

## 2012 AirTAP Rates and Charges Survey Results

MN AirTAP conducted a rates and charges survey in 2012. The survey was made available to all general aviation and commercial airports in Minnesota. Twenty-one airports responded, and survey results are summarized below.

### Commercial Airports

Seven commercial service airports responded, including:

- Bemidji Regional Airport (KBJI)
- Brainerd Lakes Regional Airport (KBRD)
- MSP International airport (MSP)
- Range Regional Airport (HIB)
- Rochester International Airport (RST)
- Thief River Falls Airport (TVF)
- St. Cloud Regional Airport (STC)

The commercial service airports vary in size and operations, with MSP being significantly larger than the other six regional airports. Of those six, the annual budgets ranged from \$576,000 to \$1,785,070. MSP's annual budget is \$247,526,000.

Three of the airports are classified as "Primary" (KBJI, KBRD and HIB) and MSP is classified as a "Large Hub".

**Table 1. Aircraft Operations**

<b>Airport</b>	<b>Aircraft Operations</b>	<b>Based Aircraft</b>
Bemidji Regional	13,000	61
Brainerd Lakes	37,000	72
Range Regional	18,832	52
Rochester International	39,048	64
Thief River Falls	31,273	27
St. Cloud Regional	40,000	100

### Fees

Landing fees range from \$0.34/1,000 pounds of Certified Landing Weight to \$2.42/1,000 pounds. Fees for overnight ramp parking range from \$3.00 to \$247.00/night, although three airports do not charge for this at all. Annual terminal fees range from \$0.62/square foot to \$27.70/square foot for the airport operations area, as shown below.

**Table 2. Terminal Space Fees**

<b>Description</b>	<b>Annual fee/square foot</b>	
	<b>Low price</b>	<b>High Price</b>
Terminal operations areas	\$0.62	\$27.70
Terminal ticket counters	\$8.63	\$22.82
Exclusive use space areas	\$5.51 (joint use space)	\$8.92 (ramp)
Airport baggage claim areas	\$5.51	\$10.52
Airport passenger hold room	\$0.62	\$14.55

Jet bridge rental fees were generally not an issue at these airports, but the two airports (aside from MSP) that use jet bridges charge \$25 - \$47/use.

Two airports charge on site restaurants by a percentage of their annual sales, and one airport charges a flat rate of \$733/month. All of the airports charge \$4.50 Passenger Facility Charge (PFC) per passenger, except for Thief River Falls, which charges only \$2.95.

**Table 3. Fuel Fees**

<b>Description</b>	<b>Fees/gallon</b>	
	<b>Low price</b>	<b>High Price</b>
FBO fuel flowage fee	\$0.04125	\$0.06
Commercial fuel flowage fee	\$0.04125	\$0.08
Self-fuel flowage fee	\$0.00	\$0.05

Only two airports charge for identification badges: MSP charges a separate \$20 background check fee, and Rochester charges \$80 (but this includes the background check). Both of those airports also charge for a replacement ID. And, although no airport charges for a key, they do charge to replace keys.

**Parking costs**

Only one airport (besides MSP) charges for short-term parking: Rochester charges \$10/day for short-term parking. Two of the regional airports charge for long-term parking: Brainerd charges \$3.00/day after 30 days, and Rochester charges \$8/day with a \$48 maximum charge. Rochester is the only regional airport that charges for both tenant automobile parking and flight crew parking (both at \$5/month).

Three regional airports charge for indoor wall advertising space: monthly rates range from \$0.91/square foot to \$26.67/square foot.

Bemidji offers electronic entrance signage for rent (at \$320/year), Brainerd offers video advertising at a cost of \$300/year and Thief River Falls offers the digital display of a 30-second video commercial at \$105/quarter. Two regional airports offer ads in the restrooms at a cost of

\$100 – \$120/year. Outdoor advertising space is available at two regional airports for \$250 - \$320/year.

**General Aviation airports**

Fourteen general aviation airports responded to the survey, and they also vary in size and operations. Their annual budgets ranged from \$15,000 to \$155,600. Six are classified as relievers, and include Anoka County/Blaine, Crystal, Flying Cloud, Lake Elmo, Lakeville and St. Paul Downtown.

**Table 4. Aircraft Operations**

<b>Airport</b>	<b>Aircraft Operations</b>	<b>Based Aircraft</b>
Ada/Twin Valley	No information	8
Albert Lea	26,175	51
Anoka Co/Blaine	73,292	423
Cloquet/Carlton	12,500	44
Crystal	43,986	219
Fosston	8,400	10
Flying Cloud	114,574	389
Gencoe	10,615	29
Hector	3,000	40
Hutchinson	12,395	39
Lake Elmo	33,032	229
Lakeville	34,270	147
St. Paul Downtown	87,229	94
Two Harbors	3,500	34

**Fees**

Most of the airports do not charge for office space, possibly because they do not have that space available. Of the airports that do charge, the monthly fee ranges from \$0.25/square foot to \$0.75/square foot.

**Table 5. Hangar Rental Costs**

Airport	Annual fee/square foot			
	Multiple Plane or large storage hangars		T - hangars	
	Size (sq ft)	Rental fees	Size (sq ft)	Rental fees
Albert Lea	6,400 heated	Part of FBO compensation	Erect-a-tube nested T with 44' door	\$900.00/year
	10,000 heated	Part of FBO compensation		
	3,200 not heated	Part of FBO compensation		
Cloquet/Carlton	3,300 heated	\$0.07/sf/month	1,066	\$0.12/sf/month
	3,960 heated	\$0.09/sf/month		
	3,600 heated	\$0.11/sf/month		
	2,250 heated	\$0.09/sf/month		
	3,260 not heated	\$0.08/sf/month		
Fosston	7,436 not heated	No cost data	Private	\$0.07/sf/year for land lease
Hutchinson	5,600 heated	\$0.20/sf/month	1,630	\$116.10/month
Two Harbors	2,912 heated	Negotiated with FBO	“standard”	\$95.00/month

**Land leases**

Commercial or FBO land leases ranged from \$0.06/square foot/year to \$15.00/square foot/year, which is the same range for individual hangars land leases.

**Table 6. Farming Land and Costs**

Airport	Acres of farming land	Annual farming land costs
Ada/Twin Valley	235	\$1,500 total
Albert Lea	55	\$135/acre
Anoka County/Blaine	0	NA
Cloquet/Carlton	75	\$100 total
Crystal	0	NA
Fosston	157	\$50/acre
Flying Cloud	0	NA
Glencoe	73	NA
Hector	98	\$110/acre
Hutchinson	116	\$15,450 total
Lake Elmo	300	\$120.20/acre
Lakeville	255	\$120.20/acre
St. Paul Downtown	0	NA

Two Harbors	260	NA
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**Table 7. Fuel Fees**

<b>Description</b>	<b>Fees/gallon</b>	
	<b>Low price</b>	<b>High Price</b>
FBO fuel flowage fee	\$0.07	\$0.25
Commercial fuel flowage fee	\$0.10	\$0.25
Self-fuel flowage fee	\$0.10	\$0.50 100 LL \$1.00 Jet A