The following is a **condensed** version of the TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF DIRECTORS special meeting held Wednesday, May 20, 2026, Truckee Tahoe Airport District, located at 10356 Truckee Airport Road, Truckee, California 96161 and via live stream.

CALL MEETING TO ORDER: 12:00 PM

PLEDGE OF ALLEGIANCE

DIRECTORS PRESENT: President David Diamond
Vice President Greg Horvath
Director Teresa O'Dette
Director Mary Hetherington
Director Kathryn 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
Ms. Lauren Tapia, HR Manager & District Clerk
Mr. Sergio Rudin, District Counsel

VISITORS PRESENT: 1

PUBLIC COMMENT: None.

SPECIAL ORDERS OF BUSINESS: None.

MODIFICATION OF AGENDA: None.

WORKSHOP

Mr. Robb Etnyre, General Manager, welcomed the Board of Directors to the workshop. Mr. Etnyre noted the workshop will be split into three parts (discussion items): Part I – Draft 5-Year District Pro Forma, Part II – TTAD Vacant Land, and Part III – Airport Community Benefit.

PART I – DRAFT 5-YEAR DISTRICT PRO FORMA

Mr. Etnyre and Ms. Liza Smith, Director of Finance and Administration, reviewed the Draft 5-year Pro-Forma, which included a 2026 Capital Outlay, 5-Year Operating and Reserve Pro Forma, an Equity Allocation Pro Forma, Aero/Non-Aero Budget Allocation, 5-Year Reserve Pro Forma, 5-year Pavement Management Plan (PMMP) Data Pro Forma, 5-Year Reserve/Development/PMMP Pro Forma, 5-Year Revenue/Operating Expense – Payroll Revenue Pro-Forma, and a 30-Year Reserve Study Pro Forma.

The Board of Directors reviewed their questions and comments regarding Part I – Draft 5-Year District Pro Forma. Discussion ensued regarding the desired level of maintenance, quality, and condition for projects within the District's pavement and facility maintenance plans, as well as Nevada County property tax revenue percentage estimates. The Board also discussed the purpose of the pro forma as a forward-looking planning tool intended to place "all the cards on the table," while recognizing that the Board retains the ability to make changes during each budget cycle as needed. Discussion further included the Board's outlook regarding participation in the FAA AIP Grant program.

There was Board consensus directing staff to return at the July workshop with a five-year pro forma that reflects the District maintaining positive net equity under scenarios both with and without FAA AIP grant funding for project-specific items. The pro forma should include project prioritization, distinguishing between projects that are necessary and projects that are desirable but discretionary. The pro forma should also include a proportional ratio of community benefit to property tax revenue.

BREAK: 1:11 PM – 1:20 PM

PART II – VACANT LAND

Mr. Etnyre reviewed the Strategic Plan guidance, as well as the South Side Land Use Map for the Vacant Land discussion item. Mr. Etnyre noted that the South Side Land Use Map has been sectioned into five property areas, with their potential land use identified as surplus, housing, solar, aeronautical, and to be determined, as well as an additional off-field property located on Alder Hill. There was Board consensus to discuss each area individually, with the surplus property area to be discussed last.

- Beacon Hill – Alder Hill

The Board of Directors reviewed their questions and comments regarding this property. Discussion ensued regarding the Surplus Land Act process. There was Board consensus for the District to obtain an appraisal and comply with the Surplus Land Act process.

- Property Area 3

The Board of Directors reviewed their questions and comments regarding Property Area 3. Discussion ensued regarding the viability and intricacies of solar development on this property area. There was Board consensus in support of potentially developing solar on Property Area 3 and for staff to bring back further information regarding its viability.

- Property Area 2 and 5

The Board of Directors reviewed their questions and comments regarding Property Areas 2 and 5. Discussion ensued regarding the possibility of these property areas supporting a potential housing development, the ACLUP zone for the property areas, other outside interested parties, and the process for updating the designated use of Airport-owned land on the ALP and Master Plan. There was consensus from the Board to not dedicate any time or resources exploring housing on Property Area 2.

- Property Area 4

The Board of Directors reviewed their questions and comments regarding Property Area 4. Discussion ensued regarding the requirements for property that has an aeronautical designated use by the FAA, as well as the process and associated costs of changing the use from aeronautical to non-aeronautical with the FAA. There was Board consensus for staff to look into how difficult it would be for the District to change the land's use to non-aeronautical with the FAA.

President Diamond noted that the District had not received feedback from the FPPC regarding a potential conflict with one of the parties interested in Property Area 1. Due to not receiving feedback from the FPPC, President Diamond stated that he would recuse himself from participating in the discussion of Property Area 1.

President Diamond left the meeting at 2:01 PM.

- Property Area 1

The Board of Directors reviewed their questions and comments regarding Property Area 1. Discussion ensued regarding the formal request from the Town of Truckee on surplussing Property Area 1, the Town of Truckee's timeline for securing the option to purchase the land, and the option of offering Property Area 5 to be included in the surplus process. There was Board consensus to consider offering Property Areas 1 and 5 for surplus through the exempt process.

Mr. Etnyre noted the following priority designations for each property area:

1. Starting the surplus process on Property Area 1 and 5
2. Looking at the solar development potential on Property Area 3
3. Obtaining an estimate on changing the designated use of Property Area 4
4. Starting the surplus/directly sell the Beacon Hill – Alder Hill Property

President Diamond returned to meeting at 2:12 PM

BREAK: 2:13 PM – 2:20 PM

PART III – AIRPORT COMMUNITY BENEFIT

Mr. Etnyre reviewed the Strategic Plan guidance related to the Airport Community Benefit discussion item. Mr. Etnyre also reviewed the 2026 Community Benefit Budget pie chart and the draft Strategic Community Alignment Programs Policy Instruction with the Board of Directors.

The Board reviewed its questions and comments regarding the draft policy instruction. Discussion ensued regarding changing the title of Section II to "Strategic Initiatives"; removing "invitation only" language from the draft policy instruction; adding the Forest Service to Section II; clarifying that the information listed in the policy is intended as guidance; keeping language from Policy Instruction 311 that states that entities involved in current litigation with the District are not eligible to participate in programs listed in the policy; reviewing foregone revenue data as part of the annual budget process; adding a matching funds requirement for fire mitigation projects on privately or corporately owned property; clarifying that the District should not serve as the first-dollar funding source for capital projects; reviewing the framework and justification for approving alternative CFI flight activity in an alternative environment with inherent hazards similar to KTRK under the Fly Safe Aviation Incentive Program; and removing the Cirrus and Bonanza training programs as examples from the draft policy.

There was Board consensus to keep the "invitation only" language from the draft policy instruction; add budgetary threshold levels for approval; change the title of Section II to "Strategic Initiatives"; designate a target percentage of property tax revenue for community benefit, inclusive of foregone revenue; and publish a list of private entities that benefit from the Fire Mitigation Program.

BOARD ANNOUNCEMENTS: None.

ADJOURN

PUBLIC COMMENT: None

MOTION #1 MAY 20, 2026 S: Director O'Dette motioned to adjourn the meeting. Director Hetherington seconded. President Diamond, Vice-President Horvath, and Director Hetherington, O'Dette, and Rohlf voted in favor of the motion. Motion passed.

At 3:04 PM on May 20, 2026, a special meeting of the Truckee Tahoe Airport Board of Directors adjourned.

THIS SET OF MINUTES IS A CONDENSED VERSION OF THE MAY 20, 2026, SPECIAL BOARD MEETING. TO WATCH THE MEETING IN ITS ENTIRETY: https://ttm.open.media/sessions/342956/ttad-special-board-meeting-may-20-2026?category=458

Signed by:

David Diamond

48487DED61DD41E...

David Diamond, Board President

Signed by:

Robb Etnyre

4182B1535118477...

Robb Etnyre, Board Secretary