



CCAA BOARD MEMO

Agenda Item: H-1

BOARD MEMO 2024-02

Meeting Date: February 21, 2024

Agenda Title: FOR DISCUSSION AND POSSIBLE ACTION: ECHO DELTA COMMUNITY ASSOCIATION REQUEST FOR EXTENSION OF TIME ON CONSTRUCTION SCHEDULE (C. JENKINS)

Staff Summary: Echo Delta Community Association has requested additional time to complete the construction on Parcel APN 005-091-30.

Agenda Action: Formal Action/Motion

Time Requested: 15 Minutes

Proposed Motion

I move to approve the request for extension of time on construction schedule.

- A. Plans completed and submitted to Landlord for approval within 18 months of approved extension.
- B. Site permit obtained for construction within 120 days next following.
- C. Construction completed within 30 months of approved permit.

CCAA'S Strategic Goal

Maintain financial stability.
Support economic activity in the region.

Previous Action and Executive Summary

June 3, 2021 (Item 13) - The Ortiz Bros. Aviation, LLC lease for parcel APN 005-091-30 was executed (Doc. Number 521392) for construction of hangars for aircraft storage.

March 15, 2023 (Item G-1) - The Airport Authority approved the Lease Assignment at the Authority's regular meeting.

April 6, 2023 (Item 8.B) - The Carson City Board of Supervisors approved Lease Assignment.

Financial Information

Is there a fiscal impact?

No Yes

If yes, account name/number & amount: 3099 General Fund

General Fund/ Federal Share:

Is it currently budgeted?

The lease is already in the budget.

Alternatives

Approve an extension that allows for 12 months to submit for permits and 24 months to complete construction that matches the schedule we use in our ground leases.

Board Action Taken:

Motion: _____ 1) _____
2) _____

Aye/Nay

(Vote Recorded By)

Ortiz Bros. Aviation NV, LLC

P.O. Box 11033, Zephyr Cove NV 89448
310..242.7305

Feb 1, 2024

Corey Jenkins
Carson City Airport
2600 E. College Pkwy, #6
Carson City, NV 89706

Re: Construction Extension Request

Mr. Jenkins,

I, Eric Ortiz, Managing Member of Ortiz Bros. Aviation NV, LLC (“Declarant”) and President of Echo Delta Community Association (“Lessee”) would like to request a Construction Extension to our Lease as outlined below:

1. **Lessee:** Echo Delta Community Association.
2. **Declarant/
Developer:** Ortiz Bros. Aviation NV.
3. **Address:** Carson City Airport, Parcel APN 005-091-30, remaining parcel 1 located at the corner of Taxiway B&C.
4. **Terms:** Construction Phasing:
 - A. Plans completed and submitted to Landlord for approval within 18 months of approved extension.
 - B. Site permit obtained for construction within 120 days next following.
 - C. Construction completed within 30 months of approved permit.
5. **Development:** Declarant intends to develop aircraft hangars, construction to begin in 12 months or sooner.

I look forward to your favorable response.

Sincerely,



Eric Ortiz
Ortiz Bros. Aviation NV, LLC / Echo Delta Community Association