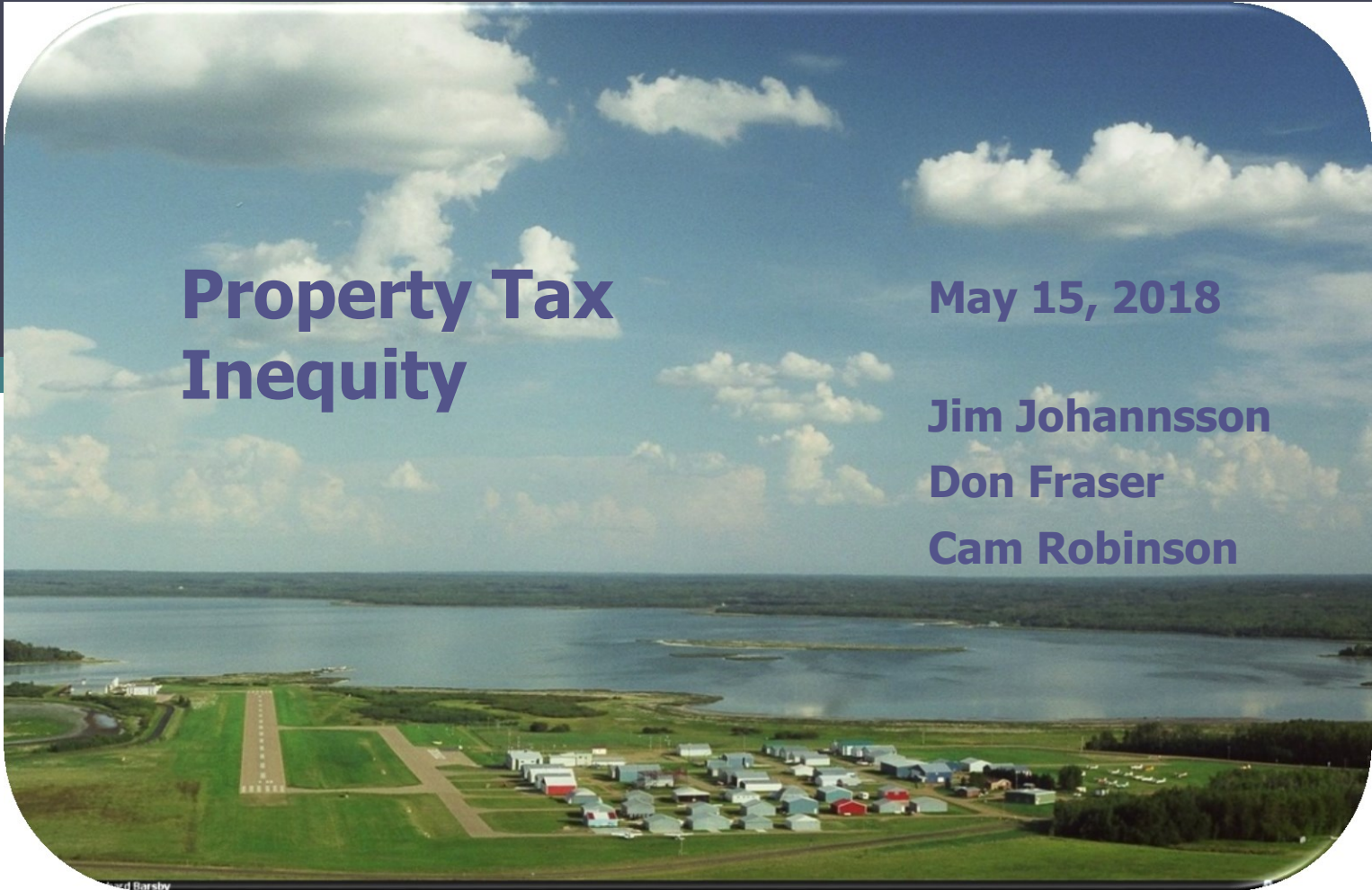# Cooking Lake Airport

Property Tax Inequity
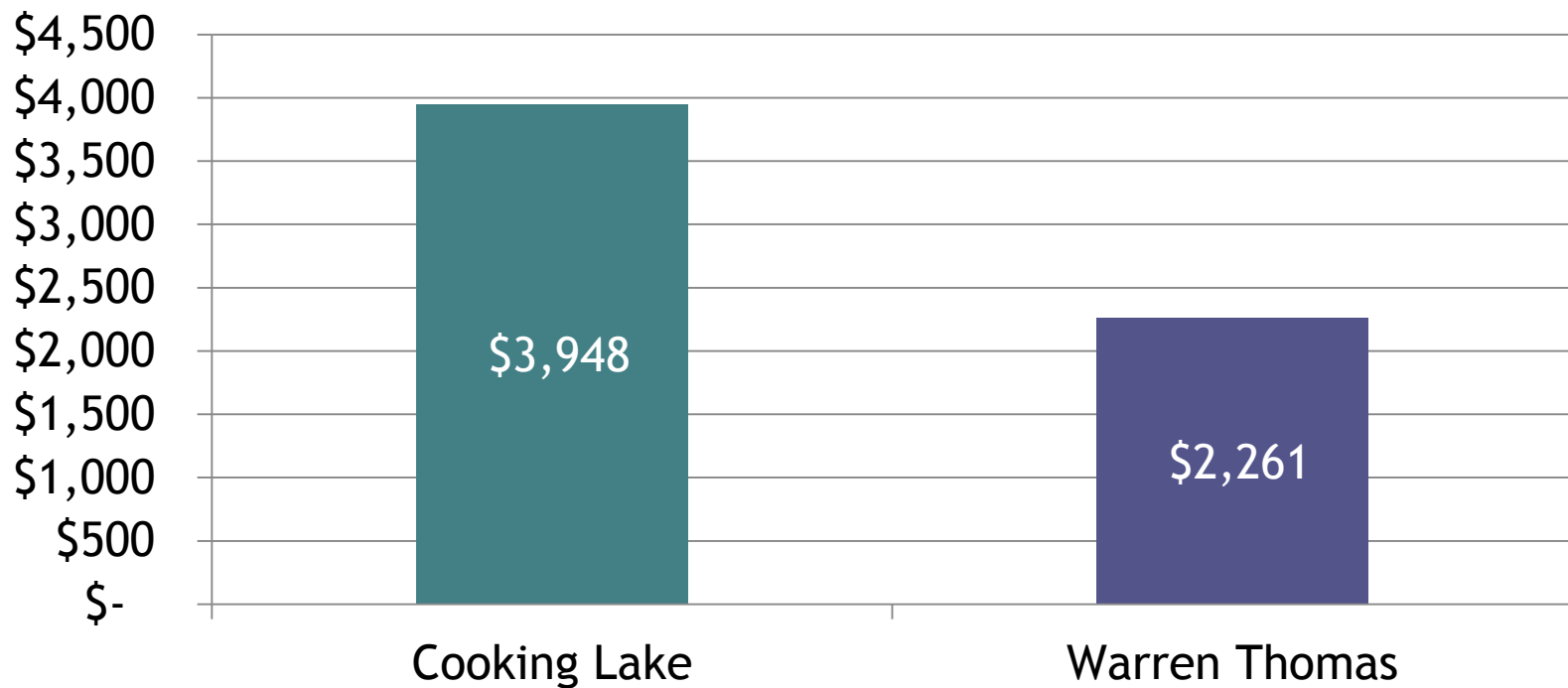
May 15, 2018

Jim Johannsson

Don Fraser

Cam Robinson

Property Tax Inequity

Taxes on similar 3,000 sq. ft. hangars

	Cooking Lake	Warren Thomas
	$3,948	$2,261

$4,500
$4,000
$3,500
$3,000
$2,500
$2,000
$1,500
$1,000
$500
$-

County provided services
Warren Thomas Aerodrome

Aerodrome operational inspections

Runway patching, crack filling, sweeping and snow removal

Runway and maneuvering area ice control

Runway mark painting

RNAV approach maintenance, registration

Airfield electrical maintenance

Airfield signage maintenance and repair

Taxiway patching, crack filling, sweeping and snow removal

Public parking lot maintenance, grading and snow removal

Terminal building maintenance, repairs, cleaning

Water, sewage for public buildings

Waste collection/removal

Aircraft refueling tanks, inspection, maintenance, repairs

Aircraft fuel inventory management

Natural gas for public buildings

Access road maintenance, grading, and snow removal

Wildlife control, and permitting

Airfield maintenance fleet, repairs, replacement, and licensing

Airport administration, and accounting

Hangar and tie-down lease management

Aviation regulatory compliance

Landscape, drainage maintenance

Web site administration, communications

Budgeting, cost tracking, and capital reserve planning

Insurance

Bylaw enforcement

Governance

Perimeter fencing/gates maintenance and repair

Aircraft fuel sales transaction processing

County Provided Services
Cooking Lake Airport

--- None ---

Potential Solution

Lobby Alberta Municipal Affairs to create an assessment sub-class for non-profit, public-use airports.
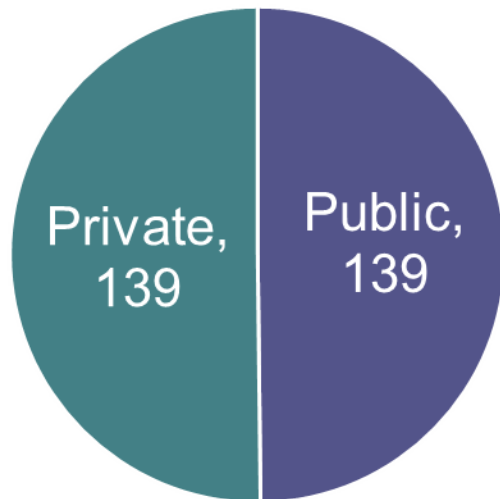
Allows properties at non-government, public-use airports to be taxed at similar rates to properties at government operated airports.

Requires amendment to s.2(1) of Alberta Regulation: Matters Relating to Assessment Sub-Class Regulation (MRASR)

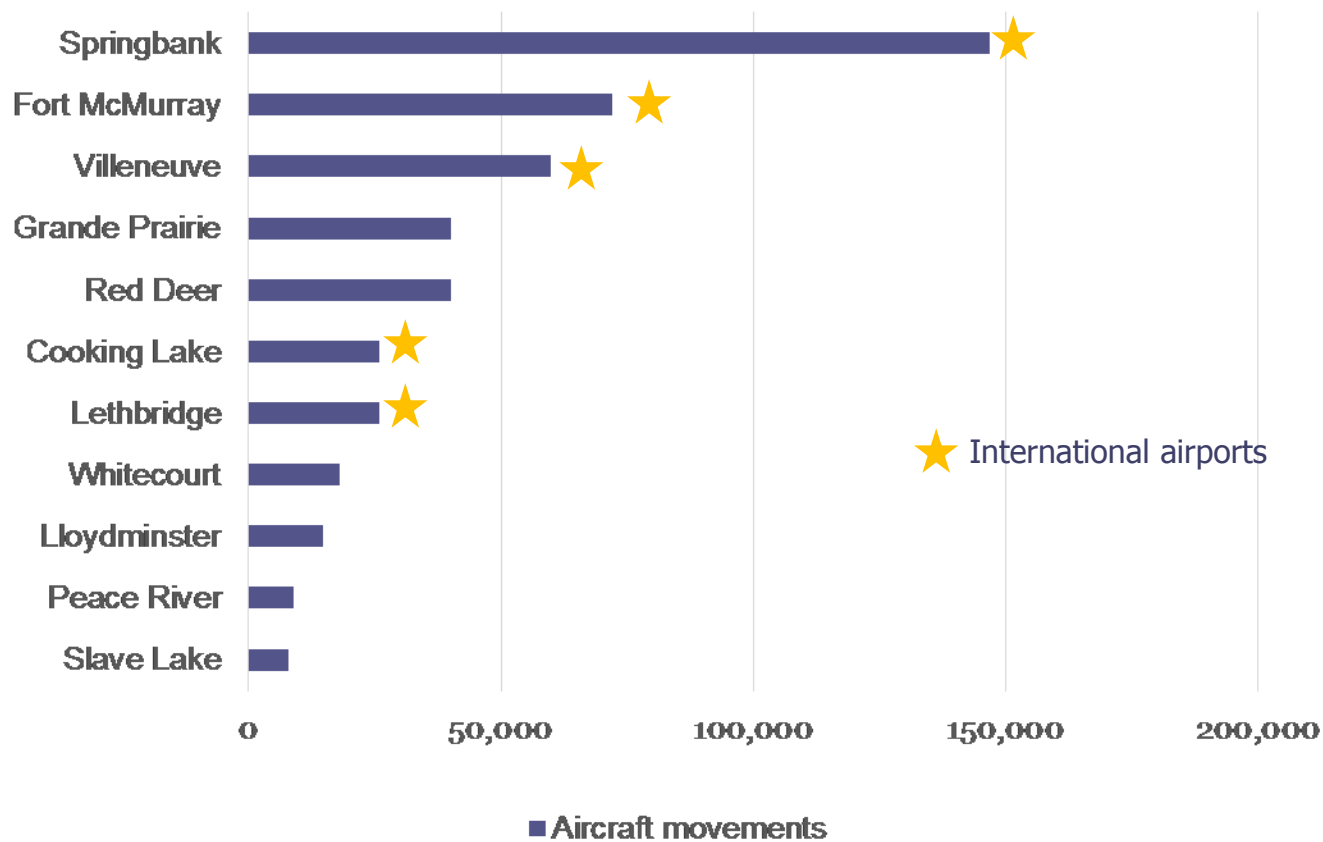# Backup

Airports in Alberta

Alberta Aerodromes

139 Private Aerodromes
- 65 Govt of Alberta
- 28 Private companies
- 34 Farm strips
- 6 First nations
- 3 Military
- 3 Non-profit

139 Public Aerodromes
- 99 Municipalities
- 14 Govt of Alberta
- 18 Farm strips
- 6 Airport Authorities
- 2 Non-profit

Alberta's Busiest Community Airports

Strathcona County Airports

Public	Private
Cooking Lake Airport	**Twin Island Airpark**
26,000 aircraft movements	*Private grass strip*
Warren Thomas	**Lechelt Field**
4,000 aircraft movements	*Private grass strip*
	Eastport
	Private helipad
	Bailey
	Private helipad