

REAL ESTATE, FACILITIES, LAND MGT COMMITTEE

AIRPORT DEVELOPMENT

OCCONEE COUNTY AERONAUTICS COMMISSION

PURPOSE OF PRESENTATION

To Detail Demand for further Airport Development

FACT: Oconee County Airport is one of the TOP-TEN Non-Air-Carrier airports in South Carolina.

Why? 60+ based aircraft, Proximity to 3 Large Lakes, Mtn Resorts of Highlands & Cashiers, Clemson Univ.

Home to seven Fortune 500 Industries.

Bottomline: A thriving County typically has a thriving Airport assisting in growing/maintaining Industry and Commerce



Airport Revenue Generation

Two types

Passive → Rents and leases (storage)

Active → (fuel sales / services / misc)
Requires equipment + labor

Both have long term returns on investment

AIRPORT DEVELOPMENT BENEFITS (MORE HANGARS)

- a. Increased "Passive" Revenue
- b. Increased Fuel Sales "Active" Revenue
- c. Increased Aircraft Property Tax to County
(one \$200K aircraft -> \$1680 in yearly property tax)
- d. Increased Aircraft Operations
(More potential FAA AIP GRANT funding)

Potential Hangar Development Options

- Option 1 - (Up to 20 T-hangars @ south west corner)
(Fill, grading + taxiway tie-in needed)
- Option 2 - (10 T-hangars + Corp Box Hangar)
(grading + fill needed at West Ramp)

Ultimate Goal:

All Parcels w/ Taxiway Access should be revenue makers

POSSIBLE HANGAR SITES



OPTION 1: 10-20 Nested T-hangars + Taxiway tie-in

1 Bldg 60' X 240'
145 yr. (avg. life)

Estimated Construction costs

Fill Grading	
Paving	\$851,000
Bldgs + Mech	\$605,000
Prop + Arch Fees	\$80,000
Total	\$1,536,000
County Share	\$1,037,000

Est. Revenue (Avg Per yr):

Hangar Rent	\$72,000
Fuel Sales	\$15,000
Prop Tax	\$ 8,500
Total Est. Rev	\$ 95,500
Total Avg Exp.	\$ 12,000
Est. Annual Rev	\$83,500



** SC DCA may assist 80%

Nested T-Hangar (typical)



Nested T-hangars 248' X 60'
 Plus Box Hangar 60' X 60'

10/11/2011 11:00 AM

Option 2: 10 Nested T-hangars + Box Hangar

Bldg 80' X 300'

Estimated Construction cost

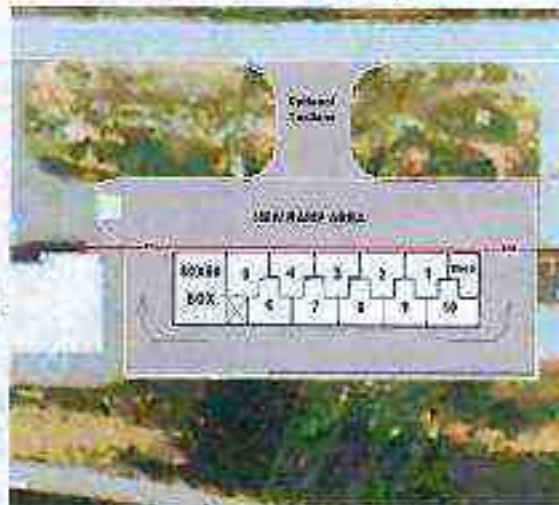
Site prep/Paving	\$640,000
Building	\$175,000
Eng. + Mech.	\$170,000
Contractor Fees	\$160,000
Total	\$1,145,000

County Share \$961,000

Rev to Airport (Avg Per Year)

Hangar Rents	\$42,500
Fuel Sales	\$ 7,500
Prop Tax	\$ 5,000
Total Est Rev	55,000
total est Exp	5,800

Est Annual Rev 550,200



* SCDCA may pay ~ 60%

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WHY BUILD NOW?

- Meets existing demand for storage
- Contributes to making airport more self sufficient
- Almost immediate return on investment (no waiting for tenants)
- Protects Aircraft Owners Investment
- Increases Airport Property Value

REVIEW

-> Airport has Current demand and Revenue Potential waiting

BENEFITS (PAYOFFS) of DEVELOPMENT

- > *MORE STORAGE REVENUE + MORE FUEL SALES*
- > *MORE PROPERTY TAX REVENUE TO County*
- > *More Federal Grant dollars go to airports with more aircraft operations.*

2 alternatives:

20 T-hangar units could generate an average rev. of \$83,500 per year for 45 years

10 T-hangar units could generate an average rev. of \$50,200 per year for 45 years

Summary & Recommendation

Airport Development should utilize all airport revenue producing real estate

- 55 names currently on T-hangar waiting list
- 2 sites suitable

Aeronautics Commission recommends approving Option 1 to meet current demand. Doing so would be taking a giant step towards maximizing revenue production at Oconee County Airport. Lets realize \$1 million in Airport Rev per year!

Questions ?

**Thank you for your
consideration !**

PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL


IN RE: Oconee Cty Council - 2014 Meeting Schedules

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in Oconee County, Pickens County and the Pendleton area of Anderson County and the notice (of which the annexed is a true copy) was inserted in said papers on 01/09/2014 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager

Subscribed and sworn to before me this
01/09/2014



Jennifer A. White
Notary Public for South Carolina
My commission Expires: 05/18/2014

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 873-8388 or 723-5050.

LEGAL NOTICES

LEGALS

DOONES COUNTY COUNCIL & COMMITTEES

2014 MEETING SCHEDULES

Doonee County Council will meet in 2014 on the first and the third Tuesday of each month (excluding July, August and November) which will meet only on the third Tuesday of the month) at 8:00 p.m. in Council Chambers, 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

Doonee County Council will also hold a planning retreat on Thursday, February 20, 2014 beginning at 9:00 a.m. in Council Chambers.

Additional Council meetings, workshops and/or committee meetings may be added throughout the year as needed.

Doonee County Council Committees will meet in 2014 on the following dates/times in Council Chambers, 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

Law Enforcement, Public Safety, Health & Welfare Committee at 5:30 p.m. & Transportation Committee at 6:00 p.m. on January 14th, April 8th, July 8th and October 14th, 2014.

Road, Waste, Utilities & Land Management Committee at 5:30 p.m. and Budget, Finance & Administration Committee at 6:30 p.m. on February 11th, May 13th, August 13th, 2014.

Planning & Economic Development Committee at 5:30 p.m. on March 11th, June 10th, September 9th and December 9th, 2014.

Sealed bid proposals will be received in the City of Doonee Public Works Department, 1155 Old Central Rd. (off I-95, South Carolina) until 1:00pm EST, January 20, 2014 and promptly thereafter all bid proposals that have been duly received will be publicly opened and read aloud for furnishing to said City one (1) Best.

2014 Compact Tractor with a 60" Mowing Deck

Instructions to bidders, applications and bid proposal forms may be obtained at the City of Doonee Public Works Department, 1155 Old Central Rd. Walhalla, SC 29680. 864-882-2653.

Got too much stuff?

AD

ARIEpt. 23-Oct. 22): Anger will impact are dealing with a partnership. Take it to concentrate on making your from more comfortable or your financial requisier to handle. Too much of not will set you back. Work hard; say patie

TAUROct. 23-Nov. 21): Check out poss ideas and you'll find unique ways have our talent, skills and expertise let feelings and discuss your plans. Each cause some conflict, but using make help you overcome issues that differ

GEMUS (Nov. 22-Dec. 21): An and idea will grab your attention, cause ins and outs of whatever you Your sue and give it your all. A make home will improve your domestic jealousy may end up costing more than

CAN groupN (Dec. 22-Jan. 19): Make an summe and it will make a difference hible who care about you. Don't you you can do; just find a different you roach whatever situation you face xiv roach your destination,
 LEO

opp: (Jan. 20-Feb. 18): Keep your ma thoughts, habits and situations a need. Less you let others know about fr user it will be to go about your to he changes you make now will x i tie future. Don't go over budget.
 VIR

plan: 19-March 20): The contributions th to a cause, project or partnership aglits you will make a difference. re in respect and the confidence fille you deal with. Romance is in cond a commitment can be made.

SR

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Beth Hulse

From: Beth Hulse
Sent: Monday, February 10, 2014 9:19 AM
To: Administrator; Council District 1; Council District 2; Council District 3; Council District 4; Council District 5
Cc: Kevin D. Short; randyrenz@bellsouth.net; Beth Hulse; Carlos Galarza; Chad Dorsett; DJM News Editor; Greenville News (localnews@greenvillenews.com); Kevin Norman Cannada (kcannada@upstatetoday.com); Ray Chandler; Westminster News / Keowee Courier (westnews@bellsouth.net); WGOG (dickmangrum@wgog.com); WSPA TV - Channel 7 (assignmentdesk@wspa.com)
Subject: February 11, 2014: Real Estate, Facilities & Land Management Committee Meeting

The Real Estate, Facilities & Land Management Committee meeting scheduled for Tuesday, February 11, 2014 has been cancelled and rescheduled to Tuesday, March 11, 2014 at 6:30 p.m.

Elizabeth G. Hulse

Clerk to County Council

Georgetown County Administrative Offices

415 South Pine Street

Walhalla, SC 29691

864-718-1023

864-718-1024 [fax]

bhulse@cooneesc.com

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Paul Corbell
District I

Wayne McCall
District II

Archie Barron
District III

Joel Thrift
District IV

Reg Dexter
District V

OCONEE COUNTY COUNCIL & COMMITTEES 2014 MEETING SCHEDULES

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Planning & Economic Development Committee at 5:30 p.m. on March 11th, June 10th, September 9th and December 9th, 2014.



Beth Hulse

From: Beth Hulse
Sent: Wednesday, January 08, 2014 11:56 AM
To: Beth Hulse; classadmgr@upstatetoday.com
Subject: 2014 Council & Council Committee Meeting Schedule
Attachments: 010814 - 2014 Council - Committee Meeting Schedule.doc

Please run at your earliest convenience.
Thanks.

Elizabeth G. Hulse
Clerk to County Council
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From: Beth Hulse
Sent: Wednesday, January 08, 2014 11:57 AM
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Cc: DeptMgms_Elected_Appointed; OfficeManagers; Mike Crenshaw; Veronda Lewis; Procurement; Council District 1; Council District 2; Council District 3; Council District 4; Council District 5
Subject: 2014 Council & Council Committee Meeting Schedule

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