



BLAIR AIRPORT AUTHORITY

Aircraft Hangar & Ground Lease Study

Olsson Staff Experience

32
Years

EXPERIENCE SUMMARY

As the former airport manager of the Joplin Regional Airport in Joplin, Missouri, Steve is passionate about transportation, specifically aviation. **He seeks to provide operators, tenants, and users with best-in-class facilities and services.**

Steve started his career as a mechanical designer working for two large contractors in Oklahoma and Missouri. Years later, he accepted the position of Administrative Assistant of Public Works for the City of Joplin, Missouri, which allowed him to combine his technical skills with his love of municipal government and business management. Within two years Steve became the Airport Manager, a position he held for 31 years. **He was responsible for the daily operation of this commercial airport, including the two industrial parks on the airport's grounds. Steve worked directly with airlines, tenants, regulatory agencies, and other city departments to make sure the airport operated at peak efficiency.**

RELEVANT EXPERIENCE

Directed over \$65 million in Federal and State funded improvements at the Joplin Regional Airport which included:

- Green site commercial terminal development and construction
- New air traffic control tower with base building development and construction
- Total reconfiguration and reconstruction of taxiways system
- Total reconstruction of the Main Runway 18-36 (twice)
- Airfield lighting conversion to LED
- GA Ram areas rehab responsible for:
 - Development of GA terminal lease space
 - Air service development and expansion
 - Tennant/rental car concession recruitment and negotiations
 - Developed rental car fueling station and car wash
 - Development of on & off airfield industrial parks
 - Public and private hangar development



Aviation Business Consultant

Steve Stockam



- Ankeny
- Council Bluffs
- Joplin
- Topeka
- Chesterfield
- Jefferson City
- Lee's Summit
- Crete
- Norfolk
- Millard (Omaha)
- Olathe (IXD & OJC)
- Newton

Facilities Surveyed

20 Facilities Contacted – 13 Responses

Survey Form Data Requested



Is your facility FAA Part 139 compliant? _____

If **not**, do you have restricted access? _____

On Field ARFF Services? _____

Snow and Ice removal program? _____

Chemical Treatment for Runway? _____

Do you allow Private hangar development? _____
Owned? _____

Airport owned? _____

FBO/Private

What is your Land Lease Rate _____ Do you have Built-in Rate Adjustments?

Is your Private Hangar Lease Reversionary? _____

If "Yes" what is the Term? _____

If "No" what is the Renewal Term? _____

Do you have any hangars that are "Sprinkled" or have Fire Suppression? _____

Do you have an adequate water source if suppression is needed? _____

Airport Owned Rental Hangar Amenities

Lights _____ Electric Outlets _____ Heat _____ Water _____ Power Doors _____

Hangar Sizes (Size Range)

Singles (35'-40' wide X 10'-12' tall door) _____

Monthly Rate _____

Box _____ Tee _____

Twins (45'-50' wide X 14'-16' tall door) _____

Monthly Rate _____

Box _____ Tee _____

Do you have a waiting list for these Hangars? _____

Do you charge to be on the Waiting List? _____

Do you have any planned rate increases for these Hangars?

Survey Requested

	BTA	IKV	CBF	EWK	IXD	OJC	TOP	SUS	LXT	CEK	OFK	MLE	JLN	JEF
Survey Points	Blair	Ankeny	Council Bluff	Newton	New Century	Johnson Chty	Topeka	Chesterfield	Lee's Summit	Crete	Norfolk	Omaha	Joplin	Jefferson City
Facility FAA Part 139 compliant?	N	Y	N	N	N	N	N	Y	N	Y	Y	N	Y	N
If not, do you have restricted access?	Y	Y	Y	N	N	N	Y	Y	N	Y	Y	Y	Y	Y
On Field ARFF Services	N	N	N	N	N	N	N	Y	N	N	Y	N	Y	N
Snow and Ice removal program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Chemical Treatment for Runway	Y	Y	Y	N	Y	Y	N	Y	Y	N	N	Y	Y	Y
Have hangars that are "Sprinkled"	Y	Y	Y	N	Y	Y	N	Y	Y	N	N	Y	N	Y
Have adequate water source	N	Y	Y	Y	Y	Y	NS	Y	Y	Y	Y	Y	Y	Y

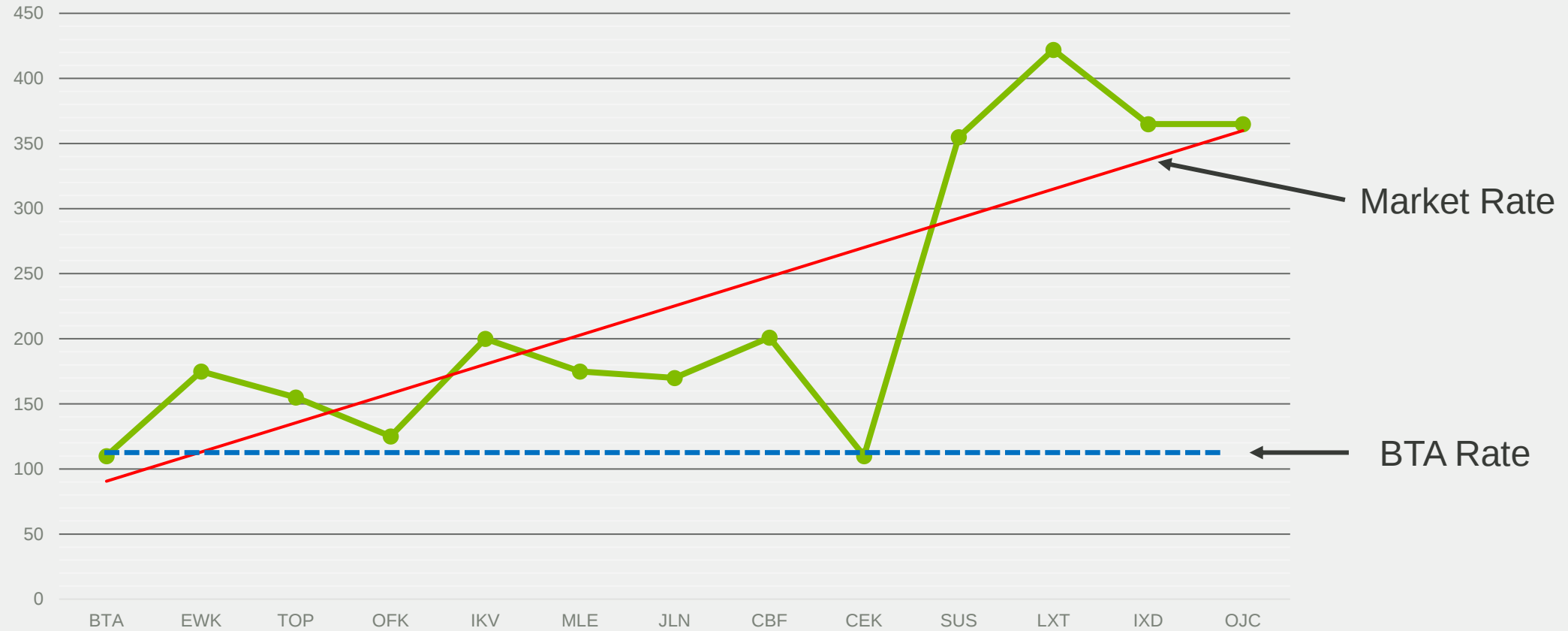


Survey Results

	BTA	IKV	CBF	EWK	IXD	OJC	TOP	SUS	LXT	CEK	OFK	MLE	JLN	JEF
Survey Points	Blair	Ankeny	Council Bluff	Newton	New Century	Johnson Cnty	Topeka	Chesterfield	Lee's Summit	Crete	Norfolk	Omaha	Joplin	Jefferson City
Airport Owned Hangar Amenities														
Lights	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA
Electrical Outlets	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA
Heat	Y	N	Y	Y	N	N	N	Y	N	N	Y	Y	N	NA
Water	Y	N	Y	N	N	N	N	Y	N	N	Y	N	N	NA
Power Doors	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	NA
Waiting list for these Hangars?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA
Charge to be on the Waiting List?	N	N	N	N	Y	Y	N	N	Y	N	N	N	N	NA
Planned rate increases?	Y	Y	Y	N	Y	Y	Y	N	Y-CPI	Y	N	Y	Y	NA

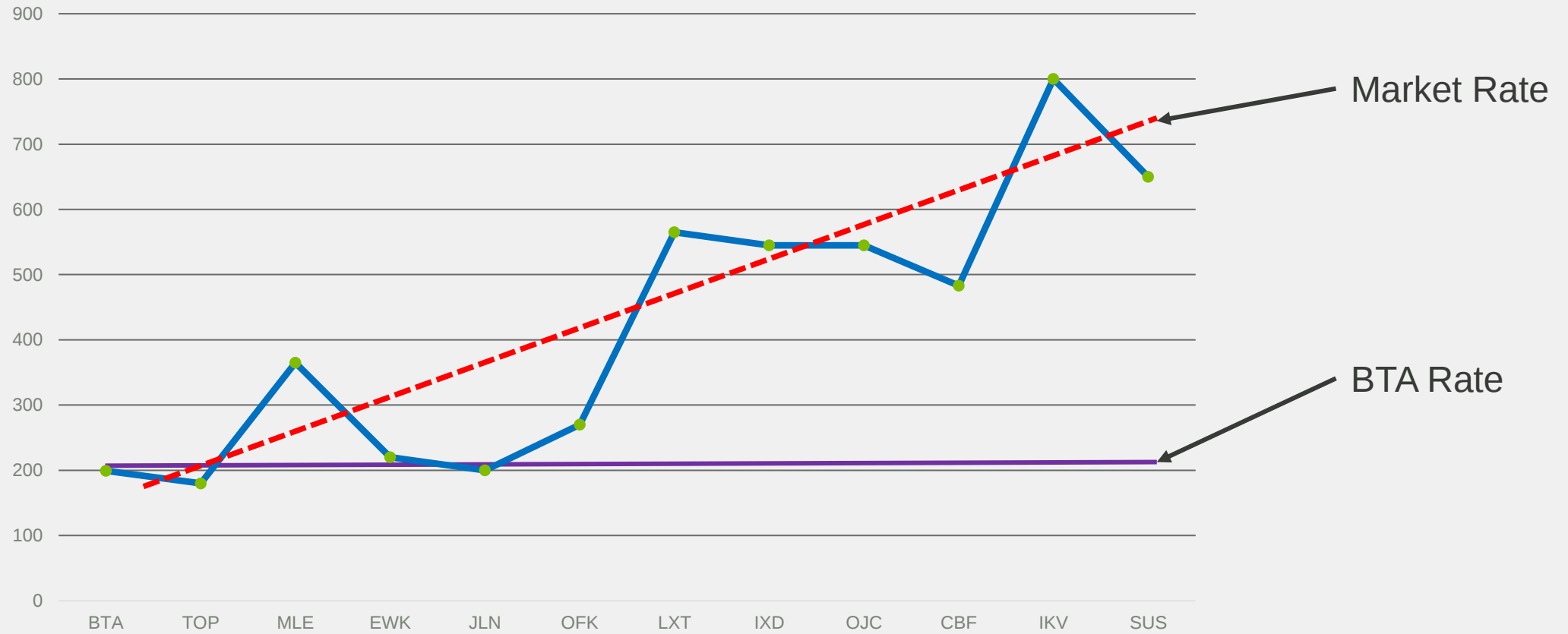
Survey Results

SINGLE HANGAR RATES



Survey Results

TWIN HANGAR RATES

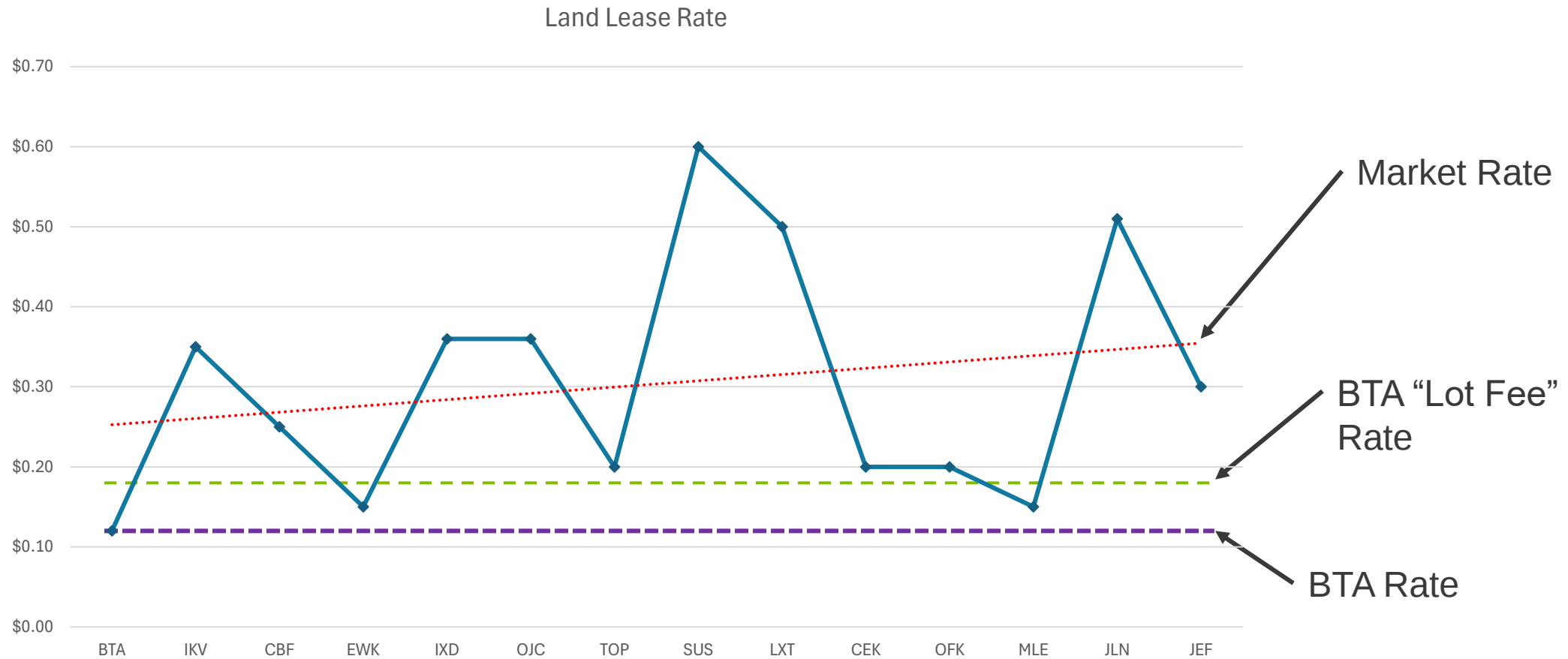


Survey Results

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Survey Points	Blair	Ankeny	Council Bluff	Newton	New Century	Johnson Cnty	Topeka	Chesterfield	Lee's Summit	Crete	Norfolk	Omaha	Joplin	Jefferson City
Allow Private hangar development	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y
Airport owned	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N
FBO/Private Owned	Y	Y	N	N	Y	Y	N	Y	Y	Y	N	N	Y	Y
Private Hangar Lease Reversionary	N	Y	Y	N	Y	Y	Y	Y	Y	N	N		Y	N
If "Yes" what is the Term		Varies	Varies		Varies	Varies	1 YR	10-20 YRS	20 YRS				25 YRS	
If "No" what is the Renewal Term	5 YRS			5-20 YRS						Varies	1 YR			30-50 YRS

Survey Results

LAND LEASE RATES



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Engineering Possibilities.

Thank you!