



Tahoe City Public Utility District

As of 2.9.12

Update on TCPUD & the Tahoe City Golf Course Acquisition

- The Tahoe City Golf Course, the largest land holding in Tahoe City, (approximately 46 acres) has been an important part of the community since 1917.
- The Tahoe City Public Utility District (TCPUD) reached an agreement with the Bechdolt family to purchase the Tahoe City Golf Course for the community for \$5 million.
- TCPUD is currently in escrow to purchase the Tahoe City Golf Course and continues to work with other agencies and organizations to review the terms, conditions, and financing options for the purchase.
- At a Special Board meeting held on 12/7/11. TCPUD Board directed staff to prepare and circulate request for proposals (RFP's) from qualified companies and individuals in the region to potentially operate the facility should the acquisition move forward. The RFP was issued on 12/22/11 with a closing date of 2/3/12.
- Three proposals were submitted to TCPUD on 2/3/12 to operate the golf course. A screening committee has been formed with two members of TCPUD Board, staff, golf professionals, and four community members. They will make a recommendation to the full Board of Directors.
- Funding partners for the purchase include: NLTRA (TOT funds), TCPUD, Truckee Tahoe Airport District and Placer County. If the purchase goes through, TCPUD will hold title to the property and will have agreements/contracts with the other funding partners.
- TCPUD funding for the golf course will come from property tax revenues and is completely separate from the water and sewer fees. NO money from water and sewer rates can be used for the purchase or operation of a golf course.
- TCPUD, NLTRA, and Placer County have committed to a community visioning/planning process for the property. Public input will determine the community's desires and thus the potential funding sources.

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Why Purchase the Tahoe City Golf Course?

The acquisition of the Tahoe City Golf Course offers a once in a lifetime opportunity for our community. Several local agencies have been working diligently to secure the acquisition for the public. **Some in the community ask why?**

The benefits to the public acquisition and ownership of the Tahoe City Golf Course for our community are numerous. Some of the benefits include the ability:

- 👉 To maintain the largest contiguous parcels of real property in the Tahoe City area by providing public ownership for the benefit of the community and allow the community to have a voice in planning for the future use of the property.
- 👉 To consolidate landholdings with other adjacent public parcels to more efficiently provide for above public services as well as increasing fire suppression and emergency access to commercial properties and structures in the downtown.

Local agencies have partnered to make the acquisition possible. The agencies are: Tahoe City Public Utility District (TCPUD), Placer County, North Lake Tahoe Resort Association (NLTRA) and the Truckee Tahoe Airport District (TTAD).

Each agency sees additional benefits that meet their individual agency's mission and purpose.

Benefits to the TCPUD:

- 👉 To provide for public recreation and open space to help maintain the Lake Tahoe region's high quality of life and promote economic vitality.
- 👉 To provide opportunity for a potential site for a domestic water treatment facility.
- 👉 To provide the community with additional publically-held water rights.

Benefits to Placer County and NLTRA:

- 👉 Improve parking and traffic circulation in the downtown Tahoe City area, which will benefit the public at large and promote the economic vitality and redevelopment of the area.
- 👉 Provide a potential site for the construction of a lodging property or other visitor amenity within walking distance of the downtown Tahoe City businesses, services and recreational amenities.

Benefits to TTAD:

- 👉 Provide a permanent emergency-use helipad available 24 hours a day, seven days a week, year-round for public health and safety including: medical, fire, and law enforcement activities.
- 👉 Provide an emergency landing area for aircraft.