **1.D.1. Define annual budget allocation for high impact strategic initiative investments.**

**1.D.1.a. Develop detailed budgets for the five strategic initiatives, including the fully loaded cost of staff time, marketing, etc.**

### **1.D.2. Maintain high impact strategic initiatives alignment with airport purpose, mission.**

**1.D.2.a. Update Policy Instruction 311 to address the current TTAD approach of five strategic initiatives. (May 20, 2026)**

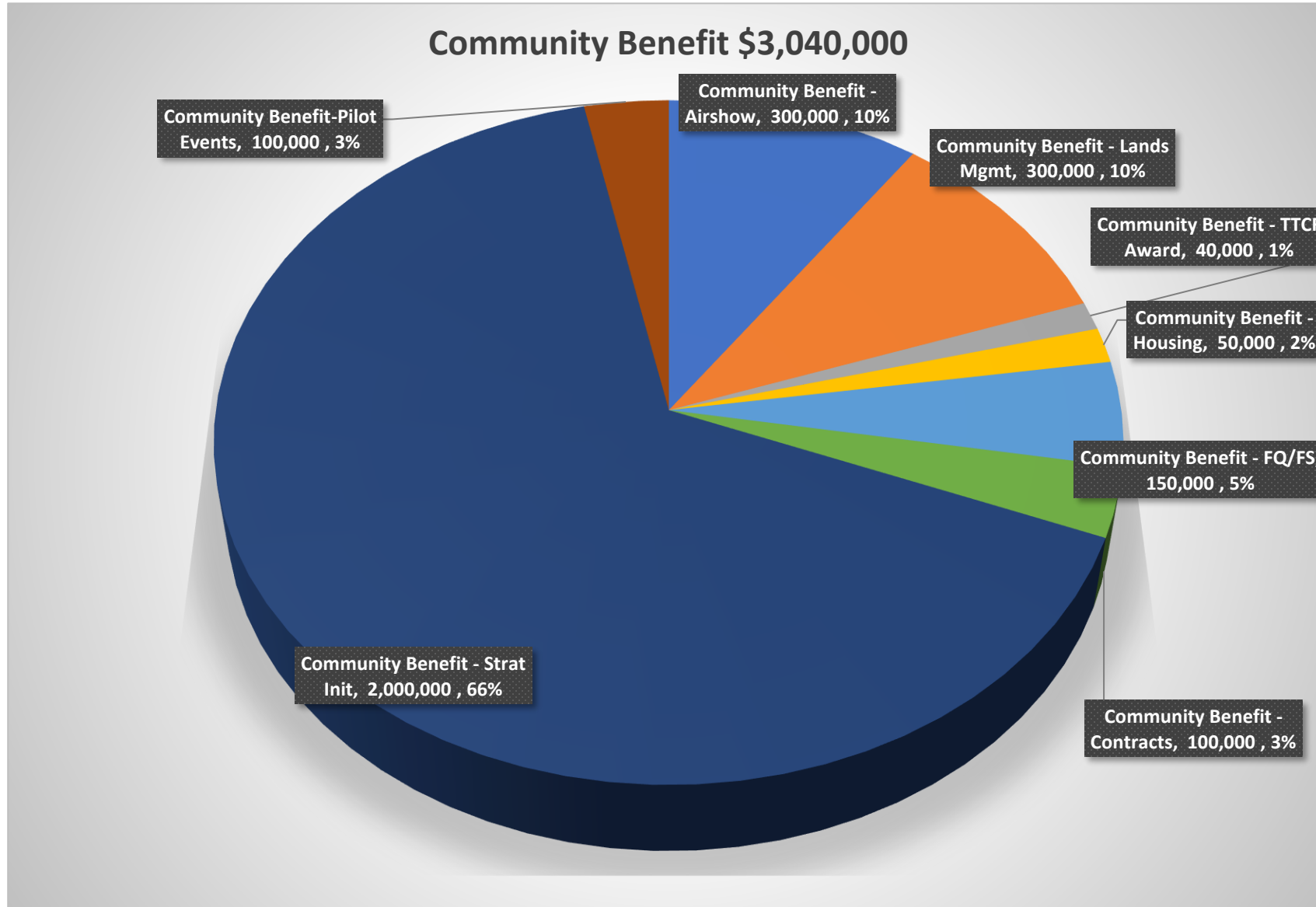
**1.D.2.b. Develop a policy approach for PI311 to include a methodology to address new strategic initiatives separate from the core strategic initiatives.**

## **3.D. COORDINATE: Align Strategic Initiatives with District goals.**

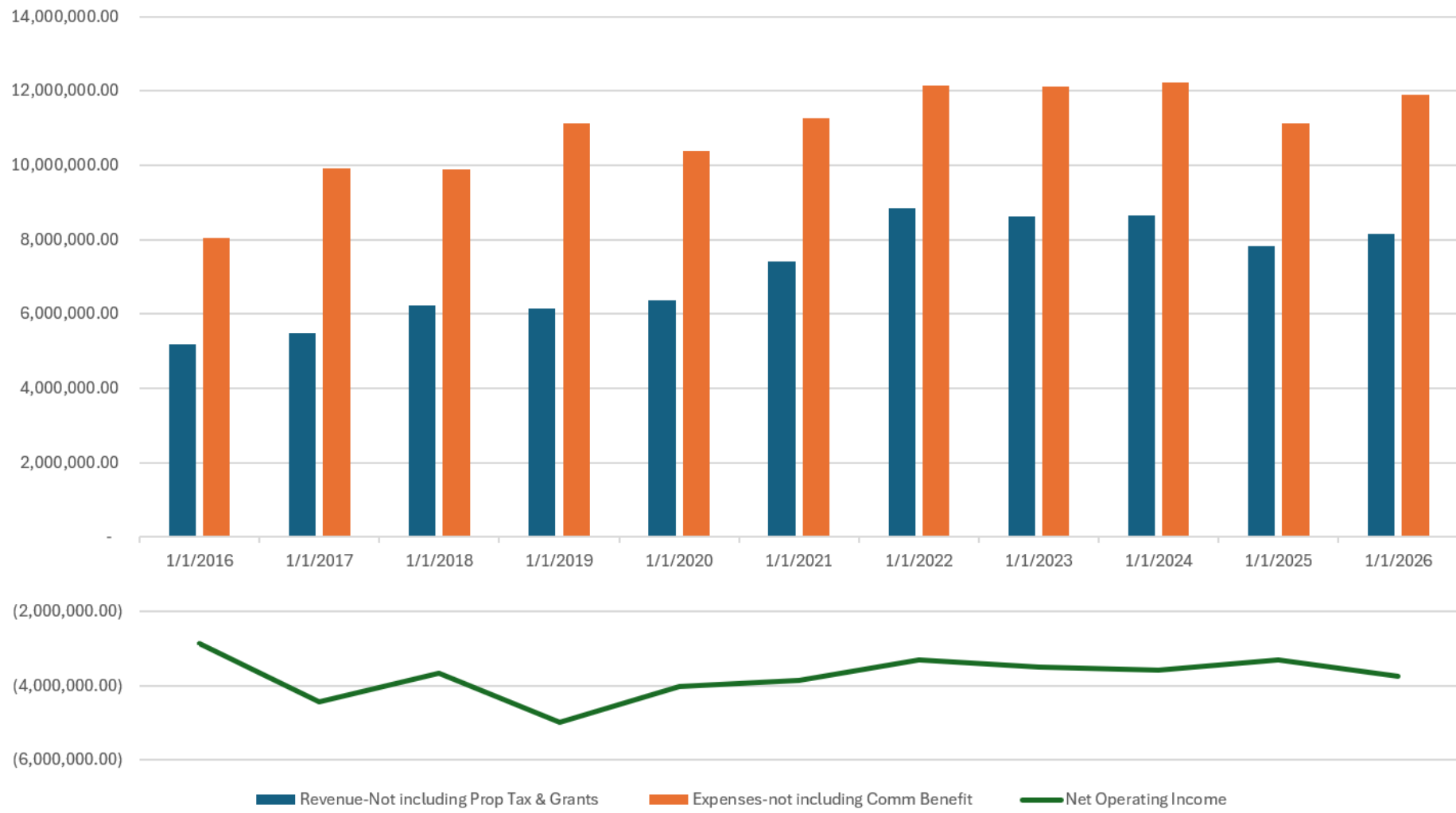
**3.D.1. Focus Strategic Initiatives on Social Responsibility and Resource Conservation and coordinate with other community stakeholders on 1) Aviation STEAM [Science, Technology, Engineering, Arts, and Mathematics], 2) Wildfire Mitigation. 3) Fly Safe 4) Fly Quiet 5) Fly SAF programs.**

**3.D.1.a. Produce – repeatable framework to engage stakeholders on Strategic Initiatives.**

# 2026 Community Benefit Budget

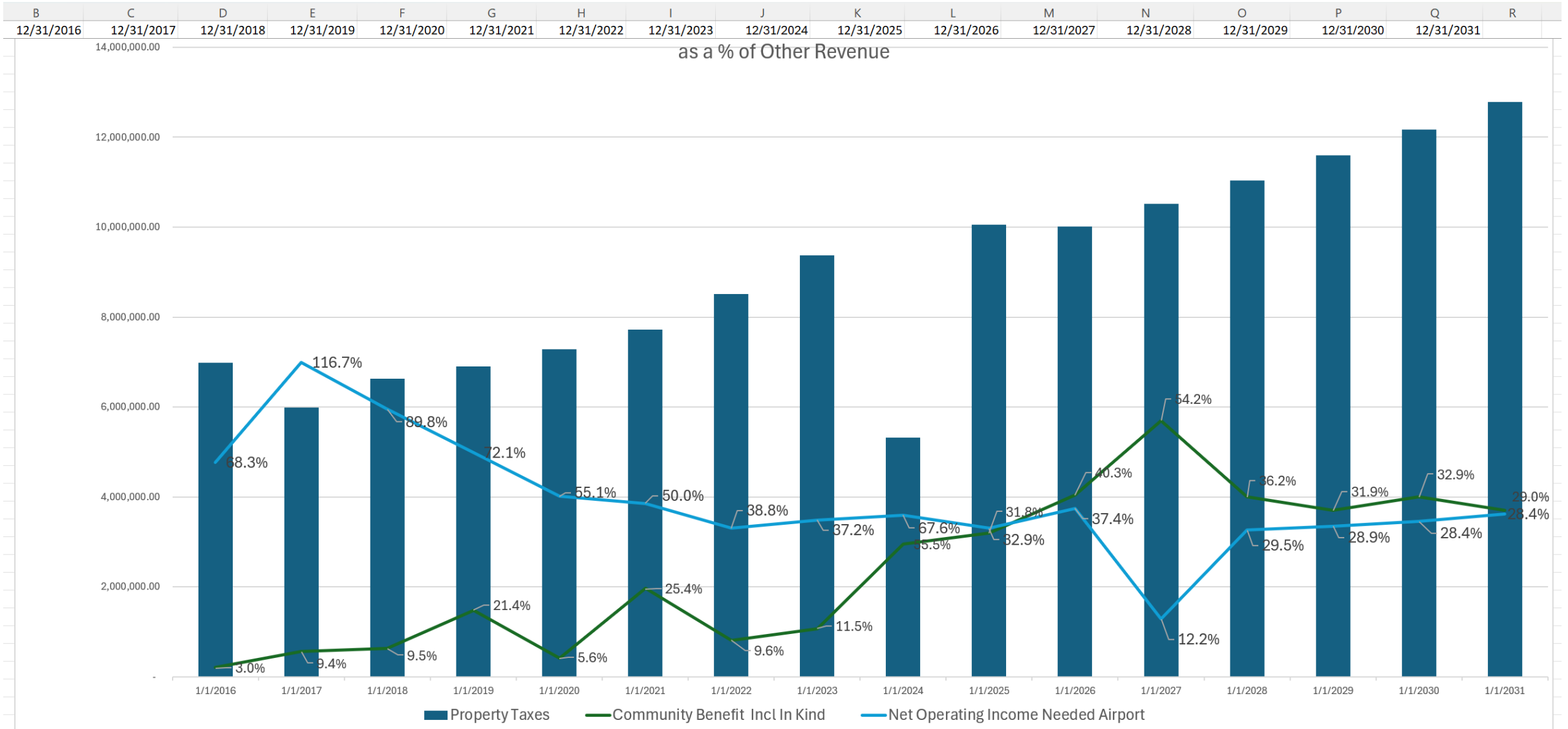


### Historical Revenue & Expenses





# Property Taxes | Community Benefit | Net Operating Income Requirement



## Part III - Review



- Desired takeaways
  - Understanding of past, current, and future community benefit funding and project approach
    - Guidance \_\_\_\_\_
  - Review current Strategic Plan strategy to focus airport community giving to District-wide programs
    - Guidance \_\_\_\_\_
  - Provide guidance on Airport Board Policy Instructions related to community benefit
    - Guidance \_\_\_\_\_