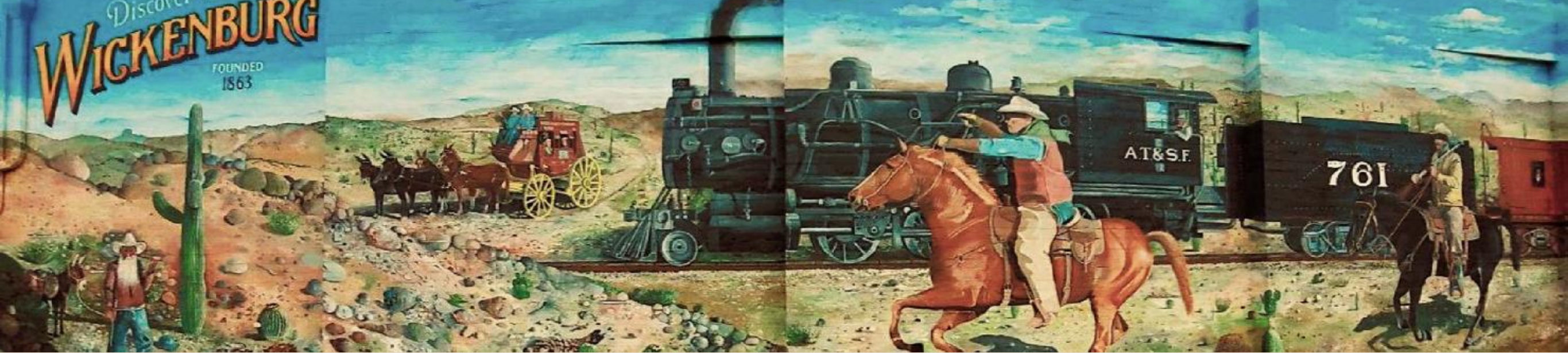




TOWN OF WICKENBURG

Airport Development RFP Review

Herschel Workman, Public Works Director

September 10, 2025



Town of Wickenburg

Agenda

- Review of Current Airport Master Plan
- Town of Wickenburg Strategic Plan Objectives
- Council direction to staff following several small development proposals
- Review of Proposals Received for Airport Development
- Recommendation to EDTAC Committee
- Questions and Discussion

Wickenburg Airport Master Plan

INTRODUCTION

The Wickenburg Airport Master Plan Update has been undertaken to evaluate the airport's capabilities and role, to forecast future aviation demand, and to plan for the timely development of new or expanded facilities that may be required to meet that demand. The ultimate goal of the Master Plan is to provide systematic guidelines for the airport's overall maintenance, development, and operation.

The Master Plan Update is intended to be a proactive document which identifies and then plans for future facility needs well in advance of the actual need. This is done to ensure that the Town of Wickenburg can coordinate project approvals, design, financing, and construction in a timely manner, prior to experiencing the detrimental effects of inadequate facilities.

An important result of the Master Plan Update is reserving sufficient areas for

future facility needs. This protects development areas and ensures they will be readily available when required to meet future needs. The intended result is a detailed land use concept which outlines specific uses for all areas of airport property, including strategies for revenue enhancement.

The preparation of this Master Plan Update is evidence that the Town of Wickenburg recognizes the importance of the airport to the community and the associated challenges inherent in providing for its unique operating and improvement needs. The cost of maintaining an airport is an investment which yields impressive benefits to the community. With a sound and realistic Master Plan Update, Wickenburg Municipal Airport can maintain its role as an important link to the national air transportation system for the community and maintain the existing public and private investments in its facilities.

Key Points

- Plans for timely development
- Proactive planning prior to experiencing detrimental side effects of inadequate facilities
- Reserve sufficient areas for future needs
- Investment that benefits the community



Wickenburg Airport Master Plan

LANDSIDE CONSIDERATIONS

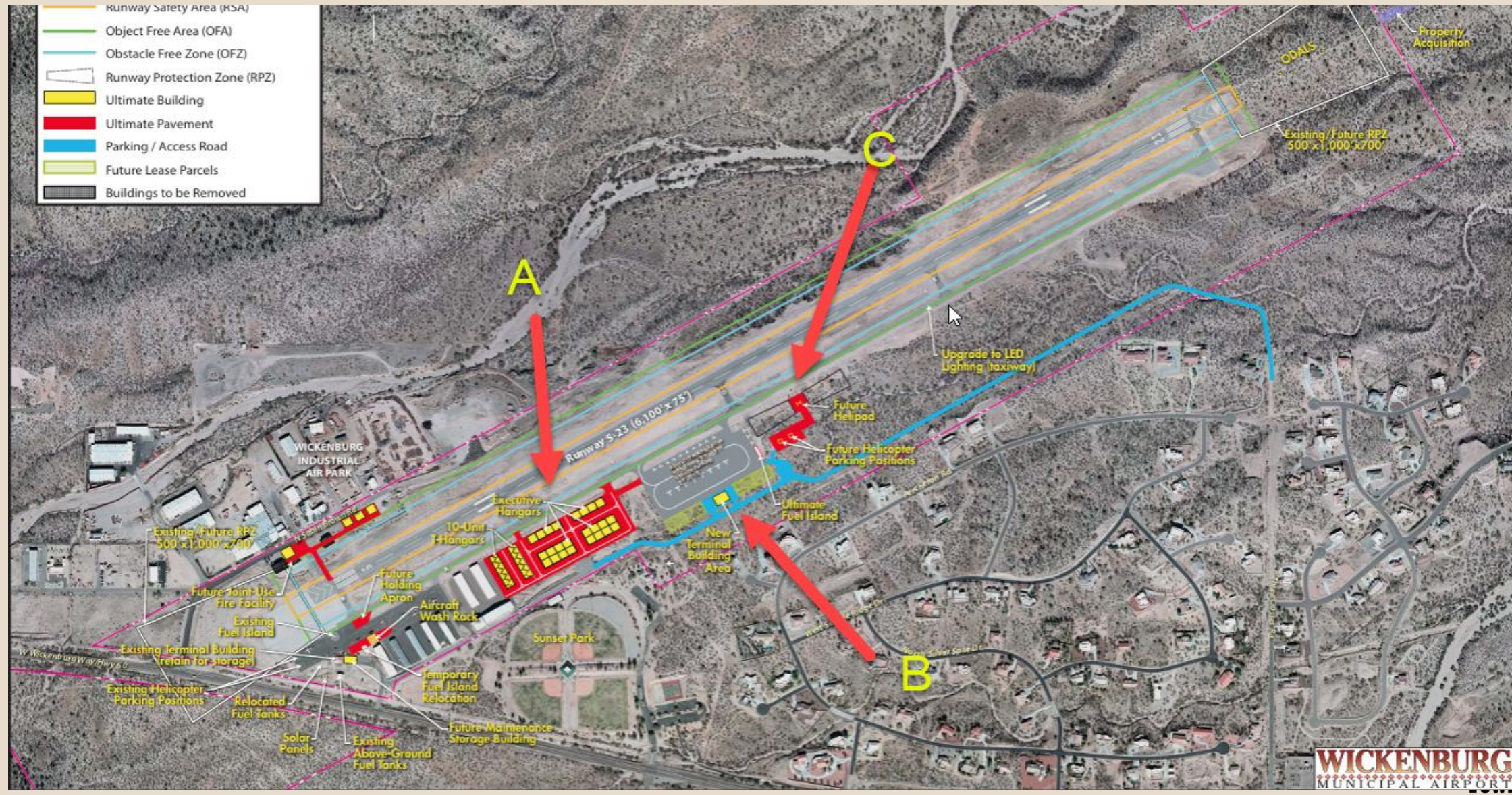
- Provide for expansion/redevelopment of general aviation terminal building.
- Provide additional aircraft storage hangars to support individual needs and/or the replacement of existing hangars.
- Provide additional apron area for future aircraft parking needs.
- Provide designated area for helicopter operations.
- Provide additional automobile parking adjacent to terminal building, as well as additional areas on the airfield.
- Alternate airport access road.
- Alternatives for future general aviation development/long term expansion potential on south side of runway.
- Provide a separate facility for airport maintenance and storage.
- Development of an aircraft wash rack and tenant maintenance shelter.
- Additional opportunities for revenue enhancement on airport property.

Key Points

- Provide for additional storage hangars
- Provide additional Apron Area
- Designated Helicopter Operations
- Additional automobile parking



2014 Wickenburg Airport Master Plan



Wickenburg Strategic Plan

Economic Growth

Town of Wickenburg will seek diverse, high quality development, that supports the community's economic sustainability and fosters intentional growth and development. Business investment and sustainability will be fostered through streamlined processes, technology and ongoing partnerships and relationships.

Guiding Principles

1

Ensure development services are continually streamlined, efficient, customer focused and responsive to support new growth, local economic development, and the long-term success of existing local businesses.

2

Continually update and refine a long-range planning that incorporates resident and stakeholder input to provide a road map for community design, strategic economic development, infrastructure, and budget planning.

3

Nurture and support existing businesses and entrepreneurial efforts in the town. Ensure Town policies encourage and support business growth and success.

4

Focus on strategic and targeted economic development pursuits that strive to increase local jobs, generate additional revenues, and support the needs of a growing community.

5

Employ economic development strategies, including development agreements that invest in public amenities and infrastructure to enhance our quality of life and thereby drive economic growth.

KEY POINTS

- Employ Economic Development strategies that include development agreements that invest in the public amenities and infrastructure

Council Direction

- Over the years staff has been approached by numerous individuals wanting to build hangars for private use at the Airport
- There is a sizable Hangar Waiting List at the Airport
- Received Direction from the Town Council on March 17th to seek proposals for development at the Airport

Review of Proposals Received

- RFP Issued on June 11, 2025, Closed on July 31, 2025
- 2 Proposals Received
- Ace Helicopters
- Volare Hangars

VOLARE HANGARS PROPSAL

- Proposal Outlines Development in 3 Phases over 45 years
- Phase 1
 - 9 - 90' x 50' street side box Hangars
 - 16 - 50' x 40' box hangars
 - 13 – 60' x 40' box hangars
- Phase 2
 - 11- 100' x 95' street side executive hangars
 - 12 – 100' x 80' executive hangars
 - 30 tie downs for transient and based aircraft parking
 - Solicitation of long term FBO (Fixed Base Operator)
 - Fuel Tanks Relocation and aircraft wash bay



VOLARE HANGARS PROPSAL

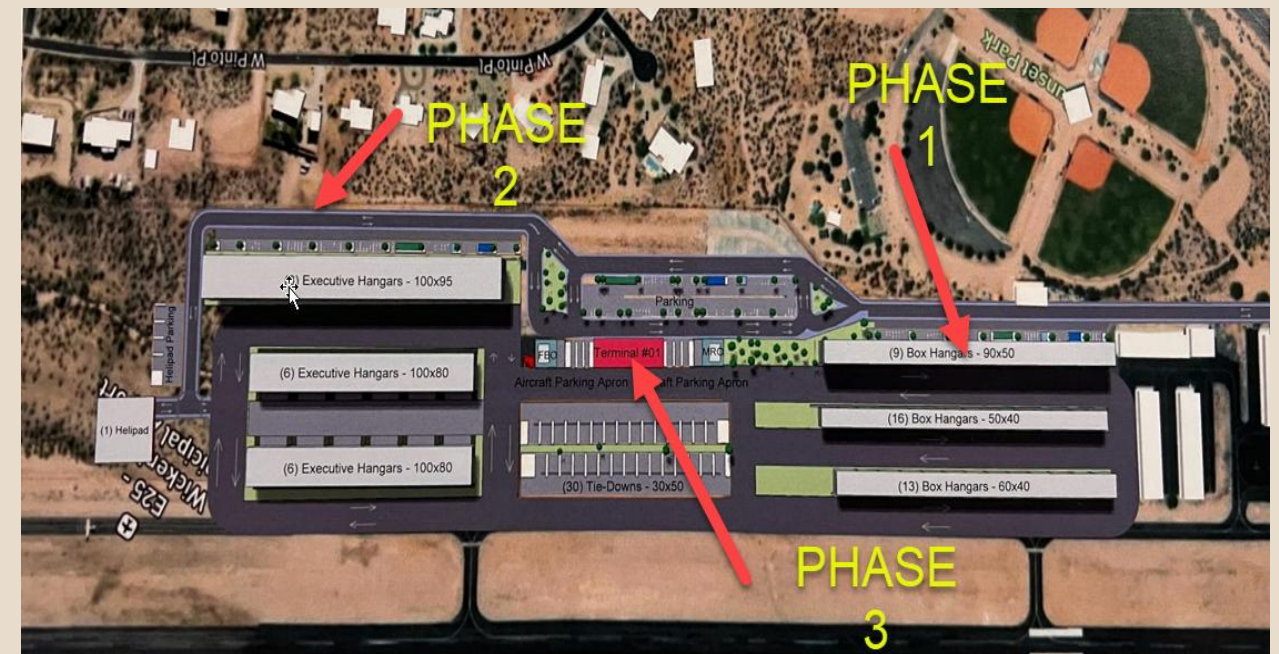
- Phase 3
 - Develop a Main terminal with Additional Parking
 - Develop a dedicated Helicopter operations pad and parking area
- Phase 2 will not start until Phase 1 obtains 90% occupancy
- Phase 3 will not start until Phase 2 obtains 90% occupancy

VOLARE PROPOSED DEVELOPMENT CONCEPT



VOLARE HANGARS PROPSAL KEY POINTS

- 50-year ground lease
- .25 cents/sf/year
- Rent abatement provided for capital improvements made to the infrastructure of the airport that benefits others outside of the building area, i.e. taxiway extensions, roadways/streets, entrance way, landscaping, public parking, public utilities, parks, etc.
- Ability to condominium plat each hangar to have it's own parcel number and be able to sell individual hangars.
- Existing hanger leases remain intact for term of commitment



NEXT STEPS

- Staff is seeking a formal recommendation from the EDTAC Committee to the Town Council to proceed with negotiating a Development Agreement and Ground Lease(s) with Volare Hangars

Questions & Discussion