



# Portsmouth Economic Development Commission



Pease Development Authority

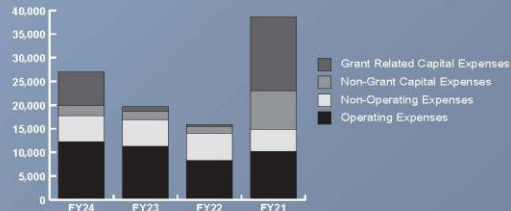
July 11, 2025



# PSM BY THE NUMBERS

Pease Development Authority

Total Expenditures (\$000's)



Operating Revenue & Expenses\* (\$000's)



## FY24 Operating Revenue BY CATEGORY\*

GOLF | \$3.5M

AIRPORT PARKING | \$525K

CONCESSIONS | \$592K

AVIATION FUEL FLOWAGE | \$982K

OTHER  
\$419K

TOTAL  
REVENUE  
\$17M

TRADEPORT  
LEASES  
\$11M

ADMIN  
\$2.8M

GOLF  
\$2.7M

TRADEPORT  
\$948K

TOTAL  
EXPENSES  
\$12M

## FY24 Operating Expenses BY COST CENTER\*\*

AIRPORT  
\$5.8M

\*Excludes adjustments for GASB Statement No. 87, Leases  
\*\*Operating Expenses Exclude Depreciation

## Pease Golf Course



5

School Teams Hosted

28

Charitable Events

250

Members

73,897

Rounds of Golf

## Sustainable Initiatives



1.5

Miles of Bike Path

2

Electrical Vehicle Chargers  
Installed

138

Runway LED Lights

## Portsmouth International Airport (PSM)

198K

Total Annual  
Passengers



178

Based Aircraft

24/7

Air Traffic Control  
Tower



11,322

Feet of Runway

50

Pieces of Heavy  
Snow Equipment



2,500

Gallons of Paint Used  
for Airfield Markings

## Pease Tradeport

9

Restaurants

250

Businesses



2,765

Acres on Tradeport

10,500

People Employed  
(Approximate)



# Pease Development Authority

## Local Contributions



**\$7.2M**

*Municipal Service Fee/PILOT  
paid annually to the City of Portsmouth*



**250**

*Companies on the Tradeport*



**10,500**

*Jobs on the Tradeport (Medical, Life Science, Legal,  
Aeronautical, Manufacturing, Engineering, etc.)*



**\$700M**

*In wages paid by Tradeport employers*



**\$18M**

*Annually generated by the Tradeport in Business and  
Meals/Rental Taxes paid to the state of New Hampshire*



**25,000**

*Hotel Rooms Occupied by Tradeport Visitors*



**200K**

*Total Annual Passengers*



### Pease Water & Wastewater Infrastructure

- Pease Wastewater Treatment Facility
- Harrison Well
- Haven Well
- Smith Well

**518,121 Gallons**

*on average per day produced from Pease wells*



### C&J Bus Lines

Use **50%** less Co2 emissions  
than the average vehicle

**184** passenger miles per gallon  
provided by buses

**500** cars off the road per day



### Pease Golf Course 2024

**26** Charitable Events

**\$462.5K** Raised





# Tradeport Office Space Restored

- FY25 Uptick in Subleases

- Albany International 100 International Dr
- Trigger House 130 International Dr
- Orbis 111 New Hampshire Ave
- AlphaGraphics 230 Corporate Dr
- Port City Veterinary 230 Corporate Dr
- National Visa Center 32 Rochester Ave

**Restored to 8% vacancy rate**





# Tradeport Industrial Space Growth

- FY25 Uptick in Availability

- Georgia Pacific

- 50,000<sub>sf</sub>

- HCA Healthcare

- 50,000<sub>sf</sub>

- Lonza/Vertex

- 130,000<sub>sf</sub>

- Repurpose of AB Brewery

**Increased Space held 1% vacancy**







# Tradeport Initiatives

- Foster Key Industries
  - NH Life Sciences
  - NH BEA
    - International Business Development
    - Foreign Trade Zone
    - Accelerator Programs
- Tradeport Land Planning and Controls
  - Density
  - Use
  - Amenities
- Accessibility
- Resiliency





# Federal Aviation Administration (FAA) Housing Policy

- The FAA considers housing to be a non-compatible use at airports primarily because of safety, noise, and operational concerns.
  - Safety Concerns
    - Proximity to Flight Paths & Risk of Accidents
    - Height Restrictions: Residential building near airports may interfere with airspace management
  - Noise Impact
    - Aircraft noise disruption to residents
    - Potential long-term health issues due to noise
    - Federal Aviation Regulations (FAR): *Part 150 Noise Compatibility Program*
  - Operational & Development Restrictions
    - Limits the potential for airport expansion needs





# Air Service Update

- **198K Passengers in 2024**
  - 44K more passengers than 2023!

- **Allegiant Airlines**

- Year Round:
  - Punta Gorda (PGD)
  - Sanford/Orlando (SFB)
- Seasonal:
  - Sarasota Bradenton (SRQ)
  - St. Pete/Clearwater/Tampa (PIE)

- **Breeze Airways**

- Year Round:
  - Orlando (MCO)
- Seasonal:
  - Fort Myers (RSW)







# Community Role in Supporting & Driving Air Service

- **Grant Applications**
  - Applications for Federal Grants
    - Small Community Air Service Development Program (SCASDP)
  - Fund Strategies at Small Airports
    - Improving Air Service
    - Addressing Airfare Issues
  - Revenue Guarantees, Marketing Assistance, Funding for Studies
- **Revenue Guarantees & Travel Banks**
  - Businesses guarantee purchase of X-number of tickets
  - Offer minimum revenue guarantees to airline
    - Mitigates Financial Risk for New Routes
- **Start-up Costs & Incentives**
  - Communities can provide financial assistance for start-up costs associated with:
    - New Air Service
    - Develop & Fund Incentive Programs
    - Attract & Retain Airlines





# Airport Initiatives

- Joint Use Military Commercial Airport
  - Support Mission of NH-ANG 157th
  - Self Sustaining Revenue Model
    - Concession Revenue from Airline Activity
    - Transient Military and Corporate Activity
    - Aeronautical land development
- Community Airport
- Understand what we are
- Understand what we are not



# Citywide & Airport Master Plan

- Portsmouth Citywide Master Plan
  - Updated master plan every 10 years
  - 18-month long process
  - PDA will work in joint-collaboration with City of Portsmouth
- Airport Master Plan
  - Required & funded by the FAA







# Division of Ports & Harbors

- Transferred to PDA July 1, 2001
- Market Street Marine Terminal
  - NH's only deep-water port
- Portsmouth Commercial Fish Pier
- Rye & Hampton Harbor Marine Facilities
- Coastal Waterway Moorings & Navigation
- Revolving Loan Fishery Fund
  - Established in 1994 through EDA grant of \$810,000
- Foreign Trade Zone #81
  - PDA acts as FTZ #81 Grantee





# Main Wharf Rehabilitation

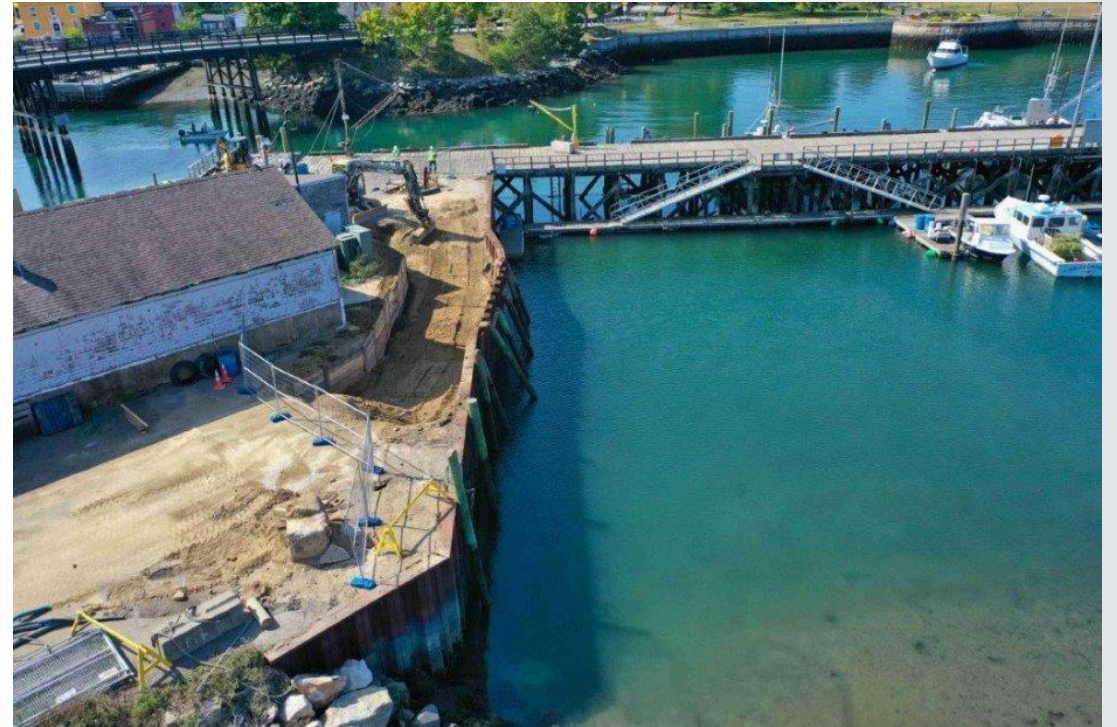
- \$14M project funded by Federal BUILD Grant and State Port Expansion Fund
- Improved Safety & Efficiency, More Laydown Area
- Ability to Handle Different Types of Cargo (Heavy Lifts)
- Allows Staging for Other Projects
  - Navy Yard Dry Dock, Hampton Jetty Heavy Equipment Demobilization)





# Portsmouth Commercial Fish Pier

- Over \$5M in State/ARPA Funded Grants for Seawall Repairs, Decking and X-Bracing, Building Replacement
- Commercial Fishing Vessels
  - 20 year-round vessels
  - 60 pier permits
  - Primarily Lobster (some Fin-Fish and Tuna)
- Fuel Sales
  - Coast Guard, Marine Patrol, Fish & Game, NH DES







# American Cruise Lines

- 10 Port Calls in 2025
  - More than double the amount from 2024 (4 Port Calls)
- Positive Economic Impact to Downtown Businesses
- Potential for Additional Cruise Line in Fall of 2026
  - Victory Cruise Lines





# Open Discussion



**PEASE**

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DEVELOPMENT AUTHORITY

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PORTSMOUTH, NH