

BOARD OF TRUSTEES

Adam Kramer, Chair
Roy Tuscany, Vice-Chair
Cortney Young, Treasurer
Joel Grace, Secretary
Ronald Bath, Trustee
Shaun Carey, Trustee
Mike Carrigan, Trustee
Garrett Gordon, Trustee
Brian Kulpin, Trustee

**PRESIDENT/CEO**

Cris Jensen, A.A.E.

CHIEF LEGAL OFFICER

Jenn Ewan

BOARD CLERK

Lori Corkery

MINUTES

**Board of Trustees Regular Meeting
Thursday, September 10, 2026 | 9:00 AM
Reno-Tahoe International Airport, Reno, NV
Administrative Offices, Second Floor**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 9:03 a.m. Col. George was invited to lead the Pledge.

2. ROLL CALL

Trustees Present: Ronald Bath
Shaun Carey
Mike Carrigan
Garrett Gordon
Joel Grace
Adam Kramer
Brian Kulpin
Roy Tuscany (via Zoom)
Cortney Young

Trustees Absent: None

3. PUBLIC COMMENT

Public comment was heard from the following individuals regarding ICE flights. Documents provided by these individuals is included with these minutes.

Leslie Rumph
Robbin Palmer
Barbara Smith
Patricia Patton
Brad Merrill
Mark Pritchard
Elizabeth-Bree Kasper

In addition, the Clerk of the Board received two public comments by email that were provided to the Trustees. Those comments are included with these minutes.

4. APPROVAL OF AGENDA *(for possible action)*

Moved by Brian Kulpin, seconded by Shaun Carey, to move Items 9.3, 9.4, 9.5 and 9.6 to the consent portion of this agenda.

Aye: Bath, Carey, Carrigan, Gordon, Grace, Kramer, Kulpin, Tuscany, Young

Result: Passed

5. APPROVAL OF MINUTES

5.1 August 13, 2026, Board of Trustees meeting *(for possible action)*

5.2 July 7, 2026, Planning & Construction Committee meeting *(for possible action)*

5.3 July 7, 2026, Finance & Business Development Committee meeting *(for possible action)*

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

6. PRESIDENT/CEO REPORT

CEO Jensen recognized Tom Bradshaw, Scott Gordon and Dani Austin-Cox who will be retiring from the RTAA. He also introduced Katherine Bales, the new manager of the Reno-Stead Airport. He reported that operations at the airport during Burning Man went very well. He also informed the Board that he and staff met with the folks that had concerns about the High Roller parking lot and they are working on a resolution that works for everyone. He congratulated Randy Carlton and his team regarding the closing of the bonds. He stated that the yearly mandated FAA inspection will happen week after next and, lastly, he informed the Board of some upcoming travel plans.

7. RECOGNITIONS AND ITEMS OF SPECIAL INTEREST

7.1 Board Memo No. 09/2026-41 *(non-action item)* Proclamation of Appreciation for Congressman Amodei

This Proclamation of Appreciation was presented to Congressman Amodei by Chair Kramer.

8. 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. Any items pulled from the consent agenda will be heard at the discretion of the Board Chair.)*

Items 9.3, 9.4, 9.5 and 9.6 were moved to consent during the Approval of the Agenda portion of this meeting. These items were previously heard at the Caucus meeting on September 8, 2026.

Chair Kramer pulled Item 9.4 to correct a small typographical error that occurred at the prior Caucus meeting and 9.6 to disclose two potential conflicts *(9.4 and 9.6 correction and*

disclosures are set forth below in General Business) and called for a motion to approve Items 9.3, the corrected 9.4, 9.5, and 9.6.

Moved by Joel Grace, seconded by Brian Kulpin, to approve Items 9.3, and 9.5.

Aye: Bath, Carey, Carrigan, Gordon, Grace, Kramer, Kulpin, Tuscany, Young

Result: Passed

9.3 Board Memo No. 09/2026-43 *(for possible action)* Authorization for the President/CEO to execute a Construction Contract for the Fire Suppression System Upgrades at the Reno-Stead Airport, with Gerhardt and Berry Construction Accepting the Base Bid & Bid Alternate 1 contingent on funding from the Washoe County Sheriff's Office, in the amount of \$1,541,281

9.5 Board Memo No. 09/2026-45 *(for possible action)* Authorization for the President/CEO to execute a Construction Contract with Resource Develop Company LLC, for the North Apron Deice Pad Tank Installation, in the amount of \$617,973

9. GENERAL BUSINESS

9.1 Parking Update at RNO

This item was presented by Brandon Mikoleit, Manager of Landside Operations. The presentation provided an update on parking at RNO, including current and projected parking demand, steps taken to manage capacity, and the transition of employee parking to the High Roller Lot. The Purple Lot has been repurposed as lower-priced passenger parking at \$16 per day, with a self-walk option and ADA accommodations. Looking ahead, RTAA is finalizing its long-term employee parking plan and evaluating infrastructure improvements, including approximately 700 additional public parking spaces planned as part of the GTC project, expected to be completed in late 2028.

9.2 Board Memo No. 09/2026-42 *(for possible action)* Authorization for the President/CEO to execute a Professional Services Agreement with the Board-selected firm to modernize foundational governance documents and establish contemporary Board-CEO-staff interaction practices

At the April 30, 2026, Special Board meeting, the Board directed staff to solicit proposals for this process. Eight proposals were received, and an RFP Review Committee was formed to evaluate all submissions. The Committee selected two finalists: M2P Consulting, Inc., and Whitehouse Group, Inc. Representatives from each firm presented to the Board, and the Board subsequently interviewed each firm.

After discussion, the Board took the following action:

Moved by Garrett Gordon, seconded by Cortney Young, to table consideration of this item for the October Caucus Meeting for further discussion and to place the item on the October Board Meeting agenda for action.

Aye: Bath, Carey, Gordon, Grace, Kramer, Kulpin, Tuscany, Young
No: Carrigan
Result: Passed

(The Board recessed at 11:03 and reconvened at 11:10 a.m.)

9.4 Board Memo No. 09/2026-44 *(for possible action)* Authorization for the President/CEO to award the elevator and escalator maintenance service agreement, with Kone, Inc., for an initial term of three (3) years, from October 1, 2026 through June 30, 2029, in the amount of \$293,205, with an option for two (2) one-year extensions at the sole discretion of the RTAA that could extend the contract through June 30, 2031

This item was first heard and deliberated at the September 8, 2026, Caucus meeting, where it was advanced to the Consent Agenda for Board consideration.

It was noted that in the original motion presented with this item, a \$90 error was made in the amount of the contract. The corrected motion was presented, and the Board took the following action:

Moved by Cortney Young, seconded by Brian Kulpin, to authorize the President/CEO to award the Elevator and Escalator Maintenance Service Agreement with KONE, Inc., for an initial term of three (3) years, from October 1, 2026, through June 30, 2029, in the amount of \$293,205, with an option for two (2) one-year extensions at the sole discretion of the RTAA that could extend the Contract through June 30, 2031.

Aye: Bath, Carey, Carrigan, Gordon, Grace, Kramer, Kulpin, Tuscany, Young
Result: Passed

9.6 Board Memo No. 09/2026-46 *(for possible action)* Authorization for the President/CEO to Execute a Construction Contract with Q&D Construction for the RNO Airfield Pavement Maintenance Project 2026 at Reno-Tahoe International Airport, accepting the Base Bid and Bid Alternates 1, 2, & 3, in the Amount of \$1,110,000

This item was first heard and deliberated at the September 8, 2026, Caucus meeting, where it was advanced to the Consent Agenda for Board consideration.

Trustee Bath noted that due to his conflict related to Q&D Construction, he is recusing himself from Item 9.6, Board Memo No. 09/2026-46. He did not participate in the discussion, deliberation, or recommendation of this item for Consent at the September 8, 2026 Caucus, and he will abstain from advocating the passage or failure of and from voting on this item.

Trustee Grace noted that due to his past relationships and potential future relationships with Q&D Construction, he is recusing himself from Item 9.6, Board Memo No. 09/2026-46. He did not participate in the discussion, deliberation, or recommendation of this item for Consent at the September 8, 2026 Caucus, and he will abstain from advocating the passage or failure of and from voting on this item.

After the stated recusals, the Board took the following action:

Moved by Shaun Carey, seconded by Brian Kulpin, to authorize the President/CEO to Execute a Construction Contract with Q&D Construction for the RNO Airfield Pavement Maintenance Project 2026 at Reno-Tahoe International Airport, accepting the Base Bid and Bid Alternates 1, 2, & 3, in the Amount of \$1,110,000.

Aye: Carey, Carrigan, Gordon, Kramer, Kulpin, Tuscany, Young

Recused: Bath, Grace

Result: Passed

(Trustee Grace left the meeting at 11:15 a.m.)

9.7 Board Memo No. 09/2026-47 (for possible action) Authorization for the President/CEO, or his designee, to negotiate final terms and execute a fifty-year ground lease for a four-acre site located on the east side of the airfield at 601 South Rock Boulevard, between the Reno-Tahoe Airport Authority and South Rock LLC, for a minimum contract value of \$8,363,520

This item was first heard and deliberated at the September 8, 2026, Caucus meeting.

Trustee Gordon disclosed a potential conflict of interest with respect to Item 9.7, Board Memo No. 09/2026-47, regarding the proposed fifty-year ground lease with South Rock LLC. Mr. Ken Ambrose, who serves as Manager of South Rock LLC and as President of Ambrose Consulting Corporation, approached him in his professional capacity as an attorney with relevant expertise in these matters. In light of his role and responsibilities as an RTAA Trustee, he declined that representation. He has had no prior business interactions with Mr. Ambrose or Ambrose Consulting Corporation beyond that single approach, he has no anticipated future interactions with Mr. Ambrose or his affiliated entities, and Mr. Gordon's knowledge of this project is limited solely to what has been presented to the full Board through the normal course of these proceedings. After careful consideration, and in consultation with RTAA legal counsel, he has determined that the foregoing does not rise to the level of a conflict requiring recusal under NRS 281A.420. Accordingly, he is able to comment, deliberate, and vote on this item. He respectfully asked that this disclosure be noted for the record and reflected in the conflict log.

After Mr. Gordon's recusal was made, Aurora Ritter, Interim Chief Commercial Officer, began her presentation by noting two corrections that have been made to the Board Memo and the proposed motion following the Caucus meeting on September 8, 2026. First, the subject line and purpose statement of the revised Board Memo now correctly state that the purpose of this action is to negotiate and execute a 50-year ground lease - the word 'negotiate' was inadvertently omitted from the Caucus version.

Second, the revised Board Memo includes an entirely new section titled 'BENEFICIAL OWNERSHIP CHANGE EXEMPTION', which was not present in the Caucus version. That section provides that the authorization granted by this Board action is expressly limited to South Rock LLC under its current beneficial ownership structure as of the date of Board approval.

Regarding the Proposed Motion: The Proposed Motion before the Board today also differs from the motion presented at the Caucus in two respects. First, the minimum contract value in the Caucus motion was stated as \$8,353,520. That figure contained a typographical error. The correct minimum contract value, as supported by the fiscal analysis in the Revised Board Memo, is \$8,363,520, a difference of \$10,000.

And last, the Proposed Motion today includes the beneficial ownership condition that was added to the Revised Board Memo. The corrected Proposed Motion that Staff recommends the Board adopt today reads in full as follows:

'Move to authorize the President/CEO, or his designee, to negotiate final terms and execute a fifty-year ground lease for a four-acre site located on the east side of the airfield at 601 South Rock Boulevard, between the Reno-Tahoe Airport Authority and South Rock LLC, under its current beneficial ownership structure, for a minimum contract value of \$8,363,520; provided, however, that any change in beneficial ownership of South Rock LLC, shall be submitted to the Board for formal review and approval.'

After the presentation and Board discussion, the following motion was made:

Moved by Brian Kulpin, seconded by Cortney Young, to authorize the President/CEO, or his designee, to negotiate final terms and execute a fifty-year ground lease for a four-acre site located on the east side of the airfield at 601 South Rock Boulevard, between the Reno-Tahoe Airport Authority and South Rock LLC, under its current beneficial ownership structure, for a minimum contract value of \$8,363,520; provided, however, that any change in beneficial ownership of South Rock LLC, shall be submitted to the Board for formal review and approval.

Aye: Bath, Carey, Carrigan, Gordon, Kramer, Kulpin, Tuscany, Young

Absent: Grace

Result: Passed

9.8 Board Memo No. 09/2026-48 (for possible action) Discussion and possible action to approve, with or without revision, the President/CEO goals for Fiscal Year 2026-2027

This item was presented by Emily Ellison, Chief People & Culture Officer. Pursuant to the President/CEO's employment contract, the Board establishes annual performance goals that are used to measure the President/CEO's performance and serve as a basis for any discretionary annual bonus following completion of the annual performance evaluation. The proposed goals consist of three primary areas: (1) facilities, including the MoreRNO program, strategic parking solutions, and the Reno-Stead Airport Master Plan and Land Development/CIP; (2) financial stewardship, including budget performance, Board Audit Committee oversight, and operating revenue; and (3) stakeholder and community engagement, including customer experience, organizational culture, Board governance and team development, and risk management. Staff noted that the goals are aligned with the Authority's strategic priorities, reflect both short- and long-term efforts, incorporate qualitative and quantitative initiatives, are outcome-focused and adaptable to address currently unknown variables, and are intended to preserve the Board's discretionary authority.

Trustee Carrigan made a motion to approve the goals as presented. Trustee Gordon requested that the motion be amended to include a land use provision in the goals. Trustee Carrigan accepted the proposed revision, and Trustee Gordon seconded the motion. During discussion, Trustee Bath requested a further amendment to remove Goal No. 3, Subsection 4, “Board Governance and Team Development”. Trustee Carrigan did not accept the proposed amendment and did not further amend his motion. Trustee Gordon then proposed an additional amendment to remove the first sentence of that subsection relating to Board governance while retaining the sentence relating to Board liaisons. Trustee Carrigan did not accept the proposed amendment and did not further amend his motion. Trustee Gordon withdrew his second. Chair Kramer called for a second; there was none.

Trustee Gordon then made new motion to approve the revised goals presented, with the addition to Goal No. 1, Subsection 3, “Reno-Stead Airport (RTS) Master Plan and Land Development,” to include the language, “Identify any land use and zoning changes that will facilitate highest and best use for development, if any,” and a revision to Goal No. 3, Subsection 4, “Board Governance and Team Development,” to remove the first sentence while retaining the second sentence. Trustee Bath seconded the motion. Trustee Carey proposed an amendment to include a compatibility component with aviation use in conjunction with highest and best use language. Trustee Gordon accepted the proposed amendment. Trustee Bath retained his second.

Aye: Bath, Carey, Gordon, Kramer, Kulpin, Tuscany, Young

No: Carrigan

Absent: Grace

Result: Passed

10. BOARD MEMBER COMMENTS, REPORTS AND SPECIAL REQUESTS

Trustee Kramer addressed the New Trustee/Executive Liaison Program Guidelines which were included in the September 8, 2026, Caucus agenda. That item was deferred to be discussed at this meeting. He informed his fellow Trustees that the program is moving forward.

Trustee Young requested that staff explore the possibility of putting more distance between the Caucus meetings and the Board meetings in an effort to allow more time to review revised documents. Second, she requested a presentation by the Nevada Transportation Authority about autonomous vehicles, legislation and laws.

Trustee Gordon requested clarification regarding his executive leadership liaison considering the person he was paired with is no longer with the RTAA. Chair Kramer confirmed that Aurora Ritter will be the new executive liaison.

Trustee Bath requested that he be removed as the Trustee liaison with the Chief Legal Counsel.

11. FUTURE MEETINGS AND EVENTS

DATE	EVENT
10/6/2026	Board Caucus Meeting

10/8/2026	Board of Trustees Regular Meeting
11/10/2026	Board Caucus Meeting
11/12/2026	Board of Trustees Regular Meeting
12/8/2026	Board Caucus Meeting
12/10/2026	Board of Trustees Regular Meeting

12. PUBLIC COMMENT

Public comment was heard from Elizabeth-Bree Kasper.

13. ADJOURNMENT

The meeting was adjourned at 11:47 a.m.



Joel Grace, Secretary