



AIRPORT PROSPECTUS

City of Ogden UT • Ogden Regional Airport (OGD)

Ogden
UTAH™
Regional
Airport

OGDEN REGIONAL AIRPORT (OGD) INVESTMENT OPPORTUNITY

Developers will find an incredible opportunity to develop available sites at the [Ogden Regional Airport \(OGD\)](#). OGD has 100 acres of developable land, including runaway-adjacent sites on the airport's west side. Lease options at the airport's west side sites are customizable, with options including a ground lease for development or a build-to-suit option. The sites on the west side of the airport are ideal for aerospace and defense-related business operations looking for easy access to the airport and interstate, while simultaneously being near Hill AFB.

In addition, the airport has development opportunities on the east side.

Currently, the airport offers commercial flights and general aviation services. Commercial service is currently available with Allegiant Air offering service from Ogden to their hub at the Mesa Gateway airport in Phoenix/Mesa, AZ, and with Avelo Airlines offering non-stop air service from Ogden to their hub in Los Angeles/Burbank, CA. Allegiant offers many connecting flights from their hub, and Avelo offers services to 11 western U.S. destinations from theirs.

"I would like to be able to fly out of the Ogden airport if they had more flight options," shared the CEO of HQ, a creative digital agency, adding "I would love to use the airport for business travel. People get tired of traveling through bigger airports, so flying out of Ogden would be far more convenient."



Airport Features

Commercial Aviation

An FAA-certified Part 139 airport, OGD has a contract FAA control tower, two runways, and all-weather, 24-hour precision ILS approach capability. The airport is regularly used for cargo, charter operations, and scheduled airline services. Some of the aircraft classes that utilize the airport are DC-9s, MD-80s, Airbus 319/320s, and Boeing 737/757. The airport is a weather diversion alternative for Salt Lake International Airport. Private aircraft also use the airport, and it is the busiest regional airport in Utah, with more than 300 private aircraft based there.

In Utah, there is only one comparable airport to OGD, Provo Municipal. These are the only two non-hub airports in Utah that have an air traffic control tower. As a point of comparison, the state's largest airport - SLC International Airport, had 337,404 operations in 2019, whereas OGD had 113,663 - fewer than a large international airport, but large enough to make OGD the second busiest airport in Utah in 2019.

OGD airport is poised for growth – recent additions of commercial and charter passenger service mean it's attracting more passengers every day. In December 2021, OGD Airport was awarded \$1 million per year for the next five years, allowing for expansions to support up to three Boeing 737 sized passenger aircraft simultaneously. This is in addition to an investment of \$2 million that was put into airport facilities in 2021 to create an expanded terminal and lobby. Combined, the expansions will increase seating in the departure lounge from 220 to 450 seats. Another \$350,000 is being invested to expand restaurant offerings. Ogden is in a unique position in that it has the aeronautical infrastructure in place, along with a growing population, to support airport growth and development.

Two major construction projects were recently completed at the airport: the \$2.6 million north tie-down apron creation and the replacement of the terminal building roof, which was \$235,000. There are two new hangars (\$1 million+) on the south end of Airport Road.

Aerospace and Defense Business Opportunities

An investment of \$11 million is currently being made in the infrastructure of the OGD Airport west side. A partial parallel taxiway and a new west side entrance road will be constructed in 2022. A new fiber optic telecommunications loop has just been completed and it circumnavigates the entire OGD Airport. In 2022, all the necessary utilities (power, natural gas, water, and sewer) will be fully installed and readily accessible for developers. Lastly, the entire west side site will be graded and drainage established, all ready for development and construction.

The \$11 million investment will facilitate the development of approximately 100-acres of runway adjacent land on the airport's west side. This land will be available to businesses in the aerospace and defense industry requiring runway access, and is ideal for R&D, manufacturing, and flight testing.

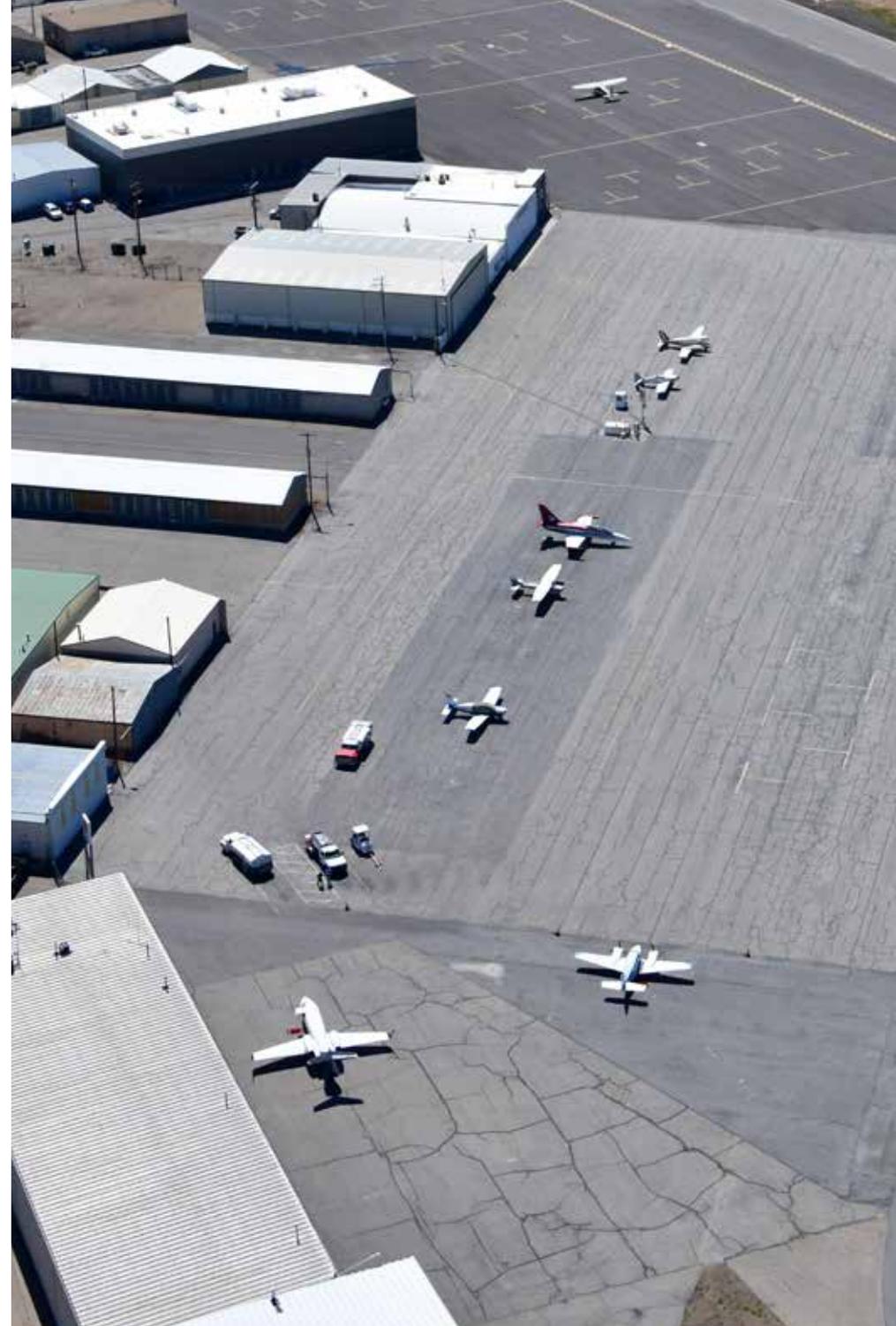
A truly once-in-a-lifetime opportunity exists to become one of the first developers to build at the OGD airport and create something extraordinary in this scenic, and rapidly expanding location. Sites are affordable, offer direct access, and are suited to a wide range of aviation and aerospace companies.

Aviation & Aerospace Facilities

A growing aerospace and defense cluster is emerging in Ogden, with the airport sharing airspace with nearby [Hill Air Force Base](#), the second largest Air Force base in the U.S. The airport is the hub for operations for several aerospace and defense companies, including Northrop Grumman, Williams International, and Borsight.

The 100-acre development site on OGD's west side, along with the existing hangars and build-to-suit options at the Kemp Ogden Gateway Center make [Ogden Regional Airport](#) an ideal location for aviation and aerospace companies. The impressive Airport Kemp Center has recently benefited from a \$30 million investment.

Locations are also available for the development of private hangars ranging from 3,600 to 50,000 square feet.



Fixed Base Operators

Three fixed-base operators (FBOs) Kemp Jet Services, CB Jet Center/CB Skyshare, and Mountain Valley Aviation provide fueling services as well as other aviation services at the airport. Additional companies based at the airport provide aircraft maintenance, repair, and overhaul services. The airport also has multiple flight schools.

Why Airlines Should Grow in Ogden

Ogden's population is well-traveled, and the data shows that a majority of our residents would prefer to fly out of Ogden instead of Salt Lake City. Already, the Ogden airport is the 2nd largest regional airport in Utah, based on the number of operations and based aircraft. With 100,000+ annual operations, there is a clear demand for air transportation out of Ogden. Airlines can benefit from this demand and play a key role in the airport's growth.

Air travel data has found that the top locations for people living in or near Ogden, and flying out of Salt Lake, are Los Angeles, Denver, Las Vegas, Orlando, and San Diego. Offering flights to these destinations is a good opportunity for airlines looking to expand.

These businesses, and the region's growing population, are creating additional demand for services, housing, and air transportation. "Top global brands send representatives to visit our offices regularly. If they could fly into Ogden, that would be highly beneficial," said Keith Titus, President & CEO of MarketStar. "We, and our clients, would like to use the Ogden Airport for business travel," echoed Matt Sutherland, Co-Founder of HQ, a digital creative agency.

Why Now is the Time

Now is the time to become part of the airport expansion, the growing entrepreneurial and tech community, or to join Ogden's existing companies in the aerospace, manufacturing, and outdoor products space. You won't find a better workforce or a more supportive business environment than in Ogden.

"Ogden City has been so good to work with," said Brett Barton, Senior Director of Manufacturing Operations at Fresenius Medical Care North America (FMCNA). "The economic development group is very willing to listen to the needs of the business, to be engaging, and to make things happen. They can help with land acquisition, building permits, you name it. I pitch ideas and they are willing to listen. Having such a strong relationship is a huge benefit. It's an amazing partnership."



Once-in-a-Lifetime Airport Development Opportunity

The [Ogden Regional Airport \(OGD\)](#) presents aviation and aerospace and defense businesses and developers with a once-in-a-lifetime opportunity to play a decisive role in the development of airport property and to bring their innovative vision to life.

The airport has limitless development possibilities and offers the chance to custom design airport property for use by a specific business. This is a rare opportunity, but it's possible in Ogden. Manufacturing and distribution companies, for example, can customize the site for their particular needs while benefiting from immediate airport access.

Recently, Williams International, the world leader in the development, manufacture, and support of gas turbine engines, brought its highly automated production facility here with a capital investment of 60 million dollars, building a 150,000 square foot facility which will provide about 300 jobs, and is the most advanced gas turbine engine manufacturing facility in the world.

The airport is also close to [Hill Air Force Base](#), a major U.S. Air Force base, which performs and contracts for significant aircraft sustainment activities. Hill Air Force Base provides additional aerospace business opportunities, as well as access to a large and diverse workforce with specialty training.

Interested businesses should not delay. Be one of the first to bring major development to the airport!

Ogden City has incredible incentives to make investing in the airport a smart development choice for airlines. Major incentives include: fee waivers for the first 24 months of service to a new, year-round destination; waiver of landing, fuel flowage, and terminal fees; and fees waived for seasonal service for the first season.

Another advantage is a robust marketing, advertising, and public relations program available to developers that include direct mail (e.g., inserts in utility bills), print, radio, and digital advertising, direct marketing to local businesses, and introductions and relationship-building assistance with the local chambers of commerce.

There is also potential SCASDP funding from DOT with a local match to provide a revenue guarantee as well as the possibility of additional marketing services.



Area 2
Runway Adjacent
Development • 195 Acres

Area 5
Commercial, Maintenance
Hazmat • 182 Acres

Area 1
Commercial Area
80 Acres

Area 3
Redevelopment/General
Aviation • 80 Acres

Area 4
General Aviation
86 Acres

INVEST IN OGDEN

The Ogden Economic Development team is ready to help make your business succeed, whether it's a brand new enterprise, an expansion, or a relocation. From bringing your development vision to the airport, growing your aerospace, technology, or manufacturing business; branching out into the tech space, or joining the ranks of outdoor products businesses who have been here for many years, **you'll find the support you need to thrive in Ogden.**

And, once you experience the Mountain to Metro lifestyle Ogden is known for, you'll see why those who live here wouldn't live anywhere else.

Come be a part of our rapidly growing, collaborative, robust business environment. For more information on developing a successful business in Ogden, or our airport development opportunities, contact our team.



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