

MEMO

TO: Finance Board

FROM: Burlington International Airport

DATE: July 23, 2013

**SUBJECT: Finance Board Approval Request –
Purchase of 11 properties- AIP-94**

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

On February 19, 2013, the City Council approved a resolution to purchase properties included in Airport Improvement Program project AIP-92. The Airport is now ready to proceed with 11 of the remaining 12 properties under AIP-94. Thus, the Airport seeks Finance Board and City Council approval for the following actions related to acquisition of these 11 properties.

Contract to purchase residential properties, as identified on ATTACHMENT A. All properties are those included in the Finance Board/City Resolution approved on September 24, 2012, accepting Airport Improvement Program land grant AIP-94. The properties are within the 65db DNL noise zone and included in the FAA approved Noise Compatibility Program for voluntary purchase. The estimated value of these properties has been determined and all properties are eligible for FAA participation at the estimated Fair Market value purchase price as shown on ATTACHMENT A and which total **\$2,550,000**. 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-94 utilizing noise discretionary funding.

The Airport needs authorization for purchase of the 11 properties with authorization for the Director of Aviation to sign documents related to each purchase.

It is important to state that this FB/CC action involves those properties included in the last property grant (AIP-94) the Airport received from the FAA last year. It is also the last grant related to the 5 year program started in 2008 for accelerated acquisition of noise impacted properties adjacent to the Airport. Future programs will be substantially smaller with the possibility of no Federal funding in the next fiscal year. For your information, ATTACHMENT B contains a color coded depiction of the properties included in AIP-92 (blue), AIP-94 (red), remaining future priority acquisitions in FY13-FY19 (green) and other eligible properties (grey).

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

ATTACHMENTS

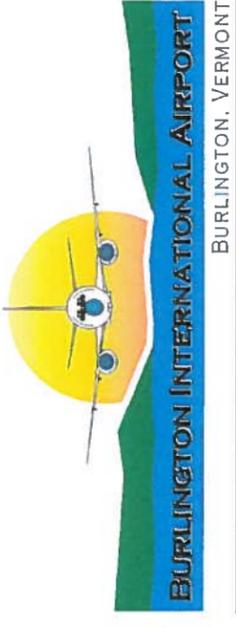
- A. Listing of AIP-94 properties
- B. Drawing indicating location of AIP-94 properties (red)
- C. Draft resolution

**LAND ACQUISITION PROGRAM
2012B- Federal AIP-94 (Noise Part B)**

	OWNER	ADDRESS	ESTIMATED FAIR MARKET VALUE	COMMENT	AIP PROJECT
2012-B					
1	Robert Doering	1089 Airport Drive	\$200,000		AIP-94
2	Rebecca Kruger	1233 Airport Drive	\$215,000		AIP-94
3	Don Dalton	1383 Airport Drive	\$230,000		AIP-94
4	JeffreyThompson	5 Ledoux Terrace	\$240,000		AIP-94
5	Jeff Roy	8 Ledoux Terrace	\$260,000		AIP-94
6	Jeremiah Brooks	11 Ledoux Terrace	\$205,000		AIP-94
7	Gail Holmes	12 Ledoux Terrace	\$260,000		AIP-94
8	Dale Lunaugh	15/17 Ledoux Terrace	\$250,000		AIP-94
9	John Goss	13 Maryland Street	\$255,000		AIP-94
10	Robert Yeadon	17 Maryland Street	\$235,000		AIP-94
11	Dean Corron	69 Dumont Ave	\$200,000		AIP-94
12	not included				AIP-94
					Total Grant: \$5,555,556
		TOTAL:	\$ 2,550,000		Federal Share: \$5,000,000

7/22/2013

ATTACHMENT A



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
 - Agriculture, 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
 - Health Care
 - Place of Worship
 - Public Gathering

Data Sources:
 Chittenden County Regional Planning Commission, Vermont Center for Geographic Information, Inc., VTGSI, United States Census Bureau, Burlington International Airport, Campbell & Paris Engineers P.C., Harris Miller Miller & Hanson Inc

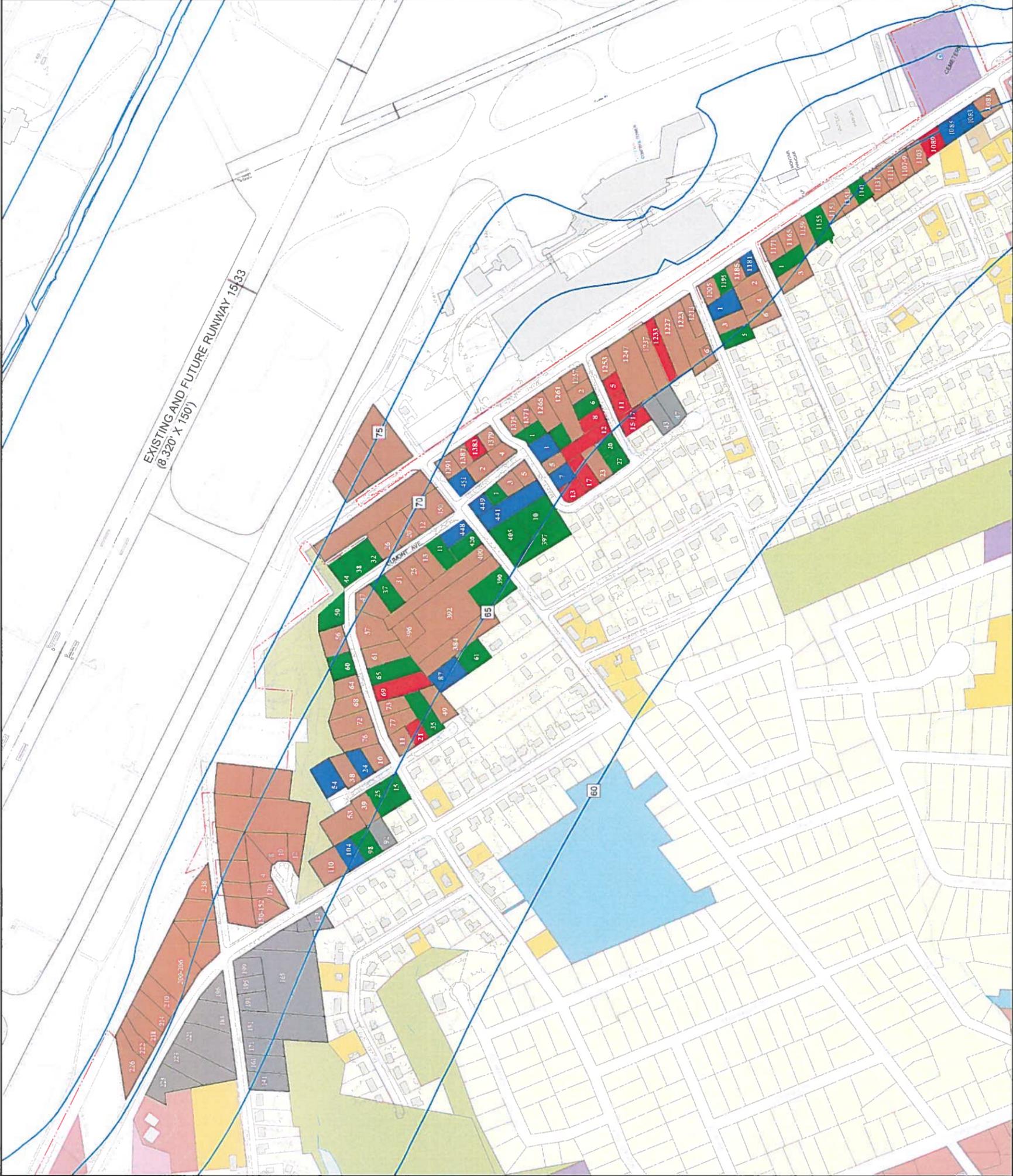
Airport Property Acquisition Plan & DNL Contour

July 22, 2013



- Property Purchased FY 98 to FY 11
- Properties FY12 Program (Part 1) AIP-92
- Properties FY12 Program (Part 2) AIP-94
- Proposed FY13 - FY19 Acquisitions
- Other Eligible Properties

Attachment B



1
2
3
4
5
6 **AUTHORIZATION FOR LAND PURCHASES**
7 **AND RELOCATION SERVICES (AIP-94)**
8 **IN ANTICIPATION OF AIP GRANT FUNDS**
9 **FOR BURLINGTON INTERNATIONAL AIRPORT**
10

11
12
13
14 In the year Two Thousand Thirteen.....

15 Resolved by the City Council of the City of Burlington, as follows that:

16
17 WHEREAS, the City of Burlington (“City”) owns and operates the Burlington
18 International Airport in South Burlington, Vermont (“Airport”); and

19 WHEREAS, on September 24, 2012, this body approved the acceptance of a Grant under
20 the Federal Aviation Administration (“FAA”) Airport Improvement Program (“AIP”), further
21 identified as AIP-94, for the anticipated purchase by the City of twelve (12) residential properties
22 (“Properties”) located in the vicinity of the Airport in South Burlington, Vermont, for land use
23 planning, anticipated growth, environmental compatibility (noise) [all in the interest of the City,
24 Airport and public airport purposes], and the contracting for relocation services associated with
25 said purchases; and

26 WHEREAS, the Airport’s Director of Aviation now deems prudent the purchase of
27 eleven (11) of the Properties, for the purposes set forth above, with funds from a Grant
28 Anticipation Note (“GAN”), in anticipation of said expenditures being reimbursed in part by
29 State and Federal grant and discretionary funds under FAA AIP-94, the eleven (11) Properties
30 being:

- 31 **1. 1089 Airport Drive (Robert Doering) \$200,000**
32 **2. 1233 Airport Drive. (Rebecca Kruger) \$215,000**
33 **3. 1383 Airport Drive. (Don Dalton) \$230,000**
34 **4. 5 Ladoux Terrace (Jeffrey Thompson) \$240,000**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

**AUTHORIZATION FOR LAND PURCHASES
AND RELOCATION SERVICES (AIP-94)
IN ANTICIPATION OF AIP GRANT FUNDS
FOR BURLINGTON INTERNATIONAL AIRPORT**

5. 8 Ladoux Terrace (Jeff Roy)	\$260,000
6. 11 Ladoux Terrace (Jeremiah Brooks)	\$205,000
7. 12 Ladoux Terrace (Gail Holmes)	\$260,000
8. 15/17 Ladoux Terrace(Dale Lunaugh)	\$250,000
9. 13 Maryland St. (John Goss)	\$255,000
10. 17 Maryland St. (Robert Yeadon)	\$235,000
11. 69 Dumont Avenue (Dean Corron)	\$200,000
Total:	\$2,550,000; and

WHEREAS, all purchase prices will be at the stated Fair Market Value (FMV) as the result of completed appraisals that are subject to negotiation, but in no event shall any purchase price exceed 10% of FMV, with the total of the purchase prices not to exceed the grant limit funding approved in FAA AIP-94; and

WHEREAS, the Board of Airport Commissioners at their meeting on April 15, 2013 approved purchase of the Properties and the contracting for relocation services associated with the Purchases, and

WHEREAS, the Board of Finance, on **August 5, 2013**, approved the above referenced purchases and the contracting for relocation services associated with the Purchases with funds from a GAN, in anticipation of reimbursement under FAA AIP-94,

NOW THEREFORE BE IT RESOLVED THAT the Director of Aviation, Gene Richards, is hereby authorized and directed to purchase, on behalf of the City, the Properties

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43

**AUTHORIZATION FOR LAND PURCHASES
AND RELOCATION SERVICES (AIP-94)
IN ANTICIPATION OF AIP GRANT FUNDS
FOR BURLINGTON INTERNATIONAL AIRPORT**

specifically referenced above in accordance with FAA AIP-94, subject to review by the Chief Administrative Officer and the City Attorney, as necessary.

BE IT FURTHER RESOLVED that the 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 associated with the purchase of the above Properties, said funds to be reimbursed by FAA AIP-94, 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 11 properties
ADMINISTRATING DEPARTMENT:	Airport
CONTRACT TERM:	Pursuant to Purchase and Sales Agreements
ANTICIPATED TOTAL COST OF CONTRACTS	\$2,550,000; 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-94. 90% Federal. 6% State, 4% Local funding Local funding to be reimbursed using PFC funds.
FISCAL YEAR:	Federal FY2013, City FY2014
ACCOUNT NAME:	AIP-94 Land-2012B Noise Capital
ACCUNT NUMBER:	433-35-700.9500_110

200000-87