

**Tenants and Users
of the
Winter Haven Airport**

**Winter Haven City Commission Meeting
10 December 2007**

Tenants and Users of the Winter Haven Airport

Who are we?

- About 200 people
- Average 37 years in aviation
- Average 20 years at KGIF
- Airline pilots, airport owner/operators, flight instructors, business owners

Who we are not?

- Complaining citizens



Tenants and Users of the Winter Haven Airport

What do we want?

A positive, long-term working relationship and collaborative voice with the City of Winter Haven for the viability and longevity of the Winter Haven Airport.

Past Concerns

- “When Jack Brown had the airport (circa 1960), we used to put away the planes for customers and clean the windshield”
- Development of the airport (1987-2007)
 - Opportunities rejected by the city
 - New terminal “will not be funded by hangar rent increases”
 - Lack of input from knowledgeable users

Current Concerns

- Proposed hangar rent increase
- Extremely restrictive language on hangar rental agreements
- No true lease arrangement
- Limited aviation expertise in airport management and operations

Responses to Proposed Hangar Rent Increase

City's Justification #1:

Florida DOT Requirements

“The city is *required* to adjust/raise hangar rents pursuant to FDOT funding contract.

TUWHA Response:

- 1) “Fee structure...which will make the airport as *self-sustaining as possible*”
- 2) No written *requirement* for “fair market value” equivalent

Responses to Proposed Hangar Rent Increase

City's Justification #2:

Comparable hangar rates
presented by City:

Bartow Mean = \$321.00
Lakeland Mean = \$280.00

TUWHA Response:

Bartow: Mean = \$199.80
(recently raised)

Lakeland: Mean = \$261.15
(recently raised)

Avon Park: Mean = \$206.70

Zephyrhills: Mean = \$200.00
(new to be built 37 @\$250.00)

Wauchula: Mean = \$150.00

Lake Wales: Mean = \$210.00

*Winter Haven: Mean = \$219.21
(proposed increase = \$276.28)

Economic Impact of Airport

- Shortfall in budget?
- City does not take into account the positive economic impact of airport
- If there is a shortfall, why should the tenants and users of the airport pay the difference?
- The City of Winter Haven gets the return on the investment in the airport

Florida Department of Transportation

Economic Impact Statement

General Aviation Airports

- In addition to its 20 scheduled commercial service airports, Florida's airport system also boasts 108 public-use general aviation airports. While hundreds of locations can be reached via the nation's commercial airports, many thousands more can be reached via the general aviation airport system. In Florida, the public-use general aviation airports are responsible for accommodating almost 80 percent of all aircraft operations.
- Florida's general aviation airports are the sites for many health, welfare, environmental, safety-related services that help to improve the quality of life for all Florida residents. The state's general aviation airports support flight for life, search and rescue, drug enforcement, environmental patrol, and patient and physician transport. In addition, Florida's general aviation airports support one of the world's largest flight training programs that produce many of the country's future commercial airline pilots.

Florida Department of Transportation

Economic Impact Statement

- Florida's general aviation airports are among the busiest in the nation and are characterized by the following:
- The general aviation airports bring an estimated 9 million vacation or business travelers to the state each year.
- The general aviation airports house almost 14,000 based aircraft, more than 6 percent of the nation's entire general aviation fleet.
- The general aviation airports accommodate 7 million annual takeoffs and landings, ranking the state second in the nation for the number of general aviation operations it serves.
- Similar to the state's commercial service airports, the 111 general aviation airports are major employment sites and centers of business and economic activity. General aviation airports in Florida provide the following annual economic contributions: 23,125 Jobs - \$680 million in Payroll, \$2.3 billion in Total Economic Activity.

Florida Department of Transportation Economic Impact Statement

Economic Activity Summary

- Combined, the Florida aviation system is providing the following annual economic contributions: 1.0 million Jobs, \$26.3 billion in Payroll; \$89.7 billion in Total Economic Activity. Growth in Florida's aviation activity has exceeded the national norm and this trend is projected to continue. If the Florida airport system is going to be positioned to meet this demand, continued federal, state, local, and private investment in Florida's airports will be needed. Last year for every \$1 that the Florida Department of Transportation issued in grants to the Florida airport system, \$300 was returned to the state's economy. Clearly, aviation in Florida is making significant annual contributions. As aviation activity in the state continues to grow and as continued investment is made to meet this growth, the economic contribution of aviation in Florida will continue to increase each year.

Other Ongoing Concerns

Services

- Communications
- Crash Fire Rescue
- Self-service fuel
- Security
- Valet

Concerns for the Future of the Winter Haven Airport

- Next operator of FBO?
- Fuel prices?
- Viability of new terminal building?
- Additional increases in hangar rates beyond cost of living index?
- Corporate hangars and other building rental rates?

City's View of the Airport?

Welcome to Florida Aviation

Aviation Mission Statement

The aviation mission of the Florida Department of Transportation is to provide a safe and secure air transportation system that ensures the mobility of people and goods, enhances economic prosperity, and preserves the quality of our environment and communities.





Cooperative?

Winter Haven Municipal Airport
G I L B E R T F I E L D



Jack Brown's Seaplane Base

Tailwheels Etc
ACCELERATED FLIGHT TRAINING
Twins to Taildraggers
Welcome



How Can We Help?

→ Airport Advisory Board

→ Who

→ What

→ When

→ How

Airport Advisory Board Example

The Leesburg City Commission adopted Section 2-161 through 2-163 concerning the function and purpose of the Leesburg Regional Airport Advisory Board. The committee shall act in an advisory capacity to the city commission, the city manager or any department of city government with respect to the operation and management of the Leesburg Regional Airport.

Airport Advisory Board Example

The Hernando County Aviation Authority consists of seven (7) residents of Hernando County, selected by the board of county commissioners. The term of office of the members of the Aviation Authority is four (4) years (or until their successors are appointed and qualified). Terms of office commence on the first day of January of the year of appointment and expire on the thirty-first day of December of the year of termination.

Tenants and Users of the Winter Haven Airport

In Summary, We are requesting:

- Re-evaluation of the existing proposed rental rate increases based on “fair market value” of comparable facilities
- Revision of lease language and terms to follow Florida DOT guidelines
- Establishment of an Airport Advisory Board

An aerial photograph of two Cessna aircraft flying over a dense forest. The aircraft in the foreground is white with red and black stripes, with the registration number N2000 visible on the fuselage. The aircraft in the background is red and white, with the registration number N34279 visible on the tail. The text "Thank you for your consideration of our concerns." is overlaid in yellow on the image.

**Thank you for your
consideration of our concerns.**