

Excel Airport Land Lease Dadta May 2025.xlsx

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E4 Revene Generated if Land was Developed as Hangars per the Master Plan - As

1 Public Works Well Maintenance

Low End High end

Average

Our minimum daily operations of the Airport water system include chlorine residuals, meter readings, ensuring water levels, pressures are adequate,

- 2 pumps/air compressor/chlorination equipment/valves are operational. This \$16,060.00 \$27,375.00 takes one employee roughly an hour to complete at a rate of \$44-75/ hr. depending on the employee.

3
4 Once a month one employee will spend approximately two hours pulling a Bac-T sample and deliver to the lab. (Lab fee for analysis is \$30 per sample)

\$1,086.00 \$1,830.00

Revene recently least six demand could pr

5
6 Once a month one employee will spend one hour flushing dead-end water mains.

\$528.00 \$900.00

say 10,0 could ea

7
8 Once a year we have a contractor perform tank inspections at a cost of \$500.

\$500.00 \$500.00

which th executive site at \$9

9
10 Chlorine cylinder changeouts at least once a year- minimum two employees for two hours.

\$176.00 \$300.00

be made of the ac pays the said that the land.

11
12 Yearly meter verification at \$190 plus one employee for 1-2 hours.

\$278.00 \$340.00

13
14 As far as amount for cost for other repairs, this can vary depending on the repair:

15
16 Meter/radio leak/replacement- 1-2 employees at \$ 44-75/ hr for 1-2 hours

\$176.00 \$300.00

17
18 Service leak repair 2-3 employees for 1-3 hours

\$88.00 \$675.00

19
20 Water main repair 3-6 employees 3-4 hours for repair and additional 3-4 hours for backfill and cleanup

\$792.00 \$3,150.00

21
22 Emptying tank of heavily chlorinated water and flushing system 2-3 employees for 3-4 hours

\$264.00 \$900.00

23
24 Chlorination equipment maintenance/replacement 2-3 employees 2-3 hours

\$176.00 \$675.00

25
26 Hourly rate for backhoe is \$100/hr and service vehicle is \$15/hr

\$4,000.00 \$8,000.00

27
There are many variables and things that can go wrong including

< > ≡ Land lease rates MVBA at other lease rates In-kind +



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12

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E4



Revenue Generated if Land was Developed as Hangars per the Master Plan - As

1nd

Average (without any significant repairs) - \$34,534

2 15.00

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4 10.00

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6 10.00

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Revenue Generated if Land was Developed as Hangars per the Master Plan - As depicted in the recently approved FAA Master Plan for the Castroville Airport, the Airport Layout Plan (ALP) has at least six future hangars in the 18 acres leased to the City Parks department. There is continuing demand to lease ground space for building 80'x60' box hangars at the airport. Each ground lease could produce 80' x 60' = 4800 sf, plus corresponding ramp space of equal amount (4800 sf) say 10,000 sf x \$0.24 per sf = \$2400 per month, or \$28,800 per tenant annually. The 18 acres could easily accommodate at least 4-5 of these tenants with very little utility infrastructure cost to the City, but would have a large cost to move the existing road and to construct those hangars, which the Airport does not have the funds for. Another option is a ground lease, which all of our executive hangars are at this point, and they pay \$980.00 a year. For 12 potential hangars on that site at \$980.00 a year, the City would be seeing \$11,760 in revenue a year. Thus a strong case can be made that Parks should reimburse the Airport at least \$11,760 per year for the continued use of the acreage for non-aviation purposes. BUT because the lease is between the Parks (City - who pays the annual fee) and the Airport and the City does the work on the Airport well, it could be said that it could be an in-kind fee with the well maintenance and the fair market value for leasing the land.



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Reveune Generated if Land was Developed as Hangars per the Master Plan - As

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26	Hourly rate for backhoe is \$100/hr and service vehicle is \$15/hr	\$4,000.00	\$8,000.00	
27				
28	There are many variables and things that can go wrong including electrical/controls issues that require hiring a contractor.	\$24,124.00	\$44,945.00	
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Land lease rates MVBA at other lease rates In-kind +

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