
Committee Members:

Chair: Jim Phelan, Tahoe City Marina | **Vice Chair: DJ Ewan**, Granlibakken
Jill Schott, Tahoe Moon Properties | **Haley Packard**, Packard Realty
Alex Mourelatos, Mourelatos Lakeshore Resort | **Connor McCarthy**, Homewood Mountain Resort
Melissa Siig, TCDA/Tahoe Art Haus
(Quorum = 4 members)

Instruction for Public Participation:

Members of the public may attend the Zoom teleconference by telephone, computer or mobile device. To participate via Zoom, join the meeting from the link:

Join Zoom Meeting

<https://us02web.zoom.us/j/87015897413?pwd=SCtoaGZJSTk5ZmtDVkRNUHVySis2UT09>

as authorized by AB 361

Meeting ID: 870 1589 7413

Passcode: 010305

Dial by your location

+1 669 900 9128 US (San Jose)

AGENDA

- 12:30 p.m.** 1. Call to Order – Establish Quorum
2. Public Forum - Any person wishing to address the TBID Zone 1 Committee on items of interest to the Committee not listed on the agenda may do so at this time. It is requested that comments be limited to three minutes since no action may be taken by the TBID Zone 1 Committee on items addressed under Public Forum.
- 12:35 p.m.** 3. Agenda Amendments and Approval (Action)
- 12:40 p.m.** 4. Approval of Meeting Minutes from Nov 16, 2022 **Page 1**
- 12:45 p.m. 5. Presentation and request for recommendation of funding to the NLTRA BOD in the amount of \$225,000 for Full Design and Permitting of Tahoe City Downtown Access Improvements. Placer County staff Ryan Decker and Andy Deinken (Action) **Page 3**
- 1:30p.m.** 6. NTCA Rebrand –Karwowski
- 1:45p.m. 7. CA Brown Act Requirements & Future Meetings, Information Update – Karwowski
- 2:00 p.m. 8. Adjournment



north lake tahoe

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TBID Zone 1 Committee

Joint Meeting

Date: Wednesday, November 16, 2022

Location: Zoom

Draft Minutes

Zone 1 Committee Members:

Chair: Jim Phelan, Tahoe City Marina | Vice Chair: DJ Ewan, Granlibakken

Jill Schott, Tahoe Moon Properties | Haley Packard, Packard Realty

Alex Mourelatos, Mourelatos Lakeshore Resort | Connor McCarthy, Homewood Mountain Resort

Melissa Siig, TCDA/Tahoe Art Haus

1. Call to Order – Establish Quorum

Jim Phelan called the meeting to order via Zoom at 12:39 PM.

Committee members in attendance

Jim Phelan, DJ Ewan, Jill Schott, Alex Mourelatos, and Connor McCarthy

Committee members absent

Melissa Siig and Haley Packard

A quorum was established.

Staff members in attendance

Tony Karwowski, Francois Cazalot, and Anna Atwood

2. Public Forum

There were no comments on items not on today's agenda.

3. Agenda Amendments and Approval (Action)

Motion to approve today's agenda as presented. SCHOTT/EWAN/UNANIMOUS

4. Approval of Meeting Minutes

a) October 10, 2022

Motion to approve the minutes of the October 10, 2022 meeting. SCHOTT/EWAN/Carried with McCarthy abstaining.

b) October 26, 2022

Motion to approve the minutes of the October 26, 2022 meeting as presented. MOURELATOS/PHELAN/Carried with McCarthy and Ewan abstaining.

5. Final Review of Grant Project Process to Recommend for Board of Directors Approval (Action) - Erin

Casey presented the final draft of the NLTRA Economic Sustainability and Community Vitality Investment Program. This version is the result of meetings with all the TBID Committees, CAP Committee, NLTRA Board, County staff, and Supervisor Gustafson. Casey said this will be presented to the NLTRA Board at its December meeting, then to the Placer County Board of Supervisors for approval of the TOT components in January, with the hope of rolling out the process in the winter of 2023.

Casey is hearing the community priorities need to be considered and there should be more flexibility in the granting process. To that end, she added a fourth bucket, Reserve Funds, to be able to take advantage of opportunities that may come up. Casey noted other options included, such as sponsoring multi-year projects and maintenance.

Casey recommended a variety of strategies to get community input to help guide allocations, including a regional survey to gauge priorities for each bucket. In addition, there are a number of documents that need to be considered, including the MDP for TBID funds, the Measure A language that included housing and transportation, the Tourism Master Plan, the Placer County Regional Triangle Transportation Plan, and the TRPA Regional Transportation Plan.

Casey presented updates made to the “buckets,” which included the new 4th bucket for Reserves. She gave examples of appropriate allocations and “workflow” for each, including how applications are reviewed, allocations recommended, and the approval process. Casey gave examples of the types of requests that may be considered and ways success could be measured.

Casey answered questions clarifying her presentation, including the timeline for granting cycles, process as relates to timelines and accountability, and which committee is responsible for what pot of money. Casey noted there is some crossover on priorities and how funds can be spent.

Mourelatos suggested developing a way to consider feedback specific to each committee.

Discussion continued clarifying the information presented. There was appreciation of the flexibility being recommended.

NOTE: Mourelatos and McCarthy were not present for this motion or vote:

Motion to recommend approval of the concepts presented for the Economic Sustainability and Community Vitality Investment Program. EWAN/SCHOTT/UNANIMOUS

6. Adjournment

There being no further business to come before the Committee, the meeting adjourned at 2:08 PM.

Respectfully submitted,
Judy Friedman
Recording Secretary
THE PAPER TRAIL SECRETARIAL & BUSINESS SOLUTIONS



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MEMORANDUM

Date: January 18, 2023

TO: NLTRA TBID Zone 1 Committee

FROM: Tony Karwowski, CEO/President

RE: Tahoe City Downtown Access Improvement Funding Request

Action Requested

Requesting the NLTRA TBID Zone 1 Committee recommend to the NLTRA BOD \$215,000 of funding from TBID Zone 1 funds to Placer County Engineering for full design, right of way, and permitting costs associated with Tahoe City Downtown Access Improvements as presented by Placer County.

Background

The Tahoe City Downtown Access Improvements project will address circulation and parking concerns in the northeastern portion of the Tahoe City downtown Grove Street HWY 28 intersection area. As identified in the Tahoe City Mobility Plan, the area between the Cobblestone Center and the existing Grove St. public parking lot will be utilized for an expansion of the existing parking lot to improve connectivity and circulation in the core of the town center. Additionally, the project includes the construction of pedestrian access improvements to the businesses and recreational amenities in the area. The project is consistent with guidelines in the NLTRA MDP service plan categories and descriptors in the areas of Economic Development and Transportation, and Sustainability and Mitigation of Tourism Impacts.

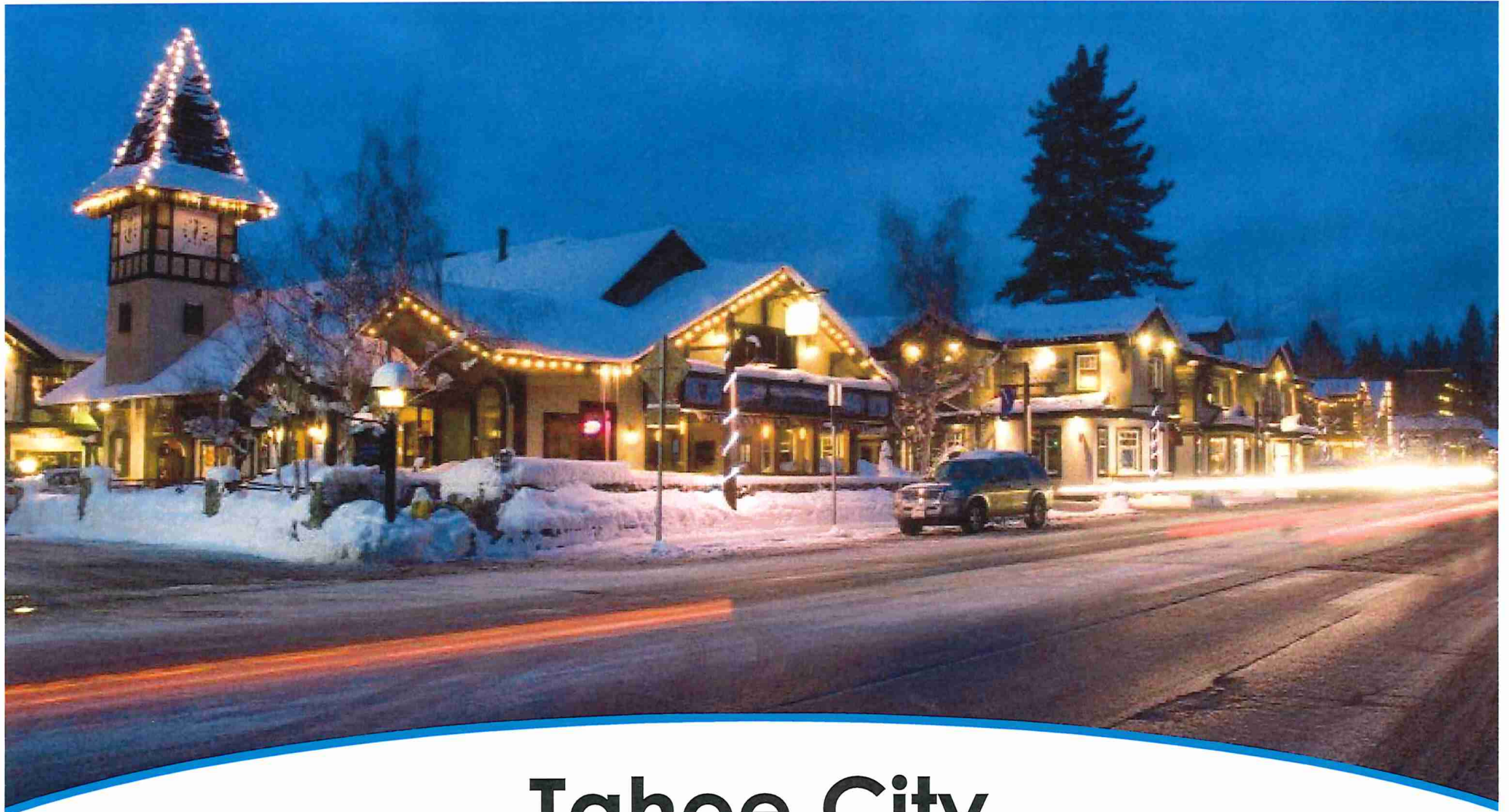
The project has progressed through the preliminary design phase, and CEQA/NEPA documentation is complete. Funding is currently being requested to cover full design, right of way and permitting costs which are estimated to be completed in fall 2023 with the intent to proceed to construction in 2024 dependent on funding.

Fiscal Impact:

\$215,000 of funds from Zone 1 opportunistic funds.

Attachments:

Placer County project overview, NLTRA Project Funding proposal and source P&Ls.



Tahoe City

Downtown Access Improvements



Placer County Department of Public Works

January 18, 2023

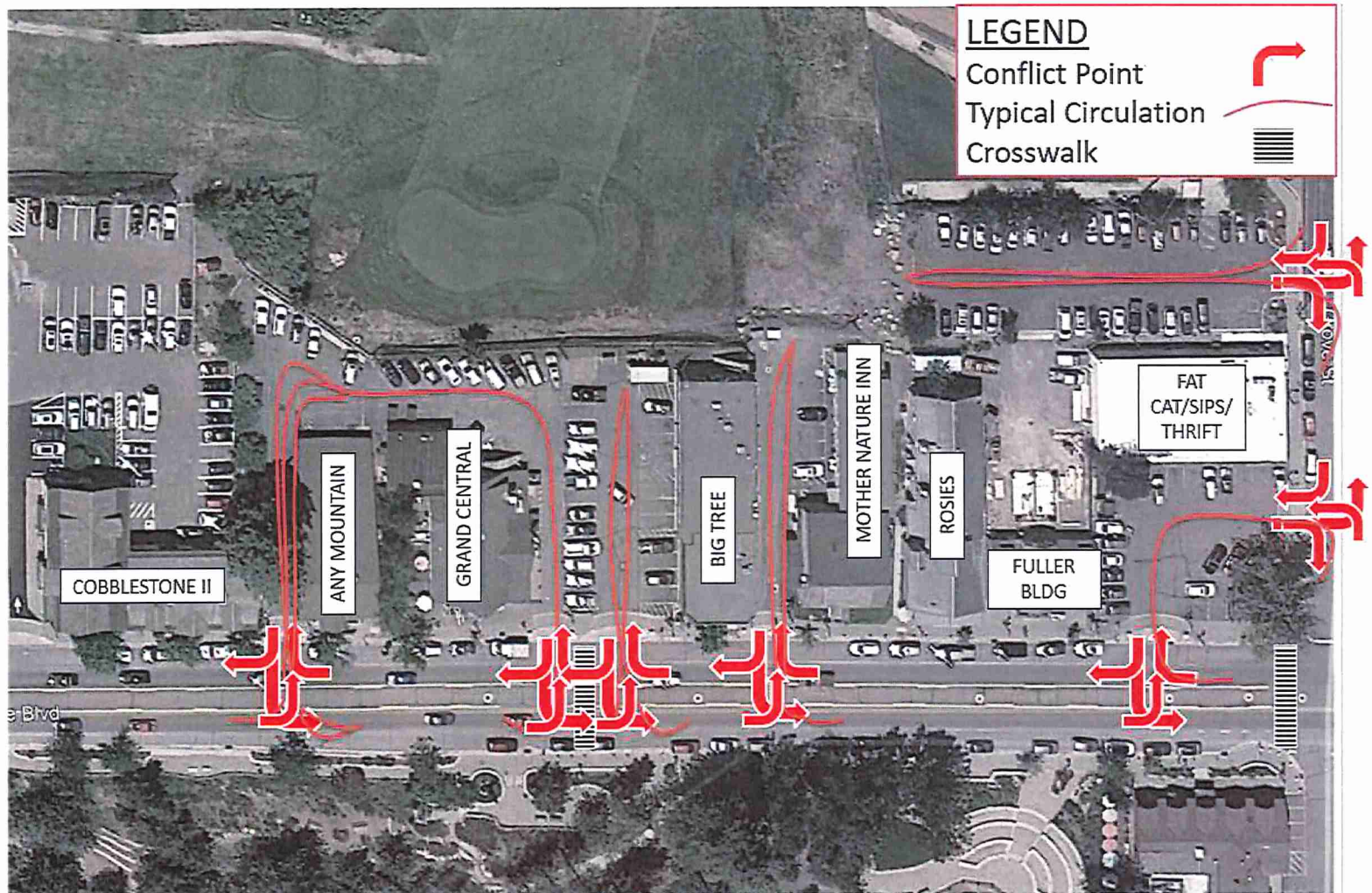
North Tahoe Community Alliance – TBID Zone 1 Committee



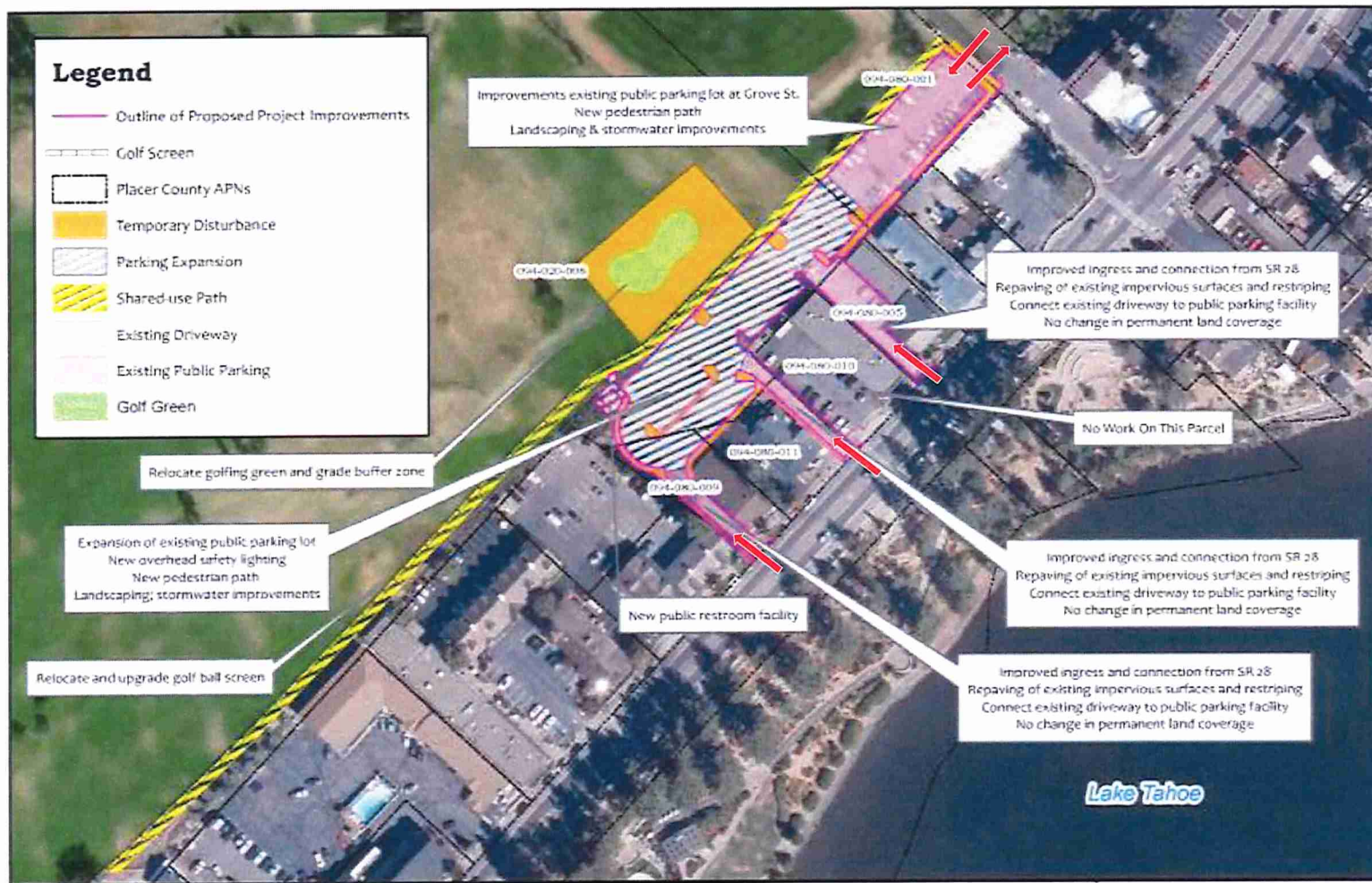
Project Goals

- Improve mobility and access for pedestrians and other Active Transportation users
- Improve public parking for access to recreation amenities and commercial destinations
- Reduce vehicular congestion on North Lake Boulevard (State Route 28)
- Construct facilities envisioned in the Tahoe City Mobility Plan

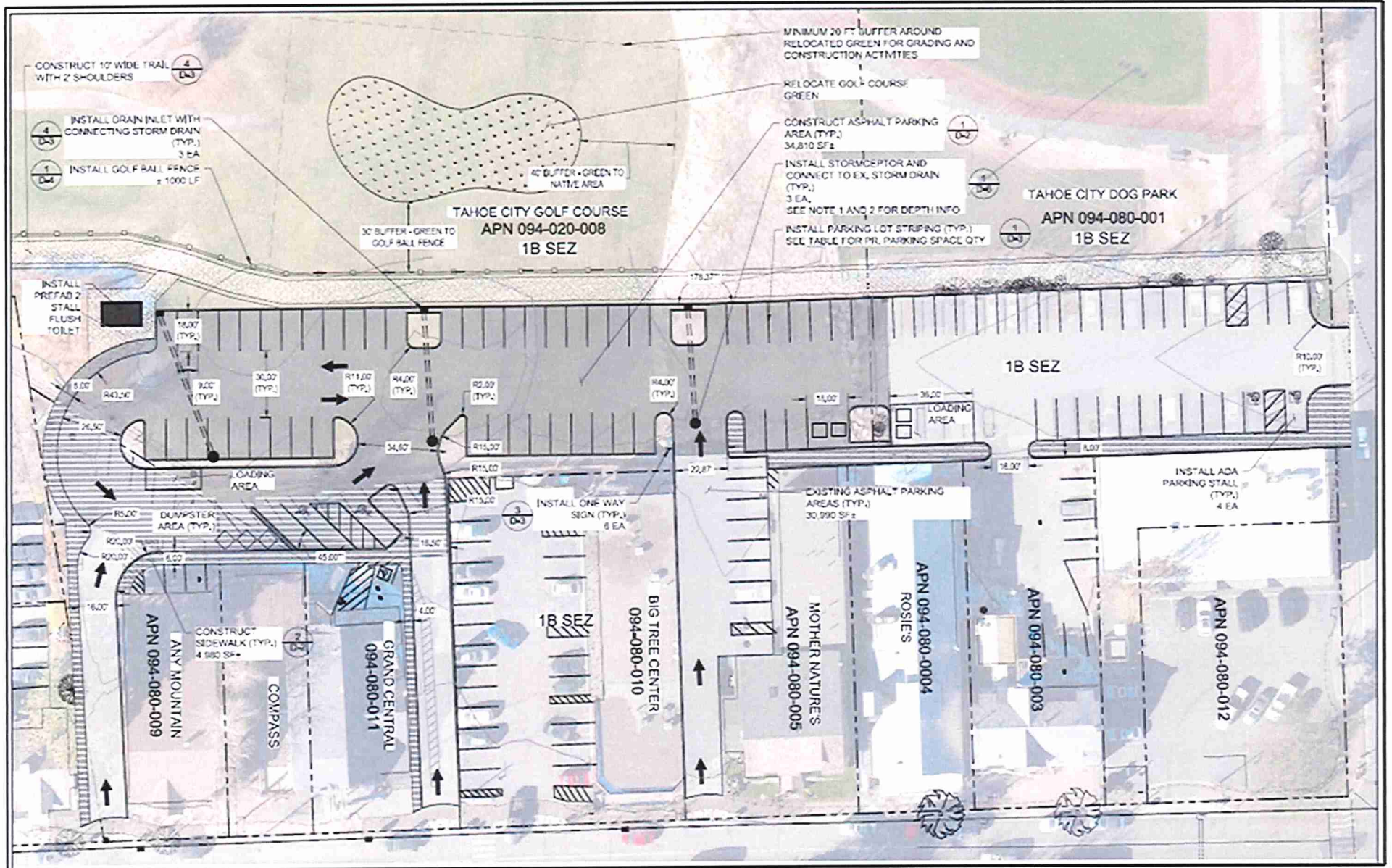
Existing Conditions



Project Overview



Preliminary Design





Key Features

- Shared-Use path extending behind the commercial businesses and parking areas
- Improved circulation and public parking from the existing Grove St. public parking lot
- Access to improved parking from multiple commercial properties
- Delivery/garbage truck access at rear of commercial properties
- Potential for future public restroom facilities and possible electric car charging stations

Project Status

- Environmental Document (CEQA) has been adopted, and NEPA determination is complete
- Preliminary design has been completed
- Request For Proposals (RFP) for full plans and engineering complete; negotiations in progress
- Construction to begin in 2024, pending funding





Additional Information

- TOT funding request of \$340k can be immediately used for full design/permitting and R/W contract
 - \$250k for design/permitting
 - \$90k for R/W (easements/acquisitions)
- Approx. \$1.5M construction costs anticipated; \$172k committed currently
- High-profile project presents opportunity to showcase tangible, impactful use of TBID funds
- Adjacent property owner feedback is positive
- Upgraded lighting over existing is planned, improving conditions for local employees
- Project complements proposed Grove St. signal



Questions? Comments?



Project Funding Proposal

Percentage of funding sources

Summary

PROJECT TOTAL COST

\$350,000

Zone 1

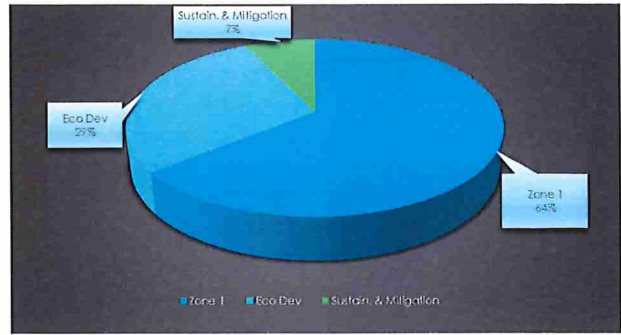
\$225,000

Economic Development

\$100,000

Sustainability & Mitigation

\$25,000



Project Funding Proposal

Funding Source

<u>MDP Category</u>	<u>AMOUNT</u>	<u>Percentage</u>
Zone 1	\$225,000.00	64%
Economic Dev.	\$100,000.00	29%
Sust. & Mitigation	\$25,000.00	7%

PL - Budget vs Actual
 North Lake Tahoe Resort
 Association

&P of &N

1/13/2023

NLTRA:05 Economic
 Development

1:18 PM

	Nov 2022		Variance	Fiscal 2022/23 YTD		
	Actual	Budget		Actual	Budget	Variance
Revenues						
Revenues	32,853	32,853	0	216,383	216,382	0
Revenue - Interest & Investments						
Total Revenues	32,853	32,853	0	216,383	216,382	0
Gross Profit	32,853	32,853	0	216,383	216,382	0
Salaries & Wages	1,385	7,429	(6,044)	6,976	37,143	(30,167)
P/R - Tax Expense	106	743	(637)	556	3,714	(3,158)
P/R - Health Insurance Expense	0	1,490	(1,490)	0	7,448	(7,448)
P/R - Workmans Comp	0	260	(260)	0	1,302	(1,302)
401(k)	55	297	(242)	291	1,486	(1,195)
Other Benefits & Expenses	0	23	(23)	0	117	(117)
Rent	569	406	163	2,846	2,031	815
Utilities	0	77	(77)	0	386	(386)
Telephone & Internet	0	80	(80)	0	400	(400)
Supplies - Office	0	42	(42)	0	208	(208)
Supplies - Computer	0	0	0	134	1,750	(1,616)
Taxes, Licenses, Fees	0	25	(25)	0	125	(125)
Dues & Subscriptions	0	17	(17)	0	83	(83)
Associate Relations	0	17	(17)	0	83	(83)
Automobile Expenses	0	42	(42)	0	208	(208)
Meals & Meetings	0	42	(42)	0	208	(208)
Equipment Rental/Leasing	0	41	(41)	0	163	(163)
Non-NLTMC Marketing	0	417	(417)	0	2,083	(2,083)
Additional Opportunities	0	28,299	(28,299)	0	141,497	(141,497)
Allocated Administrative Overhead	1,268	5,232	(3,964)	4,689	22,418	(17,729)
Total Operating Expenses	3,383	44,979	(41,594)	15,492	222,853	(207,362)
Net Operating Income	29,470	(12,126)	41,594	200,891	(6,471)	207,362
Other Expense/<Income>						
Net Income	29,470	(12,126)	41,594	200,891	(6,471)	207,362

PL - Budget vs Actual

PL - Budget vs Actual

&P of &N

North Lake Tahoe
Resort Association
NLTRA:02 Zone 1

1/13/2023
1:17 PM

	Nov 2022		Variance	Fiscal 2022/23 YTD		Variance
	Actual	Budget		Actual	Budget	
Revenues						
Revenues	63,977	63,977	0	421,377	421,376	0
Revenue - Interest & Investments						
Total Revenues	63,977	63,977	0	421,377	421,376	0
Gross Profit	63,977	63,977	0	421,377	421,376	0
Salaries & Wages	1,385	3,831	(2,446)	6,976	19,155	(12,179)
P/R - Tax Expense	106	383	(277)	556	1,916	(1,359)
P/R - Health Insurance Expense	0	616	(616)	0	3,078	(3,078)
P/R - Workmans Comp 401(k)	0	134	(134)	0	672	(672)
	55	153	(98)	291	766	(475)
Other Benefits & Expenses	0	10	(10)	0	50	(50)
Rent	396	174	222	1,980	870	1,109
Utilities	0	33	(33)	0	165	(165)
Telephone & Internet	0	34	(34)	0	171	(171)
Supplies - Office	0	83	(83)	0	417	(417)
Supplies - Computer	0	0	0	134	700	(566)
Taxes, Licenses, Fees	0	25	(25)	0	125	(125)
Dues & Subscriptions	0	17	(17)	0	83	(83)
Associate Relations	0	17	(17)	0	83	(83)
Automobile Expenses	0	42	(42)	0	208	(208)
Meals & Meetings	0	83	(83)	0	417	(417)
Equipment Rental/Leasing	0	18	(18)	0	70	(70)
Non-NLTMC Marketing	0	417	(417)	0	2,083	(2,083)
Additional Opportunities	0	68,348	(68,348)	30,100	341,738	(311,638)
Allocated Administrative Overhead	1,164	10,188	(9,024)	4,332	43,657	(39,324)
Total Operating Expenses	3,106	84,606	(81,499)	44,369	416,424	(372,056)
Net Operating Income	60,871	(20,629)	81,500	377,008	4,952	372,056
Other Expense/<Income>						
Net Income	60,871	(20,629)	81,500	377,008	4,952	372,056

PL - Budget vs Actual
 North Lake Tahoe Resort Association
 NLTRA:06 Sustainability/Mitigation

&P of &N
 1/13/2023
 1:19 PM

	Nov 2022		Variance	Fiscal 2022/23 YTD		Variance
	Actual	Budget		Actual	Budget	
Revenues						
Revenues	14,265	14,265	0	93,956	93,956	0
Revenue - Interest & Investments						
Total Revenues	14,265	14,265	0	93,956	93,956	0
Gross Profit	14,265	14,265	0	93,956	93,956	0
Salaries & Wages	1,385	6,095	(4,711)	6,976	30,476	(23,500)
P/R - Tax Expense	106	610	(504)	556	3,048	(2,492)
P/R - Health Insurance Expense	0	1,036	(1,036)	0	5,182	(5,182)
P/R - Workmans Comp	0	214	(214)	0	1,069	(1,069)
401(k)	55	244	(188)	291	1,219	(928)
Other Benefits & Expenses	0	17	(17)	0	83	(83)
Rent	458	290	168	2,289	1,451	838
Utilities	19	55	(36)	118	275	(157)
Telephone & Internet	0	57	(57)	0	286	(286)
Supplies - Office	0	42	(42)	0	208	(208)
Supplies - Computer	0	0	0	134	1,050	(916)
Taxes, Licenses, Fees	0	25	(25)	0	125	(125)
Dues & Subscriptions	0	17	(17)	0	83	(83)
Associate Relations	0	17	(17)	0	83	(83)
Automobile Expenses	0	42	(42)	0	208	(208)
Meals & Meetings	0	42	(42)	0	208	(208)
Equipment Rental/Leasing	0	29	(29)	0	116	(116)
Event Sponsorships	0	0	0	500	0	500
Non-NLTMC Marketing	0	417	(417)	0	2,083	(2,083)
Additional Opportunities	0	7,990	(7,990)	0	39,950	(39,950)
Allocated Administrative Overhead	1,212	2,272	(1,060)	5,201	9,734	(4,533)
Total Operating Expenses	3,235	19,511	(16,274)	16,065	96,937	(80,872)
Net Operating Income	11,030	(5,246)	16,274	77,891	(2,981)	80,872
Other Expense/<Income>						
Net Income	11,030	(5,246)	16,274	77,891	(2,981)	80,872