



MACON-BIBB COUNTY, GEORGIA

Request for Proposal (RFP)

FOR

Middle Georgia Regional Airport Land

Lease for Agricultural Use

27-011-LH

97135

MACON-BIBB COUNTY

ISSUE DATE: SEPTEMBER 15, 2026

DUE DATE: THURSDAY, OCTOBER 15, 2026

MBE/WBE/DBE Participation: Minority, Women Owned, and other Disadvantaged Business Enterprises are encouraged to participate in the solicitation process. Additionally, respondents are encouraged to use M/W/DBE sub-consultants where possible. Small and other disadvantaged businesses requiring assistance with the competitive process can contact Cherise Stephens, Small Business Affairs at (478) 300-2297 or csthepens@maconbibb.us

**Request for Proposal (RFP) for
Middle Georgia Regional Airport Land Lease
for Agriculture Use.**

A. INVITATION TO PROPOSE

Notice is hereby given that the Macon-Bibb County board of Commissioners will receive sealed proposals in in the Procurement Department, Suite 308 of Macon City Hall, located at 700 Poplar Street Macon, Georgia 31201 until **12:00 o'clock NOON** at the time legally prevailing in Macon, Georgia on **Thursday, October 15, 2026**, for **Middle Georgia Regional Airport Land Lease for Agricultural Use**. Respondents shall provide **(original proposal plus 5 copies and Flash Drive)**.

NO LATE RESPONSES WILL BE CONSIDERED

The names of responding firms will be publicly read on **Thursday, October 15, 2026, at 2:00 o'clock P.M.** in the **Procurement Conference Room**, located at 700 Poplar Street Macon, Georgia 31201. Deadline to submit questions is **Friday, October 2, 2026, 3:00 pm** standard eastern time.

Responses must be sealed and identified on the outside of the package as and delivered to

“RFP 27-011-LH – Middle Georgia Regional Airport Land Lease for Agricultural Use”
Macon-Bibb County Procurement Department
700 Poplar Street
Suite 308
Macon, Georgia 31201
Telephone: (478) 803-0550

Submissions may not be withdrawn for a period of one hundred and twenty (120) days after the deadline for closing. Macon- Bibb reserves the right to reject any and all submissions and to waive technicalities and formalities. Respondents shall carefully read the information contained herein and submit a complete response to all requirements and questions as directed. Submittals and any other information submitted in response to the RPS shall become the property of Macon-Bibb County.

Macon-Bibb County ("County"), owner and operator of Middle Georgia Regional Airport, solicits proposals from qualified parties ("Bidder") interested in leasing specified Middle Georgia Regional Airport ("Airport") property located in Macon-Bibb County, Georgia for agricultural production and farming activities.

The areas available for agricultural production include four (4) parcels of property totaling approximately **179.61 acres**. The parcels are as follows:

- Tract 1 – 21.39 Acres
- Tract 2 – 12.62 Acres
- Tract 3 – 128.37 Acres
- Tract 4 – 17.23 Acres

See Exhibit A for a detailed map of the property.

Each Bidder shall submit one proposal for **all four (4) tracts**. The County intends to award one lease covering all tracts. The property shall not be divided among multiple Bidders.

The successful Bidder shall lease, utilize, maintain, and pay rent on **all four (4) tracts** for the duration of the lease unless otherwise approved in writing by the County. Failure to lease, utilize, maintain, or pay rent on any tract shall constitute a default under the Lease Agreement.

Airport Operational Requirements

Middle Georgia Regional Airport is a federally obligated public-use airport regulated by the Federal Aviation Administration (FAA), the Georgia Department of Transportation (GDOT), and other governmental agencies. All agricultural activities shall be conducted in a manner that protects the safe and efficient operation of the Airport.

Agricultural production shall be limited to crops and farming practices approved by the Airport. Crops or agricultural practices determined by the Airport to create or contribute to wildlife hazards, airfield visibility issues, drainage problems, or operational concerns shall be prohibited.

The Airport reserves the sole right to approve, deny, or require removal of any crop, farming practice, irrigation method, standing water, feed storage, composting operation, livestock activity, or any other agricultural practice that may adversely affect airport operations or create an unacceptable wildlife hazard.

The successful Bidder shall immediately comply with any directive issued by the Airport regarding wildlife hazard mitigation or FAA compliance.

Lease Term

The County intends to enter into a five (5) year Lease Agreement with the successful Bidder.

The Lease shall provide the County with the right to amend, suspend, or terminate all or any portion of the Lease upon thirty (30) days' written notice if required for:

- Airport development
- FAA compliance
- State or federal regulations
- Airport operational requirements
- Aviation safety
- Utility installation or maintenance
- Construction or capital improvement projects

The County shall have unrestricted access to the leased property at all times.

Proposal Requirements

Each Bidder shall provide detailed information addressing the following:

Agricultural Activities

Describe the proposed agricultural operation including:

- Intended crops
- Crop rotation schedule
- Planting and harvesting schedule
- Cultivation methods
- Irrigation methods
- Soil conservation practices
- Pest management program
- Herbicides
- Fertilizers
- Insecticides
- Any other agricultural chemicals proposed for use

The Airport reserves the right to approve or prohibit any chemical, fertilizer, pesticide, herbicide, or agricultural practice utilized on Airport property.

Property Maintenance and Upkeep

Provide a detailed maintenance plan including:

- Mowing
- Weed control
- Litter removal
- Erosion control
- Maintenance of adjacent property affected by farming activities

The Lessee shall maintain all leased property in a clean, orderly, and safe condition.

Related Experience

Provide documentation demonstrating experience performing agricultural operations of similar size and complexity.

Include:

- Years in business
- Similar projects
- References
- Equipment available
- Personnel qualifications

Evaluation Criteria

Proposals may be evaluated using, but not limited to, the following criteria:

Criteria	Maximum Points
Proposed Annual Rent	40
Agricultural Experience	20
Property Maintenance Plan	15
Wildlife Hazard Compatibility	15
Drainage / Stewardship Improvements	10

The County reserves the right to consider additional factors deemed to be in its best interest.

Property Improvements

No grading, excavation, drainage modifications, irrigation systems, wells, fencing, structures, utility installations, fuel storage, or permanent improvements shall be constructed without prior written approval from the County.

Unless otherwise agreed in writing, all approved permanent improvements shall become the property of the County upon termination of the Lease without compensation.

Environmental Requirements

The Lessee shall comply with all applicable federal, state, and local environmental laws.

The Lessee shall not:

- contaminated soil
- contaminate groundwater
- discharge pollutants into drainage systems
- dispose of hazardous materials on Airport property

Any contamination resulting from Lessee's operations shall be immediately remediate at Lessee's sole expense.

Airport Access

The Airport, FAA, GDOT, County personnel, contractors, consultants, and emergency responders shall always have unrestricted access to the leased property.

The Airport may temporarily occupy portions of the property for inspections, surveying, maintenance, construction, utilities, environmental investigations, or airport development.

The Lessee acknowledges that the Premises are located on an active public-use airport and may be subject to airport operations, maintenance activities, inspections, construction projects, utility work, wildlife hazard management, and other activities necessary for the safe and efficient operation of the Airport. The County shall not be liable for crop damage or crop loss resulting from such authorized activities, provided such activities are undertaken in good faith and in furtherance of Airport operations, safety, or regulatory compliance.

Wildlife Hazard Management

The Lessee shall cooperate fully with the Airport's Wildlife Hazard Management Program.

The Airport may require modification or immediate removal of crops or farming practices determined to create wildlife hazards.

Failure to comply shall constitute a default under the Lease.

Property Restrictions

The following activities are prohibited unless specifically approved in writing by the Airport:

- Livestock operations
- Poultry operations
- Apiaries (bee keeping)
- Composting operations
- Feed storage
- Grain storage
- Hunting
- Trapping
- Firearms
- Burning
- Bulk fuel storage
- Hazardous material storage

Assignment

The Lessee shall not assign, transfer, sublicense, or sublease any portion of the leased property without prior written approval from the County.

Events of Default

Each of the following shall constitute an Event of Default:

- Failure to pay rent when due.
- Failure to lease, utilize, or maintain all required tracts.
- Failure to maintain required insurance.
- Growing crops or conducting agricultural activities not approved by the Airport.
- Failure to comply with FAA, GDOT, County, or Airport regulations.
- Assignment or sublease without written approval.
- Failure to maintain the property.
- Environmental contamination caused by the Lessee.
- Construction of improvements without approval.
- Failure to comply with written Airport directives regarding wildlife hazards.
- Abandonment of the leased premises.
- Insolvency or other material breach of the Lease, subject to applicable federal bankruptcy law.

If any default is not cured within thirty (30) days after written notice (or within a shorter period if required to protect airport operations or safety), the County may terminate the Lease and exercise any other remedies available under the Lease or applicable law.

Additional Considerations

- The Lessee shall comply with all applicable local, state, and federal laws and regulations.
- All people operating vehicles on Airport property shall possess a valid driver's license and complete Airport-required training.
- Airport-issued keys, gate access devices, or credentials shall remain the property of the Airport and shall be returned upon request or termination of the Lease.
- The County reserves the right to inspect the leased property at any reasonable time.
- The County reserves the right to reject any proposed crop or farming practice that is inconsistent with airport safety or operational requirements.

RFP PROPOSAL BID FORM

Land Lease for Agricultural Use at Middle Georgia Regional Airport

27-011-LH

Proposers Name: _____

ITEM	UNIT OF MEASURE	TOTAL PRICE
1. Tract 1 – 21.39 Acres	Per Acre	
2. Tract 2 – 12.62 Acres	Per Acre	
3. Tract 3 – 128.37 Acres	Per Acre	
4. Tract 4 – 17.23 Acres	Per Acre	
	OVERALL TOTAL PRICE	

Print Name: _____

Title: _____

Signature: _____

Title: _____

Exhibit A

