

Coulter Field Airport Business Plan

Coulter Field Airport Business Plan

Final Presentation



November 11, 2014



CITY OF BRYAN



**R.A. Wiedemann &
Associates, Inc.**

AVIATION CONSULTANTS

Coulter Field Airport Business Plan



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Presentation Outline



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Presentation Outline

- Key Business Plan Recommendations
- Financial Pro Formas
- Airport Video



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Key Recommendations



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Key Recommendations

- New Branding:
 - Airport Name Change to Include Geography
 - Runway Length of 5,000' Desired
 - New Website, Social Media Accounts
- Hangar Development:
 - Either City-Developed or Private Developed Can Work
- Non-Aeronautical Property Development:
 - Road Frontage Along TX 21 (8 Acres)
 - Other Property Available



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AirNav | ForeFlight | Weather

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Home | Airport Facility | Services | Development | Visitor Information | Contact

Coulter Airfield is a tremendous asset to the City of Bryan, and leaders have set a goal of building on the airport's successes and developing a solid business plan to lead its future. The airport is home to numerous aviation enthusiasts and even hosts EAA Chapter 1531.

Whether you're in to town for an SEC game, or here just to visit, stop in and make Coulter Airfield your general aviation stop.

HANGAR STORAGE

The airport currently has a high demand for hangar space. For rental rates or development possibilities, [contact us here.](#)

FUEL PRICING

Full Service-
100LL: \$5.20/gal
Jet A: \$4.99/gal
Self Service-
100LL: \$4.95/gal
Jet A: \$4.74/gal

IDEALLY LOCATED

The airport is just 3 miles northeast of the central business district of Bryan, and approximately 11 miles northeast of Texas A&M's Kyle Field.

HOURS OF OPERATION

Mon-Fri: 8:00 AM to 5:00 PM
Saturday: 8:00 AM to 1:00 PM
Sunday: 10:00 AM to 2:00 PM

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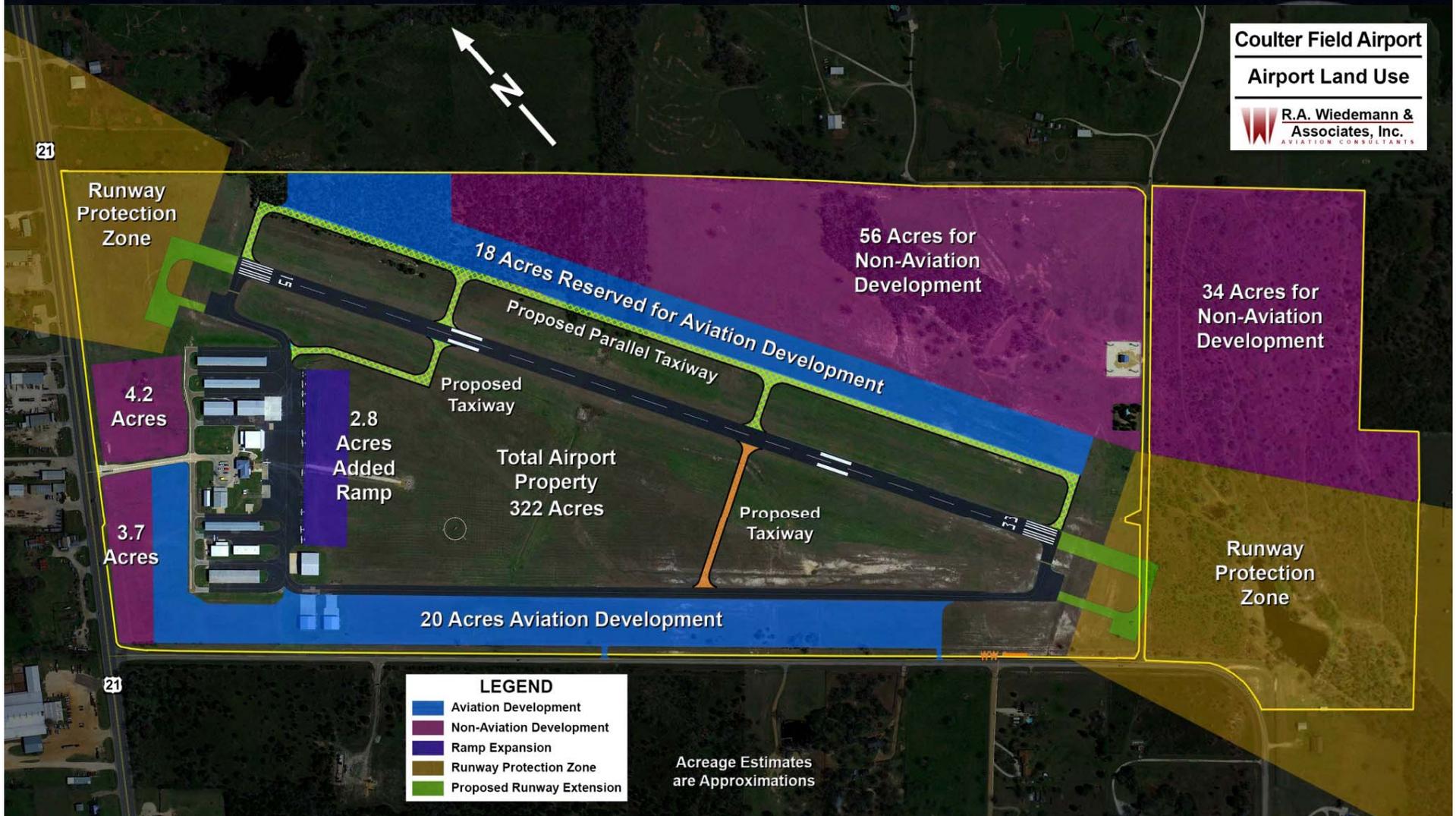
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Key Recommendations

- New Lease Policy
 - Provides for Revision of Lease Improvements to City
 - Structures Lease Terms Based on Investment
 - Helps City Meet Grant Assurances (Economic Non-discrimination, Greater Financial Self-Sufficiency)
- Airport Minimum Standards 
 - Provides Quality and Uniformity for Commercial Operators at the Airport
- Recommended Airport Height Hazard Zoning



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Plan Pro Formas



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Pro Formas

Forecast	Cumulative Net Operating Revenues	Difference Over Baseline	Cumulative Total Net Revenues	Difference Over Baseline
Baseline Forecast	\$331,141	N/A	(\$559,946)	N/A
Alternative 1	\$2,838,996	\$2,507,855	\$174,684	\$734,630
Alternative 2	\$943,575	\$612,434	\$290	\$560,236
Alternative 3	\$1,422,538	\$1,091,397	\$40,012	\$599,958

- Above Shows 5,000' Runway Scenario
 - Breakeven in 2019
 - Alternatives Involve Hangar Construction Ownership Differences
 - Alternative 1 is City Ownership of New Hangars



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Airport Video



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Summary

- 2010 Economic Impact of Coulter Field:
 - 49 Jobs
 - \$7.8 million
- Increases in Economic Activity are Possible Through Runway Expansion, Branding, Hangar Development, and New Leasing Policy.



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Questions? Comments?



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