



...TRY A DIFFERENT APPROACH

ST. ANDREWS AIRPORT INC.

705 South Gate Rd

St Andrews, MB

R1A 3P9

Tel: (204) 336-3250

St. Andrews Airport Information Package

September 2019





St. Andrews Airport Inc.

1.0 Contact Details:

St Andrews Airport Inc. (STAAI)

Executive Director
Craig Skonberg
Cell Phone Number (204 880 7766)

705 South Gate Rd.
St. Andrews, Manitoba
CANADA
R1A 3P9
Office Phone Number (204 336 3250)

2.0 St Andrews Airport Inc. Leadership Team:

Jerry Roehr

Chairman of the Board of Directors

Robert Mark Chislett

Vice Chairman of the Board of Directors

Russ Paradoski

Treasurer

Bill Hilash

Secretary



3.0 Executive Overview

3.1 Introduction

St. Andrews Airport is a not-for-profit, community owned airport facility. The Airport is a Controlled airport in the heart of St. Andrews, MB just seventeen minutes north of the City of Winnipeg and offers an excellent opportunity for locating a new or existing business. St. Andrews Airport is owned by the Rural Municipality of St. Andrews and operated as a separate, independent corporation known as St. Andrews Airport Inc. The Airport opened in 1962 to relieve the Winnipeg International Airport of increased flight training and air traffic.

We are Canada's 15th busiest airport (2018)!

3.2 Airport Overview / Services

St. Andrews Airport is located 8 kilometers north of the City of Winnipeg, within the

Rural Municipality of St. Andrews. The catchment area of the Airport includes the City of Winnipeg.

The airport's main access by road is via provincial Highway 27 and Aviation Blvd. The Airport encompasses 574 hectares of land and is surrounded by flat farmland and rural residential development.

Immediate proximity to the City of Winnipeg enables St Andrews airport to offer both scheduled and charter air carrier service, in addition to flying training and a comprehensive set of aircraft maintenance and overhaul facilities. St. Andrews Airport accounts for about 22% of all the recorded aircraft movements at certified airports within Manitoba making it the second busiest airport in Manitoba after the Winnipeg International and the 15th busiest in Canada in 2018, out of about 426 certified airports. It is the home of 180 aircraft, 11 aircraft repair / maintenance shops, 3 charter operators, 2 helicopter operators, 2 manufacturers, 2 flying schools and 3 scheduled carriers.

The Airport is key to the provision of services to the North as Manitoba Hydro and Manitoba Telephone Systems (MTS) use charters out of St. Andrews Airport to maintain the hydro and telephone needs of the eastern side of the Province of Manitoba from their Selkirk based facilities. In addition, St. Andrews provides the main scheduled service link to fourteen remote band communities in Manitoba and North Western Ontario.



St. Andrews Airport Inc.

3.3 Current Tenant Profiles

Acro Air Industries

- AMO

Aero-Coat Industries

- Custom Aircraft Painting and Refinishing

Aircraft Maintenance Solutions (A.M.S.)

- AMO

Air Ross

- Aircraft Hangar Facility

Amik Aviation

- 703 Scheduled Air Carrier

Aquatics Environmental Services Ltd

- LIDAR and Remote Sensing

Arctic Covers

- Custom Aircraft Cover Manufacturer

Cropo Funeral Chapel

- Crematorium

Custom Helicopter

- Rotary Operator

DSE Aircraft Ltd.

- AMO

Eagle Air Enterprises

- Charter

Fly 4 Fun

- Hangarage & Aircraft Parking

Hartwig Aircraft Fuel Cell Repair

- AMO Aircraft Fuel Cell Repairs

J and J Aero

- AMO Aircraft



St. Andrews Airport Inc.

Current Tenant Profiles (*continued*)

Harv's Air

- Flight Training Unit for fixed wing aircraft

Mobile Air Service Inc.

- AMO

Monarch Fuel Cap

- Aircraft Fuel Cap Manufacturer

Northway Aviation

- 703 Scheduled Air Carrier

New Approach Aviation Services

- Aviation Services AMO

Olekson Enterprises

- AMO Airframe / Skies / Floats

Saskatoon Avionics

- AMO.

SkyCare Air Ambulance

- Medevac Air Ambulance
- 703 Air Charter Operator

Thranda Design Inc.

- Simulator & Simulator Software

Winnipeg Aviation

- Flight Training Unit for fixed wing aircraft

Yukon Helicopters

- Rotary Operator

St. Andrews Airport Inc.

3.4 STAAI Points of Difference

St. Andrews Airport has everything in place for new tenants!

- No business tax.
- Low lease rates.
- Airside access.
- 17 minutes from the City of Winnipeg.
- 27 minutes from the Winnipeg International Airport.
- 15 minutes from the City of Selkirk
- 15 Minutes from the new “Centreport” Transportation Hub
- On Site Trucking Operations
- No Property Vesting Fees for the full term of the lease

Planes, Trains, Trucks and Ships



CentrePort Canada offers business direct access to Manitoba’s vast trucking industry, three class one railways and international air cargo operations. Manitoba is also home to Canada’s only deep-sea Arctic port, the Port of Churchill, which provides international markets in Russia, Europe and Asia with the closest sea connection to North America’s Midwest. STAAI has two respected trucking firms operating at the Airport / Industrial Park.

4.0 New Airside Lot Development Details



4.1 Projected Growth

On April 1, 1999, the Airport was transferred from Transport Canada to the Rural Municipality of St. Andrews. In 1999, there were 42 aircraft hangars. At the end of 2018 there were 74 hangars, an increase of 32 hangars or 76 %. There has been additional growth, as five existing tenants expanded their businesses and other new businesses came to settle at the Airport. In 1999, the total square footage of buildings was 159,260 sq. feet. By the end of 2018, there was 359,612 square feet for an increase of 125%. The Airport remains the second largest economic generator within the Municipality after Mandak Industries.

St. Andrews Airport has had an approved Safety Management System in operation since May 2013.

In light of the significant development over the years and the need for new lots, the St. Andrews Airport started construction of 10 new lots on the south side of the airport in September of 2018. These new lots are now completed and are ready for new tenants.

We have 10.5 acres available for new development!

4.2 New Airside Lot Details:

- New lots available ranging from 0.21 Acres to 10.5 Acres
- New lots have new paved airside access
- New lots have Power, Water and Sewer access
- In some situations, lots can be subdivided for multi tenants
- Attractive airside lot rental rates (Current \$ 0.41 / Sq. Foot)
- At St. Andrews Airport there are no “Vesting Fees” and all new lots are assignable creating significant savings over the long term.

New Airside Lot Development Map



St. Andrews Airport Inc.



St. Andrews is not just an Airport; it is also a well-established Industrial Park!

4.4 Industrial Park Lot Opportunities

St. Andrews Airport has great Industrial park spaces available for lease.
Three (3) phase power available to some lots.

Lots can be created to suit the needs of the new tenant
Rental Rates start at \$ 0.13 / Sq. foot.

St. Andrews Airport is Open for Business!



Summary

St. Andrews Airport has many new lots available for immediate construction with no Vesting Fees.

St. Andrews Airport Executive Team has successfully negotiated government funding for safety upgrades of our facility. (Over \$ 2.4 M this past year).

St. Andrews Airport has a very strong safety record in its 50-year history.

St. Andrews Airport has rail sidings on the east side of the property for direct train shipments to the site.



St. Andrews Airport Inc.

Summary (*continued*)

The St. Andrews / Winnipeg market has a skilled and experienced aviation / manufacturing workforce on site.

The St. Andrews Board is committed to support a Win / Win Relationship for new lot development.

Thank You for Considering St. Andrews Airport Inc!