

APPLICATION FOR ACQUISITION OF CAPE BLANCO STATE AIRPORT (5S6) BY CURRY COUNTY
APRIL 2011

BACKGROUND INFORMATION

Cape Blanco Airport is a public airport owned and operated by the Oregon Department of Aviation. The airport located in Curry County Oregon, approximately 11 miles north of the City of Port Orford on the Oregon coast.

Curry County currently owns and operates Brookings Airport (BOK), located in the City of Brookings, Oregon on the southern Oregon coast.

The Curry County Board of Commissioners seeks ownership of Cape Blanco Airport for purposes of development at the airport and adjacent County properties; all for the general economic and public benefits to the County and its residents. In accordance with recommendations from the State Aviation Board (Board) "State Ownership of Airports Task Force Final Report" (report dated May 10, 2004; accepted by the Board on May 19, 2004) for divestment of airports owned by the State, Curry County is submitting application for transfer of Cape Blanco ownership and management to Curry County.

The following application is submitted for the State Aviation Board's consideration of Curry County's request.

APPLICATION FOR AIRPORT

GENERAL

1. Why do you wish to acquire this airport?

Curry County has numerous reasons for acquiring the airport which include the following:

- The airport is a valuable asset that will be developed and maintained as a viable contributor to the state's aviation system with the County's plans for projects to enhance airport safety, improve airport facilities, and develop new amenities for pilots' and public use.
- County intends to manage the airport improvements and maximize its potential as the primary critical asset for support of emergency relief efforts by air access in the event of natural disasters along the Oregon coast. Cape Blanco Airport is the only airport with over 5,000' length on the southern Oregon coast that is outside a tsunami zone.
- County intends to develop economic resources afforded by the airport and adjacent properties including development of eco-tourism and other revenue generating opportunities.
- County plans to work with the Federal Aviation Administration and eventually attain NPIAS standing which will bring non-Primary Airport Entitlement Grants to fund airport development.

- County plans to enhance efforts to control and eradicate noxious plants (Gorse) which is growing on the airport property.

2. How will the statewide aviation system benefit from your ownership of this airport?

- Cape Blanco is currently classified as a Category 5 facility in the Oregon Aviation System Plan. The County intends to enhance safety of the airport, improve existing assets, and develop support facilities to benefit the general aviation community with the goal to raise the airport to a Category 4 facility.
- The County plans to utilize the physical characteristics of the airport (location, elevation, runway strength, open approaches) to provide improved opportunities for critical air operations in emergencies such as tsunami relief, fire response, and air ambulance.
- The County will be working with the FAA to attain NPIAS standing which will eventually bring additional Federal funding opportunities to Cape Blanco.
- Once NPIAS is attained, the County will comply with all FAA Grant Assurances.

MANAGEMENT PLAN

- Curry County presently owns, manages, and maintains Brookings Airport. In a manner similar to Brookings Airport, the County proposes to manage Cape Blanco Airport with existing County staff and contract consultants. Additional resources will be retained as needed.
- Consistent with Brookings Airport, responsibility for executive management of the airport lies with the County Commissioner who is assigned as airport liaison by the Board of Commissioners. The County Commission's staff departments include County Legal Counsel, County Accountant, County Road Department, and Administrative services. All support the liaison Commissioner to manage the airport.

1. Describe how day-to-day operations of airport will be managed to include:

- Lease administration and Management
 - Primary lead is Commission's Administrative staff with support from other County Departments' staff as needed.
- Grant Administration
 - Primary lead is airport liaison Commissioner with support from the County Accountant and engineering consultants (WHPacific).
- Airport safety inspections
 - Primary lead is Commission's Administrative staff working in coordination with the County Road Department and local pilots; supported by engineering consultants (WHPacific), ODA (5010 inspections), and FAA as needed.
- Airport Planning
 - Primary lead is airport liaison Commissioner with key support from engineering consultants (WHPacific) and FAA.

- Tenant Relations
 - Primary lead is airport liaison Commissioner with support from Administrative staff.

2. Describe qualifications of staff designated for management responsibilities

- County staff and engineering consultants are currently performing these duties successfully at Brookings Airport and we consider them well qualified to perform these same management responsibilities at Cape Blanco Airport.

DEVELOPMENT PLAN

1. Please provide a detailed list of all proposed airport improvement

Preliminary list and timeline for development projects follows:

- **SHORT-TERM (1 to 5 years):**
 - Priority Maintenance Projects
 - 2011 PMP work on all airport asphalt pavements; including re-marking.
 - Clear RSAs with focus on Gorse eradication.
 - Complete maintenance to (a) repair airport beacon, (b) upgrade non-standard Segmented Circle, and (c) upgrade aircraft tie-downs.
 - Update ALP
 - 2014 PMP work on all airport asphalt pavements

- **MID- TERM (5 to 10 years):**
 - Overlay runway and taxiways
 - Replace MIRL
 - Install airfield guidance signs
 - Obstruction Survey and NAVAIDs Installation (PAPIs/REILs)
 - Install weather monitor/reporting equipment (AWOS)
 - Construct/rehabilitate parking Apron, Ramp, and tie-downs
 - Fueling (self service)
 - Hangar development
 - Security fencing

- **LONG-TERM (beyond 10 years):**
 - Airport access road and way finding signage
 - Utilities infrastructure (power/water/sewer/telco/etc.)
 - Terminal facilities (parking/restrooms/telephone/etc.)
 - Extend runway (if justified) and parallel taxiway
 - FBO services

2. Please identify priorities in airport development plans

- **Maintain safety and integrity of existing assets (runway, taxiways, clear zones, and basic pilot aids).**
- **Upgrade existing assets to improve operating environment for pilots (aprons, ramps, tie-downs, security) and attract investments (hangars, fueling facilities).**
- **Construct new assets to attract general aviation users (AWOS and NAVAIDs,) and encourage investment opportunities to support aviation activity (Terminal facilities).**
- **Upgrade airport to be capable of providing full support of air operations in the event of major natural disaster.**

3. Please explain how the proposed improvements would be funded

- **Initial funding will be from Curry County general funds.**
- **Private investment funds will be solicited for airport lease opportunities (hangars, fueling, etc.).**
- **County intends to attain NPIAS status and apply for non-Primary Entitlement Grant funds in the future.**

MAINTENANCE PLAN

1. Please explain the proposed airport maintenance plan. Describe level and type of personnel, type of equipment available for airport maintenance, and expected cost of maintenance.

- **Curry County presently owns, manages, and maintains Brookings Airport. The County currently proposes to maintain Cape Blanco Airport with existing County Departments' staff and contract consultants.**
- **Consistent with Brookings Airport, responsibility for executive management of the airport lies with the County Commissioner who is assigned as airport liaison by the Board of Commissioners. County Commission staff departments including County Road and Administrative services will lead the maintenance responsibility for the airport.**
- **It is anticipated that existing County Road Department and Brookings Airport maintenance equipment/tools will be sufficient to maintain Cape Blanco Airport. Additional equipment will be obtained if required.**
- **Based upon our review of previous expenditures by ODA at Cape Blanco since 2004 and maintenance budget for Brookings Airport, the estimated maintenance cost for Cape Blanco is approximately \$15,000 per year.**

FINANCIAL PLAN

A complete financial plan has yet to be completed. Existing airport revenues have yet to be confirmed and validated to be current. Proposed changes to the current rates will be evaluated subsequent to validation of current rate information.

1. Please provide a 5-year forecast of airport revenues and expenditures

- To be developed, and will be provided, after confirming revenues availability.

2. Please provide a description of all proposed changes to the current rates and charges structure

- To be developed, and will be provided, after confirming current rates.

ADDITIONAL MATERIALS REQUIRED:

A resolution of statement of support for this acquisition from the governing body of the proponent to the State Aviation Board.

The Curry County Board of Commissioners' support of this acquisition is attached.