



## **Airport Assessment**

- ☐ Overview of the Airport
- ☐ Overview of the Assessment
- ☐ Capital Needs Assessment
- ☐ Regulations Assessment
- ☐ Financial and Obligations Assessment
- ☐ City Sponsorship



### **Airport Assessment**

City of Sedona

Sedona Airport

April 30, 2024

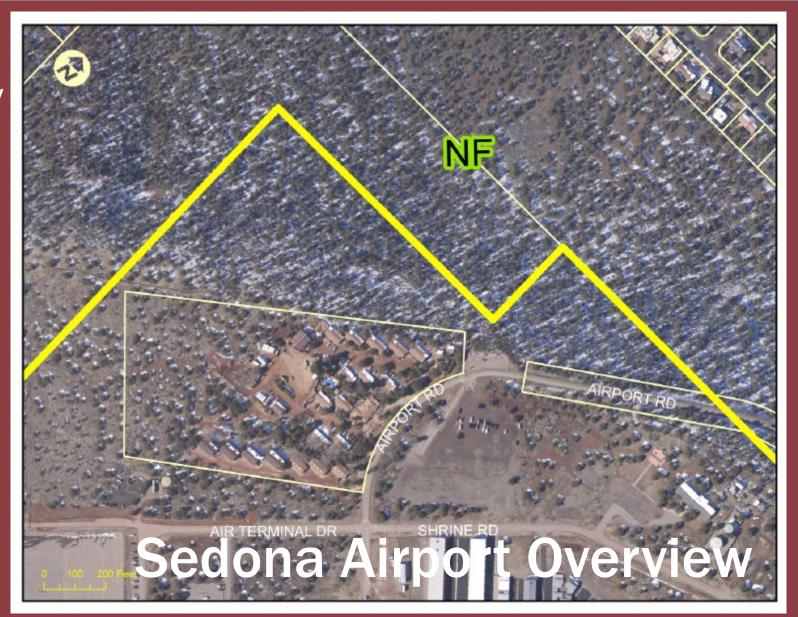


- History
- Layout
- □ Description
- □ Management
- ☐ Facilities
- □ Operations
- Aircraft
- □ Operators
- ☐ FBO





☐ Remaining Dev

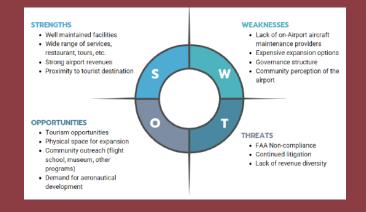




## Airport Assessment

- ☐ Zoning History
- ☐ SWOT Strengths
  - Maintenance
  - Services
  - Revenues
  - Tourism
- ☐ Compliance History
- ☐ Litigation

- ☐ SWOT Weakness
  - Maintenance Providers
  - Expansion Cost
  - Governance
  - Community Perception



- ☐ SWOT Opp & Threats
  - O Tourism
  - O Space
  - O Outreach
  - O Demand
  - T FAA non-compliance
  - T Litigation
  - T Tourism



# Capital Needs Assessment

- ☐ Funding Sources
- ☐ Grant History
- ☐ Airport CIP (FY23 FY28)

| F                          | Recommendation      | ons Summary       |                   |                   |
|----------------------------|---------------------|-------------------|-------------------|-------------------|
| Term                       | Federal<br>Estimate | State<br>Estimate | Local<br>Estimate | Total<br>Estimate |
| Short-Term Recommendations | \$46,336,578        | \$7,574,211       | \$29,180,211      | \$83,091,000      |
| Long-Term Recommendations  | \$4,449,829         | \$218,436         | \$1,404,436       | \$6,072,701       |
| Additional Recommendations | N/A                 | N/A               | N/A               | \$45,127,349      |
| Total*                     | \$50,786,407        | \$7,792,647       | \$30,584,647      | \$134,291,050     |

Note: Excludes taxilane reconfiguration Projects 26 and 27 from Master Plan Sources: Sedona-Oak Creek Airport Authority, Kimley-Horn

### Short Term (Fed/St) CIP

| Table | 2 - Short                        | Term Capital Improvement Project Red  | ommendat           | tions       |               |              |
|-------|----------------------------------|---|--------------------|-------------|---------------|--------------|
| Tuble | E - OHIOIT                       |   |                    |             |               |              |
| Year  | Project<br>Number<br>(ACIP/ AMP) | Short-Term Capital Improvement Pro<br>Project Description   | Pederal<br>Funding |             | Local Funding | Total Cost   |
| 2023  | 23-1/4                           | Inteld/RSA Drainage Improvements (A3-A7) –<br>Construct   | \$3,420,000        | \$0         | 50            | \$3,420,000  |
| 2023  | 23-5/22 and<br>28                | Construction – Partial Reconstruction of Taxiway A<br>between connector A4 & A5 Phase 1   | 50                 | \$135,000   | \$15,000      | \$150,000    |
| 2024  | 24-1/6                           | EA – Taxiway A Extension and RSA Improvements   | \$500,830          | \$24,595    | \$24,585      | \$550,000    |
| 2024  | 24-2                             | Design – Establish Taxilane for Airside Development<br>(35'x500')   | \$109,272          | \$5,364     | \$5,364       | \$120,000    |
| 2025  | 25-1/22 and<br>28                | Partial Reconstruction of Taxiway "A" between<br>connectors A4 & A5 Phase 2   | \$0                | \$135,000   | \$15,000      | \$150,000    |
| 2025  | 25-29                            | Design – Runway 3-21 RSA Improvements and<br>Taxonary 'A' Extension   | 50                 | \$1,350,000 | \$150,000     | \$1,500,000  |
| 2025  | 25-3/4                           | Construct – InfeldRSA Drainage Improvements (A3-<br>A7)   | \$3,114,252        | \$152,874   | \$152,874     | \$3,420,000  |
| 2025  | 25-4/22 and<br>25                | Design - Rehabilitate Helicopter Six-pack   | \$109,272          | \$5,364     | \$5,364       | \$120,000    |
| 2026  | 26-1/13                          | Construction – Runway 03-21 RSA Improvements<br>(and Taxiway A Extension Site Preparation<br>Earthwork, and Drainage) (Phase 1 – Runway 03 end)   | \$16,390,800       | \$804,600   | \$804,600     | \$18,000,000 |
| 2026  | 26-2/11                          | Porest Service Land Acquisition - Townsite Act<br>(Runway Safety, Emergency Access and Taxiway "A"<br>Extension)                                  | 90                 | \$157,500   | \$17,500      | \$175,000    |
| 2026  | 26-3/23                          | Design - Maintenance Equipment Storage Facility   | \$136,590          | \$6,705     | \$6,705       | \$150,000    |
| 2026  | 26-4/22 and<br>28                | Construct - Rehabilitate Helicopter Six Pack (Mill &<br>Overlay)  | \$382,452          | \$18,774    | \$18,774      | \$420,000    |
| 2027  | 27-1                             | Design/ Construct - Replace MITL and Guidance<br>Signs - LED (Including Lighting Cable, Regulators,<br>Transformers and Standby Generator         | \$1,365,900        | \$67,050    | \$67,050      | \$1,500,000  |
| 2027  | 27-2/26                          | Construction – Taxilanes H and I Extensions   | \$0                | \$900,000   | \$100,000     | \$1,000,000  |
| 2027  | 27-3/23                          | Construction – Maintenance Equipment Storage<br>Facility  | 50                 | \$1,980,000 | \$220,000     | \$2,200,000  |
| 2028  | 28-1/22 and<br>28                | Design/ Construct – Apron/Taxilane "K" and "L"<br>Rehabilitation  | \$1,001,660        | \$49,170    | \$49,170      | \$1,100,000  |
| 2028  | 28-2/12                          | Construction – Taxiway "A" Extension (Paving,<br>Electrical, Signape, and Lighting) (Phase 2)   | \$1,593,550        | \$78,225    | \$78,225      | \$1,750,000  |
| 2029  | 29-1/13                          | Rumany 3-21 RSA Improvements (and Taximay "A"<br>Extension Site Preparation, Earthwork, and Drainage)<br>— Construction (Phase 3 — Rumany 21 end) | \$17,301,400       | \$849,300   | \$849,300     | \$19,000,000 |
| 2029  | 29-2/16 and<br>17                | Taxinasy A1 Geometry Correction & Taxinasy A2<br>Realignment – Design & Construct   | \$910,600          | \$44,700    | \$44,700      | \$1,000,000  |
| 2029  | 29-3                             | Runway Strengthen - Design  | 50                 | \$360,000   | \$40,000      | \$400,000    |
| 2029  | 29-4                             | Master Plan Update  | 50                 | \$450,000   | \$50,000      | \$500,000    |
|       |                                  | Total   | \$46,336,578       | \$7,574,211 | \$2,714,211   | \$66,625,000 |
|       |                                  | Source: Sedona-Oak Creek  | Airport Aut        | hority      |               |              |

### Short Term (local only) CIP

| Locally-Funded Short-Term Capital Improvement Project Recommendations |                                  |   |               |
|---|----------------------------------|---|---------------|
| Year  | Project<br>Number<br>(ACIP/ AMP) | Project Description   | Local Funding |
| 2024  | N/A                              | Water System Improvement – Phase 1 – Add Standby<br>Generator | \$150,00      |
| 2024  | NA                               | Add Vehicle: One Ton Dump Truck with Plow                     | \$90,000      |
| 2024  | N/A                              | Overlook Master Plan  | \$60,000      |
| 2025  | N/A                              | Aircraft Hangar Development (10) 50x50 units (\$350/sf)       | \$8,750,000   |
| 2025  | N/A                              | Water System Improvements – Phase 2                           | \$2,500,000   |
| 2025  | N/A                              | Add Vehicle: Backhoe  | \$125,000     |
| 2025  | N/A                              | Computer Upgrades   | \$10,00       |
| 2026  | N/A                              | Overlook Redevelopment Phase 1                                | \$3,000,00    |
| 2026  | N/A                              | Water System Improvements Phase 3                             | \$2,500,00    |
| 2026  | N/A                              | Replace Rotating Beacon                                       | \$15,000      |
| 2026  | N/A                              | Install New Taxlane M (Construction Phase)                    | \$400,000     |
| 2027  | N/A                              | Aircraft Hangar Development (10) 50x50 units (\$350/sf)       | \$8,750,000   |
| 2027  | N/A                              | Replace 72" Bobcat Mower                                      | \$26,00       |
| 2027  | N/A                              | Expand Terminal Building Parking/Add EV Charging<br>Station   | TBI           |
| 2028  | N/A                              | Replace 2018 Dodge with Pickup Truck with Plow                | \$90,00       |
| 2028  | NA                               | Overlook Redevelopment Phase 2                                | ТВІ           |
|   |                                  | Total   | \$26,466,00   |

#### Long Term (Fed/St) CIP

|                                  | Long-Term Capital Improvement   | Project Recon      | mendations    |               |            |
|----------------------------------|---|--------------------|---------------|---------------|------------|
| Project<br>Number<br>(ACIP/ AMP) | Project Description   | Federal<br>Funding | State Funding | Local Funding | Total Cost |
| 14                               | Environmental/Design/Construct – Relocate Perimeter<br>Security Fence | \$411,318          | \$20,191      | \$20,191      | \$451,70   |
| 15                               | Acquire Avigation Easement from USFS for Runway<br>3/21 RPZs          | \$0                | \$0           | \$0           | :          |
| 17                               | Design/Construct – New Tsolway Connectors (A2, A3,<br>A4, A5)         | \$594,622          | \$29,189      | \$29,189      | \$653,00   |
| 18                               | Design/Construct – Runway 3/21 Non-Precision<br>Markings              | \$241,309          | \$11,846      | \$11,846      | \$265,00   |
| 19                               | Design/Construct - Executive Hangar Facility                          | \$0                | \$0           | \$1,186,000   | \$1,186,00 |
| 20                               | Design/Construct - Expanded Terminal Ramp                             | \$856,875          | \$42,063      | \$42,063      | \$941,00   |
| 21                               | Design/Construct – Terminal Building Parking Lot<br>Expansion         | \$682,039          | \$33,480      | \$33,480      | \$748,90   |
| 24                               | Design/Construct - Terminal Building Expansion                        | \$1,247,522        | \$61,239      | \$61,239      | \$1,370,00 |
| 25                               | Design/Construct - Shrine Road Realignment                            | \$416,144          | \$20,428      | \$20,428      | \$457,00   |
| 26                               | Construct – Taxilanes H & I Extensions*                               | \$0                | \$521,100     | \$57,900      | \$579,00   |
| 27                               | Design/Construct – T-Hangar Facilities*                               | \$0                | \$0           | \$5,385,000   | \$5,385,00 |
|                                  | Total (excluding Project 26 and Project 27)                           | \$4,449,829        | \$218,436     | \$1,404,436   | \$6,072,7  |

#### Additional Projects CIP

|                                 | nded Short-Term Capital Improvement Project Recor  | nmendations   |
|---------------------------------|--|---------------|
| Additional<br>Project<br>Number | Project Description  | Cost Estimate |
| A-1                             | Design/Construct – Air Terminal Drive extension to<br>access new northwest hangar development        | \$276,000     |
| A-2                             | Reconfigure taxilanes E, F, G, H, I, J, K & L to meet<br>ADG I & TLOFA Standards                     | \$44,396,240  |
| A-3                             | Demolish Taxiway B to meet ADG II separations<br>standards and construct new taxilane from Taxiway A | \$129,600     |
| A-4                             | Reconfigure terminal & west apron markings to meet<br>ADG II standards                               | \$60,509      |
| A-5                             | Conduct building assessment study  | \$265,000     |
|                                 | Total  | \$45,127,349  |



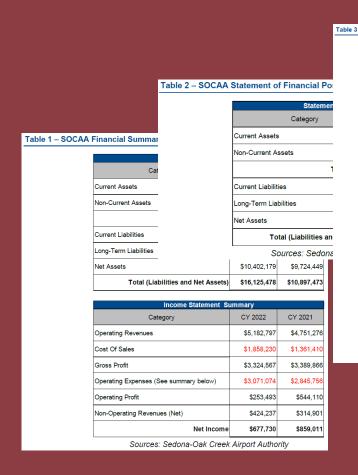
## Regulations Assessment

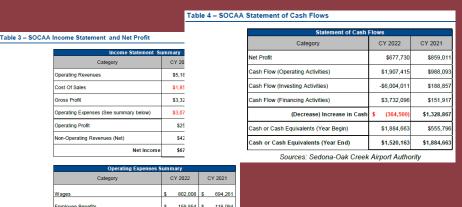
- ☐ FAA Airport Improvement Program (AIP)
- ☐ FAA National Plan of Integrated Airport Systems (NPIAS)
- **□** Sponsor
  - Federal
  - State
- ☐ Airport Noncompliance List (ANL)



## Financial and Obligations Assessment

- ☐ ACFR Annual Single Audit
- ☐ Airport fiscal year budgets
- ☐ Airport grant history
- ☐ Financial Summary (Tables)
  - Financial Summary
  - Financial Position
  - Income & Net Profit
  - Cash Flow





1.053.786 \$ 899.133

471,935 \$ 461,019

\$1,361,41

\$2.845.7

3.071.074 \$ 2.845.756

979,371 \$

\$1,858,2

\$3.071.07

otal Operating Expense

Operating Revenu

Operating Expenses



# Financial and Obligations Assessment

- ☐ Financial Summary (Tables)
  - Property & Equipment
  - Operating Revenues & Gross Profit
  - **Operating Expenses**
  - Other Income/Expenses
  - **Income Summary**
  - **Existing Revenue**

Table 8 - SOCAA Other Income/Expense Category Total Other Income Table 7 - SOCAA Operating Expens Total Other Expenses Sources: Sede CY 2022 Category 159,854 169,086 89.391 91.924 Payroll Tay Expense Total Personnel Expense 1,070,340 1,053,786 979,371 \$ Legal and Professiona 565,982 Depreciation and Amortization Total Operating Expenses Sources: Sedona-Oak Creek Airport Authority

Table 10 - SOCAA Existing Revenue Streams CY 2023 Budget Sky Ranch Lodge \$489.10 Table 9 - SOCAA Income Summary \$207,740 \$55,760 \$15,554 \$15.540 \$15.532 Operating Revenues \$43.144 Commercial Building Space \$73.581 \$30,000 \$135,000 \$20,000 Forest Service Agreements Other Rents, Sales Levies, and Mise Operating Expenses (See sur Fuel Sales and Other Revenue Non-Operating Revenues (Net \$2,763,94 \$2.873.209 Fuel and Oil Sales \$3,137,708 \$394,840 Parking Fees and Donations \$403.35 \$398,158 \$277,01 \$4,573,820 Sources: Sedona-Oak Creek Airport Authority Employee Benefits Payroll Tax Expense 1.053.786 \$ 979,371 \$ 977,858

471.935 \$

Sources: Sedona-Oak Creek Airport Authority

Cost Of Sales

Gross Profit

Operating Profit

Table 5 - SOCAA Property and Equipment Sky Ranch Lodge Mesa Grill \$329,444 \$207,740 \$199,511 \$197,519 uildings, Land, and Improvements \$15,554 uel Storage Facility \$73 581 \$43,144 Commercial Building Space urniture and Fixtures \$30,000 \$135,000 \$20,000 Forest Service Agreements -langars Other Rents, Sales Levies, and Misc \$89,594 Taxiway, Runway, and Heliport \$1,341,138 \$1,135,618 \$1,129,520 Fuel Sales and Other Revenue otal Property and Equipmen \$2,763,94 \$3,137,708 \$2,873,209 ess: Accumulated Depreciation

\$8,718,74

Table 6 - SOCAA Operating Revenues and G

Categor



# City Sponsorship

- ☐ AMCG
- ☐ Benefits to City:
  - Additional oversight
  - Airport advocation, with stronger sponsorship support
- ☐ Challenges to City:
  - Liability
  - Funding obligation
  - Staffing obligation
  - City priority diversion
- ☐ Budget Survey
- ☐ FAA Transfer

