



# Rhode Island Airport Corporation

## Newport State Airport

### Avigation Easement and Obstruction Removal Historical Summary

05/04	RIAC publishes a Request for Proposal for an Obstruction Removal and Lighting Project for on airport obstructions
05/04	NorthEastern Tree Service selected to clear obstructions and install obstruction lights
11/04	Letters sent to property owners informing them of a plan to implement an easement acquisition program
01/05	RIDEM issues an Insignificant Alteration Permit (Wetlands Vegetation Management) for obstruction removal
02/05	RIAC issues a Notice to Proceed to NorthEastern Tree Service to clear and manage on airport obstructions
03/05	RIAC holds a meeting with property owners to inform them of the obstruction management program
04/05	RIAC commences activities to acquire obstruction easements on 22 parcels (FAA grant 02-13)
05/05	RIAC holds a public meeting to discuss obstruction removals and easements in Middletown
07/05	On airport obstruction mitigation completed
09/05	Appraisals were updated for easement acquisitions and preliminary negotiations with property owners were initiated
04/06	Easement acquisition was paused to ensure scope of easement work was in sync with ongoing Master Plan Update results
08/06	RIAC contracts for an aerial survey to prepare an updated Aeronautical Study
08/07	RIAC submits Aeronautical Study Request to FAA
10/07	FAA provides Notice of Determination for the Aeronautical Study (reduces easements from 22 to 8, includes 3 additional obstruction lights)
10/07	RIAC receives Revised Notice of Determination which clarifies obstruction projects are grant eligible
03/08	RIAC requests a grant amendment based on Notice of Determination
03/08	Easement process initiated for 8 properties based on updated Notice of Determination
02/09	Easement offer packages sent to 8 property owners
03/09	FAA notified RIAC that grant 02-13 must be closed out by end of June 2009
06/09	RIAC contracts NorthEastern Tree Service to clear on airport approach end Runway 16

05/09 For the 8 property owners, 3 decline to participate, negotiations initiated with 4 and 1 pending offer was issued

06/09 Close-out package for grant 02-13 was submitted to FAA

10/09 RIAC receives Executed Purchase & Sales Agreements for Avigation Easements for 3 parcels

07/10 FAA issues executed grant (02-18) for Aeronautical Study for Obstruction Removal

2010 Runway 16-34 Pavement Rehabilitation project includes displaced threshold for Runway 34 (250') and installation of 2 obstruction lights

05/11 RIAC submits an Aeronautical Study Update Request to FAA

08/11 FAA responds to the Aeronautical Study Update and concurs with proposed actions

07/12 FAA executed grant (02-19) to Design Obstruction Removal

03/13 FAA issues RIAC a Renewed Aeronautical Study

04/13 RIAC published and distributed Rhode Island Airport Land Use Compatibility Guide Book to assist municipalities in implementing overlay zones as required per legislation

06/13 Memorandum of Agreement executed between RIDOT & RIAC regarding condemnation process

03/15 Fair market value offers presented to property owners for necessary avigation easements using eminent domain procedure

04/15 Avigation easement condemnations recorded

07/15 FAA executed grant (02-20) for Obstruction Removal

02/16 RIAC received letter from East Main Street property owner challenging authority to remove obstructions

03/16 Legal complaint filed by Plaintiffs to bar RIAC from clearing vegetation at properties with obstructions near Westerly State Airport

03/16 FAA issues RIAC a Renewed Aeronautical Study

04/16 Avigation easement values became final (one year from recorded date)

05/17 Preliminary injunction granted by court regarding clearing vegetation near Westerly State Airport

05/17 RIAC receives letter from East Main Street property owner demanding easement settlement

05/17 RIAC sends letter to FAA requesting night circling minimums be reinstated for Runway 16 approach due to recent obstruction removals and survey

07/17 FAA executed grant (02-21) to Acquire Obstruction Easements

09/17 Letter sent to 2 Winfield Court on the Runway 4 end advising obstructions to airspace are located on property and that RIAC would like to negotiate and acquire an avigation easement

07/18 FAA executed grant (02-22) to Acquire Obstruction Easements

- 08/18 RIAC sends letter to FAA requesting night circling minimums be reinstated for Runway 34 approach due to recent obstruction removals and survey
- 09/18 RIAC executed Access Agreement with 391 Forest Avenue for Obstruction Removal
- 11/18 RIAC executed 2 Access Agreements with 29 Lockwood Lane and 28 Lockwood Lane for Obstruction Removal
- 01/19 Appraisal complete for 2 Winfield Court and offer presented
- 04/19 RIAC offer declined for 2 Winfield Court, and countered with an offer to acquire the entire parcel outright at fair market value plus costs of relocating personal belongings and 2 businesses operating at the property
- 05/19 Town of Middletown provided RIAC with a rough draft of an overlay zoning document
- 05/19 RIAC commences Infrastructure Assessment to gather data on the condition of facilities at general aviation airports
- 06/19 RIAC commences Pavement Management Program to assess condition of landside and airside pavements at general aviation airports
- 07/19 RIAC commences Airspace Obstruction Study to update data and determine locations of any new obstructions at general aviation airports
- 09/19 Meeting held at RIAC with Senator DiPalma and Mr. Nick Schorsch with Metropolitan Wealth Management to discuss potential economic development at Newport State Airport and RIAC provided an update on obstruction impediments and potential runway displacement
- 10/19 Meeting held between RIAC, Leader Shekarchi and City of Newport Councilwoman Kate Leonard, to discuss economic development at Newport State Airport and RIAC provided an update on obstruction impediments and potential runway displacement
- 11/19 RIAC sends letters to the City of Newport and Town of Middletown introducing the start and intent of the General Aviation Strategic Business Plan and requesting the Town and City join in ongoing litigation to ensure the continued beneficial and safe use of the airport would be protected
- 11/19 RIAC sends notifications to General Aviation System Tenants and Stakeholders notifying them that RIAC has reached out to town managers, municipal leaders and state representatives to participate in a strategic planning initiative involving
- 11/19 RIAC was notified by the City of Newport's Mayor's office that neither the Mayor nor the City Manager felt that a briefing meeting nor a separate public meeting in the City of Newport was required to discuss the General Aviation Strategic Business Plan
- 11/19 RIAC and Senator DiPalma held 2 conference calls regarding Strategic Business Plan efforts and continued obstruction challenges
- 11/19 RIAC met with Shawn Brown (Town Administrator), Warren Hall (Town Engineer) and Ron Wolanski (Town Planner) at the Town of Middletown to introduce General Aviation Strategic Business Plan efforts and discuss obstructions and potential runway displacement

- 11/19 The Town of Middletown indicates that the overlay zoning submitted to RIAC for review would be taking a different direction and they would provide RIAC new information on the topic soon
- 11/19 RIAC holds public meeting in Middletown to introduce General Aviation Strategic Business Plan efforts and discuss obstructions and potential runway displacement
- 11/19 RIAC discusses and provides information to Newport City Councilwoman Kate Leonard regarding obstruction mitigation and associated litigation at Westerly State Airport.
- 12/19 RIAC receives new preliminary obstruction data reaffirming the known obstruction along with an additional 26 easements required, 19 of which are on the Runway 4 end
- 12/19 RIAC reaches out to FAA to see if there are any alternative solutions to retain rights to remove the obstructions to include acquiring the parcel outright (versus aviation easement only) using FAA federal funds
- 01/20 FAA advises that they continue to look into the full parcel acquisition inquiry, versus aviation easement only, and will need to check with FAA headquarters
- 01/20 RIAC submits draft Newport Obstruction Action Plan to FAA for review
- 01/20 Meeting held with Senator DiPalma to discuss draft results of Airspace Obstruction Study for Newport
- 02/20 RIAC receives notice that property owner at 2 Winfield Court, (where previous aviation easement was rejected), had retained new legal representation
- 02/20 Senators Sosnowski, McCaffrey, DiPalma, Seveney, and Archambault introduce to the Senate Judiciary Committee, Bill S2547, which clarifies language regarding General Laws for Airports and Landing Fields with the intent of preserving safe airspace
- 02/20 Representatives Serodio and Ranglin-Vassell introduce to the House Corporations, Bill H7900, which clarifies language regarding General Laws for Airports and Landing Fields with the intent of preserving safe airspace
- 02/20 RIAC receives support letter from the Rhode Island Pilots' Association supporting the preservation of safe airspace bill
- 02/20 RIAC receives support letter from Skydive Newport supporting the preservation of safe airspace bill
- 03/20 RIAC announces support for the preservation of safe airspace bills which will provide a statewide solution addressing airspace obstructions
- 03/20 FAA advises RIAC that full acquisition of a parcel, in lieu of aviation easement only, for the purposes of obstruction removal is not an eligible cost
- 03/20 RIAC receives draft reports for the ongoing Infrastructure Assessment and Airside Pavement Management Program projects
- 03/20 Middletown Town Council passes a resolution in opposition of the preservation of safe airspace bill
- 03/20 Design of temporary runway threshold displacements commences

- 06/20 Senator DiPalma and RIAC meet for continued discussions on obstructions at Newport, which included the preliminary design results of temporary threshold displacement, and draft correspondence to homeowners with off airport obstructions requiring avigation easements
- 06/20 RIAC has not received updated information regarding the status of overlay zoning from the Town of Middletown
- 06/20 No response to RIAC's November 1, 2019 written request has been received from the Town of Middletown or the City of Newport to join with RIAC in ongoing litigation to ensure we protect the continued beneficial and safe use of the runways at Newport State Airport
- 06/20 RIAC to initiate Phase II of the ongoing General Aviation Strategic Business Plan efforts

This timeline is intended to be a summary of activities, which have been undertaken with respect to obstructions and avigation easements at the Newport State Airport. It is not intended to be all encompassing or inclusive of every correspondence or property associated with these efforts.