

HARTFORD- BRAINARD AIRPORT PROPERTY (BAP) STUDY: 2022/2023

STATE OF CONNECTICUT

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

February 16, 2023



BEJ Planning

INTRODUCTIONS – STUDY TEAM



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RON PRICE
QED AVIATION AND
AIRPORTS

LEGISLATIVE MANDATE PUBLIC ACT NO. 22-118, SECTION 426

STUDY OBJECTIVE

The state shall, consistent with and supportive of the goals of promoting the health, welfare and safety of the people of the state and increasing their quality of life, boosting tourism, stimulating the economy and enhancing the ability of people to enjoy the Connecticut River, assess the benefits and opportunity costs to the city of Hartford and to the state of the current use and alternative uses of the Hartford Brainard Airport property.

LEGISLATIVE MANDATE PUBLIC ACT NO. 22-118, SECTION 426

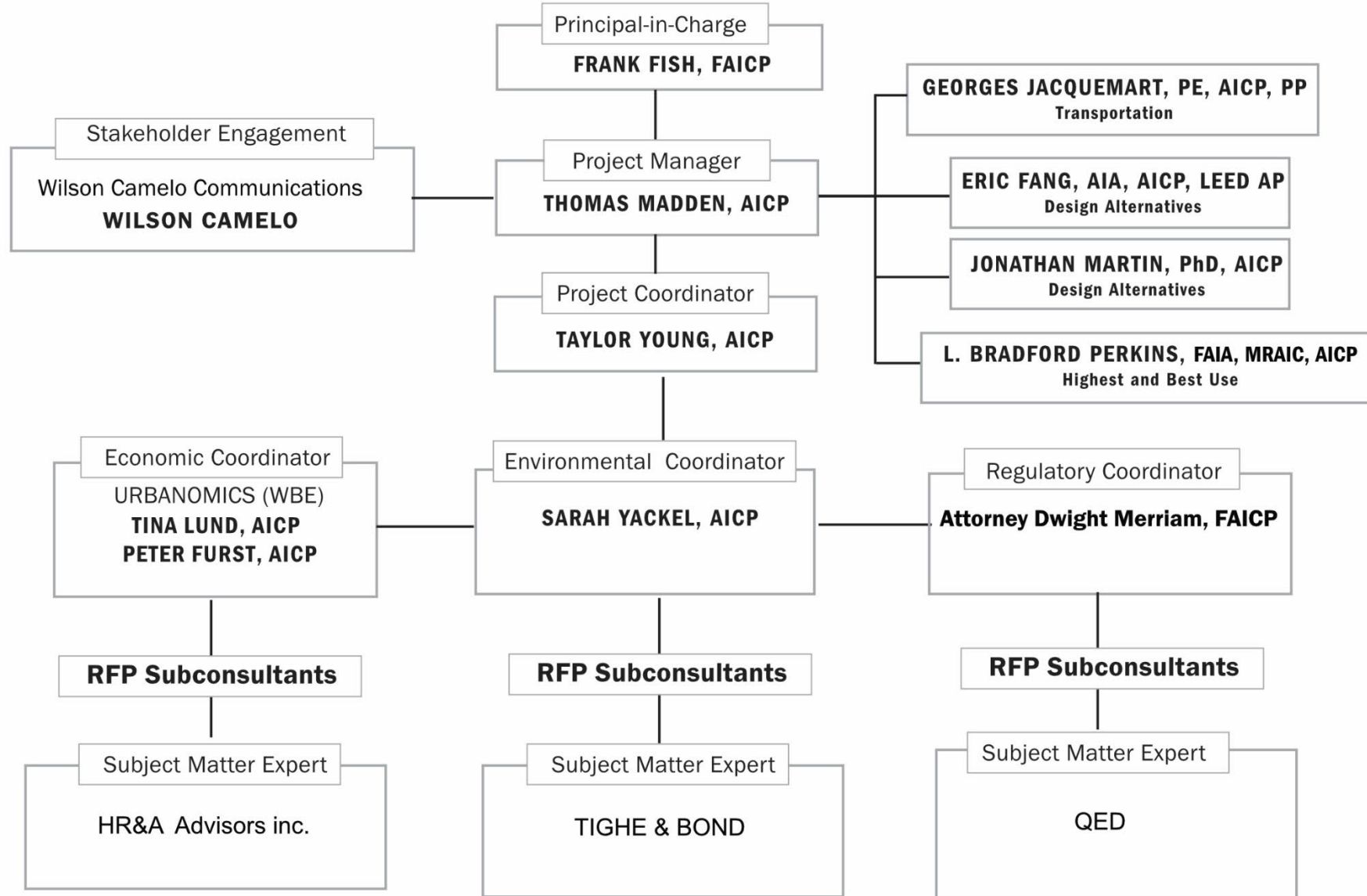
STUDY COMPONENTS

The study shall assess the following:

- 1) The economic impact, direct, indirect, quantitative, and qualitative, of the current use of the property to the state and to the region surrounding the property;
- 2) The economic impact, direct, indirect, quantitative, and qualitative, of alternative uses of the property, including commercial, residential, and recreational opportunities, to the state and to the region surrounding the property;
- 3) Identification of any environmental or flood control obstacles to the development of alternative uses of the property, including the conducting of any required testing of the site and the possible avenues and associated costs to render the property environmentally developable;
- 4) Identification of any federal, state or local governmental obstacles, including existing contractual obligations, to the development of alternative uses of the property, the possible avenues to remove each such obstacle and the associated costs of pursuing each avenue; and
- 5) The highest and best use of the property, if not its current use, taking into consideration the findings of subdivisions (2) to (4), inclusive of this subsection and the goals set forth in subsection (a) of this section.

ORGANIZATION CHART

STATE OF CONNECTICUT STEERING COMMITTEE



COMMUNITY OUTREACH

- Hosting five public meetings
 - Meeting #1 – February 16, 2023, 6:30 to 8:00 PM
 - Meeting #2 – April 13, 2023, 6:30 to 8:00 PM
 - Meeting #3 – May 18, 2023, 6:30 to 8:00 PM
 - Meeting #4 – July 13, 2023, 6:30 to 8:00 PM
 - Meeting #5 – August 10, 2023, 6:30 to 8:00 PM
- Public Engagement Events:
 - Public Engagement Event #1 – April 2023 – Format, location, and time TBD
 - Public Engagement Event #2 – June 2023 – Format, location, and time TBD
- Public Survey:
 - The public survey will be online between April and June 2023.
- Social PinPoint – Online mapping tool
- Website - <https://hartfordbrainardairportstudy2023.com>

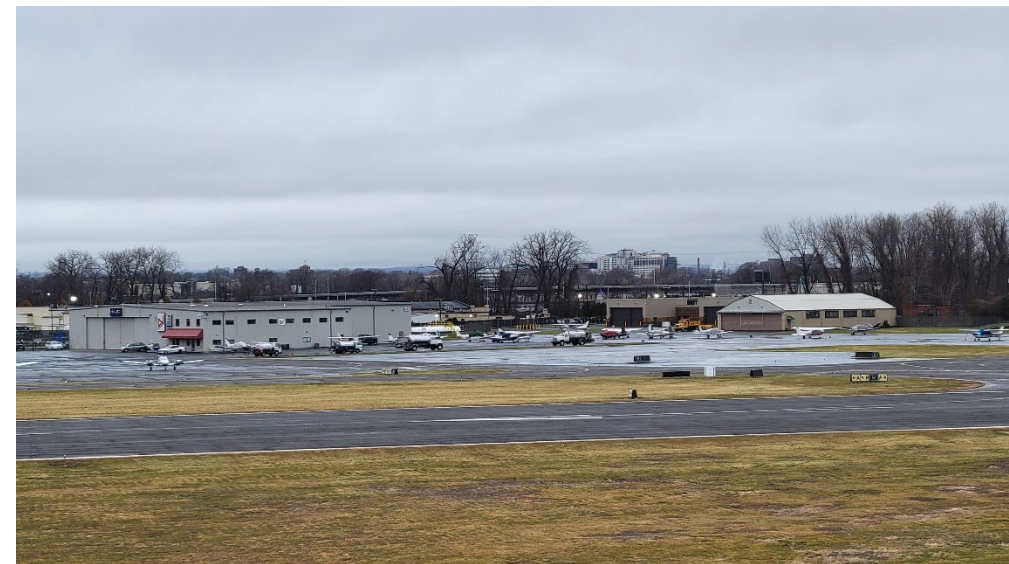


BRAINARD AIRPORT PROPERTY (BAP) STUDY: 2022/2023

ANALYSIS OF CURRENT AIRPORT OPERATIONS

Economic Impacts of Current Airport Use (QED)

- Case 1 - Brainard Airport Operational Assessment
 - Task 1 -- Aviation Demand
 - Airport Activity Survey and Registered Aircraft Owner Survey
 - Task 2 -- Existing Facilities Overview
 - Task 3 -- Airport Development Analysis
 - Task 4 -- Airport Economic Impact
 - Fiscal impact of current operations vs. closure



BRAINARD AIRPORT PROPERTY (BAP) STUDY: 2022/2023

ANALYSIS OF CURRENT AIRPORT OPERATIONS

Economic Impacts of Current Airport Use

(QED & Tighe & Bond)

- Case 2 - Brainard Airport Regulatory

Pathway(Continuation or Closure)

- Task 1 -- Capital Improvements and Cost at Region Airports
- Task 2 - Review grant agreements
- Task 3 - Fair market value appraisal
- Task 4 -- Reallocation of Aviation Demand in the Event of Airport Closure
- Task 5 - Assessment of the compatibility of the Airport closure with the needs of civil aviation
- Task 6 - Environmental impacts associated with the redistribution of aircraft activity



BRAINARD AIRPORT PROPERTY (BAP) STUDY: 2022/2023

ANALYSIS OF CURRENT AIRPORT OPERATIONS & ENVIRONMENTAL DUE DILIGENCE

Environmental Due Diligence Assessment (Notification at Federal and State levels) (Tighe & Bond)

- Phase I Environmental records review
 - 51 identified areas of concern on the property
 - Records Review, Site Reconnaissance, Interviews
- Phase 2 - Soil testing and suggested mitigation
 - Development of the work plan,
 - Subsurface investigation, and
 - Preparation of report.
- Remedial Action Plan and Opinion of Probable Remediation Cost
- Land Survey and Flood Plain delineation
- CTDEEP PREPARED Municipal Workbook Analysis



BRAINARD AIRPORT PROPERTY (BAP) STUDY: 2022/2023

HIGHEST AND BEST USE DEVELOPMENT SCENARIOS

Alternative Use Development Scenarios (BFJ

Planning & PE Strategies)

- Commercial, Residential, Recreational, Mixed-use
- Market Scan of Existing Uses
- Phasing of Development (in relation to development in Hartford)
- Economic Impacts of Alternative Developments Scenarios (Cost-benefit)
- Environmental Considerations of Alternative Development Scenarios
- Regulatory Analysis of Alternative Development Scenarios (Federal, State, and Local)
- Obstacles for Alternative Development Scenarios Report



BRAINARD AIRPORT PROPERTY (BAP) STUDY: 2022/2023

RECOMMENDATIONS ON CURRENT AND ALTERNATIVE DEVELOPMENT SCENARIOS

Airport Use Recommendations

- Decision pathway for continued use or redevelopment (Federal and State)
- Preferred Development Alternative and Phasing
- Regulatory pathway for redevelopment (Federal, State and Local laws)
- Environmental Remediation Phasing

Draft Report

- August 31, 2023 to DECD



Electric Plane at Brainard Airport



AOPA Expo at Brainard Airport

BRAINARD AIRPORT PROPERTY (BAP) STUDY: 2022/2023

FINAL REPORT AND PRESENTATION

- Revisions, presentation to DECD, and final plan
- Final presentation to the Finance, Revenue, and Bonding Committee by October 15, 2023.

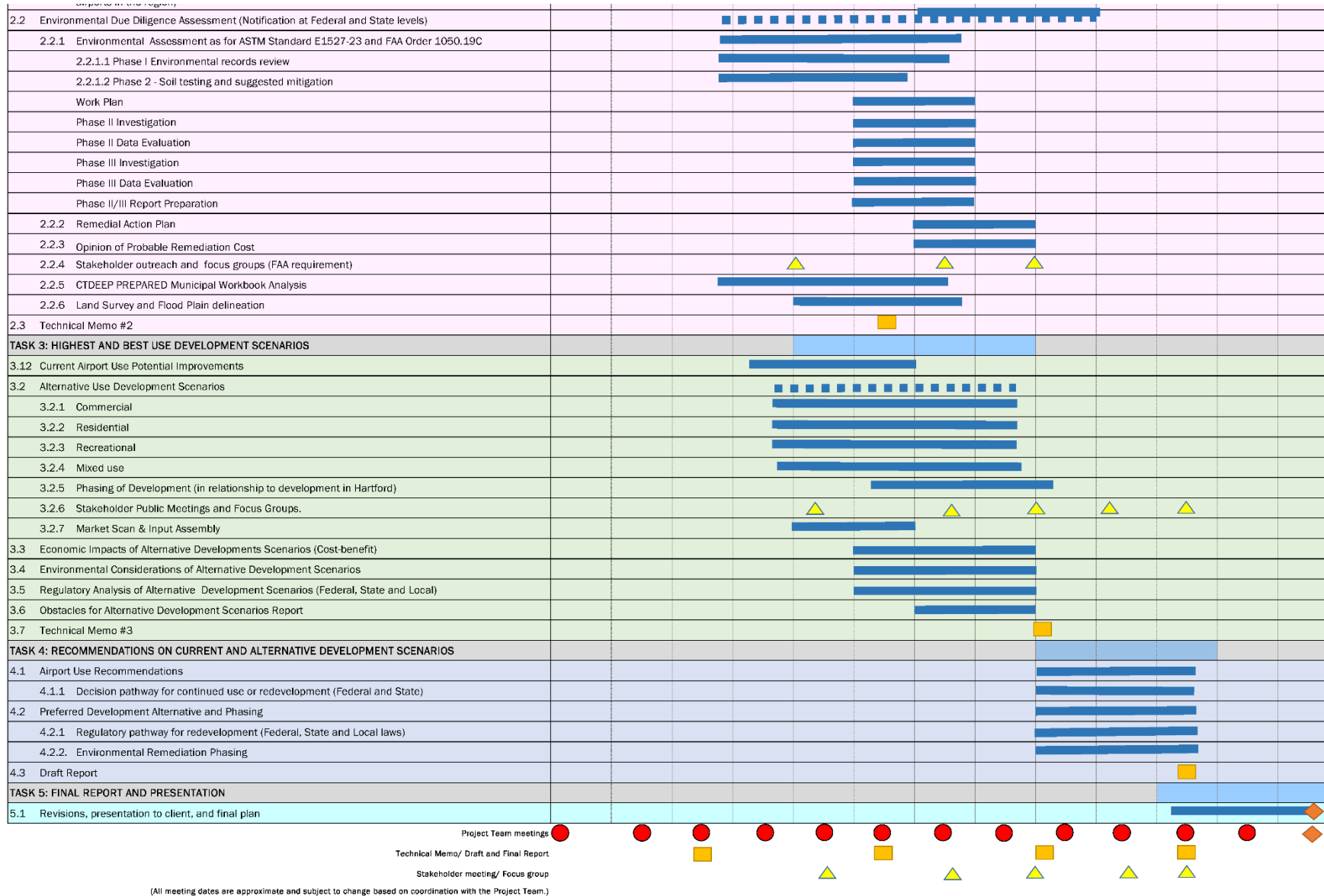
BRAINARD AIRPORT PROPERTY (BAP) STUDY: 2022/2023

PROPOSED TIMELINE

BRAINARD AIRPORT PROPERTY STUDY 2022	2022-2023												
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
TASK 1: PROJECT ADMINISTRATION													
1.1 Administration and management	-----												
1.2 Project coordination	-----												
1.3 Kick off meeting and revised work plan		●											
1.4 Review existing studies & existing regulations													
1.5 Community Outreach Strategy													
1.6 Issue RFPS for Subconsultants													
1.7 Technical Memo #1													
TASK 2: ANALYSIS OF CURRENT AIRPORT OPERATIONS & ENVIRONMENTAL DUE DILIGENCE													
2.1 Economic Impacts of Current Airport Use													
2.1.1 Case 1 - Brainard Airport Operational Assessment													
Task 1 -- Aviation Demand													
Task 2 -- Existing Facilities Overview													
Task 3 -- Airport Development Analysis													
Task 4 -- Reallocation of Aviation Demand in the Event of Airport Closure													
Task 5 -- Capital Improvements and Cost at Region Airports													
Task 6 -- Environmental Impacts													
Task 7 - Airport Economic Impact Economic & Fiscal Impact Analysis of HFD Airport Current Operations													
Survey Development and Administration													
2.1.2 Case 2 - Brainard Airport Regulatory Pathway													
Task 1 - Review of all applicable grant agreements													
Task 2 - Determination of the current unamortized grant values that constitute a return to the FAA													
Task 3 - Develop rationale and basis for requesting closure of the Airport and release from all current grant obligations.													
Task 4 - A fair market value appraisal of the Airport land resource													
Task 5 - Assessment of the compatibility of the Airport closure with the needs of civil aviation													
Task 6 - Environmental impacts associated with the redistribution of aircraft activity to other airports in the region,													

BRAINARD AIRPORT PROPERTY (BAP) STUDY: 2022/2023

PROPOSED TIMELINE



NEXT STEPS AND MEETINGS

- February- March Work Plan
 - Environmental
 - Phase 1 Environmental Report
 - Regulatory
 - Aviation Demand
 - Existing Facilities Overview
 - Airport Development Analysis
 - Economic
 - Review of Prior Studies and Reports
 - Airport Activity Survey and Registered Aircraft Owner Survey
 - Hartford Market Assessment Report
- Next Public Meeting – April 13, 2023



Hartford Riverfront

FOR FURTHER INFORMATION:

<https://hartfordbrainardairportstudy2023.com>

