



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Legislation Details (With Text)

**File #:** 2023-1331    **Version:** 1    **Name:**  
**Type:** Resolution    **Status:** Action  
**File created:** 10/13/2023    **In control:** Board of Commissioners  
**On agenda:** 9/24/2024    **Final action:**

**Title:** Commission District(s): 1 & 6  
 RFP - Request for Proposal No. 22-500625 Eastside Aviation Development on DeKalb Peachtree Airport (Multi-Year Lease): for use by the DeKalb Peachtree (PDK) Airport. Consists of the design, construction, and management of business directly related to aviation for corporate aviation hangar development on the eastside of the airfield at the PDK Airport. Recommend award to the sole proposer: Sky Harbour, LLC. Estimated 50-Year Total Revenue Amount: \$576,607,163.00 (\$211,270,337.00 estimated towards DeKalb County).

**Indexes:**

**Attachments:** 1. Substitute 2024 02.27 Item 2023-1331, 2. 1331 UD Supporting Memo, 3. Agenda Notes, 4. Cumulative Score Sheet, 5. Evaluation Summary, 6. UD Award Recommendation, 7. Market Survey 22-500625, 8. 1331 UD Supporting Memo

Date	Ver.	Action By	Action	Result
9/24/2024	1	Board of Commissioners		
9/17/2024	1	OPS-County Operations Committee	recommended for deferral	Pass
5/28/2024	1	Board of Commissioners	deferred	Pass
5/22/2024	1	OPS-County Operations Committee	recommended for deferral	Pass
4/23/2024	1	Board of Commissioners	deferred	Pass
4/22/2024	1	OPS-County Operations Committee	recommended for deferral	Pass
3/26/2024	1	Board of Commissioners	deferred for 30 days	Pass
3/19/2024	1	OPS-County Operations Committee	recommended for deferral	Pass
2/27/2024	1	Board of Commissioners	deferred substitute	Pass
2/20/2024	1	OPS-County Operations Committee	recommended for deferral	Pass
2/14/2024	1	Board of Commissioners	deferred	Pass
2/6/2024	1	OPS-County Operations Committee	recommended for deferral	Pass
1/23/2024	1	Board of Commissioners	deferred	Pass
12/12/2023	1	Board of Commissioners	deferred	Pass
11/14/2023	1	Board of Commissioners	normal course	

### SUBSTITUTE

**Purchasing Type:** Request for Proposals (RFP)

**Public Hearing:** YES  NO

**Department:** Purchasing & Contracting

**AGENDA ITEM:**

**Commission District(s):** 1 & 6

RFP - Request for Proposal No. 22-500625 Eastside Aviation Development on DeKalb Peachtree Airport (Multi-Year Lease): for use by the DeKalb Peachtree (PDK) Airport. Consists of the design, construction, and management of business directly related to aviation for corporate aviation hangar development on the eastside of the airfield at the PDK Airport. Recommend award to the sole proposer: Sky Harbour, LLC. Estimated 50-Year Total Revenue Amount: \$576,607,163.00 (\$211,270,337.00 estimated towards DeKalb County).

**Information Contact:** Michelle N. Butler, Procurement Manager

**Phone Number:** (404) 687-3581

**PURPOSE:**

Consists of design, construction, and management of business directly related to aviation on the Eastside at the PDK Airport. This will be a lease of the eastside of the undeveloped and unimproved Airport property to be used for corporate aviation hangar development at 3885 Clairmont Road, Chamblee, Georgia 30341. One (1) proposal was received.

Estimated 50-Year Total Revenue Amount is anticipated to be allocated as follows:

- \$67,406,941 Airport (Ground Rent, Fuel Surcharge)
- \$211,270,337 DeKalb County (Ad Valorem, Property tax, Aircraft Sales Tax, Fuel Tax)
- \$230,790,756 DeKalb County School Board (Ad Valorem)
- \$67,139,129 Chamblee (Ad Valorem)

On Monday, October 9, 2023, the Airport Advisory Board approved the Eastside Development (7-0).

This substitute is submitted to revise and further outline the details of the estimated 50-year total revenue.

**RECOMMENDATION:**

Recommend award to sole proposer:

Sky Harbour, LLC, 136 Tower Road, Suite 205, West Harrison, NY 10604

Total Estimated Revenue: \$576,607,163.00 (\$211,270,337.00 estimated DeKalb County)

and authorize the Chief Executive Officer to execute the contract and all associated documents. EVALUATION

**COMMITTEE SCORES:**

<u>Proposer:</u>	<u>Cumulative Score:</u>
Sky Harbour, LLC	102.7

**ADDITIONAL INFORMATION:**

- 1. Contract Effective Date: Date of award
- 2. Contract Expiration Date: December 31, 2053
- 3. Funding: Revenue Generating (Airport)