

TRUCKEE TAHOE AIRPORT DISTRICT
BOARD OF DIRECTORS AGENDA ITEM SUMMARY

Topic: Emergency Services Helipad – Tahoe City Golf Course

Purpose	Information:	Guidance:	Decision:
Objective	<p>Review letters of support from various stakeholders and Memorandum of Understanding from Tahoe City Public Utility District (TCPUD) regarding TTAD participation in acquisition of the Tahoe City Golf Course. Provide guidance to Staff regarding District's continued interest in pursuing easements and eventual construction of an emergency service helipad on golf course property.</p> <p>Cindy Gustafson, General Manager of the Tahoe City PUD will be present at the meeting to answer any questions.</p>		
Last Action	<p>The Board considered this concept at the December 2011 Board Meeting. At that time, the Board expressed interest in pursuing the idea and was supportive of the public acquisition of the golf course and the potential for the District to build an emergency services helipad.</p> <p>The concept of emergency service helipads in the Tahoe basin was also discussed in detail at the December 2010 Board Meeting. These helipads were identified as a needed and welcomed service by Lake Tahoe Basin stakeholder groups in our Lake Tahoe Basin Benefit and Value Study conducted in the Summer and Fall of 2010.</p>		
Discussion	<p>The Tahoe City Public Utility District (TCPUD) and North Lake Tahoe Resort Association (NLTRA) have been in negotiations with the private land owner to purchase the Tahoe City Golf Course. The TCPUD approached the Airport District in October to ascertain interest in our participation. As we reviewed their proposal it was evident that our participation may provide opportunities to provide additional public benefit and value to Airport District constituents in the Lake Tahoe Basin.</p> <p>Emergency service providers identified indoor storage and emergency service helipads as priority and needed services that currently lack in the basin. The District's participation in the acquisition of the property and then construction of a helipad facility will meet one of these priority objectives.</p> <p><u>Memorandum of Understanding</u></p> <p>The TCPUD is the lead agency on the acquisition and has prepared a Memorandum of Understanding (MOU) for our review. In the MOU they outline the parameters for our participation and detail our requirements for participation in the acquisition. Some of the</p>		

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highlights of the MOU are as follows:

- TTAD will be provided a permanent emergency-use helipad site. Site is still to be determined. We will record an easement that will run in perpetuity on the land.
- Provides an emergency landing site for distressed aircraft. (Fairway #1 or #3)
- TCPUD will agree to make all applications to TRPA and Placer County. The Airport District will provide engineering design and fees for application.

This MOU is designed to facilitate agreement on principles among funding partners. This MOU will be used to finalize negotiations with seller. Staff is not asking for Board approval of final MOU at this meeting, but input is desired as to the scope and direction of the MOU. The final MOU will be brought back to the Board at the March 22, 2012 Meeting.

Upon mutual agreement of all parties, a final purchase contract will be finalized providing additional details regarding the Airport Districts interests and securing our rights to use the property for our intended purposes.

Funding Proposal

The Board and staff have discussed a \$500,000 contribution to purchase an interest in the property. This interest would be protected by the recordation of easements on the property to protect the helipad site along with the Touchdown and Lift-Off Area (TLOF), the Final Approach and Takeoff Area (FATO), and the Safety Area.

Recent changes to California redevelopment law have negatively impacted available funding for the acquisition. TCPUD and NLTRA partners are looking for any and all opportunities to secure funding for this project. Recently they inquired if the District is willing or able to provide any additional funding for the acquisition. In addition to the helipad, the aviation users benefit from preservation of the golf course by keeping Fairway #1 open. This has been used in the past as an emergency landing site for gliders and small aircraft. While this would be open and available for usage, TCPUD would be willing to record an easement over Fairway #1 to protect 75 feet by 1200 feet for this purpose. They are inquiring if the District would be willing to contribute additional funding for an additional easement over the fairway. While distressed aircraft currently could use golf course property, a recorded easement would encumber the property and protect it from future encroachments in perpetuity. Staff supports the idea of a recorded easement for Fairway #1.

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Letters of Support

Various public agencies serving the Lake Tahoe Basin have provided letters of support for this project. These letters are attached.

Engineering Design

Rienard Brandley is currently reviewing the site and has indicated that a formal approved FAA/Cal Aeronautics helipad can be built on the property. A few preliminary options prepared by our engineer have been included in the staff report. He will have the final design analysis completed by March 10, 2012. Purchase of the property needs to be contingent upon our ability to construct an aviation facility on the property. Staff will be meeting with Placer County and TRPA to assure the facility can be built before final participation agreements are approved.

Fiscal Impact

Board and Staff have discussed a participation level of \$500,000 plus any additional funding the Board desires to provide per TCPUDs request for additional easement encumbrances on golf course fairways. The District has budgeted \$750,000 for property acquisition in the FY2012 Budget. None of this money has been expended to date but \$325,000 has been committed to the Jones property acquisition along with \$25,000 for the purchase of easements to protect District assets. In addition to funds in the FY 2012 Budget, the District will have an estimated \$2,250,000 unrestricted net asset fund balance at the end of the fiscal year for Land Acquisition. None of this funding is committed.

Communication Strategy

The TCPUD has been actively communicating with their constituency in various public meetings on this proposal. TCPUD and TTAD share the same constituency. The concept of a helipad for emergency services has been discussed in public meetings throughout the process. Attached are copies of materials provided to the public as part of the public meeting process. Airport staff has also been communicating with potential heliport users regarding site design and usability. As property acquisition becomes more certain, TTAD will begin dialogue with neighboring property owners of intended helipad site.

Attachments

Memorandum of Understanding
Letters of Support
Site Plans for potential landing sites.
Public Information Materials from TCPUD