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East Side Development Concept Presentation

Issue/Request:

A development concept for east side of the Airport in the form of a PowerPoint presentation was received by staff on December 21. The Developer has requested that BOAC review and comment on the concept.

Issues:

- The submittal is in the form of a concept and many details remain to be resolved prior to proceeding.
- The first development on the east side will set the tone for all other development on the east side of the airport.
- Staff and the BOAC should request additional information before making a final recommendation. Additional details to be reviewed would include the consideration of a Business Plan, revenue generation from land lease and fuel sales, and requested economic incentives by the developer.
- Going forward, other City review will be required before final approval. This will include meeting all the requirements of the Development Center including the proper planning, zoning and building requirements.

Background:

Several months ago, City/Airport staff was approached regarding a potential development on the east side of the airport. The concept revolved around the development of one and possibly two hangars adjacent to the east apron. In previous meetings information was shared with the developer regarding pad sites, current site plan, building restriction lines, height limitations, utility locations, airport minimum standards and ground leases. The developer's design team has spent the last several months working on their submittal. A development concept in the form of a PowerPoint was received by staff on December 21, and staff had the opportunity to review the concept on January 3.

Beginning with the preparation and adoption of the Airport Master Plan in 1998 and the Airport Business Plan

in 2008, the east side of the airport has been envisioned to become the corporate or business side of the airport. The lack of pad ready sites including infrastructure such as grading, drainage, utilities and vehicular access has hindered the development in this area. The first development located on the east side of the airport will set the tone for all other development that will follow.

The developer, Mr. Gregory Short, had several meetings with staff prior to work beginning by his design team. Included in the concept is site planning, building location, and architectural work. Many details remain to be resolved prior to proceeding on this project. Staff and the BOAC will be requesting additional information before making a final recommendation for the project to move forward to the City Council. On the aviation side additional details to be reviewed would include, but not limited to:

- Does the proposal meet the long term vision for airport development
- Review and consideration of the developers marketing and Business Plan for the proposed hangar to include:
 - Ownership structure
 - The review and consideration of a Business Plan for Sky Pros Aviation
 - The lease terms with Life Flight Eagle
- Revenue generation from land lease and fuel sales by Sky Pros Aviation and Life Flight Eagle
- Requested economic incentives by the developer
- Compliance with FAA/MoDOT aviation requirements
- Compliance with Airport Minimum Standards
- Understanding of site maintenance responsibilities by each party

Also as the concept moves forward, additional City review will be required before a recommendation to the Council for final approval. On the City development side, additional details to be reviewed would include but not limited to:

- Compliance with all requirements of the Development Center
- Compliance with the proper zoning
- The hangars meet all building and fire codes

Bob Hartnett, Deputy Director of Public Works
Corey Henry, Bushyhead, LLC

Staff Recommendation: Staff recommends that the BOAC direct staff to continue to work with the developer to take the concept to a full proposal. This would include all steps necessary to ensure the concept complies with the long term development vision of the airport, meets the long term business needs of the airport, is financially beneficial to the airport and identifies the responsibilities of each party under the proposal. This also includes the understanding that the proposal complies with the requirements of the FAA, MoDOT and the City's Development Services Department.

Committee Recommendation: I move to recommend that the BOAC direct staff to continue to work with the developer to take the concept to a full proposal. This would include all steps necessary to ensure the concept

complies with the long term development vision of the airport, meets the long term business needs of the airport, is financially beneficial to the airport and identifies the responsibilities of each party under the proposal. This also includes the understanding that the proposal complies with the requirements of the FAA, MoDOT and the City's Development Department.