



FlyCarsonCity.com

## CCAA BOARD MEMO

Agenda Item: H-2

BOARD MEMO 2024-24

Meeting Date: October 16, 2024

**Agenda Title:** FOR DISCUSSION AND POSSIBLE ACTION: APPROVE PROPOSED LEASE AMENDMENT (“AMENDMENT”) ENTERED INTO BETWEEN CARSON TAHOE EXECUTIVE, LLC (“CTE”), AS TENANT, AND CARSON CITY AND THE CARSON CITY AIRPORT AUTHORITY (“CCAA”), TOGETHER AS LANDLORD. THE AMENDMENT WILL RECONFIGURE THE LEASED AREA TO ACCOMMODATE A NEW HANGAR DEVELOPMENT PLAN.

**Staff Summary:** The original lease was established with Mountain West Aviation, LLC on August 20, 2008, for the purpose of constructing hangars. It was assigned prior to construction, and subsequently assigned to CTE. This proposed amendment will enable the current tenant, CTE, to build two hangars with a revised design that differs from the original site plan. This adjustment aims to enhance functionality and better serve the needs of the airport community. Staff recommends approval.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 15 Minutes

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### **Proposed Motion**

I move to approve the proposed amendment as presented to accommodate the new hangar development plan.

### **CCAA’S Strategic Goal**

Support economic activity in the region and maintain airport infrastructure in top condition.

## **Previous Action**

August 20, 2008 (Item G-1) – The CCAA approved the lease as a part of a land swap for the relocation of the existing fuel farm

August 20, 2008 (Item G-2) – The new lease was assigned to KCXP Investments

November 16, 2022 (Item H-1) – The Authority voted to issue a Notice of Default to KCXP Investments, LLC., per the breach provisions of the lease. The Notice of Default was sent on November 17, 2022 and KCXP Investments, LLC was given a deadline of January 18, 2023 to respond.

January 18, 2023 (Item H-3) – A response was received, and the agenda item was continued to the February 2023 CCAA meeting.

February 15, 2023 (Item H-1) – The CCAA approved an agreement to postpone or avoid lease termination with KCXP Investments.

September 20, 2023 (Item H-2) – The CCAA approved a lease assignment and the assignment of the agreement to postpone or avoid lease termination from KCXP Investments to Carson Tahoe Executive.

## **Executive Summary**

The proposed lease amendment will enable Carson Tahoe Executive to move forward with the construction of two new hangars on the airport. The new site plan is mutually beneficial for all parties.

## **Recommendation:**

Approve the lease amendment

## **Financial Information:**

Is there a fiscal impact?

No    Yes

If yes, account name/number & amount:

General Fund/ Federal Share:

Is it currently budgeted?

**Alternatives**

Do not approve the amendment and suggest changes.

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_  
2) \_\_\_\_\_

Aye/Nay

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(Vote Recorded By)