

## **Airport Exploratory Study to Consider Relocation, Closure or Downsizing of Martin County Airport, Witham Field**

**Purpose.** The Airport Exploratory Study (“AES”) is to provide the Martin County Board of County Commissioners with specific information about the possible relocation, closure or downsizing of Witham Field so that the Board can decide whether to undertake further studies.

**Alternatives.** The AES will evaluate the following three alternatives:

1. Airport relocation – This alternative involves closing Witham Field and constructing a new airport in Martin County. The AES will identify three potential sites for a new airport.
2. Airport closure – This alternative involves closing Witham Field without constructing a new airport. The AES will consider three scenarios for redeveloping Witham Field property.
3. Airport downsizing – Downsizing may involve closing two runways, reducing the length of one or more runways, creating alternative uses for land not needed for airport use, the buyout of one or both of the FBOs, razing structures and other airport facilities.

**Consultants.** The AES will be developed with the assistance of a consultant team that will include the following disciplines: FAA/airspace issues, land use planning/engineering, airport planning/engineering, economics/cost and land value, environmental analysis, and legal. Akin Gump will serve as team leader. The consultants will seek assistance as needed from Martin County staff.

### **Schedule.**

- 10 Days – Identify AES assumptions and priorities; make a list of those assumptions and priorities available to the public. The public will be invited to provide input to the consultants on the assumptions and AES priorities.
- Biweekly – The team leader will provide progress reports to the County for public release.
- After 90 Days – Complete preliminary draft AES and make preliminary draft available for public comment for 30 days. A public meeting or workshop will be convened for collecting public questions and comment.
- After 120 days – Finalize AES for presentation to the Board of County Commissioners incorporating public input. Any written public comments will be attached to the final AES.

**Cost.**

- For reasons of cost, assumptions will be made that must be verified upon a future study. All key assumptions will be disclosed.
- The total budget for the AES is estimated to be no more than \$100,000.

**Scope of Services**    See attached.

## Scope of Services

<b>Task</b>	<b>Description</b>	<b>Action Required</b>	<b>Lead</b>
A	Certification	Prepare a statement to be signed by each study applicant certifying their understanding that all work under this contract is designed to further the Martin County Commission strategic planning goal "to stop the growth of this airport" and the absence of any personal bias toward any single option. Subcontractors must certify that they will not benefit financially from the selection of any specific option under consideration and that they have not been given assurances of additional work from the County related to Witham Field.	All
A1	Administrative, Economic and Legal	These tasks will apply to each of the three alternatives. The consultants shall spend approximately 25% of time and cost on tasks in these categories.	
A2	General Instructions	Explore the steps that can be taken to implement the strategic planning goals of Board of County Commissioners which is "to stop the growth of this airport."	All
A3	Economic Impact	Develop an estimate of the economic impact of runway-dependent businesses at the airport, excluding Vought Industries and any other non-runway dependant businesses. Also, determine the cost saving should the County not purchase homes, insulate homes and purchase aviation easements as recommended by the Part 150 Study Committee.	Economics
A4	Federal Laws	Research the background, history, and legality of federal laws and FAA rules that give the FAA power over a small, locally-owned airport for a period of twenty years following a grant of funds, however small, without any exit options. Determine repayment options of grants. Explain areas of possible negotiation with the FAA on grants..	Legal
A5	State Laws	Research the background, history, and legality of Florida laws and Department of Transportation rules that regulate repayment of airport grant funds. Determine repayment options and depreciation of assets.	Legal
A6	Legal Constraints	Identify all potential legal constraints on relocation, on closing and on downsizing.	Legal
A7	Market Value of Witham Field	Determine market value of Witham Field property	Economics
A8	Develop alternative uses	With reference to closure and relocation, prepare three suggested uses with conceptual designs of each. Consider the market value of the property for each alternative and develop economic benefits of each alternative.	Land Use Planning

A9	Cost	For each item, discuss how the elimination or reduction action would achieve the strategic planning goal "to stop the growth of this airport" as set forth by the MCBCC. Estimate the following: cost to eliminate or reduce the item from service, benefits to the community, potential reduction of revenue if the service is reduced or eliminated. Estimate the dollar value of each FBO lease to the leaseholders .	Airport Planning
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B	Relocation of Airport	The consultants shall spend approximately 25% of time and cost on tasks in these categories.	
B1	Identify three potential sites	Assuming a new airport will be roughly the same size and roughly the same configuration as Witham Field, locate and identify three potential sites for airport relocation in Martin County using currently available GIS mapping.	Airport Planning
B2	Site Comparison	For the sites identified in the previous task, prepare a table comparing Witham Field to each site considering available land, water & sewer, roads, wetlands, government services, airspace and flight paths, number of households within a radius of 8,000 feet of the center of the airport site, and Comprehensive Growth Management Plan changes which would be required, if any.	Land Use Planning
B3	Environmental	Identify issues to be addressed in an environmental assessment of a new airport site.	Environmental
B4	Cost	Estimate cost to construct a new airport, sources for funding the relocation and evaluate financial feasibility of alternative uses of Witham Field.	Real Estate/ Economics
B5	Future study	Identify tasks and cost estimate for additional study should this option be selected.	Prime

C	Close Airport	The consultants shall spend approximately 25% of time and cost on tasks in these categories.	
C1	Environmental	Estimate range of cost of potential remediation	Environmental
C2	Future study	Identify tasks and cost estimate for additional study should this option be selected.	Prime

D	Downsize Airport	The consultants shall spend approximately 25% of time and cost on tasks in these categories.	
D1	Facilities to Downsize	List, with specificity, areas that can be eliminated or downsized, including runway(s) closure, reduction in runway length, reduction or elimination of one or both FBOs and/or the services they provide.	Airport Planning
D2	Zoning	Determine how local land use zoning laws could be used to facilitate downsizing.	Land Use Planning
D3	Surplus land use	Identify potential non-aviation uses for specific areas where facilities are eliminated, including an estimate of potential revenue to be derived.	Land Use Planning
D4	Future study	Identify tasks and cost estimate for additional study should this option be selected.	Prime