



On-Airport Facility Development

A Different Path to Building What Your Airport Needs

Fund | Deploy | Maintain

Nearly every airport, regardless of size, has a list of projects it would pursue if capital constraints and development risk were not barriers: terminal improvements and expansion, hangars to meet waitlist demand, an FBO that can handle current traffic, an MRO facility built to a tenant's needs, or a non-aviation use for underutilized airport land. The need is rarely the issue. The real questions are who pays, who assumes the risk, and what the airport must give up in return.

Every conventional path asks the airport to make some version of that trade. Issue debt and put the airport's balance sheet behind it. Or hand a private developer a long-term ground lease and, with it, control over who occupies the facility, what they pay, and all of the revenue the asset will generate, while accepting the condition of the asset when it reverts to the airport decades later.

We have a solution.

How Infrastructure as a Service® Works

Sustainability Partners (SP) delivers essential infrastructure to public entities through a monthly usage-based utility-like model called Infrastructure as a Service® (IaaS). The concept is straightforward: SP facilitates the design, funding, and construction, and provides ongoing care while the public entity retains full operational control of the completed facility. It decides who occupies the space, sets rates, manages tenant relationships, and directs day-to-day operations.



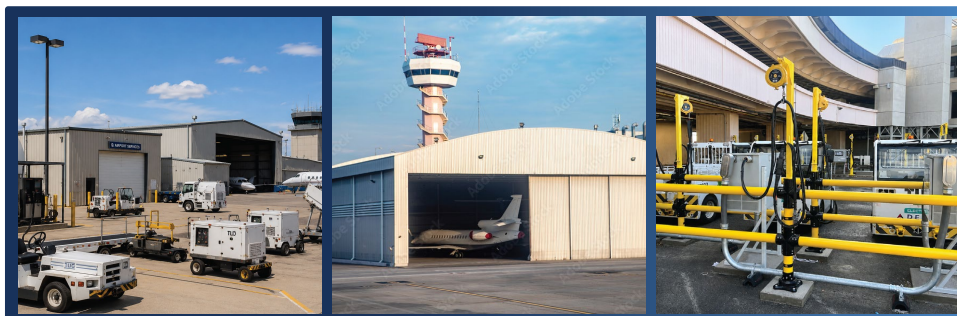
FACILITATING ALL ASPECTS OF
DESIGN, CONSTRUCTION, INSTALL



FLEXIBLE FUNDING WITH
MONTHLY SERVICE CONTRACT



ONGOING MAINTENANCE,
MONITORING & UPGRADES



Infrastructure as a Service®

Key Features:



Predictable Monthly Usage Fee

Sustainability Partners helps airports modernize essential infrastructure with a simple monthly usage fee based on usage, capacity, and/or availability.



Payments Starts After Project Delivery

The first monthly invoice is sent once assets are delivered and available for use, helping airports preserve capital and support operating-expense treatment.



Flexible Structure

The agreement is designed to accommodate changing airport needs, avoiding the rigid commitments often found in traditional financing and development arrangements.



Ongoing Care & Maintenance Included

SP facilitates ongoing maintenance, helping ensure the facility remains in good condition without requiring the airport to fund major upkeep or address deferred maintenance.

IaaS



for
Airports



What SP Can Deliver

IaaS is not limited to any one type of facility or asset.
Common applications include:



Hangars

- T-hangars, box hangars, and large-bay corporate and group hangars to meet based-aircraft demand and waitlists.



Parking Facilities

- Revenue-generating parking structures to meet passenger, visitor, and airport employee needs, complete with payment systems and EV charging infrastructure if desired.



FBO Facilities

- Fixed-base operator terminals, line-service facilities, and supporting infrastructure, whether replacing aging facilities or establishing a first.



MRO / Build-to-Suit

- Purpose-built maintenance, repair, and overhaul facilities developed around a specific operator's requirements, giving the airport a way to land and keep a tenant MRO who needs a custom facility, but has no interest in developing the facility or having the burdens of building ownership.



Fuel & Support Infrastructure

- Fuel storage and distribution facilities, ground-support equipment buildings, and related airside infrastructure.



Non-Aviation/Build-to-Suit

- Office, commercial, hospitality, and industrial development on available and underutilized airport parcels, leased by the airport to tenants of its choosing,



Other Airport Facilities & Assets

- Terminals – new construction, upgrades, expansions
- Administrative buildings
- Ground transportation services
- Maintenance and snow-removal equipment storage
- Public safety facilities

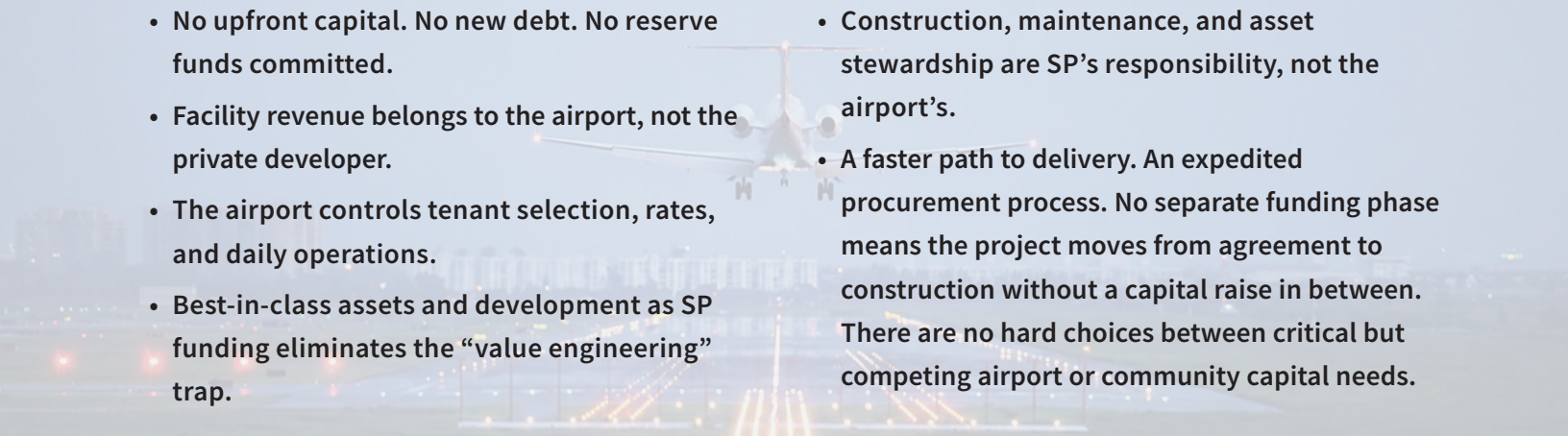
Why IaaS Works for Airports

To foster development, most airports are forced to turn to the conventional ground-lease model, which transfers all project risk to a developer. While the private developer assumes the debt and construction, the airport must find, vet, and negotiate with that developer, whose financial interests may not align with the airport's long-term operational goals.

The airport gives up control over who occupies the facility and sacrifices the opportunity to capture all lease revenue across the entire development, not just the ground lease. At the expiration of the ground lease, the asset reverts to airport ownership in whatever condition the lessee chose to maintain it, typically with extensive deferred maintenance needs.

Every airport is different, and so are the opportunities. The right project depends on the airport's demands, constraints, and goals. What remains constant is the model: SP facilitates funding, construction, and maintenance; the airport controls and operates; the usage fee begins when the asset is available for use.

IaaS inverts those restrictive dynamics

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- No upfront capital. No new debt. No reserve funds committed.
 - Facility revenue belongs to the airport, not the private developer.
 - The airport controls tenant selection, rates, and daily operations.
 - Best-in-class assets and development as SP funding eliminates the “value engineering” trap.
 - Construction, maintenance, and asset stewardship are SP's responsibility, not the airport's.
 - A faster path to delivery. An expedited procurement process. No separate funding phase means the project moves from agreement to construction without a capital raise in between. There are no hard choices between critical but competing airport or community capital needs.

About Sustainability Partners

Sustainability Partners is a **Public Benefit Company** with an established record of delivering infrastructure through the IaaS model to public entities across the United States. SP manages the full development lifecycle, from funding through long-term asset stewardship, so public partners can focus on operations rather than capital management. Aviation and engineering expertise is brought to each project through delivery partners selected to fit the specific facility and field, ensuring the work meets FAA and community standards and the airport's long-term operational needs.

An Invitation to a Conversation

If IaaS is of interest, we'd welcome a conversation to walk through how it works, answer questions about compatibility with FAA grant assurances, existing airport regulations, and applicable state and local requirements, and explore what a project at your airport could look like.

Let's discuss how Sustainability Partners can help. Reach out today!



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