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George C. Ford

George Ford has spent decades covering business news across Eastern Iowa. Ford is a native of Lexington, Ky., but has [...]

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Updated: 17 December 2012 | 3:40 pm in B380

Consultant will help Eastern Iowa Airport create land development strategy

Federal Aviation Administration recommending airports seek alternate sources of revenue



An Orlando, Fla., consultant will develop a portfolio of land owned by [The Eastern Iowa Airport](#) that is available for aviation-related or commercial development.

[C&S Companies](#) will work as a subcontractor on the development of a new 20-year master plan for the airport. Mead & Hunt Inc. of Madison, Wis., is the primary consultant working with the airport to develop the master plan.

The Cedar Rapids Airport Commission on Monday approved expanding the budget for the master plan to include the addition of C&S Companies.

"C&S will take a stock inventory of what properties we have and what restrictions may be placed on those properties, because there are certain ones that are identified for either aeronautical or non-aeronautical use," said Airport Director Tim Bradshaw. "They will look at the utilities in the area.

"We also want to partner with adjoining landowners because the airport commission is very adamant about not competing against private development. That's not what we're in the business of doing."

Bradshaw said C&S, which will be paid \$69,000, anticipates commercial uses like hotels, offices, retail/restaurant/services, industrial and aviation-related enterprises. No residential uses will be analyzed by the consultant.

The contract with the Cedar Rapids Airport Commission calls for the work to be completed and summaries prepared in 16 weeks. Local developers and real estate professionals will be interviewed to determine the existing status of the overall market and how it might affect development of airport property.

Bradshaw said C&S has extensive experience, having performed similar analysis for other airports in the nation. He noted that the Federal Aviation Administration is encouraging airports to look at additional sources of revenue as the fiscal situation in Washington becomes increasingly more conservative.

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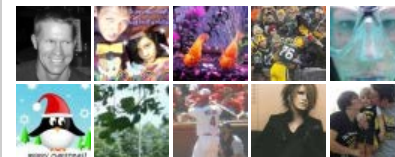


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“What we’re looking at around the airport are aeronautical uses like maintenance, repair and overhaul facilities,” Bradshaw said. “When I was in Louisville, Republic Airlines build a large hangar there to handle its aircraft maintenance.

“We’re also interested in distribution centers and warehouse facilities. We need to know what we have, what we can charge for, and what’s available in the region.”

Bradshaw said C&S also will identify what businesses may be interested in developing operations in Cedar Rapids.

“We will target our efforts toward recruiting those types of businesses and industry to the airport,” he said. “We might partner with Kirkwood or the University of Iowa to bring in a light aircraft or sport aircraft manufacturer.

“There’s really a whole slew of possibilities that we can pursue.”

In late November, Don Primus, owner of Wright Brothers Boulevard LC, submitted a request to the Cedar Rapids Planning Commission to revise the plat for Airport Commerce Park, which is located near the airport. The 200 acres on either side of Wright Brothers Boulevard west of the Interstate 380 includes two hotels, a medical office, a hydraulics company and other businesses.

Primus is proposing that the revised plat have 34 parcels, with sizes modified to suit development needs. The lots would potentially range from two acres to 40 acres in size.

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