

# AIRPORT MANAGER REPORT

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## General Services Department

Airport Commission  
January 14, 2021



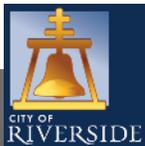
# AIRPORT MANAGER REPORT

- This Report is provided to inform the Airport Commission about operations, City Council actions, events, meetings and other issues concerning the Riverside Municipal Airport.
- This update includes information about Airport operations, financials, activities, events, and investment in infrastructure.



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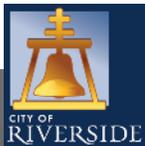
Aircraft Operations (Takeoffs and Landings)			
Year over Year	Jan - Nov 2019	Jan - Nov 2020	Year to Date
	113,590	109,721	-3%
Monthly	Nov 2019	Nov 2020	
	11,584	10,277	-11%



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**REPORTING PERIOD: July 1, 2020 – November 30, 2020**

	<b>BUDGET</b>	<b>EXPENDED</b>	<b>YEAR TO DATE</b>	<b>PROGRAMMED YEAR TO DATE</b>	
<b>Expenditures</b>	\$1,442,019	\$489,972	34%	\$600,841	42%
	<b>BUDGET</b>	<b>RECEIVED</b>	<b>YEAR TO DATE</b>		
<b>Revenue</b>	\$1,932,460	\$760,395	39%	\$ 805,192	42%



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## **Recent City Council Actions:**

- Dec 2020 – City Council approved a 5-year lease extension for Commemorative Air Force

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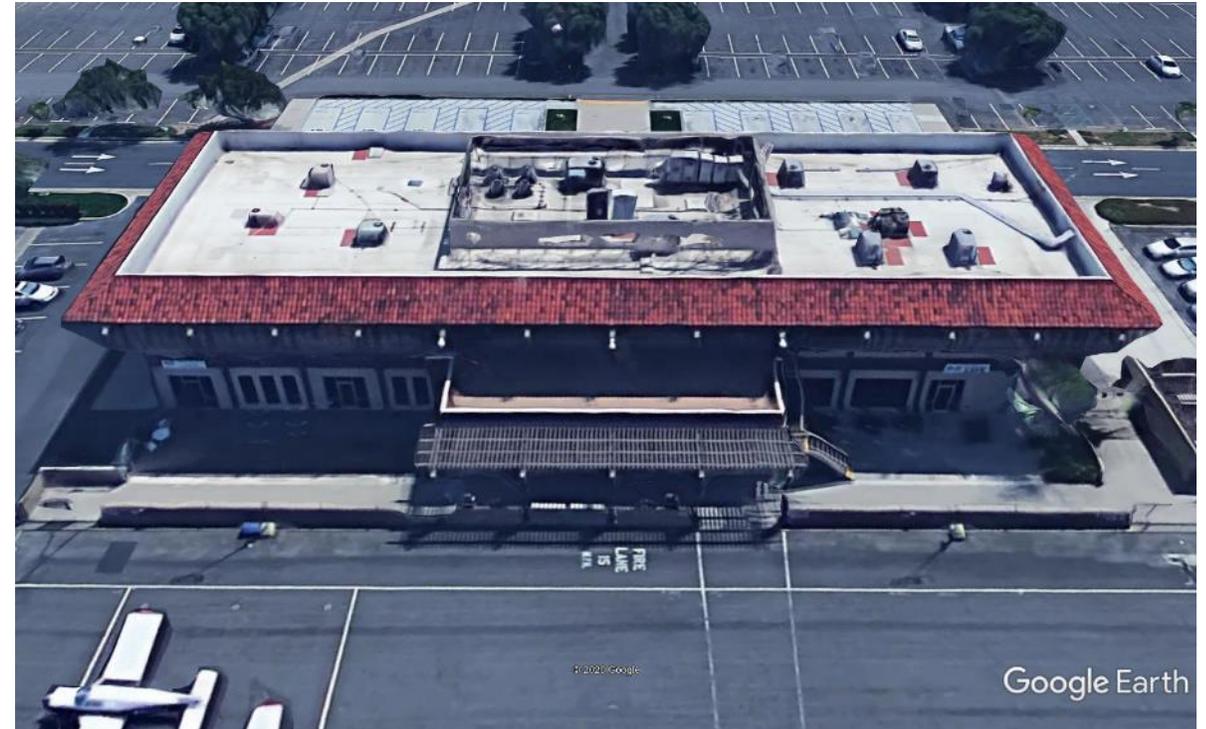
## Upcoming Council and Committee Action

- Airport requests the Board of Airport Commissioners recommend City Council approve the following:

# AIRPORT MANAGER REPORT

## Award of Construction Agreement

- The project will consist of:
  - Rehabilitate Airport Terminal patio deck
  - Project cost: \$252,872
  - Replacing the existing parapet
  - Replacing the flooring of the patio deck
  - Removing a portion of the existing overhang and repairing termite damage
  - Installing new supports for the decking
  - Installing a second stairway to comply with current emergency exit codes



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## Award of a Ground Lease Agreement for a Multi-Unit Hangar Development

Project will consist of:

- A 35-year agreement with Riverside Air Service with one 10-year option to extend
- Construction of 4 - 5 aircraft hangars
- Site includes 50,000 sq. ft. of improved land
- Reduced rent for, up to 24 months during design/construction, in consideration of @ \$2 million investment
- Full monthly rent of @ \$1,700 following construction
- Riverside Air Service will manage/maintain the facility for lease term

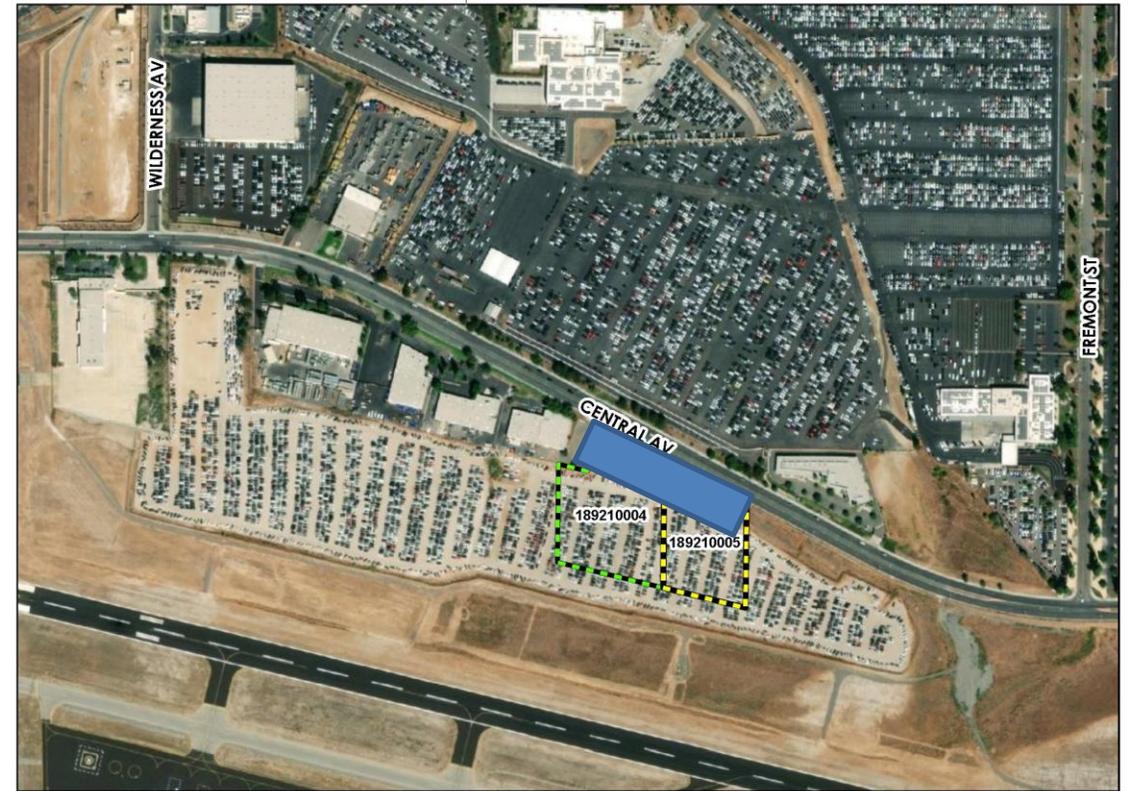


# AIRPORT MANAGER REPORT

## Issuance of a Request for Proposal for commercial development

Project will consist of:

- A 2.5-acre development of a business style hotel and commercial development, i.e., service station or convenience store
- Long-term 45-year Ground Lease
- Developer responses must provide:
  - Experience developing, managing, operating similar facilities;
  - Financial capability;
  - Financing sources;
  - Proposed rent structure



Location Map

0 75 150 300 Feet NORTH

# AIRPORT MANAGER REPORT

## Activities and Events:

- Since July 2020, Airport has executed 3 new aircraft tie-down agreements.
- Total based aircraft: 183

# RECOMMENDATION

That the Airport Commission receive this report on Riverside Municipal Airport operations and activity for the period of October 2020 to November 2020.