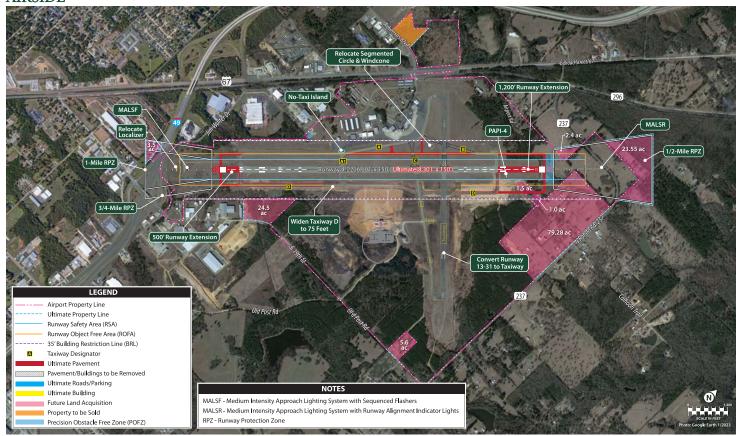


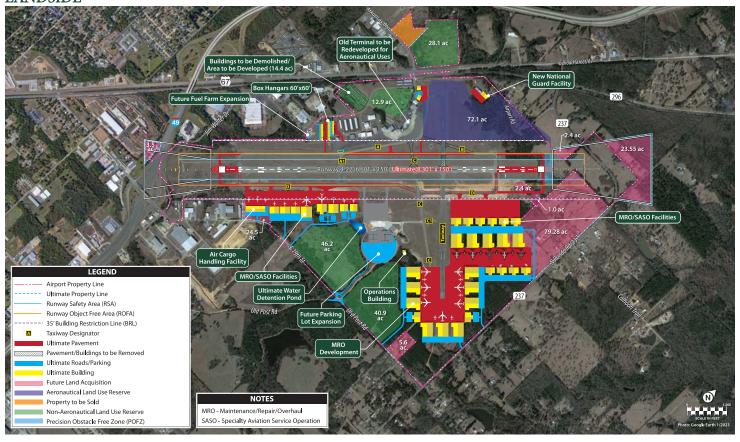


### RECOMMENDED CONCEPT

### **AIRSIDE**



### LANDSIDE

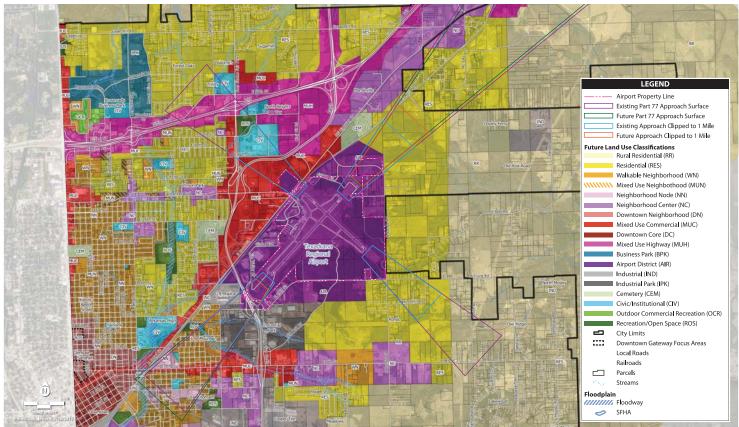








# **FUTURE LAND USE**



Source: Texarkana, Arkansas Comprehensive Plan 2040

# NOISE CONTOURS













# CAPITAL IMPROVEMENT PLAN

	Year         No.           Short-Term Projects           2024         1         Runway 4-22 Ov           2024         2         Runway 4 Extens           2024         3         Taxiway A/D Exe           2024         4         Widen Taxiway E           2024         5         Construct Additional Roundabou           2025         6         Construct Apron           2025         7         ARFF Truck           2025         8         Expand Termina           2025         9         Pavement Maint           2025         10         Sitework & Utiliti           2026         12         Airport Lighting           2026         13         Miscellaneous M           2026         14         Pavement Maint           2027         16         Construct Apron           2027         17         Pavement Maint           2027         18         Sitework & Utiliti           2027         18         Sitework & Utiliti           2027         18         Sitework & Utiliti           2028         20         Construct Apron           2028         21         Pavement Maint           2029		Funding Sources							
Fiscal Year		Project	Estimated Cost	Federal	State	TRAA	Private			
Short-1	Term Proj	ects								
2024	1	Runway 4-22 Overlay/Strengthening	\$11,300,000	\$0	\$10,170,000	\$1,130,000	\$0			
2024	2	Runway 4 Extension (500 feet); Relocate Localizer Antenna	\$9,000,000	\$8,100,000	\$250,000	\$650,000	\$0			
2024	3	Taxiway A/D Exension	\$4,300,000	\$0	\$3,870,000	\$430,000	\$0			
2024	4	Widen Taxiway D Fillets	\$2,428,500	\$2,185,650	\$188,883	\$53,967	\$0			
2024	5	Construct Additional Terminal Access Road and Roundabout at 19th Street	\$2,248,000	\$2,023,200	\$224,800	\$0	\$0			
2025	6	Construct Apron - Design Only	\$600,000	\$540,000	\$60,000	\$0	\$0			
2025	7	ARFF Truck	\$900,000	\$810,000	\$90,000	\$0	\$0			
2025	8	Expand Terminal Parking Lot	\$650,000	\$0	\$300,000	\$350,000	\$0			
2025	9	Pavement Maintenance - Crack Seal/Seal Coat/Remarking	\$375,000	\$0	\$300,000	\$75,000	\$0			
2025	10	Sitework & Utilities for Future Hangars	\$222,500	\$0	\$200,000	\$22,500	\$0			
2026	11	Construct Apron - Phase I	\$2,475,000	\$2,227,500	\$247,500	\$0	\$0			
2026	12	Airport Lighting Rehabilitation/Generator	\$1,400,000	\$1,260,000	\$140,000	\$0	\$0			
2026	13	Miscellaneous Maintenance	\$400,000	\$0	\$300,000	\$100,000	\$0			
2026	14	Pavement Maintenance - Crack Seal/Seal Coat/Remarking	\$375,000	\$0	\$300,000	\$75,000	\$0			
2026	15	Hangar Construction	\$555,600	\$0	\$500,000	\$55,600	\$0			
2027	16	Construct Apron - Phase II	\$2,475,000	\$2,227,500	\$247,500	\$0	\$0			
2027	17	Pavement Maintenance - Crack Seal/Seal Coat/Remarking	\$375,000	\$0	\$300,000	\$75,000	\$0			
2027	18	Sitework & Utilities for Future Hangars	\$222,500	\$0	\$211,250	\$11,250	\$0			
2027	19	Hangar Construction	\$555,600	\$0	\$500,000	\$55,600	\$0			
2028	20	Construct Apron - Phase III	\$2,475,000	\$2,227,500	\$247,500	\$0	\$0			
2028	21	Pavement Maintenance - Crack Seal/Seal Coat/Remarking	\$375,500	\$0	\$300,000	\$75,500	\$0			
2028	22	Sitework & Utilities for Future Hangars	\$222,500	\$0	\$211,250	\$11,250	\$0			
2028	23	Hangar Construction	\$555,600	\$0	\$500,000	\$55,600	\$0			
2029	24	Construct Apron - Phase IV	\$2,475,000	\$2,227,500	\$247,500	\$0	\$0			
2029	25	Pavement Maintenance - Crack Seal/Seal Coat/Remarking	\$375,000	\$0	\$300,000	\$75,000	\$0			
2029	26	Sitework & Utilities for Future Hangars	\$222,500	\$0	\$211,250	\$11,250	\$0			
2029	27	Hangar Construction	\$555,600	\$0	\$500,000	\$55,600	\$0			
Interm	ediate Pro	jects								
	28	Property Acquisition - Runway 22 RPZ - 3.5 Acres	\$53,000	\$47,700	\$5,300	\$0	\$0			
	29	Replace Runway 4 VASI with PAPI-4	\$112,000	\$100,800	\$11,200	\$0	\$0			
	30	Construct Water Detention Pond	\$600,000	\$540,000	\$60,000	\$0	\$0			
	31	Install MALSF on Runway 4	\$1,683,000	\$1,514,700	\$168,300	\$0	\$0			
	32	Install PAPI-4 on Runway 22	\$87,000	\$78,300	\$8,700	\$0	\$0			
2030-	33	Add No-Taxi Island Prior to Taxiway A1	\$271,000	\$243,900	\$27,100	\$0	\$0			
2034	34	Relocate Segmented Circle/Primary Wind Cone	\$163,000	\$146,700	\$16,300	\$0	\$0			
	35	Construct Parallel Segment of Taxiway A Between A1 and B Intersections	\$10,597,000	\$9,537,300	\$250,000	\$809,700	\$0			
	36	Reconstruct Taxiway A	\$5,525,000	\$4,972,500	\$250,000	\$302,500	\$0			
	37	Demolish Old Military Facilities and Site Prep for New Development	\$2,103,000	\$0	\$0	\$2,103,000	\$0			

			Funding Sources							
Fiscal Year	Project No.	Project	Estimated Cost	Federal	State	TRAA	Private			
	38	Construct Taxilanes/Aprons to Support Hangar Development Adjacent to Fuel Farm	\$2,907,000	\$2,616,300	\$250,000	\$40,700	\$0			
2030-	39	Construct New Operations Building Adjacent to ARFF	\$3,885,000	\$3,496,500	\$250,000	\$138,500	\$0			
2034	40	Property Acquisition - Air Cargo Area - 24.5 Acres	\$368,000	\$0	\$0	\$368,000	\$0			
2034	41	Construct Air Cargo Facilities	\$17,379,000	\$6,400,000	\$250,000	\$5,613,184	\$5,115,816			
	42	Property Acquisition - East Area (N Rondo Rd) - 68 Acres	\$1,013,000	\$0	\$0	\$1,013,000	\$0			
	43	Property Acquisition - East Area (Old Post Rd) - 5.6 Acres	\$84,000	\$0	\$0	\$84,000	\$0			
Long-To	erm Proje	cts								
	44	Property Acquisition - Runway 22 Extension - 41 Acres	\$616,000	\$554,400	\$61,600	\$0	\$0			
	45	Runway 22 Extension (1,200 feet)	\$20,985,000	\$18,886,500	\$250,000	\$1,848,500	\$0			
	46	Extend Taxiways A/D to Ultimate Runway 22 End	\$7,122,000	\$6,409,800	\$250,000	\$462,200	\$0			
	47	Relocate Runway 22 MALSR	\$403,000	\$362,700	\$40,300	\$0	\$0			
	48	Add 200'x200' Blast Pads to Runway 4-22	\$2,944,000	\$2,649,600	\$250,000	\$44,400	\$0			
	49	Rehabilitate Taxiway D	\$885,000	\$796,500	\$88,500	\$0	\$0			
2035-	50	Widen Taxiway D to 75 Feet	\$6,696,000	\$6,026,400	\$250,000	\$419,600	\$0			
2045	51	Expand Fuel Farm - Add 12,000 Gallon Jet A Tank	\$425,000	\$382,500	\$42,500	\$0	\$0			
	52	Convert Runway 13-31 to Taxiway	\$2,371,000	\$2,133,900	\$237,100	\$0	\$0			
	53	Expand Terminal Vehicle Parking Lot	\$603,000	\$542,700	\$60,300	\$0	\$0			
	54	Reconstruct Taxiway C	\$4,908,000	\$4,417,200	\$250,000	\$240,800	\$0			
	55	Rehabilitate Runway 4-22	\$2,667,000	\$2,400,300	\$250,000	\$16,700	\$0			
	56	Rehabilitate Terminal Apron	\$437,000	\$393,300	\$43,700	\$0	\$0			
	57	Construct Common-Use Apron - 380,000 sf	\$13,580,000	\$12,222,000	\$250,000	\$1,108,000	\$0			
Short-T	erm CIP S			\$23,828,850	\$20,917,433		\$0			
Interm	ediate-Ter	m CIP Subtotal	\$46,830,000	\$29,694,700	\$1,546,900	\$10,472,584	\$5,115,816			
Long-To	erm CIP Si	ubtotal	\$64,642,000	\$58,177,800	\$2,324,000	\$4,140,200	\$0			
Total M	laster Plar	CIP	\$159,586,400	\$111,701,350	\$24,788,333	\$17,980,901	\$5,115,816			



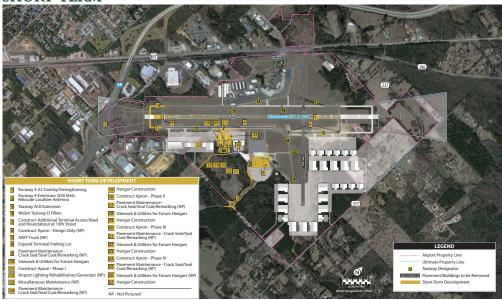
Note: Hangar projects are assumed to be privately funded. FBO facility development, including fuel storage facilities, are assumed to be funded wholly or partialy with private funding. Aprons for exclusive use by one operator are assumed to be funded privately. Fiscal years are applied only to short-term projects.





### **DEVELOPMENT STAGING**

#### **SHORT-TERM**



### **INTERMEDIATE-TERM**



### LONG-TERM









### **ACTIVITY FORECAST**

		Enplanen	nents	Operati	ons	Landed Weight		
Fiscal	Per Table	Growth		%	Per Table	Growth		%
Year	2AA	Rates	Reforecast	Change	2AA	Rates	Forecast	Change
2022	35,699		35,699	-	30,745		52,787	
2023	36,351		42,800	19.9%	31,214		71,200	34.9%
2024	37,015		43,600	1.9%	31,690		72,300	1.5%
2025	37,691		44,400	1.8%	32,173		73,400	1.5%
2026	38,379		45,200	1.8%	32,663		74,500	1.5%
2027	39,080	1.8%	46,000	1.8%	33,161	1.5%	75,600	1.5%
2028	39,725		46,800	1.7%	33,417		76,200	0.8%
2029	40,380		47,600	1.7%	33,676		76,800	0.8%
2030	41,046		48,400	1.7%	33,936		77,400	0.8%
2031	41,724		49,200	1.7%	34,199		78,000	0.8%
2032	42,412	1.6%	50,000	1.6%	34,463	0.8%	78,600	0.8%
2033	43,010		50,700	1.4%	34,733		79,200	0.8%
2034	43,617		51,400	1.4%	35,005		79,800	0.8%
2035	44,232		52,100	1.4%	35,279		80,400	0.8%
2036	44,856		52,800	1.3%	35,555		81,000	0.7%
2037	45,489		53,500	1.3%	35,833		81,600	0.7%
2038	46,131		54,300	1.5%	36,114		82,200	0.7%
2039	46,781		55,100	1.5%	36,396		82,800	0.7%
2040	47,441		55,900	1.5%	36,681		83,400	0.7%
2041	48,110		56,700	1.4%	36,969		84,100	0.8%
2042	48,789	1.4%	57,500	1.4%	37,258	0.8%	84,800	0.8%
CAGR 2022-2042	1.57%		2.41%		0.97%		2.40%	

## CAPITAL IMPROVEMENT PROGRAM AND FUNDING SOURCES

			The same of		Federal		8	Economic		Total	
Proj		l	Project		THE RESERVE OF THE PARTY OF THE	Total	1	Development		Funding	
#	Project Description	Year	Costs	Entitle	Discret	Federal	State	Program	TRAA	Sources	
	Landan and the contract of the	Management of	SHORT T	TERM							
1	Runway 4-22 Overlay/Strengthening	2024	\$11,300,000	\$0	\$0	\$0	\$0	\$10,170,000	\$1,130,000	\$11,300,000	
2	Runway 4 Extension (500 feet); Relocate Localizer Antenna	2024	9,000,000	0	8,100,000	8,100,000	0	250,000	650,000	9,000,000	
3	Taxiway A/D Extension	2024	4,300,000	0	0	0	0	3,870,000	430,000	4,300,000	
4	Widen Taxiway D Fillets	2024	2,428,500	0	2,185,650	2,185,650	0	188,883	53,967	2,428,500	
5	Construct Additional Terminal Access Road and Roundabout at 19th Street	2024	2,248,000	556,904	1,466,296	2,023,200	224,800	0	0	2,248,000	
6	Construct Apron - Design Only	2025	600,000	0	540,000	540,000	0	60,000	0	600,000	
7	ARFF Truck	2025	900,000	667,680	142,320	810,000	90,000	0	0	900,000	
8	Expand Terminal Parking Lot	2025	650,000	0	0	0	300,000	0	350,000	650,000	
9	Pavement Maintenance - Crack Seal/Seal Coat/Remarking	2025	375,000	0	0	0	300,000	0	75,000	375,000	
10	Sitework & Utilities for Future Hangars	2025	222,500	0	0	0	200,000	0	22,500	222,500	
11	Construct Apron - Phase I	2026	2,475,000	0	2,227,500	2,227,500	0	247,500	0	2,475,000	
12	Airport Lighting Rehabilitation/Generator	2026	1,400,000	680,160	579,840	1,260,000	140,000	0	0	1,400,000	
13	Miscellaneous Maintenance	2026	400,000	0	0	0	300,000	0	100,000	400,000	
14	Pavement Maintenance - Crack Seal/Seal Coat/Remarking	2026	375,000	0	0	0	300,000	0	75,000	375,000	
15	Hangar Construction	2026	555,600	0	0	0	500,000	0	55,600	555,600	
16	Construct Apron - Phase II	2027	2,475,000	692,640	1,534,860	2,227,500	0	247,500	0	2,475,000	
17	Pavement Maintenance - Crack Seal/Seal Coat/Remarking	2027	375,000	0	0	0	300,000	0	75,000	375,000	
18	Sitework & Utilities for Future Hangars	2027	222,500	0	0	0	211,250	0	11,250	222,500	
19	Hangar Construction	2027	555,600	0	0	0	500,000	0	55,600	555,600	
20	Construct Apron - Phase III	2028	2,475,000	705,120	1,522,380	2,227,500	0	247,500	0	2,475,000	
21	Pavement Maintenance - Crack Seal/Seal Coat/Remarking	2028	375,500	0	0	0	300,000	0	75,500	375,500	
22	Sitework & Utilities for Future Hangars	2028	222,500	0	0	0	211,250	0	11,250	222,500	
23	Hangar Construction	2028	555,600	0	0	0	500,000	0	55,600	555,600	
24	Construct Apron - Phase IV	2029	2,475,000	717,600	1,509,900	2,227,500	0	247,500	0	2,475,000	
25	Pavement Maintenance - Crack Seal/Seal Coat/Remarking	2029	375,000	0	0	0	300,000	0	75,000	375,000	
26	Sitework & Utilities for Future Hangars	2029	222,500	0	0	0	211,250	0	11,250	222,500	
27	Hangar Construction	2029	555,600	0	0	0	500,000	0	55,600	555,600	
	Subtotal		\$48,114,400	\$4.020.104	\$19,808,746	\$23,828,850	\$5,388,550	\$15,528,883	\$3,368,117	\$48,114,400	

## APPLICATION OF FEDERAL GRANTS

	Source Table	Total	2024	2025	2026	2027	2028	2029
Enplanements	6A		43,600	44,400	45,200	46,000	46,800	47,600
% increase			1.9%	1.8%	1.8%	1.8%	1.7%	1.7%
FAA Formula								
\$7.80 for 1st 50,000 enplanements			\$340,080	\$346,320	\$352,560	\$358,800	\$365,040	\$371,280
\$5.20 for next 50,000 enplanements			0	0	0	0	0	0
\$2.60 for next 400,000 enplanements			0	0	0	0	0	0
\$0.65 for next 500,000 enplanements			0	0	0	0	0	0
\$0.50 for the remaining enplanements			0	0	0	0	0	0
Total Calculated Entitlements	1		\$340,080	\$346,320	\$352,560	\$358,800	\$365,040	\$371,280
Calculated Entitlement x2			\$680,160	\$692,640	\$705,120	\$717,600	\$730,080	\$742,560
2 Year Lag in Receipt of Grants			\$556,904	\$667,680	\$680,160	\$692,640	\$705,120	\$717,600
Beginning balance Plus: federal grants		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Entitlement		\$4,020,104	\$556,904	\$667,680	\$680,160	\$692,640	\$705,120	\$717,600
Discretionary		\$19,808,746	\$11,751,946	\$682,320	\$2,807,340	\$1,534,860	\$1,522,380	\$1,509,900
Less: CIP funded with federal	6B	(\$23,828,850)	(\$12,308,850)	(\$1,350,000)	(\$3,487,500)	(\$2,227,500)	(\$2,227,500)	(\$2,227,500)
Ending balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0







### **OPERATING EXPENSES**

	Actual	Estimate	Budget			Forecast		
	2022	2023	2024	2025	2026	2027	2028	2029
50000 · Administration Expense	\$195,145	\$221,000	\$430,521	\$443,400	\$456,700	\$470,400	\$484,500	\$499,000
50100 · Liability Insurance Expense	60,222	93,000	72,000	74,200	76,400	78,700	81,100	83,500
50200 · Build. & Grounds Maint. Expense	155,884	159,200	487,200	501,800	516,900	532,400	548,400	564,900
50300 · Landside Consumables Expense	25,799	20,800	26,700	27,500	28,300	29,100	30,000	30,900
50400 · Payroll Expenses	666,218	678,300	882,196	908,700	936,000	964,100	993,000	1,022,800
50500 · Permits & Taxes	76,497	95,600	68,225	70,300	72,400	74,600	76,800	79,100
50600 · Utilities	150,572	162,000	167,000	172,000	177,200	182,500	188,000	193,600
50700 · ARFF Expenses	295,286	469,600	304,600	313,700	323,100	332,800	342,800	353,100
50800 · LEO Expenses	109,276	129,700	143,630	147,900	152,300	156,900	161,600	166,400
50900 · Terminal Expenses	0	0	140,500	144,700	149,000	153,500	158,100	162,800
Total operating expenses	\$1,734,899	\$2,029,200	\$2,722,572	\$2,804,200	\$2,888,300	\$2,975,000	\$3,064,300	\$3,156,100
% change over prior year CAGR from 2024		17.0%	34.2%	3.0% 3.0%	3.0% 3.0%	3.0% 3.0%	3.0% 3.0%	3.0% 3.0%

### **OPERATING REVENUES**

	Actual	Estimate	Budget			Forecast		
	2022	2023	2024	2025	2026	2027	2028	2029
40001 · Small Building Revenue	\$43,815	\$42,500	\$43,815	\$45,130	\$46,480	\$47,870	\$49,310	\$50,790
40002 · FBO Revenue	104,915	105,400	105,432	108,590	111,850	115,210	118,670	122,230
40003 · Ground Revenue/Aircraft Sto Fee	25,823	36,800	26,000	26,780	27,580	28,410	29,260	30,140
40004 · Hangar Revenue	164,032	166,900	163,992	168,910	173,980	179,200	184,580	190,120
40005 · House Revenue (a)	55,650	64,400	57,600	0	0	0	0	0
40006 · Fuel Flowage Revenue	58,584	55,500	58,584	60,340	62,150	64,010	65,930	67,910
40008 · Landing Fees Revenue	76,439	90,200	75,000	67,528	68,540	69,552	70,104	70,656
40009 · Misc. Revenue - Other (b)	118,611	103,000	5,000	5,150	5,300	5,460	5,620	5,790
40010 · Parking Revenue	331,271	369,800	330,000	336,060	342,120	348,180	354,240	360,300
40011 · Airline Rental Revenue	35,370	35,370	35,370	68,230	69,230	70,230	71,230	72,230
40012 · Rental Car Revenue	297,658	292,300	280,000	285,140	290,280	295,420	300,560	305,700
40013 · TSA Building Rents - Other	51,662	52,200	51,662	42,300	42,300	42,300	42,300	42,300
40015 · Fuel Tax Income	63,096	71,800	60,000	61,800	63,650	65,560	67,530	69,560
40017 · Advertising Revenue	4,035	10,100	5,000	21,300	21,940	22,600	23,280	23,980
40019 · LEO Grant Reimbursement	43,800	43,700	43,560	43,560	43,560	43,560	43,560	43,560
40020 · Miller County Tax Passthru	30,010	40,700	26,000	26,780	27,580	28,410	29,260	30,140
40022 · Building Utilities	7,213	15,000	4,000	4,120	4,240	4,370	4,500	4,640
40023 - Terminal Vending	449	500	0	0	0	0	0	0
Total operating revenues	\$1,512,433	\$1,596,170	\$1,371,015	\$1,371,718	\$1,400,780	\$1,430,342	\$1,459,934	\$1,490,046
% change over prior year	10.00	5.5%	-14.1%	0.1%	2.1%	2.1%	2.1%	2.1%
CAGR from 2024		-		0.1%	1.1%	1.4%	1.6%	1.7%

<sup>(</sup>a) This revenue represents rent for the houses located on the airport. These tenants are required to vacate by December 2024.

### AIRLINE COST PER ENPLANEMENT

ľ	Source Actual		Estimate	Budget		Forecast					
	Table	2022	2023	2024	2025	2026	2027	2028	2029		
40008 · Landing Fees Revenue	6E	\$76,439	\$90,200	\$75,000	\$67,528	\$68,540	\$69,552	\$70,104	\$70,656		
40011 · Airline Rental Revenue	6E	35,370	35,370	35,370	68,230	69,230	70,230	71,230	72,230		
Total airline revenues		\$111,809	\$125,570	\$110,370	\$135,758	\$137,770	\$139,782	\$141,334	\$142,886		
Enplanements	6A	35,699	42,800	43,600	44,400	45,200	46,000	46,800	47,600		
CPE		\$3.13	\$2.93	\$2.53	\$3.06	\$3.05	\$3.04	\$3.02	\$3.00		

### PRO FORMA CASH FLOW

	Source	Actual	Estimate	Budget			Forecast		
	Table	2022	2023	2024	2025	2026	2027	2028	2029
Revenues	2000					V	PORT CONTRACTOR	Que notation de terre	Mark Televarional
Operating	6E	\$1,512,433	\$1,596,170	\$1,371,015	\$1,371,718	\$1,400,780	\$1,430,342	\$1,459,934	\$1,490,046
Transfer from Capital Improvement Account		77,330	3,245	0	0	0	0	0	0
CRRSA Grant (Grant 50)		718,084	0	0	0	0	0	0	0
ARPA Grant (Grant 52)		223,722	808,342	0	0	0	0	0	0
Total revenues		\$2,531,569	\$2,407,757	\$1,371,015	\$1,371,718	\$1,400,780	\$1,430,342	\$1,459,934	\$1,490,046
Less: operating expenses	6D	(\$1,734,899)	(\$2,029,200)	(\$2,722,572)	(\$2,804,200)	(\$2,888,300)	(\$2,975,000)	(\$3,064,300)	(\$3,156,100)
Net ordinary income		\$796,670	\$378,557	(\$1,351,557)	(\$1,432,482)	(\$1,487,520)	(\$1,544,658)	(\$1,604,366)	(\$1,666,054)
51000-Transfer to Capital Improvement 53000-Transfer to Capital LOC	6B	(\$345,500) (500,000)	(\$285,118) (1,410,722)	(\$2,263,967) TBD	(\$447,500) TBD	(\$230,600) TBD	(\$141,850) TBD	(\$142,350) TBD	(\$141,850) TBD
Net after transfers		(\$845,500)	(\$1,695,839)	(\$2,263,967)	(\$447,500)	(\$230,600)	(\$141,850)	(\$142,350)	(\$141,850)
Net loss		(\$48,830)	(\$1,317,282)	(\$3,615,524)	(\$1,879,982)	(\$1,718,120)	(\$1,686,508)	(\$1,746,716)	(\$1,807,904)
40016 · Cities Subsidy		\$499,429	\$1,317,282	\$3,615,524	\$1,879,982	\$1,718,120	\$1,686,508	\$1,746,716	\$1,807,904
Net income		\$450,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0

<sup>(</sup>b) FY 2023 estimates includes an insurance claim that would not be budgeted in FY 2024.