

Erie Municipal Airport Update

Erie Town Council

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Presentation Overview

- Airport Fee Proposal by AEDAB
- New Hangar RFP
- Unleaded (UL) Fuel Transition Plan
- FBO Agreement
- NW Mayors and Commissioners Coalition Aviation Update
- Strategic Planning Documents (for reference)



Fee & Rent Schedule Breakdown

Airport Fee & Rent Schedule Breakdown				
Fee / Rent Item	Current Rate	Proposed Rate		
TTF - Residential w/ Plane	\$ 600	\$ -	per year	
TTF - Residential w/ Access & Hangar	\$ -	\$ 0.32	per sqft. (annual)	\$800 min
TTF - Residential w/ Access & w/o Hangar	\$ -	\$ 800	per year	
TTF - Commercial	\$ 0.25	\$ 0.32	per sqft. (annual)	
Base Fee	\$ -	\$ 800	per plane (annual)	
Small Port-a-Port	\$ 50	\$ 100	per month	
Large Port-a-Port	\$ 60	\$ 125	per month	
Nightly Tie-Down	\$ 10	\$ 20	per night	
Monthly Tie-Down	\$ 50	\$ 100	per month	
Fuel Flowage	\$ 0.07	\$ 0.15	per gallon	
Ground Lease (+15%)	\$ -	\$ 0.32	per sqft. (annual)	\$800 min



Revenue Breakdown

	Count / Sqft	Current Fee / Rent	Proposed Fee / Rent	# of Planes	Current Base Fee	Proposed Base Fee	Total Current Revenues	Total Proposed Revenues
TTF - Residential w/ Plane	33	\$ 19,800	\$ -	33	\$ -	\$ -	\$ 19,800	\$ -
TTF - Residential w/ Access & Hangar	33	\$ -	\$ 31,680	33	\$ -	\$ 26,400	\$ -	\$ 58,080
TTF - Residential w/ Access & w/o Hangar	22	\$ -	\$ 17,600	0	\$ -	\$ -	\$ -	\$ 17,600
Erie Convair Hangar	60K	\$ 15,000	\$ 38,400	15	\$ -	\$ 12,000	\$ 15,000	\$ 50,400
Odyssey Pilots Facility	3.2K	\$ 812	\$ 1,039	9	\$ -	\$ 7,200	\$ 812	\$ 8,239
Rocky Mountain Propellers Facility	17.6K	\$ 4,400	\$ 5,632	0	\$ -	\$ -	\$ 4,400	\$ 5,632
Tri County Hangars	108K	\$ 26,975	\$ 34,528	100	\$ -	\$ 80,000	\$ 26,975	\$ 114,528
FBO	N/A	\$ 42,000	\$ 42,000	7	\$ -	\$ 5,600	\$ 42,000	\$ 47,600
Small Port-a-Ports	10	\$ 6,000	\$ 12,000	10	\$ -	\$ 8,000	\$ 6,000	\$ 20,000
Large Port-a-Ports	11	\$ 7,920	\$ 16,500	11	\$ -	\$ 8,800	\$ 7,920	\$ 25,300
Nightly Tie-Down	90	\$ 900	\$ 1,800	N/A	\$ -	\$ -	\$ 900	\$ 1,800
Monthly Tie-Down	235	\$ 11,750	\$ 23,500	N/A	\$ -	\$ -	\$ 11,750	\$ 23,500
Fuel Flowage	83K	\$ 5,810	\$ 12,450	N/A	\$ -	\$ -	\$ 5,810	\$ 12,450
Total		\$ 141,367	\$ 237,129		\$ -	\$ 148,000	\$ 141,367	\$ 385,129



Current & Proposal Scenario Comparison

Airport Revenue & Expense Breakdown		
	Current	Proposed
Fee & Rent Revenues	\$ 141,367	\$ 385,129
Other Revenues	\$ 8,925	\$ 8,925
Expenses	\$ 422,969	\$ 422,969
Annual Net Impact	\$ (272,677)	\$ (28,915)



Airport Fund Language

2-7-2 Airport fund.

- A. *Fund created:* A fund is created entitled "airport fund", to be a self-balancing set of accounts for the purposes of acquisition and operation of airport facilities. This fund shall comply with all accounting and budgetary laws of the town and the state.
- B. *Relationship to other funds:*
1. Loans, transfers, and investments may be made to this fund by other funds for the above stated purposes if approved by the town council. Any assistance by other funds to the airport fund will be repaid to the other funds.
 2. The airport fund shall be self-supporting and not an encumbrance to other funds. The airport shall be operated in a fiscal balance whereby the facilities accrue revenue in excess of expenditures. If the airport does not accomplish this fiscal balance, then the town council may consider closing the facility and ending its operation.

(Ord. 421, 9-12-1991; Ord. No. 031-2023, § 1, 11-28-2023)

New Hangars RFP

- Request for Proposals posted on Jan. 9:
 - Develop, construct, lease and maintain new hangars under long-term ground lease.
 - Option 1 (west of terminal) – redevelop
 - Option 2 (north of terminal) – new
 - Anticipate future entrance connection
- Four (4) responses received by Feb. 6 deadline.
- Staff will review proposals, interview finalists and recommend a preferred partner to Council in Exec Session by April.
- Update Airport Layout Plan (ALP) prior to ground lease, permits and construction.





Unleaded Fuel Transition Plan and FBO Update

- Unleaded (UL) Fuel Transition Plan
 - UL Fuel Transition Plan has been filed with the Colorado Division of Aeronautics.
 - UL Fuel Tank placed in the Capital Project schedule for 2027.
- FBO, Land Lease, and Purchase Agreements
 - Town staff currently reviewing redlines on the agreement.
 - Next steps:
 - Finalize with Airport Legal Counsel and Vector Air.
 - Schedule discussion with Town Council– Anticipated Q2



NWMCC Aviation Update

- Advocacy for including aviation in the NWMCC's policy agenda.
- Several representatives note aviation is a frequent constituent issue and saying "we can't do anything" is non-responsive to the safety, noise, pollution and other issues constituents raise.
- Working as a coalition will increase leverage and enable needed changes from FAA.
- NWMCC's DC lobbyist will use the same strategy as other transportation issues.
- NWMCC attendees expressed support for a collective approach and asked Andresen to schedule a meeting with the FAA during the April DC trip.



Strategic Planning Documents

- [Erie Airport Master Plan](#) (2016)
- [Erie Airport Economic Development Strategy](#) (2024)
- [Erie Airport Economic Impact Study](#) (2024)
- [Erie Airport Crosswind Runway Evaluation](#) (2024)
- [Erie Airport Hangar Market Study Phase 1 Report](#) (2022)
- [Erie Airport Hangar Market Study Phase 2 Report](#) (2022)
- [Erie Airport Economic Impact Report by CDOT](#) (2020)
- [Erie Airport Terminal Building Facility Assessment](#) (2022)
- [Erie Airport Roadway Connection Study](#) (2022)
- [Erie Airport Strategic Business Plan, FBO Alternatives & Rate Study](#) (2023)
- [Erie Airport Management Agreement with Vector Air Management](#) (2023)

Questions & Discussion

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