



Airport Commission

City of Arts & Innovation

TO: AIRPORT COMMISSIONERS **DATE: JUNE 11, 2026**

FROM: AIRPORT **WARD: 3**

SUBJECT: AIRPORT MANAGER’S OPERATIONS AND ACTIVITY REPORT

ISSUE:

Receive and file the June 2026 Airport Manager’s Operations and Activity Report, which includes January-April 2026 aircraft operations data, July 2025 to April 2026 financial data, and review of airport highlights and events.

RECOMMENDATION:

That the Airport Commission receive and file the June 2026 Airport Manager’s Operations and Activity Report.

BACKGROUND:

The Airport Manager’s Operation and Activity Report informs the Airport Commission (Commission) on operational performance, City Council actions, events, meetings and other matters affecting the Riverside Airport (Airport).

DISCUSSION:

This update includes information about Airport operations, financials, and highlights.

Key Operational and Financial Statistics

Aircraft Operations:

Aircraft Operations			
Prior Year to Date Versus Current Year To Date	Jan-April 2025	Jan-April 2026	Year to Date
	43,331	44,658	+2.8%
Prior Year Month Versus Current Year Month	April 2025	April 2026	
	12,184	11,937	-2.0%

NOTE: FAA air traffic statistics are reported on a calendar year basis

For the first four months of 2026, aircraft activity increased by 2.8% compared to the same period in 2025. While April 2026 operational activity is down 2.0% from April 2025, 2026 is projected to be a strong year.

Financials:

Airport Financials				
July 01, 2025 – April 2026				
	OPERATING BUDGET	ACTUAL	% TO GOAL	Projection Through End of FY
Expenditures ⁽¹⁾	\$ 2,272,319.32	\$ 1,400,004.09	61.6% ³	\$2,000,000.00
Revenues ⁽²⁾	\$ 2,274,000.00	\$ 2,132,731.21	93.8%	\$2,500,000.00
⁽¹⁾ Includes adjustments and encumbrances				
⁽²⁾ Preliminary figures as of 4/30/2026				
⁽³⁾ 83.33% complete with FY				

Ten months into the current fiscal year, expenditures are 21.73% below budget, while revenues are 10.47% above projections. Expenditures will track closer to budget with the completion of several upcoming projects (e.g., marquee installation) funded from the operating budget, as well as debt service payments that will be deducted by end of FY. Revenues will likely continue tracking above budget as the airport continues to diversify revenue streams, perform maintenance work in-house, and actively pursues the collection of outstanding invoices.

Highlights

Public Works Partnership

To fully prepare for the Aerospace Expo, the Airport collaborate with the Public Works Department to remove deteriorating stairs and gravel pedestrian path leading to the entrance of Commemorative Air Force. The Public Works team then poured new concrete stairs and sidewalk, which greatly enhanced the safety and aesthetics of the entrance. Public Works also deployed a changeable message sign board on Arlington Avenue promoting the event date and encouraging the public to attend. On the day of the event, City forces installed signage and traffic control equipment to provide safe and order access to the event. We are grateful for their partnership.

Aerospace Expo

On April 25, 2026 the second annual aerospace Expo was held. The community was invited to this event to learn more about career pathways in aviation/aerospace, as well as opportunities with flight schools and on-airport businesses. The event was well attended and appreciated by all in attendance. We look forward to hosting the third annual Aerospace Expo in Spring of 2027!

Plant Bingo

To celebrate Earth Day, the airport hosted plant bingo on April 22, 2026. Approximately 85 attendees participated, with each winner receiving a free plant. The event successfully brought the community together for a fun and engaging morning of bingo, using bingo materials provided

by the Riverside Airport Cafe. Two airport commissioners also joined by calling bingo games, adding to the event's lively and fun atmosphere.

Concrete

New concrete was poured in front of the terminal on April 22, 2026. This concrete improved areas of bare ground that were once unused planters.

Signage

Per the control tower's request, a new airfield sign was installed leading from the runway 27 run-up area to taxiway Alpha via taxiway Charlie. According to the tower, pilots at times did not realize that permission was required to taxi from the run-up area to runway 27 for departure. The runway 27 run-up area is located in the non-movement area.

CalFire Base Ops for Bain Fire

On May 19, CalFire set up a base of operations at Riverside Airport in support of the Bain Fire. Helicopter crews, a fueling truck, and additional equipment were staged on the ramp near the helipad to support aerial firefighting efforts. This temporary base of operations continued for less than 36 hours.

Proposed Rates and Charges

To ensure Riverside Airport charges current market rates for our facilities, as well as generate additional revenues through advertising and terminal rentals, revised rates and charges are proposed. Hangar rates were last updated in July 2022. These new rates will only apply to new tenants. Generally, although CPI increases are annually assessed to current tenants, the standard hangar rates have not had CPI assessed, resulting in below market hangar rates for new tenants. Additionally, with a new marquee to be installed within several months, a new terminal digital advertising board, and in-terminal flatscreens, advertising options will now be available to local businesses. With recent requests to utilize the main terminal for events not related to aviation, terminal event rates are also being proposed. Finally, land lease rates are being adjusted to better reflect market rates.

Riverside Airport Rates and Charges

RIVERSIDE AIRPORT HANGARS		
Prices are current as of 6/1/26. Prices are subject to rate adjustments per CPI in August. Hangar utilities: \$50 per month Office utilities: \$100 per month Late fees: 20% of monthly lease rate per month payment is late		
PARFLIGHT HANGARS		
\$500.00	40'w x 31'd - door opening 40'w - 940 sq feet	#1-#18 40x31 T-HANGARS
\$600.00	40'w x 36'd - door opening 40'w - 1,080 sq feet	#19-#28 40x36 T-HANGARS
BROWN HANGARS		
\$700.00	46'w x 37'd - door opening 46'wx12'6"tall- 1,340 sq feet	#1-#20 & #26-#31 46x37 T-HANGARS #21-#24 50x48 T-HANGARS #25 - 50x40 T-HANGAR PLUS #32-#33 - 50x50 EXECUTIVE
\$850.00	50'w x 48'd - door opening 50'wx12'6"tall- 1,682 sq feet	
\$950.00	50'w x 40'd - door opening 50'wx12'6"tall- 1,886 sq feet (#25)	
\$1,250.00	50'w x 50'd - door opening 50'wx12'6"tall- 2,500 sq feet	
GEMENDE HANGARS		
\$500.00	42'w x 32'd - door opening 42'w - 1,014 sq feet	#1-#10 T-HANGARS #11 T-HANGAR PLUS
\$550.00	40.6'w x 32'd - 1,127 sq feet (#11)	
GRIFFIN/MUNKSGAARD		
\$900.00	56'w x 46'd - door opening 56'w - 1,792 sq feet	6 LARGE T-HANGARS
M1 HANGAR		
\$1,200.00	55'w x 47'd - door opening 50'w - 2,194 sq feet	1 LARGE T-HANGAR
M2 HANGAR		
\$950.00	55'w x 47'd - door opening 50'wx11'4"tall- 1,826 sq feet	1 LARGE T-HANGAR
L1A HANGAR		
\$600.00	40'w x 30'd - door opening 40'wx - 1,046 sq feet + 90' Storage	1 T-HANGAR
L1B HANGAR		
\$850.00	50'w x 30'd - door opening 40'wx - 1,200 sq feet + 435' Storage	1 T-HANGAR

ADDITIONAL CHARGES	
Prices are current as of 6/1/2026	
ADVERTISING	
\$150/wk or \$500/mo	Marquee
\$100/wk or \$300/mo	Terminal Digital Sign
\$100/wk or \$300/mo	Terminal flat screen tvs
RENTALS	
	<small>Rental for special event includes chairs and round tables to seat 200 people, as well as use of the patio, plus setup and teardown. Customers will need to arrange DJ and Café catering, if desired. Unauthorized use of terminal will be charged 2x the appropriate rate after the fact.</small>
\$1,000, 6pm-12am	Terminal use for special event by for-profit, on-airport tenant/organization
\$250, 6pm-12am	Terminal use for special event by non-profit, on-airport tenant/organization
\$3,000, 6pm-12am	Terminal use for special event by for-profit, off-airport individual/organization
\$750, 6pm-12am	Terminal use for special event by non-profit, off-airport individual/organization
\$200 per 2 hours	Terminal use for meeting by for-profit
\$100 per 2 hours	Terminal use for meeting by non-profit
TIEDOWN FEE	
\$85/day	Single-engine
\$125/day	Twin-engine
GATE CARD	
\$40 initial	For initial card issuance per card. Max two cards per hangar
\$40 renewal	Required renewal every two years
\$50 replacement	To replace a card unaccounted for
NON-AERO HANGAR USE	
3x monthly rent	Based on current rental rate for each lease space
NON-AIRWORTHY AIRCRAFT STORAGE	
1.75x monthly rent	Based on current rental rate for each lease space
SPECIAL EVENTS	
\$40/adult, \$10/under 18; late reg \$50/20; race day \$60/\$30	Airport runway run, 5K and/or fun run
FILMING	
	Staff time will be assessed labor rate of \$100/hour
Non-AOA	Professional \$500/day; student \$25/day
AOA	Professional \$1,000/day; student \$50/day
LABOR CHARGE	
\$100/hr	For specific requests requiring dedicated staff time

\$100 per instance	Non-emergency vehicle escort
PROPERTY RATES	
Prices are current as of 6/1/2026	
OFFICE SPACE	
\$1.80/sq ft/mo	Terminal
\$1.50/sq ft/mo	Hangar
LAND	
\$0.75/sq ft/yr	Improved commercial
\$0.60/sq ft/yr	Unimproved commercial
\$0.45/sq ft/yr	Improved non-commercial
\$0.50/sq ft/yr	Unimproved non-commercial

Recent City Council and Committee Actions:

- Title 12 revisions adopted.
- Waypoint Aviation 10-year lease

Upcoming City Council Actions

- CAVU 5-year lease
- Taxiway A Rehabilitation project change order. Original project amount was \$775,559.00, and the added pay items total \$88,843.75, representing an 11.45% increase to the overall project value. Original Council-approved change order authority was 10%.
- Marque award bid

FISCAL IMPACT:

There is no fiscal impact associated with receiving this monthly activity report; however, if rates and charges are approved by Council, additional revenues will be generated for the Airport.

Prepared by: Daniel Prather, Airport Manager
 Approved by: Gilbert Hernandez, Interim Assistant City Manager

Attachment: Presentation