



# Sedona Airport Assessment

# Airport Assessment

- Overview of the Airport
- Overview of the Assessment
- Capital Needs Assessment
- Regulations Assessment
- Financial and Obligations Assessment
- City Sponsorship



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## Airport Assessment

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City of Sedona

*Sedona Airport*

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April 30, 2024



- History
- Layout
- Description
- Management
- Facilities
- Operations
- Aircraft
- Operators
- FBO



# Sedona Airport Overview



☐ Remaining Dev



# Sedona Airport Overview



# Airport Assessment

## ☐ Zoning – History

## ☐ SWOT - Strengths

- Maintenance
- Services
- Revenues
- Tourism

## ☐ Compliance History

## ☐ Litigation

## ☐ SWOT - Weakness

- Maintenance Providers
- Expansion Cost
- Governance
- Community Perception

## ☐ SWOT – Opp & Threats

- O – Tourism
- O – Space
- O – Outreach
- O – Demand
- T – FAA non-compliance
- T – Litigation
- T – Tourism



# Capital Needs Assessment

- ☐ Funding Sources
- ☐ Grant History
- ☐ Airport CIP (FY23 – FY28)

Recommendations Summary				
Term	Federal Estimate	State Estimate	Local Estimate	Total Estimate
Short-Term Recommendations	\$46,336,578	\$7,574,211	\$29,180,211	\$83,091,000
Long-Term Recommendations	\$4,449,829	\$218,436	\$1,404,436	\$6,072,701
Additional Recommendations	N/A	N/A	N/A	\$45,127,349
<b>Total*</b>	<b>\$50,786,407</b>	<b>\$7,792,647</b>	<b>\$30,584,647</b>	<b>\$134,291,050</b>

Note: Excludes taxi lane reconfiguration Projects 26 and 27 from Master Plan  
Sources: Sedona-Oak Creek Airport Authority, Kimley-Horn

Short Term (Fed/St) CIP

Year	Project Number (ACR/AM)	Project Description	Federal Funding	State Funding	Local Funding	Total Cost
2023	23-114	MSR/CA Change Improvements (3-3-17)	\$1,420,000	\$0	\$0	\$1,420,000
2023	23-262	Construction - Pavement Reconstruction of Taxiway A between connector A & B Phase 1	\$150,000	\$150,000	\$150,000	\$450,000
2024	24-116	CA - Taxiway A Extension and Risk Improvements	\$200,000	\$24,000	\$250,000	\$474,000
2024	24-2	Design - Evaluation Taxiway for Airside Development	\$100,272	\$5,364	\$5,364	\$110,900
2025	25-122 and 25-122B	Pavement Reconstruction of Taxiway "A" between Taxiway A & B Phase 2	\$0	\$150,000	\$150,000	\$300,000
2025	25-209	Design - Runway 3-21 RSA Improvements and Taxiway 21 Extensions	\$0	\$1,350,000	\$1,350,000	\$2,700,000
2025	25-204	Construction - MSR/CA Change Improvements (3-3-17)	\$3,114,332	\$102,874	\$102,874	\$3,319,980
2025	25-422 and 25-422B	Design - Rehabilitation Helicopter Site-past	\$109,272	\$5,364	\$5,364	\$120,000
2026	26-113	Construction - Runway 02-21 RSA Improvements and Taxiway A Extension Site Preparation, Earthwork, and Drainage Phase 1 - Runway 02 end	\$16,390,000	\$804,000	\$804,000	\$18,000,000
2026	26-211	Paint Sectors and Equipment - Taxiway A - Runway Safety, Emergency Access and Taxiway "A" Extensions	\$0	\$157,500	\$157,500	\$315,000
2026	26-323	Design - Maintenance Equipment Storage Facility	\$136,500	\$6,705	\$6,705	\$150,000
2026	26-422 and 26-422B	Design - Rehabilitation Helicopter Site-Past 2008 & Beyond	\$382,412	\$19,774	\$19,774	\$402,000
2027	27-1	Design - Runway - Resurface 405' and Upgrade Signs + LED (including Lighting Cables, Repairs, Treatment and Safety Enhancements)	\$1,365,000	\$67,000	\$67,000	\$1,500,000
2027	27-206	Construction - Taxiway H and Extensions	\$0	\$900,000	\$1,000,000	\$1,900,000
2027	27-323	Construction - Maintenance Equipment Storage Facility	\$0	\$1,080,000	\$200,000	\$2,200,000
2028	28-122 and 28-122B	Design/Construct - Asphalt/Taxiway "A" and "L" Rehabilitation - Taxiway "L" Extension/Phasing, Storage, Signage, and Drainage Phase 2	\$1,081,000	\$49,170	\$49,170	\$1,180,000
2028	28-212	Construction - Taxiway "K" Extension/Phasing, Storage, Signage, and Drainage Phase 2	\$1,989,500	\$78,225	\$78,225	\$2,145,000
2029	29-113	Runway 3-21 RSA Improvements and Taxiway "A" Extension - Site Preparation, Earthwork, and Drainage	\$17,301,400	\$440,300	\$440,300	\$18,182,000
2029	29-216 and 29-216B	Construction - Taxiway "A" Extension/Phasing, Storage, Signage, and Drainage Phase 1	\$910,000	\$44,700	\$44,700	\$1,000,000
2029	29-3	Runway Strengthen - Design	\$0	\$300,000	\$400,000	\$700,000
2029	29-4	Master Plan Update	\$0	\$400,000	\$500,000	\$900,000
Total			\$46,336,578	\$7,574,211	\$29,180,211	\$83,091,000

Source: Sedona-Oak Creek Airport Authority

Short Term (local only) CIP

Year	Project Number (ACR/AM)	Project Description	Local Funding
2024	N/A	Water System Improvement - Phase 1 - Add Standby Generator	\$150,000
2024	N/A	Add Vehicle - One Ton Dump Truck with Plow	\$60,000
2024	N/A	Overlook Master Plan	\$60,000
2025	N/A	Aircraft Hangar Development (10 50x50 units (\$300k)	\$4,750,000
2025	N/A	Water System Improvements - Phase 2	\$2,500,000
2025	N/A	Add Vehicle - Backhoe	\$125,000
2025	N/A	Computer Upgrades	\$10,000
2026	N/A	Overlook Redevelopment Phase 1	\$3,000,000
2026	N/A	Water System Improvements Phase 3	\$2,500,000
2026	N/A	Replace Robbing Beacon	\$15,000
2026	N/A	Install New Taxiway M (Construction Phase)	\$400,000
2027	N/A	Aircraft Hangar Development (10 50x50 units (\$300k)	\$4,750,000
2027	N/A	Replace 72" Bobcat Mower	\$26,000
2027	N/A	Expand Terminal Building Parking/ADD EV Charging Station	780
2028	N/A	Replace 2018 Dodge with Pickup Truck with Plow	\$96,000
2028	N/A	Overlook Redevelopment Phase 2	780
Total			\$26,466,000

TBD: Project costs to be determined through future planning study  
Source: Sedona-Oak Creek Airport Authority

Long Term (Fed/St) CIP

Project Number (ACR/AM)	Project Description	Federal Funding	State Funding	Local Funding	Total Cost
14	Environmental/Design/Construct - Relocate Perimeter Security Fence	\$411,310	\$20,191	\$20,191	\$451,700
15	Acquire Avigation Easement from UGPS for Runway 3-21 1950'	\$0	\$0	\$0	\$0
17	Design/Construct - New Taxiway Connectors (A2, A3, A4, A5)	\$584,432	\$29,169	\$29,169	\$653,000
18	Design/Construct - Runway 3-21 Non-Precision Markings	\$241,500	\$11,844	\$11,844	\$265,000
19	Design/Construct - Executive Hangar Facility	\$0	\$0	\$1,166,000	\$1,166,000
20	Design/Construct - Expanded Hangar Parking	\$556,875	\$42,063	\$42,063	\$641,000
21	Design/Construct - Terminal Building Parking Lot Expansion	\$682,039	\$33,400	\$33,400	\$748,999
24	Design/Construct - Terminal Building Expansion	\$1,247,532	\$61,239	\$61,239	\$1,370,000
25	Design/Construct - Shrike Road Realignment	\$416,144	\$20,420	\$20,420	\$457,000
26	Construct - Taxiway H & Extensions*	\$0	\$521,100	\$57,800	\$579,000
27	Design/Construct - T-Hanger Facilities*	\$0	\$5,385,000	\$5,385,000	\$10,770,000
Total (excluding Project 26 and Project 27)		\$4,449,829	\$218,436	\$1,404,436	\$6,072,701

\*Note: Projects may be replaced by taxi lane reconfiguration project identified in Section VIII.  
Source: Sedona-Oak Creek Airport Authority

Additional Projects CIP

Project Number	Project Description	Cost Estimate
A-1	Design/Construct - Air Terminal Drive extension to locate new non-towered hangar development	\$276,000
A-2	Reconfigure Taxiway E, F, G, H, I, J, K & L to meet ADG II & TLOF Standards	\$44,396,240
A-3	Demolish Taxiway B to meet ADG II separation	\$129,000
A-4	Reconfigure and construct new Taxiway from Taxiway A	\$60,500
A-5	Conduct building assessment study	\$255,000
Total		\$45,127,349

Source: Kimley-Horn



# Regulations Assessment

- FAA Airport Improvement Program (AIP)
- FAA National Plan of Integrated Airport Systems (NPIAS)
- Sponsor
  - Federal
  - State
- Airport Noncompliance List (ANL)



# Financial and Obligations Assessment

- ❑ ACFR – Annual Single Audit
- ❑ Airport fiscal year budgets
- ❑ Airport grant history
- ❑ Financial Summary (Tables)
  - Financial Summary
  - Financial Position
  - Income & Net Profit
  - Cash Flow

Table 1 – SOCAA Financial Summary

Cat		
Current Assets		
Non-Current Assets		
Current Liabilities		
Long-Term Liabilities		
Net Assets	\$10,402,179	\$9,724,449
<b>Total (Liabilities and Net Assets)</b>	<b>\$16,125,478</b>	<b>\$10,897,473</b>

Table 2 – SOCAA Statement of Financial Position

Statement	
Category	
Current Assets	
Non-Current Assets	
Current Liabilities	
Long-Term Liabilities	
Net Assets	
<b>Total (Liabilities and Net Assets)</b>	<b>\$16,125,478</b>

Sources: Sedona

Income Statement Summary		
Category	CY 2022	CY 2021
Operating Revenues	\$5,182,797	\$4,751,276
Cost Of Sales	\$1,858,230	\$1,361,410
Gross Profit	\$3,324,567	\$3,389,866
Operating Expenses (See summary below)	\$3,071,074	\$2,845,756
Operating Profit	\$253,493	\$544,110
Non-Operating Revenues (Net)	\$424,237	\$314,901
<b>Net Income</b>	<b>\$677,730</b>	<b>\$859,011</b>

Sources: Sedona-Oak Creek Airport Authority

Table 3 – SOCAA Income Statement and Net Profit

Income Statement Summary	
Category	CY 20
Operating Revenues	\$5,18
Cost Of Sales	\$1,85
Gross Profit	\$3,32
Operating Expenses (See summary below)	\$3,07
Operating Profit	\$25
Non-Operating Revenues (Net)	\$42
<b>Net Income</b>	<b>\$67</b>

Operating Expenses Summary		
Category	CY 2022	CY 2021
Wages	\$ 802,008	\$ 694,261
Employee Benefits	\$ 159,854	\$ 116,094
Payroll Tax Expense	\$ 91,924	\$ 88,778
<b>Total Personnel Expense</b>	<b>\$ 1,053,786</b>	<b>\$ 899,133</b>
Legal and Professional	\$ 979,371	\$ 977,858
Depreciation and Amortization	\$ 565,982	\$ 507,746
Other	\$ 471,935	\$ 461,019
<b>Total Operating Expenses</b>	<b>\$ 3,071,074</b>	<b>\$ 2,845,756</b>

Operating Net Profit		
Category	CY 2022	CY 2021
Operating Revenue	\$5,182,797	\$4,751,276
Cost of Sales	\$1,858,230	\$1,361,410
Operating Expenses	\$3,071,074	\$2,845,756
<b>Operating Profit</b>	<b>\$253,493</b>	<b>\$544,110</b>

Sources: Sedona-Oak Creek Airport Authority

Table 4 – SOCAA Statement of Cash Flows

Statement of Cash Flows		
Category	CY 2022	CY 2021
Net Profit	\$677,730	\$859,011
Cash Flow (Operating Activities)	\$1,907,415	\$988,093
Cash Flow (Investing Activities)	-\$6,004,011	\$188,857
Cash Flow (Financing Activities)	\$3,732,096	\$151,917
<b>(Decrease) Increase in Cash</b>	<b>\$ (364,500)</b>	<b>\$1,328,867</b>
Cash or Cash Equivalents (Year Begin)	\$1,884,663	\$555,796
<b>Cash or Cash Equivalents (Year End)</b>	<b>\$1,520,163</b>	<b>\$1,884,663</b>

Sources: Sedona-Oak Creek Airport Authority





# Financial and Obligations Assessment

## Financial Summary (Tables)

- Property & Equipment
- Operating Revenues & Gross Profit
- Operating Expenses
- Other Income/Expenses
- Income Summary
- Existing Revenue

**Table 5 – SOCAA Property and Equipment**

Property and Equipment Category	CY 2023 Budget	CY 2022 Actual	CY 2021 Actual
Buildings, Land, and Improvements			
Equipment			
Fuel Storage Facility			
Furniture and Fixtures			
Hangars			
Taxiway, Runway, and Heliport			
Vehicles			
<b>Total Property and Equipment</b>	<b>\$11,209,561</b>	<b>\$8,718,741</b>	
Less: Accumulated Depreciation			
<b>Total Property and Equipment (net)</b>	<b>\$11,209,561</b>	<b>\$8,718,741</b>	

Sources: Sedona-Oak Creek Airport Authority

**Table 6 – SOCAA Operating Revenues and Gross Profit**

Operating Revenue Category	CY 2023 Budget	CY 2022 Actual	CY 2021 Actual
Rents			
Sky Ranch Lodge			
Mesa Grill	\$331,380	\$329,444	\$304,024
Hangars	\$207,740	\$199,511	\$197,519
Communications Sites	\$55,760	\$55,515	\$51,015
Terminals	\$15,540	\$15,532	\$15,554
Commercial Building Space	-	\$73,581	\$43,144
Forest Service Agreements	\$30,000	\$135,000	\$20,000
Other Rents, Sales Levies, and Misc.	-	\$58,427	\$89,594
<b>Total Rents</b>	<b>\$1,129,520</b>	<b>\$1,341,138</b>	<b>\$1,135,618</b>
Fuel Sales and Other Revenues			
Fuel and Oil Sales	\$2,763,940	\$3,137,708	\$2,873,209
Parking Fees and Donations	\$403,350	\$398,158	\$394,840
Fees, Catering, and Misc. Income	\$277,010	\$305,793	\$347,609
<b>Total Operating Revenues</b>	<b>\$4,573,820</b>	<b>\$5,182,797</b>	<b>\$4,751,278</b>

Sources: Sedona-Oak Creek Airport Authority

**Table 7 – SOCAA Operating Expenses**

Operating Expense Category	CY 2023 Budget	CY 2022 Actual	CY 2021 Actual
Wages	\$811,863	\$802,008	
Employee Benefits	169,086	\$159,854	
Payroll Tax Expense	\$89,391	\$91,924	
<b>Total Personnel Expense</b>	<b>\$1,070,340</b>	<b>\$1,053,786</b>	
Legal and Professional	511,750	\$979,371	
Depreciation and Amortization	\$-	\$565,982	
Other	\$755,923	\$471,935	
<b>Total Operating Expenses</b>	<b>\$2,338,013</b>	<b>\$3,071,074</b>	

Sources: Sedona-Oak Creek Airport Authority

**Table 8 – SOCAA Other Income/Expense**

Category	CY 2023 Budget	CY 2022 Actual	CY 2021 Actual
Total Other Income			
Total Other Expenses			

Sources: Sedona-Oak Creek Airport Authority

**Table 9 – SOCAA Income Summary**

Category	CY 2023 Budget	CY 2022 Actual	CY 2021 Actual
Operating Revenues			
Cost Of Sales			
Gross Profit			
Operating Expenses (See sum)			
Operating Profit			
Non-Operating Revenues (Net)			
Wages			
Employee Benefits	169,086	\$159,854	\$116,094
Payroll Tax Expense	\$89,391	\$91,924	\$88,778
<b>Total Personnel Expense</b>	<b>\$1,070,340</b>	<b>\$1,053,786</b>	<b>\$899,133</b>
Legal and Professional	511,750	\$979,371	\$977,858
Depreciation and Amortization	\$-	\$565,982	\$507,746
Other	\$755,923	\$471,935	\$461,019
<b>Total Operating Expenses</b>	<b>\$2,338,013</b>	<b>\$3,071,074</b>	<b>\$2,845,756</b>

Sources: Sedona-Oak Creek Airport Authority

**Table 10 – SOCAA Existing Revenue Streams**

Existing Revenue Streams Category	CY 2023 Budget	CY 2022 Actual	CY 2021 Actual
Rents			
Sky Ranch Lodge	\$489,100	\$474,128	\$414,768
Mesa Grill	\$331,380	\$329,444	\$304,024
Hangars	\$207,740	\$199,511	\$197,519
Communications Sites	\$55,760	\$55,515	\$51,015
Terminals	\$15,540	\$15,532	\$15,554
Commercial Building Space	NA	\$73,581	\$43,144
Forest Service Agreements	\$30,000	\$135,000	\$20,000
Other Rents, Sales Levies, and Misc.	NA	\$58,427	\$89,594
<b>Total Rents</b>	<b>\$1,129,520</b>	<b>\$1,341,138</b>	<b>\$1,135,618</b>
Fuel Sales and Other Revenues			
Fuel and Oil Sales	\$2,763,940	\$3,137,708	\$2,873,209
Parking Fees and Donations	\$403,350	\$398,158	\$394,840
Fees, Catering, and Misc. Income	\$277,010	\$305,793	\$347,609
<b>Total Operating Revenues</b>	<b>\$4,573,820</b>	<b>\$5,182,797</b>	<b>\$4,751,278</b>

Sources: Sedona-Oak Creek Airport Authority



# City Sponsorship

- AMCG
- Benefits to City:
  - Additional oversight
  - Airport advocacy, with stronger sponsorship support
- Challenges to City:
  - Liability
  - Funding obligation
  - Staffing obligation
  - City priority diversion
- Budget Survey
- FAA Transfer

