

I O No.: 4-125

Ordered: 9/19/19Effective: 10/1/~~18~~19

Summary of Rates, Fees and Charges  
Miami-Dade Aviation Department  
Miami International Airport

*This Attachment is the Implementing Order of the Aviation Department and consists of (i) aircraft charges Aviation Fees as defined in the 2018 Airline Use Agreement, and (ii) all other charges for the use of MIA and General Aviation Airport facilities. \*\* All rates, fees and charges for Miami-Dade County's Airport system previously established or approved by the Board continue to apply except to the extent amended or modified in this Attachment*

Rate Description	Rate Application	FY 2018-19	FY 2019-20
<b>AIRFIELD</b>			
Landing Fees <sup>1</sup>	Per 1,000 lbs of Gross Landed Weight	\$1.62	\$1.62
Loading Bridge	Per Arrival and Per Departure	\$35.00	\$35.00
Preconditioned Air: Narrow-Body	Per Arrival	\$18.34	\$18.34
Preconditioned Air: Wide-Body	Per Arrival	\$40.58	\$40.58
Preconditioned Air: Jumbo-Body	Per Arrival	\$54.15	\$54.15
<b>TERMINAL</b>			
<b>Domestic Arrival Fee - Per Seat:</b>			
Concourse Use	Per Domestic Arriving Seat	\$4.26	<del>\$4.26</del> <u>\$4.26</u>
Baggage Claim	Per Domestic Arriving Seat	<u>\$1.56</u>	<del>\$1.56</del> <u>\$1.56</u>
<b>Total</b>		<b>\$5.82</b>	<del>\$5.82</del> <u>\$5.82</u>
<b>Domestic Departure Fee - Per Seat:</b>			
Concourse Use	Per Domestic Departing Seat	\$4.26	<del>\$4.26</del> <u>\$4.26</u>
Screening	Per Domestic Departing Seat	\$0.49	<del>\$0.49</del> <u>\$0.49</u>
Baggage Make-up Maintenance (1)	Per Domestic Departing Seat	\$0.84	\$0.84
Baggage Make-up Capital (4)	Per Domestic Departing Seat	<u>\$0.36</u>	<del>\$0.36</del> <u>\$0.36</u>
<b>Total</b>		<b>\$5.95</b>	<del>\$5.95</del> <u>\$5.95</u>
<b>International Arrival Fee - Per Seat:</b>			
Concourse Use	Per International Arriving Seat	\$4.26	<del>\$4.26</del> <u>\$4.26</u>
International Facilities	Per International Arriving Seat	<u>\$2.36</u>	<del>\$2.36</del> <u>\$2.36</u>
<b>Total</b>		<b>\$6.62</b>	<del>\$6.62</del> <u>\$6.62</u>
<b>International Departure Fee - Per Seat:</b>			
Concourse Use	Per International Departing Seat	\$4.26	<del>\$4.26</del> <u>\$4.26</u>
Screening	Per International Departing Seat	\$0.49	<del>\$0.49</del> <u>\$0.49</u>
Baggage Make-up Maintenance (1)	Per International Departing Seat	\$0.84	\$0.84
Baggage Make-up Capital (4)	Per International Departing Seat	<u>\$0.36</u>	<del>\$0.36</del> <u>\$0.36</u>
<b>Total</b>		<b>\$5.95</b>	<del>\$5.95</del> <u>\$5.95</u>

\*\* (a) Rates, fees and charges set forth in this IO are subject to change during the Fiscal Year in accordance with applicable, regulatory or contractual provisions. Approval of the ~~2018-19~~ 2019-20 Budget by the Board of County Commissioners based on the rates, fees, and charges stated herein constitutes the establishment and authorization of such rates, fees, and charges under Section 25-1.2(a) of the Code of Miami-Dade County.

(b) The Miami-Dade Aviation Department (MDAD) may waive any fee provided for herein for applicants or users that are federal, state, or local governmental or military users, foreign government or military users, or, to the extent a waiver or reduction of the fee is fair, reasonable, and not unjustly discriminatory, other applicants or users under circumstances determined by MDAD to justify a waiver or reduction of the fee.

<sup>1</sup>Total dollar amounts due for landing and other aviation fees applicable to each type of aircraft are listed on the document entitled "Aviation Charges at Miami International Airport" contained in Section 2 of "Rates, Fees & Charges, FY 20~~18~~19-20~~19~~20" available at MIA's website at [www.miami-airport.com](http://www.miami-airport.com). The amounts listed therein shall be used to calculate amounts due for aircraft and aviation activity as reflected in MDAD's invoices.

Rate Description	Rate Application	FY 2018-19	FY 2019-20
<b>TERMINAL RENTAL RATES PER SQ. FT.</b>			
Class I	Per Square Foot	\$89.88	<del>\$89.88</del> <u>\$95.00</u>
Class II	Per Square Foot	\$134.82	<del>\$134.82</del> <u>\$142.50</u>
Class III	Per Square Foot	\$89.88	<del>\$89.88</del> <u>\$95.00</u>
Class IV	Per Square Foot	\$44.94	<del>\$44.94</del> <u>\$47.50</u>
Class V	Per Square Foot	\$22.47	<del>\$22.47</del> <u>\$23.75</u>
Class VI	Per Square Foot	\$89.88	<del>\$89.88</del> <u>\$95.00</u>
<b>COMMON USE TERMINAL EQUIPMENT (CUTE):</b>			
<b>CUTE GATE RATES</b>			
Infrastructure Fee (2)	Per Departing Seat	\$0.02	<del>\$0.02</del> <u>\$0.00</u>
Gate Usage Fee(CUTE Equipment Rental)	Per Departing Seat	\$0.19	<del>\$0.19</del> <u>\$0.21</u>
<b>TICKET COUNTER FEES</b>			
Cute Equipment Rental	Per Departing Seat	\$0.49	<del>\$0.49</del> <u>\$0.54</u>
Class I Rental Expense for Ticket Counter	Per Departing Seat	\$0.35	<del>\$0.35</del> <u>\$0.36</u>
Class IV Rental Expense for Baggage Makeup	Per Departing Seat	\$0.82	<del>\$0.82</del> <u>\$0.76</u>
CUTE Dynamic Signage (Backwall Displays) (3)	Per Departing Seat	<u>\$0.03</u>	<u>\$0.03</u>
<b>Total Ticket Counter Fee</b>	<b>Per Departing Seat</b>	<b>\$1.68</b>	<b><del>\$1.68</del> <u>\$1.69</u></b>
The following footnotes are applicable to the items set forth above:			
(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 <del>FY-2018-19</del> monthly maximum for backwall display is \$50.00 per ticket counter position for CUTE-exempt carriers.			
(4) The Capital Recovery portion of Baggage Make-up is charged to all airlines.			
<b>TICKET COUNTER FEE (HOURLY)</b>			
Cute Equipment Rental	Per Ticket Counter Hour	\$5.19	<del>\$5.19</del> <u>\$5.80</u>
Class I Rental Expense for Ticket Counter	Per Ticket Counter Hour	\$3.75	<del>\$3.75</del> <u>\$3.85</u>
Class IV Rental Expense for Baggage Makeup	Per Ticket Counter Hour	\$9.60	<del>\$9.60</del> <u>\$9.00</u>
CUTE Dynamic Signage(Back Wall Displays)	Per Ticket Counter Hour	<u>\$0.31</u>	<u>\$0.31</u>
<b>Total Hourly Ticket Counter Fee</b>	<b>Per Ticket Counter Hour</b>	<b>\$18.84</b>	<b><del>\$18.84</del> <u>\$18.96</u></b>
Maximum daily rate	Per Ticket Counter = 12 hrs. x Ticket Counter Usage Fee	\$226.08	<del>\$226.08</del> <u>\$227.52</u>
<b>CUTE DYNAMIC SIGNAGE (BACK WALL DISPLAYS)</b>			
Maximum monthly rate	Fee Per Exempt Ticket Counter Position	\$50.00	\$50.00
Annual rate for back-wall displays within leased areas	Fee Per Display	\$1,200.00	\$1,200.00
CUTE Back-office / Operations / Educational Equipment	Monthly Per Unit	\$105.27	<del>\$105.27</del> <u>\$168.16</u>
<b>STANDARD MANUAL CUTE TICKET COUNTER RATES</b>			
Wide-body aircraft (over 200 seats)	Per Flight	\$527.45	<del>\$527.45</del> <u>\$530.91</u>
Narrow aircraft (101 seats through 200 seats)	Per Flight	\$301.40	<del>\$301.40</del> <u>\$303.37</u>

Rate Description	Rate Application	FY 2018-19	FY 2019-20
Regional Commuter aircraft (20 seats through 100 seats)	Per Flight	\$150.70	<del>\$150.70</del> <u>\$151.69</u>
Small Turbo aircraft (under 20 seats)	Per Flight	\$75.35	<del>\$75.35</del> <u>\$75.84</u>
<b>UNAUTHORIZED MANUAL CUTE TICKET COUNTER RATES (Hrly Rate + 100% Premium)</b>			
Wide-body aircraft (over 200 seats)	Per Flight	\$1,054.89	<del>\$1,054.89</del> <u>\$1,061.81</u>
Narrow aircraft (101 seats through 200 seats)	Per Flight	\$602.80	<del>\$602.80</del> <u>\$606.75</u>
Regional Commuter aircraft (20 seats through 100 seats)	Per Flight	\$301.40	<del>\$301.40</del> <u>\$303.37</u>
Small Turbo aircraft (under 20 seats)	Per Flight	\$150.70	<del>\$150.70</del> <u>\$151.69</u>
<b>MISCELLANEOUS CUTE CHARGES</b>			
TWOV lounges	Hourly Charges	\$5.19	<del>\$5.19</del> <u>\$5.80</u>
ITI lounges	Hourly Charges	\$5.19	<del>\$5.19</del> <u>\$5.80</u>
ITI baggage	Hourly Charges	\$5.19	<del>\$5.19</del> <u>\$5.80</u>
Ramp Baggage Make-up	Hourly Charges	\$5.19	<del>\$5.19</del> <u>\$5.80</u>
<b>CRUISE CHECK IN-FACILITY AT MIAMI SEAPORT - MAINTENANCE</b>			
On-site maintenance single circuit	Added to CUTE Hourly Usage Fees	\$10.00	\$10.00
On-site maintenance single circuit Back-up circuit	Added to CUTE Hourly Usage Fees	\$10.34	\$10.34
On-call maintenance (response within two hours) single circuit	Added to CUTE Hourly Usage Fees	\$3.16	\$3.16
On-call maintenance (response within two hours) back-up circuit	Added to CUTE Hourly Usage Fees	\$3.51	\$3.51
<b>COMMON USE SELF SERVICE (CUSS) CHARGES</b>			
Transaction Fee	Per Transaction	\$0.58	\$0.58
Monthly Fee (Desktop Unit)	Per Unit, Per Month	\$45.96	<del>\$45.96</del> <u>\$49.97</u>
Monthly Fee (Standalone Unit) per unit, per month	Per Unit, Per Month	\$90.90	<del>\$90.90</del> <u>\$97.47</u>
<b>CLOSED-CIRCUIT TELEVISION (CCTV)</b>			
<b>CAMERAS</b>			
PTZ (Pan-Tilt-Zoom)	Each, Per Month	\$24.00	\$24.00
Fixed	Each, Per Month	\$16.00	\$16.00
<b>VIEWING WORKSTATION</b>			
Cellstack/NICE	Each, Per Month	\$614.00	\$614.00
Cellstack	Each, Per Month	\$553.00	\$553.00
NICE	Each, Per Month	\$461.00	\$461.00
<b>RECORDING-PER PORT</b>			
NICE Pro (30-day recording)	Each, Per Month	\$14.00	\$14.00
NICE Harmony (20-day recording)	Each, Per Month	\$9.00	\$9.00

Rate Description	Rate Application	FY 2018-19	FY 2019-20
<b>PASSENGER AIRCRAFT PARKING FEES</b>			
Passenger Aircraft Regular Parking: Hard Stand	Per day for 1 – 5 days, after 2 hr. grace period	Per Formula	Per Formula
Passenger Aircraft Regular Parking: Remote Position	Per day for 1 – 5 days, after 2 hr. grace period	Per Formula	Per Formula
Passenger Aircraft Regular Parking: Terminal Gate	Per day for 1 – 5 days, after 4 hr. grace period	Per Formula	Per Formula
Overtime Parking	Per 30 minute period – if applicable	\$100.00	\$100.00
Premium Charges	Percent added to existing charges – if applicable	50%	50%
Major Maintenance (Plus Storage Parking Fees)	Per 24 hr. period	\$300.00	\$300.00
<i>Formula for Daily Base Parking Rate = Aircraft Length x Wingspan x (Land Rate + Pavement Rate) divided by 365.</i>			
<b>MAINTENANCE, REPAIR, and OVERHAUL TENANTS (MRO's)</b>	For the privilege of providing MRO services for aircraft at MIA, an MRO is responsible for payment to MDAD of all landing and aviation fees applicable to an aircraft undergoing the MRO's services from the time it arrives at MIA until the time it departs, except to the extent MDAD chooses to recover such fees directly from the owner or operator of the aircraft or any party responsible for the fees under a Sales Ticket Agreement.	Landing fees, parking charges and other aviation fees vary by aircraft	Landing fees, parking charges and other aviation fees vary by aircraft
<b>CARGO AIRCRAFT PARKING POSITION FEES</b>			
<b>&lt; 60,000 lbs. landed weight:</b>			
First 4 hours		\$60.00	\$60.00
Each additional hour		\$15.00	\$15.00
24 hour maximum		\$360.00	\$360.00
<b>Between 60,001 and 270,000 lbs. landed weight</b>			
First 4 hours		\$120.00	\$120.00
Each additional hour		\$30.00	\$30.00
24 hour maximum		\$720.00	\$720.00
<b>&gt;270,000 lbs. in landed weight</b>			
First 4 hours		\$200.00	\$200.00
Each additional hour		\$60.00	\$60.00
24 hour maximum		\$1,400.00	\$1,400.00
<b>DERELICT OR NON-OPERATING AIRCRAFT</b> (Additional daily parking charges after 60 Days)		\$500.00	\$500.00
<b>VIP RAMP BUS ESCORT FEE (CHARTER AIRLINES, MIA)</b>			
Escort/attendant fee	Per hour with 2 hour minimum	\$150.00	\$150.00

Rate Description	Rate Application	FY 2018-19	FY 2019-20
<b>GROUND SUPPORT CHARGES</b>	Per Aircraft Arrival - In addition to standard Loading Bridge Fee		
VDGS (Visual Docking Guidance System) Loading Bridge Fee		\$12.00	\$12.00
Stair Truck <del>Usage Fee</del>	Per hour – waived for U.S. Military aircraft	\$100.00	\$100.00
Escort Fee for Aircraft at all GA Airports ( including Vehicle)	Per Escort	\$100.00	\$100.00
Escort Fee for Delivery Vehicles or Non-Passenger Vehicles at all GA Airports	Per Escort	\$10.00	\$10.00
Escort Fee for Vehicle Escort for VIP Pickup at General Aviation Aircraft	Per Escort	\$20.00	\$20.00
<b>FUEL STOP FEE</b>			
At Terminal Gate	Equal to concourse fee plus one loading bridge fee	Varies by Aircraft	Varies by Aircraft
At General Aviation Center	Equal to one-day parking charge up to two hours	Varies by Aircraft	Varies by Aircraft
<b>GENERAL AVIATION CENTER (GAC) FACILITY FEES</b>			
Domestic Fee – GAC Concourse Use Fee	Per Seat	\$4.26	<del>\$4,262.43</del>
International Fee – GAC Concourse Use Fee	Per Seat	\$4.26	<del>\$4,260.00</del>
International Facility Fee	Per Seat	\$2.36	<del>\$2,3610.66</del>
<b>PUBLIC PARKING</b>			
Standard Vehicle Parking	Variable based on demand (time of day, day of week, availability, etc.)	\$8.00-\$38.00	\$8.00-\$38.00
Valet Parking	For first 1-3 hours or part thereof	\$18.00	\$18.00
Valet Parking - Maximum	Maximum per day	\$30.00	\$30.00
Parking Space Reservation Charge	In addition to vehicle parking rate	\$10.00	\$10.00
<b>EMPLOYEE PARKING</b>			
Employee Parking Decals	Per decal, per month	\$30.00	\$30.00
Motorcycle Parking Fee	Per decal, per year	\$180.00	\$180.00
Long-term Parking Magnetic Cards	Per employee, per month	\$100.00	\$100.00
Contractor Parking Cards	Per card, per year	\$200.00	\$200.00
Towed Vehicles	Per occurrence	\$50.00	\$50.00
<b>GROUND TRANSPORTATION</b>			
Security Deposit per company with less than 10 vehicles		\$500.00	\$500.00
Security Deposit per company with 10 or more vehicles		\$1,000.00	\$1,000.00
A1—Bus	Per Trip	\$7.00	\$7.00
A2—Van	Per Trip	\$3.00	\$3.00
A3—Limo	Per Trip	\$3.00	\$3.00
B1—Hotel/Motel (Small)	Per Trip	\$1.00	\$1.00
B2—Hotel/Motel (Large)	Per Trip	\$2.00	\$2.00
B3—Commercial (Small)	Per Trip	\$2.50	\$2.50
B4—Commercial (Large)	Per Trip	\$3.00	\$3.00
C1—Crew Service (Small)	Per Trip	\$1.00	\$1.00
C2—Crew Service (Large)	Per Trip	\$2.00	\$2.00
Class D—Delivery Service	Based on service performed and vehicle size	\$1-\$12.00	\$1-\$12.00
B5—Off-Airport Car Rental Companies with less than \$500,000 gross revenues	Each MIA Contract	\$3.00	\$3.00
B6—Off-Airport Car Rental Companies gross revenues between \$500,000 and \$4.9 million	Gross MIA Passenger Revenue	4.5%	4.5%

Rate Description	Rate Application	FY 2018-19	FY 2019-20
B7—Off-Airport Car Rental Companies gross revenues in excess of \$5 million but less than \$20 million	Gross MIA Passenger Revenue	7.5%	7.5%
B7—Off-Airport Car Rental Companies gross revenues in excess of \$20 million	Gross MIA Passenger Revenue	9.0%	9.0%
B8—Off Airport Parking Lot Operators Upper Level	Per Trip	\$1.00	\$1.00
(Small vans) Lower Level	Per Trip	\$2.50	\$2.50
B9—Off Airport Parking Lot Operators Upper Level	Per Trip	\$2.00	\$2.00
(Large vans) Lower Level	Per Trip	\$3.00	\$3.00
Class E Vehicles Annual Permit Fee	Per vehicle, per calendar year	\$200.00	\$200.00
Mobile Food Truck Vendor Fee	Per vehicle, per calendar year	\$360.00	\$360.00
Taxicab Operation Fee	Per Trip	\$2.00	\$2.00
Ground Transportation Permit Renewal Fee	Per Permit, annually	\$100.00	\$100.00
Ground Transportation Permit Late Renewal Fee	Per Permit	\$100.00	\$100.00

**AUTHORITY TO REVISE OR ADJUST BUILDING AND LAND RENTAL RATES DURING FISCAL YEAR 2018-2019 FOLLOWING APPROVAL OF THE 2018-2019 IMPLEMENTING ORDER BY THE BOARD OF COUNTY COMMISSIONERS** – The Board hereby establishes the rental rates listed below as being fair, reasonable, and not unjustly discriminatory for the Fiscal year 2018-2019. If the rental rates listed below are adjusted by the appraisers for the 2018-2019 Fiscal Year either before the effective date of this Implementing Order or at any time during the Fiscal Year 2018-2019, the Aviation Department is authorized to amend the rates listed below and impose, during the 2018-2019 Fiscal Year, the fair market rental rates reflected by any such adjustments made by the appraisers.

#### MIA LAND RENTAL RATES

1 Airport	Per Sq. Ft.	\$1.95	<del>\$1.95</del> 2.05
1a Airport – vacant land with aircraft access	Per Sq. Ft.	N/A	N/A
2 Commercial sites at SEC of NW 36 <sup>th</sup> St & NW 72 <sup>nd</sup> Ave	Per Sq. Ft.	\$2.50	<del>\$2.50</del> 2.75
3 N.W. 21 <sup>st</sup> St. and N.W. 39 <sup>th</sup> Avenue	Per Sq. Ft.	\$3.00	<del>\$3.00</del> 3.15
4 Fuel Farm	Per Sq. Ft.	\$2.25	<del>\$2.25</del> 2.35
5 N.W. 16 <sup>th</sup> Street (non-buildable sites)	Per Sq. Ft.	\$0.50	\$0.50
6 Jai-Alai fronton land area & NW 36 <sup>th</sup> Street Frontage	Per Sq. Ft.	\$2.25	<del>\$2.25</del> 2.35
7 Commercial Sites on NW 12 <sup>th</sup> St & North of NW 36 <sup>th</sup> St	Per Sq. Ft.	\$2.00	<del>\$2.00</del> 2.10

#### PAVING RATES (in addition to land rental rates)

Standard (Vehicular) Existing - <u>Landside</u>	Per Sq. Ft.	\$0.45	\$0.45
<u>Standard (Vehicular) Existing - Airside</u>	<u>Per Sq. Ft.</u>	<u>\$0.00</u>	<u>\$0.70</u>
Heavy Duty (Aircraft) Existing - <u>Airside</u>	Per Sq. Ft.	\$0.90	\$0.90

#### BUILDING RENTAL RATES - MIA

(The current building number is listed first; a number in parentheses appearing after the current building number is the former building number.)

MDAD reserves the right to adjust the following rates to reflect any conditions identified by the appraisers in their reports.

Bldg. # 49 - Offices (A/C)	Annual Sq. Ft.	\$6.00	\$6.00
Bldg. # 49 - Shop (A/C)	Annual Sq. Ft.	\$6.00	\$6.00
Bldg. # 700 - Cargo (Non A/C)	Annual Sq. Ft.	\$10.15 (11)	<del>\$10.15</del> (11)
Bldg. # 700 - Offices (A/C) 2nd Floor	Annual Sq. Ft.	\$11.75 (11)	\$11.75 (11)
Bldg. # 700 - Offices (A/C) 1st Floor	Annual Sq. Ft.	\$15.00 (11)	\$15.00 (11)
Bldg. # 700 - 3 <sup>rd</sup> Floor Storage (storage only)	Annual Sq. Ft.	\$10.00	\$10.00
Bldg. # 701 - Cargo (Non A/C)	Annual Sq. Ft.	\$10.15 (11)	<del>\$10.15</del> (11)
Bldg. # 701 - Offices (A/C) 2nd Floor	Annual Sq. Ft.	\$11.75 (11)	\$11.75 (11)
Bldg. # 701 - Offices (A/C) 1st Floor	Annual Sq. Ft.	\$15.00 (11)	\$15.00 (11)
Bldg. # 701 - 3rd Floor Storage (storage only)	Annual Sq. Ft.	\$10.00	\$10.00

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Bldg. # 702 - Cargo (Non A/C)	Annual Sq. Ft.	\$10.15 (11)	\$10. <del>45</del> <u>25</u> (11)
Bldg. # 702 - Offices (A/C) 2nd Floor	Annual Sq. Ft.	\$11.75 (11)	\$11.75 (11)
Bldg. # 702 - Offices (A/C) 1st Floor	Annual Sq. Ft.	\$15.00 (11)	\$15.00 (11)
Bldg. # 702 - 3rd Floor Storage (storage only)	Annual Sq. Ft.	\$10.00	\$10.00
Bldg. # 703 - Engine Test Cell Bldg. - Storage	Annual Sq. Ft.	\$5.25 (12)	\$5.25 (12)
Bldg. # 2120 - Reciprocating-Dynamometer Cells	Per Month	\$11,000.00 (8)/(13)	\$11, <del>05</del> <u>00</u> .00 (8)/(13)
Bldg. # 2120 - Large Jet Engine Cells	Per Month	\$13,000.00 (8)/(13)	\$13, <del>05</del> <u>00</u> .00 (8)/(13)
Bldg. # 703A - Test Cell	Per Month	\$13,000.00	\$13,000.00
Bldg. # 704 (2121) - Warehouse (Non A/C)/Cargo (Non A/C)	Annual Sq. Ft.	\$5.75 (12)	\$5.75 (12)
Bldg. # 704 (2121) - Offices (A/C)/Shop(A/C)/Storage(A/C)	Annual Sq. Ft.	\$6.25 (12)	\$6.25 (12)
Bldg. # 706 - Cargo (Non A/C)	Annual Sq. Ft.	\$16.75 (11)	<del>\$16.75</del> <u>17.00</u> (11)
<u>Bldg. # 706 – Offices (A/C) 1<sup>st</sup> Floor</u>	<u>Annual Sq. Ft.</u>	<u>N/A</u>	<u>\$17.00 (11)</u>
Bldg. # 706 - Offices (A/C)	Annual Sq. Ft.	\$15.00 <del>(11)</del>	\$15. <del>00</del> <u>25</u> <del>(11)</del>
Bldg. # 706 - 3rd Floor Storage (storage only)	Annual Sq. Ft.	\$10.00	\$10.00
<u>Bldg. # 706 – Airside Ramp</u>	<u>Annual Sq. Ft.</u>	<u>N/A</u>	<u>Included in Cargo Rent</u>
<u>Bldg. #706 – Landside Ramp</u>	<u>Annual Sq. Ft.</u>	<u>N/A</u>	<u>Included in Cargo Rent</u>
Bldg. # 707 - Cargo (Non A/C)	Annual Sq. Ft.	\$16.75 (11)	<del>\$16.75</del> <u>17.00</u> (11)
<u>Bldg. # 707 – Offices (A/C) 1<sup>st</sup> Floor</u>	<u>Annual Sq. Ft.</u>	<u>N/A</u>	<u>\$17.00 (11)</u>
Bldg. # 707 - Offices (A/C)	Annual Sq. Ft.	\$15.00 <del>(11)</del>	\$15. <del>00</del> <u>25</u> <del>(11)</del>
Bldg. # 707 - 3rd Floor Storage (storage only)	Annual Sq. Ft.	\$10.00	\$10.00
<u>Bldg. # 707 – Airside Ramp</u>	<u>Annual Sq. Ft.</u>	<u>N/A</u>	<u>Included in Cargo Rent</u>
<u>Bldg. # 707 – Landside Ramp</u>	<u>Annual Sq. Ft.</u>	<u>N/A</u>	<u>Included in Cargo Rent</u>
Bldg. # 708 - Cargo (Non A/C)	Annual Sq. Ft.	\$16.75 (11)	<del>\$16.75</del> <u>17.00</u> (11)
<u>Bldg. # 708 – Offices (A/C) 1<sup>st</sup> Floor</u>	<u>Annual Sq. Ft.</u>	<u>N/A</u>	<u>\$17.00 (11)</u>
Bldg. # 708 - Offices (A/C)	Annual Sq. Ft.	\$15.00 <del>(11)</del>	\$15. <del>00</del> <u>25</u> <del>(11)</del>
Bldg. # 708 - 3rd Floor Storage (storage only)	Annual Sq. Ft.	\$10.00	\$10.00
<u>Bldg. # 708 – Airside Ramp</u>	<u>Annual Sq. Ft.</u>	<u>N/A</u>	<u>Included in Cargo Rent</u>
<u>Bldg. # 708 – Landside Ramp</u>	<u>Annual Sq. Ft.</u>	<u>N/A</u>	<u>Included in Cargo Rent</u>
Bldg. # 714 - Cargo (Non A/C)	Annual Sq. Ft.	\$12.75	<del>\$12.75</del> <u>13.00</u>
Bldg. # 714 - Offices (A/C)	Annual Sq. Ft.	\$13.25	\$13. <del>25</del> <u>50</u>
Bldg. # 716A - Cargo (Non A/C)	Annual Sq. Ft.	\$13.25 (11)/(15)	\$13. <del>25</del> <u>50</u> (11)/(15)
Bldg. # 716A - Offices (A/C) 2nd Floor	Annual Sq. Ft.	\$13.60 (11)/(15)	\$13.60 (11)/(15)
Bldg. # 716A - Offices (A/C) 1st Floor	Annual Sq. Ft.	\$15.00 (11)	\$15.00 (11)
<u>Bldg. # 716A – Airside Ramp</u>	<u>Annual Sq. Ft.</u>	<u>N/A</u>	<u>Included in Cargo Rent</u>
<u>Bldg. # 716A – Landside Ramp</u>	<u>Annual Sq. Ft.</u>	<u>N/A</u>	<u>Included in Cargo Rent</u>
Bldg. # 716B-J - Cargo (Non A/C)	Annual Sq. Ft.	\$12.25 (11)/(15)	\$12. <del>25</del> <u>50</u> (11)/(15)
Bldg. # 716B-J - Offices (A/C) 2nd Floor	Annual Sq. Ft.	\$12.60 (11)/(15)	\$12.60 (11)/(15)
Bldg. # 716B-J - Offices (A/C) 1st Floor	Annual Sq. Ft.	\$15.00 (11)	\$15.00 (11)
<u>Bldg. # 716B-J – Airside Ramp</u>	<u>Annual Sq. Ft.</u>	<u>N/A</u>	<u>Included in Cargo Rent</u>
<u>Bldg. # 716B-J – Landside Ramp</u>	<u>Annual Sq. Ft.</u>	<u>N/A</u>	<u>Included in Cargo Rent</u>
Bldg. # 719 (2122) - Governmental Service Bldg. - CCC	Annual Sq. Ft.	\$19.50 (3)	\$19. <del>50</del> <u>75</u> (3)
Bldg. # 741 (2204) - Decompression Chamber	Per Year	\$52,000.00	\$52,000.00
Bldg. # 805 - Cargo (Non A/C)	Annual Sq. Ft.	\$12.00	\$12. <del>00</del> <u>25</u>



**Rate Description****Rate Application****FY 2018-19****FY 2019-20**

Bldg. # 805 - Offices (A/C)	Annual Sq. Ft.	\$12.00	\$12. <del>00</del> <u>25</u>
Bldg. # 820 (1011) - Warehouse (Non A/C)	Annual Sq. Ft.	\$9.00	\$9. <del>00</del> <u>50</u>
Bldg. # 820 (1011) - Offices (A/C)	Annual Sq. Ft.	\$10.00	\$1 <del>01</del> .00
Bldg. # 836 (1054) - GSE Office/shop (AC)	Annual Sq. Ft.	Demolished	Demolished
Bldg. # 839 - Hangar (Signature Flight Center)	Annual Sq. Ft.	\$12.00	\$12.00
Bldg. # 839 - Offices (A/C)	Annual Sq. Ft.	\$16.00	\$16.00
Bldg. # 840 - Signature Flight Support (Terminal)	Annual Sq. Ft.	\$20.00	\$20.00
Bldg. # 844 (101) - Hangar - Storage (Non A/C)	Annual Sq. Ft.	\$9.25 (1)	\$9.25 (1)
Bldg. # 844 (101) - Offices (A/C)	Annual Sq. Ft.	\$11.75	\$11.75
Bldg. # 844 (101) - Storage (A/C)	Annual Sq. Ft.	\$6.75	\$6.75
Bldg. # 845 (100) - Offices (A/C)	Annual Sq. Ft.	\$16.00 (3)	\$16. <del>00</del> <u>50</u> (3)
Bldg. # 845 (100) - Warehouse (Non-A/C)	Annual Sq. Ft.	\$10.60 (3)	\$10. <del>60</del> <u>75</u> (3)
Bldg. # 845 (100) - Warehouse (A/C)	Annual Sq. Ft.	\$12.00 (3)	\$12.00 (3)
Bldg. # 845 (100) - Warehouse Office (A/C)	Annual Sq. Ft.	\$12.00 (3)	\$12. <del>00</del> <u>15</u> (3)
Bldg. # 845 (100) - Simulator (A/C)	Annual Sq. Ft.	\$12.79	<del>\$12.79</del> <u>\$13.00</u>
Bldg. # 845 (100) - Atrium Space—1st Floor (A/C)	Annual Sq. Ft.	\$19.00 (3)	\$19.00 (3)
Bldg. # 845 (100) - Atrium Space—Above 1st Floor (A/C)	Annual Sq. Ft.	\$19.00 (3)	\$19.00 (3)
Bldg. # 855 (53) - Storage (A/C)	Annual Sq. Ft.	\$5.75	\$5.75
Bldg. # 856 (52) - Storage (A/C)	Annual Sq. Ft.	\$5.50	\$5.50
Bldg. # 857 (55) - Wash Rack & Drum Storage	Annual Sq. Ft.	\$6.00	\$6.00
Bldg. # 861-862 (60) - Aircraft Hangars (#6 and #7)	Annual Sq. Ft.	\$10.00 (1)/(12)	\$10. <del>00</del> <u>10</u> (1)/(12)
Bldg. # 861-862 (60) - Shops (A/C)	Annual Sq. Ft.	\$5.25 (12)	\$5.25 (12)
Bldg. # 861-862 (60) - Storage (A/C)	Annual Sq. Ft.	\$5.25 (12)	\$5.25 (12)
Bldg. # 861-862 (60) - Offices (A/C)	Annual Sq. Ft.	\$6.50 (12)	\$6.50 (12)
Bldg. # 863 (60-A) - Engine Overhaul and Service	Annual Sq. Ft.	\$5.50	\$5.50
Bldg. # 863 (60-A) - Storage 2nd Floor	Annual Sq. Ft.	\$4.00 (22)	\$4.00 (22)
Bldg. # 863 (60-A) - Offices (A/C) 1 <sup>st</sup> Floor	Annual Sq. Ft.	\$10.00	\$10.00
Bldg. # 863 (60-A) - Offices (A/C)	Annual Sq. Ft.	\$8.00	\$8.00
Bldg. # 871 (48) - Hangar (Non A/C)	Annual Sq. Ft.	\$9.00 (1)	\$9.00 (1)
Bldg. # 871 (48) - Office (A/C)	Annual Sq. Ft.	\$5.50	\$5.50
Bldg. # 871 (48) - Shop (A/C)	Annual Sq. Ft.	\$4.25 (22)	\$4.25 (22)
Bldg. # 875 (43) - Office (A/C) Pan Am	Annual Sq. Ft.	\$10.50 (19)	\$10.50 (19)
Bldg. # 875 (43) - Office (A/C) Individual Tenants	Annual Sq. Ft.	\$15.00 (3)	\$15.00 (3)
Bldg. # 875 (43) - Simulator Bays (A/C)	Annual Sq. Ft.	\$9.00 <sup>1</sup>	\$9.00 <sup>1</sup>
Bldg. # 888 (35-35A) – Maint. and Training (A/C) Office Space (A/C)	Annual Sq. Ft.	\$5.75	<del>\$5.75</del> <u>Demolished</u>
Bldg. # 896 (22) - Hangar—Maintenance (Non A/C)	Annual Sq. Ft.	\$10.00 (1)	\$10. <del>00</del> <u>10</u> (1)
<u>Bldg. # 896 (22) – Office Space (A/C) 1<sup>st</sup> Floor</u>	<u>Annual Sq. Ft.</u>	<u>N/A</u>	<u>\$10.00</u>
Bldg. # 896 (22) - Office Space (A/C) <u>2<sup>nd</sup> Floor</u>	Annual Sq. Ft.	\$7.75	\$7.75
Bldg. # 896 (22) - Shops—Maintenance (A/C)	Annual Sq. Ft.	\$5.75	\$5.75
Bldg. # 896 (22) - Third Floor: Storage	Annual Sq. Ft.	\$3.00	\$3.00
Bldg. # 896 (22) - Composite Shop	Annual Sq. Ft.	\$10.00	\$10.00
Bldg. # 896 (22) - Paint Booth	Annual Sq. Ft.	\$10.00	\$10.00
Bldg. # 919 (5A) - Office - Entire Building (A/C)	Annual Sq. Ft.	\$10.50	\$10.50
Bldg. # 919 (5A) - Office - Per Floor or less (A/C)	Annual Sq. Ft.	\$13.00	\$13.00
Bldg. # 919 (5A) - Office - Second Floor (Full Service)	Annual Sq. Ft.	\$18.00	\$18.00
Bldg. # 919 (5A) - Storage	Annual Sq. Ft.	\$6.00 (22)	\$6.00 (22)
Bldg. # 919 (5A) - Loading Dock	Annual Sq. Ft.	\$1.75	\$1.75
Bldg. # 2082 - Warehouse (El Dorado)	Annual Sq. Ft.	\$2.50	\$2.50
Bldg. # 2082 - Offices (A/C)	Annual Sq. Ft.	\$2.50	\$2.50



**Rate Description****Rate Application****FY 2018-19****FY 2019-20**

Bldg. # 3010 - Cabstand Cafe (A/C)	Annual Sq. Ft.	\$30.00 (5)	\$30.00 (5)
Bldg. # 3030 - Offices	Annual Sq. Ft.	\$10.00 (12)	\$10.00 (12)
Bldg. # 3030A - Wing of Bldg. 3030	Annual Sq. Ft.	\$8.50	\$8.50
Bldg. # 3032 - Cafeteria (Non A/C)	Annual Sq. Ft.	\$4.75	\$4.75
Bldg. # 3032 - Cafeteria (A/C)	Annual Sq. Ft.	\$6.50	\$6.50
Bldg. # 3033 - Police Station (A/C)	Annual Sq. Ft.	\$10.00	\$10.00
Bldg. # 3037 - Maintenance-Garage (Non A/C)	Annual Sq. Ft.	\$6.00	\$6.00
Bldg. # 3037 - Offices (A/C)	Annual Sq. Ft.	\$6.50	\$6.50
Bldg. # 3038 - Building Services—Maintenance/Office (A/C)	Annual Sq. Ft.	\$6.50	\$6.50
Bldg. # 3040 - Maintenance Shops (Non A/C) and Offices (A/C)	Annual Sq. Ft.	\$6.60 (19)	\$6.60 (19)
Bldg. # 3034 - Triturator	Per Year	<i>Decommissioned</i>	<i>Decommissioned</i>
Bldg. # 3046 - Offices (A/C)	Annual Sq. Ft.	\$10.00	\$10.00
Bldg. # 3046 - Shop (A/C)	Annual Sq. Ft.	\$6.25 (22)	\$6.25 (22)
Bldg. # 3047 - Offices (A/C)	Annual Sq. Ft.	\$10.00	\$10.00
<i><sup>1</sup>This rate excludes electric</i>			
Bldg. # 3048 - Offices (A/C)	Annual Sq. Ft.	\$10.00	\$10.00
Bldg. # 3049 - Maintenance Garage (Non A/C)	Annual Sq. Ft.	\$7.00	\$7.00
Bldg. # 3050 - Administration Building (Multiple Tenancy)	Annual Sq. Ft.	\$14.25 <del>(18)</del>	\$14.25 <del>(18)</del>
Bldg. # 3074 - In-Flight Caterers Kitchen (A/C and Non A/C)	Annual Sq. Ft.	\$8.50 (22)	\$8.50 (22)
Bldg. # 3077 - Triturator	Per Year	\$22,000.00 (23)	\$22,000.00 (23)
Bldg. # 3078 - Fuel Building (A/C)	Annual Sq. Ft.	\$10.00	\$10.00
Bldg. # 3078 - Offices (A/C)	Annual Sq. Ft.	\$10.25	\$10.25
Bldg. # 3089 - Parking Garage	Per Position, Per Month	\$60.00 (4)	\$60.00 (4)
Bldg. # 3091 - Maintenance/Offices (A/C)	Annual Sq. Ft.	\$7.75	\$7.75
Bldg. # 3094 - Parking Garage	Per Position, Per Month	\$60.00 (4)	\$60.00 (4)
<del>Bldg. # 3095-A—American Airlines</del>	<del>Adjusted annually by CPI</del>	<del>By agreement</del>	<del>By agreement</del>
Bldg. # 3095-A - Hangar Area (Non A/C) – 1 <sup>st</sup> Floor	Annual Sq. Ft.	\$11.75	<del>\$11.75</del> <u>\$12.00</u>
Bldg. # 3095-A - Office – 1 <sup>st</sup> and 2 <sup>nd</sup> Floors (A/C)	Annual Sq. Ft.	\$9.00 (22)	\$9.00 (22)
Bldg. # 3095-A - Shops, Storage 1 <sup>st</sup> and 2 <sup>nd</sup> Floors	Annual Sq. Ft.	\$8.00 (22)	\$8.00 (22)
Bldg. # 3095-B - Offices—Entire Building (A/C)	Annual Sq. Ft.	\$11.00	\$11.00
Bldg. # 3095-B - Offices—Per Floor (A/C)	Annual Sq. Ft.	\$17.00 (3)	\$17.00 (3)
Bldg. # 3095-B - Offices—Penthouse (A/C)	Annual Sq. Ft.	\$20.00 (3)	\$20.00 (3)
Bldg. # 3100 - Maintenance Garage (Non A/C)	Annual Sq. Ft.	Demolished	Demolished
Bldg. # 3101 - Maintenance Garage—Storage (Non A/C)	Annual Sq. Ft.	\$6.00	\$6.00
Bldg. # 3110 - Offices—Security Building	Annual Sq. Ft.	\$21.00	\$21.00
Bldg. # 3150 - Offices (A/C)	Annual Sq. Ft.	\$11.50	\$11.50
Bldg. # 3151 - Maintenance—Shop (Non A/C)	Annual Sq. Ft.	\$6.00	\$6.00
Bldg. # 3151 - Offices (A/C)	Annual Sq. Ft.	\$11.00	\$11.00
Bldg. # 3152 - Service Station (Non A/C)	Annual Sq. Ft.	\$5.75	\$5.75
Bldg. # 3153 - Car Wash	Annual Sq. Ft.	\$5.75	\$5.75
Bldg. # 3241 - RCC Office (A/C)	Annual Sq. Ft.	\$26.00 (20)	\$26.00 (20)
Bldg. # 3241 - RCC Storage (A/C)	Annual Sq. Ft.	\$15.00 (20)	\$15.00 (20)
Bldg. # 4001 - Traffic Control Center	Annual Sq. Ft.	\$13.00	\$13.00
Bldg. # 4002 - Public Works Office	Annual Sq. Ft.	\$12.00	\$12.00
Bldg. # 4003 - Corrections Office (A/C)	Annual Sq. Ft.	\$7.50	\$7.50
Bldg. # 4003A - Offices (A/C)	Annual Sq. Ft.	\$7.00	\$7.00
Bldg. # 4003A - Storage (Non A/C)	Annual Sq. Ft.	\$6.00	\$6.00
Bldg. # 4004 - Sign Shop (Non A/C)	Annual Sq. Ft.	\$6.00	\$6.00

Rate Description	Rate Application	FY 2018-19	FY 2019-20
MIC - Platform - Unfinished space	Annual Sq. Ft.	\$30.00	\$30.00

**OTHER RENTAL RATES**

Loading Dock (additional area per sq. ft.)	Per Sq. Ft.	\$1.75	\$1.75
Trailer Parking & Modular Units (Single Wide)	Per Space, Per Month	\$250.00	\$250.00
Trailer Parking & Modular Units (Double Wide)	Per Space, Per Month	\$500.00	\$500.00
Trailer Parking & Modular Units (Triple Wide)	Per Space, Per Month	\$600.00	\$600.00
Trailer Parking & Modular Units (Single Wide) - Temporary	Per Space, Per Month	\$250.00	\$250.00
Trailer Parking & Modular Units (Double Wide) - Temporary	Per Space, Per Month	\$500.00	\$500.00
Trailer Parking & Modular Units (Triple Wide) - Temporary	Per Space, Per Month	\$650.00	\$650.00
Tractor Trailer Parking (less than 75 feet, inclusive of cab)	Per Month	\$525.00	\$525.00
Automobile Parking	Per Space, Per Month	\$55.00	\$55.00
Limousines (occupying standard parking space)	Per Space, Per Month	\$55.00	\$55.00
Larger limousines (occupying more than standard parking space)	Per Space, Per Month	\$100.00	\$100.00
Tour buses and buses in excess of 8 feet wide and 18 feet long	Per Space, Per Month	\$200.00	\$200.00
Antennae Installations:	Annually, Per Antenna	\$2,500.00	\$2,500.00

Any antenna and its associated equipment for data collection, reception, or transmission related to (i) the monitoring of aircraft movements in the air or on the ground or (ii) any other aviation activity as determined by MDAD, shall pay a fee of \$2,500.00 annually per antenna, plus rental charges for the land or any facility on which or in which any antenna or associated equipment is installed, based on MDAD's sole determination of the dimensions of the land or facility allocable to such antenna or equipment. For all other antenna and associated equipment for non-aviation or specialty use, fees and rental charges in an amount not to exceed \$250,000.00 annually shall be separately imposed by MDAD as a condition of a lease, license, or permit applicable to the installation of the antenna or equipment.

Footnotes to "Building Rental Rates-MIA" above:

**Note: Footnotes 2, 6, 7, 9, 14, 16, 17, 18 and 21 have been retired.**

- 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.

~~3) Rent includes land, electricity, and common area janitorial.~~

~~4)3) Rent includes land, electricity, water, sewer and common area janitorial.~~

~~5)4) Rent per position per month.~~

~~6)5) Tenant pays minimum guarantee.~~

~~8) The rental rate reflects the "As Is" condition of the building. The building has limited fire and electrical systems. (Not used in 2005.)~~

~~9) Rent includes water, sewer, electricity, and common area janitorial. (Not used in 2005.)~~

~~10)8) Rent includes land.~~

~~10) The rent includes water and sewer. (Not used in 2005.)~~

~~11)10) Rates based on approved actual audited construction costs.~~

~~12)11) Rent includes common area janitorial, excludes land.~~

~~13)12) Additional rent may be applicable to recover costs of 40-year recertification and costs of repairs to comply with life safety codes.~~

~~14)13) Rate includes amortization of 40-year recertification and costs of repairs to comply with life safety codes.~~

~~15) Rate based on competitive bidding.~~

~~16)15) Appraised rate includes a charge of \$.10 per square foot as a trash removal fee.~~

~~19) No longer applicable (was formerly "Rental based on 20-year lease. Adjusted annually on January 1<sup>st</sup>")~~

~~20) No longer applicable (was formerly "Hangar is currently unusable and can only be used as aircraft parking until roof repairs are completed.")~~

~~21) Includes land rent and janitorial.~~

Rate Description	Rate Application	FY 2018-19	FY 2019-20
<del>22/19)</del> Includes common area janitorial.			
<del>23/20)</del> Includes land rent and janitorial. Utilities are paid by rental car agencies in MIC.			
<del>22) Tenant pays for all tenant improvements and for utilities.</del>			
<del>23/22)</del> If A/C space the tenant pays applicable electric and is responsible for A/C repairs and replacement.			
<del>23)</del> In addition to the rent the tenant will pay an opportunity fee of 7.5% of the <del>gross</del> revenues collected. Tenant is responsible for all maintenance and repairs.			
<b>FUEL FLOWAGE FEES - MIA FUEL FARM</b>			
Truck Delivery (Opportunity Fee on service to commercial aircraft does not apply)	Per Gallon	0.013688	<del>0.013688</del> <u>0.013704</u>
Hydrant Delivery (Opportunity Fee for into-wing service to commercial aircraft does not apply)	Per Gallon	0.019813	<del>0.019813</del> <u>0.017661</u>
<b>GENERAL AVIATION AIRPORT FEES</b>			
Operational Closure Fee per Airport (or part thereof)	Per Day (or portion thereof)	\$4,800.00	\$4,800.00
Operational Closure Fee Government Entities	Per Hour (or portion thereof)	\$200.00	\$200.00
Aerial Advertising Fee (3 charges max per aircraft per day)	Per Pick Up and Drop Off	\$14.00	\$14.00
<b>AIRCRAFT PARKING AT GENERAL AVIATION AIRPORTS</b>			
M-1 type aircraft (15,000 lbs or less)	1 – 5 day rate applies for duration	M-1 rate	M-1 rate
All other aircraft	Rates increase on days 6, 16 and 31	Same as MIA	Same as MIA
<b>OTHER GENERAL AVIATION AIRPORT FEES</b>			
Conference Room Rental Fee (Miami Executive and Opa-Locka Airports)			
Non-profit entities	Per Use (4 hour limit)	\$10.00	\$10.00
Other than non-profit entities	Per Use (4 hour limit)	\$50.00	\$50.00
Off-Road Vehicle Parking Fee at Training and Transition Airport	Per Vehicle, Per Fiscal Year or fraction thereof	\$50.00	\$50.00
Fuel flowage fee at the General Aviation Airports	Per Gallon	\$0.08	\$0.08
Usage of Training and Transition Airport	Per Approach	\$28.00	\$28.00
AOA (Aircraft Operating Area) Decal for General Aviation Airport Commercial Vehicles and Equipment	Per Decal	\$10.00	\$10.00
AOA Decal for General Aviation Airport Privately Owned Vehicles and Equipment	Per Decal	\$5.00	\$5.00
AOA Decal Replacement Fee for General Aviation Airport Vehicles and Equipment	Per Decal	\$10.00	\$10.00
AOA Decal Late Application Fee	Per Decal	\$10.00	\$10.00
<b>LAND RENTAL - Opa Locka Executive Airport (OPF)</b>			
Aeronautical Land	(Rent/Sq. Ft./Year)	\$0.26	<del>\$0.26</del> <u>0.28</u>
Runway 9L Clearance (appraise individually case-by-case as necessary)	(Rent/Sq. Ft./Year)		
Non-Aviation Land: (to be based on individual appraisals on a case-by-case basis as necessary)	(Rent/Sq. Ft./Year)		
<b>PAVEMENT RENTAL</b>			

Rate Description	Rate Application	FY 2018-19	FY 2019-20
Pavement	(Rent/Sq. Ft./Year)	\$0.05	\$0.05
<b>NON-AVIATION LAND (Lease No. and Tenant)</b>			
Lease No. O-216 - Miami-Dade Dept. of Corrections	(Rent/Sq. Ft./Year)	\$1.10	<del>\$1.10</del> <u>\$1.20</u>
Lease No. O-1519 - Miami-Dade Water & Sewer Dept.	(Rent/Sq. Ft./Year)	\$0.90	<del>\$0.90</del> <u>\$0.95</u>
Lease No. O-8088 - Schaecter – clear zone (see note 2)	(Rent/Sq. Ft./Year)	\$0.534	<del>\$0.534</del> <u>\$0.550</u>
Lease No. O-7889 - Miami Lakes Office Condo - clearzone	(Rent/Sq. Ft./Year)	\$0.60	<del>\$0.60</del> <u>\$0.65</u>
<b>BUILDING RENTAL (see note 1)</b>			
Building 40E (3)	(Rent/Sq. Ft./Year)	\$8.30	<del>\$8.30</del> <u>\$8.55</u>
Building 40C (2)	(Rent/Sq. Ft./Year)	\$7.95	<del>\$7.95</del> <u>\$8.15</u>
Building 40W (1)	(Rent/Sq. Ft./Year)	\$8.10	<del>\$8.10</del> <u>\$8.30</u>
Building 41E (3)	(Rent/Sq. Ft./Year)	\$7.95	<del>\$7.95</del> <u>\$8.15</u>
Building 41C (2)	(Rent/Sq. Ft./Year)	\$7.95	<del>\$7.95</del> <u>\$8.15</u>
Building 41W (1)	(Rent/Sq. Ft./Year)	\$7.95	<del>\$7.95</del> <u>\$8.15</u>
Building 45	(Rent/Sq. Ft./Year)	\$6.90	<del>\$6.90</del> <u>\$7.20</u>
Building 46	(Rent/Sq. Ft./Year)	\$13.15	<del>\$13.15</del> <u>\$13.50</u>
Building 47	(Rent/Sq. Ft./Year)	\$7.10	<del>\$7.10</del> <u>\$7.30</u>
Building 107 Office	(Rent/Sq. Ft./Year)	\$19.00	\$19.00
Building 107 Dorm	(Rent/Sq. Ft./Year)	\$20.00	\$20.00
Note 1: Annual rent/SF excluding land or pavement			
Note 2: Rent subject to annual 3% increase			
<b>LAND RENTAL - Miami Executive Airport (TMB)</b>			
Aeronautical Land	(Rent/Sq. Ft./Year)	\$0.23	<del>\$0.23</del> <u>\$0.24</u>
Non-Aviation Land: (to be based on individual appraisals on a case-by-case basis as necessary)	(Rent/Sq. Ft./Year)		
<b>PAVEMENT RENTAL</b>			
Pavement	(Rent/Sq. Ft./Year)	\$0.05	\$0.05
<b>FARM LAND</b>			
Farm Land – minimum bid	(Rent/Acre/Year)	\$500.00	\$500.00
<b>BUILDING RENTAL (Aviation Tenants)</b>			
Building 102	(Rent/Sq. Ft./Year)	\$3.35	\$3.35
Building 109	(Rent/Sq. Ft./Year)	\$3.60	\$3.60
Building 109A	(Rent/Sq. Ft./Year)	\$3.35	\$3.35
Building 109B	(Rent/Sq. Ft./Year)	\$3.35	\$3.35
Building 114	(Rent/Sq. Ft./Year)	\$3.30	\$3.30
Building 121	(Rent/Sq. Ft./Year)	\$5.60	<del>\$5.60</del> <u>\$5.80</u>
Building 123	(Rent/Sq. Ft./Year)	\$5.55	<del>\$5.55</del> <u>\$5.75</u>
Building 221	(Rent/Sq. Ft./Year)	\$3.65	\$3.65
Building 222	(Rent/Sq. Ft./Year)	\$2.30	<del>\$2.30</del> <u>\$2.55</u>
Building 247	(Rent/Sq. Ft./Year)	\$6.10	<del>\$6.10</del> <u>\$6.30</u>
Building 504	(Rent/Sq. Ft./Year)	\$4.95	\$4.95
Building 225	(Rent/Sq. Ft./Year)	\$3.40	\$3.40
Building 226	(Rent/Sq. Ft./Year)	\$1.25	<del>\$1.25</del> <u>\$1.30</u>
Building 227	(Rent/Sq. Ft./Year)	\$3.75	\$3.75
Building 228	(Rent/Sq. Ft./Year)	\$6.45	<del>\$6.45</del> <u>\$6.70</u>
Building 229	(Rent/Sq. Ft./Year)	\$6.20	<del>\$6.20</del> <u>\$6.40</u>

Rate Description	Rate Application	FY 2018-19	FY 2019-20
Building 501	(Rent/Sq. Ft./Year)	\$8.10	<del>\$8.10</del> <u>\$8.30</u>
Building 507	(Rent/Sq. Ft./Year)	\$16.50	\$16.50
<b>LAND RENTAL - Homestead General (X51)</b>			
Aeronautical Land	(Rent/Sq. Ft./Year)	\$0.07	<del>\$0.07</del> <u>\$0.08</u>
<b>PAVEMENT RENTAL</b>			
Pavement	(Rent/Sq. Ft./Year)	\$0.05	\$0.05
<b>FARM LAND</b>			
Farm Land – minimum bid	(Rent/Acre/Year)	\$450.00	\$450.00
<b>BUILDING RENTAL - AVIATION TENANTS</b>			
Building 2	(Rent/Sq. Ft./Year)	\$3.85	\$3.85
Building 3	(Rent/Sq. Ft./Year)	\$2.65	<del>\$2.65</del> <u>\$2.80</u>
Building 5	(Rent/Sq. Ft./Year)	\$3.55	<del>\$3.55</del> <u>\$3.65</u>
Building 10	(Rent/Sq. Ft./Year)	\$3.85	\$3.85
Building 14	(Rent/Sq. Ft./Year)	\$2.65	<del>\$2.65</del> <u>\$2.80</u>
<b>TELECOMMUNICATIONS</b>			
<b>WIRELESS SERVICE PROVIDERS</b>			
Cellular Telephone Cell Site	Per Cell Site	\$250,000.00	\$250,000.00
<b>CABLE TELEVISION (CATV) RECOVERY FEE</b>			
Private Offices and Break-Rooms	Per Month, Per Location	\$60.00	\$60.00
Bars, Restaurants and Clubs	Per Month, Per Location	\$215.00	\$215.00
<b>COAXIAL CABLE RECOVERY FEE</b>			
Recovery Fee	Per Month	\$35.00	\$35.00
Installation	Per Location	\$150.00	\$150.00
Additional work (plus material at cost)	Per Hour plus 25%	\$75.00	\$75.00
Equipment rental	Per Month, Per Television	\$20.00	\$20.00
Unauthorized Service	Per Location, Per Month + Monthly Fee)	\$1,000.00	\$1,000.00
Wireless Data Port with Internet Access Fee	Per Device, Per Month	\$47.50	\$47.50
Wireless Network Access Fee for Multiple Users and Proprietary Tenants	Per Month	\$600.00	\$600.00
<b>OFFSITE FIDS RATE (Flight Information Display)</b>			
Network Port Cost	Monthly, Per PC Connection	\$60.00	\$60.00
<b>EQUIPMENT RENTAL COSTS</b>			
42" LCD Display	Monthly	\$50.60	\$50.60
Monitor mounting and security locks	Monthly	\$4.22	\$4.22
PC for Web FIDS	Monthly	\$13.49	\$13.49
Video Extender to drive monitor from PC	Monthly	\$3.37	\$3.37
Dual Video Output Card	Monthly	\$7.00	\$7.00
<b>TELECOMMUNICATIONS FEES (Voice and Data Network)</b>			
Switch Access	Monthly Unit Rental / Installation	\$15.00 / \$66.65	\$15.00 / \$66.65
Network Access - Public ( Single Access)	Monthly Unit Rental / Installation	\$22.50 / \$66.65	\$22.50 / \$66.65
Network Access - Public ( Network Access)	Monthly Unit Rental / Installation	\$61.25 / \$66.65	\$61.25 / \$66.65
M3902 Basic Rel. 3 Digital Phone- 1 Line	Monthly Unit Rental / Installation	\$7.45 / \$133.30	\$7.45 / \$133.30
M3903 Enhanced Rel. 3 Digital Phone -3 Line	Monthly Unit Rental / Installation	\$17.65 / \$133.30	\$17.65 / \$133.30
M3904 Enhanced Rel. 3 Digital Phone -5 Line	Monthly Unit Rental / Installation	\$22.43 / \$133.30	\$22.43 / \$133.30

**Rate Description****Rate Application****FY 2018-19****FY 2019-20**

M3904 Add On Module	Monthly Unit Rental / Installation	\$7.48 / \$66.65	\$7.48 / \$66.65
M39305 Call Center Telephone Rel 3	Monthly Unit Rental / Installation	\$24.21 / \$133.30	\$24.21 / \$133.30
Analog Set	Monthly Unit Rental / Installation	\$4.21 / \$133.30	\$4.21 / \$133.30
Companion Wireless Telephone	Monthly Unit Rental / Installation	\$19.43 / \$133.30	\$19.43 / \$133.30
Conference Phone	Monthly Unit Rental / Installation	\$34.66 / \$133.30	\$34.66 / \$133.30
Loud Bell	Monthly Unit Rental / Installation	\$7.90 / Per Quote	\$7.90 / Per Quote
Handsfree Headset	Monthly Unit Rental / Installation	\$13.36 / \$133.30	\$13.36 / \$133.30
Voice Mail Box	Monthly Unit Rental / Installation	\$6.25 / \$33.33	\$6.25 / \$33.33
Authorization Code	Monthly Unit Rental / Installation	\$1.25 / \$33.33	\$1.25 / \$33.33
Voice Cable (Fax, Modem, or Clock Programming	Monthly Unit Rental / Installation	\$3.28 / \$66.65	\$3.28 / \$66.65
Level 5 Data Cable	Monthly Unit Rental / Installation	\$3.28 / Per Quote	\$3.28 / Per Quote
Ethernet Port	Monthly Unit Rental / Installation	\$75.00 / \$133.30	\$75.00 / \$133.30
Internet Access 6MB-1 Public Static IP Address	Monthly Unit Rental / Installation	\$106.25 / \$133.30	\$106.25 / \$133.30
Internet Access -12MB -Public Static IP Address	Monthly Unit Rental / Installation	\$212.50 / \$266.60	\$212.50 / \$266.60
Additional Static IP Address	Monthly Unit Rental / Installation	\$12.50 / \$66.65	\$12.50 / \$66.65
Wireless Data Ports with Internet Access	Monthly Unit Rental / Installation	\$47.50 / N/A	\$47.50 / N/A
Engineering and Configuring of Wi-Fi Ports	Monthly Unit Rental / Installation	N/A / \$533.20	N/A / \$533.20
Wireless Network Access for Multiple Users	Monthly Unit Rental / Installation	\$600.00 / \$1,066.40	\$600.00 / \$1,066.40
One Strand foot of Fiber (MM or SM)	Monthly Unit Rental / Installation	\$0.019 / Per Quote	\$0.019 / Per Quote
SC Connector in Fiber Patch Panel	Monthly Unit Rental / Installation	\$4.20 / \$33.33	\$4.20 / \$33.33
Fiber Termination	Monthly Unit Rental / Installation	N/A / \$133.30	N/A / \$133.30
Copper Cable per pair foot	Monthly Unit Rental / Installation	\$0.006 / Per Quote	\$0.006 / Per Quote
Black filled Copper Cables per pair foot	Monthly Unit Rental / Installation	\$0.006 / Per Quote	\$0.006 / Per Quote
25 pair Copper Cable per pair foot	Monthly Unit Rental / Installation	\$0.038 / Per Quote	\$0.038 / Per Quote

**OPPORTUNITY FEE (see below for exclusions)\***

Third-Party Vendors providing services to tenants at Miami International Airport (subject to upward or downward adjustments to the extent authorized in Resolution No. ~~R-101-01~~ R-442-02, and not applicable to vendors who provide goods to concessionaires for resale to the public)

Percentage of Gross Revenues

7% - ~~25%~~7% - ~~25%~~

Third-Party Vendors making sales to the public at Miami International Airport (subject to upward or downward adjustments to the extent authorized in Resolution No. R-442-02)

Percentage of Gross Revenues16% - 25%16% - 25%

Aircraft Maintenance Repair Overhaul (MRO) at Miami International Airport

Percentage of Gross Revenues

3%

3%

Vending machine operators for machines at Miami International Airport

Percentage of Gross Revenues

30%

30%

\* The opportunity fees listed in this section do not apply to third-party vendors providing goods and services at the County's General Aviation Airports. However, all other fees listed in the other sections of this Summary of Rates, Fees and Charges, including but not limited to fuel flowage fees, do apply at the County's General Aviation Airports.

The opportunity fees listed in this section also do not apply to goods or services being provided to a local, state, or federal governmental agency conducting operations at any of the County's Airports.

**MISCELLANEOUS AIR CARRIER FEES**

Rate Description	Rate Application	FY 2018-19	FY 2019-20
Disruptive Passenger Fee		Actual costs incurred by the Department	Actual costs incurred by the Department
GSE (Ground Service Equipment) Impoundment Fee first 15 days	Per Day	\$10.00	\$10.00
GSE (Ground Service Equipment) Impoundment Fee 16-30 days	Per Day	\$20.00	\$20.00
GSE (Ground Service Equipment) Impoundment Fee 31+ days	Per Day	\$40.00	\$40.00
Aircraft Handling Chock Fee at the General Aviation Center or Remote Locations	Per Aircraft	\$100.00	\$100.00
<b>EMPLOYEE (MDAD TENANT) ID BADGE FEES</b>			
Employee Identification Badge Fee	Issuance or Renewal	\$20.00	\$20.00
Lost or Unaccounted Employee ID Badge Fee	1 <sup>st</sup> Replacement	\$75.00	\$75.00
Lost or Unaccounted Employee ID Badge Fee	2 <sup>nd</sup> Replacement	\$100.00	\$100.00
Failure to NOTIFY and RETURN Terminated Employee ID Badge Fee	Per Badge	\$100.00	\$100.00
TSA 5% Rule Violation Fee	Per Badge	\$125.00	\$125.00
Fingerprinting Fee	Per Person	\$38.00	\$38.00
<b>Airside Vehicle, Training and Decal/Permit Replacement</b>			
Aircraft Operating Area (AOA) Decal	Per Vehicle	\$20.00	\$20.00
AOA Decals ( <u>Late Renewal</u> , Lost or Unaccounted) 1st replacement	Per Vehicle	\$75.00	\$75.00
AOA Decals (Lost or Unaccounted) 2nd replacement	Per Vehicle	\$100.00	\$100.00
AOA Driver Training	Per Person	\$15.00	\$15.00
AOA Movement Area Training	Per Person	\$15.00	\$15.00
Loading Bridge Training	Per Person	\$15.00	\$15.00
AOA Permit Replacement Fee (Driver, Movement, Loading Bridge)	Per Permit	\$15.00	\$15.00
AOA Decals Late Application Fee	Per Decal	\$10.00	\$10.00
<b>INTO-PLANE FUELING</b>			
Non-commercial Aircraft Fueling	Per Gallon	\$0.08	\$0.08
Commercial Service Fueling into Commercial Aircraft	Opportunity Fee and Gallonage Fee Not Applicable to Service	N/A	N/A
<b>AIRLINE VIP CLUBS</b>			
Opportunity Fee	Percentage of VIP Club Fee Received <u>Per Non-Member Visitor</u>	35%	35% ( <u>capped at \$8.40 per visitor</u> )
Concession Fee - Liquor	Gross Liquor Sales	18%	18%
Concession Fee - Other	Gross Amenities	10%	10%
<b>LETTER OF DETERMINATION (LOD), TECHNICAL REVIEWS AND WRITTEN COMMENTS</b>			
Airspace Evaluations	Per Evaluation	\$1,000.00	\$1,000.00
Preliminary LOD Fee (Airspace & Land Use (Height) Restrictions)	Per <u>Project Building Structure</u>	\$1,700.00	\$1,700.00
Final LOD Fee (Airspace & Land Use (Height) Restrictions)	Per <u>Project Building Structure</u>	\$1,700.00	\$1,700.00
Letter of Determination Fee (Land Use Zoning Analysis)	Per Analysis	\$700.00	\$700.00
<b>MDAD Technical Reviews and Written Comments</b>			
Cell towers and other structures under 200 feet above mean sea level		\$360.00	\$360.00
Request for written comments		\$360.00	\$360.00
Request for written comments (revised plans)		\$90.00	\$90.00
Development Impact Committee or Equivalent Large-Scale Zoning Hearing Application		\$360.00	\$360.00
Permissible Crane (or Equipment) Height Determination		\$360.00	\$360.00
Permissible Crane (or Equipment) Height Determination Extension Fee		\$90.00	\$90.00



Rate Description	Rate Application	FY 2018-19	FY 2019-20
Permissible Crane (or Equipment) Height Determination Additional Coordinates (per set)		\$45.00	\$45.00
Request for New Letter of Determination Due to Expiration		\$360.00	\$360.00
<b>PASSENGER FACILITY CHARGE (PFC)</b>	Per Enplaned Passenger	\$4.50	\$4.50
<b>OTHER FEES</b>			
Auditorium Use Fee (Miami International Airport)	Per Use, Per Day	\$700.00	<del>\$700.00</del> \$750.00
Room #1	Per Use, Per Day	\$200.00	<del>\$200.00</del> \$250.00
Room #2	Per Use, Per Day	\$250.00	\$250.00
Room #3	Per Use, Per Day	\$250.00	\$250.00
<del>Room #1 (4 hour blocks)</del>	<del>Per Use</del>	<del>\$100.00</del>	<del>\$100.00</del>
<del>Room #2 (4 hour blocks)</del>	<del>Per Use</del>	<del>\$125.00</del>	<del>\$125.00</del>
<del>Room #3 (4 hour blocks)</del>	<del>Per Use</del>	<del>\$125.00</del>	<del>\$125.00</del>
Consular Lounge Annual Membership Fee	Per Use	\$500.00	\$500.00
Consular Lounge Rental Fee for Non-Member Organizations (1 – 4 hours)	Per Use	\$500.00	\$500.00
Consular Lounge Rental Fee for Non-Member Organizations (8 hours)	Per Use	\$900.00	\$900.00
Interfaith Chapel Fee	Per Scheduled or Secular Service	\$100.00	\$100.00
Digital Media Sales Fee – Fixed	Variable rate depending on unit and other factors	\$50.00 to \$30,000.00	\$50.00 to \$30,000.00
Digital Media Sales Fee – Per 1,000 Impressions	Per 1,000 impressions	\$5.00 to \$50.00	\$5.00 to \$50.00
Electric Cart Registration Fee	Per Cart, Per Year	\$25.00	\$25.00
Electric Cart Lost Registration Fee	Per Cart	\$75.00	\$75.00
Electric Cart Late Registration Fee	Per Cart	\$10.00	\$10.00
<b><u>VENDOR PERMIT APPLICATION FEES</u></b>			
<u>Permit Application Fee for providers of goods and services to airlines and airport tenants at Miami International Airport</u>	<u>Per Application (Non-Refundable)</u>	<u>\$1,000.00</u>	<u>\$1,000.00</u>
<u>Permit Application Fee for providers of goods and services to airlines and airport tenants at the County's General Aviation Airports</u>	<u>Per Application (Non-Refundable)</u>	<u>\$1,000.00</u>	<u>\$500.00</u>
<b>PENALTY FEES FOR TENANTS AND USERS</b>			
Penalty Fee for Tenants, Subtenants and Other Users Employing Unpermitted Service Vendors:			
First occurrence (if cured within 60 days of MDAD notice to the tenant or user)	Per Unpermitted Vendor	\$500.00	\$500.00
Incremental assessments for failure to cure after the 60 day notice to tenant or user	Each 30-day period after cure date	\$500.00	\$500.00
<del>Permit Penalty Fee for Non-Compliance</del> <u>Fee for violating terms of Permit or for any other violations not specifically listed herein</u>	Per Permit, First 30-day period	\$50.00	\$50.00
<del>Permit Penalty Fee for Non-Compliance</del> <u>Fee for continuously violating terms of Permit or for any other violations not specifically listed herein</u>	Per Permit, Each subsequent 30-day period after first 30-day period	\$100.00	\$100.00
Fee for Tenant's Failure to Disclose its Vendors, Sub-tenants, Assignees, Contractors or Sub-contractors <u>(subject to a \$500.00 annual cap at the County's General Aviation Airports and a \$1,500.00 annual cap at Miami International Airport)</u>	Per each day the failure occurs and continues	\$100.00	\$100.00
Fee for Permittee's failure to Disclose its Customers	Per each day the failure occurs and continues	\$50.00	\$50.00

Rate Description	Rate Application	FY 2018-19	FY 2019-20
Late Revenue Reporting Fee (Daily)	Per Day	\$50.00	\$50.00
Late Revenue Reporting Fee (Monthly Maximum)	Maximum per day violation for each monthly period the late reporting occurs	\$750.00	\$750.00
Interest Charged on any Under-reported or Non-reported Revenue	Per month for each month in which the under-reported or non-reported revenue occurs, regardless of the number of days in the month it occurs	1.5%	1.5%
<del>ATM Transaction Fee—Banking and ATM Concessionaire</del>	<del>Per Transaction, increases annually by agreement, maximum \$2.50</del>	<del>\$0.11</del>	<del>\$0.11</del>
<del>ATM Transaction Fee—ATM Services Concessionaire</del>	<del>Per Transaction, increases annually by agreement, maximum \$2.50</del>	<del>\$0.50</del>	<del>\$0.50</del>
Wheelchair Lift Fee	Per Use	\$15.00	\$15.00
Security Violation Fee - 1st Offense		\$100.00	\$100.00
Security Violation Fee - 2nd Offense		\$250.00	\$250.00
Security Violation Fee - 3rd Offense		\$500.00	\$500.00
<del>Permit Application Fee for providers of goods and services to airlines and airport tenants</del>	<del>Per Application (Non-Refundable)</del>		<del>\$1,000.00</del>
<del>Permit Extension Fee for providers of goods and services to airlines and airport tenants</del>	<del>Per Extension</del>		<del>\$500.00</del>
Aircraft Demolition Fee, per month for months 1 through 3	Per Aircraft, Per Month for Months 1 through 3	\$2,000.00	\$2,000.00
Aircraft Demolition Fee, per month for month 4 and greater	Per Aircraft, Per Month for Month 4 and greater	\$4,000.00	\$4,000.00
Baggage or Property Impound Fee			
For 1 through 15 days	Per Day, Per Piece	\$5.00	\$5.00
For 16 through 30 days	Per Day, Per Piece	\$10.00	\$10.00
For 31+ days	Per Day, Per Piece	\$20.00	\$20.00
Background Check Fee	Per Background Check	\$168.00 + 15%	\$168.00 + 15%
Average Electrical Consumption per kilowatt hour (kWh) Charge	<u>Per Kilowatt Hour Consumed</u>	\$0.1065	\$0.1065
Airside Enforcement Processing Fee	Per Civil Violation	\$100.00	\$100.00
<b>ANIMAL INSPECTION FACILITY USER FEES</b>			
Small Ruminants (Sheep, goats, pigs, swine)	Flat Fee Per Air Waybill	\$25.00	\$25.00
Small Animals (Dogs, cats, & other pet types)	Flat Fee Per Air Waybill	\$15.00	\$15.00
Livestock (Equine, cattle, calves, ovine, caprine, porcine, Ostrich, etc.)	Per Head	\$45.00	\$45.00
Alpaca	Per Head	\$25.00	\$25.00
Poultry (Birds, baby chicks, turkey, etc.)	Flat Fee Per Air Waybill	\$25.00	\$25.00
Other	Flat Fee Per Air Waybill	\$25.00	\$25.00
Remittance Fee Retained by Freight Handler on behalf of MDAD	Percentage of Inspection Fee	5%	5%
<b>VIOLATION FEES FOR AIRPORT CONCESSIONAIRES AND TENANTS</b>			
Violation of permitted use of a location	Per Day, Per Location	\$100.00	\$100.00
Failure to maintain required hours of operation	Per Day, Per Location	\$50.00	\$50.00
Failure to submit required documentation and reports	Per Day, Per Report	\$50.00	\$50.00
Failure to submit required documentation and reports	Per Month Maximum	\$750.00	\$750.00
Failure to comply with request for mandatory response	Per Day	\$100.00	\$100.00

<b>Rate Description</b>	<b>Rate Application</b>	<b>FY 2018-19</b>	<b>FY 2019-20</b>
Unauthorized advertising	Per Day, Per Location	\$50.00	\$50.00
Failure to maintain premises in a clean state	Per Day, Per Location	\$50.00	\$50.00
Failure to maintain pricing at a level required by agreement, or to conduct surveys as required	Per Day, Per Location	\$50.00	\$50.00
Installation of unapproved items in locations	Per Day, Per Location	\$50.00	\$50.00
Violation of other terms and conditions under a lease, license, permit, or other document: at MDAD's option, (i) a \$75.00 per day rate, (ii) the penalty, rate, or fee provided in the contractual document for the violation, (iii) recovery of the damages to MDAD resulting from the violation, or (iv) termination of the lease or document.	Per Day, Per Location	\$75.00	\$75.00

**Waronker & Rosen, Inc.**

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May 29, 2019

Mr. Lester Sola, Director and CEO  
 Miami-Dade Aviation Department  
 P.O. Box 592075  
 Miami, Florida 33159

Re: Miami-Dade Aviation Department  
 P.O. Box 592075  
 Miami, Florida 33159

Dear Mr. Sola;

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** is the contracted appraisal firm for the Miami-Dade County Aviation Department responsible for preparing rental rates at Miami International For the preparation of annual reports, the following steps are taken:

- Inspected non-terminal buildings at Miami International Airport.
- Gathered and analyzed land sales in areas surrounding Miami International Airport and derived appropriate rates of return on land value from various sources.
- 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.
- Interviewed appraisers that estimate land and building rates for other international airports.
- Met with MDAD property managers to understand the current supply and demand at MIA.

Mr. Lester Sola, Director  
 Miami-Dade Aviation Department  
 May 29, 2019

- Gathered and analyzed office 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 rental rates within nearby off-airport office buildings and there is no premium 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.

### **Land Rental Rates**

Land rental rates have been estimated for seven (7) zones as detailed on Page 5. Land sales and land rents from properties surrounding Miami International Airport and land rental rates at comparable airports were researched. The following items were considered in concluding to the estimated market land rates;

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

After investigation and analysis of the data and consideration to applicable limitations 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 October 1, 2019, is as reported on the sheet captioned "*Land Rental Rates*" (page 5).

The real estate market, specifically the Airport West industrial market, has experienced rent and price levels for land continuing to increasing over the past four years. Comparison of rates from competitive airports and consideration to the activity and increased prices in the local real estate market, were cause for an increase in the Zone 1 land rents for the October 1, 2019 to September 30, 2020 period. The increase is from \$1.95 to \$2.05 per square foot representing a 5%+/- increase.

Mr. Lester Sola, Director  
Miami-Dade Aviation Department  
May 29, 2019

### **Building Rental Rates**

In estimating the building rental rates 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. Comparable rental information is contained within the 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

Historically when tenants at MIA consider the building rental rates they are paying as too high; they mostly attribute their position to deferred maintenance items that have been brought to the attention of MIA. 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. The rental rates estimated herein presume that the building spaces are in rentable condition and are compliant 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.

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.

Throughout 2018 and into 2019 deferred maintenance items have been performed which includes painting, signage, replacing lighting with energy efficient LED lighting systems. Continuation of attending to deferred maintenance items has the potential of building rates being maintained or even increased.

Mr. Lester Sola, Director  
 Miami-Dade Aviation Department  
 May 29, 2019

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.

Other requirements include parking per building type which is an item of concern for the tenants. It must be noted that common area parking is not typically quantified as a separate component of rent.

Recommended is establish an account known as a replacement allowance account. Private property, mostly corporate owners) set aside dollars annually to fund deferred maintenance and minor 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. Recommended is MIA collect from the tenants and place at minimal \$0.15 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 and prepare vacant space quicker, will enhance the remaining life of the improvements, help to offset higher repair expenses in the future and assist in leasing vacant spacer quicker.

In the previous few years vacancy levels in the belly buildings increased and the rental rates were decreased due to the lack of demand. Since 2017 the occupancy levels in these buildings have increased due to greater demand and less supply. Further, MDAD plans to redevelop Building 702 from a belly building to airside decreases the supply of belly building space. Estimated was an increase in the rent for belly buildings due to increased demand and less supply level.

MDAD has plans to increase the amount of cargo freighter buildings with airside access. This decision is based on demand levels as seen at MIA, where these buildings are at full occupancy, and rates in competitive markets. As such, the rents for Buildings 706, 707, 708 and 716 were increased. These buildings, with airside access, continue to have the greatest demand levels at MIA.

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

Respectfully submitted,



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



## Land Rental Rates

The following rental rates are to be effective October 1, 2019 and applied to all present and future leaseholds, when applicable. A map of land zone areas is attached.

Land Zone	2016-2017 Rates	2017-2018 Rates	2018-2019 Rates	Proposed 2019-2020 Rates
1 Airport	\$1.80 per sq.ft.	\$1.90 per sq.ft.	\$1.95 per sq.ft.	\$2.05
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	\$2.25 per sq.ft.	\$2.25 per sq.ft.	\$2.50 per sq.ft.	\$2.75 per sq.ft.
3 N.W. 21 <sup>st</sup> St. and N.W. 39 <sup>th</sup> Avenue	\$2.85 per sq.ft.	\$2.85 per sq.ft.	\$3.00 per sq.ft.	\$3.15 per sq.ft.
4 Fuel Farm, NW 72 <sup>nd</sup> Avenue & eastern Perimeter Road	\$2.15 per sq.ft.	\$2.15 per sq.ft.	\$2.25 per sq.ft.	\$2.35 per sq.ft.
5 NW 16 <sup>th</sup> Street (non-buildable sites)	N/A	N/A	\$0.50 per sq.ft.	\$.50 per sq.ft.
6 Jai-Alai fronton land area & NW 36 <sup>th</sup> Street Frontage	\$2.25 per sq.ft.	\$2.25 per sq.ft.	\$2.25 per sq.ft.	\$2.35 per sq.ft.
7 Commercial Sites on NW 12 <sup>th</sup> St & North of NW 36 <sup>th</sup> St	\$1.80 per sq.ft.	\$1.80 per sq.ft.	\$2.00 per sq.ft.	\$2.10 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 charged in addition to land rental rates.

Type of Paving	Actual 2016-2017 Rates	Actual 2017-2018 Rates	Actual 2018-2019 Rates	Proposed 2019-2020 Rates
Standard (Vehicular) Landside	\$.40 per sq.ft.	\$.45 per sq.ft.	\$.45 per sq.ft.	\$.45 per sq.ft.
Standard (Vehicular) Airside	NA	N/A	N/A	\$.70 per sq.ft.
Heavy Duty (Aircraft) Airside	\$.85 per sq.ft.	\$.90 per sq.ft.	\$.90 per sq.ft.	\$.90 per sq.ft.

## Building Rental Rates

Rental rates exclude land, water, sewer, electric, and common area janitorial, except where footnoted.

Building # Old Bldg. #	Building Description	2017-2018 Rates	2018-2019 Rates	Proposed 2019-2020 Rates
49	Offices (A/C) Shop (A/C)	\$6.00 \$6.00	\$6.00 \$6.00	\$6.00 \$6.00
700	Cargo - Belly Building (Non-A/C) Offices (A/C) 2nd Floor Offices (A/C) 1st Floor 3rd Floor Storage (storage only) <sup>2</sup>	\$10.00 (11) \$11.50 (11) \$15.00 (11) \$10.00	\$10.15 (11) \$11.75 (11) \$15.00 (11) \$10.00	\$10.25 (11) \$11.75 (11) \$15.00 (11) \$10.00
701	Cargo - Belly Building (Non-A/C) Offices (A/C) 2nd Floor Offices (A/C) 1st Floor 3rd Floor Storage (storage only) <sup>2</sup>	\$10.00 (11) \$11.50 (11) \$15.00 (11) \$10.00	\$10.15(11) \$11.75 (11) \$15.00 (11) \$10.00	\$10.25(11) \$11.75(11) \$15.00 (11) \$10.00
702	Cargo - Belly Building (Non-A/C) Offices (A/C) 2nd Floor Offices (A/C) 1st Floor 3rd Floor Storage (storage only) <sup>2</sup>	\$10.00 (11) \$11.50 (11) \$15.00 (11) \$10.00	\$10/15 (11) \$11.75 (11) \$15.00 (11) \$10.00	\$10.25 (11) \$11.75 (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)  \$11,500 per month (8) (13) \$13,500 per month (8) (13)
703A	Test Cells	\$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 – Freighter Building (Non-A/C) Offices (A/C) 1 <sup>st</sup> Floor Offices (A/C) 3rd Floor Storage (storage only) <sup>2</sup> Airsides Ramp Landside Ramp	\$16.50 (11) N/A \$15.00 \$10.00 N/A N/A	\$16.75 (11) N/A \$15.00 \$10.00 N/A N/A	\$17.00 (11) \$17.00 (11) \$15.25 \$10.00 Included in Cargo Rent
707	Cargo – Freighter Building (Non-A/C) Offices (A/C) 1 <sup>st</sup> Floor Offices (A/C) 3rd Floor Storage (storage only) <sup>2</sup> Airsides Ramp Landside Ramp	\$16.50 (11) N/A \$15.00 \$10.00 N/A N/A	\$16.75 (11) N/A \$15.00 \$10.00 N/A N/A	\$17.00 (11) \$17.00 (11) \$15.25 \$10.00 Included in Cargo Rent
708	Cargo – Freighter Building (Non-A/C) Offices (A/C) 1 <sup>st</sup> Floor Offices (A/C) 3rd Floor Storage (storage only) <sup>2</sup> Airsides Ramp Landside Ramp	\$16.50 (11) N/A \$15.00 \$10.00 N/A N/A	\$16.75 (11) N/A \$15.00 \$10.00 N/A N/A	\$17.00 (11) \$17.00 (11) \$15.25 \$10.00 Included in Cargo Rent

Building # Old Bldg. #	Building Description	2017-2018 Rates	2018-2019 Rates	Proposed 2019-2020 Rates
709	LanChile (Airis)	Tenant Constructed Cargo Freighter Building		
710	LanChile (Airis)	Tenant Constructed Cargo Freighter Building		
711	Arrow Cargo (Aeroterm)	Tenant Constructed Cargo Freighter Building		
712	Arrow Cargo (AMB Codina)	Tenant Constructed Cargo Freighter Building		
714	Cargo – Freighter Building (Non-A/C) Offices (A/C)	\$12.75 \$13.25	\$12.75 \$13.25	\$13.00 \$13.50
716A	Cargo – Freighter Building (Non-A/C) Offices (A/C) 2 <sup>nd</sup> Floor Offices (A/C) 1 <sup>st</sup> Floor Airside Ramp Landside Ramp	\$13.00 (11) (15) \$13.60 (11) (15) \$15.00 (11) N/A N/A	\$13.25(11) (15) \$13.60 (11) (15) \$15.00 (11) N/A N/A	\$13.50 (11) (15) \$13.60 (11) (15) \$15.00 (11) Included in Cargo Rent
716B-J	Cargo – Freighter Building (Non-A/C) Offices (A/C) 2 <sup>nd</sup> Floor Offices (A/C) 1 <sup>st</sup> Floor Airside Ramp Landside Ramp	\$12.00 (11) (15) \$12.60 (11) (15) \$15.00 (11) N/A N/A	\$12.25 (11) (15) \$12.60 (11) (15) \$15.00 (11) N/A N/A	\$12.50 (11) (15) \$12.60 (11) (15) \$15.00 (11) Included in Cargo Rent
719 (2122)	Governmental Service Bldg. - CCC	\$19.50 (3)	\$19.50 (3)	\$19.75 (3)
741 (2204)	Decompression chamber	\$52,000 per year	\$52,000 per year	\$52,000 per year
805	Cargo – Freighter Building (Non-A/C) Offices (A/C)	\$12.00 \$12.00	\$12.00 \$12.00	\$12.25 \$12.25
807	UPS (Cargo – Freighter Building)	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	\$9.50 \$11.00
831	Office/Warehouse (FedEx)	Tenant Constructed Building		
836 (1054)	GSE Office/Shop (AC)	\$13.50	Demolished	Demolished
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

<b>Building # Old Bldg. #</b>	<b>Building Description</b>	<b>2017-2018 Rates</b>	<b>2018-2019 Rates</b>	<b>Proposed 2019-2020 Rates</b>
845 (100)	Offices (A/C) Warehouse (Non-A/C) Warehouse (A/C) Warehouse Office (A/C) Simulator (A/C) Atrium Space—1 <sup>st</sup> Floor (A/C) Atrium Space—Above 1 <sup>st</sup> Floor (A/C)	\$16.00 (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)	\$16.50 (3) \$10.75 (3) \$12.00 (3) \$12.15 (3) \$13.00 \$19.00 (3) \$19.00 (3)
850	AAR ACS (Maintenance Hangar)	Tenant constructed building		
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	\$6.00	\$6.00	\$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)	\$10.10 (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 (22) \$10.00 \$8.00	\$5.50 \$4.00 (22) \$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 (22)	\$9.00 (1) \$5.50 \$4.25 (22)	\$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) \$15.00 (3) \$9.00	\$10.50 (19) \$15.00 (3) \$9.00	\$10.50 (19) \$15.00 (3) \$9.00
881 (30)	Office Building (A/C) Simulators	Demolished	Demolished	Demolished
888 (35-35A)	Maintenance and Training (A/C) Office Space (A/C)	\$5.75	\$5.75	Demolished
890 (25)	Hangar (Non-A/C) Office Space (A/C) Storage (A/C) Shops (A/C)	Tenant Constructed 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 Constructed Building		

Building # Old Bldg. #	Building Description	2017-2018 Rates	2018-2019 Rates	Proposed 2019-2020 Rates
896 (22)	Hangar—Maintenance (Non-A/C) Office Space (A/C) 1 <sup>st</sup> Floor Office Space (A/C) 2 <sup>nd</sup> Floor Shops—Maintenance (A/C) Third Floor: Storage Composite Shop Paint Booth	\$10.00 (1) N/A \$7.75 \$5.75 \$3.00 \$10.00 \$10.00	\$10.00 (1) N/A \$7.75 \$5.75 \$3.00 \$10.00 \$10.00	\$10.10 (1) \$10.00 \$7.75 \$5.75 \$3.00 \$10.00 \$10.00
909	Flight Training Facility (Airbus)	Tenant Constructed Building		
916	Cargo Warehouse (Development)	Tenant Constructed Building		
919 (5A)	Office - Entire Building (A/C) Office - Per Floor or less (A/C) Office - Second Floor (Full Service) Storage Loading Dock	\$10.50 \$13.00 \$18.00 \$6.00 (22) \$1.75	\$10.50 \$13.00 \$18.00 \$6.00 (22) \$1.75	\$10.50 \$13.00 \$18.00 \$6.00 (22) \$1.75
2082	Warehouse (El Dorado) Offices (A/C)	\$2.50 \$2.50	\$2.50 \$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) Cafeteria (A/C)	\$4.75 \$6.50	\$4.75 \$6.50	\$4.75 \$6.50
3033	Police Station (A/C)	\$10.00	\$10.00	\$10.00
3037	Maintenance-Garage (Non-A/C) Offices (A/C)	\$6.00 \$6.50	\$6.00 \$6.50	\$6.00 \$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)	Decommissioned	Decommissioned
3046	Offices (A/C) Shop	\$10.00 \$6.25 (22)	\$10.00 \$6.25 (22)	\$10.00 \$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	\$14.25	\$14.25
3074	In-flight Caterers: Kitchen Kitchen (A/C)	\$8.50 (22)	\$8.50 (22)	\$8.50 (22)
3077	Triturator	\$36,000/yr. (10)	\$22,000 yr. (23)	\$22,000 yr. (23)

<b>Building #. (Old bldg. #)</b>	<b>Building Description</b>	<b>2017-2018 Rates</b>	<b>2018-2019 Rates</b>	<b>Proposed 2019-2020 Rates</b>
3078	Fuel Building (A/C) Offices (A/C)	\$10.00 \$10.25	\$10.00 \$10.25	\$10.00 \$10.25
3089	Parking Garage	\$55.00/mo. (4)	\$60.00/mo. (4)	\$60.00/mo. (4)
3091	Maintenance/Offices (A/C)	\$7.75	\$7.75	\$7.75
3094	Parking Garage	\$55.00/mo. (4)	\$60.00/mo. (4)	\$60.00/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 (22) \$8.00 (22)	\$11.75 \$9.00 (22) \$8.00 (22)	\$12.00 \$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	Demolished	Demolished
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
1775 NW 70 <sup>th</sup> Avenue	Warehouse Office Entire Building	N/A N/A N/A	N/A N/A N/A	TBA TBA TBA

## **Additional Rental Rate Estimates**

### **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. These rates are not estimated by the appraiser and are supplied by MDAD.

### **Trailer Parking & Modular Units**

Trailer parking has a rate of \$250.00 per space per month for single wide trailers, \$500 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, \$500 per space per month for double wide trailers and \$650 per space per month for a triple wide.

### **Automobile Parking**

Automobile parking (grade level & non-garage space) has a charge of \$55.00 per space per month. Limousines that occupy no more than a standard parking space/area will be charged \$55 per month. Larger limousines have a rate of \$100 per month. Tour buses and buses more than eight (8) feet wide and 18 feet long have a rate of \$200 per month.

### **Antennae Installations**

Any antenna and its associated equipment for data collection, reception, or transmission related to (i) the monitoring of aircraft movements in the air or on the ground or (ii) any other aviation activity as determined by MDAD, shall pay a fee of \$2,500 annually per antenna, plus rental charges for the land or any facility on which or in which any antenna or associated equipment is installed, based on MDAD's sole determination of the dimensions of the land or facility allocable to such antenna or equipment. For all other antenna and associated equipment for non-aviation or specialty use, fees and rental charges in an amount not to exceed \$250,000.00 annually shall be separately imposed by MDAD as a condition of a lease, license, or permit applicable to the installation of the antenna or equipment.

### **Full Service**

This includes land rent, janitorial and utilities.

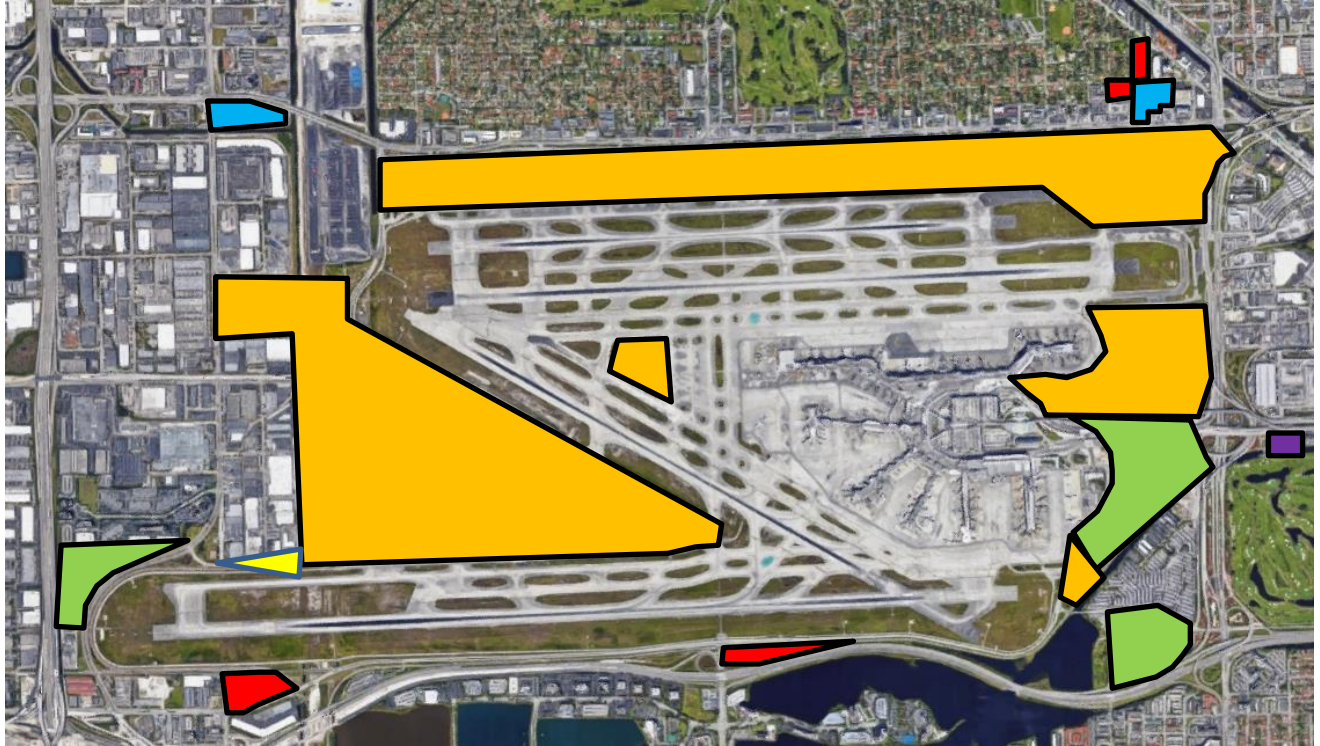


## Footnotes







*Note: Footnotes 2, 6, 7, 9, 14, 16, 17, 18 and 21 have been retired.*

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.
3. Rent includes land, electricity, water, sewer and common area janitorial.
4. Rent per position per month.
5. Tenant pays minimum guarantee.
8. Rent includes land.
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.
15. Appraised rate includes a charge of \$.10 per square foot as a trash removal fee.
19. Includes common area janitorial
20. Includes land rent and janitorial. Utilities are paid by rental car agencies in MIC.
22. If A/C space the tenant pays applicable electric and is responsible for A/C repair and replacement
23. In addition to the rent the tenant will pay an opportunity fee of 7.5% of the revenues collected. Tenant is responsible for all maintenance and repairs.

## Land Zones 1, 2, 3, 4, 5 & 7



### Legend

Land Zone 1	
Land Zone 2	
Land Zone 3	
Land Zone 4	
Land Zone 5	
Land Zone 7	

## Land Zone 6



May 28, 2019

Mr. Robert Warren  
Miami-Dade Aviation Department  
P.O. Box 025504  
Miami, Florida 33102

RE: Miami-Dade Aviation Department  
Fiscal Year 2020 General Aviation Rental Rate and Charges Review

Dear Mr. Warren:

Slack, Johnston & Magenheimer, Inc. has been retained to provide appraisal services as part of our professional service agreement approved by Resolution R-57-11. The scope of this analysis is limited to estimates of annual market rent for various properties located at Miami-Dade County's general aviation airports. This letter provides summary information in a restricted report format. Additional information concerning the analysis is retained in our files. This analysis was prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP). The intended use of this report is to make recommendations to Miami-Dade County concerning the rental rates at their general aviation airports and the intended user is the Miami-Dade Aviation Department. Market rent is defined in the Dictionary of Real Estate Appraisal.

The scope of appraisal services includes estimates of the annual market rental rates for various properties at Miami-Dade County's general aviation airports, including Miami-Opa Locka Executive Airport (OPF), Miami Executive Airport (TMB) and Miami Homestead General Aviation Airport (X51). Our analysis has included visits to the airports and the improvements, as well as market research of similar aeronautical and non-aviation properties.

Our general aviation rental rate analysis included a review of the method of establishing rental rates and charges. Generally, airports within Florida do not sell; therefore, determining rental rates and charges based on capitalization of sales prices is not possible. There are two generally acceptable methods of estimating rental rates: 1) a market comparative analysis based on market research and 2) a comparison of non-airport (off-port) land and improvement values to airport (on-port) properties.

It is our opinion that market research produces the best method of estimating rental rates between similar property types. This method serves as the basis for our estimation of fair market annual rental rates for the Miami-Dade County's general aviation airports.

Mr. Robert Warren  
May 28, 2019

We have reviewed local and national surveys of airport rates and charges. Our research revealed there is limited, reliable survey information available for annual rental rates at airports in Florida. Our research included a direct survey of over 50 public general aviation, as well as non-hub and small-hub commercial airports within Florida. Our market research focused on general aviation rental rates and charges within Florida based on a direct questionnaire, as well as telephone interviews with several airport managers and fixed base operators. This was a direct survey and the reliability of the information collected is considered good.

The primary focus of our survey was rental rates and charges for airport properties, including both aeronautical and non-aviation uses. The airports have been compared based on location, physical size, annual operations, based aircraft and fuel flowage. The data collected includes statistical information described above, as well as rates and charges for various types of airport properties.

Our survey indicates that, although there is a wide variation in geographic locations and non-aviation property values throughout Florida, there are several similarities in rental rates and charges for various components at general aviation airports. Airports were compared based on activity levels relating to geographic locations, physical size, number and length of runways, based aircraft, annual operations and fuel flowage.

In our research, the primary focus of airport comparisons was based on geographic location and relationships between based aircraft, operations and fuel flowage. The survey information was collected and analyzed for the purpose of comparison to Miami-Dade County's general aviation airports. The airports were compared based on their activity levels, as previously discussed.

Based on our market analysis, we have recommended revising the current rental rates slightly for most of the properties at the County's general aviation airports. It was noted the market conditions for the non-aviation properties at the general aviation airports continue to change based on market sales analysis. It is recommended the County continue to undertake individual appraisals of the non-aviation properties to establish rental rates on a case-by-case basis to best reflect market conditions at the time.

Based on our research and analysis, we recommend continuing most of the rental rates for Fiscal Year 2020. Refer to the attached FY2020 Rental Rate Summary for each airport. The following changes to general aviation rental rates for FY2020 are recommended.

Mr. Robert Warren  
May 28, 2019

**Miami Homestead General Aviation Airport –**

Aeronautical Land: Increase annual aeronautical land rent \$0.01/SF to \$0.08/SF.

Aeronautical Buildings: Revise the annual building rental rates as follows:

X51 Building	FY2019 \$/SF/Yr.	Increase \$/SF/Yr.	FY2020 \$/SF/Yr.
3	\$2.65	\$0.15	\$2.80
5	\$3.55	\$0.10	\$3.65
14	\$2.65	\$0.15	\$2.80

**Miami Executive Airport -**

Aeronautical Land: Increase annual aeronautical land rent \$0.01/SF to \$0.24/SF.

Aeronautical Buildings: Revise the annual building rental rates as follows:

TMB Building	FY2019 \$/SF/Yr.	Increase \$/SF/Yr.	FY2020 \$/SF/Yr.
121	\$5.60	\$0.20	\$5.80
123	\$5.55	\$0.20	\$5.75
222	\$2.30	\$0.25	\$2.55
226	\$1.25	\$0.05	\$1.30
228	\$6.45	\$0.25	\$6.70
229	\$6.20	\$0.20	\$6.40
247	\$6.10	\$0.20	\$6.30
501	\$8.10	\$0.20	\$8.30

**Miami-Opa Locka Executive Airport -**

Aeronautical Land: Increase annual aeronautical land rent \$0.02/SF to \$0.28/SF.

Clearzone Land Parcel O-8088: Continue 3% annual increase per agreement.

Non-Aeronautical Land: Revise the annual non-aviation land rent per square foot as follows:

OPF Land Non-Aviation	FY 2019 \$/SF/Yr.	Increase \$/SF/Yr.	FY2020 \$/SF/Yr.
Clear Zone Parking	\$0.60	\$0.05	\$0.65
Parcel O-1519 (MDWASA)	\$0.90	\$0.05	\$0.95
Parcel O-216 (MDDC)	\$1.10	\$0.10	\$1.20

Mr. Robert Warren  
May 28, 2019

Aeronautical Buildings: Revise the annual building rental rates as follows:

OPF Building	FY2019 \$/SF/Yr.	Increase \$/SF/Yr.	FY2020 \$/SF/Yr.
40.3e	\$8.30	\$0.25	\$8.55
40.2c	\$7.95	\$0.20	\$8.15
40.1w	\$8.10	\$0.20	\$8.30
41.3e	\$7.95	\$0.20	\$8.15
41.2c	\$7.95	\$0.20	\$8.15
41.1w	\$7.95	\$0.20	\$8.15
45	\$6.90	\$0.30	\$7.20
46	\$13.15	\$0.35	\$13.50
47	\$7.10	\$0.20	\$7.30

The attached airport rental summaries for Miami-Opa Locka Executive, Miami Executive and Miami Homestead General Aviation Airports reflect our recommendations.

Sincerely,

SLACK, JOHNSTON & MAGENHEIMER, INC.



Andrew H. Magenheimer, MAI  
CERT. GEN. RZ1073

Enclosures

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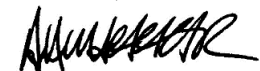


## CERTIFICATION

We certify that, to the best of our knowledge and belief, ...

- the statements of fact contained in this report are true and correct.
- the reported analyzes, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyzes, opinions, and conclusions.
- we have no present or prospective interest in the property that is the subject of this report and we have no personal interest or bias with respect to the parties involved.
- our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- our analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the following: 1) the Uniform Standards of Professional Appraisal Practice (USPAP); 2) the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute; and 3) the requirements of the State of Florida for state-certified appraisers.
- we have made a personal visit to the property that is the subject of this report.
- Zach Olen, MAI, Cert. Gen. RZ3124, provided significant professional assistance to the person signing this certification.
- the use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission and to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- Slack, Johnston & Magenheimer has performed services regarding the subject property in the past three years.
- as of the date of this report, Andrew H. Magenheimer, has completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.

SLACK, JOHNSTON & MAGENHEIMER, INC.



Andrew H. Magenheimer, MAI  
CERT. GEN. RZ1073

<b>Miami - Opa Locka Executive Airport (OPF)</b>				
<b>FY 2020 Property Rental Summary</b>				
<b>LAND RENTAL</b>		<b>Rent/Sq.Ft./Year</b>		
		Actual FY2018	Actual FY2019	Proposed FY2020
Aeronautical Land		\$0.25	\$0.26	\$0.28
Nonaeronautical Land - appraise individually case-by-case as necessary				
<b>PAVEMENT RENTAL</b>		<b>Rent/Sq.Ft./Year</b>		
		Actual FY2018	Actual FY2019	Proposed FY2020
Pavement		\$0.05	\$0.05	\$0.05
<b>Non-Aviation Land</b>		<b>Rent/Sq.Ft./Year</b>		
Lease Number/Tenant		Actual FY2018	Actual FY2019	Proposed FY2020
Lease No. O-216	Dept. of Corrections	\$1.10	\$1.10	\$1.20
Lease No. O-1519	WASA	\$0.90	\$0.90	\$0.95
Lease No. O-8088	Schaecter - clearzone (2)	\$0.518	\$0.534	\$0.550
Lease No. O-7889	Mia Lks Office Condo - clearzone	\$0.60	\$0.60	\$0.65
<b>BUILDING RENTAL (1)</b>		<b>Rent/Sq.Ft./Year</b>		
<b>Aviation Tenants</b>		Actual FY2018	Actual FY2019	Proposed FY2020
Building 40.3e		\$7.95	\$8.30	\$8.55
Building 40.2c		\$7.65	\$7.95	\$8.15
Building 40.1w		\$7.78	\$8.10	\$8.30
Building 41.3e		\$7.65	\$7.95	\$8.15
Building 41.2c		\$7.65	\$7.95	\$8.15
Building 41.1w		\$7.65	\$7.95	\$8.15
Building 45		\$6.66	\$6.90	\$7.20
Building 46		\$12.28	\$13.15	\$13.50
Building 47		\$6.75	\$7.10	\$7.30
Building 107Office		\$19.00	\$19.00	\$19.00
Building 107Dorm		\$20.00	\$20.00	\$20.00
<b>Note 1: Annual rent/SF excluding land or pavement</b> <b>Note 2: Rent subject to annual 3% increase</b> <b>Last Revised 4/15/2019</b> <b>OPF.FY20</b>				

Miami Executive Airport (TMB)			
FY 2020 Property Rental Summary			
LAND RENTAL		Rent/Sq.Ft./Year	
		Actual FY2018	Actual FY2019 Proposed FY2020
Aeronautical Land		\$0.22	\$0.23 \$0.24
Nonaeronautical Land - appraise individually case-by-case as necessary			
PAVEMENT RENTAL		Rent/Sq.Ft./Year	
		Actual FY2018	Actual FY2019 Proposed FY2020
Pavement		\$0.05	\$0.05 \$0.05
FARM LAND		Rent/Acre/Year	
		Actual FY2018	Actual FY2019 Proposed FY2020
Farm Land - minimum bid		\$500	\$500 \$500
BUILDING RENTAL		Rent/Sq.Ft./Year	
		Actual FY2018	Actual FY2019 Proposed FY2020
Aviation Tenants			
Building	102	\$3.33	\$3.35 \$3.35
Building	109	\$3.56	\$3.60 \$3.60
	109A	\$2.84	\$3.35 \$3.35
	109B	\$2.84	\$3.35 \$3.35
Building	114	\$3.28	\$3.30 \$3.30
Building	121	\$5.19	\$5.60 \$5.80
Building	123	\$5.13	\$5.55 \$5.75
Building	221	\$3.64	\$3.65 \$3.65
Building	222	\$2.27	\$2.30 \$2.55
Building	247	\$5.67	\$6.10 \$6.30
Building	504	\$4.93	\$4.95 \$4.95
Building	225	\$3.38	\$3.40 \$3.40
Building	226	\$1.24	\$1.25 \$1.30
Building	227	\$3.73	\$3.75 \$3.75
Building	228	\$6.04	\$6.45 \$6.70
Building	229	\$5.75	\$6.20 \$6.40
Building	501	\$7.83	\$8.10 \$8.30
Building	507	\$16.00	\$16.50 \$16.50
Last Revised 4/15/2018			
TMB.FY20			

<b>Miami Homestead General Aviation Airport FY 2020 Property Rental Summary</b>			
<b>LAND RENTAL</b>		<b>Rent/Sq.Ft./Year</b>	
		Actual FY 2018	Actual FY2019 Proposed FY2020
Aeronautical Land		\$0.07	\$0.07 \$0.08
<b>PAVEMENT RENTAL</b>		<b>Rent/Sq.Ft./Year</b>	
		Actual FY 2018	Actual FY2019 Proposed FY2020
Pavement		\$0.05	\$0.05 \$0.05
<b>FARM LAND</b>		<b>Rent/Acre/Year</b>	
		Actual FY 2018	Actual FY2019 Proposed FY2020
Farm Land - minimum bid		\$450	\$450 \$450
<b>BUILDING RENTAL (1)</b>		<b>Rent/Sq.Ft./Year</b>	
<b>Aviation Tenants</b>		Actual FY 2018	Actual FY2019 Proposed FY2020
Building	2	\$3.82	\$3.85 \$3.85
Building	3	\$2.65	\$2.65 \$2.80
Building	5	\$3.53	\$3.55 \$3.65
Building	10	\$3.82	\$3.85 \$3.85
Building	14	\$2.65	\$2.65 \$2.80
<b>Note 1: Annual rent/SF excluding land or pavement</b> <b>Last Revised 4/15/2019</b> X51.FY20			