

TAHOE REGIONAL PLANNING AGENCY  
OPERATIONS AND GOVERNANCE COMMITTEE

TRPA/Zoom Webinar

December 14, 2022

**Meeting Minutes**

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Chair Ms. Aldean called the meeting to order at 11:25 a.m.

Members present: Ms. Aldean, Mrs. Cegavske, Ms. Diss, Ms. Gustafson, Ms. Hill, Mr. Hoenigman

II. APPROVAL OF AGENDA & MINUTES

Ayes: Ms. Aldean, Mrs. Cegavske, Ms. Diss, Ms. Hill, Mr. Hoenigman

Abstain: Ms. Gustafson

**Minutes approved.**

III. Recommend Approval of November Financials

Mr. Chris Keillor, TRPA Finance Director, provided the presentation. He brought up a slide showing highlights for the month. Mr. Keillor said that again this month, for revenues, fees are strong and planning fees are running 14% higher than the last three record years but have slowed down just a bit, which is normal for November, December and January.

Mr. Keillor then brought up a chart showing revenues and expenses and explained that it shows that TRPA is on-track moneywise. For revenues, fees are going strong. The first quarter grants have been billed. There is still some grant invoicing to do for TSAC. In expenses, compensation is at 35% year to date. Contract expenditures are catching up, and the first debt service payment was at the end of November.

Mr. Keillor then moved on to a chart showing the monthly/cumulative cash flow. Cash receipts are at \$0.9 million. Disbursements are at \$2.5 million and are higher than prior years. We're a \$22 million budget this year versus a \$19 million budget last year. This includes mitigation fees and securities. It's highly likely we will finish the year with negative cash flow. Not a problem; that money is all sitting in the bank.

Mr. Keillor then showed a chart that explained the total monthly billings to the Tahoe Transportation District. The number is based on the square footage of the building, the space they occupy. It's \$1.75 per square foot, which is actually a pretty good deal compared to nearby comparable rental spaces that go for \$1.85 or more per square foot.

Ms. Hill asked if there was a possibility of looking into a grant for TTD until they get operational support from the state, as part of the package that the Board will be discussing with the governor elect soon. Ms. Hill added that every dollar counts for TTD, and that she is feeling concerns about the organizational stability.

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Mr. Keillor said that would be up to the Board. Mr. Keillor then concluded his presentation and asked for questions.

### Committee Comments & Questions

Mrs. Cegavske asked whether anyone has talked to the new governor elect. The finances of Nevada are a little extended and it's not looking good. Are we going to be able to get anything from Nevada?

Mr. Keillor said that actually Nevada looks good. It's California that looks bad.

Ms. Julie Regan, TRPA Executive Director, confirmed that the TRPA is indeed meeting with Nevada and working on a number of different issues. Top priorities are budget, as well as Transportation and Infrastructure. We're being very bullish to get as many meetings as we can.

Ms. Hill added that she is meeting with the transition team on Friday. Supervisor Gustafson is also included in that. We hope to outline the big picture of what we're looking at for these infrastructure dollars as well as making TRPA whole. Ms. Hill said she's very enthusiastic that this will be something that will get the support of the governor elect.

### Public Comments & Questions

None.

Mrs. Gustafson made a motion to recommend approval.

Ayes: Mrs. Cegavske, Ms. Gustafson, Ms. Diss, Mr. Hoenigman, Ms. Hill, Ms. Aldean

### **Motion carried.**

#### IV. Recommend approval of Nevada Division of State Lands' Excess Mitigation Fund Disbursement (\$2,605,730)

Ms. Kim Chevallier, TRPA Environmental Improvement Program Manager, provided the presentation. Ms. Chevallier was joined by her Nevada Division of State Lands partners Meredith Gosejohan, Tahoe Program Manager; Sherry Barker, Tahoe Land Agent; and Charlie Donohue, Division of State Lands Administrator. Ms. Chevallier opened with a summary of the request. The Nevada Division of State Lands' (NDSL) Excess Mitigation Fund disbursement supports the implementation of the Regional Plan through the acquisition and restoration of sensitive land, as well as the participation in the banking, selling, and retirement of land coverage. The program is funded by excess coverage mitigation fees collected to offset the impacts of development. It is an important priority for the Regional Plan and the Environmental Improvement Program. Ms. Chevallier explained that the TRPA-NDSL relationship has been in place for 30 years. NDSL has processed 123 land coverage transfers, purchased seven parcels totaling over 25 acres, and retired over 600,000 square feet of land coverage. The previous request for funding in 2020 was for \$1.4 million. This request is for fees collected through the end of FY 2021.

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Ms. Gosejohan of the NDSL then continued the presentation. Ms. Gosejohan opened by summarizing the partnership's recent accomplishments. As listed in TRPA's annual reports from fiscal years 2021 and 2022, the top three accomplishments are land acquisition in the upper Kingsbury area; restoration of land to natural conditions; and sensitive land coverage retirement in Incline Village and Stateline. Ms. Gosejohan also displayed photos of a parcel where water quality and revegetation improvements were made to Edgewood Creek. Every year the NDSL provides TRPA a report with all of this information. Ms. Gosejohan said that looking ahead, their goals are to acquire sensitive parcels and coverage; complete EIP projects that have water quality and soil benefits; purchase restored coverage; and administer the Nevada Land Bank. They are in need of another disbursement in order to carry out their projects and administer the program on behalf of TRPA.

Ms. Gosejohan and Ms. Chevallier concluded the presentation and asked for questions.

### Committee Comments & Questions

Ms. Aldean asked for a bit more specificity about the priority projects.

Ms. Gosejohan said their preference is to not go into specific details so as not to jeopardize the potential of the projects. Instead, they would like to point back to their accomplishments and stress that they are moving forward in that same direction. Ms. Gosejohan said they are currently in negotiations for a parcel purchase and sensitive land coverage which will be the first of its kind in the Basin. Without the disbursement, they have very limited to capacity to further pursue the project.

Ms. Aldean said she understands the sensitive nature of the proposed acquisitions. Could Ms. Gosejohan elaborate further on the proposed EIP projects? The Committee was hoping for a little more detail about what the funds would be used for.

Ms. Gosejohan said that one of the EIP priority projects is restoration on the 2.6 acre parcel. When we purchased the property there was coverage that was listed as restored. There was snow on the ground at the time and we didn't get a full picture of the degradation that was present, so we plan to go back into it and restore it with native vegetation. That's only one in particular that we have in mind; however we're always in the market for more. As another example, in the past we used these funds for restoration in the Burt Creek area.

Ms. Aldean asked about the NDSL's past agreement to assist the California Tahoe Conservancy (CTC). Was the state of Nevada reimbursed for the time you spent assisting the CTC?

Ms. Gosejohan said she would rely on CTC to more directly provide a response. However, they were not reimbursed for that work. Her understanding is that CTC had an extended amount of time to process those transactions. It utilized a lot of the coverage that we had available. We're currently trying to build that back up, and CTC has since reopened the doors to be able to accomplish those transactions. These were coverage transfers across state lines.

Ms. Aldean referenced the Burton-Santini Act. As a result, Nevada and California acquired a number of single family parcels. Is maintaining those parcels a burden to state lands?

Ms. Gosejohan said that her team has eight members, including two foresters. Around the Burton-Santini Act, the state of Nevada had the Tahoe Bond Act that allowed us to acquire sensitive

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parcels. We currently manage over 250 acres in the urban environment. The 10.6 acre parcel we purchased will be managed by the forester. Our forester was able to implement projects on 54 of the 250 acres this last season. The state parcels are in a good place, and our forester has an aggressive plan to be able to accomplish 40 acres of treatment every year.

Mr. Donohue added that the funds the agency uses for that work on our urban lot principally comes from sources other than excess coverage mitigation fees.

### Public Comments & Questions

None.

Mr. Hoenigman and Ms. Hill made a motion to recommend approval.

Ayes: Ms. Gustafson, Mrs. Cegavske, Ms. Diss, Mr. Hoenigman, Ms. Hill, Ms. Aldean

### **Motion carried.**

## V. Upcoming Topics

Mr. Chris Keillor, TRPA Finance Director, provided the upcoming topics presentation. For future Operations and Governance Committee meetings, on the agenda for January is the TRPA Fiscal Year 2022 Audit and the Quarterly Treasurer's Report. After that, upcoming topics will include the mitigation fee increases in February, probably at the RPIC meeting, as well as the state budget updates and financial policy updates.

### Committee Comments & Questions

Ms. Gustafson added that we should be looking at the California budget and the potential there, and making sure we're tracking that. We'll be seeing the governor's release in early December. So we should be prepared to have an update on that.

Mr. Keillor remarked that our item for staff salaries was deferred in order to do more research. The good news in California is that most of our money does not come from the California General Fund. The Environmental License Plate Fund, we think, is still in good shape.

### Public Comments & Questions

None.

## VI. Committee Member Comments

Mrs. Cegavske thanked the staff. It's been a pleasure to come up to Tahoe for these meetings. You've all done a tremendous job. Madame Chair and all other members, it's been a pleasure to work with you.

## VII. Public Interest Comments

None.

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VIII. ADJOURNMENT

Mrs. Cegavske made a motion to adjourn.

Ayes: [All]

Chair Ms. Aldean adjourned the meeting at 12:10 p.m.

Respectfully Submitted,

Georgina Balkwell  
Senior Management Assistant  
Current Planning Division

*The above meeting was recorded in its entirety. Anyone wishing to listen to the recording of the above mentioned meeting may find it at <https://www.trpa.gov/meeting-materials/>. In addition, written documents submitted at the meeting are available for review. If you require assistance locating this information, please contact the TRPA at (775) 588-4547 or [virtualmeetinghelp@trpa.gov](mailto:virtualmeetinghelp@trpa.gov).*