

The following is a **condensed** version of the TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF DIRECTORS regular meeting held Wednesday, March 25, 2026, Truckee Tahoe Airport District Community Room A & B, located at Truckee Airport, 10356 Truckee Airport Road, 53305 Avenida Madero, La Quinta, CA 92253, and as well as live stream.

CALL MEETING TO ORDER: 2:30 PM

PLEDGE OF ALLEGIANCE

DIRECTORS PRESENT: President David Diamond
Vice President Greg Horvath
Director Mary Hetherington
Director Teresa O’Dette (via Teleconference)
Director Kat Rohlf

STAFF PRESENT: Mr. Robb Etnyre, General Manager
Mr. Jeff Menasco, Director of Aviation
Ms. Liza Smith, Director of Finance & Administration
Mr. Vince Wawrzynski, Director of Operations & Maintenance
Mr. Josh Nelson, District Legal Counsel representative
Ms. Lauren Tapia, HR Manager & District Clerk

VISITORS’ PRESENT: 0

PUBLIC COMMENT ON CLOSED SESSION ITEM: None.

CLOSED SESSION

- CONFERENCE WITH LABOR NEGOTIATORS
 - Agency designated representative(s): President David Diamond
 - Unrepresented employee: General Manager Robb Etnyre
- GENERAL MANAGER PERFORMANCE REVIEW
 - Government Code 54957
 - Annual Performance Review

ADJOURN OUT OF CLOSED SESSION: 4:05 PM

President Diamond reported out of closed session that there was no reportable action.

CALL MEETING TO ORDER: 4:32 PM

VISITORS PRESENT: 38

SPECIAL ORDERS OF BUSINESS: Director Rohlf expressed condolences to the family of Mr. Jim Wholey, KTRK Hangar tenant who lost his life in an aeronautical accident on Sunday, March 22, 2026. President Diamond expressed appreciation to Airport staff who provided the family support the night of the accident and Careflight and TNSAR for their efforts in reaching the accident site.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA:

Mr. Jack Ellis made a public comment on the installation of the new STEM building and Civil Air Patrol providing manpower to support the 2026 Truckee Tahoe Airshow.

Ms. Nicki Riley made a public comment about requesting increased public outreach meetings to address noise, noise comment processing, safety, and the District’s fiscal activities.

Mr. Leigh Golden made a public comment about the increase in safety flying over Highway 80 provides aviators.

Mr. Michael Golden made a public comment noting the Fly Quiet safety seminar topic for April, “SF Class B Airspace – Flying from Truckee to San Carlos and back”. Mr. Golden thanked District Staff members, Mr. Jeff Menasco and Mr. David VanQuest, for adding the topic for discussion.

Mr. Derak Adamack made a public comment noting his condolences to aviation community regarding the recent aviation accident.

MODIFICATION OF AGENDA: None.

CONSENT ITEMS

- Minutes: February 25, 2025, Regular Meeting ----- TAB 01
- Monthly Service Bills and Fees – February 2026 ----- TAB 02
- Approval of RESOLUTION 2026-01 – Governmental Equipment Lease-Purchase with Caterpillar Financial Services ----- TAB 03

PUBLIC COMMENT: None.

MOTION #1 MARCH 25, 2026: Director Hetherington motioned to approve the Consent Items Tabs 01 – 03. Director Rohlf seconded the motion. President Diamond, yes. Vice-President Horvath, yes. Director Hetherington, yes. Director O’Dette, yes. Director Rohlf, yes. voted in favor of the motion. Motion passed.

ACTION ITEM

TTAD HANGAR RENT STUDY & NEW PHASED-IN RENT RATES (TAB 04)

Mr. Menasco, Director of Aviation, reviewed the presentation format for the Board of Directors. Mr. Eric Laing with Mead & Hunt will review his slide deck first, and Mr. Menasco will review his slide deck second.

District Counsel Nelson provided an update from the Fair Political Practices Commission (FPPC) regarding a newly issued regulation that expands the ability of hangar tenants who are elected officials to participate in these types of discussions and provides a specific exception for their participation if it involves a boat or airplane hangar. District Counsel noted that because of this newly issued regulation, there will be no exceptions for President Diamond’s participation on this agenda item.

Mr. Laing reviewed his slide deck of Mead & Hunt’s Aeronautical Facilities Rate Analysis Study. The Board of Directors reviewed their clarifying questions.

Mr. Menasco presented staff’s slide deck that reviewed the KTRK hangar rent phase-in plan, including the deficiency of using CPI to keep pace with cost in a resort community, and the high cost of snow removal (CAM) in the 18 acres of hangar rows, which is unlike any other similar general aviation airport. The Board of Directors reviewed their questions and comments on staff’s slide deck.

Discussion ensued regarding rent studies the District has conducted in the past, percentage of hangar tenants that live locally, if there are any limits on Fly Safe incentives, if the District can set hangar rates by aircraft size, the long term cost of hangar operation and maintenance, and why the District did not (in the past) separate the three smallest T-hangars into their own pricing tier structures.

PUBLIC COMMENT:

Mr. Michael Golden made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent Rates.

Mr. Bill Quesnell made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent Rates.

Mr. Brenden Riley made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent Rates.

Mr. Derek Adamack made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent Rates.

Mr. Brody Kellish made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent Rates.

Mr. Todd Babaravich made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent Rates.

Ms. Katherine Eyre made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent Rates.

Mr. Paco Lindsay made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent Rates.

Ms. Diedre Henderson made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent Rates.

Ms. Nicki Riley made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent Rates.

Mr. Brian Broom-Peltz made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent Rates.

Mr. Craig Rowe made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent Rates.

Mr. Barney Dewey made a public comment on TTAD's Hangar Rent Study & New Phased-In Rent Rates.

Discussion ensued regarding the potential for holding a public forum to allow for further community input on the hangar rent study and the proposed phased-in rent rates. The Board discussed the underlying goal of aligning operational revenue with operating expenses and the importance of maintaining financial self-sufficiency. Additional discussion included updating the economic impact study and utilizing it as a tool to better educate the community on the direct and indirect financial contributions generated by the Airport and its users. The Board also considered past precedents of implementing multi-year, phased-in rent increases for other leaseholders, including discussion of differing perspectives on the appropriate implementation

timeline, such as one-year and three-year phased in approaches, and the considerations associated with each. Further topics included the potential for increasing the Fly Safe incentive for participating hangar tenants, differing perspectives on what constitutes “fair” in relation to the level of property tax revenue used to subsidize hangar rents, concerns regarding broad generalizations about hangar tenants’ economic standing, researching an alternative CPI formula, and the District’s historical and current approach to balancing revenue generation with overall community benefit.

Discussion continued on the various multi-year phased-in rent scenarios.

MOTION #2 MARCH 25, 2026: Director Rohlf motioned to adopt Mead & Hunt’s recommended rent rates per the study, approve a phase in rents over a period of three (3) years, implement a new price tier for “medium & large T” hangers with a greater than 44 foot door, increase the Fly Safe discount from \$75 per month to \$125 per month, begin new hangar rent rates on May 1, 2026, execute the next Rent Study in three (3) years, direct Staff to explore a CAM cost recovery concept for hangar rows, and to direct staff to explore alternative indices for CPI increases. Director O’Dette seconded the motion. President Diamond, yes. Vice-President Horvath, no. Director Hetherington, no. Director O’Dette, yes. Director Rohlf, yes. voted in favor of the motion. Motion passed.

BREAK: 6:59 PM – 7:09 PM

STRATEGIC INITIATIVES – WILDFIRE MITIGATION – 2026 PROJECTS (TAB 05)

Mr. Etnyre noted that the District met with local fire Departments and Districts, State Parks and CalFire reviewing established Community Wildfire Protection Plans and the CalFire Burn Plan to identify priority projects which were ready for implementation and without identified funding. The board received a presentation reviewing TTAD wildfire mitigation funding history (2024 & 2025) and the proposed 2026 fire mitigation projects by the following agencies: Olympic Valley Fire Department, North Tahoe Fire District, Northstar Fire Department, California State Parks, and CalFire Nevada-Yuba-Placer Unit. The Board of Directors reviewed their questions and comments on the agenda item. Discussion ensued regarding fire mitigation being conducted on private property owned by corporations, the District’s policy conflict restricting funding for Truckee Fire Protection District’s project, wildlife/biological compliance with fire mitigation projects, and the various ways the biomass is removed from fire mitigations projects.

PUBLIC COMMENT:

Mr. Todd Babarovich made a public comment on Strategic Initiatives – Wildfire Mitigation – 2026 Projects.

Discussion ensued regarding the development of a District policy or criteria to address financial cost-sharing by private corporations when District funds are utilized for fire mitigation projects on privately owned corporate property.

MOTION #3 MARCH 25, 2026: Director Horvath motioned to approve the four individual Community Wildfire Mitigation Projects presented in the amount of \$1,503,000 as presented in the staff report and authorize the General Manager to enter into professional service agreements for each project for the duration not to exceed 18 months. Director Hetherington seconded the motion. President Diamond, yes. Vice-President Horvath, yes. Director Hetherington, yes. Director O’Dette, yes. Director Rohlf, yes. voted in favor of the motion. Motion passed.

CONSIDERATION OF THE GENERAL MANAGER’S MERIT INCREASE AND PERFORMANCE BONUS

President Diamond noted that there was Board consensus to issue a performance bonus of 3.4% of the General Manager’s annual salary.

PUBLIC COMMENT: None.

MOTION #4 MARCH 25, 2026: Director Horvath motioned to approve a performance bonus of 3.4% of the General Manager’s annual salary. Director Rohlf seconded the motion. President Diamond, yes. Vice-President Horvath, yes. Director Hetherington, yes. Director O’Dette, no. Director Rohlf, yes. voted in favor of the motion. Motion passed.

DISCUSSION ITEMS

PREVENTATIVE & ONGOING HANGAR MAINTENANCE PRESENTATION (TAB 06)

Mr. Vince Wawrzynski, Director of Operations and Maintenance, presented his slide deck to the Board of Directors reviewing the preventative and ongoing maintenance of the District’s hangars. The Board of Directors reviewed their questions and comments on the agenda item. Discussion ensued regarding lifetime residual risk management and the “discovery period” which could expose higher risks on the front end of the structure’s life because users are new to the system, the differences between a horizontal vs vertical opening door, the potential cost of the hangar door system replacement, and hangar rent revenue not being large enough to account for preventative and ongoing hangar maintenance costs.

PUBLIC COMMENT: None.

BOARD COMMITTEE ASSIGNMENTS AND AD HOC COMMITTEE REPORTS (TAB 07)

- Truckee Tahoe Workforce Housing Agency Update

Ms. Tapia noted her absence from March’s Board meeting, but a short-written update was provided by the Executive Director of TTWHA, Heidi Allstead. A special Board meeting has been scheduled for April 6, 2026, at 8:30 AM.

- Town of Truckee River Revitalization Steering Committee

No Update.

- Climate Transformation Alliance Report

Mr. Etnyre noted that CTA is soliciting project for a community incubator. Updates will be provided after CTA’s Quarterly meeting in April.

- TNT-TMA Report

Mr. Etnyre noted that there was nothing further to report outside of what was provided.

PUBLIC COMMENT: None.

MANAGEMENT TEAM REPORTS

GENERAL MANAGER'S REPORT (TAB 08)

Mr. Etnyre reviewed the General Manager’s report. Mr. Etnyre reviewed Truckee Tahoe Airport District 2026 – 2028 Strategic Plan Priorities’ status, the Dollar Creek Crossing housing

development and their community meeting scheduled for April 2nd to facilitate one-on-one and small group conversations about the project, details around the Soaring Ranch Phase 2 project, and an update on the 2026 Truckee Tahoe Airshow.

District Counsel Nelson reminded the Board of Directors of the upcoming filing deadline for the annual FPPC Form 700.

Mr. Menasco reviewed the Aviation and Community Services Report.

Ms. Smith reviewed the monthly Finance and Administration Report.

PUBLIC COMMENT: None.

ROLLING AGENDA (TAB 09)

Mr. Etnyre reviewed the rolling agenda for the Board of Directors. Mr. Etnyre requested specific guidance from the Board of Directors regarding the Workshop on District Reserves and Land Use in May.

STAFF AND BOARD MEMBER CONFERENCE ATTENDANCE REPORT(S): None.

BOARD MEMBER ANNOUNCEMENTS: None.


ADJOURN


PUBLIC COMMENT: None

MOTION #5 MARCH 25, 2026: Director Hetherington motioned to adjourn the meeting. Director Horvath seconded the motion. President Diamond, yes. Vice-President Horvath, yes. Director Hetherington, yes. Director O’Dette, yes. Director Rohlf, yes. voted in favor of the motion. Motion passed.

At 8:51 PM on March 25, 2026, a regular meeting of the Truckee Tahoe Airport Board of Directors adjourned.

THIS SET OF MINUTES IS A CONDENSED VERSION OF THE MARCH 25, 2026, REGULAR BOARD MEETING. TO WATCH THE MEETING IN ITS ENTIRETY:
<https://ttm.open.media/sessions/338168/truckee-tahoe-airport-board-march-25-2026?category=458>

Signed by:

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David Diamond, Board President

Signed by:

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Robb Etnyre, Board Secretary