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Date March 24, 2025 **Report No.** 2025-151

To Chair and Members
Brantford Airport Board

From Ray Petro
Manager of Real Estate

1.0 Type of Report

Consent Item [X]
Item For Consideration []

2.0 Topic March 2025 Real Estate Report [Financial Impact: None]

3.0 Recommendation

A. THAT Report 2025-151 titled March 2025 Real Estate Report BE RECEIVED.

4.0 Background

This report has been prepared to update the Brantford Airport Board on Real Estate related items.

5.0 Analysis

5.1 Real Estate Update

5.1.1 Brantford Municipal Airport – Budget Update

The Finance Department is currently in the final stages of the 2024 year-end and as a result have not fully updated the 2025 numbers. These numbers are expected to be completed by end of Q1 - 2025 and an update will be provided at the next Airport Board Meeting.

5.1.2 T-Hangar Construction Update

The foundation for hangar #4 is completed and hangar #6 has all footings completed. The City has also received the bi-fold doors and steel for these 2 hangars. We anticipate the delivery of these items for hangars #7 & #8 to be the week of April 7, 2025.

Due to several pockets of unstable soil being discovered around the location of hangars #7 & #8, soil will need to be removed and replaced with clean gravel fill. It will also be required to build up the grading levels in this area to ensure adequate water runoff to eliminate any future issues from occurring in this area.

Due to the addition of hangars #7 & #8, the requirements for Site Plan approval include an extension of the existing watermain and installation of a new fire hydrant to be completed.

Due to the additional 2 new hangar buildings being added to the project, and with the increased scope required for the watermain, hydrant and soil conditions, additional staff time to manage the project will be necessary.

Collectively, these 3 items will create a project budget shortfall of \$150,000. Through Finance Policy 003 Section 3.5, the City CAO and Commissioner of Corporate Services have approved that the shortfall will come out of the Airport Facilities Reserve Account (RF525).

5.1.3 Medium T-Hangar with Power – Rates

At the Committee of the Whole – Operations meeting held on March 4, Council approved the following:

1. *THAT Report 2025-131 titled February 2025 Real Estate Report BE RECEIVED; and*

2. *THAT the Mid-size T-hangar with power rates in the Fees and Charges By-law be amended from \$509.27 per month to \$611.27 per month and to include inflationary increases in 2026 and 2027, and the necessary By-law to amend the Fees and Charges By-law BE PRESENTED to Council for adoption.*

The following was added to the recommendation and approved:

3. THAT for existing mid-size t-hangar power tenants, the increase of market rent level be phased in over three years to be paying the same rent amount as new tenants by 2028.

This recommendation is expected to be adopted by Council at the regularly scheduled Council meeting on March 25, 2025. The new rates are as follows:

Year	Existing Tenants	New Tenants
2025	\$509.27	\$611.27
2026	\$554.14	\$623.50
2027	\$600.60	\$635.97

It is anticipated that in 2028, a new multi-year budget will be adopted, and the existing Tenant rates will be eliminated to create one uniform rate.

5.2 Airport Management Update

The March Airport Management Report 2025 is attached as Appendix A to this report for review and discussion.

6.0 Financial Implications

None.

7.0 Climate and Environmental Implications

None.

8.0 Conclusion

The March 2025 Real Estate Report provides an update on key real estate matters related to the Brantford Municipal Airport, including t-hangar construction.



Ray Petro
Manager of Real Estate

Prepared By:
Ray Petro, Manager of Real Estate

Attachments:

Appendix A: March Airport Management Report 2025.pdf

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required ☐ yes ☒ no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk ☐ yes ☒ no

Is the necessary by-law or agreement being sent concurrently to Council? ☐ yes ☒ no