



U.S. Department
of Transportation
**Federal Aviation
Administration**

Great Lakes Region
2300 E. Devon Avenue
Des Plaines, Illinois 60018

December 27, 2017

Mr. Carl Olson
Executive Director
Bloomington – Normal Airport Authority
Central Illinois Regional Airport
3201 CIRA Drive, Suite 200
Bloomington, Illinois 61704

Central Illinois Regional Airport (BMI)
Bloomington, Illinois
Proposed Prairie Cities Soccer League Interim Land Use
Interim Land Use – FAA Approval

Dear Mr. Olson:

We have finished our review of your proposal submitted by letter, dated September 15, 2017, from the Bloomington – Normal Airport Authority (BNAA), as Airport Sponsor of the Central Illinois Regional Airport (BMI), requesting interim use of dedicated airport property at BMI for non-aeronautical use by the Prairie Cities Soccer League (PCSL).

Current dedicated airport property affected by the proposal totals 61.21± acres. That area is parts of Parcels M-2 and M-3, as depicted on the Exhibit A.

Interim use involves the use of dedicated airport property for a compatible non-aeronautical activity at a time when there is no immediate aeronautical demand for the land. Fair Market Value (FMV) revenue must also be derived from an interim use of dedicated airport property and used for airport purposes.

We have reviewed the request for interim use of the subject airport property at BMI and have no objection to the interim non-aeronautical use by the PCSL provided:

1. The term of the lease does not exceed the 3-year with optional 2 one-year extensions. Any future lease in addition to this timeframe must be formally coordinated with the FAA Chicago Airports District Office.
2. FAA concurrence with this proposed interim use lease agreement is revocable. If an aeronautical need for the subject property arises, that aeronautical need takes priority over the interim use and the PCSL shall vacate the property in a timely manner that shall not preclude the aeronautical use from being established. Also, if circumstances change and the interim use no longer complies with Federal requirements, the FAA may rescind this determination and direct the BNAA to eliminate the offending use or activity.

3. The lease agreement shall contain a rental rate at Fair Market Value (FMV) in accordance with the FAA's Policy and Procedures Concerning the Use of Airport Revenue, dated February 16, 1999. All revenue earned with your proposed interim use will be used exclusively for the development, operation and maintenance of BMI. Our review concurs with the appraisal and proposed FMV, subject to adjustments based on market fluctuations.
4. Any alteration or construction on the land shall be required to comply with Federal Grant Assurance 29. and be properly coordinated and approved through an airspace approval process, as well as meeting the requirements of the National Environmental Policy Act (NEPA).
5. The BNAA incorporates the following provisions in the granting of the interim use by the PCSL of the dedicated airport property:
 - a. The BNAA reserves the right to further develop or improve the landing area of the airport as it sees fit, regardless of the desires of PCSL, and without interference or hindrance.
 - b. The BNAA reserves the right, but shall not be obligated to PCSL, to maintain and keep in repair the landing area of the airport and all publicly-owned facilities of the airport, together with the right to direct and control all activities of PCSL in this regard.
 - c. This interim use lease agreement shall be subordinate to the provisions of and requirements of any existing or future agreement between the BNAA and the United States, relative to the development, operation, or maintenance of the airport.
 - d. PCSL agrees to comply with the notification and review requirements covered in Part 77 of the Federal Aviation Regulations in the event any future construction is planned for the subject easement area, or in the event of any planned modification or alteration of any present facilities/utilities on the subject easement area. All proposals prepared for coordination with the Federal Aviation Administration shall be coordinated through the BNAA.
 - e. There is hereby reserved to the BNAA, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the premises herein leased. This public right of flight shall include the right to cause in said airspace any noise inherent in the operation of any aircraft used for navigation or flight through the said airspace or landing at, taking off from, or operation on the Central Illinois Regional Airport.
 - f. PCSL, by accepting this interim use lease agreement expressly agrees for itself, its successors and assigns that it will not erect nor permit the erection of any structure or object above ground level. In the event the aforesaid covenants are breached, the BNAA reserves the right to enter upon the land under the lease agreement and to remove the offending structure, all of which shall be at the expense of PCSL.
 - g. PCSL shall not hereafter use, nor permit, use of the land in such a manner as to create a potential for attracting birds and other wildlife that may pose a hazard to aircraft.
 - h. PCSL, by accepting this lease agreement agrees for itself, its successors, and assigns that it will not make use of the leased premises in any manner which might interfere with the landing and taking off of aircraft from the Central Illinois Regional Airport or constitute a hazard. In the event the aforesaid covenant is breached, the BNAA reserves the right to enter upon the premises hereby leased and cause the abatement of such interference at the expense of PCSL.

- i. PCSL, by accepting this lease agreement agrees for itself, its successors, and assigns that it will not make use of the easement area in any manner other than reviewed for this proposal. Changing the use of the land would require review and approval by the FAA.
6. A copy of the executed lease agreement shall be kept on file with the BNAA and/or at the BMI airport offices and available upon request from the FAA.
7. The Exhibit A and Airport Layout Plan (ALP) should be updated (on all pertinent sheets) to reflect the non-aeronautical interim use area as "Interim Use (Non-Aeronautical)."

If you have any questions, feel free to contact me at 847-294-7527.

Sincerely,



Richard A. Pur, Program Manager
Chicago Airports District Office

cc: Illinois Division of Aeronautics - Terry Tappenbeck
Illinois Division of Aeronautics – Terry Schaddel
Crawford, Murphy & Tilly, Inc. – Brad Hamilton