



ROOKS COUNTY REGIONAL AIRPORT BUILDING DEVELOPMENT POLICY

Objective

Provide a policy document for review and consideration of private building development, which, in combination with the Airport Rules and Regulations and Minimum Operating Standards, shall establish definitions, and guidelines for public and private investment at the Rooks County Regional Airport.

Essential Airport Function Elements and Support Infrastructure

Essential Airport Function Elements shall be as defined by FAA regulations, but shall include for purposes of this document:

1. Airport dedicated land and fly-over easements.
2. Security provisions for the airport property.
3. Runway(s) and taxiway(s).
4. Safety and communications systems, current and future, including airport locator beacon, runway and taxiway marker lights, landing aids, weather observation system, control tower, ground to air communications systems, wind socks, fire protection.
5. Such other elements as the Rooks County Airport Commission may recommend and the Rooks County Commission adopt, from time to time.

Essential Support Infrastructure shall be defined for purposes of this document as those public services required to support the general development plan of the Airport, as follows:

1. Access roads or streets as may be necessary to link the public areas of the airport to the public roads.
2. Provisions for general drainage and utility services of electric power, telephone, water and sewerage.
3. Public car parking area.
4. Public terminal building.
5. Such other elements as the Rooks County Airport Commission may recommend and the Rooks County Commission adopt, from time to time.

Essential Airport Function Elements and Support Infrastructure, as here defined, shall be at the entire

discretion of the Rooks County Airport Commission and Rooks County Commission, but in general these shall be public responsibilities as to all costs to plan, provide, manage and maintain.

Aviation Service Businesses

For purposes of this document, such businesses shall be defined as commercial operations which offer aircraft maintenance or repair, aircraft rental or charter service, fuel and oil products, flight instruction or certification, tie-down or transient hangar services, agricultural spraying, and other such support services to operators of aircraft. Such businesses may be privately owned and operated, according to guidelines, which follow.

Aviation Service Businesses as here defined, require prior authorization of the Rooks County Airport Commission to operate at the Rooks County Regional Airport, and shall comply with Airport Rules and Regulations and Minimum Operating Standards, as elsewhere defined.

Airport land is not available for sale for any purpose, but may be available by lease at the discretion of the Rooks County Airport Commission. Lease guidelines which apply to Aviation Service Businesses are as follows:

1. Lease sufficient land to construct a hangar of 50 feet by 75 feet minimum size with an aircraft parking apron of at least 25 feet in depth at the largest hangar door. The minimum hangar door opening is specified as 42 feet wide by 14 feet high.
2. Term 20 years maximum term, with option of renewal for an additional 20-year term on such conditions as may then be agreed upon by the parties.
3. Rent of \$_____ per tract, per year, subject to annual adjustment by Rooks County Airport Commission as outlined in tenant's Ground Lease.
4. The Ground Lease agreement shall consider all responsibilities for, and costs of, the contemplated improvements, and assign them as may be agreed by the parties to the agreement, including but not limited to the following items:
 - A. Designation of site and engineering works to establish boundaries and legal description.
 - B. Extensions of access road(s), provision of driveway(s), parking area(s) and sidewalks, as may be necessary for access to site, including the engineering specifications of such works which should be consistent with those of adjacent public improvements.
 - C. Provision of utility services as may be necessary to serve the purposes of the improvements.
 - D. Site preparation works including grade, fill, levels and drainage provisions.
 - E. Extension of taxiway(s) and provision of ramps or aprons for access of aircraft to improvements, including the engineering specifications of these works, which should be consistent with those of the adjacent taxiway(s).
 - F. Detail specifications of buildings, which should be consistent with Airport Rules and Regulations.
5. Insurance for the risk of Rooks County to be provided by the Lessee to include a property and casualty insurance policy as well as liability insurance with minimum coverage per schedule Attachment that names the Rooks County Regional Airport as additional insured. Rooks County may also demand pollution liability insurance under certain tenant operating conditions.
6. Taxes on improvements are for account of Lessee.

7. The lease and leasehold interests may be transferred or assigned only by prior approval of the Rooks County Airport Commission.

Aircraft Storage Facilities

For purposes of this document, such facilities shall be defined as those used for storage of aircraft and related materials, whether offered to the public by hire, lease or sale, or for private use. Aircraft Storage Facilities shall comply with Airport Rules and Regulations and Minimum Operating Standards, as elsewhere defined. There shall be no commercial operations of any sort conducted in or from Aircraft Storage Facilities, except by express agreement of the Rooks County Airport Commission, and then under terms as may be agreed.

Aircraft Storage Facilities may be privately owned and operated, according to these guidelines. Land and improvements for Aircraft Storage Facilities are subject to similar guidelines as apply to Aviation Service Businesses, except that rent shall be at the discretion of the Rooks County Regional Airport Commission of either a) _____% of gross revenues of rental in the case of the 'footprint' of the hangar building, or b) \$_____ per tract, per year in the case of land for aircraft parking aprons, subject to annual adjustment by RCAC.

An aircraft storage facility operator must lease sufficient land to provide an aircraft approach ramp of approximately 25 feet in depth at each hangar door.

Dedicated Use Facilities For Corporate or Private Use

For purposes of this document, a Dedicated Use Facility shall be defined as all improvements, generally comprising an aircraft hangar, its support services and aircraft access ramp, undertaken for the long-term use of a specific user. Any such facilities shall comply with Airport Rules and Regulations and Minimum Operating Standards, as elsewhere defined.

Airport land is not available for sale for any purpose, but may be available by lease at the discretion of the Rooks County Airport Commission under the following Lease guidelines:

1. Lease sufficient land to construct a hangar as approved by RCAC, with a minimum aircraft ramp provision of 25 feet depth by width of the hangar building.
2. Hangar building construction shall conform to Appendix A of Airport Rules and Regulations, Hangar and T-Hangar Specifications.
3. Term of Ground Lease is 20 years, with option of renewal for an additional 20-year term on such conditions as may then be agreed upon by the parties.
4. Rent shall be determined at \$___ per tract of total land area leased, per year, subject to annual adjustment by RCAC.
5. Lessee may provide offices and/or shop facilities inside the hangar building, and such other amenities as are consistent with over-night use of personnel, but not with full-time residential living quarters. All such further provisions shall fit inside the hangar building plan footprint.
6. Lessee shall bear all costs of his improvements, including but not limited to the following:
 - a. Survey and designation of site, and engineering works to establish boundaries and legal description.

- b. Provision of driveway(s), car parking area(s), and walkways as may be needed for access to site, including engineering specifications of such works which should be consistent with those of public improvements elsewhere on the Airport.
 - c. Provision to site and building of services of Electricity, Water, Sewer and Telephone.
 - d. Site Preparation works including grade, fill, levels and drainage provisions.
 - e. Detail specifications of hangar building and aircraft ramp, which should be consistent with Airport Rules and Regulations.
7. Taxes on improvements are for account of Lessee.
 8. Insurance for the risk of Rooks County to be provided by the Lessee to include a property and casualty insurance policy as well as liability insurance with minimum coverage per schedule Attachment that names the Rooks County Airport Commission as additional insured. Taxes on improvements are for account of Lessee. Rooks County Airport Commission may also demand pollution liability insurance under certain tenant operating conditions.
 9. The lease and leasehold improvements may be transferred or assigned only by prior approval of the Rooks County Airport Commission.
 - 10.

APPROVED BY THE ROOKS COUNTY COMMISSION THIS

_____ DAY OF _____, _____.

 NAME, Rooks County Commission Chairman