

ARANSAS COUNTY AIRPORT DEVELOPMENT POLICY

Objective

Provide a policy document for review and consideration of prospective investors, which, in combination with the Airport Rules and Regulations and Minimum Operating Standards, shall establish definitions, and guidelines for public and private investment at the Aransas County Airport.

Essential Airport Function Elements and Support Infrastructure

Essential Airport Function Elements shall be as defined by FAA regulations, but shall include for purposes of this document:

1. Airport dedicated land and fly-over easements.
2. Security provisions for the airport property.
3. Runway(s) and taxiway(s).
4. Safety and communications systems, current and future, including airport locator beacon, runway and taxiway marker lights, landing aids, weather observation system, control tower, ground to air communications systems, wind socks, fire protection.
5. Such other elements as the Advisory Board may recommend and the Commissioners Court adopt.

Essential Support Infrastructure shall be defined for purposes of this document as those public services required to support the general development plan of the airport, as follows:

1. Access roads or streets as may be necessary to link the public areas of the airport to the public roads.
2. Provisions for general drainage and utility services of electric power, telephone, water and sewerage.
3. Public car parking area.
4. Public terminal building.
5. Such other elements as the Advisory Board may recommend and the Commissioners Court adopt.

Essential Airport Function Elements and Support Infrastructure as here defined shall be at the entire discretion of the Commissioners Court, but in general these shall be public responsibilities as to all costs to plan, provide, manage and maintain.

Aviation Service Businesses

For purposes of this document, such businesses shall be defined as commercial operations which offer aircraft maintenance or repair, aircraft rental or charter service, fuel and oil products, flight instruction or certification, tie-down or transient hangar services, and other such support services to operators of aircraft. Such businesses may be privately owned and operated, according to guidelines, which follow.

Aviation Service Businesses as here defined, require prior authorization of the Commissioners Court to operate at the Aransas County Airport, and shall comply with Airport Rules and Regulations and Minimum Operating Standards, as elsewhere defined.

Airport land is not available for sale for any purpose, but may be available by lease at the discretion of the Commissioners Court. Lease guidelines which apply to Aviation Service Businesses are as follows:

1. 1. Lease sufficient land to construct a hangar of 70 feet by 60 feet minimum usable aircraft storage space, height of 25 feet AGL, with an aircraft parking apron of at least 50 feet in depth at the largest hangar door. The minimum hangar door opening is specified as 60 feet wide by 16 feet high. If constructed adjacent to any taxiway, minimum distance from taxiway centerline shall be 115 feet.
2. Term 20 years maximum, with option of renewal for an additional 10 year term on such conditions as may then be agreed upon by the parties.
3. Rent of \$_____ per Sq.Ft. of land area, per year, subject to annual adjustment by Consumer Price Index. In addition lease will be compared to fair market value and adjusted as required at five year intervals, beginning the fifth year. Where fuel is involved, there is an additional rent of \$_____ per gallon of fuel dispensed.
4. The lease agreement shall consider all responsibilities for, and costs of, the contemplated improvements, and assign them as may be agreed by the parties to the agreement, including but not limited to the following items:
 - a. Designation of site and engineering works to establish boundaries and legal description.
 - b. Extensions of access road(s), provision of driveway(s), parking area(s) and sidewalks, as may be necessary for access to site, including the engineering specifications of such works which should be consistent with those of adjacent public improvements.
 - c. Provision of utility services as may be necessary to serve the purposes of the improvements.
 - d. Site preparation works including grade, fill, levels and drainage provisions.
 - e. Extension of taxiway(s) and provision of ramps or aprons for access of aircraft to improvements, including the engineering specifications of these works, which should be consistent with those of the adjacent taxiway(s).
 - f. Detail specifications of buildings, which should be consistent with Airport Rules and Regulations.
5. Insurance for the risk of Aransas County to be provided by the Lessee.
6. Taxes on improvements are for account of Lessee.
7. The lease and leasehold interests may be transferred or assigned only by prior approval of the Commissioners Court.
8. 8. Upon termination of the lease for whatever reason, all improvements revert to ownership of Aransas County.

Aircraft Storage Facilities

For purposes of this document, such facilities shall be defined as those used for storage of aircraft and related materials, whether offered to the public by hire, lease or sale, or for private use. Aircraft Storage Facilities shall comply with Airport Rules and Regulations and Minimum Operating Standards, as elsewhere defined. There shall be no commercial operations of any sort conducted in or from Aircraft Storage Facilities, except by express agreement of the Commissioners Court and then under terms as may be agreed.

Aircraft Storage Facilities may be privately owned and operated, according to these guidelines. Land and improvements for Aircraft Storage Facilities are subject to similar guidelines as apply to Aviation Service Businesses, except that rent shall be _____% of gross revenues of rental in the case of the 'footprint' of the hangar building, and \$_____ per Sq.Ft. per year in the case

of land for aircraft parking aprons, subject to annual adjustment by Consumer Price Index. In addition lease will be compared to fair market value and adjusted as required at five year intervals, beginning the fifth year. Where fuel is dispensed, for private use or sale, added rent of \$_____ per gallon applies.

Minimum hangar size for an aircraft storage facility is established as 10,000 square feet, or in the case of Nested 'T' Hangars, ten (10) individual units. An aircraft storage facility operator must lease sufficient land to provide an aircraft approach ramp of approximately 25 feet in depth at each hangar door.

Dedicated Use Facilities for Corporate or Private Use

For purposes of this document, a Dedicated Use Facility shall be defined as all improvements, generally comprising an aircraft hangar, its support services and aircraft access ramp, undertaken for the long-term use of a specific user. Any such facilities shall comply with Airport Rules and Regulations and Minimum Operating Standards, as elsewhere defined.

Airport land is not available for sale for any purpose, but may be available by lease at the discretion of the Commissioners Court under the following Lease guidelines:

1. Lease sufficient land to construct a hangar with a minimum usable aircraft storage space of 70 feet width by 60 **feet** depth, hangar height of 25 feet AGL, with a further minimum aircraft ramp provision of 50' depth by width of the hangar building. Provide sufficient hangar building height to accept a minimum door opening onto the aircraft ramp area of **60 feet** width by 16 **feet** height. Refer to Exhibit A, Corporate or Private Hangar Standard, as an attachment and part of this document.
2. Hangar building construction shall conform to Southern Building Code for this area.
3. Term 20 years maximum, with option of renewal for an additional 10 year term on such conditions as may then be agreed upon by the parties.
4. Rent of \$___ per Sq. Ft. of land area, per year, subject to annual adjustment by Consumer Price Index. In addition lease will be compared to fair market value and adjusted as required at five year intervals, beginning the fifth year. Where fuel is involved, there is an additional rent of \$_____ per gallon of fuel dispensed.
5. Lessee may provide offices and/or shop facilities inside the hangar building, and such other amenities as are consistent with over-night use of personnel, but not with full-time residential living quarters. All such further provisions shall fit inside the hangar building plan rectangle.
6. Lessee shall bear all costs of his improvements, including but not limited to the following:
 - a. Survey and designation of site, and engineering works to establish boundaries and legal description.
 - b. Provision of driveway(s), car parking area(s), and walkways as may be needed for access to site, including engineering specifications of such works which should be consistent with those of public improvements elsewhere on the Airport.
 - c. Provision to site and building of services of Electricity, Water, Sewer and Telephone.
 - d. Site Preparation works including grade, fill, levels and drainage provisions.
 - e. Detail specifications of hangar building and aircraft ramp, which should be consistent with Airport Rules and Regulations.
7. Insurance for the risks of Aransas County to be provided by the Lessee.
8. Taxes on improvements are for account of Lessee.

9. The lease and leasehold improvements may be transferred or assigned only by prior approval of the Commissioners Court.

10. Upon termination of the lease for whatever reason, all improvements revert to ownership of Aransas County.

APPROVED BY THE ARANSAS COUNTY COMMISSIONERS COURT THIS _____ DAY OF _____, 2008.

Burt Mills, County Judge

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