

# SAN ANGELO REGIONAL AIRPORT

## Rates and Charges

Airport Advisory Board, November 15, 2017 - Approved

City Council, December 12, 2017 - Approved



Property Type	Annual Rate	Basis
<b>Land Lease:</b>		
Aeronautical Use/Land	0.12/SF	4.5% of appraised fair market value of comparable fee interest. Survey suggests commercial land values currently range from \$2.50 - \$5.50. Lease holder is responsible for the repair and maintenance of the improvements that are presently located or to be constructed on the Leased Premises.
Non-Aeronautical Use	\$0.17 - \$0.38/SF	The lease rate may vary depending upon the property's physical location and other factors unique to the facility (e.g. size and configuration, clear-span height, building condition, permitted use, available landside access, etc.). 6.5% of \$2.50 - 6.5% of 5.50.
Non-conforming Uses	Negotiable	
<b>New Construction / Build-to-Suit:</b>		
Title of improvements remain with the airport	Negotiable	
<b>Existing Aeronautical Facilities:</b>		
Flightline conventional Hangar, broad permitted use	\$2.70/BLA at NNN	50% of appraised fair market value of comparable lease rate. Survey suggests commercial building lease rates currently are \$5.00 per square foot annually BLA NNN. BLA = Building Leasable Area. NNN=rental rate is net of taxes, routine maintenance and insurance.
Off-flightline conventional hangar, broad permitted use	\$2.15/BLA at NNN	40% of appraised fair market value of comparable in lease rate. Survey suggests commercial building lease rates currently are \$5.00 per square foot annually BLA NNN. BLA = Building Leasable Area. NNN=rental rate is net of taxes, routine maintenance and insurance.
<b>Existing Non-Aeronautical Facilities:</b>		
Facility	\$2.50 - \$5.50/BLA at NNN	The lease rate may vary depending upon the property's physical location and other factors unique to the facility (e.g. size and configuration, building condition, permitted use, available access, etc.)
T-Hangar storage area	\$90.00/month - Unit: C,D,E,F \$120.00/month - Unit: A, B	Based on airport survey, the price of off-site storage is \$141.50/month with an average price per square foot \$0.43. Recommend \$120.00/month for storage with garage door 203 sq. ft. and \$90.00/month without garage door, 209 sq. ft.
<b>Existing FBO Aeronautical Facilities:</b>		
Conventional Hangar, FBO permitted use	\$1.30/BLA per SF at NNN	26% of appraised fair market value of comparable lease rate. Survey suggests commercial building lease rates currently are \$5.00 per square foot annually BLA NNN. BLA = Building Leasable Area. NNN=rental rate is net of taxes, routine maintenance and insurance. FBO rate is applicable to operators that provide aviation fuels, as stated in Section 10 of the Minimum Standards for Commercial Aeronautical Services.
<b>T-Hangar:</b>		
40 foot units	\$205.00/month	Based on airport survey. Average rate of comparable airports \$251.33. 10% discount will be given to those who pay one year in advance.
60 foot executive units	\$300.00/month	Based on airport survey. Average rate of comparable airports is \$361.40. 10% discount will be given to those who pay one year in advance.
<b>Overnight Aircraft Fee:</b>		
Rate	\$12.00 per night	Based on airport survey. Average rate of compared airports is \$35.40 per night. Recommend 10% discount if paid on a monthly basis. Rate is for overnight parking of air carrier aircraft.
<b>Fuel Flowage:</b>		
Rate	\$0.085	Based on airport survey. Average rate of comparable airports is \$.1075.
<b>Terminal Space:</b>		
Office/PA system/Baggage system	\$19.00/SF, \$50.00/month for use of PA system, \$270.00/month for use of baggage system	Terminal space is 92% of appraised FMV of comparable airports \$20.59.
Conference Room rental	\$16.00 per hour	Per Ordinance Sec. A15.001 Airport conference room - Conference room fee per hour: \$16.00.
Air Charter Operations	Air Carrier aircraft with seating capacity of 70 or less - \$1,545.00 Air Carrier with seating capacity of 71 or more - \$2,079.00	New rates are based on the average rate per hour for: employees, electrical usage, baggage system fee. The average rate of compared airports if \$3,051.30. Rates are based on Above Wing services only and include a round trip charter.
<b>Restaurant:</b>		
Rate	Monthly minimum guarantee or 5% of gross receipts	
<b>Rental Car Company:</b>		
Rate	10% of gross sales, \$2,000.00/month minimum	In the past 3 years, rental car companies are averaging \$3,700 per month in revenues. Rental car companies have not paid the minimum in the past 5 years. Staff recommends raising the Minimum Airport Guarantee (MAG) to \$2,000 per month.
<b>Landing Fees:</b>		
Rate	\$0.75 per 1,000 pounds MGLW	Based on airport survey. Landing fee is 60% below comparable airports. Average rate of comparable airports is \$1.25. This rate has not been increased since 2007. MGLW=Max Gross Landing Weight
<b>Land Lease Terms:</b>		
Estimated value of Capital		
Greater than 2 million:	not to exceed 40 years	
Greater than 1 million, less than 2 million:	30 years	
Less than 1 million	20 years	
(Options negotiable)		
<b>Adjustment of Rates and Charges:</b>		
Rates will be adjusted for each subsequent three-year (3) period by the percentage increase in the Consumer Price Index (CPI) for the Dallas/Fort Worth Metropolitan Area as announced by the United States Department of Labor between the first day of the year of adjustment and the date that was three (3) years before such first day.		