

Rod Dembowski  
King County Councilmember  
206.477.1001

Begin forwarded message:

From: "Ulane, David" <David.Ulane@aopa.org>

To: "Phillips, Larry" <Larry.Phillips@kingcounty.gov>

Cc: "Dembowski, Rod" <Rod.Dembowski@kingcounty.gov>, "Gossett, Larry" <Larry.Gossett@kingcounty.gov>, "Lambert, Kathy" <Kathy.Lambert@kingcounty.gov>, "Upthegrove, Dave" <Dave.Upthegrove@kingcounty.gov>, "Hague, Jane" <Jane.Hague@kingcounty.gov>, "von Reichbauer, Pete" <Pete.vonReichbauer@kingcounty.gov>

Subject: King County International Airport Rates and Charges

Good morning Mr. Phillips,

Attached please find a letter from the Aircraft Owners and Pilots Association regarding the proposed airport rates and charges increases at the King County International Airport. We appreciate your consideration of our points during today's discussion about this issue.

Please let me know if you have any difficulty with the attachment.

Thank you,

David Ulane, A.A.E.

Northwest Mountain Regional Manager

(Serving CO, ID, MT, OR, UT, WA, WY)

Aircraft Owners and Pilots Association

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February 4, 2015

Larry Phillips, Chair  
Metropolitan King County Council  
516 Third Ave. Room 1200  
Seattle, WA 98104

Dear Mr. Phillips

The Aircraft Owners and Pilots Association (AOPA) is the world's largest aviation membership association that represents the general aviation interests of our members nationwide, including more than 9,200 in Washington State. On behalf of our membership, AOPA is committed to ensuring the future viability and development of general aviation airports and their facilities as part of a national transportation system.

It is our understanding that the King County International Airport is currently undergoing a rates and charges review and proposed an increase in hangar, tie-down and land-lease rates. All of these categories will have increased rates based on the "appraisal" conducted for you by Ken Barnes. We have some concerns with the information our members provided for us regarding the appraisals, specifically the following:

1. How the comparable airports were selected;
2. Why there is a mix of large commercial service and general aviation airports used in setting hangar rates;
3. In addition, why non-aeronautical off-airport property was considered for use with setting land lease rates.

It would appear to us that the comparable airports used are not that comparable and in every case, the proposed rates increased, even though they were already the highest in the comparisons. That does not seem to be fair or equitable and certainly not in our members' best interests as tenants of the airport.

We recognize the need for airports to ensure their financial viability; however, we remain concerned that the process and comparisons used to justify these extraordinary increases may not be accurate. AOPA respectfully requests that the Council reconsider this appraisal, and seek more appropriate comparable airports as it evaluates its rates and charges structure.

Thank you for considering our concerns. If we can be of further assistance, please contact me at (301)-695-2094.

Sincerely,

David Ulane, AAE  
Northwest Mountain Regional Manager

CC: Metropolitan King County Council Members