



## Memorandum

**To: Mayor Steele and Members of Council**  
**From: Councillors Ron Bodner and Gary Bruno**  
**Date: October 12, 2021**  
**Re: Subject of Memo**

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The Niagara Central Dorothy Rungeling Airport Commission (NCDRAC) over the last 3 years has been focused on both efficiencies and revenue opportunities at the airport in order to limit the annual current municipal subsidy and over time to attempt to reduce it. To date the NCDRAC has not had to request any increase in the municipal subsidy during this term (including the upcoming 2022 budget).

On the revenue side the Commission has identified a shortage in the marketplace of rental hangars in the area. Currently we have a waiting list of 17 pilots requesting a hangar. The Commission has run a number of business case scenarios based on different types of hangars, construction material, layout configurations and market rents in the sector.

In appendix A, attached is that final business case analysis as well as the need for a loan of up to \$600,000 construction as well as the approved proposal by the City of Welland (Economic Development Fund). The Commission is finalizing its construction costs and will only proceed if the business plan still remains viable. The approval of having finance in place for up to \$600,000 is vital in order to sign building contracts and pilots committing too leases ahead of construction.

Like all operations at the airport, the 4 municipalities in the ownership group are ultimately responsible on a per capita proportional basis for all risks. At the time of writing this memo each of the other three partner municipalities have approved this proposal.

We are requesting that the following motion be approved:

*That the Council of the City of Port Colborne supports the City of Welland's approval for a \$600,000 15-year loan (monthly payments) to the Niagara Central Dorothy Rungeling Airport Commission (NCDRAC) for the construction of 10 T hangars; and*

*That Council authorizes the City Clerk and Mayor to sign any necessary agreements and by-laws to advance the funding.*

Respectfully submitted for your consideration,

Gary Bruno

Ron Bodner

City Councillor representatives on the NCDRA Commission