

**RIFLE GARFIELD COUNTY AIRPORT**

www.rifleairport.com

**AIRPORT ADMINISTRATION**

0375 CR 352 Bldg 2060

Rifle, CO 81650

Phone: (970) 625-1091

Fax: (970) 625-8501



**2024 RIL RFCP APPLICATION**

**Attachment A**

Note: Only 1 application (Attachment A) per respondent per parcel. If interested in multiple parcels, please complete additional applications.

**Section A: RFP General Information**

Name of Person or Entity:

If an entity, the authorized agent is:

Proposed Use:  Aeronautical    OR     Non-Aeronautical

Private    OR     Commercial, please specify below  
 FBO     SASO     Other

Government

**Section B: Applicant Information**

Mailing address:

Person or Authorized agent phone:

Cell phone:

If an entity, include the main office phone:

Official correspondent's email:

**Section C: Proposed Leasehold Description/Location**

Alpha Development Area(s):  A-1     A-7

Bravo Development Area(s):  B-1     B-2     B-3     B-4     B-5     B-6

**Section D: Number of Facilities Requesting**

Type of facility:

- Hangar:
- Other structure:

Number of structures on Leasehold QTY: _____	
Approximate dimensions of each unit _____ Height x _____ Length _____ Width _____ Sq/ft of building(s): <input type="checkbox"/> Single building <input type="checkbox"/> Multiple buildings	
Approximate dimensions of each unit _____ Height x _____ Length _____ Width _____ Sq/ft of building(s):	
Estimated Total Land Lease Size sq/ft:	
A-1 Building Envelope	= _____ sq/ft
A-7 Building Envelope	= _____ sq/ft
B-1 Building Envelope	= _____ sq/ft
B-2 Building Envelope	= _____ sq/ft
B-3 Building Envelope	= _____ sq/ft
B-4 Building Envelope	= _____ sq/ft
B-5 Building Envelope	= _____ sq/ft
B-6 Building Envelope	= _____ sq/ft

<b>Section E: Proposed Construction Timeline</b>

<b>Section F: Estimate Capital Cost</b>
Estimated Construction costs:
Ability to secure funding for 110% of estimated capital costs on or before BOCC consideration of a land lease and operating agreement: <input type="checkbox"/> Yes <input type="checkbox"/> No

<b>Section G: Standard Lease Terms Information</b>
Land Lease Term:
Base term:      20 years
Extensions:    Two 10-year extensions
Other:
Initial Land Lease rate per sq/ft: \$0.48
Escalator Denver Boulder CPI + 25 base points
The lease cap rate is a 155% increase from the initial land lease rate during the base term.
Reversion Clause at the end of the lease

Article X: "No Mortgage of Leasehold Interests"

Comply with Airport Primary Guiding Documents

Land lease payments start the day after the BOCC approves any land lease and operating agreement.

**Section H: Financial Commitment**

- Calculated annual lease payment
- A-1 bond or letter of credit for \$75,000
- A-7 bond or letter of credit for \$75,000
- B-1 bond or letter of credit for \$75,000
- B-2 bond or letter of credit for \$75,000
- B-3 bond or letter of credit for \$75,000
- B-4 bond or letter of credit for \$75,000
- B-5 bond or letter of credit for \$75,000
- B-6 bond or letter of credit for \$75,000
- IIRA deposit of 1% of the Minimum Guaranteed Public Improvement Expense

Deposits, bonds, or letters of credit are due within 30 days if the BOCC approves your Concept Plan.

**Section H: IIRA Request**

- Yes     No

If yes, attach the requested form.