

**BOARD OF TRUSTEES**

Shaun Carey, Chair  
Adam Kramer, Vice Chair  
Cortney Young, Treasurer  
Mike Carrigan, Trustee  
Joel Grace, Trustee  
Brian Kulpin, Trustee



**INTERIM PRESIDENT/CEO**

Cris Jensen, A.A.E.

**CHIEF LEGAL COUNSEL**

Jenn Ewan

**BOARD CLERK**

Lori Corkery

**MINUTES**

**Board of Trustees Regular Meeting**

Thursday, April 9, 2026 | 9:00 AM

Reno-Tahoe International Airport, Reno, NV

Administrative Offices, Second Floor

**1. OPENING ITEMS**

The meeting was called to order at 9:00 a.m. Ronald Bath was invited to lead the Pledge.

**Trustees Present:** Shaun Carey, Mike Carrigan, Joel Grace, Brian Kulpin, Cortney Young, Ronald Bath, Garrett Gordon

**Trustees Absent:** Adam Kramer

**1.3 Public Comment**

Public comment was given by Ken Moen.

**1.4 Approval of the Agenda (*for possible action*)**

Moved by Joel Grace, seconded by Cortney Young, to approve the agenda as presented  
**Ayes:** Carey, Carrigan, Grace, Kulpin, Young  
**Nays:**  
**Absent:** Adam Kramer  
**Abstained:**  
**Recused:**  
**Result:** Pass [5 to 0] (Trustees Bath and Gordon were not yet sworn in)

**1.5 Approval of Minutes of the March 12, 2026, Regular meeting of the Board of Trustees (*for possible action*)**

There being no corrections, the Minutes were approved as presented.

**2. INTERIM PRESIDENT/CEO REPORT**

Oaths of Office were administered to Ronald Bath and Garrett Gordon by the Washoe County Clerk.

Interim CEO Jensen welcomed the new Trustees and thanked Ken Moen for his involvement in the Nevada Aviation Association annual conference. He gave an update on DHS and expressed his gratitude to the FAA employees. He reported that while in Las Vegas he had the opportunity to meet with our Federal Security Director and says they are very supportive of RNO. He stated that staff is paying close attention to the issue of rising fuel costs and reported that our airline carriers have experienced no detrimental impacts so far. He shared that RTAA has been certified as a Tier 1 Green Business by the Nevada Green Business Network. And Lastly he reported that the triennial full scale disaster exercise is happening on May 13, 2026.

**3. CONSENT AGENDA ITEMS (Consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Any items pulled from the consent agenda will be heard at the discretion of the Board Chair.)**

There were no consent items.

**4. ITEMS FOR INFORMATION, DISCUSSION, AND/OR POSSIBLE ACTION**

**4.1 Stead Master Plan update**

Jed Hammer, Airport Planner, and Peter Maiman of Ardurra gave this presentation of the RTS Airport Master Plan which outlined a long-term strategy to guide development over the next 20 years to meet future aviation demand. The plan focuses on forecasting activity, optimizing land use across more than 5,000 acres, improving facilities, ensuring financial sustainability, updating GIS data, and incorporating public engagement. Current activity levels are about 54,500 annual operations, with projections showing modest growth to approximately 72,000 operations by 2045, along with a small increase in based aircraft and faster growth in unmanned aircraft operations. The airport also plays a significant role in aerial firefighting, which influences planning for both current and future critical aircraft, including the potential for larger airtankers. Next steps include FAA review of forecasts, further facility planning, and continued community engagement. Board discussion followed the presentation.

Trustee Kulpin made a request to hold a Board meeting at the Stead Airport sometime this summer.

**4.2 Public parking plan update**

Lissa Butterfield, Planning & Environmental Services Manager, gave this presentation and discussed the Parking Expansion Study conducted by the RTAA to evaluate options to meet airport parking demand through 2038, accounting for the loss of existing spaces due to redevelopment projects and projected growth. The study compares solutions including vertical expansion of the current parking structure and construction of a new standalone garage, analyzing feasibility, cost, operational impacts, and construction risks. While vertical expansion options could add capacity, they present structural challenges, higher risk, and potential disruption, whereas a new standalone parking structure offers a more scalable, efficient, and lower-disruption solution that meets long-term demand. Next steps include planning for new

facilities, potential land acquisition, and coordination with key stakeholders. Board discussion followed.

Request by Trustee Young: presentation or information in terms of long term planning that may include a third terminal (*concourse*) as we look at our growth. Interim CEO Jensen explained that our Master Plan project will include that information.

#### 4.3 Air Service update

Hasaan Azam, Director of Air Service Development & Properties, and Kirk Lovell of Mean & Hunt gave this presentation which highlighted RNO's strategy to retain, grow, and attract air service while navigating a dynamic airline industry shaped by fluctuating fuel costs, labor expenses, and profitability pressures. Despite these challenges, airlines remain optimistic, and RNO is experiencing steady growth, with 11 airlines serving over 20 nonstop destinations and passenger volumes reaching 4.9 million in 2025, with projections to exceed 5 million in 2026. Capacity is increasing modestly, though industry headwinds may slow growth, and the airport still has room to improve load factors to meet national averages. The presentation also emphasizes targeted market analysis for new routes and highlights recent success with new nonstop service to Nashville, reinforcing RNO's efforts to expand connectivity and meet future demand. Board discussion followed.

Trustee Kulpin made a request for more frequent air service updates.

**4.4 Board Memo No. 04/2026-13 (for possible action)** Authorization to execute a Professional Services Agreement with artist John Hoelscher Studio LLC, for the design, fabrication, and installation of custom commissioned permanent terrazzo and entryway artwork in the new Police Station and Airport Authority Headquarters (HQ) at Reno-Tahoe International Airport for an amount not to exceed \$200,000

Holly Hayden, Public Art Consultant & Artist Liaison, gave this presentation which seeks Board approval to contract with Jason Hoelscher Studio LLC to design, fabricate, and install custom terrazzo and entryway artwork for the new Police Station and Airport Authority Headquarters as part of RTAA's 1% for Art Program. The proposed artwork integrates regional themes—such as the Sierra Nevada, Truckee River, and aviation—into both interior and exterior designs to enhance the visitor experience and align with the airport's strategic vision for public art. The project will be completed in partnership with experienced contractors, is scheduled through March 2027, and will cost no more than \$200,000, funded through the Public Art Fund.

Moved by Cortney Young, seconded by Joel Grace, to authorize the President/CEO to execute a Professional Services Agreement with artist John Hoelscher Studio LLC, for the design, fabrication, and installation of custom commissioned permanent terrazzo and entryway artwork in the new Police Station and Airport Authority Headquarters (HQ) at Reno-Tahoe International Airport for an amount not to exceed \$200,000

**Ayes:** Bath, Carey, Carrigan, Gordon, Grace, Kulpin, Young

**Nays:**

**Absent:** Adam Kramer

**Abstained:**  
**Recused:**  
**Result: Pass [7 to 0]**

**4.5 Board Memo No. 04/2026-14** *(for possible action)* Authorization for the Interim President/CEO, or his designee, to negotiate and execute a fifty-year ground lease on property located at the corner of Plumb Lane and Terminal Way, commonly known as the Gateway Center, between the Reno-Tahoe Airport Authority and S3 Development Company, LLC, for an estimated minimum contract value of \$2,328,000

In the interest of transparency, Trustee Grace disclosed that he has had a previous business relationship with one of the parties related to the property in question that could be affected by this item and therefore would not participating in the discussion or vote.

In the interest of transparency, Trustee Gordon disclosed that his law firm has a business relationship with and represents S3 Development in other matters which could affect reasonable judgment of this item and therefore would not be participating in the discussion or vote.

Aurora Ritter, Commercial Business Development Director, gave this presentation.

Moved by Cortney Young, seconded by Mike Carrigan, to authorize the President/CEO, or his designee, to negotiate and execute a fifty-year ground lease on property located at the corner of Plumb Lane and Terminal Way, commonly known as the Gateway Center, between the Reno-Tahoe Airport Authority and S3 Development Company, LLC, for an estimated minimum contract value of \$2,328,000  
**Ayes:** Bath, Carey, Carrigan, Kulpin, Young  
**Nays:**  
**Absent:** Adam Kramer  
**Abstained:**  
**Recused:** Garrett Gordon and Joel Grace  
**Result: Pass [5 to 0]**

**5. ANNOUNCEMENT OF UPCOMING MEETINGS AND EVENTS**

<b>DATE</b>	<b>EVENT</b>
<b>04/22/2026</b>	<b>Board of Trustees – Budget Workshop</b>
05/19/2026	Planning and Finance Committee Meetings
05/21/2026	Board of Trustees Regular Meeting
06/09/2026	Planning and Finance Committee Meetings
06/11/2026	Board of Trustees Regular Meeting
07/07/2026	Planning and Finance Committee Meetings
07/09/2026	Board of Trustees Regular Meeting

**6. BOARD MEMBER COMMENTS, REPORTS AND SPECIAL REQUESTS**

Trustee Young reported she will be in Washington DC next week with the RSCVA advocating for the passage of certain bills.

Trustee Kulpin thanked Randy Carlton for providing the CPE information.

Trustee Grace commented that he feels the pace in which McCarthy is moving is impressive and would encourage others to request tours of the construction sites and of the Stead Airport.

## **7. CLOSING ITEMS**

### **7.1 Public Comment**

There were no comments from the public.

### **7.2 Adjournment**

The meeting was adjourned at 11:32 a.m.



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Joel Grace, Secretary