



# SAN ANGELO REGIONAL AIRPORT

## Rates and Charges

Airport Advisory Board Approved - May 7, 2014

City Council Approved - July 1, 2014



### Property Type

### Annual Rate

### Basis

#### Land Lease:

Aeronautical Use/Land	0.12/SF	4.8% 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	

#### New Construction / Build-to-Suit:

Title of improvements remain with the airport	Negotiable	
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#### Existing Aeronautical Facilities:

Flightline conventional Hangar, broad permitted use	\$2.70/BLA at NNN	54% 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	43% 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.

#### Existing Non-Aeronautical Facilities:

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.)
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#### Existing FBO Aeronautical Facilities:

Conventional Hangar, FBO permitted use	\$1.25/BLA per SF at NNN	25% 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.
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#### T-Hangar:

40 foot units	\$200.00/month	63% of appraised FMV of comparable airports (\$315.47). 10% discount will be given to those who pay one year in advance.
60 foot executive units	\$260.00/month	Appraised FMV of compared airports is \$315.47.

#### Overnight Aircraft Fee:

Rate	\$8.00 per night	For air carrier commercial aircraft. Based on airport survey. Average rate of compared airports is \$20 per night. Recommend discount if paid monthly.
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#### Fuel Flowage:

Rate	\$0.08	Based on total gallons received at the airport. (98% of appraised FMV of compared airports \$0.082)
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#### Terminal Space:

Rates	\$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.
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#### Restaurant:

Rate	Monthly minimum base or 5% of gross receipts	
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#### Rental Car Company:

Rate	10% of gross sales, \$1,000.00/month minimum	
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#### Landing Fees:

Rate	\$0.50 per 1,000 pounds MGLW Jet, \$0.70 per 1,000 pounds MGLW Turbo Prop	Landing fee is 49% and 69% of appraised FMV of comparable airports which is \$1.02. MGLW=Max Gross Landing Weight
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#### Land Lease Terms:

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)	

#### Adjustment of Rates and Charges:

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.