

FY2027 RATES & CHARGES SCHEDULE

EFFECTIVE OCTOBER 12, 2026

ORIGINAL APPROVED AUGUST 17, 2026

REVISED APPROVED OCTOBER 12, 2026



MEMORANDUM

DATE: October 12, 2026

TO: Manistee County Blacker Airport Tenants and Users

FROM: Miles Weaver, Airport Director

RE: FY2027 Rates and Charges Schedule

At the October 12, 2026, Manistee Blacker Airport Authority Board Meeting, the FY2027 Rates and Charges Schedule with revisions was approved and is effective upon approval. The original FY2027 Rates and Charges Schedule was approved on August 17, 2026, with an effective date of October 1, 2026.

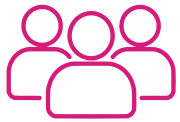
Establishing rates and charges that are as financially self-sustaining as possible, while also considering the impact on our users, is certainly a challenge, but it is necessary to ensure the continued operation and sustainability of the Airport.

Please consider the continued investment in services, infrastructure maintenance, and innovative solutions designed to provide tenants and users with a safe, pleasant, and convenient experience.

Thank you for your support and 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 APPROVAL BY THE AIRPORT AUTHORITY BOARD.							
GENERAL AVIATION AIRFIELD ACTIVITY FEES:		FY2027	FY2028 Projected	FY2029 Projected	FY2030 Projected	FY2031 Projected	NOTES
0 lbs - 5,999 lbs	Facility 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 6,000 lbs	Facility 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	Facility 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	Facility 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	Facility 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	Facility 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	Facility 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	
FACILITY FEE* - a) Aircraft exempt from General Aviation Airfield Activity Fees include Based Aircraft at Manistee County Blacker Airport, Military/Government, Angel and MedFlights, and touch-and-go operations; b) The FBO will collect General Aviation Airfield Activity Fees as prescribed by the Rates and Charges Schedule from all applicable aircraft parking on the apron and the pilot exiting the aircraft and from all such applicable aircraft for whom services are provided.; c) Aircraft purchasing fuel from the FBO are still required to pay General Aviation Airfield Activity Fees unless the aircraft meets the exemptions previously mentioned.							
NOTE: The FBO will apply a surcharge to payments made by credit card. The surcharge will reflect their cost of accepting credit card payments and may be up to 3%.							
FUEL FEES:		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:		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:		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		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:		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%	
ADMINISTRATIVE:		FY2027	FY2028 Projected	FY2029 Projected	FY2030 Projected	FY2031 Projected	NOTES
Re-Key Lock or Replacement Lock Fee	Per Replacement	\$100	\$100	\$100	\$100	\$100	Fee applies to each lock needing to be replaced
Gate Access Card Replacement/Additional	Per Replacement	\$20	\$20	\$20	\$20	\$20	

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