



TOWNSHIP OF NORTH HURON

REPORT

Item No.

REPORT TO: Reeve Vincent and Members of Council
PREPARED BY: Pat Newson, Director of Recreation and Facilities
DATE: 05/02/2018
SUBJECT: Richard W. LeVan Airport Feasibility Study from Huron County
ATTACHMENTS: Feasibility Study for Goderich Municipal Airport and Richard W. LeVan Municipal Airport – FINAL REPORT

RECOMMENDATION:

THAT the Council of the Township of North Huron hereby receives the report titled 'Feasibility Study for Goderich Municipal Airport and Richard W. LeVan Municipal Airport', prepared by Explorer Solutions, dated January 3, 2018;

AND FURTHER, THAT Council authorizes staff to attend a future meeting of Goderich, North Huron and County representatives to discuss the recommendations presented in the report;

AND FURTHER, THAT Council provides direction to staff by prioritizing the recommendations from the report.

EXECUTIVE SUMMARY

The Huron County Economic Development Department retained the services of Explorer Solutions to evaluate potential opportunities and development projects to diversify revenues, reduce operating costs and improve financial sustainability of the Goderich Municipal Airport and Richard W. LeVan Municipal Airport. Explorer Solutions presented their final report to the Huron County Economic Development Board on January 15, 2018. Goderich Council, North Huron Council, staff from the municipalities, and the public were invited to attend the presentation of the final report. Most of North Huron Council attended. During the presentation, a number of recommendations were presented. This report summarizes the recommendations for the Richard W. LeVan Municipal Airport and seeks Council's authorization for staff to attend a meeting of Goderich, North Huron and County representatives to investigate the recommendations in more detail. Staff are also seeking direction as to what recommendation(s) they would like discussed at a future meeting of Goderich, North Huron and County representatives.

DISCUSSION

As presented, the final reports offers the following recommendations for Council's consideration.

RECOMMENDATIONS FROM REPORT

1. **Aviation Hangar Development**-Secure interest and building plans with interested parties and start the permitting process.
 - Revisit construction plans with tenants and confirm building and infrastructure requirements;
 - Get a letter of intent from interested parties confirming their interest in building at the Richard W LeVan Airport and that they will cover the infrastructure cost in exchange of having their taxes and fees waived for a period of time equivalent to their infrastructure investment;

- Start the permitting process to get all of the required permits and other needed documents;
- Supervise construction work

2. **Tourism Fly-In Packages** – Start developing marketing material and promoting the Richard W. LeVan Airport and the region to GA pilots.

- Work with the County tourism department in defining the marketing material, targeted audience and promotional activities;
- Accomplish the tasks scheduled for year 1 in the marketing plan, as outlined in the report;
- Monitor success of the promotional efforts by measuring monthly transient traffic;
- Identify areas of improvements for subsequent years.

2. **Sell off Agricultural and Natural Environment Lands** – Obtain the required approvals to sell property and identify potential buyers

- Perform a land appraisal of the 225.79 acres of agricultural lands designated for the sale;
- Obtain the needed approvals (if any) from Municipality of Morris-Turnberry to proceed with the land sale;
- Market the sale – Identify potential buyers;
- Secure interest from potential buyers through a letter of intent;
- Proceed with the land sale.

4. **Growing RC Jets Event Rally** – Use experience gained over the years to grow the event into one of the largest RC Jets gatherings in North America

5. **Implement Landing Fees** - Using similar fee structure as Goderich

At the January 15, 2018 presentation of the final report, the Huron County Economic Development Board did not allow questions from the audience. The Huron County Economic Development Department is arranging for a follow up meeting between the consultants (Explorer Solutions) and staff from Goderich, North Huron and the County. This meeting will provide an opportunity for North Huron staff to ask questions regarding the report. Staff is seeking Council’s comments and/or questions to take forward to the meeting.

Staff is also seeking direction from Council as to which of the recommendations, if any, they wish to pursue in greater detail. Each recommendation requires further assessment and an investment of staff time. Staff are seeking direction on the recommendations, if any, Council wishes to pursue. The direction provided will be shared at a future meeting of staff between Goderich, North Huron, County, and the consultants.

In addition to the Recommendations of Proposed concepts, there were other operational recommendations provided in the report. These included developing a staff training plan and review of fueling procedure and spill kits. These are operational improvements will be reviewed and updated by staff.

FINANCIAL IMPACT

The final report speaks to the financial impacts of each recommendation. Further analysis is required to confirm if the financial impact is reasonable and viable. Also, one of the recommendations require

partnering with the Municipality of Morris-Turnberry; another involves partnering with the County to achieve optimal results and a third requires partnering with the RC Jets Club. Depending on the direction provided by Council, these potential agreements and arrangements have yet to be explored to measure their potential success and outcomes.

FUTURE CONSIDERATIONS

Staff are looking for direction from Council to potentially execute the recommendations in the report. This could be addressed by prioritizing the recommendations and addressing some or one at a future date, or eliminating one or more of the recommendations now.

RELATIONSHIP TO STRATEGIC PLAN

Our administration is fiscally responsible and strive for operational excellence.
Our community is attractive and welcoming to new businesses and residents.



Pat Newson, Director of Recreation and
Facilities



Dwayne Evans, CAO