General Aviation Airports

Strategic Business Plan – Newport State Airport (UUU)

Rhode Island Airport Corporation
Purpose & Agenda

**Purpose**

1. Review Phase I efforts
2. Discuss opportunities to develop self-sustaining facilities

**Agenda**

- General Aviation (GA) Strategic Business Plan Overview
- Newport State Airport (UUU) Highlights
- UUU Assessments
- Challenges
- Improvements, Opportunities, and Benefits
- Comments & Questions
- Next Steps
GA Strategic Business Plan Overview
Purpose of the General Aviation Strategic Business Plan

• Define the future direction of our Airports

• Understand the scale of desired future operations

• Culminate with a Plan that we can collectively work towards

RIAC alone can not and should not decide the future direction nor scale of our general aviation airports, so we are asking for your input
RIAC’s Role for Rhode Island General Aviation Airports

• Provide a safe and functional environment for the use of aviation facilities in accordance with federal requirements

• Promote, operate and maintain our airports for the benefit of the state, local communities and stakeholders

RIAC can’t regulate airspace and RIAC can’t discriminate on aeronautical uses where federal funding is accepted
Key Elements of Strategic Business Plan

1. Infrastructure condition assessment
2. Pavement condition assessment
3. Airspace analysis plan
4. Business plan
5. Stakeholder input

General Aviation
Strategic Business Plan
- Financial Status
- Economic Opportunities
- Capital Investments

Task Force Established and Engaged
Attitude Towards More Business Activity?

We would like input from all Stakeholders Including Elected Officials, Towns, Businesses, Citizens

Where are YOU on the Activity Scale?
Stakeholder Outreach is Critical

**Stakeholders need to be engaged and participate to provide input in defining future direction for the airports**
Summary of Work Completed – Phase I

1. Letters and emails sent to 11 municipalities and 41 stakeholders to announce and inform on GA Strategic Business Plan.

2. Dedicated webpage created to share information and ensure transparency. To date more than 41 documents have been added to this page. GAstrategicbusinessplan@pvdairport.com

3. Thirteen (13) meetings held between RIAC Task Force and State officials, local leaders, community members, and stakeholders.

4. A civil engineering consultant was hired to conduct a pavement management analysis at the general aviation airports to chart out development work for the coming years. The cost of this analysis is $538,000.
5. A civil engineering consultant was hired to conduct an airspace analysis at the general aviation airports to define existing and near obstructions requiring mitigation. The cost of this analysis is $499,000.

6. An architectural firm was hired to conduct analysis on all buildings at the airports to chart out a course for required refurbishments in the coming years. The cost of this analysis is $197,000.

7. A financial consultant was brought on board to determine a sustainable way of financially supporting the work discussed above. The cost of this analysis is $123,000.

8. Draft reports have been received for three ongoing studies undertaken to update key data regarding the condition of pavements, infrastructure/buildings and air space.
9. A kick off meeting was held May 2020 with third party experts who will assist in developing the Plan including evaluating the current financial health, defining potential economic development opportunities and providing viable paths forward for each airport.

10. Financial budgets have been prepared for the general aviation airports.
The “Preservation of Safe Airspace” Legislation would…

- Draft legislation was prepared for the "Preservation of Safe Airspace" bill, which will provide a statewide solution to address airspace obstructions by clarifying state law as consistent with federal law, while improving airspace protection coordination among local, state and federal jurisdictions for publicly owned airports.

- Follow on discussions were held as follows, where the importance of this bill was discussed.
  - A meeting was held in February 2020 with Senate leadership.
  - A meeting was held in February 2020 with House leadership.
  - A meeting was held with Senate Judiciary and House Corporations Committee Chairs in February 2020.
  - Testimony was provided by RIAC at the Senate Judiciary Committee Hearing in March 2020.
Newport State Airport (UUU) Highlights
Newport State Airport – General Information

Category: General Aviation – Local

Acres: 200

Two Runways: 04-22: 2,999’ x 75’
   16-34: 2,623’ x 75’

Est. Annual Operations: 11,000

Source: FAA AFS Data Analytics Tool – 2019 Annual Ops

Aviation Services:
• Pilot Support
• Skydiving Jump Center
• Helicopter Tours
• Flight Training
• Aircraft Maintenance
Newport State Airport – Tenants

RIAC
- Skydive Newport
- Newport Hangars

Flight Level Aviation
- Terminal and Hangar
  - Chris Aviation
  - Newport Aviation
  - Bird’s Eye View
  - Tie Down Rentals
Newport State Airport Assessments
The Strategic Business Plan will Provide Future Direction

RIAC is investing nearly $1.24M in gathering data for the Comprehensive Strategic Business Plan for Rhode Island General Aviation Airports

- Building & Infrastructure Assessment: $198,000
- Pavement Management Program: $538,000
- Aerial Obstruction Survey & Analysis: $500,000

Total: $1,236,000
Building and Infrastructure Assessment

• Stantec Consulting Services, Inc. was contracted by RIAC in 2019 to perform a third party review of UUU buildings and infrastructure

• Substantially completed in March of 2020, the draft report contains the following:
  • General summary of the inspections and data collection
  • Site plan showing perimeter fence line and gate inspections
  • Inspection results for facilities
  • Photo log and corresponding notes

![Snow Removal Equipment Building](image1)
![Terminal Building/Hangar](image2)
![Electrical Vault](image3)
Pavement Management Program

- Kimley-Horn and Associates, Inc. was contracted by RIAC in 2019 to perform a third party review of all six statewide airports pavements both airside and landside.

- Newport draft report was substantially completed in March of 2020, and the draft report contains the following:
  - Functional pavement condition determined from a visual condition survey
  - Predicted pavement condition determined from prediction curves
  - Estimated distress repair quantities
  - Presentation of rehabilitation alternatives
  - Analysis and report of findings and recommendations
Aerial Obstruction Survey & Analysis

- Stantec Consulting Services, Inc. was contracted by RIAC in 2019 to perform an analysis of airspace obstructions for all six statewide airports

- UUU draft report was substantially completed in December of 2019, and the draft report contains the following:
  - Identification of penetrating and near obstructions both on-airport and off-airport (i.e., not RIAC owned property)
  - Quantify the number of avigation easements, for off-airport obstructions, required
Challenges
General Aviation Airports Capital and Financial Summary

- Over the past 16 years, $69.1 million invested in General Aviation Airports

- For Fiscal Year 2021, Total Subsidy of approximately $2.2 Million for General Aviation Airports

- General Aviation (GA) airport subsidy is covered by PVD

- Newport State Airport:

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<th>Description</th>
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<tr>
<td>Total Subsidy</td>
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Obstructions Impact the Approach at Newport State Airport
Aerial Obstruction Survey & Analysis – Next Steps

1. Commence design and clearing for on-airport obstructions

2. Reach out to residents and businesses with off-airport obstructions and discuss avigation easement acquisitions

3. Design and implement temporary runway displacements and/or adjust runway procedures for approaches to mitigate obstructions
Lack of Airport Zoning and Enforcement

RI State Law Sect 1-3-4: ‘In order to prevent the creation or establishment of airport hazards, every political subdivision having an airport hazard area wholly or partly within its territorial limits shall administer, and enforce, under the police power and in the manner and upon the conditions prescribed, airport zoning regulations for that part of the airport hazard area which is within its territorial limits, which regulations may divide the airport hazard area into zones, and, within those zones, specify the land uses permitted and regulate and restrict the height to which structures and trees may be erected or allowed to grow’

- Proactive approach to airport and town land use issues
- Rhode Island Law Established in 1946
- Amended in 1999 as mandatory
- RIAC created Airport Land Use Compatibility Handbook in 2013 and distributed to host towns
Community Concerns and Complaints

- Low flying and/or circling aircraft and helicopters
- Noise
- Tree Removal
Improvements, Opportunities, and Benefits
UUU Airport – Aircraft Parking Ramp Reconstruction

Existing Ramp Pavement Conditions
- Bituminous Concrete Surface – Poor Condition
- Tie-down Anchors Heaved
- 28,000sf within the Runway 16-34 Object Free Area

Scope of Work
- Shift and Reconstruct Existing Ramp
- Maintain 30 Tie-down Parking Locations
- Rehabilitate Adjacent Taxiway B

Schedule and Cost
- September 2020 to December 2020
- $2.6M
Example of Town Engagement

Idea for BID from Town and Stakeholders
- Terminal public water supply for emergencies
- Improved parking concepts
- Storage for resident/contractor supplies
- Potential boat storage
- Assess endangered beetle
- Engage the Town in noise complaints
UUU Airport – Needs and Opportunities?

Brainstorm on Ideas?
- Additional Hangars
- Apron Expansion
- Fuel Sales
- Aircraft Parking
- Vehicle Parking
- Landing Fees
- Unmanned Aircraft Systems
- Lease Rates
- Storage
How Could the Airport Benefit the City?

- Does Newport State Airport fit into the Newport's economic development initiatives?
- Does Newport State Airport support local industry?
- Who in Newport uses the airport?
- Are there any new businesses/initiatives in Newport that the airport could enhance?
- Are there additional airport amenities and facilities that may serve to help economic development and businesses?
Comments & Questions?
What is Next?
Next Steps

• We are asking for your input:
  • Comments welcome today
  • Email at GAAstrategicbusinessplan@pvdairport.com
  • Contact the task force members

• RIAC will compile comments and facilitate discussions
  • Updates will be posted to our website
  • Facebook and Twitter
    TF Green Airport
    @tfgreenairport

• Result will be a plan that we can all work towards in the future