Bringing Good Jobs To Riverside County

March Inland Port Airport Authority

March Joint Powers Commission

Airport Report
CY 2021

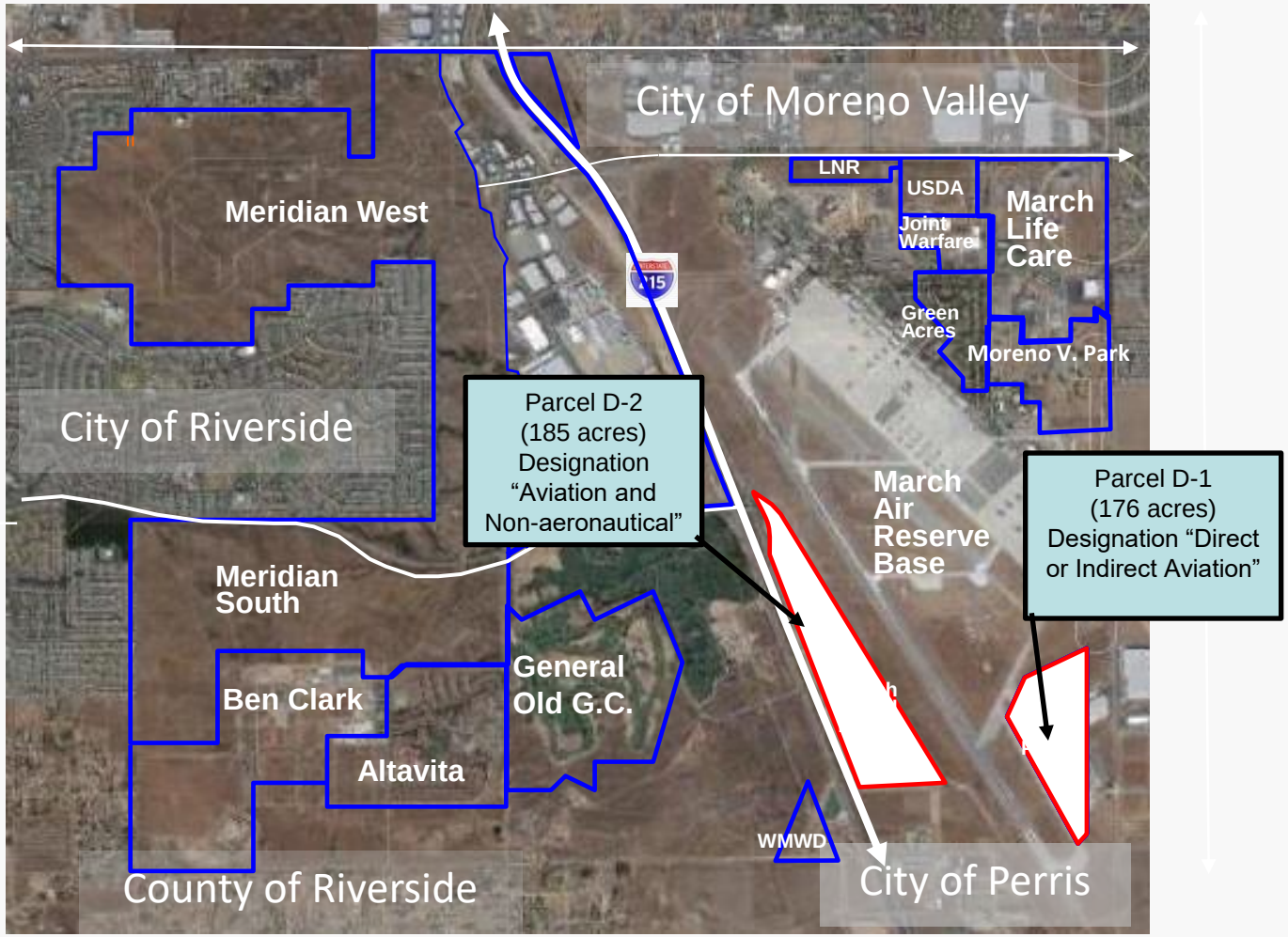
Airport Director / Gary W. Gosliga

February 9, 2022

March Inland Port Airport Authority

- Airport Parcels Overview
- Joint Use Agreement (JUA) Summary
- Grants, Planning and Capital Improvements
- CY2021 Aircraft Activity
- Airport Development Projects and Other Interests
- Military Support Activity
- Jobs and Service Companies

Area Map



In December MJPC voted to keep the MIPAA as its own entity when the JPA dissolves. MIPAA will exist as a separate JPA and will be responsible for management and maintenance of all airport properties, facilities and operations.

AIRPORT PARCEL DEED RESTICTIONS

PARCEL D-1

September 18, 2007 (176 Acres)

Airport Conditions

Section VI.A.1

- Property shall be used for public airport purposes for the use and benefit of the public…

Section VI.B.1

- The Grantee shall not use, lease, sell, license, salvage, or dispose of the Property for other than airport purposes without the written consent of the Administrator of the FAA...

Section VI.B.2.a

- Keep the Airport open to all types, kinds and classes of aeronautical use without discrimination...

Section VI.B.3

- The Grantee will not grant or permit any exclusive right for the use of the Airport…

Section VI.B.15

- If terms, conditions, reservations, or restrictions are not met, observed, or complied with by the Grantee, or subsequent transferee… shall at the option of the Government, revert property to the Government in its then existing condition…

*** Parcel is subject to restrictions related to Superfund Site 007*

PARCEL D-2

August 21, 2001 (185 Acres)

Airport Conditions

Section V.A.1

- Property shall be used for public airport purposes for the use and benefit of the public…

Section V.B.1

- The Grantee shall not use, lease, sell, license, salvage, or dispose of the Property for other than airport purposes without the written consent of the Administrator of the FAA…

Section V.2.i

- Keep the Airport open to all types, kinds and classes without discrimination between such types, kinds, and classes...

Section V.3

- The Grantee will not grant or permit any exclusive right for the use of the Airport…

Section V.13

If terms, conditions, reservations, or restrictions are not met, observed, or complied with by the Grantee, or subsequent transferee…shall at the option of the Government, revert property to the Government in its then existing condition…

FAA Public Conveyance Application (Approved June 16, 1997)

PARCELS D-1 and D-2

Terms and Conditions

Section 5.b.(1)

- MIP shall be used for public airport purposes for the use and benefit of the public, on reasonable terms and without unjust discrimination…

Section 5.b.(4)

- No Property shall be used, leased, sold, salvaged, or disposed of by the applicant for other than airport purposes…

Section 5.b.(5)

- Property transferred shall be used and maintained for the use and benefit of the public on fair and reasonable terms. Keep open to all types, kinds, and classes of aeronautical use without discrimination…

Section 5.b.(6)

- The Applicant will not grant or permit any exclusive right for the use of the MIP…

Section 5.b.(9)

- *The Applicant will not enter into any action which would operate to deprive it of any of the rights and powers necessary to perform or comply with any or all of the covenants as set forth herein…*

Section 5.g.(11)

- In the event that any of the aforesaid terms, conditions, reservations, or restrictions are not met, observed, or complied with by the Applicant, or subsequent transferee…shall at the option of the Government, revert to the Government in its then existing condition…

AIRPORT LAYOUT PLAN

Bringing Good Jobs To Riverside County

BUILDING TABLE		
	DESCRIPTION	* TOP ELEVATION
1	AIR MUSEUM	1,560'
2	AIR CARGO SORT FACILITY	1,522'
3	PHILLIPS CONSUMER ELECTRONICS	1,522'
4	FUEL FARM	1,525'
5	PROPOSED CIVILIAN TERMINAL BUILDING	1,516'
6	PROPOSED CIVILIAN HANGARS	1,518'

* TOP ELEVATIONS NOTED ARE ESTIMATED.

ABBREVIATIONS	
APZ	ACCIDENT POTENTIAL ZONE
ATCT	AIR TRAFFIC CONTROL TOWER
BRL	BUILDING RESTRICTION LINE
DOD	DEPARTMENT OF DEFENSE
FAR	FEDERAL AVIATION REGULATIONS
GS	GLIDE SLOPE
HIRL	HIGH INTENSITY RUNWAY LIGHTS
ILS	INSTRUMENT LANDING SYSTEM
LOC	LOCALIZER
MSL	MEAN SEA LEVEL
OFZ	OBSTACLE FREE ZONE
POFZ	PRECISION OBSTACLE FREE ZONE
PAPI	PRECISION APPROACH PATH INDICATOR
PCN	PAVEMENT CLASSIFICATION NUMBER
ROFA	RUNWAY OBJECT FREE AREA
RPZ	RUNWAY PROTECTION ZONE
RSA	RUNWAY SAFETY AREA

LEGEND	
Description	Existing
Runway Centerline	
Runway Safety Area	RSA
Runway Object Free Area	ROFA
Runway Object Free Zone	OFZ
Runway Protection Zone	
Building Restriction Line	BRL
Airport Buildings	
Airfield Pavement	
Airport Property Line	
Fence	
Ground Elevation Contours	
Airport Reference Point (ARP)	
Civilian Aviation Area Conveyances	
PAPI	
Easement Acquisition	
Civilian Aviation Area	
ILS Critical Area	
Glide slope Critical Area	
Section Markers	

Short Term Planning Period (1-5 Years)
1-1 Civilian Terminal and Apron
1-2 Heacock Channel Drainage Improvements
1-3 Fencing

Intermediate Planning Period (6-10 Years)
2-1 Apron Expansion
2-2 Taxiway 'B' Extension
2-3 Parallel Taxiway, Lighting and Signage
2-4 Easement Acquisition

Long Term Planning Period (11-20 Years)
3-1
3-2
3-3
3-4

NOTE: EASEMENTS WILL NEED TO BE ACQUIRED FOR FUTURE PROJECTS

Museum

D-2
185

D-1
176

I-215

No Civil Ops except those related to troop movements

JOINT USE AGREEMENT

- Originally entered into between March JPA and the Air Force May 7, 1997
  - 1st Amendment February 21, 2001
    - Set/Modified a Number of Operational Coordination Requirements
    - Only Allowed Specific General Aviation at MARB (not open to public)
  - 2nd Amendment June 20, 2008
    - Allows all Types of Civil Aviation (open to the public)
  - March 19, 2014 JUA (most current version)
    - Assigned JUA to March Inland Port Airport Authority
    - Defines Cost Sharing Payments to MARB
    - Terms – 25 yr. w/ Automatic 15 yr. Extension

JOINT USE AGREEMENT

- Allows Civil Aircraft Operations to use the Joint Flying Facilities at MARB
  - Limits Civil Aircraft Operations to 21,000 annually
    - Civil Aircraft on official government business do not count towards the 21,000 annual operations
  - Military aircraft operating at MARB shall have priority over civil aircraft operations
  - Flight schools are prohibited

JOINT USE AGREEMENT

- Maintenance and Construction
  - Air Force is responsible for maintaining the joint use flying facilities
    - Air Force is not required to improve existing facilities to accommodate Civil Aircraft
  - MIPAA is responsible for maintaining property owned by MJPA/MIPAA
- Air Force agrees to provide fire, crash and rescue services to MIPAA
    - MIPAA reimburses Air Force for cost of these services

JOINT USE AGREEMENT

- Payments (2021 - $137,242)
  - $25,000 annually for aircraft with a Maximum Gross Takeoff Weight (MGTOW) of 40,000 pounds
  - Aircraft with a MGTOW greater than 40,000 pounds will be assessed a surcharge of $0.25 per thousand pounds of maximum landing weight B-767 - (320,000/1000*0.27)$86.40
  - All charges and surcharges are subject to an annual CPI not to exceed 5%
- Term
  - Executed March 19, 2014
  - 25 years with an automatic 15 year extension
    - Current term ends 2039, extension ends 2054

FAA Covid Relief Grant Summary

1. **June 4, 2020 (3-06-0201-014-2020)**
   - Amount - $157,000 (sponsor share not required)
     - Use of Funds – Applied to costs associated with MIPAA fuel facility interior epoxy and exterior paint
   - 100% absorbed

2. **June 21, 2021 (3-06-0201-16-2021)**
   - Amount - $175,492 (sponsor share not required)
     - Use of funds – Applied to MIPAA payroll costs
   - 100% absorbed

3. **December 21, 2021 (3-06-0201-17-2021)**
   - Amount - $587,570 (sponsor share not required)
     - Use of funds – TBD

Received $920,062

4. **Forthcoming Infrastructure Bill Grant**
   - Amount – Estimated $900,000
     - Use of funds - TBD

MIPAA Planning Efforts

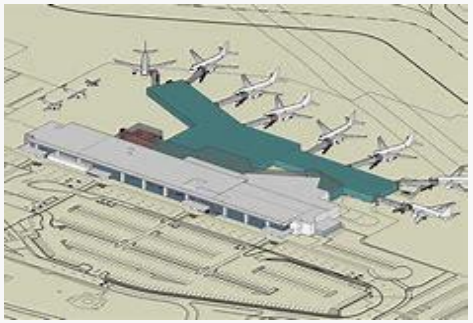
Airport Master Plan

FAA Grant Funded Planning Project

August 17, 2021 Grant (3-06-0201-015-2021)

- Amount - $856,115 (sponsor share not required)

The Master Plan will help define the highest and best use of available properties and infrastructure. The Master Plan will consider development scenarios that will define future capital improvement priorities.

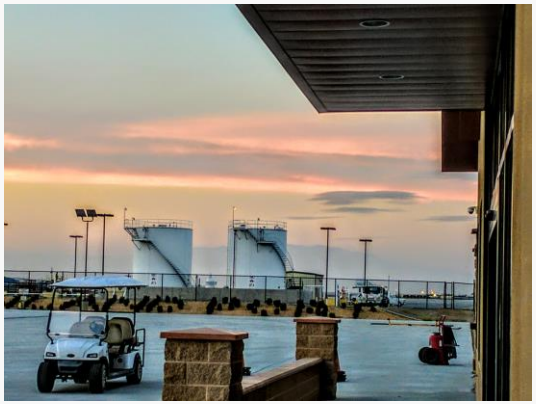


Future Capital Improvements

It is anticipated the Master Plan will consider a host of projects.

Potential Priorities:

- Fuel Facility Expansion – Currently working with Million Air
- MIPAA Administrative Offices
- Customs Facility (Support Airport and FTZ #244)
- New Aircraft Parking Aprons
- Aircraft Hangar/s
- Airport Security System
- Drainage Improvements
- Utilities
- Airport Maintenance Facility
- Helipad Development
- Other Infrastructure Rehabilitation
- Potential rebranding of MIP to make Airport more identifiable



FAA ACIP

MIPAA's 2022 -2027 ACIP totals $9,076,000 over the 5-year period

Date	Project	FAA ACIP Funding	MIPAA Share 10%	Total Project Costs
2023	Conduct Environmental – Apron Project #1 per 2021 MP (NPR-66.4)	**Available Entitlements** $270,000	$30,000	$300,000
2024	CEQA/EIR Reimbursement after Hangar Completion	**Available Entitlements** $176,400	$19,600	$196,000
2024	Conduct Environmental – Apron Project #2 per 2021 MP (NPR-66.4)	**Available Entitlements** $360,000	$40,000	$400,000
2025	Conduct Design – Apron Project #1 per 2021 MP (NPR-66.4)	**Available Entitlements** $252,000	$28,000	$280,000
2026	Construct – Apron Project #1 per 2021 MP (NPR-59.6)	**Available Entitlements** $3,150,000	$350,000	$3,500,000
2026	Conduct Design – Apron Project #2 per 2021 MP (NPR-66.4)	**Available Entitlements** $360,000	$40,000	$400,000
2027	Construct – Apron Project #2 per 2021 MP (NPR-59.6)	**Available Entitlements** $3,150,000	$350,000	$3,500,000
2027	Conduct Environmental – Parallel Taxiway J Phase 1-3 (NPR-66.4)	**Available Entitlements** $450,000	$50,000	$500,000
	Totals	$8,168,000	$908,000	$9,076,000

AIRPORT FLIGHT ACTIVITY/STATISTICS

ATADS: Airport Operations: Standard Report

ATADS: Air Traffic Activity Data System

From 1/1/2021 To: 12/31/2021 Facility: RIV CIVIL OPERATIONS ONLY

	Itinerant					Local			
	Operations Other Than Local Operations					Operates in Local Traffic Pattern or Within Sight of Airport			
Calendar Year	Air Carrier	Air Taxi	General Aviation	Military	Total	Civil	Military	Total	Total Operations
2021	3480	0	1154	226	4860	108	0	108	4968

Total:

														SOFA Landings	275
															19
AC TYPE DATA														TTL	**294**
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	FLIGHTS	OPS	SOFA OPS	550
COM	125	114	147	148	154	150	133	161	156	162	148	142	**1740**	**3480**		38
SGL	23	30	32	34	35	46	45	24	32	22	30	18	**371**	**742**	TTL	**588**
TWN	3	5	2	3	4	5	5	11	10	8	3	3	**62**	**124**		
JET	14	14	18	13	20	17	19	21	21	16	16	17	**206**	**412**		5556
HELI	5	7	11	4	6	4	10	5	12	13	14	14	**105**	**210**		
	170	**170**	**210**	**202**	**219**	**222**	**212**	**222**	**231**	**221**	**211**	**194**	**2484**	**4968**		

Omega DOD Status of Forces Business

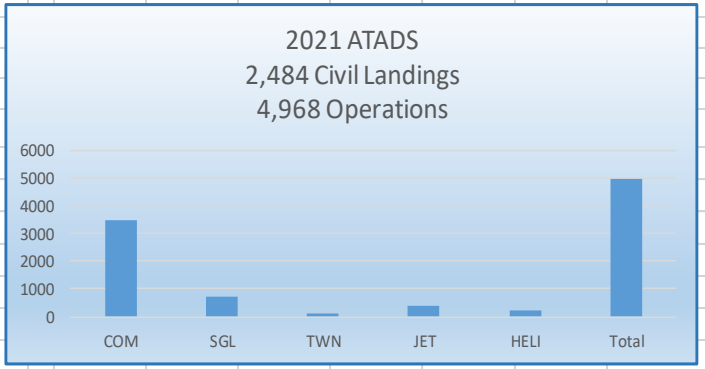
ANNUAL OPERATIONS

TYPE		%
COM	3480	70%
SGL	742	15%
TWN	124	2%
JET	412	8%
HELI	210	4%
Total	4968	100%

JUA Aircraft Activity Limited to 21,000 Operations

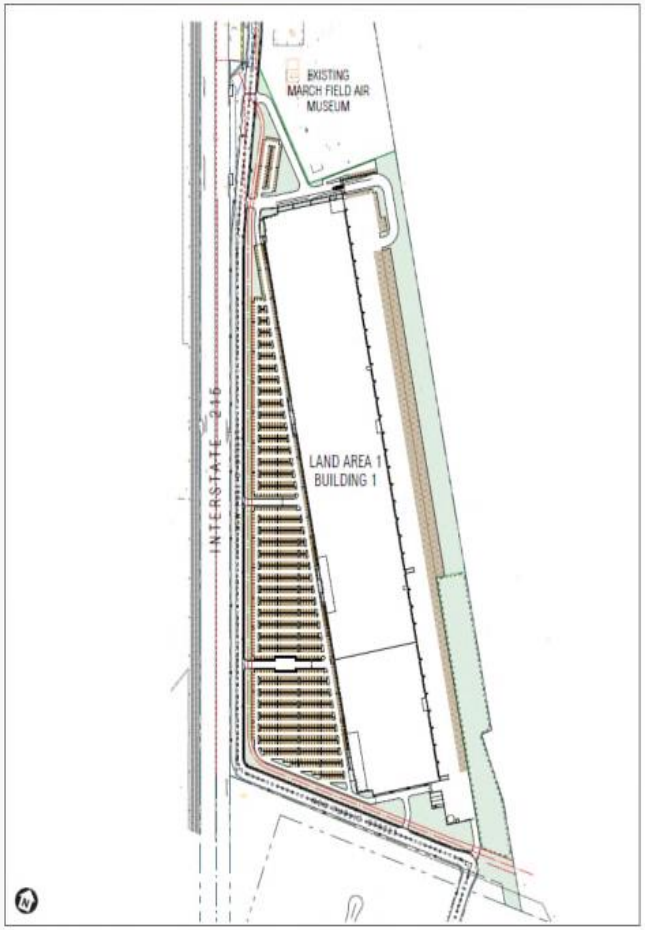
CY 2021 Activity
4,968 Operations

Utilization – 23.7 %



Active Airport Developments

Hillwood VIP-215 Project



SOURCE: RGA, 2020

Veterans Industrial Park 215 EIR

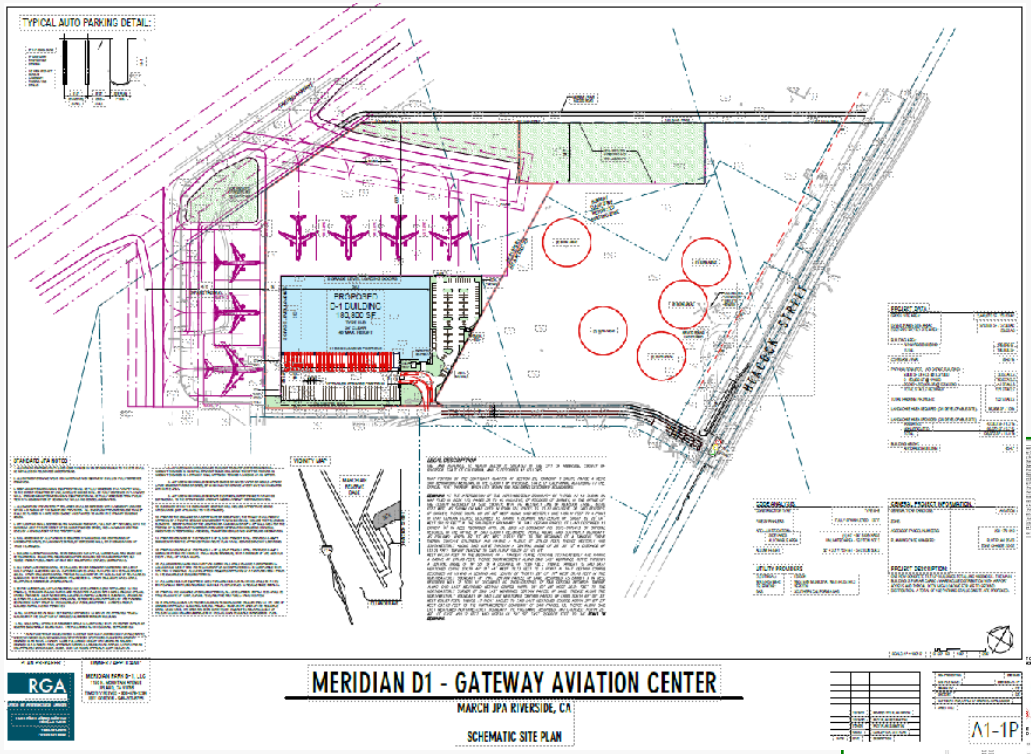
Figure 2-4c
Single Building Intensive Ecommerce Conceptual Site Plan

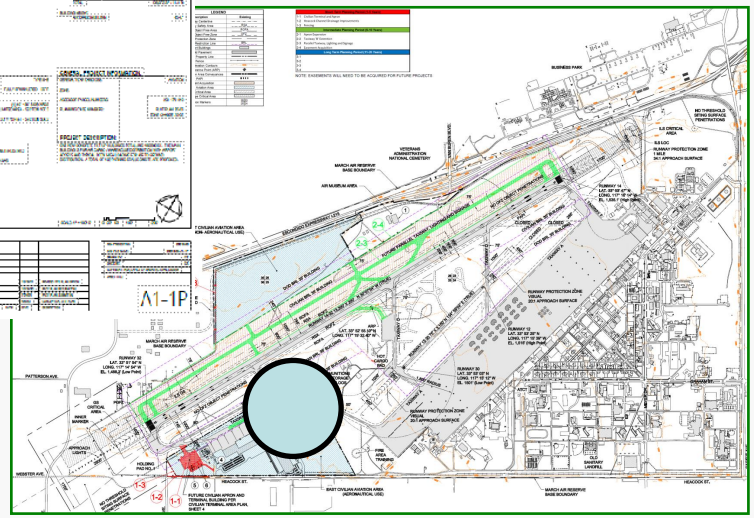
Active Airport Developments

Hillwood VIP-215 Project

Active Airport Developments

Meridian D1/Gateway Aviation Facility





Airport Interests

Vacant 120,000 Square Foot Facility

- Previously occupied by AMRO Fabricating

Current Interests

1. Virgin Galactic – Space Vehicle Manufacturing
2. Not Revealed – Electric Vertical Take-off and Landing Vehicles (EVTOL)
3. UPS

Toyota/Joby Aviation

MIPAA MILITARY SUPPORT

ARMY NTC

FORT IRWIN

CY2021 MILITARY SUPPORT

- 452 Commercial aircraft serviced on the military flightline for Army Nation Training Center (NTC – Fort Irwin)
  - Supplied Jet-A Fuel Reducing Inventory Requirements
- Approximately 43,000 army troops supported by MIPAA
  - Million Air (FBO/Service provider)
    - Aircraft Handling
      - Parking
      - Ground support equipment
      - Fueling, lavatory and cleaning services

*** *MIPPA IS NOT LIMITED TO MIPAA PROPERTIES AND PROVIDES ADDED VALUE TO THE BASE*

MARCH JOINT POWERS AUTHORITY

Bringing Good Jobs To Riverside County

UPS

Prime Air

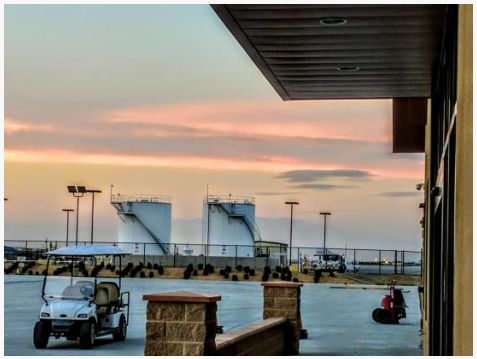
OMEGA AIR REFUELING

DOD CONTRACT WITH NAVY

META STRATEGIC

DOD CONTRACT

GENERAL AVIATION



Over 900 Good Jobs!

MERIDIAN

MARCH JOINT POWERS AUTHORITY

Bringing Good Jobs To Riverside County

MILLION AIR

FEAM
MAINTENANCE | ENGINEERING

ABM
Building Value

AES
ALVEST EQUIPMENT SERVICES

METRO ONE LOSS PREVENTION SERVICES GROUP

Experienced Professional Service Providers

Presentation Concluded