

Minden- Tahoe Airport *Strategic Plan*



GATEWAY TO THE CARSON VALLEY



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CORE PURPOSE & VALUES

about us

The Minden-Tahoe Airport (KMEV) is a vital regional general aviation airport serving Douglas County, Nevada, and the surrounding Sierra Nevada region. Located near world-renowned Lake Tahoe, the airport is widely recognized for its exceptional soaring and glider operations, favorable flying conditions, and strong aviation community.

The airport is also recognized as a preferred aviation destination due to its solid infrastructure, and published RNAV instrument approaches that support IFR operations and enhance accessibility throughout the year.



business

The airport supports a diverse mix of aviation-related businesses and services, including Fixed Base Operators (FBOs), Civil Air Patrol operations, skydiving, avionics services, aircraft maintenance, flight instruction, charter operations, agriculturally based aviation, and a restaurant that serves both visitors and the local community. The airport currently consists of approximately 78 county-owned hangars and more than 70 land leases supporting aviation and aviation-related businesses.

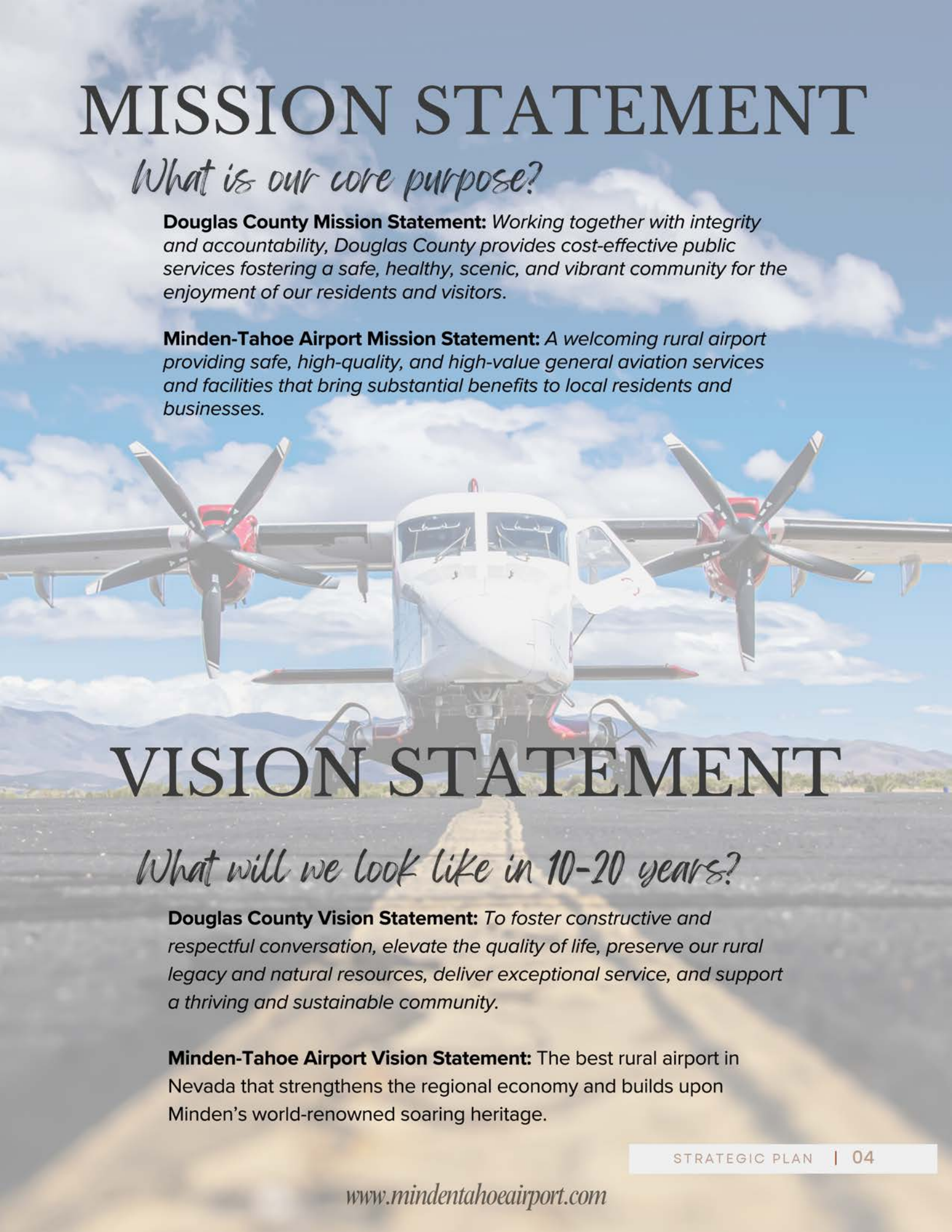
Minden-Tahoe Airport plays an important role in supporting tourism, economic development, emergency response, recreation, and aviation education throughout the region. Through strong community partnerships and strategic investment, the airport continues to evolve as one of Nevada's premier rural aviation facilities.

MISSION STATEMENT

What is our core purpose?

Douglas County Mission Statement: *Working together with integrity and accountability, Douglas County provides cost-effective public services fostering a safe, healthy, scenic, and vibrant community for the enjoyment of our residents and visitors.*

Minden-Tahoe Airport Mission Statement: *A welcoming rural airport providing safe, high-quality, and high-value general aviation services and facilities that bring substantial benefits to local residents and businesses.*

A twin-engine propeller airplane, likely a Cessna 441, is shown from a front-on perspective on a runway. The plane is white with red accents on the propellers and landing gear. The background features a clear blue sky with scattered white clouds and a range of mountains in the distance. The runway surface is visible in the foreground, leading towards the plane.

VISION STATEMENT

What will we look like in 10-20 years?

Douglas County Vision Statement: *To foster constructive and respectful conversation, elevate the quality of life, preserve our rural legacy and natural resources, deliver exceptional service, and support a thriving and sustainable community.*

Minden-Tahoe Airport Vision Statement: *The best rural airport in Nevada that strengthens the regional economy and builds upon Minden's world-renowned soaring heritage.*



GUIDING PRINCIPLES

Safety First:

Infrastructure and operational improvements that reduce risk and enhance reliability in challenging wind, weather, and terrain conditions.

Financial Stability:

Insuring that operating funds or capital funds invested by the county and state generate future returns, thereby prioritizing self-generated revenue over the long term to fund operations, maintenance, and capital investment, reducing long-term reliance on the County General Fund.

Strategic Differentiation:

Investing in facilities and activities that reinforce what makes Minden unique rather than competing directly with larger regional or commercial airports.

Community Partnership:

Managing growth in a manner that respects noise, traffic, and quality-of-life concerns while strengthening public trust and serving aviation needs.

Phased & Disciplined Development:

Aligning projects with realistic funding, tenant demand, regulatory approvals, and demonstrated community support.

Environmental & Operational Responsibility:

Pursuing efficiency, cost-reduction, and grant-eligible sustainability initiatives that support aviation operations without imposing undue operational constraints.

User Experience:

Commitment to user satisfaction through responsive, high-quality airport services.

ORGANIZATIONAL VALUES



INTEGRITY

We demonstrate honest and ethical conduct through our actions.

ACCOUNTABILITY

We accept responsibility for our actions.

CUSTOMER SERVICE

We deliver efficient and effective service with an attitude of respect and fairness.

LEADERSHIP

We establish the tone and direction for success, motivating and inspiring others to accomplish a shared vision.

COMMUNICATION

We ensure open dialogue through proactive listening and sharing of information throughout the organization and the community.

TEAMWORK

We work together to achieve shared goals.

RESPECT

We will treat all citizens, employees, and visitors with respect.



SWOT ANALYSIS

Strengths

- Long runway system capable of supporting diverse aircraft operations
- Published RNAV instrument approaches supporting IFR access
- Internationally recognized soaring and glider activity
- Strong aviation community and tenant base
- Proximity to Lake Tahoe and regional tourism destinations
- Existing aviation business diversity
- Significant county-owned hangar inventory and leased development areas
- Strong emergency response and regional support capabilities
- Highly engaged aviation community supported by proactive Airport Management, AAC, and BOCC
- Low taxes, workable local regulations, high quality workforce, and low-cost structures
- Partnerships with community
- Available bonding capacity to finance future hangar development

Weaknesses

- Aging infrastructure and deferred maintenance needs
- Lack of available hangar space with a large County waiting list.
- Seasonal operational impacts from winter weather and high winds
- Dependence on FAA and grant funding for capital improvements
- Limited staffing resources relative to operational demands
- Airport revenues are disproportionately low compared to facility size and maintenance burden
- No resident aviation school
- Fuel prices are among the highest in the region

Opportunities

- Growth in corporate and recreational aviation
- Expansion of aviation-related businesses and services
- Increased tourism activity in the Sierra Nevada region
- FAA Airport Improvement Program (AIP) funding opportunities
- Development of additional hangars and aviation industrial space
- Enhanced emergency response and wildfire support operations
- Increased aviation education and workforce development partnerships
- Marketing the airport as a preferred rural aviation destination
- Community interest in airport events
- Strong demand for hangar space, supported by a substantial waitlist, creating opportunities for future development

Threats

- Economic downturns affecting aviation activity
- Rising construction and infrastructure costs
- Environmental and regulatory restrictions
- Wildfire smoke impacts and severe weather events
- Competition from other regional airports
- Changes in FAA funding priorities
- Fuel price volatility impacting flight activity
- Community concerns regarding noise or development
- Potential land zoning encroachment
- Growth could impact potential escalation of aircraft accidents or safety incidents
- Increasing local mandated fees and taxes
- Regulatory requirements increase development costs, reducing revenue potential and limiting future hangar development

Strategic PRIORITIES & OBJECTIVES

1 Revenue Development & Financial Sustainability: Strengthen the long-term financial sustainability of the airport through diversified revenue generation, strategic partnerships, and responsible development. Develop reliable and diversified funding sources that support airport operations, maintenance, and future growth.

Objectives

- Revenue generation through land development and county-owned hangar development
- Pursuit of FAA, State, and infrastructure grant funding opportunities
- Development of partnerships tied to education, aviation programs, and community events
- Long-term leasing opportunities for compatible non-aeronautical uses
- Expansion of fuel sales and aviation-related business opportunities

2 Economic Vitality and Workforce Development: Promote economic growth and regional tourism by supporting aviation businesses, attracting new investments, and strengthening the airport's role as a regional economic driver. Strengthen the airport's contribution to the regional economy through business development, tourism, and aviation workforce opportunities

Objectives

- *Promote aviation tourism and outdoor recreation opportunities*
- *Support expansion of airport-related businesses and services*
- *Encourage aviation entrepreneurship and workforce development*
- *Increase regional visitation tied to Lake Tahoe and Sierra recreation*
- *Support future aviation education and technical training opportunities*
- *Explore partnerships for aviation schools and training programs*
- *Increase awareness of airport economic benefits*
- *Strengthen awareness locally and globally of the airport's reputation as a premier, world-renowned soaring destination*

3 Balanced Growth and Infrastructure: Support responsible airport growth through strategic infrastructure investment and phased development, in a way that balances operational efficiency, community benefit, and long-term sustainability.

Objectives

- *Development of additional county-owned rental hangars*
- *Installation of a county-owned self-service fuel station*
- *Development of the southwest quadrant of the airport*
- *Create crosswind alternative landing area 21 for operations support*
- *Southeast soaring development area improvements*
- *Development of a backcountry and bush plane operational area*
- *Exploration of park and RV area development opportunities*
- *Construction of additional public restrooms and pilot facilities*
- *Development of an aircraft wash rack facility*
- *Maintain airport pavement, infrastructure, and utility systems*
- *Improve operational efficiency and long-term maintenance planning*

Strategic PRIORITIES & OBJECTIVES

4

Public Safety and Emergency Preparedness: Ensure the airport remains a critical asset for emergency response, public safety, and regional resilience.

Objectives

- Strengthen interagency firefighting partnerships and capabilities
- Support emergency response and disaster relief operations
- Improve operational readiness for emergency aircraft
- Enhance coordination with local, state, and federal agencies
- Support public safety aviation operations and staging capabilities
- Promote a proactive safety and operational management approach to improve effectiveness, reduce risk, and enhance overall airport performance

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Visitor-Oriented and Educational Enhancements: Enhance the airport experience for visitors while promoting aviation education and community engagement.

Objectives

- Support STEM-based aviation education programs
- Expand public aviation events and community outreach
- Develop multi-use aviation and community facilities
- Improve visitor amenities and airport accessibility
- Increase public awareness of aviation opportunities and airport benefits
- Strengthen youth engagement and aviation career pathways





the strategic plan

is organized to align long-term vision with measurable implementation priorities and operational initiatives. The framework is designed to ensure that all airport projects, partnerships, and investments support the airport's core mission and long-term strategic direction.

The plan cascades from the overarching Vision and Mission Statements (the "Where") into Strategic Goals and Priorities, followed by implementation-focused objectives and initiatives (the "What" and "How").

Strategic Level	Purpose	Focus
Vision Statement	<i>Defines the long-term aspiration of the airport</i>	WHERE the airport is headed
Mission Statement	<i>Defines the airport's purpose and value to the community</i>	WHY the airport exists
Strategic Priorities	<i>Establish broad focus areas for airport leadership and investment</i>	WHAT areas matter most
Strategic Objectives	<i>Translate priorities into actionable outcomes</i>	HOW goals will be achieved
Projects and Initiatives	<i>Specific infrastructure, partnerships, and operational improvements</i>	IMPLEMENTATION