

Sturgis Municipal Airport

Operations Update / Annual Report
January 2021



Operational Statistics	2018	2021 Projected
Total Operating Budget	\$61,998	\$74,944 operations
Hangar Ground Lease Revenue	\$6,490	\$9,253 (Lease revenue will increase further when new hangars are finished)
T-hangar Lease Revenue	\$0	\$13,500
Property Tax Revenue	\$1,256	\$2,442
Estimated Sales Tax Revenue	\$12,650	\$12,850
Fuel Sales Profit	\$0	\$37,000 (44,134 gal sold)
Net return to Taxpayers by Airport operations	(\$41,602)	\$101
Total Airplanes based at Sturgis Airport	35	63 (180% increase!)

The City contracts with CB&B Aviation LLC to manage day-to-day airport operations.

Hangar Space

- The Sturgis Municipal Airport currently has 28 lots for private hangar construction.
 - o The City owns the land and leases the land to a private party or aviation business. They construct / own the hangar itself.
 - o Since May 2019, 7 new private hangars were constructed or are under construction.
 - o **There are 0 parcels available for construction without taxi-way expansion!**
- In 2020, the City built a new hangar with 6 individual t-hangars that will be leased out for revenue.
 - o This project was funded 100% by the federal and state governments.
 - o All 6 t-hangars have been leased before construction is finished (anticipated January 2021).
 - o There is space to build a second t-hangar building to the east. (Estimated cost \$350,000)



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T-Hangar Construction 2020



With the construction of the t-hangar, we will also be able to house indoors our snow removal and grass mowing equipment, ensuring the longevity of the equipment.

Other notable 2020 achievements

- The City received a \$30,000 CARES Act grant towards airport operations.
- The Airport hosted several events, including an Open House and several monthly fly-in breakfasts during the summer season.
- We hosted approximately 30 planes and 1 jet during the 2020 Sturgis Motorcycle Rally, providing outdoor tie-down spaces. *(This number is less than a normal year due to Covid-19.)*
- The City purchased a new mower tractor to more efficiently and quickly mow the grass on the Airport property.
- Kor Flight Service opened its full time Flight School based at the Airport.



Expansion plans for 2021 and beyond

- Construct new tax lane from existing western concrete apron to allow the construction of 6 to 8 new leased spaces for private hangars (Option 1 & 2). *(Estimated cost \$615,000)*
- Extend taxi-lane to allow for further development of hangar lease spaces (Option 3) *(Estimated cost \$345,000)*

