

## Airport Advisory Board

October 15, 2014 7:30 AM  
Airport Office  
Conference Room 1

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### AGENDA

**REGULAR MEETING:** 7:30am

**CALL THE MEETING TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT:** Members of the public may make comments at this time on any items not appearing on the agenda that are of interest to the public and are within the jurisdiction of the Board. Comments relating to items on today's agenda are to be taken at the time the item is heard. Time allotted to each speaker is determined by the Board Chair; however, comments will generally be limited to three minutes.

**APPROVAL OF MINUTES:** September 17<sup>th</sup>, 2014

**PRESENTATIONS AND ROUTINE REPORTS:**

1. REVIEW OF MATRIX..... **TAB 1**

**BOARD ACTION ITEMS:**

2. APPROVAL OF UPDATED FEE SCHEDULE ..... **TAB 2**

**BOARD GUIDANCE AND INFORMATION ITEMS:**

3. DRAFT CAPITAL IMPROVEMENT PLAN 2015-2020 ..... **TAB 3**  
4. AIRPORT MANAGER'S REPORT..... **TAB 4**  
    A. Noise Complaints  
    B. Occupancy Report  
    C. Review Fuel Operations  
    D. Airport Revenue Performance

**SCHEDULE FOR UPCOMING MEETINGS:** The Board Chair and Airport Manager shall determine the agenda. Scheduled meetings of the Auburn Advisory Board are as follows:

- Regular Board Meeting – **November 19th, 2014, 8:00 AM:** Auburn Airport Office Conference Room 1, 506 23<sup>rd</sup> St, Auburn, WA 98002
- Regular Board Meeting – **December 17, 2014, 8:00 AM:** Auburn Airport Office Conference Room 1, 506 23<sup>rd</sup> St, Auburn, WA 98002

**ADJOURNMENT OF MEETING**

Last Revision Date:10/10/14

## AIRPORT ADVISORY BOARD - PROJECT TRACKING WORKSHEET

|                             | LEAD                  | PROJECT DESCRIPTION                 | CURRENT STATUS                                                                                                                                                                                     | WHAT'S NEXT                                                                                                                                       | START DATE | NEXT REVIEW DATE | EST. COMPL DATE | Est. COST |
|-----------------------------|-----------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------------|-----------|
| <b>Projects</b>             |                       |                                     |                                                                                                                                                                                                    |                                                                                                                                                   |            |                  |                 |           |
| 21                          | AMG                   | Wildlife Hazard Assessment          | Biologist surveys are ongoing as per scope of work.                                                                                                                                                | Wait for observations to conclude at end of the year.                                                                                             | 12/2013    | 11/19/2014       | 3/31/15         | \$76,100  |
| 25                          | AMG                   | Airport Asphalt Repair & Seal       | First punch list and second coat of paint completed 10/8/14.                                                                                                                                       | Create additional punch list of items still needing attention as well as creating a watch list of items to look at before end of warranty period. | 02/2014    | 11/19/2014       | 12/31/14        | \$721,000 |
| 11                          | City Staff/<br>CW/AMG | Airport Master Plan Mid-Term Update | CW is incorporating the comments that AMG submitted and should have draft copies to the FAA week of 10/13/14. CW is creating CD copies for PAC members and draft hard copies for AMG and the City. | 90 days after submittal, Draft will be returned with comments then completed Master Plan submitted to City of Auburn for approval                 | 11/2012    | 01/21/15         | 5/31/15         | \$225,000 |
| <b>Business Development</b> |                       |                                     |                                                                                                                                                                                                    |                                                                                                                                                   |            |                  |                 |           |
| 35                          | AMG                   | 506 Building                        | AMG has solicited multiple flight schools to rent back 600 sq. ft.                                                                                                                                 | Follow up on contacts made and possible expansion into aviation related activities vs aeronautical use.                                           | 08/2014    | 11/19/2014       | 12/31/14        | N/A       |
| 28                          | AMG                   | Galvin                              | Correspondence sent regarding rental of back 600sqft of 506 building. They are interested but cannot commit at this time.                                                                          | Continue communication with Galvin. AMG has advised Galvin that we have begun solicitation of the space to other companies.                       | 01/2014    | 11/19/2014       | TBD             | TBD       |
| 34                          | AMG                   | AFS Building                        | AMG is soliciting potential tenants and buyers. AMG is meeting with a few businesses interested in moving from Boeing Field to Auburn                                                              | AMG will work with Doug Lein, EC. Manager, City of Auburn to brainstorm other opportunities for the building and property.                        | 06/2014    | 11/19/2014       | Ongoing         | TBD       |
| 27                          | City Staff            | Helicopter School                   | City Staff to evaluate/prepare RFP for prospective west side rotorcraft operations area.                                                                                                           | On Hold until master plan completion and approval                                                                                                 | 08/2013    | 12/17/2014       | Ongoing         | N/A       |
| 31                          | Century West          | Row 3 Hangar Development            | Century West will be project manager putting this project out for public bid. Council has approved funding.                                                                                        | CW to prepare scope of work, bid documents, proposed contract language for advertising the project.                                               | 02/2014    | 12/17/2014       | Summer 2015     | \$357,000 |
| 36                          | AMG                   | Airport Branding                    | Project will be coordinated with City of Auburn branding "Imagine Auburn"                                                                                                                          | When "Imagine Auburn" is completed, then Airport specific branding can begin.                                                                     | 06/2014    | 06/17/2015       | 8/31/15         | ~\$4,500  |
| <b>Other Items</b>          |                       |                                     |                                                                                                                                                                                                    |                                                                                                                                                   |            |                  |                 |           |
| 13                          | Board Only            | General Airport Events (Outreach)   | Nothing to Report at this Time                                                                                                                                                                     |                                                                                                                                                   | 01/2012    | 2/18/2015        | Ongoing         | TBD       |
| 32                          | City Staff            | Communications Infrastructure       | AMG is working with City Staff to determine Airport and tenant needs.                                                                                                                              | Develop what is needed at location across airport. Once pricing structure is developed, marketing to tenants can begin.                           | 03/2014    | 11/19/2014       | 12/31/14        | \$0       |

# Auburn Airport Agenda Item Summary

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Topic: UPDATED FEE SCHEDULE

REVIEW OF RECOMMENDED UPDATES TO FEE SCHEDULE FOR 2015

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|          |             |          |                                              |
|----------|-------------|----------|----------------------------------------------|
| Purpose: | Information | Guidance | <input checked="" type="checkbox"/> Decision |
|----------|-------------|----------|----------------------------------------------|

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Recommendation: Approve updated fee schedule for council vote.

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Last Action:

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Discussion:

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Fiscal Impact: Increase Airport Enterprise Fund income by approximately \$13,118.64

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Strategy:

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Attachments: 2015 Hangar Rent Sheet

2015 Updated City Fee Schedule

MAI Appraisal Summary

# Auburn Airport Agenda Item Summary

AMG AIRPORT MANAGEMENT GROUP

AUBURN WA \$50

## Auburn Municipal Airport Hangar Rental Rates And Deposits

Effective January 1, 2015

All permits are month to month and require a 30 day termination written notice

Checks are payable to the City of Auburn. The City of Auburn accepts cash or checks only.

| Space Type                                                                                | Basic Rent | Security Fee<br><i>Per door fee</i> | State Lease<br><i>Hold Tax</i> | Monthly<br>Rent Due | First/Last<br>Security | Damage<br>Deposit | Total Due At<br>Signing Permit |
|-------------------------------------------------------------------------------------------|------------|-------------------------------------|--------------------------------|---------------------|------------------------|-------------------|--------------------------------|
| Open Hangar (85)<br>w40xd31xh10                                                           | \$192.00   | \$5.00                              | \$25.29                        | \$222.29            | \$444.58               | \$384.00          | \$328.58                       |
| Twin Open Hangar(6)<br>w42xd35xh12                                                        | \$222.00   | \$5.00                              | \$29.15                        | \$256.15            | \$512.30               | \$444.00          | \$956.30                       |
| Row 2 Enclosed<br>Hangar (14)<br>w40xd31xh10                                              | \$304.00   | \$5.00                              | \$39.68                        | \$348.68            | \$697.36               | \$608.00          | \$1,305.36                     |
| Row 9-10 Enclosed<br>Hangar (38)<br>w41.5xd37.5xh13                                       | \$417.00   | \$5.00                              | \$54.18                        | \$476.18            | \$952.36               | \$834.00          | \$1,786.36                     |
| Hangar 91 & 1020<br>Enclosed Hangar (2)<br>w41.5xd37.5xh13 with<br>extra 200 sqft storage | \$527.00   | \$5.00                              | \$68.31                        | \$600.31            | \$1,200.62             | \$1,054.00        | \$2,254.62                     |
| Tie-downs (140)                                                                           | \$68.00    | \$5.00                              | \$9.37                         | \$82.37             | \$164.74               | \$0.00            | \$164.74                       |
| Storage 3-8 192 sqft<br>w16xd12                                                           | \$112.00   | \$5.00                              | \$15.02                        | \$132.02            | \$264.04               | \$224.00          | \$488.04                       |
| Storage 185 sqft<br>w10xd18.5                                                             | \$99.00    | \$5.00                              | \$13.35                        | \$117.35            | \$234.70               | \$198.00          | \$432.70                       |
| Storage 293 sqft<br>w17xd17.5xh13                                                         | \$120.00   | \$5.00                              | \$16.05                        | \$141.05            | \$282.10               | \$240.00          | \$522.10                       |
| Storage 380 sqft<br>w20xd19xh13                                                           | \$152.00   | \$5.00                              | \$20.16                        | \$177.16            | \$354.32               | \$304.00          | \$658.32                       |
| Vehicle Storage Month<br>to Month                                                         | \$54.00    | \$5.00                              | \$7.58                         | \$66.58             | \$0.00                 | \$0.00            | \$66.58                        |

FAA, TSA and Homeland Security require all based and/or transient aircraft and pilots register with airport office

### Daily Transient Parking (overnight)

|                 |          |                                                                                                        |
|-----------------|----------|--------------------------------------------------------------------------------------------------------|
| Tie-Down        | \$ 5.00  | A drop box located next to airport office door is available for after hours registration and payments. |
| Open "T"        | \$ 25.00 | As available                                                                                           |
| Enclosed Hangar | \$ 35.00 | As available                                                                                           |

City of Auburn only accepts cash or check for fees. Fuel is available 24/7 through AMG and credit cards are welcomed.

### Additional Airport Fees

|                                 |           |                                                                                           |
|---------------------------------|-----------|-------------------------------------------------------------------------------------------|
| Gate Cards                      | \$ 25.00  | Each lease gets one card at no charge. Additional cards cost 25.00 non refundable         |
| Aeronautical<br>Business Permit | \$ 250.00 | Includes listing of your business on airport signs and airport webpage                    |
| Hangar Wait List Fee            | \$ 50.00  | This fee is refundable or applicable to rent under certain conditions, see wait list form |

# Auburn Airport Agenda Item Summary

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B. AUBURN MUNICIPAL AIRPORT FEES ( Per Ordinance No. 5707, amended by Ordinance No. 5715 and Ordinance No. 5819, and amended by Resolution No. 3784, Resolution 3797, Resolution No. 3841, Resolution No. 3953, Resolution No. 4117, Resolution No. 4270, Resolution No. 4414, Resolution 4734, Resolution No. 4880, and Resolution No. 5016)

1. Lease Fees:

| <u>Lease Type</u>                              | <u>Fee</u>                          |
|------------------------------------------------|-------------------------------------|
| Open Single                                    | <del>\$186.24</del> <u>\$192.00</u> |
| Open Twin                                      | <del>\$217.42</del> <u>\$222.00</u> |
| Closed R -2                                    | <del>\$280.64</del> <u>\$304.00</u> |
| Closed R -9 & 10                               | <del>\$400.64</del> <u>\$417.00</u> |
| Outside Tiedowns                               | <del>\$62.96</del> <u>\$68.00</u>   |
| Storage Rows 3 -8                              | <del>\$108.85</del> <u>\$112.00</u> |
| Storage Units ( 185 sq. ft. — Buildings 9, 10) | <del>\$96.89</del> <u>\$99.00</u>   |
| Storage Units ( 298 sq. ft.)                   | <del>\$310.77</del> <u>\$320.00</u> |
| Storage Units ( 380 sq. ft. — Buildings 9, 10) | <del>\$440.96</del> <u>\$452.00</u> |

The West End Hangars located on Hangar rows 9 and 10 have an additional 298 square feet each. There shall be an additional \$ ~~400.00~~ \$110.00 per month surcharge for the additional space.

A security surcharge of \$ 5. 00 per month is charged, in addition to the base monthly rental fees provided in this section, for each tie -down, each hangar door and each storage rental area, which security surcharge fees are to be used for the provision of increased security at the Auburn Municipal Airport (approved by Ordinance No. 5500 on January 16, 2001). For the purposes hereof, each tie -down consists of the structures /facilities necessary to accommodate one (1) regular sized light aircraft. Furthermore, the hangar doors to which the security surcharge applies includes all hangars located at the Auburn Municipal Airport, including those hangars built on land owned by the City but leased to private parties, and those hangars owned in a condominium type ownership.

The above lease and security surcharge amounts are subject to applicable leasehold taxes, which shall be paid by the tenant. The total charges, including the above lease rates plus lease hold tax and surcharge shall be reflected in monthly billing rates. Tenants shall be given notice as required by Ordinance or lease agreements. The Airport Lease rates shall be effective January 1, 2014.

**Payments.** Payments are due on the first of each month, past due as of the 5th and late as of the 15th. Payments not received by the 15th incur a \$ 10. 00 late fee. Payments not received after 30 days from the due date incur an additional \$ 25. 00 delinquency fee.

**Automatic gate electronic cards.** One automatic gate electronic card will be issued to each City rental tenant free of charge. Any additional electronic cards requested by a tenant are subject to a 25.00 ~~non-refundable fee.~~ A \$15 refund applies to all serviceable returned cards. An additional \$25.00 replacement fee will be assessed against the tenant for all lost or damaged electronic cards. All electronic cards must be returned to the airport at the time of lease expiration.

Each lease shall include an initial payment of first and last months' rent plus a damage deposit in the amount of two times the monthly base rate. Each lease agreement shall also include

# Auburn Airport

## Agenda Item Summary

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terms that authorize the city to apply the damage deposit to outstanding charges on termination.

| 2. Daily Transient Parking (overnight) | Rate    |
|----------------------------------------|---------|
| Tie Down                               | \$5.00  |
| Open "T"                               | \$25.00 |
| Enclosed Hanger                        | \$35.00 |

### 3. Base Parking Fee — Designated Spaces

A base vehicle parking fee of ~~\$52.50~~ \$54.00 per month per designated space is charged. There are ten designated spaces available on a first come basis for pilots to park or store a vehicle for an extended period of time. All airport rules and regulations apply. A Vehicle Storage Permit must be completed and appropriate fees paid. The storage of vehicles is for convenience for the users of the Auburn Airport and is month -to- month.

### 4. Base Parking Fee — Tie Down Area Spaces

A base fee of \$ 100 per month is charged for use of vacant tie down area spaces for line controlled hobby aircraft. A designated area will be determined by the Airport Manager and a Memorandum of Understanding will be completed and signed by authorized individuals. This is a monthly fee charged from time to time for hobby club use.

### 5. Additional Airport Fees

|                                                                                                                                                                               |          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Gate Cards (each lease gets one card at no charge. Additional cards cost \$25.00. <del>non-refundable</del> <u>A \$15 refund applies to all serviceable returned cards.</u> ) | \$25.00  |
| Aeronautical Business License (includes listing of your business on airport signs and airport webpage.)                                                                       | \$250.00 |
| Hanger Waitlist Fee                                                                                                                                                           | \$50.00  |

# Auburn Airport Agenda Item Summary

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**Valbridge**  
PROPERTY ADVISORS

Allen Brackett Shedd

**Corporate Office**

Smith Tower  
506 2nd Avenue, Suite 1001  
Seattle, WA 98104  
206-209-3016 phone  
425-688-1819 fax  
valbridge.com

18728 Bothell Way NE, Suite B  
Bothell, WA 98011  
425-450-4040 phone  
425-688-1819 fax  
valbridge.com

419 Berkeley Avenue, Suite A  
Fircrest, WA 98466  
253-274-0099 phone  
425-688-1819 fax  
valbridge.com

September 24, 2014

Mr. Jamelle R. Garcia  
Airport Management Group, LLC  
**Auburn Municipal Airport**  
400 23<sup>rd</sup> Street NE  
Auburn, WA 98002

**RE: APPRAISAL OF LEASED LAND PROPERTIES LOCATED AT THE AUBURN MUNICIPAL  
AIRPORT IN KING COUNTY, WASHINGTON (Our File #14-0131)**

Dear Mr. Garcia:

In response to your request, we have completed an appraisal of leased land properties at Auburn Municipal Airport, in various locations on the east side of the runway between 16<sup>th</sup> and 30<sup>th</sup> Streets NE, in Auburn, Washington. The purpose of this appraisal is to provide an opinion of the market rent values for "Raw Land" and "Improved Land" leased areas, intended to assist the client in lease renegotiations.

This report is authorized for use by Airport Management Group, LLC, the client, and its agents and/ or representatives, including Jamelle R. Garcia. The appraisers do not intend use of this report by others.

This appraisal values the market rent of fee simple interest of the subject properties. As agreed, this is a *Restricted Use Appraisal Report*, intended to comply with the reporting requirements of the Code of Ethics and Standards of Professional Appraisal Practice, which include Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Institute. The value conclusions herein are given subject to the specific assumptions and limiting conditions stated immediately following this transmittal letter, as well as others identified in the report.

Based on investigation and analysis of all relevant data, it is our opinion that the market rent of the subject properties, as of August 25, 2014, are as follows:

# Auburn Airport Agenda Item Summary

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## Concluded Rental Rates

|                          | Annual<br>Rental/sf |
|--------------------------|---------------------|
| Aviation - Improved Land | \$0.55              |
| Aviation - Raw Land      | \$0.36              |

If you have further questions not answered in the accompanying report, please do not hesitate to call.

Sincerely,

VALBRIDGE PROPERTY ADVISORS | ALLEN BRACKETT SHEDD



S. Murray Brackett, MAI



David Coleman, Senior Associate

Kr, cf  
Enclosures

# Auburn Airport

## Agenda Item Summary

### Correlation and Conclusion of Rental Rates

The two approaches indicate the following conclusions for aviation land value:

| Approach                 | Conclusions              |                             |
|--------------------------|--------------------------|-----------------------------|
|                          | <u>Direct Comparison</u> | <u>Off-Airport Analysis</u> |
| Aviation - Improved Land | \$0.55/sf/yr             | \$0.60/sf/yr                |
| Aviation - Raw Land      | \$0.36/sf/yr             | \$0.39/sf/yr                |

The direct airport comparison indicated an aviation land lease rate for Auburn of \$0.55 per square foot per year for "Improved" land, and \$0.36 per square foot per year for "Raw" sites. There is little empirical evidence to suggest differentiation among use (corporate vs. general) or size. Our off-airport land analysis indicated a slightly higher rate.

Most airports in the study have a high degree of uniformity among airport uses and facilities, and a very clear indication of the facilities' intended focus: i.e. general aviation versus reliever or primary service airport. In arriving at a final conclusion, consideration must be given to the subject's location and built-out nature of the market surrounding Auburn, as well as demand for aviation facilities in close proximity to the Seattle marketplace and other nearby markets. We believe, however, that the Direct Airport comparison is more valid in the current environment, as it provides some degree of comparison with specific alternative facilities available to the typical tenant. Based on our analysis of all relevant data, it is our opinion the market rent values of the subject properties are as follows:

### Concluded Rental Rates

|                          | Annual<br>Rental/sf |
|--------------------------|---------------------|
| Aviation - Improved Land | \$0.55              |
| Aviation - Raw Land      | \$0.36              |

# Auburn Airport Agenda Item Summary

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Topic: DRAFT CAPITAL IMPROVEMENT PLAN 2015-2020  
REVIEW OF AIRPORT CAPITAL IMPROVEMENT PLAN

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| Purpose: | X Information | Guidance | Decision |
|----------|---------------|----------|----------|
|----------|---------------|----------|----------|

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Recommendation:

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Last Action:

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Discussion:

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Fiscal Impact:

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Strategy:

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Attachments: 2015-2020 Draft Capital Improvement Plan

# Auburn Airport Agenda Item Summary

TABLE A-2

## CAPITAL FACILITIES PLAN PROJECTS AND FINANCING AIRPORT FUND

|                                                             | 2015    | 2016    | 2017      | 2018 | 2019    | 2020   | Total     |
|-------------------------------------------------------------|---------|---------|-----------|------|---------|--------|-----------|
| <b><u>Capacity Projects:</u></b>                            |         |         |           |      |         |        |           |
| None                                                        |         |         |           |      |         |        | -         |
| <b><u>Non-Capacity Projects:</u></b>                        |         |         |           |      |         |        |           |
| <b>1 Airport Security Camera &amp; Gate Access Upgrades</b> |         |         |           |      |         |        |           |
| Capital Costs                                               | -       | -       | -         | -    | -       | 70,000 | 70,000    |
| Funding Sources:                                            |         |         |           |      |         |        |           |
| Airport Fund                                                | -       | -       | -         | -    | -       | 3,500  | 3,500     |
| Grant                                                       | -       | -       | -         | -    | -       | 66,500 | 66,500    |
| <b>2 South T- Hangar Row 3 Enclosure</b>                    |         |         |           |      |         |        |           |
| Capital Costs                                               | 347,000 | -       | -         | -    | -       | -      | 347,000   |
| Funding Sources:                                            |         |         |           |      |         |        |           |
| Airport Fund                                                | 347,000 | -       | -         | -    | -       | -      | 347,000   |
| Grant                                                       | -       | -       | -         | -    | -       | -      | -         |
| <b>3 Obstruction Survey for NexGen/GPS Approach</b>         |         |         |           |      |         |        |           |
| Capital Costs                                               | 210,000 | -       | -         | -    | -       | -      | 210,000   |
| Funding Sources:                                            |         |         |           |      |         |        |           |
| Airport Fund                                                | 10,500  | -       | -         | -    | -       | -      | 10,500    |
| Grant                                                       | 199,500 | -       | -         | -    | -       | -      | 199,500   |
| <b>4 Land Acquisition for Future Approaches</b>             |         |         |           |      |         |        |           |
| Capital Costs                                               | -       | -       | 420,000   | -    | -       | -      | 420,000   |
| Funding Sources:                                            |         |         |           |      |         |        |           |
| Airport Fund                                                | -       | -       | 21,000    | -    | -       | -      | 21,000    |
| Grants                                                      | -       | -       | 399,000   | -    | -       | -      | 399,000   |
| <b>5 Wildlife Hazard Assessment</b>                         |         |         |           |      |         |        |           |
| Capital Costs                                               | 16,125  | -       | -         | -    | -       | -      | 16,125    |
| Funding Sources:                                            |         |         |           |      |         |        |           |
| Airport Fund                                                | 806     | -       | -         | -    | -       | -      | 806       |
| Grants                                                      | 15,319  | -       | -         | -    | -       | -      | 15,319    |
| <b>6 Runway Extension</b>                                   |         |         |           |      |         |        |           |
| Capital Costs                                               | 161,000 | 140,000 | 1,064,000 | -    | -       | -      | 1,365,000 |
| Funding Sources:                                            |         |         |           |      |         |        |           |
| Airport Fund                                                | 8,050   | 7,000   | 53,200    | -    | -       | -      | 68,250    |
| Grants                                                      | 152,950 | 133,000 | 1,010,800 | -    | -       | -      | 1,296,750 |
| <b>7 Automated Weather Observation System</b>               |         |         |           |      |         |        |           |
| Capital Costs                                               | -       | -       | -         | -    | 268,800 | -      | 268,800   |
| Funding Sources:                                            |         |         |           |      |         |        |           |
| Airport Fund                                                | -       | -       | -         | -    | 13,440  | -      | 13,440    |
| Grants                                                      | -       | -       | -         | -    | 255,360 | -      | 255,360   |

# Auburn Airport Agenda Item Summary

|                                                               |         |         |           |   |         |           |           |
|---------------------------------------------------------------|---------|---------|-----------|---|---------|-----------|-----------|
| <b>8 Fuel Farm</b>                                            |         |         |           |   |         |           |           |
| Capital Costs                                                 | -       | -       | 140,000   | - | -       | -         | 140,000   |
| Funding Sources:                                              |         |         |           |   |         |           |           |
| Airport Fund                                                  | -       | -       | 140,000   | - | -       | -         | 140,000   |
| Grants                                                        | -       | -       | -         | - | -       | -         | -         |
| <b>9 Land Acquisition</b>                                     |         |         |           |   |         |           |           |
| Capital Costs                                                 | -       | -       | -         | - | -       | 735,205   | 735,205   |
| Funding Sources:                                              |         |         |           |   |         |           |           |
| Airport Fund                                                  | -       | -       | -         | - | -       | 36,760    | 36,760    |
| Grants                                                        | -       | -       | -         | - | -       | 698,445   | 698,445   |
| <b>10 Precision Approach Path Indicator (PAPI) for Runway</b> |         |         |           |   |         |           |           |
| Capital Costs                                                 | -       | -       | -         | - | -       | 168,000   | 168,000   |
| Funding Sources:                                              |         |         |           |   |         |           |           |
| Airport Fund                                                  | -       | -       | -         | - | -       | 8,400     | 8,400     |
| Grants                                                        | -       | -       | -         | - | -       | 159,600   | 159,600   |
| <b>11 West Side Fencing</b>                                   |         |         |           |   |         |           |           |
| Capital Costs                                                 | -       | -       | -         | - | 52,920  | -         | 52,920    |
| Funding Sources:                                              |         |         |           |   |         |           |           |
| Airport Fund                                                  | -       | -       | -         | - | 2,646   | -         | 2,646     |
| Grants                                                        | -       | -       | -         | - | 50,274  | -         | 50,274    |
| <b>12 General Repair &amp; Maintenance</b>                    |         |         |           |   |         |           |           |
| Capital Costs                                                 | 50,000  | -       | -         | - | -       | -         | 50,000    |
| Funding Sources:                                              |         |         |           |   |         |           |           |
| Airport Fund                                                  | 50,000  | -       | -         | - | -       | -         | 50,000    |
| Grants                                                        | -       | -       | -         | - | -       | -         | -         |
| <b>13 Taxiway Seal Coat &amp; Restripe</b>                    |         |         |           |   |         |           |           |
| Capital Costs                                                 | -       | -       | -         | - | -       | 50,120    | 50,120    |
| Funding Sources:                                              |         |         |           |   |         |           |           |
| Airport Fund                                                  | -       | -       | -         | - | -       | 2,506     | 2,506     |
| Grants                                                        | -       | -       | -         | - | -       | 47,614    | 47,614    |
| <b>SUMMARY:</b>                                               |         |         |           |   |         |           |           |
| <b>CAPITAL COSTS</b>                                          |         |         |           |   |         |           |           |
| Capacity Projects                                             | -       | -       | -         | - | -       | -         | -         |
| Non-Capacity Projects                                         | 784,125 | 140,000 | 1,624,000 | - | 321,720 | 1,023,325 | 3,893,170 |
| Total Costs                                                   | 784,125 | 140,000 | 1,624,000 | - | 321,720 | 1,023,325 | 3,893,170 |

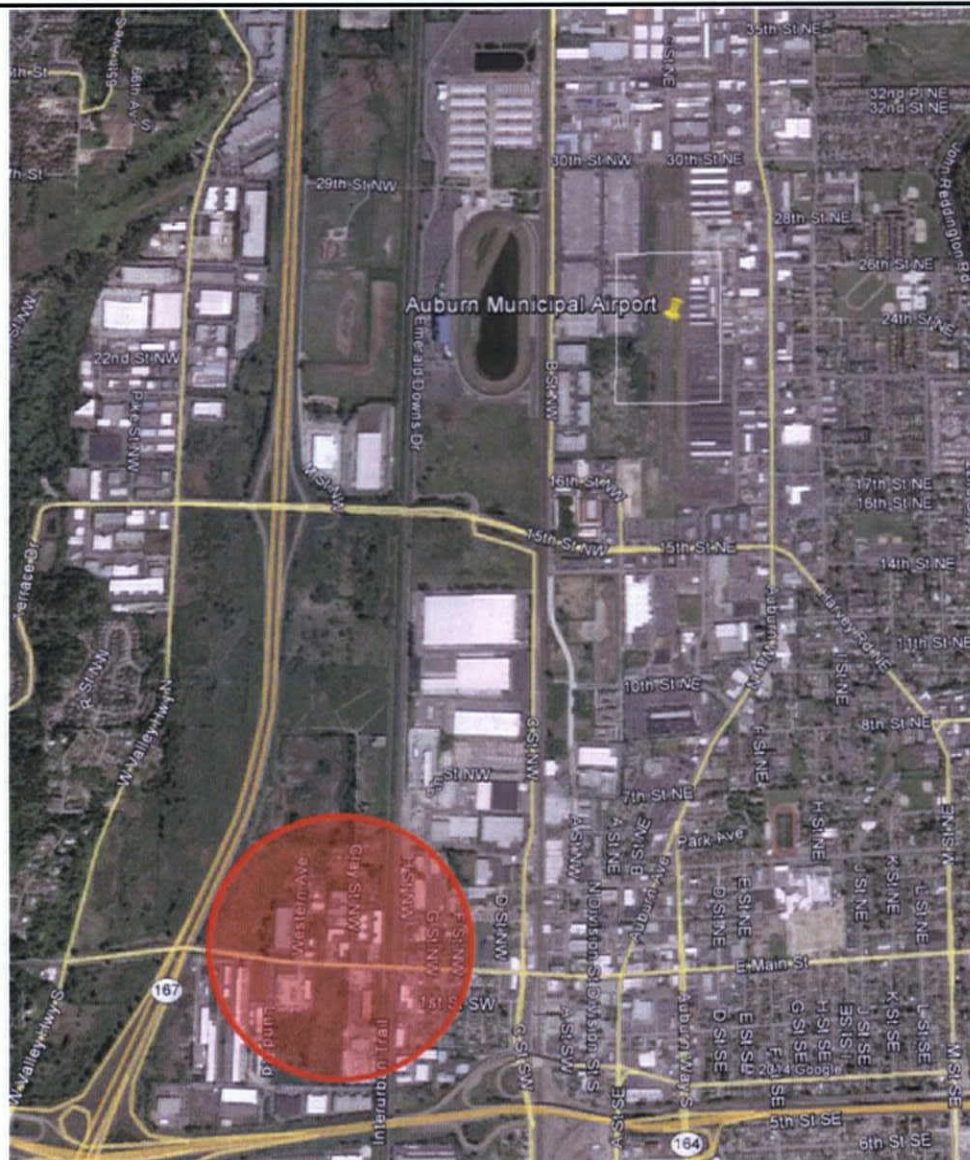
# Auburn Airport Airport Managers Report

Topic A: NOISE COMPLAINTS

Number of Complaints Since Last Meeting: 1

Number of Complainants: 1

Location: 1 Mile SW of Airport



# Auburn Airport Airport Managers Report

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Topic B:                      Occupancy Report

| Type              | Available/Occupied | Percentage | Change |
|-------------------|--------------------|------------|--------|
| Open Hangar       | 85/64              | 75%        | +2     |
| Open Twin Hangar  | 6/3                | 50%        | 0      |
| Enclosed Row 9-10 | 40/40              | 100%       | 0      |
| Enclosed Row 2    | 14/14              | 100%       | 0      |
| Tie Down          | 89/33              | 37%        | 0      |
| Storage Units     | 17/7               | 41%        | 0      |

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# Auburn Airport Airport Managers Report

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Topic C:

REVIEW FUEL OPERATIONS



# Auburn Airport Airport Managers Report

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Topic C:

REVIEW FUEL OPERATIONS (continued)

| <b>3rd Quarter 2014</b>  |                    |                   |                    |
|--------------------------|--------------------|-------------------|--------------------|
| Gallons Pump             | 17,995.50          |                   |                    |
|                          |                    |                   |                    |
| <b>Income</b>            | <b>3rd Quarter</b> | <b>% of Sales</b> | <b>Av. Per Gal</b> |
| Fuel Income              | \$ 104,445.72      |                   | 5.8040             |
|                          |                    |                   |                    |
| Cost of Fuel             | \$ 90,418.64       | 86.57%            | 5.0245             |
|                          |                    |                   |                    |
| Gross Profit             | \$ 14,027.08       | 13.43%            | 0.7795             |
|                          |                    |                   |                    |
|                          |                    |                   |                    |
| <b>Expenses</b>          |                    |                   |                    |
| Credit Card Discount     | \$ 1,968.13        | 1.88%             | 0.1094             |
| Fuel Maintenance         | \$ 87.70           | 0.08%             | 0.0049             |
| Tax Expnese              |                    |                   |                    |
| Jul-14                   | \$ 114.64          | 0.11%             | 0.0064             |
| Aug-14                   | \$ 113.93          | 0.11%             | 0.0063             |
| Sep-14                   | \$ 141.07          | 0.14%             | 0.0078             |
| Insurance (\$416.66/ mo) | \$ 1,255.98        | 1.20%             | 0.0698             |
| Total Expenses           | \$ 3,681.45        | 3.52%             | 0.2046             |
| Net                      | \$ 10,345.63       | 9.91%             | 0.5749             |
|                          |                    |                   |                    |
| 50/50 Split              | \$ 5,172.82        | 4.95%             | 0.2875             |

# Auburn Airport Airport Managers Report

Topic D:

AIRPORT REVENUE PERFORMANCE

Run: 10/10/2014  
11:47AM

## Aviation Management Group, LLC One-Year Budget Performance Report All Departments Consolidated

Page: 1

| Account                         | For the Month Ending: 9/30/2014 |                  |                 |              | Year-To-Date: 1/01/2014- 9/30/2014 |                   |                  |              |
|---------------------------------|---------------------------------|------------------|-----------------|--------------|------------------------------------|-------------------|------------------|--------------|
|                                 | Actual                          | Budgeted         | Variance        | Pct          | Actual                             | Budgeted          | Variance         | Pct          |
| <b><u>Income</u></b>            |                                 |                  |                 |              |                                    |                   |                  |              |
| Hangar Row 2                    | 4,053.14                        | 4,000.00         | 53.14           | 1.3 %        | 36,478.26                          | 36,000.00         | 478.26           | 1.3 %        |
| Hangar Row 3-7                  | 11,174.40                       | 8,666.67         | 2,507.73        | 28.9 %       | 96,379.20                          | 78,000.03         | 18,379.17        | 23.6 %       |
| Hangar Row 8                    | 652.26                          | 1,000.00         | -347.74         | -34.8 %      | 8,914.22                           | 9,000.00          | -85.78           | -1.0 %       |
| Hangar Rows 9/10                | 16,543.60                       | 15,000.00        | 1,543.60        | 10.3 %       | 148,688.11                         | 135,000.00        | 13,688.11        | 10.1 %       |
| Tie Down                        | 2,270.58                        | 2,333.33         | -62.75          | -2.7 %       | 20,435.21                          | 20,999.97         | -564.76          | -2.7 %       |
| Transient                       | 125.00                          | 0.00             | 125.00          | 0.0 %        | 557.81                             | 0.00              | 557.81           | 0.0 %        |
| Storage                         | 850.09                          | 833.33           | 16.76           | 2.0 %        | 7,941.48                           | 7,499.97          | 441.51           | 5.9 %        |
| Vehicle Parking 362-502         | 262.50                          | 208.33           | 54.17           | 26.0 %       | 3,701.25                           | 1,874.97          | 1,826.28         | 97.4 %       |
| Property Lease 362-501          | 15,210.44                       | 15,000.00        | 210.44          | 1.4 %        | 136,493.96                         | 135,000.00        | 1,493.96         | 1.1 %        |
| Building Lease 362-501          | 758.25                          | 1,250.00         | -491.75         | -39.3 %      | 7,824.25                           | 11,250.00         | -3,425.75        | -30.5 %      |
| Miscellaneous Airport Income    | 25.00                           | 166.67           | -141.67         | -85.0 %      | 275.00                             | 1,500.03          | -1,225.03        | -81.7 %      |
| Late Fees 362.502               | 160.00                          | 83.33            | 76.67           | 92.0 %       | 1,595.00                           | 749.97            | 845.03           | 112.7 %      |
| Security Fee 341-930            | 1,352.50                        | 1,250.00         | 102.50          | 8.2 %        | 12,197.50                          | 11,250.00         | 947.50           | 8.4 %        |
| Gate Card 369-900               | 100.00                          | 41.67            | 58.33           | 140.0 %      | 525.00                             | 375.03            | 149.97           | 40.0 %       |
| Wait List Fee 369-900           | 0.00                            | 0.00             | 0.00            | 0.0 %        | 400.00                             | 0.00              | 400.00           | 0.0 %        |
| Fuel Commissions Income 344-604 | 0.00                            | 1,000.00         | -1,000.00       | -100.0 %     | 5,080.41                           | 9,000.00          | -3,919.59        | -43.6 %      |
| <b>Total Income:</b>            | <b>53,537.76</b>                | <b>50,833.33</b> | <b>2,704.43</b> | <b>5.3 %</b> | <b>487,486.66</b>                  | <b>457,499.97</b> | <b>29,986.69</b> | <b>6.6 %</b> |

# Auburn Airport Airport Managers Report

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Topic D:

AIRPORT REVENUE PERFORMANCE (continued)