



# Oregon Pilots Association

Preserving General Aviation in Oregon



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[Membership](#)

[Emergency Response](#)

[Flying Activities](#)

[Legislative Activity](#)

[More](#)

## Agenda

- What we need to do to prepare our case
- Progress update
- What we know now that we didn't know last Thursday
- What we still don't know
- Timeline & volunteers needed!

# Progress Update

- Hangar Rents Analysis Started
  - Some of you have provided examples of comparable rents elsewhere in OR and WA
  - Mike Rhodes has done extensive analysis
  - Indications are that a number of rents cited in the Appraisal are higher than what we are finding
  - We need to have 100% verifiable evidence

**FEE RESOLUTION  
FISCAL YEAR 2020-21  
Resolution No.**

A RESOLUTION ESTABLISHING FEES AND CHARGES AS PROVIDED BY BEND CODE 12.10.040 and 12.15

Findings

- A. Bend Code section 12.15.005 states that the City Council may, by resolution, establish and amend fees or service charges (collectively "fees") for any and all services provided by the City. **The fee shall not exceed the average cost of providing the service.**
- B. In accordance with Bend Code 1.30.010, the City Manager has the discretion to make all administrative decisions for the City relating to all functions of the City.
- C. The City Manager has caused a review of all City fees and charges and has recommended that the Council establish the fees set forth in this resolution.
- D. The fees established by this resolution recover costs incurred by the City and are therefore authorized under Bend Code 12.15.005.

## Proposed Next Steps

- Complete The Comparable Rents Analysis
  - Continue data collection & analysis
  - Factual, relevant, verifiable
  - Review 2015 “Bratton” appraisal <https://www.bendoregon.gov/home/showdocument?id=42684>
  - Easily understood, professionally presented

### T-Hangar Rental Comparisons

<u>Airport</u>		<u>Pg 41 Hgr Rent- \$/SF</u>	<u>Actual Rent</u>	<u>Acutal Most Sim</u>
UAO	Aurora	0.475	0.385	
BDN	Bend	0.36	0.345	
BDN	Bend NEW	0.45	0.356	
CVO	Corvallis	0.164		0.164
EUG	Eugene		0.225	
HIO	Hillsboro	0.33		
KLM	Klamath Falls	0.22		
S39	Prineville	0.27		0.27
RDM	Redmond		0.23	
SLE	Salem	0.34	0.275	
DLS	The Dalles		0.325	
TTD	Troutdale	0.275	0.28	0.28
ALW	Walla Walla	0.155		
S12	Albany		0.26	0.26
4S9	Mulino		0.325	
SPB	Scappoose		0.23	0.23
7S3	Twin Oaks		0.28	
S50	Auburn, WA (Seattle)		0.487	
LVK	Livermore, CA		0.382	
OAK	Oakland, CA		0.28	
STS	Sonoma Co, CA		0.162	
SMX	Santa Maria, CA		0.234	
	<b>Most Sim Av per Aprsl</b>	0.281		
	<b>Total Av</b>	0.3039	0.298	0.2408

Mike Rhodes compiled this, based on his own research. His point is that the Appraisal that the city had done is citing rents that are far higher than what he is finding. Kim said he forwarded e-mails he received from other tenants citing rents at other airports.

Kim advised tenants to examine and become familiar with these documents.

## Proposed Next Steps

- Seek to Understand Before We're Understood:
  - What the FAA regulations or documented guidelines are with respect to tenant fees at "FAA" airports. Notice. Frequency of review/adjustment. Increase limits. **Review FAA documents.**
    - FAA Airport Compliance Manual — Order 5190.6B Airports  
[https://www.faa.gov/airports/resources/publications/orders/compliance\\_5190\\_6/](https://www.faa.gov/airports/resources/publications/orders/compliance_5190_6/)
    - Frequently Asked Questions & Answers On FAA Policy on Use of Hangars at Obligated Airports  
[https://www.faa.gov/airports/airport\\_compliance/hangar\\_use/](https://www.faa.gov/airports/airport_compliance/hangar_use/)
  - What the city policy is regarding tenant fees and rents **Review Airport Documents**
    - Bend Airport Regulation, Policy & Guidelines  
<https://www.bendoregon.gov/home/showdocument?id=38763>
    - Bend Airport Master Plan Update October 2013  
<https://www.bendoregon.gov/home/showdocument?id=15977>
  - Why airport tenants were not given advance notice or an opportunity to be heard before the fees were approved by the city council. **Look into what was presented to the budget committee during the June 3<sup>rd</sup> meeting.** <https://www.bendoregon.gov/government/city-council/city-council-meeting-agendas-video>

This document is key!  
Particularly sections  
18.1, 18.2.a, 18.2.b,  
18.5.a, 18.6.a, 18.6.b,  
and 18.22

We need a volunteer  
to watch this video and  
find the portion that  
addresses fee  
increases. Please  
report what you find.

## Progress Update

- News release sent out to 32 media rooms and officials

- News Media: KOIN, OPB, Oregonian, Bulletin, Source, KOHD, KTVZ
- Aviation Media: AOPA, EAA, RAF, General Aviation News
- Oregon Dept of Aviation: Betty Stansbury, Director; Tony Beach, State Airports Mgr.
- Oregon Aviation Board: Martha Meeker, Chair; Doug Ferguson, Board Member
- State Gov't Officials: Sen. Betsy Johnson, Sen. Tim Knopp, Rep. Jack Zika
- Local Gov't Officials: Bend City Council; Eric King, Bend City Mgr., Carolyn Eagan, Econ. Dev. Dir.
- City of Bend Airport Admin.: Tracy Williams, Airport Mgr.; Gina Kadow, Airport Op's Lead
- Local Airport Mgrs.: Kelly Coffelt, Prineville; Tracy Berg, Madras; Zachary Bass, Redmond; Sunriver.

Short "Breaking News" video story  
on KTVZ evening news, July 20<sup>th</sup>.

# Progress Update

If you read the sections in the aforementioned FAA document, "Order 5190.6B Airports", you'll know the answer.

- What We Know That We Didn't Know Last Thursday
  - The "Fee" increases at the airport were a very small part of a very long list of city fees being "Approved" by the city council. We're pretty sure the council members didn't know the airport fees were being increased
- What We Still Don't Know
  - Why airport tenants were not given advance notice or an opportunity to be heard before the fees were approved by the city council
  - What the FAA regulations or documented guidelines are with respect to tenant fees at "FAA" airports. Notice. Frequency of review/adjustment. Increase limits
  - Why the city is increasing the fees so much. Cover expenses in the airport budget? Cover expenses elsewhere in the City budget?
  - What the city council will do in response to our request for a 90-day delay.

# Progress Update

- Impact
  - The airport as an economic engine for community prosperity
  - On-airport and off-airport businesses. Viability and growth
  - Airport tenants
  - Persons on the hangar/tiedown waiting list
- Tenants May Be Eligible For Rent Forbearance



## **Oregon lawmakers extend commercial, residential eviction moratorium through September**

Both chambers of the Legislature voted Friday during a special session to pass [House Bill 4213](#), which cleared the House on a 43-14 vote and the Senate on a 19-8 vote.

The bill extends the state's ban on evictions for both residential and commercial properties until Sept. 30 and gives renters until March 31, 2021 to pay back their outstanding nonpayment balances. Brown's original order did not include a grace period to pay back-rent.

Landlords will not be allowed to charge late fees or report nonpayment balances as delinquent to consumer credit reporting agencies during the moratorium, but renters will still be obligated to eventually pay back any missed rental payments.