

MBL

MANISTEE COUNTY BLACKER
AIRPORT

PROPOSED FY2027 RATES & CHARGES SCHEDULE



MEMORANDUM

DATE: July 20, 2026

TO: Manistee County Blacker Airport Tenants and Users

FROM: Miles Weaver, Airport Director

RE: Proposed FY2027 Rates and Charges Schedule

The Proposed FY2027 Rates and Charges Schedule was introduced at the Airport Authority Board Regular Meeting held on July 20, 2026. Establishing rates and charges to be as financially self-sustaining as possible, but with regard to the impact it could have on users, is certainly a challenge, but necessary. Staff conducted copious research, a detailed review of the airport's operating budget, and a review of comparable airports rates and charges to develop the rates and charges schedule being introduced.

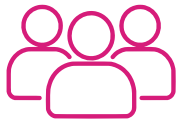
Please consider the investment being made in the services provided, maintaining infrastructure, and delivering innovative solutions to ensure a pleasant and convenient experience.

The Airport Authority Board and Staff welcome productive feedback, which can be shared by emailing manager@flymanistee.com. The official comment period will be closed on Wednesday, August 5, 2026.

Thank you for your consideration.

2025 ECONOMIC CONTRIBUTION REPORT FOR MANISTEE COUNTY BLACKER AIRPORT

I  MBL
MANISTEE BLACKER
AIRPORT AUTHORITY



26,431

TOTAL PASSENGERS

This includes both GA and Airline passengers.



3,749

TOTAL OPERATIONS

This is the total for takeoffs and landings combined.



\$22,260,170

TOTAL ECONOMIC IMPACT

This reflects the total market value of the services provided by the airport.



23 & 94

JOBS

There are **23** on-airport employment positions with an average annual wage of approximately **\$74,400**. However, a total of **94** jobs across Manistee County are supported by the Manistee County Blacker Airport operations.



\$1 → \$19.78

RETURN ON INVESTMENT

Every **\$1** invested in the airport generates approximately **\$19.78** in economic activity. This is calculated by the total effect (Output/Local Level) **\$14,158,364** and dividing it by **\$715,859.75**, the total estimated revenue for fiscal year 2026, minus the **\$7,191,723** from the federal government for air service.

PROJECTED FISCAL YEAR RATES AND CHARGES ARE SUBJECT TO CHANGE AND YEARLY APPROVAL BY THE AIRPORT AUTHORITY BOARD.							
GENERAL AVIATION AIRFIELD ACTIVITY FEES:		PROPOSED FY2027	FY2028 Projected	FY2029 Projected	FY2030 Projected	FY2031 Projected	NOTES
0 lbs - 3,999 lbs	Landing Fee	\$10.00	\$11.00	\$12.00	\$13.00	\$14.00	One night of overnight parking is included
	Overnight Parking	\$5.00	\$6.00	\$7.00	\$8.00	\$9.00	
Greater than or equal to 4,000 lbs	Landing Fee	\$30.00	\$32.00	\$34.00	\$36.00	\$38.00	One night of overnight parking is included
	Overnight Parking	\$25.00	\$27.00	\$29.00	\$31.00	\$33.00	
Greater than or equal to 12,500 lbs	Landing Fee	\$75.00	\$79.00	\$83.00	\$88.00	\$93.00	One night of overnight parking is included
	Overnight Parking	\$70.00	\$74.00	\$78.00	\$82.00	\$87.00	
Greater than or equal to 25,000 lbs	Landing Fee	\$110.00	\$116.00	\$122.00	\$129.00	\$136.00	One night of overnight parking is included
	Overnight Parking	\$105.00	\$111.00	\$117.00	\$123.00	\$130.00	
Greater than or equal to 50,000 lbs	Landing Fee	\$150.00	\$158.00	\$166.00	\$175.00	\$187.00	One night of overnight parking is included
	Overnight Parking	\$145.00	\$153.00	\$161.00	\$170.00	\$179.00	
Greater than or equal to 75,000 lbs	Landing Fee	\$200.00	\$210.00	\$221.00	\$233.00	\$245.00	One night of overnight parking is included
	Overnight Parking	\$195.00	\$205.00	\$216.00	\$227.00	\$239.00	
All Helicopters	Landing Fee	\$25.00	\$27.00	\$29.00	\$31.00	\$33.00	One night of overnight parking is included
	Overnight Parking	\$20.00	\$21.00	\$23.00	\$25.00	\$27.00	
FUEL FEES:		PROPOSED FY2027	FY2028 Projected	FY2029 Projected	FY2030 Projected	FY2031 Projected	NOTES
Fuel Flowage Fee (Jet A/AvGas)	0-1000 gal/user/month	\$0.066/gal	\$0.073	\$0.080	\$0.088	\$0.097	
	1001-5000 gal/user/month	\$0.033/gal	\$0.036	\$0.040	\$0.044	\$0.048	
	5001 or more gal/user/month	\$0.011/gal	\$0.012	\$0.013	\$0.015	\$0.016	
Fuel Farm Lease Fee (JetA/AvGas)	0-1000 gal/user/month	\$0.187/gal	\$0.206	\$0.226	\$0.249	\$0.274	
	1001-5000 gal/user/month	\$0.099/gal	\$0.109	\$0.120	\$0.132	\$0.145	
	5001 or more gal/user/month	\$0.011/gal	\$0.012	\$0.013	\$0.015	\$0.016	
COMMERCIAL AIR CARRIER AIRFIELD ACTIVITY FEES:		PROPOSED FY2027	FY2028 Projected	FY2029 Projected	FY2030 Projected	FY2031 Projected	NOTES
Landing Fee	Per Scheduled Landing	\$50.00	\$53.00	\$56.00	\$59.00	\$62.00	
Part 139 Services Handling Fee	Per Day	\$711.00	\$747.00	\$785.00	\$825.00	\$867.00	
TERMINAL LEASED SPACE RATES:		PROPOSED FY2027	FY2028 Projected	FY2029 Projected	FY2030 Projected	FY2031 Projected	NOTES
Office Space	Per square foot, per year	\$45.66	\$47.94	\$50.34	\$52.86	\$55.50	
Common Use/Other Space	Per square foot, per year	\$38.05	\$39.95	\$41.95	\$44.05	\$46.25	
Utility Reimbursement	Per square foot, per year	\$3.75	\$3.94	\$4.13	\$4.34	\$4.56	
AIRPORT OWNED HANGARS		PROPOSED FY2027	FY2028 Projected	FY2029 Projected	FY2030 Projected	FY2031 Projected	NOTES
T-Hangars: Units 1-4	Per month	\$275.00	\$289.00	\$304.00	\$320.00	\$336.00	
T-Hangars: Units 5-14	Per month	\$200.00	\$210.00	\$221.00	\$233.00	\$245.00	
T-Hangars: Daily Rental	Per day	\$40.00	\$42.00	\$45.00	\$48.00	\$51.00	
Hangar 2454	Per month	\$1,238.00	\$1,300.00	\$1,365.00	\$1,434.00	\$1,506.00	
ON-AIRPORT BUSINESS:		PROPOSED FY2027	FY2028 Projected	FY2029 Projected	FY2030 Projected	FY2031 Projected	NOTES
Car Rental Concession Fee	Gross	10%	10%	10%	10%	10%	
Vending Concession Fee	Gross	10%	10%	10%	10%	10%	

Sheet1

Manistee County Blacker Airport Fee Schedule

Adopted
2025-10-17
FY 2026

	FY 2020-2022	FY 2023	FY 2024	FY 2025	FY 2026
T-Hangars					
		\$150 or \$175	\$150 or \$175		
Old T-Hangars	\$150/month	/month	/month	\$175/month	\$175/month
New T-Hangars	\$175/month	\$225/month	\$225/month	\$225/month	\$225/month
Daily Hangar Rental	\$22.50	\$24.75	\$24.75	\$25.75	\$26.75
Large Hangar					
Cape Air Hangar Rent	\$1000/month	\$1100/month	\$1100/month	\$1144/month	\$1190/month
On Airport Business					
Car Rentals	10% of gross	10% of gross	10% of gross	10% of gross	10% of gross
Vending	10% of gross	10% of gross	10% of gross	10% of gross	10% of gross
Landing Fees					
Single Engine Piston	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Twin Engine Piston	\$11.87	\$13.06	\$13.06	\$13.58	\$14.12
Jet/Turboprop	\$23.74	\$26.12	\$26.12	\$27.16	\$28.25
Fuel Fees JetA/Avgas					
Fuel Flow Fee	\$0.16/gal	\$0.17/gal	\$0.17/gal	\$0.17/gal	
0-1000 gal/user/month					\$0.06/gal
1001-5000 gal/user/month					\$0.03/gal
5001- gal/user/month					\$0.01/gal
Fuel Farm Lease Fee					
0-1000 gal/user/month					\$0.17/gal
1001-5000 gal/user/month					\$0.09/gal
5001 gal/user/month					\$0.01/gal
Terminal Space Lease					
Office Space	\$27.21/sqft	\$28.82/sqft	\$30.54/sqft	\$31.76/sqft	\$33.03/sqft
Other Space	\$23.18/sqft	\$24.55/sqft	\$26.02/sqft	\$27.06/sqft	\$28.14/sqft
Electrical/Utility Reimbursement	\$1.75/sqft	\$1.90/sqft	\$1.90/sqft	\$1.98/sqft	\$2.06/sqft
Air Carrier					
Part 139 Services Handling Fee	\$564/day	\$597/day	\$633/day	\$658/day	\$684/day