

**SUMMARY OF AIRLINE CHARGES\*\***  
**MIAMI INTERNATIONAL AIRPORT**  
**FY 2016-17**

<b>Rate Type</b>	<b>Proposed FY 2016-17</b>
<b>AIRFIELD</b>	
Landing Fees	<b>\$1.63</b>
Loading Bridge	\$35.00
Preconditioned Air:	
Narrow-body	\$18.34
Wide-body	40.58
Jumbo-body	54.15
<b>TERMINAL</b>	
<b>Domestic Arriving Seat</b>	
Concourse	<b>\$4.09</b>
Baggage Claim	<b>1.42</b>
<b>Domestic Departing Seat</b>	
Concourse	<b>\$4.09</b>
Screening	<b>0.43</b>
Baggage Make-up Maintenance (1)	<b>0.78</b>
Baggage Make-up Capital (5)	<b>0.35</b>
<b>International Arriving Seat</b>	
Concourse	<b>\$4.09</b>
International Facilities	<b>2.16</b>
<b>International Departing Seat</b>	
Concourse	<b>\$4.09</b>
Screening	<b>0.43</b>
Baggage Make-up Maintenance (1)	<b>0.78</b>
Baggage Make-up Capital (5)	<b>0.35</b>
<b>Terminal Rent</b>	
Class I	<b>\$86.94</b>
Class II	<b>130.41</b>
Class III	<b>86.94</b>
Class IV	<b>43.47</b>
Class V	<b>21.74</b>
Class VI	<b>86.94</b>
<b>CUTE Rates</b>	
Infrastructure Fee per Departing Seat (2)	<b>\$0.02</b>
Gate Usage Fee per Departing Seat	<b>0.18</b>
Ticket Counter Usage Fee per Departing Seat (3)	
CUTE Equipment Rental	<b>\$0.53</b>
Class I Rental	<b>0.38</b>
Class IV Rental	<b>0.86</b>
Common Use Display	
CUTE Airlines per departing seat (4)	<b>\$0.03</b>

\*\*Rates, fees, and charges are subject to change during the Fiscal Year in accordance with applicable contractual provisions. Approval of the 2016-2017 Budget by the Board of County Commissioners based on such rates, fees, and charges constitutes the establishment of the rates, fees, and charges under Section 2-1.2(a) of the Code of Miami-Dade County.

- (1) American Airlines is excluded from this charge because American Airlines maintains its own baggage system.
- (2) Fee is paid by all MIA passenger air carriers as an increase in the concourse use fee.
- (3) The maximum daily rate per ticket counter position will be \$217.56.
- (4) The FY 2015-16 monthly maximum for backwall display is \$50.00 per ticket counter position for exempt carriers.
- (5) The Capital Recovery portion of Baggage Make-up is charged to all airlines.

## Exhibit - A

Miami-Dade Aviation Department  
Summary of New and Revised Rates  
For MIA and all General Aviation Fields  
FY 2016-17

1	Revise Manual CUTE Ticket Counter Rates	<p>Standard Manual Rate for Widebody Aircraft (over 200 seats) \$507.50 from the current \$499.08, and Narrow Aircraft (100 seats through 200 seats) \$290.00 from the current \$285.19, Regional Commuter Aircraft (20 seats through 100 seats) \$145.00 from the current \$142.59 and Small Turbo Aircraft (under 20 seats) \$72.50 from the current \$71.30.</p> <p>Unauthorized Manual Rate for Widebody Aircraft (over 200 seats) \$1,015.00 from current \$998.16, and Narrow Aircraft (100 seats through 200 seats) \$580.00 from the current \$570.38, Regional Commuter Aircraft (20 seats through 100 seats) \$290.00 from the current \$285.19, and Small Turbo Aircraft (under 20 seats) \$145.00 from the current \$142.59.</p>
2	Revise Monthly Rates for CUSS (Common Use Self Service) Units	<p>Monthly Rates for CUSS (Common Use Self Service) Units:</p> <ul style="list-style-type: none"> <li>• Desktop Unit – Desktop rate to remain at \$55.46 ea. per month</li> <li>• Standalone Unit – Revise Standalone rate to \$98.93 ea. per month from the current \$97.91 ea. per month</li> </ul>
3	Revise CUTE Aircraft Departing Seat Rate	Revise the CUTE rate to \$1.80 per seat from the current rate of \$1.82 per seat.
4	Revise Rental Rates for Non-Terminal Building Properties – Miami International Airport	See attached schedule for building rental rates.
5	Revise Rental Rates for Building Properties – General Aviation Airports	See attached schedule for building rental rates.

***Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2016***

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**Waronker & Rosen, Inc.**

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July 15, 2016

Emilio T. González, Director  
 Miami-Dade Aviation Department  
 P.O. Box 592075  
 Miami, Florida 33159

**Re:** Miami International Airport  
 Non-terminal Rental Rates  
 October 1, 2016 – September 30, 2017

Dear Mr. González:

Pursuant to Resolution No. R-34-03, we are submitting a summary of our conclusions for:

- 1) Land Rental Rates
- 2) Paving Rates
- 3) Building Rental Rates

**Waronker & Rosen, Inc. (formerly as part of Quinlivan/Waronker Joint Venture)** has been preparing the annual rental rate report on the non-terminal properties at Miami International Airport since 1994. For the preparation of these annual reports, the following steps have been taken:

- Inspected non-terminal buildings at Miami International Airport in order to determine the condition of the buildings.
- Gathered and analyzed land sales in the areas surrounding Miami International Airport and derived appropriate rates of return on land value from various sources.
- Personally inspected non-terminal properties at major hub airports in the United States and interviewed property managers regarding land rental rates and non-terminal building rates at these airports.

***Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2016***

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Mr. Emilio T. González, Director  
Miami-Dade Aviation Department  
July 15, 2016

- Gathered and analyzed building rental rates in the areas surrounding Miami International Airport. The findings indicate there is a direct relationship between office building rental rates at Miami International Airport and the nearby off-airport office buildings rental rates and there is no particular advantage for office tenants being on the airport.
- Gathered and analyzed warehouse rental rates in the Airport West market area, just west of Miami International Airport as well as surrounding industrial markets. Results indicated there is a relationship between off-airport warehouse rental rates and cargo/warehouse rental rates on-airport. The security, minimum truck transportation and/or the ability to bring an aircraft to a cargo building are benefits of being on-airport. Therefore, on-airport cargo/warehouse buildings command a rental premium. This relationship between on-airport cargo rates and off-airport warehouse rates has been examined at other airports.

The market rental rates are based on the data, analyses and conclusions within a report that is available for review in our office. Market rent is defined as the rental income that a property would most probably command in the open market indicated by the current rents paid for comparable space as of the date of the appraisal.

After analyzing land sales surrounding Miami International Airport and land rental rates at comparable airports, the following was considered in the conclusion of market land rates;

- 1) Subject land will be limited to airport and aviation purposes.
- 2) No assignment of leasehold without approval of the County.
- 3) No subordination permitted on said leasehold.
- 4) The General Use Master Plan.

After due study and investigation and taking all factors into consideration which apply to the area leased within the confines of Miami International Airport, it is our opinion that the market rent of the land, as of this date, is as reported on the sheet captioned "*Land Rental Rates*" (page 5).

The real estate market, specifically the Airport West industrial market, has remained active over the past four years with price levels for land continuing to increase. The continued resurgence of the real estate market and increasing land values is cause for an increase in land rents for the October 1, 2016 to September 30, 2017 period.

***Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2016***

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In estimating the building rental rates, each building structure has been inspected, cargo/warehouse and office rentals in the area were reviewed, building rental rates at comparable airports were reviewed and developers/investors of airport cargo buildings were interviewed. All of the above comparable rental information is contained within the Self-Contained Appraisal Report which is retained in the appraisers' office.

In addition to the comparable building rental information, also considered was the following:

- 1) Use, occupancy and utility of subject improvements.
- 2) Condition and building life expectancy of said improvements.
- 3) Demand for such facilities at the airport.
- 4) Replacement cost estimate less depreciation.
- 5) No assignment of leasehold without approval of the County.
- 6) No subordination permitted on said leasehold.

The rental rates estimated herein presume that the building spaces are in rentable condition and are in compliance with life safety standards which are typical requirements of the landlord (MIA). Assumed is that the buildings have completed their 40 year recertification and meet the code requirements for Miami-Dade County. Such requirements include parking per building type which recently has become an item of concern for the airlines. It must be noted that common area parking is not typically quantified as a separate component of rent. Some buildings and building spaces at Miami International Airport are unoccupied and are not in rentable condition. If the tenant decides to expend the cost to bring the building or building space into a rentable condition, the tenant should receive a rent credit at least equal to the amortization of the tenant's expenditure over the term of the lease.

Historically, tenants at MIA who consider the building rental rates they are paying to be too high have cited deferred maintenance items that have been brought to the attention of MIA. The annual rents herein presume the spaces are in rentable condition, are in compliance with life safety standards, and have a 40 year recertification where applicable. It is typical for a landlord to perform maintenance such as touch up painting, repair of stress cracks, removal of plant growth in stress cracks or expansion joints, replace/repair signage not specific to one tenant, repair leaks and various other items that are not the responsibility of the tenant. Inspection of the buildings at MIA reveals many deferred maintenance items. Repairs which have not been done can affect the longevity of the improvements which ultimately affects the ability to collect rent and the rent that can be charged.

Upon termination of a lease, while the tenant remains in possession of the space to repair the premises back to leasable condition, the tenant will be responsible for land rent and utilities until the space has been repaired and is returned to the possession of MIA.

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Private ownership of large industrial and office developments typically have a reserve for replacement account, also known as a replacement allowance. These property owners set aside dollars annually to fund deferred maintenance and repair items. The amount set aside for replacements is often based on a percentage of the rent collected, or an amount per square foot of the building area. It is recommended that MIA place at minimal \$0.10 per square foot of the total building square footage into a reserve for replacement account that is available to the Real Estate Management Division for maintenance and repair of deferred maintenance items. The ability of Real Estate Management to cure deferred maintenance items quicker will enhance the remaining life of the improvements, help to offset higher repair expenses in the future and assist in leasing vacant space quicker.

There has been continued higher than typical vacancy level in the belly buildings. Last year the rates for the belly buildings were decreased due to the lack of demand. These buildings, without direct access to a ramp area for airplanes, are in competition with newly constructed buildings off airport. While these buildings have the amenity of airside access, potential tenants consider the rent level too high for the benefits achieved. The rents on these buildings have been maintained after last years' decreases.

Until the last two years vehicular and aircraft paving rates had not been increased since 2004. Cost of paving has increased over this period and each of these rates were increased by \$0.05 to reflect increased costs of repaving for the 2014-2015 period and the 2015-2016 period. This year these costs were increased by an additional \$0.05 per square foot.

The estimated market rents consider that the tenant is responsible for land rental, all utilities, and interior maintenance, except where noted.

Respectfully submitted,



Lee H. Waronker, MAI, SRA  
State Certified General Real Estate Appraiser  
Certificate No. RZ162

***Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2016*****Land Rental Rates**

The following rental rates are to be effective October 1, 2016 and applied to all present and future leaseholds, when applicable. A map of land zone areas is attached.

<b>Land Zone</b>	<b>Actual 2013-2014 Rate</b>	<b>Actual 2014-2015 Rate</b>	<b>Actual 2015-2016 Rate</b>	<b>Proposed 2016-2017 Rate</b>
1 Airport	\$1.60 per sq.ft.	\$1.65 per sq.ft.	\$1.75 per sq.ft.	\$1.80 per sq.ft.
1a Airport – vacant land with aircraft access	N/A	N/A	N/A	N/A
2 Commercial sites at SEC of NW 36 <sup>th</sup> St & NW 72 <sup>nd</sup> Ave	\$2.10 per sq.ft.	\$2.10 per sq.ft.	\$2.20 per sq.ft.	\$2.25 per sq.ft.
3 N.W. 21 <sup>st</sup> St. and N.W. 39 <sup>th</sup> Avenue	\$2.75 per sq.ft.	\$2.75 per sq.ft.	\$2.75 per sq.ft.	\$2.85 per sq.ft.
4 Fuel Farm	\$2.00 per sq.ft.	\$2.00 per sq.ft.	\$2.10 per sq.ft.	\$2.15 per sq.ft.
5 N.W. corner of N.W. 97 <sup>th</sup> Avenue & N.W. 54 <sup>th</sup> Street	\$2.40 per sq.ft.	\$2.40 per sq.ft.	\$2.50 per sq.ft.	\$2.60 per sq.ft.
6 Jai-Alai fronton land area & NW 36 <sup>th</sup> Street Frontage	\$2.10 per sq.ft.	\$2.10 per sq.ft.	\$2.20 per sq.ft.	\$2.25 per sq.ft.
7 Commercial Sites on NW 12 <sup>th</sup> St& North of NW 36 <sup>th</sup> St	\$1.65 per sq.ft.	\$1.65 per sq.ft.	\$1.75 per sq.ft.	\$1.80 per sq.ft.

**NOTE:** There is an additional charge of \$.10 per square foot where special services are provided, such as high intensity lighting, power cost, etc.

**Paving Rates**

Paving rates are in addition to land rental rates.

<b>Type of Paving</b>	<b>Actual 2014-2015 Rate</b>	<b>Actual 2015-2016 Rate</b>	<b>Proposed 2016-2017 Rate</b>
Standard (Vehicular) Existing	\$0.30 per sq.ft.	\$0.35 per sq.ft.	\$0.40 per sq.ft.
Heavy Duty (Aircraft) Existing	\$0.75 per sq.ft.	\$0.80 per sq.ft.	\$0.85 per sq.ft.

***Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2016*****Building Rental Rates**

The following rental rates exclude land, water, sewer, electric, and common area janitorial, except where footnoted.

<b>Building #. (Old bldg. #)</b>	<b>Building Description</b>	<b>Actual Rate 2014-2015</b>	<b>Actual 2015-2016</b>	<b>Proposed 2016-2017</b>
49	Offices (A/C) Shop (A/C)	\$6.00 \$6.00	\$6.00 \$6.00	\$6.00 \$6.00
700	Cargo (Non A/C) Offices (A/C) 2nd Floor Offices (A/C) 1st Floor 3 <sup>rd</sup> Floor Storage (storage only)*	\$10.00 (11) \$11.50 (11) \$15.00 (11) \$10.00	\$10.00 (11) \$11.50 (11) \$15.00 (11) \$10.00	\$10.00 (11) \$11.50 (11) \$15.00 (11) \$10.00
701	Cargo (Non A/C) Offices (A/C) 2nd Floor Offices (A/C) 1st Floor 3rd Floor Storage (storage only)*	\$10.00 (11) \$11.50 (11) \$15.00 (11) \$10.00	\$10.00 (11) \$11.50 (11) \$15.00 (11) \$10.00	\$10.00 (11) \$11.50 (11) \$15.00 (11) \$10.00
702	Cargo (Non A/C) Offices (A/C) 2nd Floor Offices (A/C) 1st Floor 3rd Floor Storage (storage only)*	\$10.00 (11) \$11.50 (11) \$15.00 (11) \$10.00	\$10.00 (11) \$11.50 (11) \$15.00 (11) \$10.00	\$10.00 (11) \$11.50 (11) \$15.00 (11) \$10.00
703 (2120)	Engine Test Cell Bldg.—Storage Test Cells (in compliance with 40-year recertification) • Reciprocating-Dynamometer Cells • Large Jet Engine Cells	\$5.25 (12)  \$11,000 per month (8)(13) \$13,000 per month (8)(13)	\$5.25 (12)  \$11,000 per month (8)(13) \$13,000 per month (8)(13)	\$5.25 (12)  \$11,000 per month (8)(13) \$13,000 per month (8)(13)
703A	Test Cell	\$13,000 per month	\$13,000 per month	\$13,000 per month
704 (2121)	Warehouse (Non A/C)/Cargo (Non A/C) Offices (A/C)/Shop(A/C)/Storage(A/C)	\$5.75 (12) \$6.25 (12)	\$5.75 (12) \$6.25 (12)	\$5.75 (12) \$6.25 (12)
706	Cargo (Non A/C) Offices (A/C) 3rd Floor Storage (storage only) <sup>2</sup>	\$15.50 (11) \$15.00 (11) \$10.00	\$16.00 (11) \$15.00 (11) \$10.00	\$16.00 (11) \$15.00 (11) \$10.00
707	Cargo (Non A/C) Offices (A/C) 3rd Floor Storage (storage only) <sup>2</sup>	\$15.50 (11) \$15.00 (11) \$10.00	\$16.00 (11) \$15.00 (11) \$10.00	\$16.00 (11) \$15.00 (11) \$10.00
708	Cargo (Non A/C) Offices (A/C) 3rd Floor Storage (storage only) <sup>2</sup>	\$15.50 (11) \$15.00 (11) \$10.00	\$16.00 (11) \$15.00 (11) \$10.00	\$16.00 (11) \$15.00 (11) \$10.00



***Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2016***

<b>Building #. (Old bldg. #)</b>	<b>Building Description</b>	<b>Actual Rate 2014-2015</b>	<b>Actual Rate 2015-2016</b>	<b>Proposed Rate 2016-2017</b>
709	LanChile (Airis)	Tenant constructed building		
710	LanChile (Airis)	Tenant constructed building		
711	Arrow Cargo (Aeroterm)	Tenant constructed building		
712	Arrow Cargo (AMB Codina)	Tenant constructed building		
714	Cargo (Non A/C) Offices (A/C)	\$12.75 \$13.25	\$12.75 \$13.25	\$12.75 \$13.25
716A	Cargo (Non A/C) Offices (A/C) 2nd Floor Offices (A/C) 1st Floor	\$13.00 (11)(15) \$13.60 (11)(15) \$15.00 (11)	\$13.00 (11)(15) \$13.60 (11)(15) \$15.00 (11)	\$13.00 (11)(15) \$13.60 (11)(15) \$15.00 (11)
716B-J	Cargo (Non A/C) Offices (A/C) 2nd Floor Offices (A/C) 1st Floor	\$12.00 (11)(15) \$12.60 (11)(15) \$15.00 (11)	\$12.00 (11)(15) \$12.60 (11)(15) \$15.00 (11)	\$12.00 (11)(15) \$12.60 (11)(15) \$15.00 (11)
719 (2122)	Governmental Service Bldg. - CCC	\$19.50 (3)	\$19.50 (3)	\$19.50 (3)
741 (2204)	Decompression chamber	\$45,000 per year	\$45,000 per year	\$45,000 per year
805	Cargo (Non A/C) Offices (A/C)	\$12.00 \$12.00	\$12.00 \$12.00	\$12.00 \$12.00
807	UPS (Cargo)	Tenant constructed building		
812	PPQ Building	MDAD/tenant constructed building		
815	USDA Veterinary Services	MDAD/tenant constructed building		
820 (1011)	Warehouse (Non A/C) Offices (A/C)	\$9.00 \$10.00	\$9.00 \$10.00	\$9.00 \$10.00
831	Office/Warehouse (FedEx)	Tenant constructed building		
836 (1054)	GSE Office/shop (AC)	\$13.50	\$13.50	\$13.50
839	Hangar (Signature Flight Center) Offices (A/C)	\$12.00 \$16.00	\$12.00 \$16.00	\$12.00 \$16.00
840	Signature Flight Support (Terminal)	\$20.00	\$20.00	\$20.00
844 (101)	Hangar - Storage (Non A/C) Offices (A/C) Storage (A/C)	\$9.25 (1) \$11.75 \$6.75	\$9.25 (1) \$11.75 \$6.75	\$9.25 (1) \$11.75 \$6.75
845 (100)	Offices (A/C) Warehouse (Non-A/C) Warehouse (A/C) Warehouse Office (A/C) Simulator (A/C) Atrium Space—1st Floor (A/C) Atrium Space—Above 1st Floor (A/C)	\$16.00 (3) \$10.60 (3) \$11.29 (3) \$12.00 (3) \$12.79 \$19.00 (3) \$19.00 (3)	\$15.00 (3) \$10.60 (3) \$12.00 (3) \$12.00 (3) \$12.79 \$19.00 (3) \$19.00 (3)	\$16.00 (3) \$10.60 (3) \$12.00 (3) \$12.00 (3) \$12.79 \$19.00 (3) \$19.00 (3)
850	AAR ACS (Maintenance Hangar)	Tenant constructed building		

***Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2016***

<b>Building #. (Old bldg.)</b>	<b>Building Description</b>	<b>Actual Rate 2014-2015</b>	<b>Actual Rate 2015-2016</b>	<b>Proposed Rate 2016-2017</b>
855 (53)	Storage (A/C)	\$5.75	\$5.75	\$5.75
856 (52)	Storage (A/C)	\$5.50	\$5.50	\$5.50
857 (55)	Wash Rack & Drum Storage	\$4.50	\$4.50	\$6.00
861-862 (60)	Aircraft—Hangars (#6 and #7) Shops (A/C) Storage (A/C) Offices (A/C)	\$10.00 (1) (12) \$5.25 (12) \$5.25 (12) \$6.50 (12)	\$10.00 (1) (12) \$5.25 (12) \$5.25 (12) \$6.50 (12)	\$10.00 (1) (12) \$5.25 (12) \$5.25 (12) \$6.50 (12)
863 (60-A)	Engine Overhaul and Service Storage 2nd Floor Offices (A/C) 1 <sup>st</sup> Floor Offices (A/C)	\$5.50 \$4.00 \$10.00 \$8.00	\$5.50 \$4.00 \$10.00 \$8.00	\$5.50 \$4.00 (22) \$10.00 \$8.00
871 (48)	Hangar (Non A/C) Office (A/C) Shop and storage	\$9.00 (1) \$5.50 \$4.25	\$9.00 (1) \$5.50 \$4.25	\$9.00 (1) \$5.50 \$4.25 (22)
875 (43)	Flight Academy Office (A/C) Pan Am Office (A/C) Individual tenants Simulator Bays (A/C)	\$10.50 (19) \$13.75 \$9.00	\$10.50 (19) \$15.00 (3) \$9.00 <sup>1</sup>	\$10.50 (19) \$15.00 (3) \$9.00 <sup>1</sup>
881 (30)	Office Building (A/C) Simulators	\$8.50 \$9.00	Scheduled for demolition by EOY 2015	Demolished
888 (35-35A)	Maintenance and Training (A/C) Office Space (A/C)	\$5.75	\$5.75	TB demolished
890 (25)	Hangar (Non A/C) Office Space (A/C) Storage (A/C) Shops (A/C)	Tenant owned building		
891 (24)	First Floor: Maintenance-Shops (A/C) Second Floor: Shops (A/C) Third Floor: Shops (A/C) Fourth Floor: Storage (Non A/C)	Tenant owned building		
896 (22)	Hangar—Maintenance (Non A/C) Office Space (A/C) Shops—Maintenance (A/C) Third Floor: Storage Composite Shop Paint Booth	\$10.00 (1) \$7.75 \$5.75 \$4.75 \$10.00 \$10.00	\$10.00 (1) \$7.75 \$5.75 \$4.75 \$10.00 \$10.00	\$10.00 (1) \$7.75 \$5.75 \$3.00 \$10.00 \$10.00

<sup>1</sup> This rate excludes electric

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<b>Building #. (Old bldg. #)</b>	<b>Building Description</b>	<b>Actual Rate 2014-2015</b>	<b>Actual Rate 2015-2016</b>	<b>Proposed Rate 2016-2017</b>
909	Flight Training Facility (Airbus)	Tenant Constructed Building		
916	Cargo Warehouse (Development)	Tenant Constructed Building		
919	Office - Entire Building (A/C)	\$10.50	\$10.50	\$10.50
(5A)	Office - Per Floor or less (A/C)	\$13.00	\$13.00	\$13.00
	Office - Second Floor (Full Service)	\$21.00	\$21.00	\$18.00 <sup>2</sup>
	Storage	\$6.00	\$6.00 (22)	\$6.00 (22)
	Loading Dock	\$1.75	\$1.75	\$1.75
2082	Warehouse (El Dorado)	\$2.50	\$2.50	\$2.50
	Offices (A/C)	\$2.50	\$2.50	\$2.50
3010	Cabstand Cafe (A/C)	\$30.00 (5)	\$30.00 (5)	\$30.00 (5)
3030	Offices	\$10.00 (12)	\$10.00 (12)	\$10.00 (12)
3030A	Offices (A/C)—Wing of 3030	\$8.50	\$8.50	\$8.50
3032	Cafeteria (Non A/C)	\$4.75	\$4.75	\$4.75
	Cafeteria (A/C)	\$6.50	\$6.50	\$6.50
3033	Police Station (A/C)	\$10.00	\$10.00	\$10.00
3037	Maintenance-Garage (Non A/C)	\$6.00	\$6.00	\$6.00
	Offices (A/C)	\$6.50	\$6.50	\$6.50
3038	Building Services— Maintenance/Office (A/C)	\$6.50	\$6.50	\$6.50
3040	Maintenance Shops (Non A/C) and Offices (A/C)	\$6.60 (19)	\$6.60 (19)	\$6.60 (19)
3034	Triturator	\$36,000 (10)	\$36,000 (10)	\$36,000 (10)
3046	Offices (A/C)	\$10.00	\$10.00	\$10.00
	Shop	\$6.25	\$6.25	\$6.25 (22)
3047	Offices (A/C)	\$10.00	\$10.00	\$10.00
3048	Offices (A/C)	\$10.00	\$10.00	\$10.00
3049	Maintenance Garage (Non A/C)	\$7.00	\$7.00	\$7.00
3050	Administration Building (Multiple Tenancy)	\$14.25 (18)	\$14.25 (18)	\$14.25 (18)
3074	In-flight Caterers: Kitchen Kitchen (A/C)	\$8.50	\$8.50 (22)	\$8.50 (22)
3077	Triturator	\$36,000/yr (10)	\$36,000/yr (10)	\$36,000/yr (10)

<sup>2</sup> This rate excludes interior janitorial service

***Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2016***

<b>Building #. (Old bldg. #)</b>	<b>Building Description</b>	<b>Actual Rate 2014-2015</b>	<b>Actual Rate 2015-2016</b>	<b>Proposed Rate 2016-2017</b>
3078	Building (A/C) Offices (A/C)	\$10.00 \$10.25	\$10.00 \$10.25	\$10.00 \$10.25
3089	Parking Garage	\$50.00/mo. (4)	\$50.00/mo. (4)	\$55.00/mo. (4)
3091	Maintenance/Offices (A/C)	\$7.75	\$7.75	\$7.75
3094	Parking Garage	\$50.00/mo.(4)	\$55.00/mo. (4)	\$55.00/mo.(4)
3095-A	Hangar Hangar Area (Non A/C) – 1 <sup>st</sup> Floor Office – 1 <sup>st</sup> and 2 <sup>nd</sup> Floors Shops & Storage 1st and 2 <sup>nd</sup> Floors	\$11.75 \$9.00 \$8.00	\$11.75 \$9.00 (22) \$8.00 (22)	\$11.75 \$9.00 (22) \$8.00 (22)
3095-B	Offices (as renovated): Offices—Entire Building (A/C) Offices—Per Floor (A/C) Offices—Penthouse (A/C)	\$11.00 \$17.00 (3) \$20.00 (3)	\$11.00 \$17.00 (3) \$20.00 (3)	\$11.00 \$17.00 (3) \$20.00 (3)
3100	Maintenance Garage (Non A/C)	\$7.00	\$7.00	\$7.00
3101	Maintenance Garage—Storage (Non A/C)	\$6.00	\$6.00	\$6.00
3110	Offices—Security	\$21.00	\$21.00	\$21.00
3150	Offices (A/C)	\$11.50	\$11.50	\$11.50
3151	Maintenance—Shop (Non A/C) Offices (A/C)	\$6.00 \$11.00	\$6.00 \$11.00	\$6.00 \$11.00
3152	Service Station (Non A/C)	\$5.75	\$5.75	\$5.75
3153	Car Wash Building	\$5.75	\$5.75	\$5.75
3241	RCC Office (A/C) RCC Storage (A/C)	\$26.00 (20) \$15.00 (20)	\$26.00 (20) \$15.00 (20)	\$26.00 (20) \$15.00 (20)
4001	Traffic Control Center	\$13.00	\$13.00	\$13.00
4002	Public Works Office	\$12.00	\$12.00	\$12.00
4003	Corrections Office (A/C)	\$7.50	\$7.50	\$7.50
4003A	Offices (A/C) Storage (Non A/C)	\$7.00 \$6.00	\$7.00 \$6.00	\$7.00 \$6.00
4004	Sign Shop (Non A/C)	\$6.00	\$6.00	\$6.00
MIC	Platform - Unfinished space (21)	\$30.00	\$30.00	\$30.00

**Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2016**

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**Loading Dock**

Loading dock area has an additional rate of \$1.75 per square foot.

**Utility Rates**

The rental rates herein exclude utilities (water, sewer and electric), except as footnoted. Utilities shall be applied as a separate charge.

**Trailer Parking & Modular Units**

Trailer parking has a rate of \$200.00 per space per month for single wide trailers, \$400 per space per month for double wide trailers and \$600 per space per month for a triple wide. Modular units are authorized for temporary use by tenants for office or storage purposes, preceding and/or during construction, and have the rates of \$250.00 per space per month for single wide trailers, \$400 per space per month for double wide trailers and \$650 per space per month for a triple wide.

**Tractor Trailer Parking**

Tractor trailers less than 75 feet in length, inclusive of the cab, have a rate of \$525 per month.

**Automobile Parking**

Automobile parking (grade level & non-garage space) has a charge of \$50.00 per space per month. Limousines that occupy no more than a standard parking space/area will be charged \$50 per month. Larger limousines have a rate of \$100 per month. Tour buses and buses in excess of eight (8) feet wide and 18 feet long have a rate of \$200 per month.

**Full Service**

This includes land rent, janitorial and utilities.

***Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2016***

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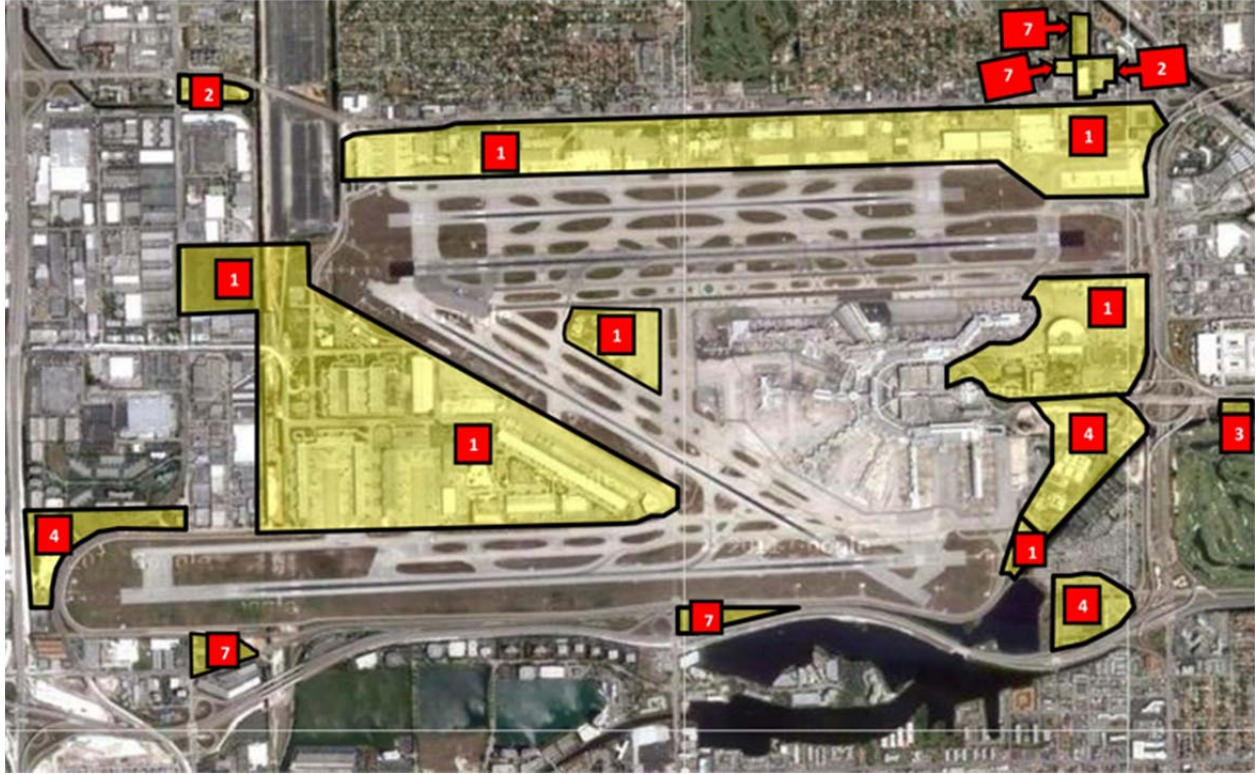
**Footnotes**

- 1) Non-airline tenants shall pay the said per square foot rate or 3% of all gross revenues produced from providing aircraft maintenance services to others, whichever is greater.  
Airline tenants shall pay 3% of all gross revenues produced from providing aircraft maintenance services to others in addition to the said per square foot rental rates.
- 2) Rent includes land, electricity, and common area janitorial.
- 3) Rent includes land, electricity, water, sewer and common area janitorial.
- 4) Rent per position per month.
- 5) Tenant pays minimum guarantee.
- 6) The rental rate reflects the "As Is" condition of the building. The building has limited fire and electrical systems. (Not used in 2005.)
- 7) Rent includes water, sewer, electricity, and common area janitorial. (Not used in 2005.)
- 8) Rent includes land.
- 9) The rent includes water and sewer. (Not used in 2005.)
- 10) Rates based on approved actual audited construction costs.
- 11) Rent includes common area janitorial, excludes land.
- 12) Additional rent may be applicable to recover costs of 40-year recertification and costs of repairs to comply with life safety codes.
- 13) Rate includes amortization of 40-year recertification and costs of repairs to comply with life safety codes.
- 14) Rate based on competitive bidding
- 15) Appraised rate includes a charge of \$0.10 per square foot as a trash removal fee.
- 16) No longer applicable (*was formerly "Rental based on 20-year lease. Adjusted annually on January 1st"*)
- 17) No longer applicable (*was formerly "Hangar is currently unusable and can only be used as aircraft parking until roof repairs are completed."*)
- 18) Includes land rent and janitorial
- 19) Includes common area janitorial
- 20) Includes land rent and janitorial. Utilities are paid by rental car agencies in MIC.
- 21) Tenant pays for all tenant improvements and for utilities
- 22) If A/C space the tenant pays applicable electric and is responsible for A/C repair and replacement

*Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2016*

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## Land Zones 1, 2, 3, 4 & 7





*Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2016*

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## Land Zone 5

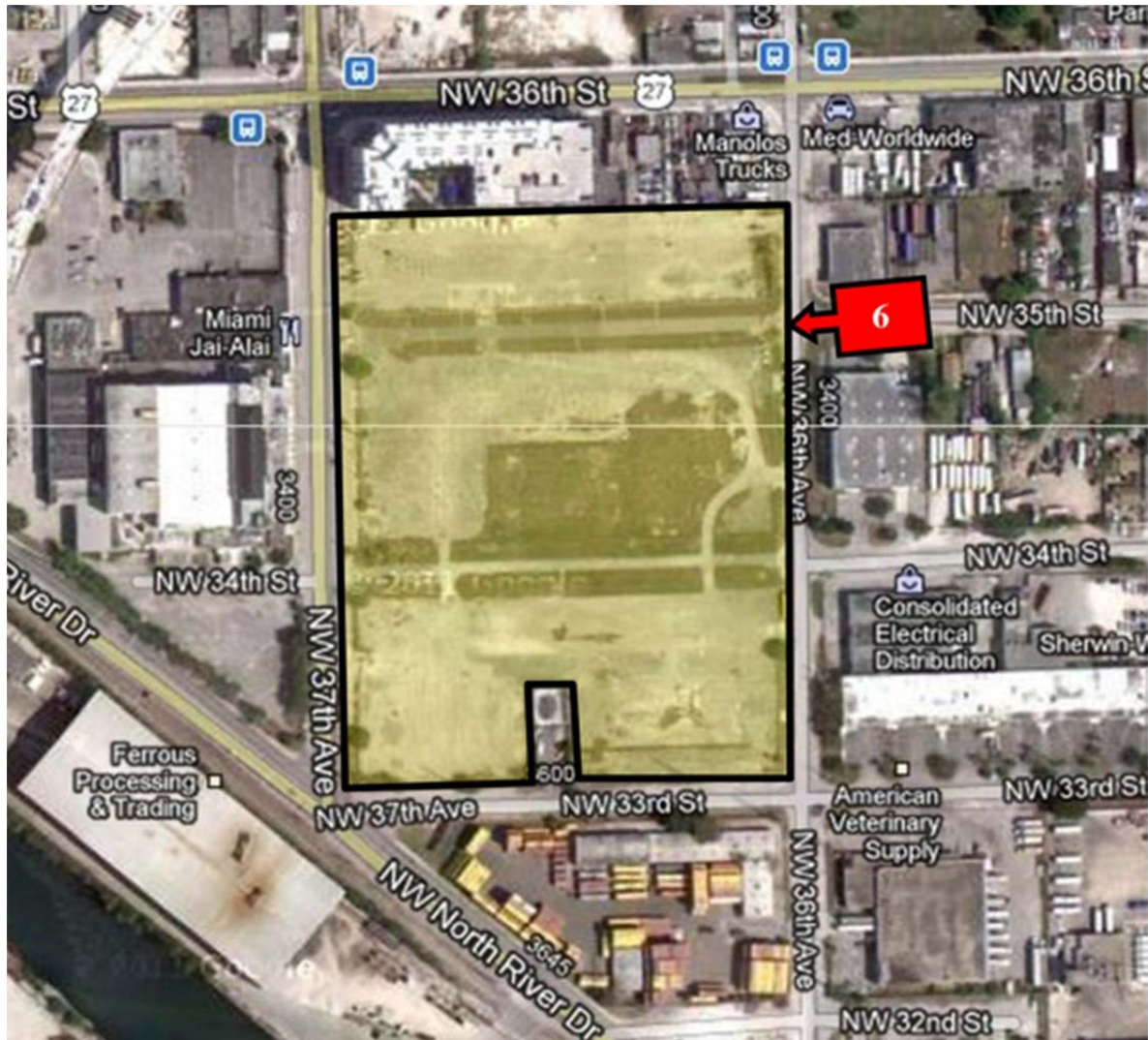




*Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2016*

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## Land Zone 6



<b>Opa-Locka Executive Airport (OPF) FY 2017 Property Rental Summary</b>			
<b>LAND RENTAL</b>		<b>Rent/Sq. Ft./ Year</b>	
		Current	Market Rent
Aeronautical Land		\$0.23	\$0.24
Non-Aviation Land – minimum bid			
Runway 9L Clearance		\$0.60	\$0.60
Non-Aviation Land		\$0.90	\$0.90
<b>PAVEMENT RENTAL</b>		<b>Rent/Sq. Ft./ Year</b>	
		Current	Market Rent
Pavement		\$0.05	\$0.05
<b>Non-Aviation Land Lease Number/Tenant</b>		<b>Rent/Sq. Ft./ Year</b>	
		Current	Market Rent
Lease No. O-216 Miami-Dade Dept. of Corrections		\$1.00	\$1.10
Lease No. O-1519 Miami-Dade Water & Sewer Dept.		\$0.80	\$0.90
Lease No. O-8088 Schaecter – clear zone (2)		\$0.488	\$0.503
Lease No. O-7889 Miami Lakes Office Condo - clearzone		\$0.60	\$0.60
<b>BUILDING RENTAL (1)</b>		<b>Rent/Sq. Ft./ Year</b>	
<b>Aviation Tenants</b>		Current	Market Rent
Building	35	\$3.84	\$3.84
Building	39	\$4.13	\$4.13
Building	40E (3)	\$7.95	\$7.95
Building	40C (2)	\$7.65	\$7.65
Building	40W (1)	\$7.78	\$7.78
Building	41E (3)	\$7.65	\$7.65
Building	41C (2)	\$7.65	\$7.65
Building	41W (1)	\$7.65	\$7.65
Building	45	\$6.04	\$6.38
Building	46	\$10.36	\$11.20
Building	47	\$6.18	\$6.52
Building	102	\$0.00	\$0.00
Building	107 Office	\$19.00	\$19.00
Building	107 Dorm	\$19.00	\$19.00
Building	114	\$4.49	\$4.49
Building	119r	\$3.58	\$3.58
Building	180	\$2.75	\$2.75
Building	209r	\$3.75	\$3.75
Building	412	\$1.25	\$1.25
Building	413	\$2.75	\$2.75
Building	418	\$2.75	\$2.75
Note 1: Annual rent/SF excluding land or pavement			
Note 2: Rent subject to annual 3% increase			
Last Revised 6/6/2016			
OPF.FY17			

<b>Miami Executive Airport (TMB) FY 2017 Property Rental Summary</b>			
<b>LAND RENTAL</b>		<b>Rent/Sq. Ft./ Year</b>	
		Current	Market Rent
Aeronautical Land		\$0.20	\$0.21
Non-Aviation Land – minimum bid		\$1.30	\$1.30
<b>PAVEMENT RENTAL</b>		<b>Rent/Sq. Ft./ Year</b>	
		Current	Market Rent
Pavement		\$0.05	\$0.05
<b>FARM LAND</b>		<b>Rent/Acre/ Year</b>	
		Current	Market Rent
Farm Land – minimum bid		\$450	\$500
<b>BUILDING RENTAL</b>		<b>Rent/Sq. Ft./ Year</b>	
<b>Aviation Tenants</b>		Current	Market Rent
Building	102	\$3.33	\$3.33
Building	109	\$3.56	\$3.56
	109A	\$2.84	\$2.84
	109B	\$2.84	\$2.84
Building	114	\$3.28	\$3.28
Building	121	\$4.85	\$5.19
Building	123	\$4.79	5.13
Building	221	\$3.64	\$3.64
Building	222	\$2.04	\$2.27
Building	247	\$5.33	\$5.67
Building	504	\$4.93	\$4.93
Building	225	\$3.24	\$3.38
Building	226	\$1.24	\$1.24
Building	227	\$3.73	\$3.73
Building	228	\$5.70	\$6.04
Building	229	\$5.41	\$5.75
Building	501	\$7.83	\$7.83
Building	507	\$16.00	\$16.00
Last Revised TMB.FY17			
6/6/2016			

<b>Homestead General Aviation Airport FY 2017 Property Rental Summary</b>			
<b>LAND RENTAL</b>		<b>Rent/Sq. Ft./ Year</b>	
		Current	Market Rent
Aeronautical Land		\$0.07	\$0.07
<b>PAVEMENT RENTAL</b>		<b>Rent/Sq. Ft./ Year</b>	
		Current	Market Rent
Pavement		\$0.05	\$0.05
<b>FARM LAND</b>		<b>Rent/Acre/ Year</b>	
		Current	Market Rent
Farm Land – minimum bid		\$450	\$450
<b>BUILDING RENTAL (1)</b>		<b>Rent/Sq. Ft./ Year</b>	
<b>Aviation Tenants</b>		Current	Market Rent
Building	2	\$3.82	\$3.82
Building	3	\$2.65	\$2.65
Building	5	\$3.53	\$3.53
Building	10	\$3.82	\$3.82
Building	14	\$2.65	\$2.65
Note 1: Annual rent/SF excluding land or pavement Last Revised 6/6/2016 X51.FY17			