

MEMO

TO: Finance Board

FROM: Burlington International Airport

DATE: January 23, 2013

**SUBJECT: Finance Board Approval Request –
Purchase of 13 properties- AIP-92**

In 2008, the FAA approved an update to the Airport's Noise Compatibility Program (NCP) which included the acquisition of residential properties located in the 65db DNL and above noise contour as shown on the most recent Noise Exposure Map (NEM). All properties included in the acquisition program are on a voluntary basis and the goal during the five year federal funding period from 2008 through 2012 was to maximize acquisitions within available Federal funding and also to minimize the impact of purchasing properties on the affected airport neighborhood.

In 2012, the Burlington Airport received two Federal grants under the Airport Improvement Program for acquisition of residential dwellings. These grants are as follows:

AIP-92. \$4,599,000. Fourteen properties
AIP-94. \$5,000,000. Twelve properties

Appraisals have been completed on all fourteen properties included in AIP-92 with one property purchased in December, 2012.. The Airport seeks Finance Board and City Council approval for the following actions related to acquisition of the remaining 13 properties.

Contract to purchase residential properties, as identified on ATTACHMENT A. All properties are those included in the Finance Board/City Resolution approved April 12, 2012 accepting Airport Improvement Program land grant AIP-92. The properties are within the 65db DNL noise zone noise zone and included in the FAA approved Noise Compatibility Program for voluntary purchase. These properties have been appraised and are eligible for FAA participation at the Fair Market value purchase price as shown on ATTACHMENT A and which total **\$3,080,000**. or at the negotiated purchase price whichever is higher, not to exceed the total Federal grant amount. The purchases will be funded from the airport GAN and will be reimbursed under AIP-92 utilizing noise discretionary funding.

The Airport needs authorization for purchase of the remaining 13 properties with authorization for the Interim Director to sign documents related to each purchase.

It is important to state that this FB/CC action only involves those properties included in the first grant (AIP-92) that the Airport received from the FAA. NO ACTION has been started on the remaining 12 properties included in AIP-94. For your information, ATTACHMENT B contains a color coded depiction of the properties included in AIP-92 (blue), AIP-94 (pink), future priority acquisitions in FY13-FY19 (green) and other eligible properties (red).

A draft resolution related to the purchases is attached and has been forwarded to Joe Farnham, MLS, for his review.

ATTACHMENTS

- A. Listing of AIP-92 properties
- B. Drawing indicating location of AIP-92 properties (blue)
- C. Draft resolution

**LAND ACQUISITION PROGRAM
2012A- Federal AIP-92 (Noise Part A)**

	OWNER	ADDRESS	ACTUAL APPRAISED VALUE	COMMENT	AIP PROJECT
2012-A					
1	Ron/Ruth Adams	1083 Airport Drive	\$ 235,000		AIP-92
2	Roger/Anna Emmons	1085 Airport Drive	\$ 220,000		AIP-92
3	Bernie Laplante	1181 Airport Drive	\$ 180,000		AIP-92
4	James/Nancy Bonna	104 Airport Parkway	\$ 230,000		AIP-92
5	VFHA	1 Elizabeth Street	\$ 210,000	Purchased 12/18/12	AIP-92
6	Burt/April Ploof	3 Maryland St	\$ 280,000		AIP-92
7	Chad/Tricia Phillips	7 Maryland St.	\$ 260,000		AIP-92
8	Laurianne Griffes/CHT	24 N Henry Court	\$ 220,000		AIP-92
9	Joel/Robin Danaher	54 N. Henry Court	\$ 275,000		AIP-92
10	Judy Valente	87 Pump Road	\$ 275,000		AIP-92
11	Estate of May Marrier	441 Whitte Street	\$ 250,000		AIP-92
12	Phil and Karen Bresnahan	448 White Street	\$ 210,000		AIP-92
13	Malcolm/Becky Blow	449 White Street	\$ 190,000		AIP-92
14	Robert/Rosemarie Brueckner	451 White Street	\$ 255,000		AIP-92
		TOTAL:	\$ 3,290,000		\$5,110,000/\$4,599,000
			\$ 3,080,000	Total less Elizabeth St.	

1/14/2013

ATTACHMENT A



BURLINGTON INTERNATIONAL AIRPORT
BURLINGTON, VERMONT

NOISE COMPATIBILITY PROGRAM

- Legend**
- Town Boundary
 - Airport Property Boundary
 - Single Family Residential
 - Multi Family Residential
 - Residence or Accommodation Functions
 - General Sales or Services
 - Mixed Use
 - Manufacturing and Wholesale Trade
 - Education, Public Admin., Health Care
 - Religious Institutions
 - Arts, Entertainment, and Recreation
 - Agribusiness, Forestry, Fishing and Hunting
 - Mining and Extraction Establishments
 - Construction-Related Businesses
 - Transportation, Communication, and Utilities
 - Open Water
 - Streams
 - 2011 DNL Contours
 - National Register Historic Site
 - National Register Historic District
 - Education
 - Place of Worship
 - Health Care
 - Public Gathering

Data Sources:
 Clarendon County Regional Planning Commission, Vermont Center for Geographic Information, Inc. (VCGI), United States Census Bureau, Burlington International Airport, Comput & Plan Engineers P.C., Peter Allen Miller & Hanson Inc.

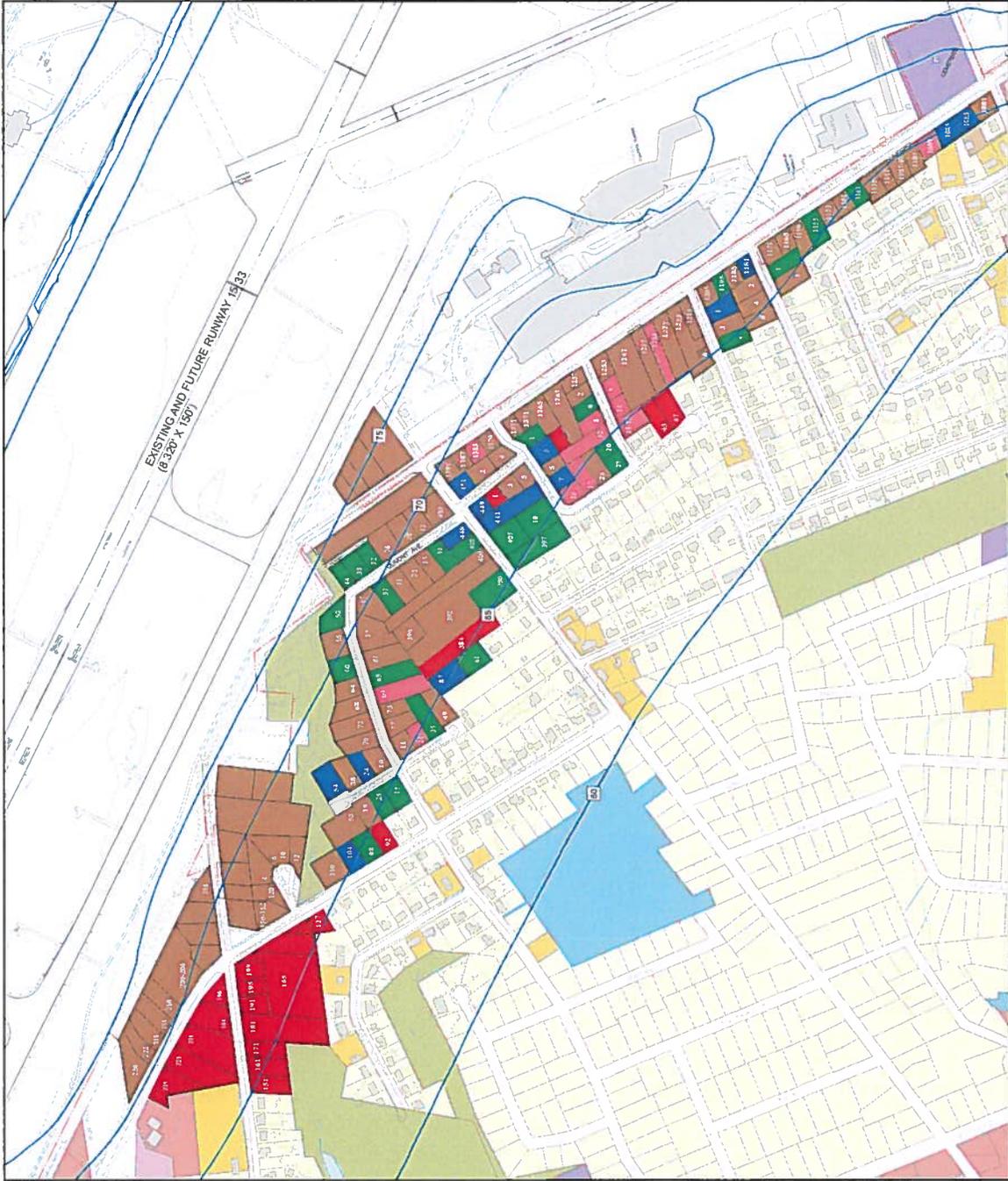
**Airport Property Acquisition Plan
& DNL Contour**

January 31, 2013



- Property Purchased FY 98 to FY 11
- Properties FY 12 Program (Part 1)-AIP-92
- Properties FY 12 Program (Part 2)-AIP-94
- Priority Acquisitions: Federal FY 13 - FY19
- Other Eligible Properties

ATTACHMENT B



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6 **AUTHORIZATION FOR LAND PURCHASES**
7 **AND RELOCATION SERVICES**
8 **IN ANTICIPATION OF AIP GRANT FUNDS**
9 **FOR BURLINGTON INTERNATIONAL AIRPORT**
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14 In the year Two Thousand Thirteen.....
15 Resolved by the City Council of the City of Burlington, as follows that:

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17 WHEREAS, the City of Burlington (“City”) owns and operates the Burlington
18 International Airport in South Burlington, Vermont (“Airport”); and

19 WHEREAS, on May 21, 2012, this body approved the acceptance of Federal Aviation
20 Administration (“FAA”) Airport Improvement Program (“AIP”) 92, with regard to the
21 anticipated purchase by the City of fourteen (14) residential properties located in the vicinity of
22 the Airport in South Burlington, Vermont, for land use planning, anticipated growth,
23 environmental compatibility (noise), and in the interest of public airport purposes, and the
24 contracting for relocation services associated with said purchases; and

25 WHEREAS, the Airport’s Interim Director of Aviation now deems prudent the purchase
26 of the following properties, for the purposes set forth above all with funds from a Grant
27 Anticipation Note (“GAN”), in anticipation of said expenditures being reimbursed in part by
28 State and Federal grant and discretionary funds under FAA AIP-92:

- 29 **1. 1083 Airport Drive (Ron/Ruth Adams) \$235,000**
30 **2. 1095 Airport Drive. (Roger/Anna Emmons) \$220,000**
31 **3. 1181 Airport Drive. (Bernie Laplante) \$180,000**
32 **4. 104 Airport Parkway (James/Nancy Bonna) \$230,000**
33 **5. 3 Maryland Street. (Burt/April Ploof) \$280,000**

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**AUTHORIZATION FOR LAND PURCHASES
AND RELOCATION SERVICES
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6. 7 Maryland Street. (Chad/Tricia Phillips)	\$260,000
7. 24 N. Henry Court (Laurianne Griffes/CHT)	\$220,000
8. 54 N. Henry Court (Joel/Robin Danaher)	\$275,000
9. 87 Pump Road (Judy Valente)	\$275,000
10. 441 White Street (Estate of May Marrier)	\$250,000
11. 448 White Street (Phil//Karen Bresnahan)	\$210,000
12. 449 White Street (Malcolm/Becky Blow)	\$190,000
13. 451 White Street (Robert/Rosemarie Brueckner)	\$255,000; and

WHEREAS, All purchase prices are stated Fair Market Value (FMV) as the result of completed appraisals and may be subject to negotiation, but in no event shall any purchase price exceed 10% of FMV, and the total of the purchase prices is not to exceed the funding from FAA AIP-92; and

WHEREAS, the Board of Finance, on February 11, 2013, approved the above referenced purchases and the contracting for relocation services associated with said purchase with funds from a GAN, in anticipation of reimbursement by FAA AIP-92,

NOW THEREFORE BE IT RESOLVED THAT the Interim Director of Aviation, Gene Richards, hereby is authorized and directed to purchase, on behalf of the City, the property specifically referenced with funds from a GAN, in anticipation of reimbursement by

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**AUTHORIZATION FOR LAND PURCHASES
AND RELOCATION SERVICES
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FAA AIP-92, subject to review by the Chief Administrative Officer and the City Attorney, as necessary.

BE IT FURTHER RESOLVED that the Interim Director of Aviation, Gene Richards, hereby is authorized to expend on behalf of the City, funds required for any relocation services and costs which may be required for the purchase of the additional Property, said funds to be reimbursed by FAA AIP-92, subject to any applicable City Purchasing Procedure, and subject to review by the Chief Administrative Officer and the City Attorney, as necessary.

NAME/PURPOSE OF CONTRACTS:	Acquisition of 13 properties
ADMINISTRATING DEPARTMENT:	Airport
CONTRACT TERM:	Pursuant to Purchase and Sales Agreements
ANTICIPATED TOTAL COST OF CONTRACTS	\$3,080,000; Fair Market Value subject to negotiations but not to exceed 10% variance
SOURCE OF FUNDS:	GAN funds in anticipation of reimbursement with FAA AIP grant funds under AIP-92. 90% Federal. 6% State, 4% Local funding
FISCAL YEAR:	FY2012, City FY2013
ACCOUNT NAME:	AIP-92 Land-2012A Noise Capital
ACCUNT NUMBER:	432-35-700.9500_110