



Department Source: Economic Development

To: City Council

From: City Manager and Staff

Council Meeting Date: December 18, 2017

Re: City Council Resolution in support of the proposed new location for the Columbia Regional Airport Terminal.

## Executive Summary

Approve the Resolution providing City Council support for the proposed new location of the Airport terminal; and, thereby authorizing City management and staff to proceed with due diligence on the site.

## Discussion

The current Columbia Regional Airport terminal was opened for commercial traffic in 1969 and met the demands of commercial traffic for nearly 50 years. There have been many changes over the last 50 years including federal regulations and passenger capacities that the terminal was not originally designed to accommodate. Security considerations and the increased passenger traffic have created obsolete and aging infrastructure that needs to be replaced. The current condition of this terminal does not meet the demands of the passengers, including ADA accessibility, nor can it accommodate current passenger traffic and anticipated future growth.

Approximately two and a half years ago the City of Columbia began the process of updating the Airport Layout Plan (ALP) and completing a new Terminal Area Master Plan (TAMP). At a City Council Work Session in May 2016, airport consultant Parsons-Brinckerhoff (WSP) presented six possible locations for the new terminal, and Council gave direction to proceed on evaluating "Preferred Site #2" which is located to the northwest of Runway 13-31, adjacent to Route H. With that site in mind, as well as two others (the existing terminal location and a location further south near the end of Runway 2), the consultant concluded the necessary analysis and submitted the ALP and TAMP documents to the Federal Aviation Administration (FAA) for review and comment this fall. These final documents have since been accepted and conditionally approved by the FAA. Among other aspects, these documents confirm that passenger traffic is growing at a pace already exceeding the current terminal capacity. To meet this demand it is apparent that the City of Columbia must swiftly move forward with the construction of a new terminal.

Having received conditional approval from the FAA, City staff is prepared to make a site selection for the new terminal. Throughout the public process, there has been discussion with residents, community leaders and regional partners alike ensuring that the Airport terminal is built with the following key priorities in mind: Timing, Cost, and Sustainable



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Practices --all the while meeting safety and security regulations and allowing for adequate future expansion. There have been numerous meetings over the last year with the FAA, MoDOT, local partners, Airport tenants, and within the City of Columbia to discuss how we can achieve all of these priorities. With all three priorities being of the utmost consideration, we ask that the City Council support a proposed new location, specifically the site just south of the current terminal (see attached aerial map).

Per FAA in regards to efficiency concerns for the location of the proposed new terminal, airport design standards prescribe the most efficient location for a terminal building to be at the midpoint of primary Runway 2-20 versus to the northwest of Runway 13. In addition, it is advantageous to utilize the existing infrastructure as a sustainable practice. The newly proposed location will allow use of existing utilities on-site and the re-use of the existing apron, ramp, and taxiway – all of which the FAA has invested in for nearly 50 years versus having to construct new ramps, aprons, service roads, parking lots, etc. and pull utilities to the northern greenfield site. Additionally, employing more sustainable practices and utilizing existing infrastructure will allow for substantial cost savings at the proposed new location. Preliminary estimates anticipate project savings to be in excess of \$10 million at the newly proposed location given the original project estimate of \$40 million for the northern Site #2. Being able to move quickly towards design and construction is also of utmost importance. The newly proposed site will require a Categorical Exclusion (CATEX) which is an abbreviated environmental review that takes six months approximately versus the required full environmental review on the north site which will take up to 18 months before design can begin. Hence, staff anticipates being able to move more quickly on this new location just south of the existing terminal than on the greenfield site.

With Council support of this new location, staff will begin due diligence on the site in partnership with the FAA and MoDOT to ensure proper procedures and regulations are followed, including the CATEX, Supplemental ALP, conceptual design, demolition and/or relocation of ancillary buildings, etc. Of important note, is that the current Airport terminal will remain operational until the completion of the new building.

As noted in previous communications, funding for this project will be allocated from several sources: local, state, federal. On August 2, 2016, the voters overwhelmingly supported an increase to the hotel tax that will provide \$10 million over 23 years toward the new terminal project. In addition, the State of Missouri has also supported this project by providing \$2.5 million in June of 2017. It is the intent of the City of Columbia to pursue FAA grants to fund the project during the next federal grant cycle which begins in the spring of 2018. As a reminder, federal support for this project is capped at \$20 million for terminal projects. And, the City of Columbia will dedicate Transportation Sales Tax for any amounts exceeding the allotted grants.



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## Fiscal Impact

Short-Term Impact: To be determined.

Long-Term Impact: To be determined.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economy, Tertiary Impact: Tertiary

### Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economic Development, Tertiary Impact: Livable & Sustainable Communities

## Legislative History

Date	Action
None	

## Suggested Council Action

Approve the Resolution providing City Council support for the proposed new location of the Columbia Regional Airport terminal.