

BOARD OF TRUSTEES

Shaun Carey, Chair
Adam Kramer, Vice Chair
Cortney Young, Treasurer
Kitty Jung, Secretary
Eddie Ableser, Trustee
Mike Carrigan, Trustee
Pascal Dupuis, Trustee
Joel Grace, Trustee
Brian Kulpin, Trustee

**PRESIDENT/CEO**

Daren Griffin, A.A.E.

CHIEF LEGAL COUNSEL

Jenn Ewan

BOARD CLERK

Lori Corkery

AGENDA**Board of Trustees Regular Meeting**

Thursday, August 14, 2025 | 9:00 AM

Reno-Tahoe International Airport, Reno, NV

Administrative Offices, Second Floor

Notice of Public Meeting

Meetings are open to the public and notice is given pursuant to [NRS 241.020](#).

This meeting will be livestreamed and may be viewed by the public at the following link:

Watch on Zoom: <https://us02web.zoom.us/j/82275583396>

Listen by Phone: Dial 1-669-900-6833

Webinar ID: 822 7558 3396

Accommodations

Members of the public who require special accommodations or assistance at the meeting are requested to notify the Clerk by email at lcorkery@renoairport.com or by phone at (775) 328-6402. Translated materials and translation services are available upon request at no charge.

Public Comment

Anyone wishing to make public comment may do by the one of the following methods:

- 1) In person at the Board meeting
- 2) By emailing comments to lcorkery@renoairport.com by **4:00 p.m. on the day before the meeting**. Comments submitted will be given to the Board for review and included with the minutes of this meeting.
- 3) Virtually by Zoom. You must have a computer or device with a working microphone. Use the information above to log into the Zoom meeting and use the "Chat" feature to submit a request to speak. When the Chair calls for public comment, your microphone will be turned on and you will be addressed to speak.

Public comment is **limited to three (3) minutes** per person. No action may be taken on a matter raised under general public comment.

Posting

This agenda has been posted at the following locations:

1. RTAA Admin Offices, 2001 E. Plumb
2. www.renoairport.com
3. <https://notice.nv.gov/>

Supporting Materials

Supporting documentation for this agenda is available at www.renoairport.com, and will be available for review at the Board meeting. Please contact the Board Clerk at lcorkery@renoairport.com, or (775) 328-6402 for further information.

1. INTRODUCTORY ITEMS

- 1.1 Pledge of Allegiance
- 1.2 Roll Call

2. ADMINISTERING OF OATHS OF OFFICE BY WASHOE COUNTY CLERK

- 2.1 Appointment of Eddie Ableser – City of Reno

3. PUBLIC COMMENT

4. APPROVAL OF AGENDA (*For Possible Action*)

5. APPROVAL OF MINUTES

- 5.1 July 10, 2025, Board of Trustees meeting

6. PRESIDENT/CEO REPORT

7. BOARD MEMBER REPORTS AND UPDATES

8. RECOGNITIONS AND ITEMS OF SPECIAL INTEREST

- 8.1 Outgoing Trustee Recognition: Art Sperber

9. CONSENT ITEMS (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually.)

None

10. INFORMATION / POSSIBLE ACTION ITEMS

- 10.1 Board Memo No. 08/2025-44 (*For Possible Action*): Authorization of the President/CEO to award a Contract for the purchase of an EZ-Liner Model TSALC0500 Truck Mounted Striping Machine, with EZ-Liner, a Division of Vogel Traffic Services, Inc., in the amount of \$730,207.00
- 10.2 Board Memo No. 08/2025-45 (*For Possible Action*): Authorization of the President/CEO to approve contracts for the purchase of computer server hardware, software and applicable licensing with multiple vendors in support of the upgrade to the virtual computing infrastructure in an amount not to exceed \$904,608.00
- 10.3 (*Non-Action Item*): Informational Item related to Memorandum of Understanding between the Reno-Tahoe Airport Authority and DP RTA Stead, LLC with the purpose of capturing key business terms and conditions leading to the restructure of the Master Development Agreement and subsequent ground leases impacting land at the Reno-Stead Airport

10.4 *(Non-Action Item)*: RNO Public Art Program update

10.5 Board Memo No. 08/2025-46 *(For Possible Action)*: Review, discussion and potential approval of Reno-Tahoe Airport Authority Chairman’s Committee and Liaison Appointments for Fiscal Year 2025-2026

11. TRUSTEE COMMENTS AND REQUESTS

12. UPCOMING RTAA MEETINGS

DATE	MEETING
09/09/25	Finance & Business Development Committee Meeting Planning & Construction Committee Meeting
09/11/25	Board of Trustees Regular Meeting
10/07/25	Finance & Business Development Committee Meeting Planning & Construction Committee Meeting
10/09/25	Board of Trustees Regular Meeting
11/11/25 Date will change due to holiday	Finance & Business Development Committee Meeting Planning & Construction Committee Meeting
11/13/25	Board of Trustees Regular Meeting

13. PUBLIC COMMENT

14. ADJOURNMENT

BOARD OF TRUSTEES

Eddie Ableser, Trustee
Shaun Carey, Trustee
Mike Carrigan, Trustee
Pascal Dupuis, Trustee
Joel Grace, Trustee
Kitty Jung, Trustee
Adam Kramer, Trustee
Brian Kulpin, Trustee
Cortney Young, Trustee

**PRESIDENT/CEO**

Daren Griffin, A.A.E.

CHIEF LEGAL COUNSEL

Jenn Ewan

BOARD CLERK

Lori Corkery

MINUTES**Board of Trustees Regular Meeting**

Thursday, July 10, 2025 | 9:00 AM

Reno-Tahoe International Airport, Reno, NV

Administrative Offices, Second Floor

1. INTRODUCTORY ITEMS

The meeting was called to order at 9:00 a.m. by Chair Carey. Trustee Kramer was invited to lead the Pledge.

Trustees Present: Shaun Carey
Mike Carrigan
Pascal Dupuis
Joel Grace
Kitty Jung
Adam Kramer
Brian Kulpin
Cortney Young
Eddie Ableser (not under Oath)

2. ADMINISTERING OF OATHS OF OFFICE BY WASHOE COUNTY CLERK

- 2.1 Reappointment of Adam Kramer – Washoe County**
- 2.2 Appointment of Mike Carrigan – City of Sparks**
- 2.3 Appointment of Pascal Dupuis – Reno-Sparks Convention and Visitors Authority**
- 2.4 Appointment of Brian Kulpin – City of Reno**

Jan Galassini, Washoe County Clerk, administered the Oaths of the newly appointed Trustees. Eddie Ableser was not physically present at this meeting and, as a result, was unable to have his oath administered. Although his presence was acknowledged during roll call, he did not vote on or participate in the discussion of any agenda items during the meeting.

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3. ELECTION OF OFFICERS

Motion: Move to nominate Trustee Carey as Chair

Moved by: Kitty Jung

Seconded by: Joel Grace

Aye: Trustees Carey, Carrigan, Dupuis, Grace, Jung, Kramer, Kulpin, Young

Not Voting: Trustee Ableser

Result: Passed

Motion: Move to nominate Trustee Kramer as Vice Chair

Moved by: Cortney Young

Seconded by: Kitty Jung

Aye: Trustees Carey, Carrigan, Dupuis, Grace, Jung, Kramer, Kulpin, Young

Not Voting: Trustee Ableser

Result: Passed

Motion: Move to nominate Trustee Young as Treasurer

Moved by: Kitty Jung

Seconded by: Adam Kramer

Aye: Trustees Carey, Carrigan, Dupuis, Grace, Jung, Kramer, Kulpin, Young

Not Voting: Trustee Ableser

Result: Passed

Motion: Move to nominate Trustee Jung as Secretary

Moved by: Adam Kramer

Seconded by: Mike Carrigan

Aye: Trustees Carey, Carrigan, Dupuis, Grace, Jung, Kramer, Kulpin, Young

Not Voting: Trustee Ableser

Result: Passed

4. PUBLIC COMMENT

There were no comments from the public.

5. APPROVAL OF AGENDA (*For Possible Action*)

Motion: Move to approve the agenda as presented

Moved by: Joel Grace

Seconded by: Cortney Young

Aye: Trustees Carey, Carrigan, Dupuis, Grace, Jung, Kramer, Kulpin, Young

Not Voting: Trustee Ableser

Result: Passed

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6. APPROVAL OF MINUTES

6.1 June 12, 2025, Board of Trustees meeting

6.2 June 26, 2025, Special Board meeting

Corrections to the June 12, 2025, Minutes were made prior to the Board meeting. There being no further corrections, the Minutes were approved.

7. PRESIDENT/CEO REPORT

CEO Griffin delivered his monthly CEO report to the Board.

8. BOARD MEMBER REPORTS AND UPDATES

Trustee Jung thanked Chair Carey for attending the new Trustee orientation.

9. RECOGNITIONS AND ITEMS OF SPECIAL INTEREST

None.

10. CONSENT ITEMS (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually.)

None.

11. INFORMATION / POSSIBLE ACTION ITEMS

11.1 Reno-Stead Airport: RTAA-Owned Facilities (*Non-Action Item*)

Aurora Ritter, Director of Commercial Business, delivered a presentation on the facilities located at the Stead Airport and the future development plans going forward.

12. TRUSTEE COMMENTS AND REQUESTS

Trustees Dupuis and Kulpin expressed their appreciation to the staff for their efforts with the new Trustee orientation.

13. UPCOMING RTAA MEETINGS

DATE	MEETING
08/12/25	Finance & Business Development Committee Meeting Planning & Construction Committee Meeting
08/14/25	Board of Trustees Regular Meeting
09/09/25	Finance & Business Development Committee Meeting Planning & Construction Committee Meeting
09/11/25	Board of Trustees Regular Meeting

10/07/25	Finance & Business Development Committee Meeting Planning & Construction Committee Meeting
10/09/25	Board of Trustees Regular Meeting

14. PUBLIC COMMENT

There were no comments from the public.

15. ADJOURNMENT

The meeting was adjourned at 9:27 a.m.

President/CEO Report

To: All Board Members
From: Daren Griffin, President/CEO
Date: August 2025

AIR SERVICE DEVELOPMENT

Airline Engagement & Meetings

Staff welcomed representatives from six different airlines as part of the RTX American Century Championship golf event. This provided a valuable opportunity to showcase the Reno-Tahoe region to key airline decision-makers while facilitating meaningful engagement with local stakeholders. These interactions support our ongoing discussions by highlighting the market's strengths and fostering relationships for future air service development. Following the event, staff is actively engaging in follow-up discussions with each airline to maintain momentum and continue building on the connections established during their visit.

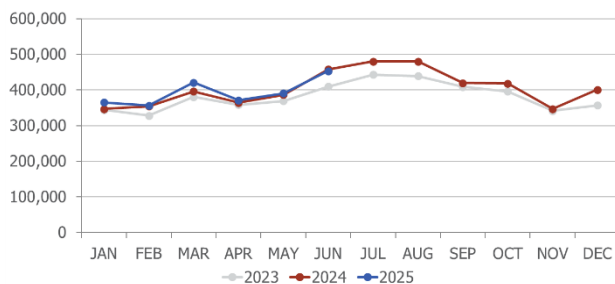
Staff held individual calls in July with Delta Sales, JSX Sales, Southwest, SkyWest Charter, FedEx and DHL to discuss performance metrics, outlook, and overall service health. Regular dialogue with our airline and cargo partners ensures continued alignment and supports proactive air service development initiatives.

Community Outreach

In addition to coordinating with our airline partners for the RTX American Century Championship, staff also engaged with community stakeholders throughout the week at various RTX-related events. These informal touchpoints provided valuable opportunities to strengthen relationships, share air service updates, and reinforce the importance of collaborative efforts in promoting the region's growth and connectivity. Maintaining a visible presence at high-profile community events like RTX supports broader outreach and fosters continued alignment with regional stakeholders.

June 2025 RNO Passengers

RNO served 453,113 passengers in June 2025, a decrease of 1.0% versus the same period last year. In June 2025, RNO was served by 11 airlines to 25 non-stop destinations. The total seat capacity increased 1.8% and flights increased 3.9% when compared to June 2024.



Total Passengers Jun-25					
	Passengers		% Diff.	Passengers	YOY % Diff.
	2023	2024		2025	
JAN	344,268	346,845	0.7%	365,265	5.3%
FEB	327,934	354,252	8.0%	356,037	0.5%
MAR	380,363	395,906	4.1%	420,534	6.2%
1st QTR	1,052,565	1,097,003	4.2%	1,141,836	4.1%
APR	357,924	364,374	1.8%	370,758	1.8%
MAY	368,930	386,391	4.7%	390,729	1.1%
JUN	409,467	457,524	11.7%	453,113	-1.0%
2nd QTR	1,136,321	1,208,289	6.3%	1,214,600	0.5%
JUL	442,942	479,858	8.3%		
AUG	438,621	479,829	9.4%		
SEP	408,732	419,203	2.6%		
3rd QTR	1,290,295	1,378,890	6.9%		
OCT	396,147	418,241	5.6%		
NOV	341,084	346,927	1.7%		
DEC	356,972	400,626	12.2%		
4th QTR	1,094,203	1,165,794	6.5%		
TOTAL	4,573,384	4,849,977	6.0%		

Alaska Airlines (AS)

- AS announced that it will upgrade its non-stop once daily seasonal service from RNO to San Diego (SAN) to a year-round service beginning October 4, 2025. This flight will be upgraded again to a double daily service beginning October 26, 2025.

Delta Air Lines (DL)

- Seasonal non-stop service from RNO to Minneapolis (MSP) returned June 9 and continues through September 8.

JetBlue (B6)

Seasonal non-stop service from RNO to New York City (JFK) returned June 12 and continues through September 2.

JSX Airlines (XE)

- XE new seasonal non-stop service from RNO to Las Vegas (LAS) and Carlsbad (CLD) began June 19, 2025, and goes till September 1, 2025. Both routes operate four times a week.

Southwest (WN)

- Seasonal non-stop service from RNO to Dallas-Love (DAL) returned June 7 and continues through September 28.
- Seasonal non-stop service from RNO to Chicago-Midway (MDW) returned June 5 and continues through September 29.



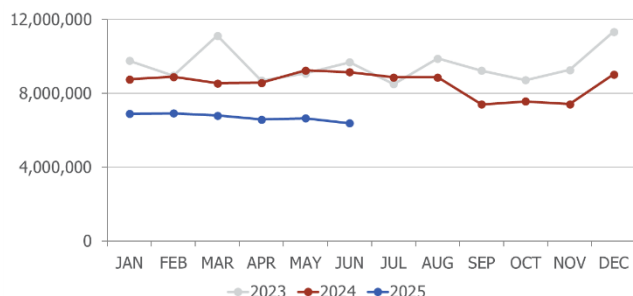


August 2025 RNO Flight Schedule

Destination	Airlines	Total Departures	Details
Atlanta	Delta	25	Daily. No flights 12-13, 19-20, 26-27.
Austin	Southwest	19	Once on Mon, Thu, Fri, Sun. Once on 2.
Burbank	Southwest	48	Twice on Mon, Thu, Fri, Sun (except 31). Once on Tue, Wed, Sat, & 31.
Chicago-Midway	Southwest	23	Once on Mon, Thu, Fri, Sat, Sun.
Chicago-O'Hare	United	31	Daily.
Dallas-Love	Southwest	10	Once on Sat, Sun.
Dallas/Fort Worth	American	99	Three daily. Four on 1-5, 24.
Denver	Frontier	13	Once on Mon, Fri. Once on 5,12,20,27.
	Southwest	96	Three daily. Four on Sun (except 31). Twice on 31.
	United	150	Five daily. Four on 19,23,26,30-31.
Guadalajara	Volaris	21	Once on Mon-Fri.
Houston	United	6	Once on Sat, Sun. No flights after 17.
Las Vegas	Frontier	18	Once on Mon, Thu, Fri, Sun.
	Southwest	254	Nine on Mon-Fri. Eight on 10, 17, 24. Six on 9, 16, 23, 31. Five on 2, 30. Seven on 3.
	Spirit	62	Twice daily.
Long Beach	Southwest	65	Twice daily Mon - Sat. Three on Sun (except 31). Once on 31.
Los Angeles	Alaska	62	Twice daily.
	American	21	Three on 22-24, 30-31. Two on 25, 29. Once on 26, 28.
	Delta	91	Three daily. Twice on 30-31.
	Southwest	39	Daily Mon-Sat. Three on Sun (except 3, 31). Twice on 3, 31.
	United	81	Three daily. Twice on 5,12,18,23,30-31. Once on 2,9,16.
Minneapolis	Delta	31	Daily.
	Sun Country	9	Once on Thu, Sun.
New York - EWR	United	2	Once on 24, 31.
New York-JFK	JetBlue	31	Daily.
Phoenix	American	131	Four daily. Five on Thu, Sun (except 3, 31), 29. Three on 26.
	Southwest	76	Three on Mon, Thu, Fri, 3. Twice on Tue, Wed, Sat, Sun (except 3.)
Portland	Alaska	122	Four daily. Three on 23,30.
Salt Lake City	Delta	115	Four daily. Three on 16, 23, 25-31.
San Diego	Southwest	79	Three on Mon, Thu, Fri, Sun (except 31). Twice on Tue, Wed, Sat, 31.
	Spirit	8	Once on 14,17,19,21,24,26,28,31.
San Francisco	United	121	Four daily. Three on 2,9,16.
San Jose	Southwest	18	Once on Mon, Thu, Fri, Sun.
Seattle	Alaska	147	Five daily. Four on 21, 26-28. Three on 23,30.
	Multiple Airlines		
*Does not include Charter or JSX flights			
07.29.2025			

June 2025 RNO Cargo

RNO handled 6,387,181 pounds of air cargo in June 2025, a decrease of 30.3% when compared to June 2024.



Total Cargo Volume in Pounds						
Jun-25						
	2023	2024	% Diff.	2025		YOY % Diff.
	Cargo in Pounds			Pounds	Metric Tons	
JAN	9,768,668	8,769,205	-10.2%	6,901,224	3,130	-21.3%
FEB	8,963,956	8,896,368	-0.8%	6,922,536	3,139	-22.2%
MAR	11,124,124	8,545,646	-23.2%	6,808,411	3,088	-20.3%
1st QTR	29,856,748	26,211,219	-12.2%	20,632,171	9,357	-21.3%
APR	8,704,717	8,581,674	-1.4%	6,584,600	2,986	-23.3%
MAY	9,094,192	9,253,876	1.8%	6,654,959	3,018	-28.1%
JUN	9,694,997	9,160,826	-5.5%	6,387,181	2,897	-30.3%
2nd QTR	27,493,906	26,996,376	-1.8%	19,626,740	8,901	-27.3%
JUL	8,508,207	8,878,130	4.3%			
AUG	9,888,463	8,876,453	-10.2%			
SEP	9,237,788	7,402,906	-19.9%			
3rd QTR	27,634,458	25,157,489	-9.0%			
OCT	8,731,063	7,565,778	-13.3%			
NOV	9,273,796	7,420,506	-20.0%			
DEC	11,347,689	9,030,713	-20.4%			
4th QTR	29,352,548	24,016,997	-18.2%			
TOTAL	114,337,660	102,382,081	-10.5%			

ECONOMIC DEVELOPMENT

Properties

Terminal Beautification Project

The initial scope of the Terminal Beautification initiative has largely been fulfilled. In the past month, all RTAA-owned stanchions throughout the airport have been either retrofitted for a refreshed appearance or fully replaced. This includes enhancements within the TSA queue, where the layout now features increased spacing between stanchions and new barrier panels designed to support improved queuing efficiency and screening operations. Staff will continue to monitor public-facing areas throughout the terminal and maintain coordination with internal teams and external partners to support the continued upkeep and presentation of the airport.

National Automobile Museum Display

The RTAA partnered with The Harrah Automobile Foundation, doing business as the National Automobile Museum, to introduce an interactive display featuring a fully restored 1926 Ford Model T. A ribbon-cutting ceremony was held on Friday, July 25, 2025, to commemorate the launch of the exhibit. Located near baggage claim in the main terminal lobby, the display is part of a six-month Terminal Display License and offers a unique and engaging amenity. Passengers are invited to sit in the Model T and take photos against a backdrop featuring the iconic Reno Arch.

New Air Cargo Facility

The new air cargo facility, now known as Cargo C, opened for existing tenants on July 24th. Tenants will complete their relocations within the next 2-3 weeks. After significant punch list items are completed in the vacant spaces, staff will connect with the other airport tenants that have expressed interest in additional space over the past year. If any space remains available, staff will market that space to other potential tenants. As soon as the existing cargo tenants are relocated into the new facility, construction fencing will be installed around the future Ground Transportation Center site, and buildings will be demolished in preparation for site work and vertical construction.

RTS Land Development

Dermody Properties Master Development and Ground Leases Restructure

Staff negotiated a non-binding MOU that terminates the existing MDA in exchange for replacing it with a handful of leases for land on the west side of the airport that will be subject to development by Dermody Properties. The result returns significant acreage on the north and east sides of the airport to RTAA.

control for future leasing/development opportunities. The RTAA and Dermody Properties teams will be negotiating the replacement agreements over the next couple of months.

Dermody Properties Phase I Development

The Dermody team advised that the major components of the first building have been completed. The NV Energy schedule for the power install has slipped and is expected to be completed in August 2025 with Truckee Meadows Water Authority (TMWA) flow tests and curb installations also occurring now. Staff executed easements necessary for utilities and telecommunications. Staff had been advised that the sign-off from the City of Reno is expected in August 2025, but the updated date is now September 10, 2025. The perimeter fence installation still needs to occur but that will not prevent the sign-off from the City. The Dermody team has confirmed that there are no tenants identified, only speculative possibilities. The utility work along Moya Blvd and the railroad crossing continues. The portion of Moya south of the railroad crossing is scheduled to be paved and electrical work and transformer install are still ongoing on the north side of the railroad crossing. This work is also expected to be completed in August 2025.

Dermody Properties Phase II Development

Our FAA ADO office determined that no further environmental process would be required for the buildings proposed on Phase II but did indicate that a Categorical Exclusion (CatEx) would be required for the portion of Moya Boulevard that will extend from Phase I to access Phase II. The Dermody team is now preparing the required documentation.

OPERATIONS & PUBLIC SAFETY

Department	Event	06/2025	06/2024	06/2023
Joint Actions	Aircraft Alerts: ARFF, Ops, Police, Aircom	2	0	5
	Medicals: ARFF, Ops, Police, Aircom	21	37	27
Operations	Inspections	83	141	113
	Wildlife Incidents	7	3	4
Police	TSA Checkpoint Incidents	14	12	16
	Case Numbers Requested	12	9	17
Terminal Ops	Alarm Responses	40	58	93
	Inspections: Vehicle, Delivery, Employee	968	907	1187
Compliance	Badge Actions	1393	1153	696
ARFF	Inspections: Fuelers/Facilities	2/0	9/0	11/0
Landside	Public Parking – Total Revenue	\$1,958,394.28	\$1,507,210.00	\$1,386,378.00
	Public Parking – Total Transactions	41,167	43,072	41,977
	Public Parking – Average \$ Per Transaction	\$47.57	\$34.99	\$33.03
	Shuttle & Bus Trips Through GT	8,875	9,495	8,636
	Transportation Network Company Trips	40,158	37,579	15,814
	Taxi Trips Through GT	4,101	5,502	5,775

PLANNING & INFRASTRUCTURE

There are no items to report this month. For project updates, please refer to the Monthly Project Status Reports which are posted with Planning & Construction Committee meetings agendas. Click [HERE](#) to view those agendas.

PEOPLE, CULTURE AND EQUITY

Time frame: 07/01/25 – 07/31/25

Open Positions	7
New Starts	3
Resignations/Terminations*	1
Promotions	1
<i>*Termination refers to an employee leaving under any circumstances, good or bad.</i>	

People Operations teamed with Marketing and Public Affairs to coordinate the bi-annual series of Town Hall meetings. There are two meetings held during the day to accommodate the day- and swing shift employees, and a “watch party” held at 10:00pm for the night shift employees. The theme for these meetings was “Thrive in Change,” and participants heard about the RNO Concessions program, MoreRNO, and the results of the recent culture survey that was conducted in the Spring. The meetings each ended with a sparkling apple cider toast to the successes of the last five years, celebrating the collective accomplishments of our employees as well as CEO Daren Griffin’s leadership and direction.

MARKETING & PUBLIC AFFAIRS

Team Focus Areas

The team continues to focus on building traveler awareness of flight, parking and rideshare options to enhance the experience from home to gate. Advertising (paid media) efforts continued to promote air service and increase visibility for #CatchARide parking campaign messaging, encouraging smooth drop-offs at the front curb throughout construction. The team also used earned media and owned channels to reinforce paid efforts, prepare travelers for upcoming MoreRNO construction impacts and elevate the in-terminal experience with live music performances.

Top Strategic Initiatives

Initiative	RTAA Strategic Priority	Outcome
MoreRNO Social Media Coverage	<ul style="list-style-type: none"> Customer Experience Facilities for the Future 	A viral social media post on Instagram, X, and Facebook comparing current and future concourses achieved more than 120k views and 5.5K engagements, reinforcing the vision for MoreRNO and helping inform the community. The post also drove strong growth, adding 300 new followers directly from the post.
Air Service Marketing	<ul style="list-style-type: none"> Air Service and Cargo Customer Experience 	Marketing support of Air Service continues. Notable successes and trends this month: <ul style="list-style-type: none"> The Nonstop Destinations page saw increases in average time spent on the page from both paid search (+5%) and paid social (+33%) with notable click increases for New York (5%) and Minneapolis (85%). On Meta, click-through rates outperformed the goal, driven by strong performance from static assets in the Chicago (+16%) and Nashville (+187%) ad groups. Notably, newly launched creatives, such as Nashville’s Honky Tonk Row (1,063 clicks) and Chicago’s Lakefront Trail (769 clicks) aided in this increase.

		<ul style="list-style-type: none"> Frontier incentive ad campaign ended with nine million impressions. In-terminal ads will remain until our advertising partner sells the space or another incentive campaign begins.
Parking Campaign	Customer Experience	<ul style="list-style-type: none"> The ongoing parking campaign (which includes paid search, Meta ads and paid media videos) continues to perform, reflecting consistent demand from travelers seeking this type of information. Additionally, user interest in the ride share coupon offer continues to grow, reflecting continued interest in airport transportation options.

Other Noteworthy Items

- Partnered with the National Automobile Museum to bring a fully restored 1926 Ford Model T display into the main terminal, giving travelers a look into Reno's history and culture. To celebrate the launch, we hosted a lively ribbon-cutting ceremony that welcomed community members, media and travelers to experience the exhibit firsthand. We amplified the excitement through targeted social media coverage, sharing photos, videos and engagement opportunities.
- Hosted Reno City Councilwoman Ebert at the Reno-Stead Airport for a productive discussion about the current and future plans for RTS.
- Staff convened a ZOOM meeting of the Art Advisory Committee (AAC) on July 28 to review the proposed HQ public art locations. They are scheduled to attend the September 11 Board meeting when the Loop Road finalist is presented for approval.
- Looking ahead, with the 17th Annual Employee Art Show coming to an end, staff is taking an opportunity to refresh the depARTures gallery including new paint colors, signage and gallery-grade lighting. Once the refresh is complete, and a new Burning Man exhibition is taking its place. This year's show is a series of sculptural maquettes, small-scale models used by artists as a preparatory step before creating the full-size piece. Renown local Burning Man artists Mark Rivera and STuro, who works from The Generator, will be featured. The exhibition will run through early November.

Board Memorandum

08/2025-44

In Preparation for the Regular Board Meeting on August 14, 2025

Subject: Authorization of the President/CEO to award a Contract for the purchase of an EZ-Liner Model TSALC0500 Truck Mounted Striping Machine, with EZ-Liner, a Division of Vogel Traffic Services, Inc., in the amount of \$730,207.00

STAFF RECOMMENDATION

Authorization of the President/CEO to award a Contract for the purchase of a EZ-Liner Model TSALC0500 Truck Mounted Striping Machine, with EZ-Liner a Division of Vogel Traffic Services, Inc., in the amount of \$730,207.00, using cooperative contract pricing from Sourcewell's, Contract No. 080521-EZL.

STRATEGIC PRIORITIES

Safety and Security
Air Service and Cargo
Customer Experience
General Aviation
Sustainability

BACKGROUND

A paint striping truck is a critical piece of equipment for maintaining our PART 139 marking standards in accordance with Airport Circular (AC) 150-5340-1M Standards for Airport Markings. We are required to meet these standards due to accepting Airport Improvement Program (AIP) grants and being a PART 139 airport. A paint striping truck is required to effectively and efficiently repaint many of the paint markings at both Reno-Tahoe International Airport (RNO) and Reno-Stead Airport (RTS). Airfield paint markings are extremely long and wide, requiring a large and sophisticated piece of equipment to place them correctly. No other RTAA owned equipment can do the job effectively or efficiently without impacting airport operations. A paint striper capable of performing this type of work is not a standard piece of equipment readily available for rent within the Truckee Meadows area. Without this piece of equipment, the RTAA would have to contract out paint striping activities on the airfield and the landside roadways we are responsible to maintain.

The existing paint truck is 23 years old and is well beyond its useful life. The existing truck is a 2002 GMC T8500 with an original purchase price of \$197,425.00. The overall maintenance cost is approximately \$200,000 and increasing each year. The truck chassis is no longer in production and makes it difficult to find parts. The striping equipment mounted to the truck is obsolete, making repairs much more difficult or often requiring a custom modification. The striping control system

is no longer in production and no longer serviced by the manufacturer. Breakdowns and component failures are becoming more frequent, and repairs are taking longer in duration as replacement parts are difficult to find or a customized solution is found.

The new paint striper truck will increase productivity and reduce runway and taxiway closure times. The new truck will have a 250-gallon paint capacity compared to the existing 70-gallon paint capacity and able to carry double the amount of glass beads. This will allow the entire runway centerline to be painted in one pass, as opposed to returning to the paint shop to clean and refill the paint tote which takes a considerable amount of time.

DISCUSSION

Based upon the specific operational needs of the Truck Mounted Striper, Airfield Maintenance Staff worked with the Purchasing Department to look at the various cooperative purchase contracts already publicly bid across the nation. Sourcewell's Contract No. 080521-EZL met all the necessary specifications required for the replacement of the current vehicle and meets the necessary Nevada Revised Statutes (NRS) bidding regulations for purchasing equipment.

The Truck Mounted Paint Striper will be an EZ Liner Model TSALC0500 mounted on an Autocar ACMD chassis. The vehicle has been customized by adding and deleting options to meet all the requirements necessary. The purchase price includes a three-day training session covering the updated features and operation of the vehicle.

FISCAL IMPACT

Funding for this contract was included in the approved Fiscal Year 2025-2026 Operating and Maintenance (O&M) budget for \$760,000.00. The contract is in the amount of \$730,207.00.

COMMITTEE COORDINATION

Finance and Business Development Committee

PROPOSED MOTION

"Move to authorize the President/CEO to award a Contract for the purchase of a EZ-Liner Model TSALC0500 Truck Mounted Striping Machine, with EZ-Liner a Division of Vogel Traffic Services, Inc., in the amount of \$730,207.00, using cooperative contract pricing from Sourcewell's Contract No. 080521-EZL.'

Board Memorandum

08/2025-45

In Preparation for the Regular Board Meeting on August 14, 2025

Subject: Authorization of the President/CEO to approve contracts for the purchase of computer server hardware, software and applicable licensing with multiple vendors in support of the upgrade to the virtual computing infrastructure in an amount not to exceed \$904,608.00

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

STRATEGIC PRIORITIES

Safety and Security

People

Facilities for the Future

Financial Stewardship

Customer Experience

Sustainability

BACKGROUND

The Reno-Tahoe Airport Authority (RTAA) relies on a modern virtual computing infrastructure to support most business and operational applications. This approach uses advanced technology that allows multiple virtual servers to operate on a smaller number of physical machines.

This is considered an industry best practice and offers several key benefits:

- Cost efficiency through shared resources
- Reduced energy consumption and space requirements
- Streamlined system maintenance and management

The virtual infrastructure is composed of physical host servers, data storage systems, operating software, and network communication equipment. RTAA maintains three separate hosting environments: one dedicated to the administrative infrastructure and two supporting Airport Communications and Operations (AirComm) infrastructure.

DISCUSSION

This project involves the replacement of RTAA's aging administrative virtual computing infrastructure, originally deployed in 2017, along with two Aircomm infrastructure hosts deployed in 2018. The current hardware for the administrative virtual infrastructure reached manufacturer end-of-service-life in 2023. The Aircomm infrastructure hosts do not have an end-of-service-life

date announced but were installed almost 7 years ago. End-of-service-life is anticipated to be soon. To maintain support for this critical infrastructure, staff secured third-party hardware support agreements to maintain operations beyond the manufacturer's support timeline.

These systems host virtual environments that run many of the RTAA's mission-critical applications, including:

- Computer-Aided Dispatch (Tyler New World)
- Geographic Information Systems (GIS)
- SITA Common Use and Airport Management Systems (AMS)
- Multi-Use Flight Information Display System (FIDS, BIDS, GIDS)
- Paging and public announcement systems
- Genetec security systems
- Virtual Desktop Infrastructure (VDI)
- Parking management
- Domain controllers and HVAC controls
- Historical financial records, police applications, and file services

The proposed project includes new hardware with a five-year support agreement and a complete virtual application suite upgrade with three years of support. The expected life cycle of this hardware infrastructure refresh is 5–7 years. This also includes a long-overdue update (true-up) of Microsoft licensing to align with current and future usage needs.

This project will consolidate the multiple hosting environments into a unified, redundant cluster. This integrated approach enhances resiliency, allowing critical systems to continue running even if one cluster experiences a failure.

Overall, this project is essential to ensure the continued reliability, performance, and security of RTAA's core systems. It replaces infrastructure at or nearing end-of-life, reduces the risk of service disruption, supports future scalability, and ensures compliance with modern support and cybersecurity standards.

NRS 332.115 provides exemptions to competitive solicitation for computer hardware, software, and maintenance. This project complies with the exemption.

Incline Technology, a Reno based technology system integrator, and Dell Computers partner, has been selected as the technology partner to acquire hardware and services for this project. Incline Technology is a well-known and trusted partner with the RTAA.

TechNet, a North Carolina based organization, manages Microsoft licensing for the RTAA. Staff will coordinate with TechNet for Microsoft licensing acquisition.

Virtual software licensing will be acquired directly with the virtual software manufacturer.

In the event that the above vendors cannot provide the required components, Staff will purchase through an alternate approved vendor that complies with NRS.

FISCAL IMPACT

This item was budgeted in the approved FY2025-26 capital budget for \$1,031,000. Cost includes:

- Dell hardware and implementation services - \$364,337.36
- VMWare Perpetual licensing - \$137,270.40
- Microsoft Data Center Server licensing - \$208,000
- Microsoft SQL Server licensing - \$70,000
- Sub-Total: \$779,607.76
- Contingency: \$125,000.24
- Total: \$904,608.00

COMMITTEE COORDINATION

Finance and Business Development Committee

PROPOSED MOTION

“It is hereby moved to authorize the President/CEO to approve contracts for the purchase of computer server hardware, software and applicable licensing with multiple vendors in support of the upgrade to the virtual computing infrastructure in an amount not to exceed \$904,608.00.”

Board Memorandum

In Preparation for the Regular Board Meeting on August 14, 2025

Subject: Informational Item related to Memorandum of Understanding between the Reno-Tahoe Airport Authority and DP RTA Stead, LLC with the purpose of capturing key business terms and conditions leading to the restructure of the Master Development Agreement and subsequent ground leases impacting land at the Reno-Stead Airport

BACKGROUND

This item is meant as an informational item related to an executed Memorandum of Understanding (MOU) between the Reno-Tahoe Airport Authority (RTAA) and DP RTA Stead, LLC (Dermody) with the purpose of the capturing key business terms and conditions leading to a restructure of the Master Development Agreement and subsequent ground leases impacting land at the Reno-Stead Airport (RTS).

In March 2014 the Reno-Tahoe Airport Authority (RTAA) issued a Request for Qualifications (RFQ) for a master development partner in an effort to improve utilization of vacant land at RTS and attract aeronautical and non-aeronautical companies. The RFQ process was in support of Resolution No. 504 setting forth policy adopted by the Board in May 2011. As a matter of policy, the RTAA recognized the economic value of development at RTS. Dermody was selected as the master developer for the RTS.

On December 8, 2016, the Board authorized the President/CEO to negotiate final terms and execute an Exclusive Master Development Agreement (MDA) and a 50-year Phase I Ground Lease (P1GL) with DP RTA Stead PH 1, LLC. The effective date for the MDA is December 8, 2016, and March 1, 2017, for the P1GL.

Subsequently, between December 2019 and June 2023, several amendments to the MDA were brought forward and approved. These included: a first amendment to the MDA for the purpose of extending the Construction Completion Date of the Project Site Entrance; a second amendment for the purpose of updating term extensions, concept plans, addition of performance milestones, development phases and ground lease terms; and a third amendment for the purpose of updating the option payment and adding performance milestone requirements.

On March 14, 2024, the Board authorized the President/CEO to negotiate final terms and execute a 50-year Phase II Ground Lease (P2GL) with DP RTA Stead PH 2, LLC with an effective date of March 1, 2024.

The MDA and subsequent amendments provide the current framework for the phased development of available land at RTS.

DISCUSSION

Over the past several years, the Northern Nevada commercial real estate market has experienced significant changes including sharp increases to construction and labor costs, higher interest rates, shifts in real estate demand leading to increasing vacancy rates for the industrial market. These conditions, among others, have materially altered certain economic assumptions that were core to the original MDA and subsequent ground leases, rendering the development structure unviable under current terms.

Given the above, coupled with RTAA's goal of facilitating further development of the RTS vacant land to increase non-aeronautical revenues, the RTAA and Dermody have agreed to terminate the existing MDA.

RTAA and Dermody will negotiate a mutually acceptable suite of agreements amending terms contained in the following documents: (i) Master Development Agreement (MDA) by and between RTAA and DP RTA Stead, LLC (as amended) ; (ii) Phase I Ground Lease (PIGL) by and between RTAA and DP RTA Stead PH 1, LLC (as amended); and (iii) Phase II Ground Lease (P2GL) by and between RTAA and DP RTA Stead PH 2, LLC.

Staff will be bringing forward the suite of modified agreements mentioned above to the Board of Trustees for discussion and approval as they are negotiated.

Highlights of key business terms included and detailed in the executed MOU (Attachment A) are generally as follows:

Property Adjustment:

- Reduce approximate 1,700-3,000-acre area of control under the MDA down to an area of approximately 812 acres (inclusive of the 56 acres leased under the Phase 1 Ground Lease and 101 acres leased under the Phase 2 Ground Lease) as shown on the Site Plan (Exhibit A).
- RTAA's grant to Dermody Properties of an option on the areas designated as Phases III, IV, V, and VI on the Site Plan
- Subject to Dermody meeting certain milestones related to the Option Phases, RTAA will grant Dermody a right of first offer (ROFO) on the area designated for Phases VII, VIII, and IX on the Site Plan.

Option Requirements

- Ground lease execution for a minimum of 100 acres located within the designated Option Area by no later than July 1, 2032.
- Additional ground leases for no less than 100 acres within the Option Area must be executed no later than the fifth anniversary of the execution date of each immediately preceding lease.
- Options and ROFO shall terminate if deadlines are not met.

Rent Commencement for Phase II

- Rent Commencement to begin July 1, 2027.

Rent Commencement for Future Phases

- Rent Commencement for future phases, beginning with Phase III, shall be upon Certificate of Occupancy (CoO) for the first building constructed for that phase,

Future Phase Lease Term

- 50-year term for each Phase ground lease from the date of execution.
- Each Subparcel Lease permitted to have a 50-year term, independent of the remaining term of the associated Phase ground lease.

Land Use Compatibility

- All development on RTAA property adjacent to the Site Plan to comply with local, state, and federal laws/regulations.

Late Comers Reimbursement

- Covering the approximate applicable areas shown in Exhibit B. CC&Rs to cover this area and provide for the formula for reimbursement for infrastructure that collectively benefits tenants in this area. The parties would also agree to reciprocal release of this area and the balance of the airport from sharing with one another in infrastructure expense.

Master Infrastructure Consultation

- Mutual consultation on “backbone” infrastructure that impacts the applicable parcels within the West side of the airport to ensure overall continuity.

Subordination to FAA Grant Assurances

- Agreements and all future phase ground leases will be subordinate to the RTAA’s FAA Grant Assurance Obligations.

Once the replacement agreements have been executed and approved, RTAA will begin undertaking steps to market the acreage falling under RTAA control. These steps may include (i) engaging internal/external stakeholders (Economic Development Authority of Western Nevada, Governor’s Office of Economic Development, City of Reno, Washoe County, etc.); (ii) identifying a site profile to include information related to zoning, topography, infrastructure and entitlements as well as create a infrastructure SWOT; (iii) engaging RTS master planning process to determine aeronautical vs. non-aeronautical uses, conduct industrial site masterplan, conduct high level financial analysis and develop a phasing plan; (iv) creating a marketing strategy; (v) launching

marketing campaign to include broker/site selector tours, engaging at industry trade shows, and launching digital campaigns.

This action is in support of the RTAA's Financial Stewardship Strategic Priority, as identified in the RTAA FY 2024-2028 Strategic Plan.

FISCAL IMPACT

The annual option payment due from Dermody (approximately \$387,000 in 2024) will also terminate upon the termination of the MDA. The rent associated with the P1GL will not be impacted and the rent start date for the P2GL will move from March 1, 2026, to July 1, 2027.

Subsequent ground lease rental rates will be established via appraisals conducted closer to lease execution. Also, the ability to regain control of land will allow the RTAA to work directly with interested parties including those that are working with our external stakeholders.

Attachment A

MEMORANDUM OF UNDERSTANDING

for

Reno AirLogistics Park

among

Reno-Tahoe Airport Authority,
a quasi-municipal corporation existing under the laws of the state of Nevada
("RTAA")

and

DP RTA Stead, LLC,
a Delaware limited liability company,
(with its affiliates, "Dermody Properties")

The following proposal outlines the key terms and conditions pursuant to which RTAA and Dermody Properties would negotiate a mutually acceptable suite of agreements (collectively, the "Definitive Agreement") amending their current arrangements under the following documents: (i) Master Development Agreement by and between RTAA and DP RTA Stead, LLC, dated December 8, 2016 (as amended, the "MDA"); (ii) Ground Lease (Phase 1) by and between RTAA and DP RTA Stead PH 1, LLC, dated February 22, 2017 (as amended, the "Phase 1 Ground Lease"); and (iii) Ground Lease (Phase 2) by and between RTAA and DP RTA Stead PH 2, LLC, dated March 1, 2024 (the "Phase 2 Ground Lease").

Property Adjustment:

Dermody Properties would reduce its approximate 1,700-3,000-acre area of control under the MDA down to an area of approximately 812.4-acres (inclusive of the 56.4 acres leased under the Phase 1 Ground Lease and 101 acres leased under the Phase 2 Ground Lease) as generally depicted in the map set forth in **Exhibit A** attached hereto (the "**Site Plan**"). This would be accomplished by (i) termination of the MDA, (ii) RTAA's grant to Dermody Properties of an option (the "**Option**") on the areas designated as Phases III, IV, V, and VI on the Site Plan (the "**Option Area**"), and (iii) subject to Dermody Properties meeting milestones related to the Option Phases, RTAA's grant to Dermody Properties of a right of first offer (the "**ROFO**") on the area designated for Phases VII, VIII, and IX on the Site Plan.

Option Requirements:

Dermody Properties shall enter into a ground lease with RTAA for a minimum of 100 acres located within the designated Option Area by no later than July 1, 2032. Following the execution of the July 1, 2032 lease, Dermody Properties shall execute additional ground leases for no less than 100 acres within the Option Area. Each subsequent lease must be executed no later than the fifth anniversary of the execution date of the immediately preceding lease. If Dermody Properties does not meet the deadline to execute a lease for any phase, the Options and ROFO shall terminate.

Rent Commencement for Phase II:

The parties will enter into an amendment to the Phase 2 Ground Lease to extend the Rent Commencement deadline to July 1, 2027.

Rent Commencement for Future Phases:

Rent Commencement for future phases, beginning with Phase III, shall be upon the date Dermody Properties receives a Certificate of Occupancy for the first building constructed for that phase.

Future Phase Lease Term: Each ground lease shall have a term of 50 years from the date of execution. Each Subparcel Lease (including the Subparcel Lease for the second building in Phase I, and each Subparcel Lease in Phase II, but excluding the Subparcel Lease for the first building in Phase I) will be permitted to have a term of up to 50 years, independent of the remaining term of the associated Phase ground lease.

Land Use Compatibility: RTAA will require all development on RTAA property adjacent to the Site Plan to comply with local, state, and federal laws/regulations.

Late Comers Reimbursement: The parties will agree to a Late-Comers Agreement covering the approximate applicable areas shown in **Exhibit B** (to be set forth in greater detail in a definitive agreement). CC&Rs to cover this area and provide for the formula for reimbursement for infrastructure that collectively benefits tenants in this area. The parties would also agree to reciprocal release of this area and the balance of the airport from sharing with one another in infrastructure expense.


Master Infrastructure Consultation: The parties will agree to consult with one another on "backbone" infrastructure that impacts the applicable parcels within the West side of the airport to ensure overall continuity.


Subordination to FAA Grant Assurances: Dermody Properties acknowledges that the Definitive Agreement and all future phase ground leases will be subordinate to the RTAA's FAA Grant Assurance Obligations. The parties agree to work in good-faith to amend the terms of the Definitive Agreement and all future phase ground leases if at any time required by the FAA.

Non-Binding: The parties acknowledge that this proposal is not intended to be a binding contract, but the basis for the negotiation of a Definitive Agreement. There shall be no binding contract to amend or alter the MDA, the Phase 1 Ground Lease, and/or the Phase 2 Ground Lease unless and until the Definitive Agreement is executed and delivered by both parties. This document is only a list of proposed points that may or may not become part of an eventual contract. It is not based on any agreement between the parties. It is not intended to impose any obligation whatsoever on either party.

ACKNOWLEDGED AND AGREED TO this 31st day of July, 2025:

DP RTA STEAD, LLC,
a Delaware limited liability company


Michael C. Dermody
as Chairman

Signed by:

C5524F59878348D
Douglas A. Kiersey, Jr.
as President and Chief Executive Officer

RENO-TAHOE AIRPORT AUTHORITY,
a quasi-municipal corporation existing under the laws of the state of Nevada


Daren Griffin
President/Chief Executive Officer

Exhibit A
Site Plan

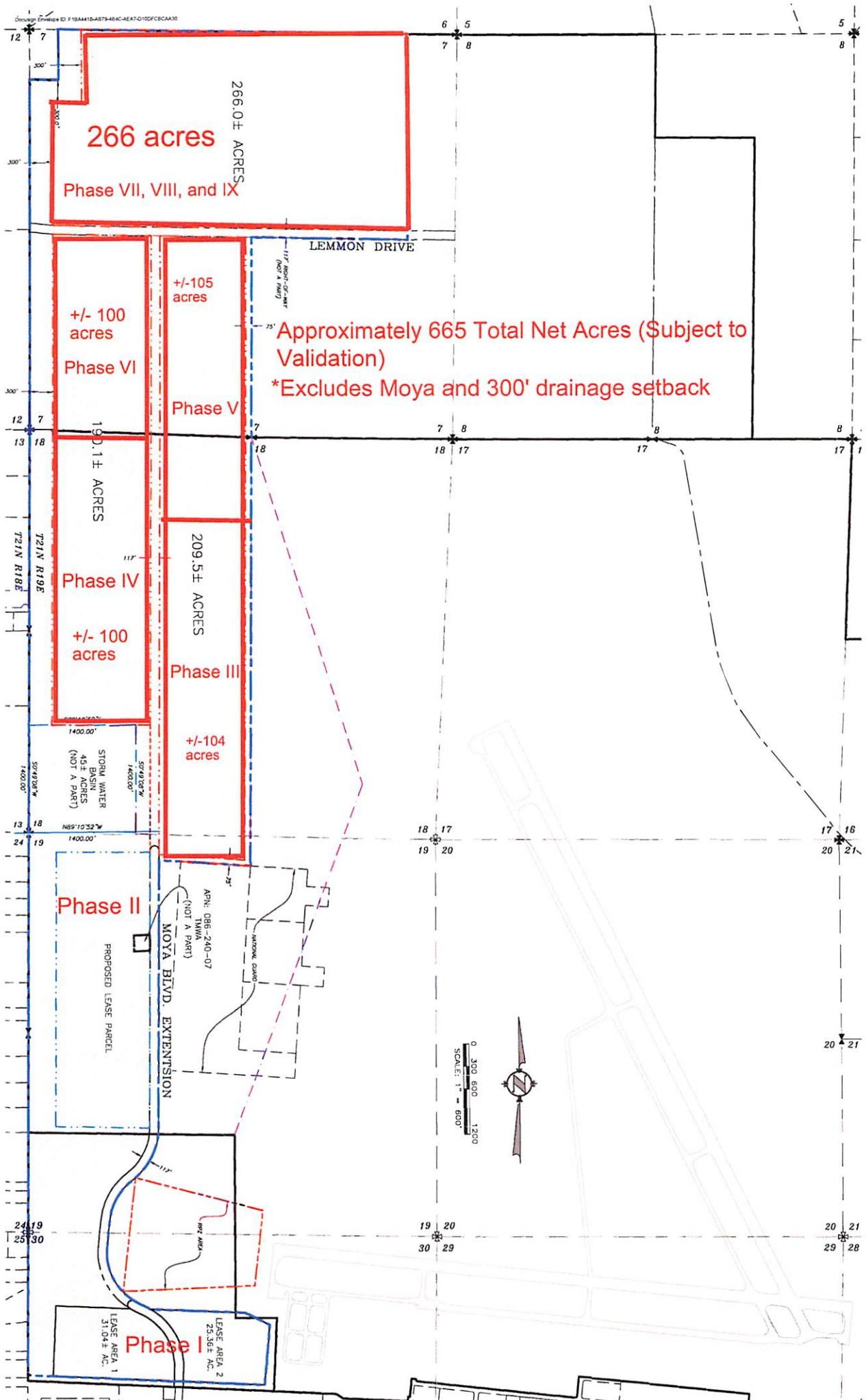


Exhibit B
Late Comers/CC&Rs Area

Proposed Properties Under CC&Rs



- Late Comers Reimbursement
 - CC&Rs as a reimbursement framework
 - Highlighted property included in CC&Rs
 - Highlighted property is approximate and will be validated as part of preparing Definitive Agreement

Board Memorandum

08/2025-46

In Preparation for the Regular Board Meeting on August 14, 2025

Subject: Consideration and approval of Reno-Tahoe Airport Authority Chairman's Committee and Liaison Appointments for Fiscal Year 2025-2026

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

BACKGROUND

Bylaw 9140 provides that the Chairman shall, *with approval of the Board*, establish Permanent Board Committees consisting of at least two members of the Board, but less than the full membership of the Board. Currently there are two Permanent Committees: the Finance and Business Development Committee and the Planning and Construction Committee. These committees hear informational items and make recommendations on whether matters brought before them should be advanced for consideration by the full Board.

The Chairman typically appoints 3-4 members to a permanent committee. Bylaw 9240 provides that the Treasurer shall serve as the Chair of the Finance and Business Development Committee. To ensure a quorum can be assembled in the absence of a committee member(s), the Chairman also appoints at least one alternate to these committees. The alternate will sit as a regular committee member with voting rights. The Chairman of the Board is also an ex officio member of the committee.

Bylaw 9150 provides that the Chairman may appoint temporary committees comprising not less than two members of the Board but less than the full membership, for special purposes. These committees are discharged on completion of their assignment. Currently there are no temporary committees.

In addition to the Committees described above, Bylaw 9210 provides that the Chairman may appoint Board members to serve as liaisons to various community boards, organizations, and committees. Currently these include the following: the Community Outreach Committee (COC); the Airport Sustainability Advisory Committee; the CEO Users Working Group; the CEO Land Development Working Group; the Air Service; and the Art Advisory Committee.

///

DISCUSSION

Chair Carey invited the Trustees to express their interest in serving on the RTAA Committees and in liaison roles. After careful consideration and a review of each Trustee's background and experience, Chair Carey recommends the following Committee and liaison appointments:

Finance & Business Development Committee

Chair:	Cortney Young	Alternate:	Mike Carrigan
Vice-Chair:	Adam Kramer	Ex Officio:	Shaun Carey
Member 1:	Pascal Dupuis		
Member 2:	Kitty Jung		

Planning & Construction Committee

Chair:	Joel Grace	Alternate:	Eddie Ableser
Vice-Chair:	Mike Carrigan	Ex Officio:	Shaun Carey
Member 1:	Brian Kulpin		
Member 2:	Cortney Young		

Community Outreach Committee (COC)

Board Liaison: Pascal Dupuis

Airport Sustainability Advisory Committee

Board Liaison: Eddie Ableser

CEO Users Working Group

Board Liaison: Shaun Carey

CEO Land Development Working Group

Board Liaison: Joel Grace

Air Service

Board Liaison 1: Eddie Ableser
Board Liaison 2: Pascal Dupuis
Board Liaison 3: Brian Kulpin

Art Advisory Committee

Board Liaison: Kitty Jung

FISCAL IMPACT

Approval of this item has no fiscal impact to the RTAA.

COMMITTEE COORDINATION

None

PROPOSED MOTION

“Approve the Chairman’s Committee and liaison appointments for Fiscal Year 2025-2026.”