



**AIRPORT PROPERTY VENTURES, LLC.
REPORT TO
THE CITY OF OCEANSIDE**

MARCH 19, 2014

OPERATIONS/ADMINISTRATION

- Effective November 18, 2013, Oceanside Municipal Airport was officially renamed Bob Maxwell Memorial Airfield.
- The Airport currently has 72 full-time tenants.
- On July 22, 2013, REACH Air Medical began operating at the Airport.
- There are five (5) businesses operating at the Airport: Tsunami Skydivers, REACH Air Medical, DanAir, One Stop Aviation, and Coastal Aero Scenic Tours.
- The Airport had approximately 8,476 airplane flight operations (takeoffs and landings) in 2013.
- Tsunami Skydivers had approximately 2,900 skydiving operations (takeoffs and landings) in 2013.
- REACH Air Medical had approximately 472 operations (takeoffs and landings) in 2013.

OPERATIONS/ADMINISTRATION

- APV sold 35,860 gallons of 100LL aviation fuel in 2013.
- Total 100LL aviation fuel revenue reached approximately \$185,700.
- On October 28, 2013, APV began selling Jet A fuel to Reach Air Medical and Tsunami Skydivers via a leased, on-site fuel truck with a capacity of approximately 5,000 gallons.
- APV sold 9,528 gallons of Jet A fuel in 2013.
- Total Jet A fuel revenue reached approximately \$29,000.
- APV made the annual minimum rent payments of \$103,090 in accordance with the lease requirement.
- APV has deferred approximately \$62,000 in management fees since 2009.

GRANTS

Total State of California Aid to Airports Program (CAAP) Awarded Grant Amounts: **\$80,000**

- Asphalt repairs
- Weed abatement
- Maintenance Vehicle(s)
- Tree removal
- Uni-directional flashtube
- Electrical repairs

Total Federal Aviation Administration (FAA) Awarded Grant Amounts: **\$1,041,778**

- APV has provided approximately \$41,000 in matching funds towards progress of grant work.
- **Airport Layout Plan (ALP): \$141,778**
 - Project Completed in December 2012
- **Water Line/Fire Hydrants/Terminal Building Upgrades: \$143,736**
 - Project Completed in April 2013

GRANTS

→ **Update of Airport Master Plan: \$180,000**

In September 2012, with the assistance of APV, the City of Oceanside received approval for a grant of FAA funds to update the Airport Master Plan.

- Third public meeting to be held on April 9, 2014
- Draft Final Report for City to be submitted in June 2014

→ **Perimeter Fencing and Access Gates – Part One: \$236,645**

In September 2011, with the assistance of APV, the City of Oceanside received approval for a grant of FAA funds for the first phase of the perimeter fencing project:

- Design of approximately 10,000-linear-feet of perimeter fencing
- Purchase and installation of two pedestrian access gates and emergency vehicle access gate

→ **Perimeter Fencing and Access Gates – Part Two: \$339,619**

In September 2013, with the assistance of APV, the City of Oceanside received approval for a grant of FAA funds for the second phase of the perimeter fencing project:

- Construction of the first phase of the perimeter fencing project.

IMPROVEMENT EXPENDITURES

2009 (September – December)

- **Airport Repairs/Maintenance: \$1,695** – Paid for by Airport Revenues and CAAP Funds
 - Gate Repairs: \$1,020
 - Grounds: \$675
- **Hangar Repairs: \$3,689** – Paid for by Airport Revenues
- **Fuel Tank(s) Repairs/Maintenance: \$1,758** – Paid for by Airport Revenues

2010

- **Airport Repairs/Maintenance: \$41,756** – Paid for by Airport Revenues and CAAP Funds
 - Airfield: \$9,607
 - Terminal Building: \$13,334
 - Gate Repairs: \$11,805
 - Grounds: \$7,010
- **Hangar Repairs: \$11,905** – Paid for by Airport Revenues
- **Fuel Tank(s) Repairs/Maintenance: \$1,651** – Paid for by Airport Revenues

IMPROVEMENT EXPENDITURES

2011

- **Airport Repairs & Maintenance: \$13,196** – Paid for by Airport Revenues and CAAP Funds
 - Airfield: \$3,218
 - Terminal Building: \$721
 - Gate Repairs: \$1,755
 - Grounds: \$7,502
- **Hangar Repairs: \$4,344** – Paid for by Airport Revenues
- **Fuel Tank(s) Maintenance: \$4,576** – Paid for by Airport Revenues

2012

- **Airport Repairs & Maintenance: \$30,200** – Paid for by Airport Revenues and CAAP Funds
 - Airfield: \$12,539
 - Terminal Building: \$747
 - Gate Repairs: \$1,024
 - Grounds: \$15,890
- **Hangar Repairs: \$7,333** – Paid for by Airport Revenues
- **Fuel Tank(s) Maintenance: \$2,292** – Paid for by Airport Revenues

IMPROVEMENT EXPENDITURES

2013

- **Airport Repairs & Maintenance: \$22,775** – Paid for by Airport Revenues and CAAP Funds
 - Airfield: \$2,636
 - Terminal Building: \$1,268
 - Gate Repairs: \$770
 - Grounds: \$18,101
- **Hangar Repairs: \$5,577** – Paid for by Airport Revenues
- **Fuel Tank(s) Maintenance: \$6,150** – Paid for by Airport Revenues
- **Jet A Truck Maintenance: \$2,141** – Paid for by Airport Revenues

DEVELOPMENT

New Hangar Development

Construction of ten (10) new hangars, comprising approximately 16,661 square-feet of building area on an existing foundation, was completed in 2013.

- APV invested **\$680,000** of its own money to construct the hangars.
- The hangars are currently 60% leased.
- The four hangars in Unit B were ready for occupancy by mid-October 2013.
- The six hangars in Unit A were ready for occupancy by mid-November 2013.



DEVELOPMENT SCHEDULE

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The development timeline is as follows:

Predevelopment and Completion of Hangars A & B, Per Previously Approved Plans	Years 1 to 2	→
Phase 1 - South Side	Years 2 to 4 Complete 82,500 square feet of hangar and terminal space	}
Phase 2 - North Side*	Years 3 to 5 60,000 square feet of hangar 10.5 acres of infrastructure	
Phase 3 - North Side*	Years 4 to 6 40,000 square feet of hangar	
Phase 4 - North Side*	Years 5 to 7 74,240 square feet of hangar	
TOTAL PROJECT DEVELOPMENT TIME	Approximately 7-8 years (Construction phasing will be based on market conditions)	

Completed. Project was delayed due to unforeseen permitting issues and fire waterline requirements

Pending:

- Master Plan Completion
- Environmental Assessment
- Airport Repavement

CAPITAL IMPROVEMENT PROGRAM

The 5-year Airport Capital Improvement Plan

- **FY 2014 - \$150,000** Conduct Drainage Study
- **FY 2015 - \$150,000** Conduct Environmental Assessment
- **FY 2016 - \$TBD** Overall Development Objective (ODO) Phase 1: Reconstruct Runway and Lighting, Improve RSA, ROFA, OFZ, Construct Parallel Taxiways, Construct Apron, Improve Drainage, Install Fuel Farm (north apron) Design.
- **FY 2017 - \$TBD** ODO Phase 2: Reconstruct Runway 6/24, Lighting, Nav aids, Drainage, including Improvements to RSA (Deutsche Road Relocation, Fencing and Grading), ROFA (Berm/Wall Removal), OFZ (Grading), Removal of End-Aligned Taxiway and Construction of New Connector Taxiway to Runway 6 Threshold.
- **FY 2018 - \$TBD** ODO Phase 3: Construct Apron (North Side), Construct Parallel Taxiways (meet runway to taxiway separation standards and hold line distances), and rehabilitate South Apron including Markings.



BOB MAXWELL MEMORIAL

AIRFIELD

