

May 2008

TO: Proposers for Land Development at the Auburn Municipal Airport

FROM: Shelley Coleman, Director of Finance

RE: RFP - GOALS FOR AUBURN MUNICIPAL AIRPORT

### **Background**

The City of Auburn has owned the Auburn Municipal Airport from its development, some thirty years ago, to the present. Recent years have seen major investments on maintenance, safety improvements, and increase in the number of based aircraft due to public and private hangar construction.

The Airport is operated in the public interest. In this case "public" has a broad definition including Auburn residents and businesses, our tenants and transient aircraft owners and pilots, on-field businesses and the Central Puget Sound Region as a whole due to our critical "reliever airport" role.

The City's purpose in exploring the development of the vacant land is to find the best option and organization to grow the airport in the public interest. We have further defined this in the following goals. In addition to the attached application form, proposal will be evaluated to ascertain the extent to which they further pursuit of these goals.

### **Goals**

1. Maintain and improve safe operation of Auburn Municipal. The Airport has historically maintained a good safety record.
2. Enhance facilities and services for aviation users and resulting public benefit of the airfield.
3. Limit general financial obligations of the City to the Airport. The Airport is run entirely from revenues received from rents, leases and fuel sales. FAA and State grants have been essential in many capital construction projects. The City backed an initial bond to build the airport (since repaid) and currently has an outstanding bond for hangar construction.
4. Maximize cash flow to support Airport Operations. Auburn Municipal Airport is not a Port facility nor does it have non-aviation land assets to support operations.
5. Maximize the ability of aviation-related businesses and services to expand at Auburn Municipal Airport, creating new employment opportunities and tax revenues for the City of Auburn.
6. Maintain excellent working and funding relationship with the FAA.
7. Operate the Airport in a manner consistent with FAA standards.
8. Satisfactorily meet the needs and expectations of airport users, airport tenants and leaseholds.
9. Improved on-going efforts to maintain and rehabilitate the physical plant.
10. Be responsive to policies established by the City Council through the Airport Advisory Board, to operate the Airport for the benefit of the public. The City will continue to set major policies and goals through the City Council and Board.

## **General Information**

Built in 1969 “The Auburn Municipal Airport”, also known as “Dick Scobee Field” is a General Aviation Reliever facility to Seattle Tacoma International Airport. A unique Airport it's the only GA airport in an urban area remaining in the region. Located just North of Downtown Auburn.

Roadways serving the airport are Washington State's SR18 serving east/west bound traffic and SR167 serves the north/south bound traffic and is located just 25 miles south of downtown Seattle midway between Seattle and Tacoma. There is no Commercial Commuter or Airline service but is home to many of the Puget Sound's Professional business and personal aircraft pilots.

The Federal Aviation Administration reports there are approximately 149,000 operations each year placing the Airport as the third busiest in the State of Washington. It is the fifth busiest Airport in the nation for non-towered airports. The Auburn Airport operates 24/7 - 365 days a year allowing this GA airport to meet the needs of business aviation and recreational flyers.

## **Airport Amenities**

Auburn Airport is currently home to many business's including Northwest Aviation College, Auburn Flight Service, Fair Aircraft Appraisal, Airwork Helicopters and B&C Quality Maintenance. These businesses cover a wide range of aviation services. A Cirrus Aircraft Service Center has also recently located on the field.

The airport boasts an eclectic group of aircraft ranging from civilian helicopters, piston aircraft, amphibious aircraft and various restored military and vintage aircraft.

Runway 16/34 is 3,450 X 75 asphalt with a GPS approach, MIRL, VASI, REILS and an Automated Unicom serves the GA pilot with current weather conditions located midway down the runway. In 2004, the runway had a full length overlay and in 2008/2009, the dual taxiway system will be replaced with a single 25 foot wide system upgrading the Airport to a B-1.

The Airport is in close proximity to a wide range of activities. Emerald Downs Horse Racing, Pacific Raceways, White River Amphitheater, SuperMall of the Great Northwest, Casinos and golfing – all within 10 minutes of the airport. Venturing out to Seattle or Tacoma is just a short 30 minute drive either way or visit scenic Mount Rainier in about 1 hour 30 minutes. Numerous hotels and motels are within ½ mile of the airport and most provide transportation to and from the airport as well as the airport's management.

## **The Properties**

The City is offering this opportunity to a single proposer, individual, or a combination of all, for these sites.

## **Approved Uses**

This land has been designated for commercial operations with storage/maintenance hangars with office space and outside ramp area. Nested T-hangars will not be an acceptable part of a proposal under this RFP.