

WARREN COUNTY FACILITIES COMMITTEE MEETING

**Thursday, June 6, 2013
9:30 am**

AIRPORT AGENDA

CALL TO ORDER.....Chairman Daniel J. Girard
APPROVAL OF MINUTES.....Chairman Daniel J. Girard
NEW BUSINESS.....Chairman Daniel J. Girard

GRANT APPLICATIONS
N/A

RESOLUTION REQUEST(S)
RR – To amend prior resolution 726 of 2012 authorizing the Chairman of the Board of Supervisors to revise two prior purchase offers for the Runway 30 Land/Easement Acquisition Project H325. ... Airport Manager Ross Dubarry

TRAVEL REQUESTS
N/A

ITEMS OF INTEREST
Discussion - FBO Lease Renewal
Discussion – Snow Removal & Mowing operations

OLD BUSINESS.....Chairman Daniel J. Girard
REFERRALS.....Chairman Daniel J. Girard
PRIVILEGE OF THE FLOOR.....Chairman Daniel J. Girard
ADJOURNMENT.....Chairman Daniel J. Girard

RESOLUTION REQUEST FORM NO. 20

MISCELLANEOUS

****Please List All Other Requests Not Covered by Previous Resolution Request Forms Here.
Please attach any backup information available and be as detailed as possible.***

DEPARTMENT NAME: DPW - Airport

DATE: June 6, 2013

- (a) Purpose of Request: To Amend prior Resolution 726 of 2012 making an offer to purchase land and easements from 2 of the 3 property owners in the approach to runway 30.

- (b) Details: Authorizing the Chairman of the Board of Supervisors to revise and Execute a Letter Making a Formal Offer to Charon Trust; and Queensbury 400 Properties, Inc., Owners for Purchase by Warren County for Fee Title/Avigation Easement Acquisition for the Approach to Runway 30 at the Floyd Bennett Memorial Airport. The revised offer shall for Charon Trust shall not exceed \$855,300. The revised offer for Queensbury 400 Properties Inc. shall not exceed \$75,000.

- (c) Previous Resolution Number: 726 of 2012

Warren County Board of Supervisors

RESOLUTION NO. 726 OF 2012

Resolution introduced by Supervisors Girard, Thomas, Loeb, Westcott and Mason

AUTHORIZING THE CHAIRMAN OF THE BOARD OF SUPERVISORS TO EXECUTE A LETTER MAKING A FORMAL OFFER TO CHARON TRUST; QUEENSBURY 400 PROPERTIES, INC.; AND GEORGE L. SICARD AND CHARLES O. SICARD, OWNERS FOR PURCHASE BY WARREN COUNTY FOR FEE TITLE/AVIGATION EASEMENT ACQUISITION FOR THE APPROACH TO RUNWAY 30 AT THE FLOYD BENNETT MEMORIAL AIRPORT

WHEREAS, the Superintendent of the Department of Public Works and the Airport Manager of the Floyd Bennett Memorial Airport are recommending that Warren County make a formal offer to:

PROPERTY OWNER	TAX MAP PARCEL NUMBER AND TOWN	AMOUNT NOT TO EXCEED	ACREAGE
Charon Trust	297.16-1-2.11; 297.16-1-1.1; 297.20-1-3 - Town of Queensbury; and 137.-1-49 - Town of Kingsbury	\$467,700	32.09± - Permanent Avigation Easement 33.72 - Fee Simple Purchase
Queensbury 400 Properties, Inc.	297.16-1-2.2; 297.16-1-1.2; 297.16-1-2.12 - Town of Queensbury; and 137.00-1-49.1 137.00-1-49.2 - Town of Kingsbury	\$ 46,700	1.1± - Permanent Avigation Easement
George L. Sicard and Charles O. Sicard	297.20-1-2 - Town of Queensbury	\$106,500	8.55± - Permanent Avigation Easement 2.81 - Fee Purchase

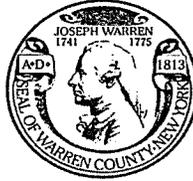
for the approach to Runway 30 at the Floyd Bennett Memorial Airport, which offers are based upon professional appraisals secured by Warren County and is contingent upon the Federal Aviation Administration awarding a grant to Warren County for the purpose of acquiring the aforesaid fee parcels and avigation easements, now, therefore, be it

RESOLVED, that the Warren County Board of Supervisors hereby authorizes the Chairman of the Board of Supervisors to execute a formal offer letter to each of the aforementioned property owners for the approach to Runway 30 at the Floyd Bennett Memorial Airport in an amount not to exceed as aforementioned, in a form approved by the County Attorney, and be it further

WARREN COUNTY DEPARTMENT OF PUBLIC WORKS

MAIN OFFICES

4028 Main Street
Warrensburg, N.Y. 12885
Tel (518) 623-4141
(518) 761-6556
Fax (518) 623-2772



JEFFERY E. TENNYSON, P.E.
Superintendent of Public Works

KEVIN J. HAJOS, P.E.
Deputy Superintendent of Public Works

TOD BEADNELL, P.E.
Deputy Superintendent of Operations

DIVISIONS

Airport
Sewer Administration
Parks & Recreation
Recycling
Highway & Traffic
Engineering
Buildings & Grounds

DATE: June 6, 2013
TO: Facilities Committee
FROM: Ross Dubarry, Airport Manager
SUBJECT: Runway 30 Land Easement Acquisition

SUMMARY

Negotiations with the property owners for the H325 Land/Avigation Easement Acquisition project have led to counter offers by Mr. Ronald Chartrand and Mr. Thomas Cahill.

DISCUSSION

Mr. Chartrand has rejected the County's first offer to purchase a combination of fee simple land and avigation easements. Mr. Chartrand indicated he is still very much interested in helping, but would only consider selling all the subject parcels and retain only a 2-acre parcel and his house. He stated that he would grant an easement over the remaining 2-acre parcel he wants to keep.

Mr. Cahill has rejected the County's first offer to purchase an avigation easement only. Mr. Cahill is also willing to continue working with the County on this acquisition and has made a counter offer. Mr. Cahill has provided an opinion and justification for seeking additional compensation. Mr. Cahill, Chris Brubach P.E. from C&S and I met with Mr. Cahill to discuss his counter offer on April 12th. I have forwarded a negotiation summary to the FAA seeking a determination of FAA funding eligibility for Mr. Cahill's counter offer. The FAA has indicated that based on the status of negotiations, Mr. Cahill's counter offer is eligible for reimbursement.

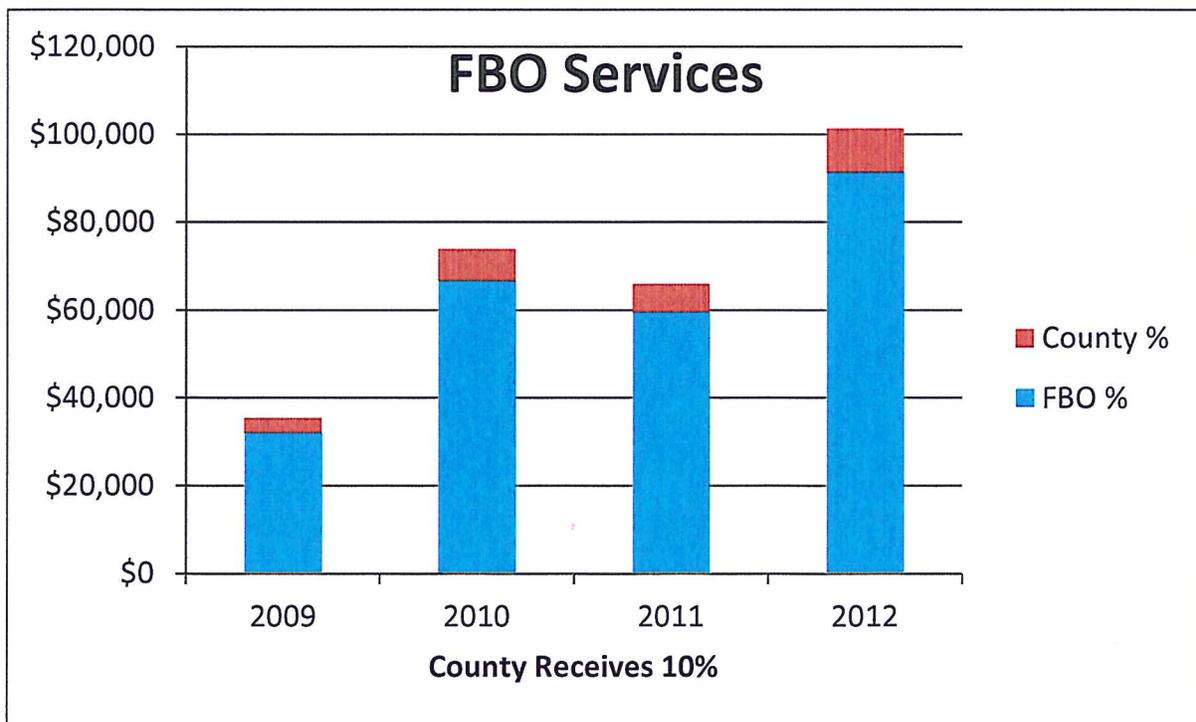
Mr. Sicard has conditionally accepted the County's offer to purchase a combination of land and avigation easements. Mr. Sicard is awaiting a determination from the FAA regarding his ability to construct a future building on his remaining land. Mr. Sicard has stated he will accept the County's first purchase offer with FAA approval for his proposed future building.

FBO Services

	2009	2010	2011	2012	Total	County %	County \$
ramp fee	\$20,660	\$43,065	\$37,995	\$66,270	\$167,990	10%	\$16,799
ground power unit fee	\$0	\$2,170	\$2,150	\$2,210	\$6,530	10%	\$653
lav fees	\$485	\$650	\$700	\$1,050	\$2,885	10%	\$289
line service	\$8,465	\$0	\$0	\$0	\$8,465	10%	\$847
cabin fees	\$0	\$0	\$0	\$0	\$0	10%	\$0
deicing service	\$890	\$2,416	\$1,897	\$480	\$5,682	10%	\$568
oxygen	\$0	\$0	\$0	\$0	\$0	10%	\$0
preheat	\$0	\$140	\$265	\$70	\$475	10%	\$48
tow in out	\$0	\$30	\$15	\$30	\$75	10%	\$8
call in out fees	\$0	\$14,825	\$15,370	\$23,700	\$53,895	10%	\$5,390
pilot supplies	\$1,895	\$4,784	\$4,022	\$3,202	\$13,903	10%	\$1,390
oil sale by line	\$62	\$1,714	\$2,226	\$1,924	\$5,925	10%	\$593
aircraft rental	\$0	\$0	\$0	\$0	\$0	10%	\$0
misc	\$0	\$0	\$0	\$0	\$0	10%	\$0
car rental	\$3,007	\$4,081	\$1,342	\$2,417	\$10,847	10%	\$1,085
Totals	\$35,464	\$73,874	\$65,982	\$101,353			
County Share @ 10%	\$3,546	\$7,387	\$6,598	\$10,135			

4-Year Totals on Services

FBO Grand Total	\$276,672
County Grand Total	\$27,667

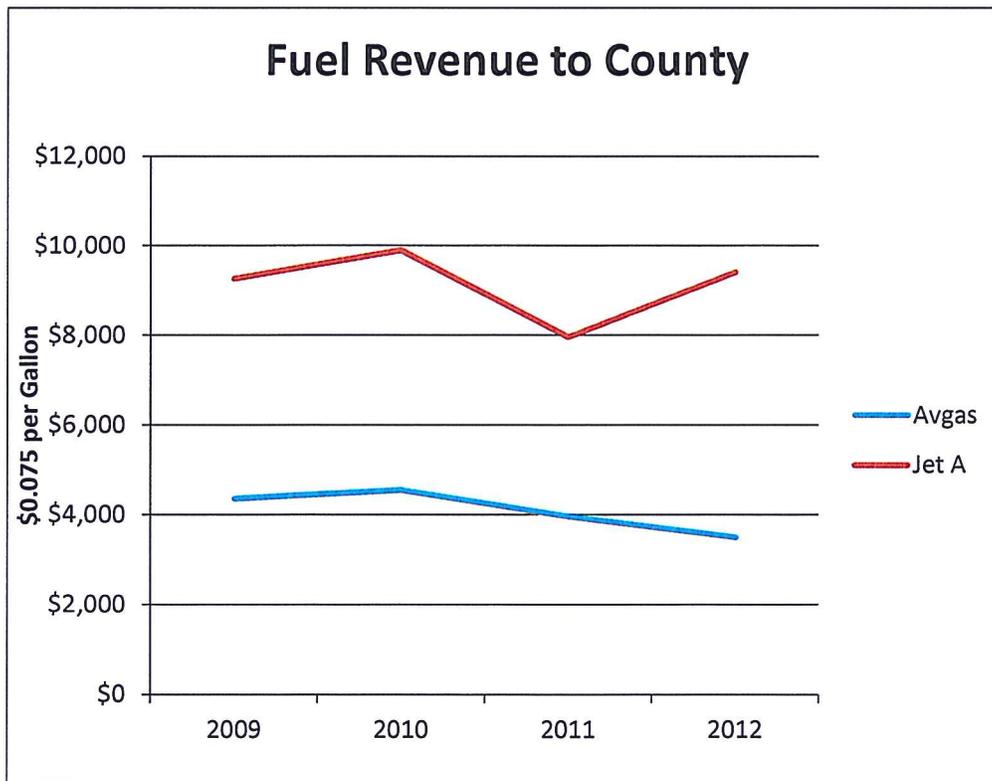
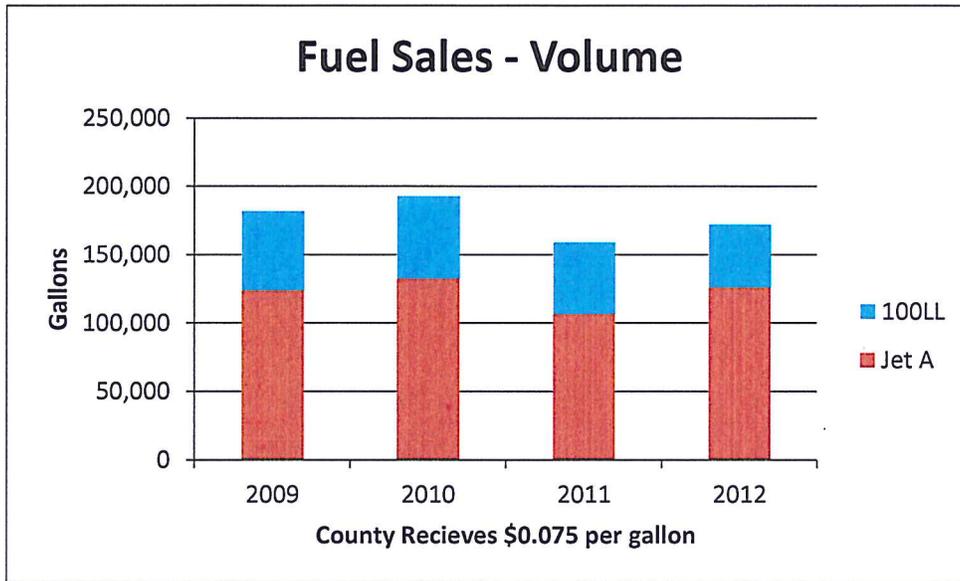


Fuel in Gallons

	100LL	Jet A	Total	County \$0.075/Gallon
2009	58,055.50	123,504.70	181,560.20	\$13,617.02
2010	60,524.10	131,988.00	192,512.10	\$14,438.41
2011	52,657.20	106,137.00	158,794.20	\$11,909.57
2012	46,453.90	125,481.50	171,935.40	\$12,895.16

FBO Reported Revenue for 2012

	Total Sales	Average Price
Avgas	\$281,674.00	\$6.06
Jet A	\$645,576.00	\$5.14



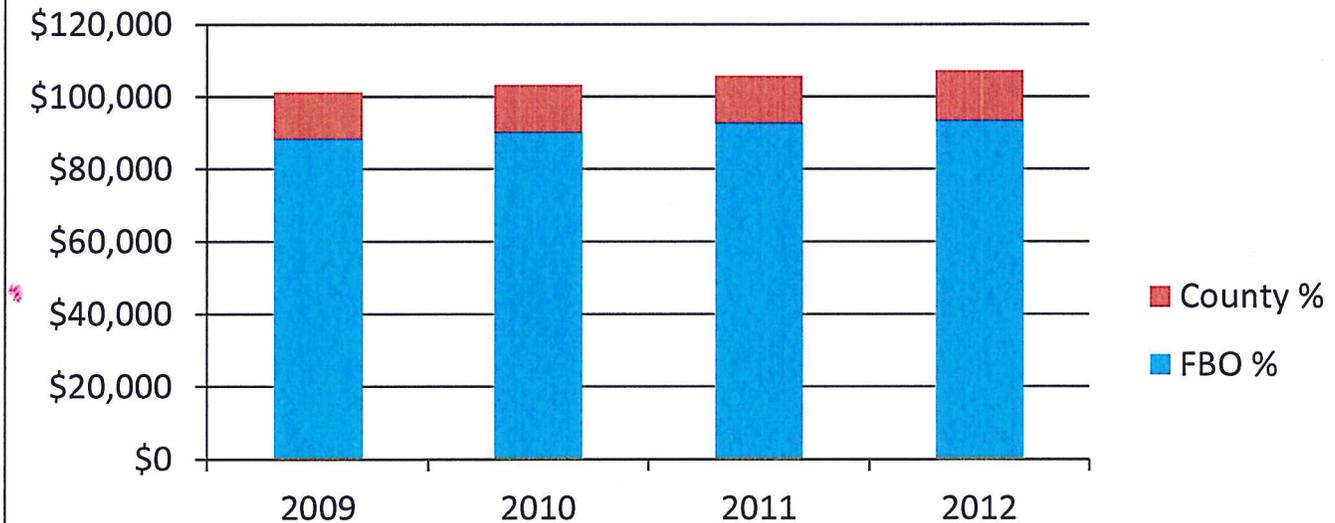
FBO Reported Hangar and Café Revenue

	Carols	Old T	Main	Tie In	Tie Out	Garage	New T	Totals
2009	\$3,525	\$33,200	\$23,175	\$2,425	\$12,355	\$5,250	\$21,270	\$101,199
2010	\$3,707	\$36,000	\$26,500	\$1,045	\$9,260	\$5,100	\$21,600	\$103,212
2011	\$3,616	\$36,000	\$28,190	\$1,700	\$9,975	\$4,950	\$21,300	\$105,731
2012	\$3,991	\$35,728	\$27,273	\$3,335	\$9,905	\$4,265	\$22,680	\$107,176

County Percentage of Hangar and Café Revenue

	Carols	Old T	Main	Tie In	Tie Out	Garage	New T	Totals
County Percentage	3%	3%	3%	3%	3%	3%	50%	
2009	\$106	\$996	\$695	\$73	\$371	\$158	\$10,635	\$13,033
2010	\$111	\$1,080	\$795	\$31	\$278	\$153	\$10,800	\$13,248
2011	\$108	\$1,080	\$846	\$51	\$299	\$149	\$10,650	\$13,183
2012	\$120	\$1,072	\$818	\$100	\$297	\$128	\$11,340	\$13,875

Hangar & Cafe Revenue



County receives 3% on most revenues - 50% on newer County owned T-Hangars