


Memorandum



Date: September 3, 2020

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Information for First Budget Hearing – FY 2020-21 Proposed Budget



This information has been prepared to accompany the Fiscal Year (FY) 2020-21 Budget Ordinances for your consideration at the first budget hearing on September 3, 2020. This document details adjustments identified since the submittal of the FY 2020-21 Proposed Budget (Proposed Budget) on July 13, 2020.

The attached ordinances have been adjusted for technical changes, corrections of scribes' errors, corrections of appropriation posting errors and current estimates of grants. Cash carryover for proprietary funds has been adjusted where appropriate. Waiver of various code provisions and resolutions are recommended, including waiver of Section 2-1799(f)1 of the Code of Miami-Dade County, Florida ("Code") related to the disposition of unallocated carryover funding in the Countywide and Unincorporated Municipal Service Area (UMSA) budgets; waiver of Section 29-7(G) of the Code relating to the use of Documentary Stamp Surtax and waiver of Resolution No. R-924-08 relating to transit fares, fees and charges.

When the Proposed Budget was developed, we assumed that businesses, schools and all other elements of our community would be back to normal by October 2020. We built the budget to maintain current property tax rates and to avoid any layoffs. Operating expenses were curtailed as much as possible and we assumed that vacant positions would not be filled unless they were critical to operations or generated revenue. However, we are still feeling the effects of our efforts to mitigate the impact of the COVID-19 pandemic as a County and community. Activities that affect the overall economy of our community, as well as the revenues that accrue to government are still limited and may have a more prolonged recovery period than originally assumed. Proprietary revenues and expenditures across all County departments continue to be impacted by pandemic mitigation activities. Although many of the expenditures related to pandemic response will be reimbursed through the Federal Emergency Management Agency (FEMA) and/or CARES Act and other federal funding sources, it is still too early to tell if all COVID-19 related expenses, including negotiated hazardous pay supplements, will be reimbursed. Furthermore, the CARES Act does not address revenue losses. Therefore, I recommend that we preserve all existing reserves to address unreimbursed operating expenses and unanticipated revenue losses.

The recommended operating budget adjustments detailed below increase the total operating budget by \$25.518 million in grants and proprietary revenues, but do not include any adjustments to the tax supported portions of the budget. Further refinements to the budget and additional adjustments, if any, will be incorporated as part of the information that will be provided to the Board for the second budget hearing on September 17, 2020.

OPERATING BUDGET

Proprietary Revenues

Aviation

One industry especially impacted by the COVID-19 pandemic is the aviation industry. Flights into and out of Miami International Airport were reduced by 85 percent early in the pandemic and may not ever recover to the levels prior to this point as the habits of travelers may be changed. The Proposed Budget assumed the landing fee would increase to \$2.42 from \$1.62 per passenger. Miami-Dade Aviation Department (MDAD) staff has continued to work with the Miami Airport Affairs Committee (MAAC) on the upcoming fiscal year budget. The MAAC requested the landing fee remain flat to assist the carriers using Miami International Airport. Due to the new and unpredictable challenges facing the aviation industry and to respond to this request, the budgeted transfer to the capital program will be reduced by \$23.4 million. This reduction is anticipated to delay the construction of the Employee Parking Garage, although further adjustments will likely occur. Implementing Order 4-125 has been adjusted to reflect the changes (Attachment A) and will modify the Implementing Order attached to Agenda Item H.

Solid Waste Management

The Proposed Budget assumed that the CPI South, All Urban Consumers issued by the U.S. Bureau of Labor Statistics for July 2020 would be one percent (1%) higher than the prior period. However, the actual CPI for the period increased by only 0.29 percent (0.29%), generating a decrease in disposal revenue of \$731,000, which will be offset by a corresponding reduction to Disposal reserves. The decrease in disposal charges decreases Collections operating cost by \$398,000, which will allow for an increase of the same amount for Collection reserves. Implementing Order 4-68 has been adjusted to reflect the rate changes (Attachment B) and will modify the Implementing Order attached to Agenda Item H.

Grant Adjustments

Administrative Office of the Courts

The Administrative Office of the Courts Proposed Budget inadvertently omitted \$1.499 million of federal grant funds to be received in FY 2020-21. These funds will be used to support Adult Drug Court (\$800,000) and Dependency Drug Court (\$425,000) operations and the Criminal Mental Health project (\$274,000) focused on improving community reentry for adults with co-occurring substance use and mental illnesses.

Homeless Trust

Since the release of the Proposed Budget, the Homeless Trust was awarded a \$1.35 million State of Florida Emergency Solutions Grant (ESG) to prevent, prepare for and respond to coronavirus among individuals and families who are homeless. The grant will provide housing and services to homeless households countywide, specifically for Rapid Rehousing (short- to medium-term rental assistance with support services) and enter into a contract agreement with Chapman Partnership, Inc. to serve homeless households throughout the continuum.

RECOMMENDED FEE ADJUSTMENTS

The Self-Supporting Budget Ordinance (Agenda Item H) includes the proposed fee changes included in the Proposed Budget and amended by the paragraphs above. Fee adjustments include charges for the Aviation Department (rental and other charges), Fire Rescue Services (off-duty fees), Library (various fees), Parks, Recreation and Open Spaces (various fees), Regulatory Economic Resources (Consumer Service fees), the Seaport Department (contractual adjustments), the Solid Waste Management Department (residential household rate and commercial disposal fees adjusted by the CPI, per ordinance) and the Water and Sewer Department (various fees). A memorandum detailing the various fees changes was provided to the Board on August 24, 2020. These fee schedules have all been included as reflected in the revenues of the Proposed Budget.

POSITION ADJUSTMENTS

Additional positions are needed to execute the various projects supported through the Capital Infrastructure Investment Program. The Internal Services (27) and Fire and Rescue Departments (one) require additional positions to support the program as presented in the FY 2020-21 Proposed Budget increasing the total number of recommended full-time equivalent positions by 28 for a total of 28,627. Revisions to the tables of organization are attached as Attachment C.

PAY PLAN

Attached to Agenda Item H is the Pay Plan which contains the rates of pay for all non-bargaining unit and bargaining unit employees. The Pay Plan includes the addition of new classifications, the abolition of obsolete classifications and occupational code and title changes. The pay rates reflected in the Pay Plan will be administered in accordance with the provisions of the Living Wage Ordinance 99-44 and the terms and conditions of the applicable bargaining unit agreements.

Attachments

mayor03620

I O No.: 4-125
 Ordered: 9/19/2020
 Effective: 10/1/2020

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 2019-20 <u>2020-2021</u>
AIRFIELD		
Landing Fees ¹	Per 1,000 lbs. of Gross Landed Weight	\$1.62
Loading Bridge	Per Arrival and Per Departure	\$35.00
Preconditioned Air: Narrow-Body	Per Arrival	\$18.34
Preconditioned Air: Wide-Body	Per Arrival	\$40.58
Preconditioned Air: Jumbo-Body	Per Arrival	\$54.15
TERMINAL		
Domestic Arrival Fee - Per Seat:		
Concourse Use	Per Domestic Arriving Seat	\$2,404.91
Baggage Claim	Per Domestic Arriving Seat	\$0.87.092
Total		<u>\$3,275.83</u>
		<u>\$666,161.83</u>
Domestic Departure Fee - Per Seat:		
Concourse Use	Per Domestic Departing Seat	\$2,404.91
Screening	Per Domestic Departing Seat	\$0.851.44
Baggage Make-up Maintenance (1)	Per Domestic Departing Seat	\$0.841.25
Baggage Make-up Capital (4)	Per Domestic Departing Seat	\$0.310.50
Total		<u>\$4,408.10</u>
International Arrival Fee - Per Seat:		
Concourse Use	Per International Arriving Seat	\$0.00
International Facilities	Per International Arriving Seat	\$10,6612.43
Total		<u>\$10,6612.43</u>
International Departure Fee - Per Seat:		
Concourse Use	Per International Departing Seat	\$2,404.91
Screening	Per International Departing Seat	\$0.851.44
Baggage Make-up Maintenance (1)	Per International Departing Seat	\$0.841.25
Baggage Make-up Capital (4)	Per International Departing Seat	\$0.310.50
Total		<u>\$4,408.10</u>

Rate Description	Rate Application	FY 2019-20 <u>2020-2021</u>
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** (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 ~~2019-20-2020-2021~~ 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.

† 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 ~~2019-2020-2021~~" available at MIA's website at 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.

TERMINAL RENTAL RATES PER SQ. FT.

Class I	Per Square Foot	\$95.00 <u>88.75</u>
Class II	Per Square Foot	\$142.50 <u>133.13</u>
Class III	Per Square Foot	\$95.00 <u>88.75</u>
Class IV	Per Square Foot	\$47.50 <u>44.38</u>
Class V	Per Square Foot	\$23.75 <u>22.19</u>
Class VI	Per Square Foot	\$95.00 <u>88.75</u>

COMMON USE TERMINAL EQUIPMENT (CUTE):

CUTE GATE RATES

Infrastructure Fee (2)	Per Departing Seat	\$0.00
Gate Usage Fee (CUTE Equipment Rental)	Per Departing Seat	\$0.21 <u>28</u>

TICKET COUNTER FEES

Cute Equipment Rental	Per Departing Seat	\$0.54 <u>68</u>
Class I Rental Expense for Ticket Counter	Per Departing Seat	\$0.36 <u>41</u>
Class IV Rental Expense for Baggage Makeup	Per Departing Seat	\$0.76 <u>1.00</u>
CUTE Dynamic Signage (Backwall Displays) (3)	Per Departing Seat	\$0.03 <u>02</u>
Total Ticket Counter Fee	Per Departing Seat	\$1.69<u>2.11</u>

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 FY 2020-21 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.

TICKET COUNTER FEE (HOURLY)

Cute Equipment Rental	Per Ticket Counter Hour	\$5.80 <u>6.85</u>
Class I Rental Expense for Ticket Counter	Per Ticket Counter Hour	\$3.85 <u>4.13</u>
Class IV Rental Expense for Baggage Makeup	Per Ticket Counter Hour	\$9.00 <u>11.23</u>
CUTE Dynamic Signage (Back Wall Displays)	Per Ticket Counter Hour	\$0.34 <u>0.23</u>
Total Hourly Ticket Counter Fee	Per Ticket Counter Hour	\$18.96<u>22.44</u>

Rate Description	Rate Application	FY 2019-20 <u>2020-2021</u>
Maximum daily rate	Per Ticket Counter = 12 hrs. x Ticket Counter Usage Fee	\$227.52 <u>269.28</u>
CUTE DYNAMIC SIGNAGE (BACK WALL DISPLAYS)		
Maximum monthly rate	Fee Per Exempt Ticket Counter Position	\$50.00
Annual rate for back-wall displays within leased areas	Fee Per Display	\$1,200.00
CUTE Back-office / Operations / Educational Equipment	Monthly Per Unit	\$168.16 <u>122.80</u>
STANDARD MANUAL CUTE TICKET COUNTER RATES		
Wide-body aircraft (over 200 seats)	Per Flight	\$530.91 <u>628.41</u>
Narrow aircraft (101 seats through 200 seats)	Per Flight	\$303.37 <u>359.09</u>
Regional Commuter aircraft (20 seats through 100 seats)	Per Flight	\$151.69 <u>179.54</u>
Small Turbo aircraft (under 20 seats)	Per Flight	\$75.84 <u>89.77</u>
UNAUTHORIZED MANUAL CUTE TICKET COUNTER RATES (Hrly Rate + 100% Premium)		
Wide-body aircraft (over 200 seats)	Per Flight	\$1,061.81 <u>1,256.81</u>
Narrow aircraft (101 seats through 200 seats)	Per Flight	\$606.75 <u>718.18</u>
Regional Commuter aircraft (20 seats through 100 seats)	Per Flight	\$303.37 <u>359.09</u>
Small Turbo aircraft (under 20 seats)	Per Flight	\$151.69 <u>179.54</u>
MISCELLANEOUS CUTE CHARGES		
TWOV lounges	Hourly Charges	\$5.80 <u>6.85</u>
ITI lounges	Hourly Charges	\$5.80 <u>6.85</u>
ITI baggage	Hourly Charges	\$5.80 <u>6.85</u>
Ramp Baggage Make-up	Hourly Charges	\$5.80 <u>6.85</u>
CRUISE CHECK IN-FACILITY AT MIAMI SEAPORT - MAINTENANCE		
On-site maintenance single circuit	Added to CUTE Hourly Usage Fees	\$10.00
On-site maintenance single circuit Back-up circuit	Added to CUTE Hourly Usage Fees	\$10.34
On-call maintenance (response within two hours <u>single hours</u>) single circuit	Added to CUTE Hourly Usage Fees	\$3.16
On-call maintenance (response within two hours <u>back hours</u>) back-up circuit	Added to CUTE Hourly Usage Fees	\$3.51
COMMON USE SELF SERVICE (CUSS) CHARGES		
Transaction Fee	Per Transaction	\$0.58
Monthly Fee (Desktop Unit)	Per Unit, Per Month	\$49.97 <u>48.78</u>
Monthly Fee (Standalone Unit) per unit, per month	Per Unit, Per Month	\$97.47 <u>93.16</u>
CLOSED-CIRCUIT TELEVISION (CCTV)		
CAMERAS		
PTZ (Pan-Tilt-Zoom)	Each, Per Month	\$24.00
Fixed	Each, Per Month	\$16.00
VIEWING WORKSTATION		
Cellstack/NICE	Each, Per Month	\$614.00

Rate Description	Rate Application	FY 2019-20 2020-2021
Cellstack	Each, Per Month	\$553.00
NICE	Each, Per Month	\$461.00
RECORDING-PER PORT		
NICE Pro (30-day recording)	Each, Per Month	\$14.00
NICE Harmony (20-day recording)	Each, Per Month	\$9.00
PASSENGER AIRCRAFT PARKING FEES		
Passenger Aircraft Regular Parking: Hard Stand	Per day for 1 – 5 days, after 2 hr. grace period	Per Formula
Passenger Aircraft Regular Parking: Remote Position	Per day for 1 – 5 days, after 2 hr. grace period	Per Formula
Passenger Aircraft Regular Parking: Terminal Gate	Per day for 1 – 5 days, after 4 hr. grace period	Per Formula
Overtime Parking	Per 30 minute period – if applicable	\$100.00
Premium Charges	Percent added to existing charges – if applicable	50%
Major Maintenance (Plus Storage Parking Fees)	Per 24 hr. period	\$300.00
<i>Formula for Daily Base Parking Rate = Aircraft Length x Wingspan x (Land Rate + Pavement Rate) divided by 365.</i>		
MAINTENANCE, REPAIR, and OVERHAUL TENANTS (MRO's)	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 that the MRO user is a Signatory Airline to the 2018 Airline Use Agreement and will therefore pay such fees directly from its own account.	Landing fees, parking charges and other aviation fees vary by aircraft
CARGO AIRCRAFT PARKING POSITION FEES		
< 60,000 lbs. landed weight:		
First 4 hours		\$60.00
Each additional hour		\$15.00
24 hour maximum		\$360.00
Between 60,001 and 270,000 lbs. landed weight		
First 4 hours		\$120.00
Each additional hour		\$30.00
24 hour maximum		\$720.00
>270,000 lbs. in landed weight		
First 4 hours		\$200.00
Each additional hour		\$60.00
24 hour maximum		\$1,400.00
DERELICT OR NON-OPERATING AIRCRAFT (Additional daily parking charges after 60 Days)		\$500.00

Rate Description	Rate Application	FY 2019-20 2020-2021
VIP RAMP BUS ESCORT FEE (CHARTER AIRLINES, MIA)		
Escort/attendant fee	Per hour with 2 hour minimum	\$150.00
GROUND SUPPORT CHARGES		
VDGS (Visual Docking Guidance System) Loading Bridge Fee	Per Aircraft Arrival - In addition to standard Loading Bridge Fee	\$12.00
Stair Truck	Per hour – waived for U.S. Military aircraft	\$100.00
Escort Fee for Aircraft at all GA Airports (including Vehicle)	Per Escort	\$100.00
Escort Fee for Delivery Vehicles or Non-Passenger Vehicles at all GA Airports	Per Escort	\$10.00
Escort Fee for Vehicle Escort for VIP Pickup at General Aviation Aircraft	Per Escort	\$20.00
FUEL STOP FEE		
At Terminal Gate	Equal to concourse fee plus one loading bridge fee	Varies by Aircraft
At General Aviation Center	Equal to one-day parking charge up to two hours	Varies by Aircraft
GENERAL AVIATION CENTER (GAC) FACILITY FEES		
Domestic Fee – GAC Concourse Use Fee	Per Seat	\$2,404.91
International Fee – GAC Concourse Use Fee	Per Seat	\$0.00
International Facility Fee	Per Seat	\$10,6612.43
PUBLIC PARKING		
Standard Vehicle Parking	Variable based on demand (time of day, day of week, availability, etc.)	\$8.00-\$38.00
Valet Parking	For first 1-3 hours or part thereof	\$18.00
Valet Parking - Maximum	Maximum per day	\$30.00
Parking Space Reservation Charge	In addition to vehicle parking rate	\$10.00
EMPLOYEE PARKING		
Employee Parking Decals	Per decal, per month	\$30.00
Motorcycle Parking Fee	Per decal, per year	\$180.00
Long-term Parking Magnetic Cards	Per employee, per month	\$100.00
Contractor Parking Cards	Per card, per year	\$200.00
Towed Vehicles	Per occurrence	\$50.00
GROUND TRANSPORTATION		
Security Deposit per company with less than 10 vehicles		\$500.00
Security Deposit per company with 10 or more vehicles		\$1,000.00
A1—Bus	Per Trip	\$7.00
A2—Van	Per Trip	\$3.00
A3—Limo	Per Trip	\$3,002.00
B1—Hotel/Motel (Small)	Per Trip	\$1.00
B2—Hotel/Motel (Large)	Per Trip	\$2.00
B3—Commercial (Small)	Per Trip	\$2.50
B4—Commercial (Large)	Per Trip	\$3.00

Rate Description	Rate Application	FY 2019-20 <u>2020-2021</u>
C1—Crew Service (Small)	Per Trip	\$1.00
C2—Crew Service (Large)	Per Trip	\$2.00
Class D—Delivery Service	Based on service performed and vehicle size	\$1-\$12.00
B5—Off-Airport Car Rental Companies with less than \$500,000 gross revenues	Each MIA Contract	\$3.00
B6—Off-Airport Car Rental Companies gross revenues between \$500,000 and \$4.9 million	Gross MIA Passenger Revenue	4.5%
B7—Off-Airport Car Rental Companies gross revenues in excess of \$5 million but less than \$20 million	Gross MIA Passenger Revenue	7.5%
B7—Off-Airport Car Rental Companies gross revenues in excess of \$20 million	Gross MIA Passenger Revenue	9.0%
B8—Off Airport Parking Lot Operators Upper Level	Per Trip	\$1.00
(Small vans) Lower Level	Per Trip	\$2.50
B9—Off Airport Parking Lot Operators Upper Level	Per Trip	\$2.00
(Large vans) Lower Level	Per Trip	\$3.00
Class E Vehicles Annual Permit Fee	Per vehicle, per calendar year	\$200.00
Mobile Food Truck Vendor Fee	Per vehicle, per calendar year	\$360.00
Taxicab Operation Fee	Per Trip	\$2.00
Ground Transportation Permit Renewal Fee	Per Permit, annually	\$100.00
Ground Transportation Permit Late Renewal Fee	Per Permit	\$100.00

AUTHORITY TO REVISE OR ADJUST BUILDING AND LAND RENTAL RATES DURING FISCAL YEAR ~~2019-2020-2021~~ FOLLOWING APPROVAL OF THE ~~2019-2020-2021~~ 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 ~~2019-2020-2021~~. If the rental rates listed below are adjusted by the appraisers for the ~~2019-2020-2021~~ Fiscal Year either before the effective date of this Implementing Order or at any time during the Fiscal Year ~~2019-2020-2021~~, the Aviation Department is authorized to amend the rates listed below and impose, during the ~~2019-2020-2021~~ 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.	\$2.05 <u>2.15</u>
1a Vacant land with aircraft access	Per Sq. Ft.	N/A
2 Commercial sites at SEC of NW 36 th St & NW 72 nd Ave	Per Sq. Ft.	\$2.75
3 N.W. 21 st St. and N.W. 39 th Avenue	Per Sq. Ft.	\$3.15 <u>3.35</u>
4 Fuel Farm, NW 72 nd Avenue & eastern Perimeter Road	Per Sq. Ft.	\$2.35
5 N.W. 16 th Street (non-buildable sites)	Per Sq. Ft.	\$0.50
6 Jai-Alai fronton land area & NW 36 th Street Frontage	Per Sq. Ft.	\$2.35 <u>2.45</u>
7 Commercial Sites on NW 12 th St & North of NW 36 th St	Per Sq. Ft.	\$2.10 <u>2.20</u>

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 ~~are charged (in addition to land rental rates)~~

Standard (Vehicular) Existing — Landside	Per Sq. Ft.	\$0.45
Standard (Vehicular) Existing — Airside	Per Sq. Ft.	\$0.70
Heavy Duty (Aircraft) Existing —Airside	Per Sq. Ft.	\$0.90

BUILDING RENTAL RATES - MIA¹

(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
Bldg. # 49 - Shop (A/C)	Annual Sq. Ft.	\$6.00
Bldg. # 700 - Cargo - <u>Belly Building (Non-A/C)</u>	Annual Sq. Ft.	\$10.25 10.50 (1)
Bldg. # 700 - Offices (A/C) 2nd Floor	Annual Sq. Ft.	\$11.75 (11)
Bldg. # 700 - Offices (A/C) 1st Floor	Annual Sq. Ft.	\$15.00 (1)
Bldg. # 700 - Mezzanine Office (A/C)	Annual Sq. Ft.	\$11.75 12.50 (11)
Bldg. # 700 - 3 rd Floor Storage (storage only) <u>1</u>	Annual Sq. Ft.	\$10.00 (8)
Bldg. # 701 - Cargo - <u>Belly Building (Non A/C)</u>	Annual Sq. Ft.	\$10.25 10.50 (11)
Bldg. # 701 - Offices (A/C) 2nd Floor	Annual Sq. Ft.	\$11.75 (11)
Bldg. # 701 - Offices (A/C) 1st Floor	Annual Sq. Ft.	\$15.00 (1) 1
Bldg. # 701 - Mezzanine Office (A/C)	Annual Sq. Ft.	\$11.75 12.50 (11)
Bldg. # 701 - 3rd Floor Storage (storage only) <u>2</u>	Annual Sq. Ft.	\$10.00 (8)
Bldg. # 702 - Cargo - <u>Belly Building (Non A/C)</u>	Annual Sq. Ft.	\$10.25 10.50 (1) 1
Bldg. # 702 - Offices (A/C) 2nd Floor	Annual Sq. Ft.	\$11.75 (11)
Bldg. # 702 - Offices (A/C) 1st Floor	Annual Sq. Ft.	\$15.00 (1) 1
Bldg. # 702 - Mezzanine Office (A/C)	Annual Sq. Ft.	\$11.75 12.50 (11)
Bldg. # 702 - 3rd Floor Storage (storage only) <u>3</u>	Annual Sq. Ft.	\$10.00 (8)
Bldg. # 703 - Engine Test Cell Bldg. - Storage	Annual Sq. Ft.	\$5.25 (12)
Bldg. # 2120 - Reciprocating Dynamometer Cells	Per Month	\$11,500.00 (8)(13)
Bldg. # 2120 - Large Jet Engine Cells	Per Month	\$13,500.00 (8)(13)
Bldg. # 703A - Test Cell	Per Month	\$13,000.00
Bldg. # 704 (2121) - Warehouse (Non A/C)/ Cargo (Non A/C)	Annual Sq. Ft.	\$5.75 (1) 2
Bldg. # 704 (2121) - Offices (A/C)/ Shop(A/C)/Storage(A/C)	Annual Sq. Ft.	\$6.25 (1) 2
Bldg. # 704 Shop (A/C)	Annual Sq. Ft.	\$6.25 (1)2
Bldg. #704 Storage (A/C)	Annual Sq. Ft.	\$6.25 (1)2
Bldg. # 706 - Cargo - <u>Freighter Building (Non A/C)</u>	Annual Sq. Ft.	\$17.00 (1) 1
Bldg. # 706 - Offices (A/C) 1 st Floor	Annual Sq. Ft.	\$17.00 (1) 1
Bldg. # 706 - <u>Mezzanine Offices (A/C)</u>	Annual Sq. Ft.	\$15.25
Bldg. # 706 - 3rd Floor Storage (storage only) <u>2</u>	Annual Sq. Ft.	\$10.00 (8)
Bldg. # 706 - Airside Ramp	Annual Sq. Ft.	Included in Cargo Rent
Bldg. #706 - Landside Ramp	Annual Sq. Ft.	Included in Cargo Rent
Bldg. # 707 - Cargo - <u>Freighter Building (Non A/C)</u>	Annual Sq. Ft.	\$17.00 (11)
Bldg. # 707 - Cargo - <u>Freighter Building (Non A/C)</u>	Annual Sq. Ft.	\$17.00 (1)
Bldg. # 707 - Offices (A/C) 1 st Floor	Annual Sq. Ft.	\$17.00 (1) 1
Bldg. # 707 - <u>Mezzanine Offices (A/C)</u>	Annual Sq. Ft.	\$15.25
Bldg. # 707 - 3rd Floor Storage (storage only) <u>2</u>	Annual Sq. Ft.	\$10.00 (8)
Bldg. # 707 - Airside Ramp	Annual Sq. Ft.	Included in Cargo Rent
Bldg. # 707 - Landside Ramp	Annual Sq. Ft.	Included in Cargo Rent
Bldg. # 708 - Cargo - <u>Freighter Building (Non A/C)</u>	Annual Sq. Ft.	\$17.00 (11)
Bldg. # 708 - Offices (A/C) 1 st Floor	Annual Sq. Ft.	\$17.00 (1) 1
Bldg. # 708 - <u>Mezzanine Offices (A/C)</u>	Annual Sq. Ft.	\$15.25
Bldg. # 708 - 3rd Floor Storage (storage only) <u>2</u>	Annual Sq. Ft.	\$10.00 (8)
Bldg. # 708 - Airside Ramp	Annual Sq. Ft.	Included in Cargo Rent

Bldg. # 708 – Landside Ramp	Annual Sq. Ft.	Included in Cargo Rent
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¹ Note that the following numbered notes relate to the numbers appearing in parentheses next to various line item rental charges in this section. For example, the "(1)" following the rental charge for "Bldg. #700 – Cargo – Belly Building (Non-A/C)" and some of the other line items relates to note number (1) of the following list, etc. These notes are more fully described in the attached appraisal report: (1) In addition to the building rate charge there is a land rate charge for "Land Under Building" which is added to the building rate; (2) Rent includes electricity, water, and sewer. There is no land charge for office space; (3) If A/C space is rented, tenant pays applicable electric and is responsible for A/C repair and replacement; (4) Hangar 861 and 862 tenants are making improvements and are only paying land rent. Appraised rate includes a charge of \$.10 per square foot as a trash removal fee; (5) Tenant pays minimum guarantee; (6) In addition to rent, tenant pays an opportunity fee of 7.5% of the revenues collected. Tenant is responsible for all maintenance and repairs; (7) Includes land rent and janitorial. Utilities are paid by rental car agencies in MIC; (8) No air conditioning is provided. Only electric for minimal lighting is provided.

<u>Bldg. # 709 LanChile (Airis)</u>		<u>Tenant Constructed Building</u>
<u>Bldg. # 710 LanChile (Airis)</u>		<u>Tenant Constructed Building</u>
<u>Bldg. # 711 Arrow Cargo (Aeroterm)</u>		<u>Tenant Constructed Building</u>
<u>Bldg. # 712 Arrow Cargo (AMB Codina)</u>		<u>Tenant Constructed Building</u>
Bldg. # 714 - Cargo – Freight Building (Non A/C)	Annual Sq. Ft.	\$13.00 (1)
Bldg. # 714 - Offices – First Floor (A/C)	Annual Sq. Ft.	\$13.25 13.50 (1)
<u>Bldg. # 714 – Mezzanine Office</u>	<u>Annual Sq. Ft.</u>	<u>\$13.00</u>
Bldg. # 716A - Cargo – Freight Building (Non A/C)	Annual Sq. Ft.	\$13.50 (1) (15)
Bldg. # 716A - Offices (A/C) <u>1st2nd Floor</u>	Annual Sq. Ft.	\$13.60 15.00 (1) (15)
Bldg. # 716A - Offices (A/C) <u>2nd1st Floor</u>	Annual Sq. Ft.	\$15.00 13.60 (11) (15)
Bldg. # 716A – Airside Ramp	Annual Sq. Ft.	Included in Cargo Rent
Bldg. # 716A – Landside Ramp	Annual Sq. Ft.	Included in Cargo Rent
Bldg. # 716B-J - Cargo – Freight Building (Non A/C)	Annual Sq. Ft.	\$12.50 (1) (15)
Bldg. # 716B-J - Offices (A/C) <u>1st 2nd Floor</u>	Annual Sq. Ft.	\$15.00 (11) (15)
Bldg. # 716B-J - Offices (A/C) <u>2nd 1st Floor</u>	Annual Sq. Ft.	\$15.00 12.60 (11)
Bldg. # 716B-J – Airside Ramp	Annual Sq. Ft.	Included in Cargo Rent
Bldg. # 716B-J – Landside Ramp	Annual Sq. Ft.	Included in Cargo Rent
Bldg. # 719 (2122) - Governmental Service Bldg. - CCC	Annual Sq. Ft.	\$19.75 3
Bldg. # 741 (2204) - Decompression Chamber	Per Year	\$52,000.00
Bldg. # 805 - Cargo – Freight Building (Non A/C)	Annual Sq. Ft.	\$12.25 (1)
Bldg. # 805 - Offices (A/C)	Annual Sq. Ft.	\$12.25
<u>Bldg. # 807 – UPS (Cargo)</u>		<u>Tenant Constructed Building</u>
<u>Bldg. # 812 – PPQ Building</u>		<u>MDAD/Tenant Constructed Building</u>
<u>Bldg. # 815 – USDA Veterinary Services</u>		<u>MDAD/Tenant Constructed Building</u>
Bldg. # 820 (1011) - Warehouse (Non A/C)	Annual Sq. Ft.	\$9.50 (1)
Bldg. # 820 (1011) - Offices (A/C)	Annual Sq. Ft.	\$11.00
<u>Bldg. # 831 – Office/Warehouse (FedEx)</u>		<u>Tenant Constructed Building</u>
Bldg. # 836 (1054) - GSE Office/ <u>Sshop (AC)</u>	Annual Sq. Ft.	Demolished
Bldg. # 839 - Hangar (Signature Flight Center)	Annual Sq. Ft.	\$12.00
Bldg. # 839 - Offices (A/C)	Annual Sq. Ft.	\$16.00
Bldg. # 840 - Signature Flight Support (Terminal)	Annual Sq. Ft.	\$20.00
Bldg. # 844 (101) - Hangar - Storage (Non A/C)	Annual Sq. Ft.	\$9.25 (1)
Bldg. # 844 (101) - Offices (A/C)	Annual Sq. Ft.	\$11.75
Bldg. # 844 (101) - Storage (A/C)	Annual Sq. Ft.	\$6.75
Bldg. # 845 (100) - Offices (A/C)	Annual Sq. Ft.	\$16.50 (2) (3)
Bldg. # 845 (100) - Warehouse (Non-A/C)	Annual Sq. Ft.	\$10.75 (3)
Bldg. # 845 (100) - Warehouse (A/C)	Annual Sq. Ft.	\$12.00 (3)

Bldg. # 845 (100) - Warehouse Office (A/C)	Annual Sq. Ft.	\$12.15- (3)
Bldg. # 845 (100) - Simulator (A/C)	Annual Sq. Ft.	\$13.00
Bldg. # 845 (100) - Atrium Space—1st Floor (A/C)	Annual Sq. Ft.	\$19.00 (2) / (3)
Bldg. # 845 (100) - Atrium Space—Above 1st Floor (A/C)	Annual Sq. Ft.	\$19.00 (2) / (3)
<u>Bldg. # 850 – AAR ACS (Maintenance Hangar)</u>		<u>Tenant Constructed Building</u>
Bldg. # 855 (53) - Storage (A/C)	Annual Sq. Ft.	\$5.75 6.00
Bldg. # 856 (52) - Storage (A/C)	Annual Sq. Ft.	\$5.50 6.00
Bldg. # 857 (55) - Wash Rack & Drum Storage	Annual Sq. Ft.	\$6.00
Bldg. # 861-862 (60) - Aircraft Hangars (#6 and #7)	Annual Sq. Ft.	\$10.10 (4) / (1) / (12)
Bldg. # 861-862 (60) - Shops (A/C)	Annual Sq. Ft.	\$6.00 (4) / (12)
Bldg. # 861-862 (60) - Storage (A/C)	Annual Sq. Ft.	\$6.00 (4) / (12)
Bldg. # 861-862 (60) - Offices (A/C)	Annual Sq. Ft.	\$6.50 (4) / (12)
Bldg. # 863 (60-A) - Engine Overhaul and Service	Annual Sq. Ft.	\$5.50
Bldg. # 863 (60-A) - Storage 2nd Floor	Annual Sq. Ft.	\$4.00 (3) / (22)
Bldg. # 863 (60-A) - Offices (A/C) 1 st Floor	Annual Sq. Ft.	\$10.00
Bldg. # 863 (60-A) - Offices (A/C)	Annual Sq. Ft.	\$8.00
Bldg. # 871 (48) - Hangar (Non A/C)	Annual Sq. Ft.	\$9.00 (1)
Bldg. # 871 (48) - Office (A/C)	Annual Sq. Ft.	\$5.50
Bldg. # 871 (48) - Shop <u>and Storage</u> (A/C)	Annual Sq. Ft.	\$4.25 (3) / (22)
Bldg. # 875 (43) - Office (A/C) Pan Am	Annual Sq. Ft.	\$10.50 19)
Bldg. # 875 (43) - Office (A/C) Individual Tenants	Annual Sq. Ft.	\$15.00 (3)
Bldg. # 875 (43) - Simulator Bays (A/C)	Annual Sq. Ft.	\$9.00
Bldg. # 888 (35-35A) – Maintenance- and Training (A/C) Office Space (A/C)	Annual Sq. Ft.	Demolished
<u>Bldg. # 890 – Hanger (Non-A/C)</u>		<u>Tenant Constructed Building</u>
<u>Bldg. # 890 – Office Space (A/C)</u>		<u>Tenant Constructed Building</u>
<u>Bldg. # 890 – Storage (A/C)</u>		<u>Tenant Constructed Building</u>
<u>Bldg. # 890 – Shops (A/C)</u>		<u>Tenant Constructed Building</u>
<u>Bldg. # 891 – First Floor: Maintenance – Shops (A/C)</u>		<u>Tenant Constructed Building</u>
<u>Bldg. # 891 – Second Floor: Shops (A/C)</u>		<u>Tenant Constructed Building</u>
<u>Bldg. # 891 – Third Floor: Shops (A/C)</u>		<u>Tenant Constructed Building</u>
<u>Bldg. # 891 – Fourth Floor: Storage (Non-A/C)</u>		<u>Tenant Constructed Building</u>
Bldg. # 896 (22) - Hangar—Maintenance (Non A/C)	Annual Sq. Ft.	\$10.10 (1)
Bldg. # 896 (22) – Office Space (A/C) 1 st Floor	Annual Sq. Ft.	\$10.00
Bldg. # 896 (22) - Office Space (A/C) 2nd Floor	Annual Sq. Ft.	\$7.75
Bldg. # 896 (22) - Shops—Maintenance (A/C)	Annual Sq. Ft.	\$5.75
Bldg. # 896 (22) - Third Floor: Storage	Annual Sq. Ft.	\$3.00
Bldg. # 896 (22) - Composite Shop	Annual Sq. Ft.	\$10.00
Bldg. # 896 (22) - Paint Booth	Annual Sq. Ft.	\$10.00
<u>Bldg. # 909 – Flight Training Facility (Airbus)</u>		<u>Tenant Constructed Building</u>
<u>Bldg. # 916 – Cargo Warehouse (Development)</u>		<u>Tenant Constructed Building</u>
Bldg. # 919 (5A) - Office - Entire Building (A/C)	Annual Sq. Ft.	\$10.50
Bldg. # 919 (5A) - Office - Per Floor or less (A/C)	Annual Sq. Ft.	\$13.00
Bldg. # 919 (5A) - Office - Second Floor (Full Service)	Annual Sq. Ft.	\$18.00
Bldg. # 919 (5A) - Storage	Annual Sq. Ft.	\$6.00 (3) / (22)
Bldg. # 919 (5A) - Loading Dock	Annual Sq. Ft.	\$1.75
Bldg. # 2082 - Warehouse (El Dorado) 4	Annual Sq. Ft.	\$2.50
Bldg. # 2082 - Offices (A/C)	Annual Sq. Ft.	\$2.50
Bldg. # 3010 - Cabstand Cafe (A/C)	Annual Sq. Ft.	\$30.00 (5)

Bldg. # 3030 - Offices	Annual Sq. Ft.	\$10.00 (12)
Bldg. # 3030A – Office (A/C) - Wing of Bldg. 3030	Annual Sq. Ft.	\$8,509.00
Bldg. # 3032 - Cafeteria (Non A/C)	Annual Sq. Ft.	\$4.75
Bldg. # 3032 - Cafeteria (A/C)	Annual Sq. Ft.	\$6.50
Bldg. # 3033 - Police Station (A/C)	Annual Sq. Ft.	\$10.00
Bldg. # 3037 - Maintenance-Garage (Non A/C)	Annual Sq. Ft.	\$6,007.00
Bldg. # 3037 - Offices (A/C)	Annual Sq. Ft.	\$6.50
Bldg. # 3038 - Building Services—Maintenance/Office (A/C)	Annual Sq. Ft.	\$6.50
Bldg. # 3040 - Maintenance Shops (Non A/C) and Offices (A/C)	Annual Sq. Ft.	\$6.60 (19)
Bldg. # 3034 - Triturator	Per Year	<i>Decommissioned</i>
Bldg. # 3046 - Offices (A/C)	Annual Sq. Ft.	\$10.00
Bldg. # 3046 - Shop (A/C)	Annual Sq. Ft.	\$6.25 (3)/(22)
Bldg. # 3047 - Offices (A/C)	Annual Sq. Ft.	\$10.00
Bldg. # 3048 - Offices (A/C)	Annual Sq. Ft.	\$10.00
Bldg. # 3049 - Maintenance Garage (Non A/C)	Annual Sq. Ft.	\$7.00
Bldg. # 3050 - Administration Building (Multiple Tenancy)	Annual Sq. Ft.	\$14.25
Bldg. # 3074 - In-Flight Caterers: Kitchen (A/C and Non A/C)	Annual Sq. Ft.	\$8.50 (22)
Bldg. # 3074 – Kitchen	Annual Sq. Ft.	<u>\$8.50 (3)</u>
Bldg. # 3074 – Kitchen (A/C)	Annual Sq. Ft.	<u>\$8.50 (3)</u>
Bldg. # 3077 - Triturator	Per Year	\$22,000.00 (6)/(23)
Bldg. # 3078 - Fuel Building (A/C)	Annual Sq. Ft.	\$10.00
Bldg. # 3078 - Offices (A/C)	Annual Sq. Ft.	\$10.25
Bldg. # 3089 - Parking Garage	Per Space Position, Per Month	\$60.00 (4)
Bldg. # 3091 - Maintenance/Offices (A/C)	Annual Sq. Ft.	\$7,758.00
Bldg. # 3094 - Parking Garage	Per Space Position, Per Month	\$60.00 (4)
<u>Bldg. # 3095-A Hangar Building:</u>		
Bldg. # 3095-A - Hangar Area (Non A/C) – 1 st Floor	Annual Sq. Ft.	\$12.00
Bldg. # 3095-A - Office – 1 st and 2 nd Floors (A/C)	Annual Sq. Ft.	\$9.00 (22)
Bldg. # 3095-A - Shops & Storage 1st and 2 nd Floors	Annual Sq. Ft.	\$8.00 (22)
<u>Bldg. # 3095-B Offices (as renovated):</u>		
Bldg. # 3095-B - Offices—Entire Building (A/C)	Annual Sq. Ft.	\$11.00
Bldg. # 3095-B - Offices—Per Floor (A/C)	Annual Sq. Ft.	\$17.00 (3)
Bldg. # 3095-B - Offices—Penthouse (A/C)	Annual Sq. Ft.	\$20.00 (3)
Bldg. # 3100 - Maintenance Garage (Non A/C)	Annual Sq. Ft.	Demolished
Bldg. # 3101 - Maintenance Garage—Storage (Non A/C)	Annual Sq. Ft.	\$6.00
Bldg. # 3110 - Offices—Security Building	Annual Sq. Ft.	\$21.00
Bldg. # 3150 - Offices (A/C)	Annual Sq. Ft.	\$11.50
Bldg. # 3151 - Maintenance—Shop (Non A/C)	Annual Sq. Ft.	\$6.00
Bldg. # 3151 - Offices (A/C)	Annual Sq. Ft.	\$11.00
Bldg. # 3152 - Service Station (Non A/C)	Annual Sq. Ft.	\$5.75
Bldg. # 3153 - Car Wash Building	Annual Sq. Ft.	\$5.75
Bldg. # 3241 - RCC Office (A/C)	Annual Sq. Ft.	\$26.00 (7)/(20)
Bldg. # 3241 - RCC Storage (A/C)	Annual Sq. Ft.	\$15.00 (7)/(20)
Bldg. # 4001 - Traffic Control Center	Annual Sq. Ft.	\$13.00
Bldg. # 4002 - Public Works Office	Annual Sq. Ft.	\$12.00
Bldg. # 4003 - Corrections Office (A/C)	Annual Sq. Ft.	\$7.50
Bldg. # 4003A - Offices (A/C)	Annual Sq. Ft.	\$7.00
Bldg. # 4003A - Storage (Non A/C)	Annual Sq. Ft.	\$6.00
Bldg. # 4004 - Sign Shop (Non A/C)	Annual Sq. Ft.	\$6.00
MIC - Platform - Unfinished space	Annual Sq. Ft.	\$30.00

OTHER RENTAL RATES

These rates are more fully described in the attached appraisal report. Note that, with respect to antenna 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 \$2,500.00 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.

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

- ~~1) 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.~~
- ~~15) Rate includes amortization of 40-year recertification and costs of repairs to comply with life safety codes.~~
- ~~19) Appraised rate includes a charge of \$.10 per square foot as a trash removal fee.~~
- ~~20) Includes common area janitorial.~~
- ~~22) Includes land rent and janitorial. Utilities are paid by rental car agencies in MIC.~~
- ~~23) If A/C space the tenant pays applicable electric and is responsible for A/C repairs and replacement.~~
- ~~24) 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.~~

FUEL FLOWAGE FEES - MIA FUEL FARM

Truck Delivery (Opportunity Fee on service to commercial aircraft does not apply)	Per Gallon	0.013704 <u>0.014977</u>
Hydrant Delivery (Opportunity Fee for into-wing service to commercial aircraft does not apply)	Per Gallon	0.017661 <u>0.018410</u>

GENERAL AVIATION AIRPORT FEES

Operational Closure Fee per Airport (or part thereof)	Per Day (or portion thereof)	\$4,800.00
Operational Closure Fee Government Entities	Per Hour (or portion thereof)	\$200.00
Aerial Advertising Fee (3 charges max per aircraft per day)	Per Pick Up and Drop Off	\$14.00

AIRCRAFT PARKING AT GENERAL AVIATION AIRPORTS

M-1 type aircraft (15,000 lbs. or less)	1 – 5 day rate applies for duration	M-1 rate
All other aircraft	Rates increase on days 6, 16 and 31	Same as MIA

OTHER GENERAL AVIATION AIRPORT FEES

Conference Room Rental Fee

(Miami Executive and Opa-Locka Airports)

Non-profit entities	Per Use (4 hour limit)	\$10.00
Other than non-profit entities	Per Use (4 hour limit)	\$50.00
Off-Road Vehicle Parking Fee at Training and Transition Airport	Per Vehicle, Per Fiscal Year or fraction thereof	\$50.00
Fuel flowage fee at the General Aviation Airports	Per Gallon	\$0.08
Usage of Training and Transition Airport	Per Approach	\$28.00
AOA (Aircraft Operating Area) Decal for General Aviation Airport Commercial Vehicles and Equipment	Per Decal	\$10.00
AOA Decal for General Aviation Airport Privately Owned Vehicles and Equipment	Per Decal	\$5.00
AOA Decal Replacement Fee for General Aviation Airport Vehicles and Equipment	Per Decal	\$10.00
AOA Decal Late Application Fee	Per Decal	\$10.00

LAND RENTAL - Opa Locka Executive Airport (OPF)

Aeronautical Land	(Rent/Sq. Ft./Year)	\$0.280.29
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)	

PAVEMENT RENTAL

Pavement	(Rent/Sq. Ft./Year)	\$0.05
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NON-AVIATION LAND (Lease No. and Tenant)

Lease No. O-216 - Miami-Dade Dept. of Corrections	(Rent/Sq. Ft./Year)	\$1.20
Lease No. O-1519 - Miami-Dade Water & Sewer Dept.	(Rent/Sq. Ft./Year)	\$0.95
Lease No. O-8088 - Schaecter – clear zone (see note 2)	(Rent/Sq. Ft./Year)	\$0.550.567
Lease No. O-7889 - Miami Lakes Office Condo - clearzone	(Rent/Sq. Ft./Year)	\$0.65

BUILDING RENTAL (see note 1)

Building 40E (3)	(Rent/Sq. Ft./Year)	\$8.55
Building 40C (2)	(Rent/Sq. Ft./Year)	\$8.15
Building 40W (1)	(Rent/Sq. Ft./Year)	\$8.30
Building 41E (3)	(Rent/Sq. Ft./Year)	\$8.15
Building 41C (2)	(Rent/Sq. Ft./Year)	\$8.15
Building 41W (1)	(Rent/Sq. Ft./Year)	\$8.15
Building 45	(Rent/Sq. Ft./Year)	\$7.20
Building 46	(Rent/Sq. Ft./Year)	\$13.50
Building 47	(Rent/Sq. Ft./Year)	\$7.30
Building 107 Office	(Rent/Sq. Ft./Year)	\$19.00
Building 107 Dorm	(Rent/Sq. Ft./Year)	\$20.00

Note 1: Annual rent/SF excluding land or pavement

Note 2: Rent subject to annual 3% increase

LAND RENTAL - Miami Executive Airport (TMB)

Aeronautical Land	(Rent/Sq. Ft./Year)	\$0.24
Non-Aviation Land: (to be based on individual appraisals on a case-by-case basis as necessary)	(Rent/Sq. Ft./Year)	
PAVEMENT RENTAL		
Pavement	(Rent/Sq. Ft./Year)	\$0.05
FARM LAND		
Farm Land – minimum bid	(Rent/Acre/Year)	\$500.00
BUILDING RENTAL (Aviation Tenants)		
Building 102	(Rent/Sq. Ft./Year)	\$3.35
Building 109	(Rent/Sq. Ft./Year)	\$3.60
Building 109A	(Rent/Sq. Ft./Year)	\$3.35
Building 109B	(Rent/Sq. Ft./Year)	\$3.35
Building 114	(Rent/Sq. Ft./Year)	\$3.30
Building 121	(Rent/Sq. Ft./Year)	\$5.80
Building 123	(Rent/Sq. Ft./Year)	\$5.75
Building 221	(Rent/Sq. Ft./Year)	\$3.65
Building 222	(Rent/Sq. Ft./Year)	\$2.55
Building 247	(Rent/Sq. Ft./Year)	\$6.30
Building 504	(Rent/Sq. Ft./Year)	\$4.95
Building 225	(Rent/Sq. Ft./Year)	\$3.40
Building 226	(Rent/Sq. Ft./Year)	\$1.30
Building 227	(Rent/Sq. Ft./Year)	\$3.75
Building 228	(Rent/Sq. Ft./Year)	\$6.70
Building 229	(Rent/Sq. Ft./Year)	\$6.40
Building 501	(Rent/Sq. Ft./Year)	\$8.30
Building 507	(Rent/Sq. Ft./Year)	\$16.50
LAND RENTAL - Homestead General (X51)		
Aeronautical Land	(Rent/Sq. Ft./Year)	\$0.08
PAVEMENT RENTAL		
Pavement	(Rent/Sq. Ft./Year)	\$0.05
FARM LAND		
Farm Land – minimum bid	(Rent/Acre/Year)	\$450.00
BUILDING RENTAL - AVIATION TENANTS		
Building 2	(Rent/Sq. Ft./Year)	\$3.85
Building 3	(Rent/Sq. Ft./Year)	\$2.80
Building 5	(Rent/Sq. Ft./Year)	\$3.65
Building 10	(Rent/Sq. Ft./Year)	\$3.85
Building 14	(Rent/Sq. Ft./Year)	\$2.80
TELECOMMUNICATIONS		
WIRELESS SERVICE PROVIDERS		
Cellular Telephone Cell Site	Per Cell Site	\$250,000.00
CABLE TELEVISION (CATV) RECOVERY FEE		
Private Offices and Break-Rooms	Per Month, Per Location	\$60.00
Bars, Restaurants and Clubs	Per Month, Per Location	\$215.00
COAXIAL CABLE RECOVERY FEE		
Recovery Fee	Per Month	\$35.00

Installation	Per Location	\$150.00
Additional work (plus material at cost)	Per Hour plus 25%	\$75.00
Equipment rental	Per Month, Per Television	\$20.00
Unauthorized Service	Per Location, Per Month + Monthly Fee}	\$1,000.00
Wireless Data Port with Internet Access Fee	Per Device, Per Month	\$47.50
Wireless Network Access Fee for Multiple Users and Proprietary Tenants	Per Month	\$600.00
OFFSITE FIDS RATE (Flight Information Display)		
Network Port Cost	Monthly, Per PC Connection	\$60.00
EQUIPMENT RENTAL COSTS		
42" LCD Display	Monthly	\$50.60
Monitor mounting and security locks	Monthly	\$4.22
PC for Web FIDS	Monthly	\$13.49
Video Extender to drive monitor from PC	Monthly	\$3.37
Dual Video Output Card	Monthly	\$7.00
TELECOMMUNICATIONS FEES (Voice and Data Network)		
Switch Access	Monthly Unit Rental / Installation	\$15.00 / \$66.65
Network Access - Public (Single Access)	Monthly Unit Rental / Installation	\$22.50 / \$66.65
Network Access - Public (Network Access)	Monthly Unit Rental / Installation	\$61.25 / \$66.65
M3902 Basic Rel. 3 Digital Phone- 1 Line	Monthly Unit Rental / Installation	\$7.45 / \$133.30
M3903 Enhanced Rel. 3 Digital Phone -3 Line	Monthly Unit Rental / Installation	\$17.65 / \$133.30
M3904 Enhanced Rel. 3 Digital Phone -5 Line	Monthly Unit Rental / Installation	\$22.43 / \$133.30
M3904 Add-On Module	Monthly Unit Rental / Installation	\$7.48 / \$66.65
M39305 Call Center Telephone Rel 3	Monthly Unit Rental / Installation	\$24.21 / \$133.30
Analog Set	Monthly Unit Rental / Installation	\$4.21 / \$133.30
Companion Wireless Telephone	Monthly Unit Rental / Installation	\$19.43 / \$133.30
Conference Phone	Monthly Unit Rental / Installation	\$34.66 / \$133.30
Loud Bell	Monthly Unit Rental / Installation	\$7.90 / Per Quote
Handsfree Headset	Monthly Unit Rental / Installation	\$13.36 / \$133.30
Voice Mail Box	Monthly Unit Rental / Installation	\$6.25 / \$33.33
Authorization Code	Monthly Unit Rental / Installation	\$1.25 / \$33.33
Voice Cable (Fax, Modem, or Clock Programming)	Monthly Unit Rental / Installation	\$3.28 / \$66.65
Level 5 Date Cable	Monthly Unit Rental / Installation	\$3.28 / Per Quote
Ethernet Port	Monthly Unit Rental / Installation	\$75.00 / \$133.30
Internet Access 6MB-1 Public Static IP Address	Monthly Unit Rental / Installation	\$106.25 / \$133.30
Internet Access -12MB -Public Static IP Address	Monthly Unit Rental / Installation	\$212.50 / \$266.60
Additional Static IP Address	Monthly Unit Rental / Installation	\$12.50 / \$66.65
Wireless Data Ports with Internet Access	Monthly Unit Rental / Installation	\$47.50 / N/A
Engineering and Configuring of Wi-Fi Ports	Monthly Unit Rental / Installation	N/A / \$533.20
Wireless Network Access for Multiple Users	Monthly Unit Rental / Installation	\$600.00 / \$1,066.40
One Strand foot of Fiber (MM or SM)	Monthly Unit Rental / Installation	\$0.019 / Per Quote
SC Connector in Fiber Patch Panel	Monthly Unit Rental / Installation	\$4.20 / \$33.33
Fiber Termination	Monthly Unit Rental / Installation	N/A / \$133.30
Copper Cable per pair foot	Monthly Unit Rental / Installation	\$0.006 / Per Quote
Black filled Copper Cables per pair foot	Monthly Unit Rental / Installation	\$0.006 / Per Quote
25 pair Copper Cable per pair foot	Monthly Unit Rental / Installation	\$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-442-02, and not applicable to vendors who provide goods to concessionaires for resale to the public)	Percentage of Gross Revenues	7%
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 Revenues	16% - 25%
Aircraft Maintenance Repair Overhaul (MRO) at Miami International Airport	Percentage of Gross Revenues	3%
Vending machine operators for machines at Miami International Airport	Percentage of Gross Revenues	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

Disruptive Passenger Fee		Actual costs incurred by the Department
GSE (Ground Service Equipment) Impoundment Fee first 15 days	Per Day	\$10.00
GSE (Ground Service Equipment) Impoundment Fee 16-30 days	Per Day	\$20.00
GSE (Ground Service Equipment) Impoundment Fee 31+ days	Per Day	\$40.00
Aircraft Handling Chock Fee at the General Aviation Center or Remote Locations	Per Aircraft	\$100.00

EMPLOYEE (MDAD TENANT) ID BADGE FEES

Employee Identification Badge Fee	Issuance or Renewal	\$20.00
Lost or Unaccounted Employee ID Badge Fee	1 st Replacement	\$75.00
Lost or Unaccounted Employee ID Badge Fee	2 nd Replacement	\$100.00
Failure to NOTIFY and RETURN Terminated Employee ID Badge Fee	Per Badge	\$100.00
TSA 5% Rule Violation Fee	Per Badge	\$125.00
Fingerprinting Fee	Per Person	\$38.00

Airside Vehicle, Training and Decal/Permit Replacement

Aircraft Operating Area (AOA) Decal	Per Vehicle	\$20.00
AOA Decals (Late Renewal, Lost or Unaccounted) 1st replacement	Per Vehicle	\$75.00
AOA Decals (Lost or Unaccounted) 2nd replacement	Per Vehicle	\$100.00
AOA Driver Training	Per Person	\$15.00
AOA Movement Area Training	Per Person	\$15.00
Loading Bridge Training	Per Person	\$15.00
AOA Permit Replacement Fee (Driver, Movement, Loading Bridge)	Per Permit	\$15.00
AOA Decals Late Application Fee	Per Decal	\$10.00

INTO-PLANE FUELING

Non-commercial Aircraft Fueling	Per Gallon	\$0.08
Commercial Service Fueling into Commercial Aircraft	Opportunity Fee and Gallonage Fee Not Applicable to Service	N/A

AIRLINE VIP CLUBS

Opportunity Fee	Percentage of VIP Club Fee Received Per Non-Member Visitor	35% (capped at \$8.40 per visitor)
Concession Fee - Liquor	Gross Liquor Sales	18%
Concession Fee - Other	Gross Amenities	10%

LETTER OF DETERMINATION (LOD), TECHNICAL REVIEWS AND WRITTEN COMMENTS

Airspace Evaluations	Per Evaluation	\$1,000.00
Preliminary LOD Fee (Airspace & Land Use (Height) Restrictions)	Per Project	\$1,700.00
Final LOD Fee (Airspace & Land Use (Height) Restrictions)	Per Project	\$1,700.00
<u>Variance Application Fee (Airport Zoning Regulations)</u>	<u>Per Application</u>	<u>\$1,700.00</u>
Letter of Determination Fee (Land Use Zoning Analysis)	Per Analysis	\$700.00

MDAD Technical Reviews and Written Comments

Cell towers and other structures under 200 feet above mean sea level		\$360.00
Request for written comments		\$360.00
Request for written comments (revised plans)		\$90.00
Development Impact Committee or Equivalent Large-Scale Zoning Hearing Application		\$360.00
Permissible Crane (or Equipment) Height Determination		\$360.00
Permissible Crane (or Equipment) Height Determination Extension Fee		\$90.00
Permissible Crane (or Equipment) Height Determination Additional Coordinates (per set)		\$45.00
Request for New Letter of Determination Due to Expiration		\$360.00

PASSENGER FACILITY CHARGE (PFC)

Per Enplaned Passenger	\$4.50
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OTHER FEES

Auditorium Use Fee (Miami International Airport)	Per Use, Per Day	\$750.00
Room #1	Per Use, Per Day	\$250.00
Room #2	Per Use, Per Day	\$250.00
Room #3	Per Use, Per Day	\$250.00
Consular Lounge Annual Membership Fee	Per Use	\$500.00
Consular Lounge Rental Fee for Non-Member Organizations (1 – 4 hours)	Per Use	\$500.00
Consular Lounge Rental Fee for Non-Member Organizations (8 hours)	Per Use	\$900.00
Interfaith Chapel Fee	Per Scheduled or Secular Service	\$100.00
Digital Media Sales Fee – Fixed	Variable rate depending on unit and other factors	\$50.00 to \$30,000.00
Digital Media Sales Fee – Per 1,000 Impressions	Per 1,000 impressions	\$5.00 to \$50.00
Electric Cart Registration Fee	Per Cart, Per Year	\$25.00
Electric Cart Lost Registration Fee	Per Cart	\$75.00
Electric Cart Late Registration Fee	Per Cart	\$10.00

VENDOR PERMIT APPLICATION FEES

Permit Application Fee for providers of goods and services to airlines and airport tenants at Miami International Airport	Per Application (Non-Refundable)	\$1,000.00
Permit Application Fee for providers of goods and services to airlines and airport tenants at the County's General Aviation Airports	Per Application (Non-Refundable)	\$500.00

PENALTY FEES FOR TENANTS AND USERS

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
Incremental assessments for failure to cure after the 60 day notice to tenant or user	Each 30-day period after cure date	\$500.00
Fee for violating terms of Permit or for any other violations not specifically listed herein	Per Permit, First 30-day period	\$50.00
Fee for continuously violating terms of Permit or for any other violations not specifically listed herein	Per Permit, Each subsequent 30-day period after first 30-day period	\$100.00
Fee for Tenant's Failure to Disclose its Vendors, Sub-tenants, Assignees, Contractors or Sub-contractors (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)	Per each day the failure occurs and continues	\$100.00
Fee for Permittee's failure to Disclose its Customers	Per each day the failure occurs and continues	\$50.00
Late Revenue Reporting Fee (Daily)	Per Day	\$50.00
Late Revenue Reporting Fee (Monthly Maximum)	Maximum per day violation for each monthly period the late reporting occurs	\$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%
Wheelchair Lift Fee	Per Use	\$15.00
Security Violation Fee - 1st Offense		\$100.00
Security Violation Fee - 2nd Offense		\$250.00
Security Violation Fee - 3rd Offense		\$500.00
Aircraft Demolition Fee, per month for months 1 through 3	Per Aircraft, Per Month for Months 1 through 3	\$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
Baggage or Property Impound Fee		
For 1 through 15 days	Per Day, Per Piece	\$5.00
For 16 through 30 days	Per Day, Per Piece	\$10.00
For 31+ days	Per Day, Per Piece	\$20.00
Background Check Fee	Per Background Check	\$168.00 + 15%
Average Electrical Consumption per kilowatt hour (kWh) Charge	Per Kilowatt Hour Consumed	\$0.1065
Airside Enforcement Processing Fee	Per Civil Violation	\$100.00

ANIMAL INSPECTION FACILITY USER FEES

Small Ruminants (Sheep, goats, pigs, swine)	Flat Fee Per Air Waybill	\$25.00
Small Animals (Dogs, cats, & other pet types)	Flat Fee Per Air Waybill	\$15.00
Livestock (Equine, cattle, calves, ovine, caprine, porcine, <u>Ostrich</u> , <u>etc.</u>)	Per Head	\$45.00
Alpaca	Per Head	\$25.00

Poultry (Birds, baby chicks, turkey, etc.)	Flat Fee Per Air Waybill	\$25.00
Other	Flat Fee Per Air Waybill	\$25.00
Remittance Fee Retained by Freight Handler on behalf of MDAD	Percentage of Inspection Fee	5%

VIOLATION FEES FOR AIRPORT CONCESSIONAIRES AND TENANTS

Violation of permitted use of a location	Per Day, Per Location	\$100.00
Failure to maintain required hours of operation	Per Day, Per Location	\$50.00
Failure to submit required documentation and reports	Per Day, Per Report	\$50.00
Failure to submit required documentation and reports	Per Month Maximum	\$750.00
Failure to comply with request for mandatory response	Per Day	\$100.00
Unauthorized advertising	Per Day, Per Location	\$50.00
Failure to maintain premises in a clean state	Per Day, Per Location	\$50.00
Failure to maintain pricing at a level required by agreement, or to conduct surveys as required	Per Day, Per Location	\$50.00
Installation of unapproved items in locations	Per Day, Per Location	\$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

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2020 to September 30, 2021

Waronker & Rosen, Inc.

Real Estate Appraisers and Consultants

2260 NW 66th Avenue, Suite 215

Miami, FL 33122

Telephone (305) 665-8890

Fax (305) 665-5188

Lee H. Waronker, MAI, SRA

lee@waronkerandrosen.com

www.waronkerandrosen.com

Josh L. Rosen, MAI

josh@waronkerandrosen.com

July 30, 2020

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
- 4) Parking Rates

Waronker & Rosen, Inc is the contracted appraisal firm for the Miami-Dade County Aviation Department responsible for providing annual rental rates at Miami International Airport, for non-terminal properties. In preparation of annual reports, the following steps are normally taken, however due to the Coronavirus some of these steps could not be completed in full.

- Inspect non-terminal buildings at Miami International Airport
- Gather and analyze land sales in areas surrounding Miami International Airport and derive appropriate rates of return (capitalization rates) on land 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
- Interviewed appraisers that estimate land and building rates for other international airports
- Meet with, or interview, MDAD property managers to understand the current supply and demand at MIA, as well as positive and negative factors in leasing land and buildings

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2020 to September 30, 2021

Mr. Lester Sola, Director
 Miami-Dade Aviation Department
 July 30, 2020

- Gather and analyze office building rental rates in the areas surrounding Miami International Airport. Findings indicate there is a relationship between office building rental rates at Miami International Airport and rental rates within nearby off-airport office buildings. There is no indication of a premium paid for office rents on airport property.
- Gather and analyze warehouse rental rates in the Airport West market area, just west of Miami International Airport as well as surrounding industrial markets. 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 warehouse buildings command a rent premium as compared to those not on airport property.
- Gather and analyze rates for cargo and hangar buildings at international airports considered to be comparable to MIA.

Market rental rates are based on 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.

The rental rates are projected for the period of October 1, 2020 to September 30, 2021. Concern is for any change in values that might occur by October 1, 2020. As of current date, real estate staff at international airports were interviewed and all stated there has been no decrease in non-terminal rates. Other real estate appraisers interviewed confirmed similar statements by other international airports. The rates herein assume no change in market conditions as of October 1, 2020.

Land Rental Rates

Land rental rates have been estimated for seven (7) zones as detailed on Page 5 (Land Rental Rates). 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:

- Subject land will be limited to airport and aviation purposes
- No assignment of leasehold without approval of Miami-Dade County
- No subordination permitted on said leasehold
- The General Use Master Plan
- In 1994-1995 the MDAD Properties Department at MIA instructed the appraisers that land rental rates for those properties having airside frontage and those adjacent to airside properties should all be valued at the same land rental rate. Instructions were there would be no difference in the land rent for properties with airside access versus those not having airside access. Instructions also were there would be no difference in the land rent based on the size of the property. The estimated market land rent herein is based on these criteria. A change in these instructions would cause a change in the land rents estimated herein.

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2020 to September 30, 2021

Mr. Lester Sola, Director
Miami-Dade Aviation Department
July 30, 2020

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, 2020, is as reported on the sheet captioned "*Land Rental Rates*" on Page 5 herein.

The real estate market, specifically the Airport West industrial market, has continued to see rent and price levels for land increasing over the past years. Comparison of rates from competitive airports and consideration to the activity in the local real estate market were cause for an increase in the Zone 1 land rents for the October 1, 2020 to September 30, 2021 period. The increase is from \$2.05 to \$2.15 per square foot representing a 5%+/- increase.

Building Rental Rates

In estimating the building rates for warehouse and office space rentals in the areas surrounding MIA were reviewed. In estimating cargo and hangar rates, rental rates at comparable airports were reviewed. Comparable rental information is contained within the appraisal report which is retained in the appraiser's office.

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

- Use, occupancy, and utility of subject improvements
- Condition and building life expectancy of improvements
- Supply and demand for such facilities at the airport
- Replacement cost estimate less depreciation
- No assignment of leasehold without approval of the County
- 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.

Repairs which have not been done can affect the longevity of the improvements which ultimately affects the ability to collect rent and the rent level that can be charged. The rental rates estimated herein assume 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 required and ten (10) year recertifications (if applicable) and meet the code requirements for Miami-Dade County.

If a building space at Miami International Airport is not in rentable condition, a tenant can be provided with an amortization period/schedule based on the redevelopment cost expenditures. This has the tenant paying for the renovations as opposed to MDAD.

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2020 to September 30, 2021

Mr. Lester Sola, Director
Miami-Dade Aviation Department
July 30, 2020

Recently 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. Other improvements consist of restroom renovations, and integration of signage.

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.

Parking is an item of concern for the tenants. Common area parking is not quantified as a separate component of rent unless within a garage.

Recommended is establishing an account known as a reserve for replacement allowance. Private property owners, mostly corporate owners, set aside funds annually for 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 at minimal \$0.15 per square foot of the total building square footage into a reserve for replacement account. This account would be available to the Real Estate Management Division for minor repairs and deferred maintenance. The ability to cure deferred maintenance items 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 space quicker.

In the previous few years vacancy levels in the cargo belly buildings increased and 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 cargo belly building to a cargo freighter building, which decreases the supply of cargo belly buildings. This decision to convert a belly building into a freighter building is based on demand levels at MIA for cargo freighter buildings. Buildings 706, 707, 708 and 716 which are cargo freighter buildings continue to have the greatest demand level at MIA.

Respectfully submitted,



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



Josh L. Rosen, MAI
State Certified General Real Estate Appraiser
Certificate No. RZ395

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2020 to September 30, 2021

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	2017-2018 Rates/Sq.Ft.	2018-2019 Rates/Sq.Ft.	2019-2020 Rates/Sq.Ft.	Proposed 2020-2021 Rates/Sq.Ft.
1 Airport	\$1.90	\$1.95	\$2.05	\$2.15
1a Vacant land with aircraft access	N/A	N/A	N/A	N/A
2 Commercial sites at SEC of NW 36 th St & NW 72 nd Ave	\$2.25	\$2.50	\$2.75	\$2.75
3 N.W. 21 st St. and N.W. 39 th Avenue	\$2.85	\$3.00	\$3.15	\$3.35
4 Fuel Farm, NW 72 nd Avenue & eastern Perimeter Road	\$2.15	\$2.25	\$2.35	\$2.35
5 NW 16 th Street (non-buildable sites)	N/A	\$0.50	\$.50	\$.50
6 Jai-Alai fronton land area & NW 36 th Street Frontage	\$2.25	\$2.25	\$2.35	\$2.45
7 Commercial Sites on NW 12 th St & North of NW 36 th St	\$1.80	\$2.00	\$2.10	\$2.20

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	2018-2019 Rates/Sq.Ft.	2019-2020 Rates/Sq.Ft.	Proposed 2020-2021 Rates/Sq.Ft.
Standard (Vehicular) Landside	\$0.45	\$0.45	\$0.45
Standard (Vehicular) Airside	N/A	\$0.70	\$0.70
Heavy Duty (Aircraft) Existing	\$0.90	\$0.90	\$0.90

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2020 to September 30, 2021**Building Rental Rates**

Following are estimated annual building rates for the period of October 1, 2020 to September 30, 2021.

Building #	Building Description	2018-2019 Rates	2019-2020 Rates	2020-2021 Proposed Rates
49	Offices (A/C)	\$6.00	\$6.00	\$6.00
	Shop (A/C)	\$6.00	\$6.00	\$6.00
700	Cargo - Belly Building (Non-A/C)	\$10.15 (11)	\$10.25 (11)	\$10.50 (1)
	Offices (A/C) 1st Floor	\$15.00 (11)	\$15.00 (11)	\$15.00 (1)
	Mezzanine Office (A/C)	\$11.75 (11)	\$11.75 (11)	\$12.50
	3 rd Floor Storage (storage only) ¹	\$10.00	\$10.00	\$10.00
701	Cargo - Belly Building (Non-A/C)	\$10.15 (11)	\$10.25 (11)	\$10.50 (1)
	Offices (A/C) 1st Floor	\$15.00 (11)	\$15.00 (11)	\$15.00 (1)
	Mezzanine Office (A/C)	\$11.75 (11)	\$11.75 (11)	\$12.50
	3 rd Floor Storage (storage only) ²	\$10.00	\$10.00	\$10.00
702	Cargo - Belly Building (Non-A/C)	\$10.15 (11)	\$10.25 (11)	\$10.50 (1)
	Offices (A/C) 1st Floor	\$15.00 (11)	\$15.00 (11)	\$15.00 (1)
	Mezzanine Office (A/C)	\$11.75 (11)	\$11.75 (11)	\$12.50
	3 rd Floor Storage (storage only) ³	\$10.00	\$10.00	\$10.00
704	Warehouse (Non-A/C)	\$5.75 (12)	\$5.75 (12)	\$5.75 (1)
	Offices (A/C)	\$6.25 (12)	\$6.25 (12)	\$6.25
	Shop (A/C)	\$6.25 (12)	\$6.25 (12)	\$6.25
	Storage (A/C)	\$6.25 (12)	\$6.25 (12)	\$6.25
706	Cargo - Freighter Building (Non-A/C)	\$16.75 (11)	\$17.00 (11)	\$17.00 (1)
	Offices (A/C) 1st Floor	N/A	\$17.00 (11)	\$17.00 (1)
	Mezzanine Office (A/C)	\$15.00 (11)	\$15.25 (11)	\$15.25
	3 rd Floor Storage (storage only) ²	\$10.00	\$10.00	\$10.00
	Airside Ramp	N/A	Included in cargo rent	Included in cargo rent
Landside Ramp	N/A	Included in cargo rent	Included in cargo rent	
707	Cargo - Freighter Building (Non-A/C)	\$16.75 (11)	\$17.00 (11)	\$17.00 (1)
	Offices (A/C) 1st Floor	N/A	\$17.00 (11)	\$17.00 (1)
	Mezzanine Office (A/C)	\$15.00 (11)	\$15.25 (11)	\$15.25
	3 rd Floor Storage (storage only) ²	\$10.00	\$10.00	\$10.00
	Airside Ramp	N/A	Included in cargo rent	Included in cargo rent
Landside Ramp	N/A	Included in cargo rent	Included in cargo rent	
708	Cargo - Freighter Building (Non-A/C)	\$16.75 (11)	\$17.00 (11)	\$17.00 (1)
	Offices (A/C) 1st Floor	N/A	\$17.00 (11)	\$17.00 (1)
	Mezzanine Office (A/C)	\$15.00 (11)	\$15.25 (11)	\$15.25
	3 rd Floor Storage (storage only) ²	\$10.00	\$10.00	\$10.00
	Airside Ramp	N/A	Included in cargo rent	Included in cargo rent
Landside Ramp	N/A	Included in cargo rent	Included in cargo rent	

¹ No air condition is provided. Provided is only electric for minimal lighting.

² Ibid

³ Ibid

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2020 to September 30, 2021

Building #	Building Description	2018-2019 Rates	2019-2020 Rates	2020-2021 Proposed Rates
709	LanChile (Airis)	Tenant Constructed Building		
710	LanChile (Airis)	Tenant Constructed Building		
711	Arrow Cargo (Aeroterm)	Tenant Constructed Building		
712	Arrow Cargo (AMB Codina)	Tenant Constructed Building		
714	Cargo – Freighter Building (Non-A/C) Offices – First Floor (A/C) Mezzanine Office	\$12.75 \$13.25 N/A	\$13.00 \$13.50 N/A	\$13.00 (1) \$13.50 (1) \$13.00
716A	Cargo – Freight Building (Non-A/C) Offices (A/C) 2 nd Floor Offices (A/C) 1 st Floor Airside Ramp Landside Ramp	\$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 Included in Cargo Rent	\$13.50 (1) \$13.60 \$15.00 Included in Cargo Rent Included in Cargo Rent
716B-J	Cargo – Freighter Building (Non-A/C) Offices (A/C) 2 nd Floor Offices (A/C) 1 st Floor Airside Ramp Landside Ramp	\$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 Included in Cargo Rent	\$12.50 (1) \$12.60 \$15.00 Included in Cargo Rent Included in Cargo Rent
719	Governmental Service Bldg. - CCC	\$19.50 (3)	\$19.75 (3)	\$19.75
741	Decompression chamber	\$52,000 per year	\$52,000 per year	\$52,000 per year
805	Cargo – Freight Building (Non-A/C) Offices (A/C)	\$12.00 \$12.00	\$12.25 \$12.25	\$12.25(1) \$12.25
807	UPS (Cargo)	Tenant Constructed Building		
812	PPQ Building	MDAD/ Tenant Constructed Building		
815	USDA Veterinary Services	MDAD/ Tenant Constructed Building		
820	Warehouse (Non-A/C) Offices (A/C)	\$9.00 \$10.00	\$9.50 \$11.00	\$9.50 (1) \$11.00
831	Office/Warehouse (FedEx)	Tenant Constructed Building		
836	GSE Office/Shop (A/C)	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	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

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2020 to September 30, 2021

Building #	Building Description	2018-2019 Rates	2019-2020 Rates	2020-2021 Proposed Rates
845	Atrium Space—1 st Floor (A/C)	\$19.00 (3)	\$19.00 (3)	\$19.00 (2)
	Atrium Space—Above 1 st Floor (A/C)	\$19.00 (3)	\$19.00 (3)	\$19.00 (2)
	Offices (A/C)	\$16.00 (3)	\$16.50 (3)	\$16.50 (2)
	Warehouse (Non-A/C)	\$10.60 (3)	\$10.75 (3)	\$10.75
	Warehouse (A/C)	\$12.00 (3)	\$12.00 (3)	\$12.00
	Warehouse Office (A/C)	\$12.00 (3)	\$12.15 (3)	\$12.15
	Simulator (A/C)	\$12.79	\$13.00	\$13.00
850	AAR ACS (Maintenance Hangar)	Tenant constructed building		
855	Storage (A/C)	\$5.75	\$5.75	\$6.00
856	Storage (A/C)	\$5.50	\$5.50	\$6.00
857	Wash Rack & Drum Storage	\$6.00	\$6.00	\$6.00
861-862 ⁴	Aircraft—Hangars (#6 and #7)	\$10.00 (1) (12)	\$10.10 (1) (12)	\$10.10
	Shops (A/C)	\$5.25 (12)	\$5.25 (12)	\$6.00
	Storage (A/C)	\$5.25 (12)	\$5.25 (12)	\$6.00
	Offices (A/C)	\$6.50 (12)	\$6.50 (12)	\$6.50
863	Engine Overhaul and Service	\$5.50	\$5.50	\$5.50
	Storage 2nd Floor	\$4.00 (22)	\$4.00 (22)	\$4.00 (3)
	Offices (A/C) 1 st Floor	\$10.00	\$10.00	\$10.00
	Offices (A/C)	\$8.00	\$8.00	\$8.00
871	Hangar (Non-A/C)	\$9.00 (1)	\$9.00 (1)	\$9.00 (1)
	Office (A/C)	\$5.50	\$5.50	\$5.50
	Shop and storage	\$4.25 (22)	\$4.25 (22)	\$4.25 (3)
875	Flight Academy			
	Office (A/C) Pan Am	\$10.50 (19)	\$10.50 (19)	\$10.50
	Office (A/C) Individual tenants	\$15.00 (3)	\$15.00 (3)	\$15.00
	Simulator Bays (A/C)	\$9.00	\$9.00	\$9.00
888	Maintenance and Training (A/C)	\$5.75	Demolished	
890	Hangar (Non-A/C)	Tenant Constructed Building		
	Office Space (A/C)			
	Storage (A/C)			
	Shops (A/C)			
891	First Floor: Maintenance-Shops (A/C)	Tenant Constructed Building		
	Second Floor: Shops (A/C)			
	Third Floor: Shops (A/C)			
	Fourth Floor: Storage (Non-A/C)			

⁴ Hangar 861 and 862 the tenants are making improvements and are only paying land rent.

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2020 to September 30, 2021

Building #	Building Description	2018-2019 Rates	2019-2020 Rates	2020-2021 Proposed Rates
896	Hangar—Maintenance (Non-A/C)	\$10.00 (1)	\$10.10 (1)	\$10.10 (1)
	Office Space (A/C) 1 st Floor	N/A	\$10.00	\$10.00
	Office Space (A/C)	\$7.75	\$7.75	\$7.75
	Shops—Maintenance (A/C)	\$5.75	\$5.75	\$5.75
	Third Floor: Storage	\$3.00	\$3.00	\$3.00
	Composite Shop	\$10.00	\$10.00	\$10.00
	Paint Booth	\$10.00	\$10.00	\$10.00
909	Flight Training Facility (Airbus)	Tenant Constructed Building		
916	Cargo Warehouse (Development)	Tenant Constructed Building		
919	Office-Entire Building (A/C)	\$10.50	\$10.50	\$10.50
	Office - Per Floor or less (A/C)	\$13.00	\$13.00	\$13.00
	Office - Second Floor (Full Service)	\$18.00	\$18.00	\$18.00
	Storage	\$6.00 (22)	\$6.00 (22)	\$6.00 (3)
	Loading Dock	\$1.75	\$1.75	\$1.75
2082	Warehouse (El Dorado)	\$2.50	\$2.50	\$2.50
	Offices (A/C)	\$2.50	\$2.50	\$2.50
3010	Cabstand Cafe (A/C)	\$30.00 (5)	\$30.00 (5)	\$30.00 (5)
3030	Offices	\$10.00 (12)	\$10.00 (12)	\$10.00
3030A	Offices (A/C)—Wing of 3030	\$8.50	\$8.50	\$9.00
3032	Cafeteria (Non-A/C)	\$4.75	\$4.75	\$4.75
	Cafeteria (A/C)	\$6.50	\$6.50	\$6.50
3033	Police Station (A/C)	\$10.00	\$10.00	\$10.00
3037	Maintenance-Garage (Non-A/C)	\$6.00	\$6.00	\$7.00
	Offices (A/C)	\$6.50	\$6.50	\$6.50
3038	Building Services - Maintenance/Office (A/C)	\$6.50	\$6.50	\$6.50
3040	Maintenance Shops (Non-A/C) and Offices (A/C)	\$6.60 (19)	\$6.60 (19)	\$6.60
3034	Triturator	Decommissioned		
3046	Offices (A/C)	\$10.00	\$10.00	\$10.00
	Shop	\$6.25 (22)	\$6.25 (22)	\$6.25 (3)
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 (3)
3077	Triturator	\$22,000 yr. (23)	\$22,000 yr. (23)	\$22,000 yr. (6)

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2020 to September 30, 2021

Building # Old Bldg. #	Building Description	2018-2019 Rates	2019-2020 Rates	2020-2021 Proposed Rates
3078	Fuel Building (A/C) Offices (A/C)	\$10.00 \$10.25	\$10.00 \$10.25	\$10.00 \$10.25
3089	Parking Garage	\$60.00/mo. (4)	\$60.00/mo. (4)	\$60.00/month/space
3091	Maintenance/Offices (A/C)	\$7.75	\$7.75	\$8.00
3094	Parking Garage	\$60.00/mo. (4)	\$60.00/mo. (4)	\$60.00/month/space
3095-A	Hangar Building			
	Hangar Area (Non-A/C) – 1 st Floor	\$11.75	\$12.00	\$12.00
	Office – 1 st and 2 nd Floors	\$9.00 (22)	\$9.00 (22)	\$9.00
	Shops & Storage 1st and 2 nd Floors	\$8.00 (22)	\$8.00 (22)	\$8.00
3095-B	Offices (as renovated):			
	Offices—Entire Building (A/C) Offices—Per Floor (A/C)	\$11.00 \$17.00 (3)	\$11.00 \$17.00 (3)	\$11.00 \$17.00
	Offices—Penthouse (A/C)	\$20.00 (3)	\$20.00 (3)	\$20.00
3100	Maintenance Garage (Non-A/C)	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)	\$6.00	\$6.00	\$6.00
	Offices (A/C)	\$11.00	\$11.00	\$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)	\$26.00 (20)	\$26.00 (20)	\$26.00 (7)
	RCC Storage (A/C)	\$15.00 (20)	\$15.00 (20)	\$15.00 (7)
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)	\$7.00	\$7.00	\$7.00
	Storage (Non-A/C)	\$6.00	\$6.00	\$6.00
4004	Sign Shop (Non-A/C)	\$6.00	\$6.00	\$6.00
MIC	Platform - Unfinished space	\$30.00	\$30.00	\$30.00

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2020 to September 30, 2021

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.

Antenna 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 from previous years have been modified to simplify the rental rates. There are additional considerations that may affect some tenants which no longer have an assigned footnote. The new footnotes now apply solely for identifying the estimated market rents. Additional items in the previous footnotes, and no longer included in the new footnotes, include the following:

- 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.
- Additional rent may be applicable to recover costs of 40-year recertification and costs of repairs to comply with life safety codes.
- In addition to the rent some tenants may pay an opportunity fee of 7.5% of the revenues collected. In this situation the tenant is responsible for all maintenance and repairs.
- Rate includes amortization of 40-year recertification and costs of repairs to comply with life safety codes.
- Common area maintenance is not charged by MDAD

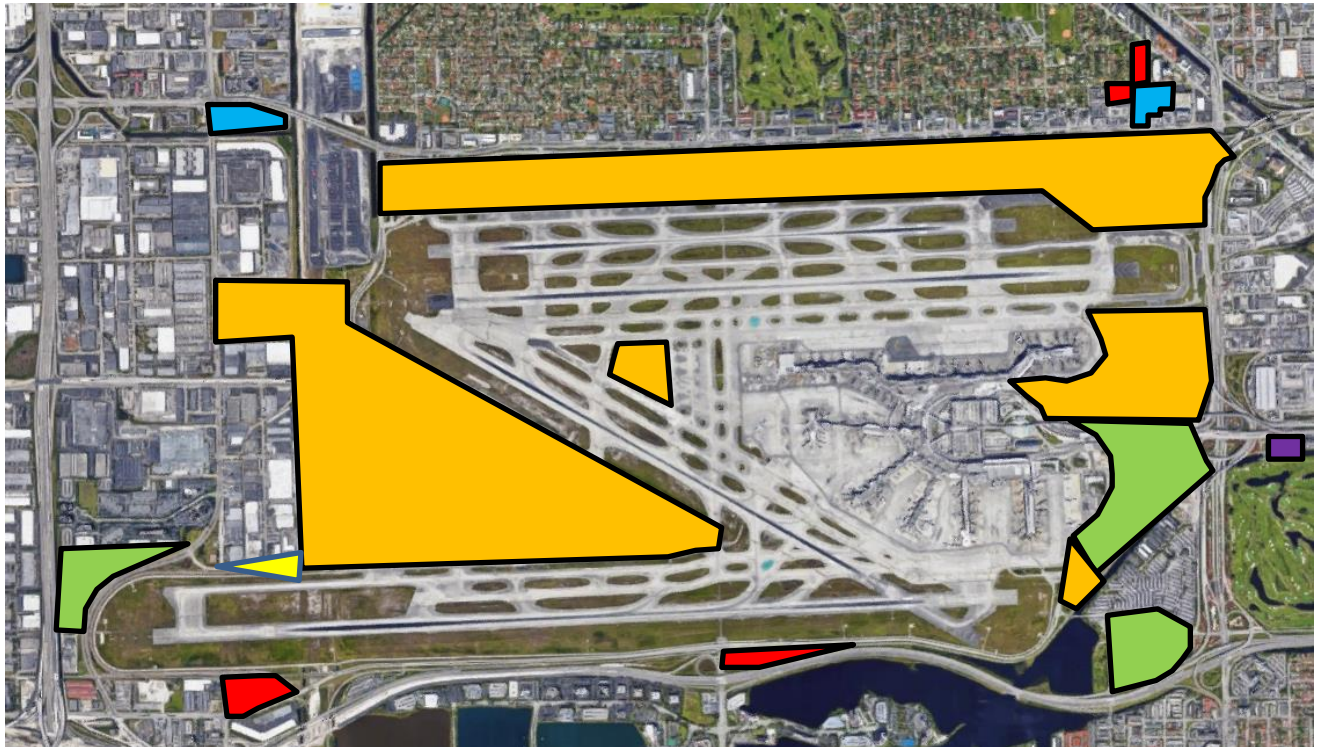
Most of the multi-tenant office rentals have an estimated rent and there is no additional charge for the underlying land rent.

Most of the cargo and hangar buildings have an estimated market rent and in addition the tenant pays for the underlying land rent.

Most of the buildings and the spaces are not separately metered. Miami-Dade County Aviation Department has applicable rate charges to the tenant for electric, air conditioning, et al. These rates are not part of the estimated market rents and are separate from this document.

1. In addition to the building rate charge there is a land rate charge for “Land Under Building” which is added to the building rate.
2. Rent includes electricity, water, and sewer. There is no land charge for office space.
3. If A/C space, tenant pays applicable electric and is responsible for A/C repair and replacement
4. Appraised rate includes a charge of \$.10 per square foot as a trash removal fee.
5. Tenant pays minimum guarantee
6. In addition to rent, tenant pays an opportunity fee of 7.5% of the revenues collected. Tenant is responsible for all maintenance and repairs.
7. Includes land rent and janitorial. Utilities are paid by rental car agencies in MIC.

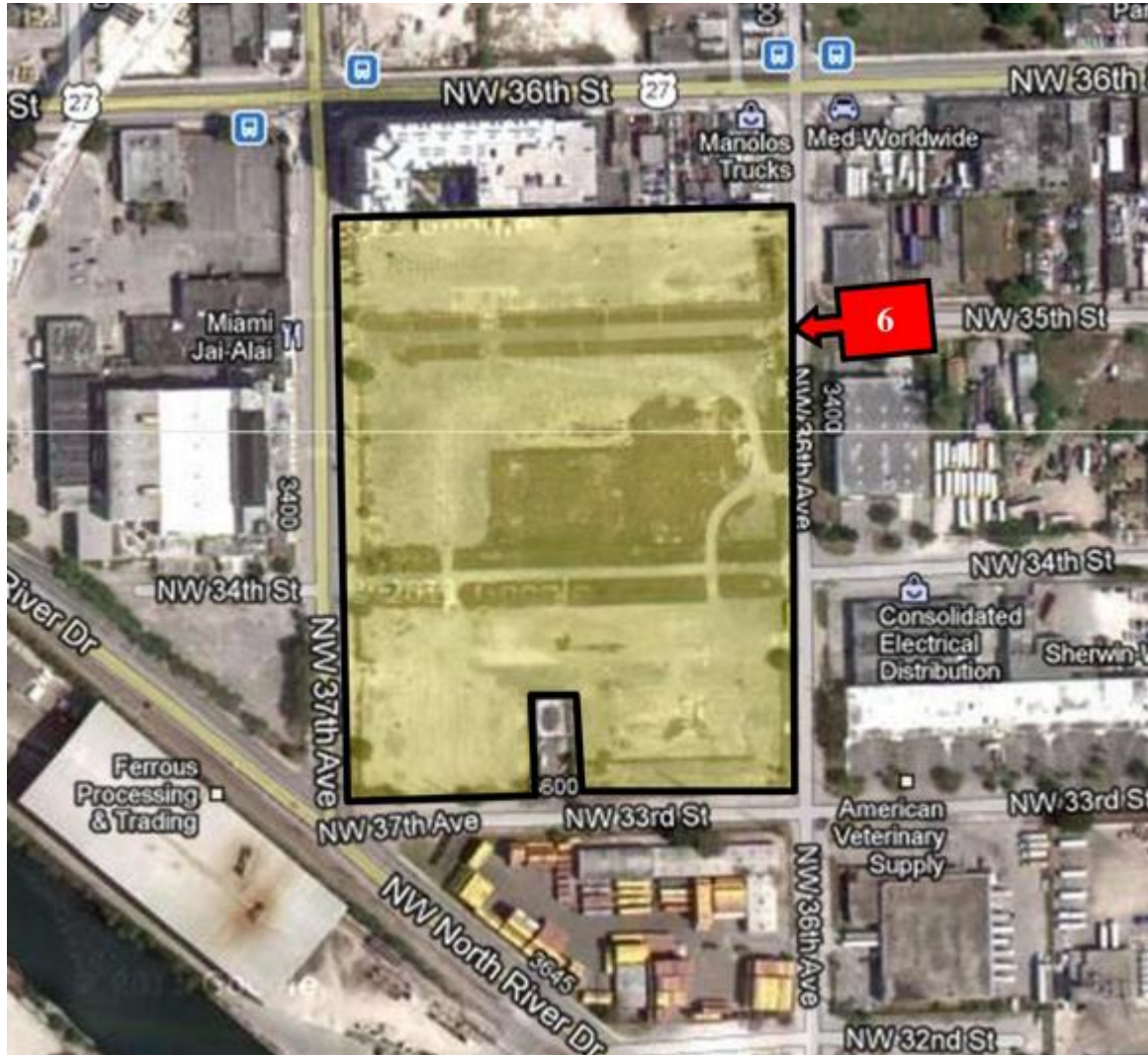
Land Zones 1, 2, 3, 4, 5 & 7



Legend

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

Land Zone 6





ANDREW H. MAGENHEIMER, MAI
CERT. GEN. RZ1073

THEODORE W. SLACK, MAI
(1902 - 1992)
THEODORE C. SLACK, MAI
(1931 - 2015)
SUE BARRETT SLACK, MAI
(RETIRED)

July 10, 2020

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

RE: Miami-Dade Aviation Department
Fiscal Year 2021 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 EPPRFP-01396. 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
July 10, 2020

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 2021. Refer to the attached FY2021 Rental Rate Summary for each airport. The following changes to general aviation rental rates for FY2021 are recommended.

Mr. Robert Warren
July 10, 2020

Miami Homestead General Aviation Airport – Continue the FY2020 rates for FY2021

Miami Executive Airport – Continue the FY 2020 rates for FY2021

Non-Aeronautical Land - We recommend independent review and site appraisals of proposals to rent non-aviation land concerning terms and location on a case-by-case basis to best reflect market conditions at the time.

Miami-Opa Locka Executive Airport -

Aeronautical Land: Increase annual aeronautical land rent \$0.01/SF to \$0.29/SF.

Non-Aeronautical Land - We recommend independent review and site appraisals of proposals to rent non-aviation land concerning terms and location on a case-by-case basis to best reflect market conditions at the time.

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

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

As of this date, the world is in the midst of a global Covid19 pandemic that is impacting everyday life for most. The impact of the pandemic was considered in our analysis. Based on a review of available market data there was a noticeable decrease in general aviation aeronautical activity at the end of the 1st quarter and beginning of the 2nd quarter of 2020, and subsequent signs of recovery. Based on discussion with market participants, rental rate and occupancy levels have not been impacted. We will continue to monitor the situation.

Sincerely,

SLACK, JOHNSTON & MAGENHEIMER, INC.



Andrew H. Magenheimer, MAI
CERT. GEN. RZ1073

Enclosures

\\MDAD\GA.FY21.RATES

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

Miami - Opa Locka Executive Airport (OPF)				
FY 2021 Property Rental Summary				
LAND RENTAL		Rent/Sq.Ft./Year		
		Actual FY2019	Actual FY2020	Proposed FY2021
Aeronautical Land		\$0.26	\$0.28	\$0.29
Nonaeronautical Land - appraise individually case-by-case as necessary				
PAVEMENT RENTAL		Rent/Sq.Ft./Year		
		Actual FY2019	Actual FY2020	Proposed FY2021
Pavement		\$0.05	\$0.05	\$0.05
Non-Aviation Land		Rent/Sq.Ft./Year		
Lease Number/Tenant		Actual FY2019	Actual FY2020	Proposed FY2021
Lease No.	O-216	\$1.10	\$1.20	\$1.20
Dept. of Corrections				
Lease No.	O-1519	\$0.90	\$0.95	\$0.95
WASA				
Lease No.	O-8088	\$0.534	\$0.550	\$0.567
Schaecter - clearzone (2)				
Lease No.	O-7889	\$0.60	\$0.65	\$0.65
Mia Lks Office Condo - clearzone				
BUILDING RENTAL (1)		Rent/Sq.Ft./Year		
Aviation Tenants		Actual FY2019	Actual FY2020	Proposed FY2021
Building	40.3e	\$8.30	\$8.55	\$8.55
Building	40.2c	\$7.95	\$8.15	\$8.15
Building	40.1w	\$8.10	\$8.30	\$8.30
Building	41.3e	\$7.95	\$8.15	\$8.15
Building	41.2c	\$7.95	\$8.15	\$8.15
Building	41.1w	\$7.95	\$8.15	\$8.15
Building	45	\$6.90	\$7.20	\$7.20
Building	46	\$13.15	\$13.50	\$13.50
Building	47	\$7.10	\$7.30	\$7.30
Building	107Office	\$19.00	\$19.00	\$19.00
Building	107Dorm	\$20.00	\$20.00	\$20.00
Note 1: Annual rent/SF excluding land or pavement				
Note 2: Rent subject to annual 3% increase				
Last Revised 6/1/2020				
OPF.FY21				

Miami Executive Airport (TMB)			
FY 2021 Property Rental Summary			
LAND RENTAL	Rent/Sq.Ft./Year		
	Actual FY2019	Actual FY2020	Proposed FY2021
Aeronautical Land	\$0.23	\$0.24	\$0.24
Nonaeronautical Land - appraise individually case-by-case as necessary			
PAVEMENT RENTAL	Rent/Sq.Ft./Year		
	Actual FY2019	Actual FY2020	Proposed FY2021
Pavement	\$0.05	\$0.05	\$0.05
FARM LAND	Rent/Acre/Year		
	Actual FY2019	Actual FY2020	Proposed FY2021
Farm Land - minimum bid	\$500	\$500	\$500
BUILDING RENTAL	Rent/Sq.Ft./Year		
	Actual FY2019	Actual FY2020	Proposed FY2021
Aviation Tenants			
Building 102	\$3.35	\$3.35	\$3.35
Building 109	\$3.60	\$3.60	\$3.60
109A	\$3.35	\$3.35	\$3.35
109B	\$3.35	\$3.35	\$3.35
Building 114	\$3.30	\$3.30	\$3.30
Building 121	\$5.60	\$5.80	\$5.80
Building 123	\$5.55	\$5.75	\$5.75
Building 221	\$3.65	\$3.65	\$3.65
Building 222	\$2.30	\$2.55	\$2.55
Building 247	\$6.10	\$6.30	\$6.30
Building 504	\$4.95	\$4.95	\$4.95
Building 225	\$3.40	\$3.40	\$3.40
Building 226	\$1.25	\$1.30	\$1.30
Building 227	\$3.75	\$3.75	\$3.75
Building 228	\$6.45	\$6.70	\$6.70
Building 229	\$6.20	\$6.40	\$6.40
Building 501	\$8.10	\$8.30	\$8.30
Building 507	\$16.50	\$16.50	\$16.50
Last Revised 6/1/2020			
TMB.FY21			

Miami Homestead General Aviation Airport				
FY 2021 Property Rental Summary				
LAND RENTAL		Rent/Sq.Ft./Year		
		Actual FY 2019	Actual FY2020	Proposed FY2021
Aeronautical Land		\$0.07	\$0.08	\$0.08
PAVEMENT RENTAL		Rent/Sq.Ft./Year		
		Actual FY 2019	Actual FY2020	Proposed FY2021
Pavement		\$0.05	\$0.05	\$0.05
FARM LAND		Rent/Acre/Year		
		Actual FY 2019	Actual FY2020	Proposed FY2021
Farm Land - minimum bid		\$450	\$450	\$450
BUILDING RENTAL (1)		Rent/Sq.Ft./Year		
Aviation Tenants		Actual FY 2019	Actual FY2020	Proposed FY2021
Building	2	\$3.85	\$3.85	\$3.85
Building	3	\$2.65	\$2.80	\$2.80
Building	5	\$3.55	\$3.65	\$3.65
Building	10	\$3.85	\$3.85	\$3.85
Building	14	\$2.65	\$2.80	\$2.80
Note 1: Annual rent/SF excluding land or pavement				
Last Revised 6/1/2020				
X51.FY21				

**SLACK
JOHNSTON
MAGENHEIMER**
REAL ESTATE APPRAISERS & CONSULTANTS

7245 SW 87 AVENUE, SUITE 300
MIAMI, FLORIDA 33173

BRIEFING PACKAGE
FISCAL YEAR 2021
RENTAL RATE RECOMMENDATIONS
MIAMI-OPA LOCKA EXECUTIVE AIRPORT
MIAMI EXECUTIVE AIRPORT
MIAMI HOMESTEAD GENERAL AVIATION AIRPORT
MIAMI-DADE COUNTY, FLORIDA

PREPARED FOR

MR. ROBERT WARREN
MIAMI-DADE AVIATION DEPARTMENT
PO Box 025504
MIAMI, FLORIDA 33102

**SLACK
JOHNSTON
MAGENHEIMER**
REAL ESTATE APPRAISERS & CONSULTANTS

ANDREW H. MAGENHEIMER, MAI
CERT. GEN. RZ1073

THEODORE W. SLACK, MAI
(1902 - 1992)
THEODORE C. SLACK, MAI
(1931 - 2015)
SUE BARRETT SLACK, MAI
(RETIRED)

July 10, 2020

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

RE: Fiscal Year 2021 General Aviation Rental Rates and Charges Executive Summary

Dear Mr. Warren:

Slack, Johnston & Magenheimer, Inc. is a commercial real estate appraisal, brokerage, consulting firm that has been retained by the Miami-Dade Aviation Department to provide appraisal and consulting services for Miami-Dade County's general aviation airports. Attached please find an executive summary description of the rental rate analysis we prepared for Miami-Dade County's general aviation airports.

Sincerely,

SLACK, JOHNSTON & MAGENHEIMER, INC.



Andrew H. Magenheimer, MAI
CERT. GEN. RZ1073

GA.FY21.BrffPkg

Introduction

Miami-Dade County has an ordinance that provides for the rental rates for the County's general aviation airports to be reviewed on an annual basis by a qualified independent appraiser. Annually, the appraiser makes recommendations to the Miami-Dade Aviation Department (MDAD) who considers the recommendations and brings the matter before the Miami-Dade County Board of County Commissioners (BCC) as part of the annual budget process. Each general aviation airport lease includes a provision that the rental rates may be adjusted annually based on the BCC approval of the recommended rental rates. Slack, Johnston & Magenheimer was selected by MDAD to provide appraisal and consulting services for the County's general aviation airports from a field of qualified applicants on a competitive basis.

Slack, Johnston & Magenheimer

Slack, Johnston & Magenheimer, Inc. is a commercial real estate appraisal, brokerage and consulting firm that has been in business in South Florida for over 50 years. Our firm provides a wide range of valuation services concerning all forms of commercial, industrial and residential real estate, as well as aviation and related uses. For purposes of this analysis, the appraisal and consulting services include real estate associated with Miami-Dade County's general aviation airports, including Miami Homestead General Aviation (X51), Miami Executive (TMB) and Miami-Opa Locka Executive (OPF) Airports, as well as Dade-Collier Training and Transition (TNT) Airport.

Slack, Johnston & Magenheimer has experience providing valuation services for aviation properties throughout Florida. In addition to our consulting contract with MDAD related to their general aviation airports, our firm has completed appraisal and consulting assignments at over 45 commercial and general aviation airports in Florida. Our appraisal and consulting assignments have been performed for airport sponsors, as well as tenants.

Historic Rental Rates

The following is a summary of the most recent changes to the adopted rental rates at the airports.

- FY 2017 adopted rental rates included 1) continuing the rental rates for the land at X51, pavement at all the airports and most of the buildings at the airports, 2) increasing the aeronautical land rental rates at TMB and OPF, as well as the minimum bid for farm land at TMB 3) adjusting the non-aviation land rental rate for several parcels at OPF, 4) increasing rental rates for three buildings at OPF and seven buildings at TMB.

- FY 2018 adopted rental rates included 1) continuing the rental rates for most of the land at X51, pavement at all the airports and most of the buildings at the airports, 2) increasing the aeronautical land rental rates at TMB and OPF, 3) increasing rental rates for three buildings at OPF.

- FY 2019 adopted rental rates included 1) continuing the rental rates for land at X51 and pavement at all the airports, 2) increasing the aeronautical land rental rates at TMB and OPF, 3) increase most of the building rent at the airports.
- FY 2020 adopted rental rates included 1) continuing the rental rates for pavement at all the airports, 2) increasing the rental rates for aeronautical land and select buildings at all the airports, 3) increasing rental rates for three non-aeronautical land parcels at OPF.

Fiscal Year 2021 Rental Rates

In June 2020, Slack, Johnston & Magenheimer made rental rate recommendations to MDAD for the 2020-2021 general aviation fiscal year (FY 2021). We have recommended continuing the pavement rental rates at all the airports and increasing the annual aeronautical land rent rates at OPF. We have further recommended revising the annual rental rates for select aeronautical buildings at the airports. We have further recommended continuing the policy of independent review and site appraisals of proposals to rent non-aviation land at all the airports concerning terms and location on a case-by-case basis to best reflect market conditions at the time.

Scope of Analysis

The scope of our consulting service included a recommendation to MDAD of the market rental rates for the real property at Miami-Dade County's general aviation airports. Our analysis and recommendations were based on visits to the properties and comparative analysis concerning prevailing market rental rates for similar properties at similar airports in Florida, primarily concentrating on general aviation airports in southern Florida. Our analysis of the non-aviation parcels concentrated on non-aviation market activity in the vicinity of each airport, including recent trends in land values in the respective areas.

Our analysis was prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation. USPAP governs work performed by appraisers certified by the State of Florida, as well as appraisers who possess the MAI designation from the Appraisal Institute.

Highest and Best Use

The scope of this assignment included a highest and best use analysis that reviewed potential uses, as well as market conditions, for the properties. Highest and best use is the reasonably probable and legal use of vacant land or improved property that results in the highest value. Highest and best use analysis includes possible, permissible, feasible, and maximally productive uses of the properties.

Typically, the highest and best use of non-aviation commercial property is dictated by the physical characteristics of the site (size, shape, configuration, location and zoning), as well as the supply and demand for properties with similar characteristics. Generally, the FAA mandates that aeronautical properties may only be used for aeronautical related uses; therefore, it is difficult to quantify the impact of the use restrictions of airport properties as compared to non-aviation properties.

The aeronautical properties at Miami Homestead General Aviation, Miami Executive and Miami-Opa Locka Executive Airports are all located within the Airport Operating Areas (AOA) of each airport, with limited potential uses due to this designation. The AOA is that portion of the airfield "inside the fence", and uses within this area, are limited to aeronautical and related activities. Property uses within the AOA are restricted by the airport's development plan to those providing for the operation of the airfield and related aeronautical uses and non-aviation uses would generally be prohibited. Accordingly, the aeronautical properties at Miami Homestead General Aviation, Miami Executive and Miami - Opa Locka Executive Airports have limited highest and best uses of aeronautical and aviation related uses.

Our analysis of the non-aviation properties at Homestead General Aviation, Miami Executive and Miami - Opa Locka Executive Airports included an analysis of the likely land use and zoning for the parcels if available for non-aviation development.

Valuation Process

There are three generally recognized approaches considered in the fee simple valuation of real property. They include the income, sales comparison, and cost approaches. It should be noted that the appropriateness and reliability of each approach depends on the type of property being appraised, the age and condition of the improvements, if any, and the availability and quality of market data available for analysis.

Inherent in ownership of real estate is the "bundle of rights" that each property possesses. This concept compares the rights of property ownership with a bundle of sticks, with each stick representing individual property rights such as the right to use, sell or lease the property or to choose to exercise any or none of these rights. Miami-Dade County's general aviation airports, like most airports in Florida, are owned by the County and may only be used by leasing the property. Our analysis took into consideration the ownership interest at the airports when considering the appropriate valuation methods.

Our research included a review of the method of establishing rental rates and charges for aeronautical properties. Generally, aeronautical properties within Florida do not sell and; therefore, determining rental rates and charges based on capitalization rates and sales prices is not possible. There are two methods typically utilized to estimate rental rates of aeronautical

properties: 1) market comparative analysis based on market research and 2) a comparison of non-airport (off-port) land values and improvement values to airport (on-port) properties.

It is our opinion that rental rates for aeronautical properties should be compared to other aeronautical properties, as opposed to comparing aeronautical properties to non-aviation properties (e.g., warehouses). As stated, the ownership interests between aeronautical and non-aviation properties differ, as aeronautical properties are typically used through a lease and non-aviation properties are typically owned in fee simple. In addition to the ownership differences in non-aviation and aeronautical properties, the permitted use of properties differ greatly, as aeronautical properties are limited to aeronautical use and non-aviation properties can be used for a much wider variety of uses as dictated by land use and zoning.

It is our opinion the on-port/off-port method of estimating rental rates for aeronautical property is a less reliable way of estimating market rents due to inherent differences (e.g., land use, zoning, ownership, etc.) in aeronautical and non-aviation properties, especially when comparable airport rental information is available.

Furthermore, “market rent” is generally defined as the rent a property would command as indicated by the current rents paid and asked for similar property. It is our opinion that the restriction of use of aeronautical property is so finite that they can not be compared to non-aviation property.

It is our opinion that market research produces the best method of estimating market rental rates between similar property types. This method serves as the basis for our estimation of the fair market annual rental for various aeronautical properties at Miami Homestead General Aviation, Miami Executive and Miami-Opa Locka Executive Airports.

Our analysis of the non-aviation parcels at Miami Homestead General Aviation, Miami Executive and Miami-Opa Locka Executive Airports concentrated on recent market activity concerning primarily land sales transactions in the vicinity of each airport. The market rental rates for the various non-aviation parcels were based either on comparable land rentals or the capitalization approach value.

Valuation Approach

The estimates of the market rental rates for the various aeronautical properties at Miami Homestead General Aviation, Miami Executive and Miami - Opa Locka Executive Airports were primarily based on market research of general aviation rates and charges on a regional basis. We have spoken with aviation consultants on a national basis, as well as reviewed local and national surveys of airport rates and charges. We have also surveyed over 50 airports within Florida. For purposes of this analysis, we have concentrated on rental information from a variety of general aviation to small hub commercial airports. Large and medium hub commercial airports were

excluded from the survey. The data collected includes statistical information described above, as well as rates and charges for various types of aeronautical properties.

Our research indicates that, although there is a wide variation in geographic locations and non-aviation property values throughout the state, there are several similarities in rental rates and charges for various components at general aviation airports.

For purposes of this analysis, we focused on rental rates for aeronautical buildings, land and pavement. The wide variety of airports included in our survey necessitated a review of the units of comparison used to compare airports to one another. 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 focus of airport comparisons was based on geographic location and relationships between based aircraft, operations and fuel flowage.

Rental Rate Changes - FY 2021

The leases for the aeronautical properties at Miami Homestead General Aviation, Miami Executive and Miami - Opa Locka Executive Airports are somewhat unique in that the rental rates are divided among property types (land, pavement and buildings) and adjusted annually based on appraisals. The airport leases provide separate rental rates for the land, pavement and improvements, although the tenants pay a singular monthly rent payment.

Based on our research, airport owners around Florida use a variety of methods to provide for rental rate adjustments including annual fixed or indexed (CPI) increases and periodic reappraisal. By means of comparison of our recommended rental rates to other methods of increase, it was noted that the average annual increase in the Consumer Price Index (CPI) over the past three years was about 2.6% per year.

Our FY 2021 rental rate recommendation was to continue the current rental rates for most of the properties at Miami Homestead General Aviation, Miami Executive and Miami - Opa Locka Executive Airports. The revisions to the FY 2021 rental rates are summarized as follows:

Miami Homestead General Aviation – Continue the FY2020 rates for FY2021

Miami Executive – Continue the FY2020 rates for FY2021

Non-Aeronautical Land - We recommend independent review and site appraisals of proposals to rent non-aviation land concerning terms and location on a case-by-case basis to best reflect market conditions at the time.

Miami - Opa Locka Executive Airport -

Aeronautical Land - Increase the annual aeronautical land rental rate \$0.01 per square foot to \$0.29 per square foot.

Non-Aeronautical Land - We recommend independent review and site appraisals of proposals to rent non-aviation land concerning terms and location on a case-by-case basis to best reflect market conditions at the time.

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

Real Estate, Real Property versus Business Value

Our analysis is limited to an estimate of market rent for the real estate. Real estate is comprised of land and associated improvements attached to the land (e.g. pavement, buildings, etc.). Real property is the interests and benefits associated with the ownership of real estate (e.g. rights to use, sell, lease, etc.).

Business value, or going concern value, is the value contribution of the total tangible assets (e.g. equipment, furnishings, inventory, cash, etc.) and intangible assets (e.g. goodwill, trademarks, contract, etc.) of an established and continuing business enterprise.

The distinctions between real estate and business values are important. For the purposes of our analysis, the value of the real estate represents the market rent the property can command (regardless of the business occupying the property), while the value of the business is inherent in its continued operation and going concern.

I.O. No.: 4-68
ORDERED: ~~9/18/199~~17/20
EFFECTIVE:~~10/1/19~~10/1/20

MIAMI-DADE COUNTY
IMPLEMENTING ORDER

SCHEDULE OF ALL SERVICE LEVELS AND FEES FOR MIAMI-DADE COUNTY
SOLID WASTE SERVICES

AUTHORITY:

The Miami-Dade County Home Rule Charter, including among others, Sections 1.01 and 2.02A, and Chapter 15 of the Code of Miami-Dade County.

SUPERSEDES:

This Implementing Order (IO) supersedes IO 4-68, ordered September ~~22, 2018~~18, 2019, and effective October 1, ~~2018~~2020.

POLICY:

This Implementing Order provides a schedule of all solid waste service levels and fees.

PROCEDURE:

The administration of this Implementing Order is designated to the Director of the Miami-Dade County Department responsible for Solid Waste Management, who shall be responsible for the collection of fees and the delivery of the required services, pursuant to Chapter 15 relating to powers and duties of Solid Waste Management. Every year, or earlier, if need be, the Director shall review all fees in terms of cost and recommend necessary changes to the County Mayor through this implementing order procedure.

DEFINITIONS:

Contract Disposal – use of the County Waste Management System by any person, governmental entity, corporation or partnership that has entered into an Agreement with the County of ten (10) years or greater in duration for such County Solid Waste Management System use.

Non-Contract Disposal – use of the County Waste Management System by any person, governmental entity, corporation or partnership that has not entered into an Agreement with the County of ten (10) years or greater in duration for such County Solid Waste Management System use.

FEE SCHEDULE:

The fee schedule adopted by this Implementing Order is attached hereto and made a part hereof. This official fee schedule is also filed with and subject to the approval of the Board of County Commissioners and on file with the Clerk thereof. Fees that are charged by the County shall be the same as those listed in the official fee schedule on file with the Clerk of the County Commission.

This Implementing Order is hereby submitted to the Board of County Commissioners of Miami-Dade County, Florida.

Approved by the County Attorney as
to form and legal sufficiency

Handwritten signature in black ink, appearing to be the initials 'APW'.

Narrative

Introduction

The operations and activities conducted by the Miami-Dade County Department of Solid Waste Management (“DSWM” or the “Department”) are directed primarily by the provisions of Chapter 15 of the Code of Miami-Dade County (the “Code”).

Residential Waste Collection Service

In accordance with the provisions of Sections 15-2 (Solid Waste collections services, container usage, condition, and location) and 15-13 (County collection of solid waste) of the Code, DSWM is authorized to provide waste collections services “to all areas of the County where solid waste collection service is provided” and furthermore that “All residential waste collection within said areas shall, *at the discretion of the Director*, be serviced *only* by the Department”. Additionally, the “Director shall have the power to establish the type of solid waste collection service to be rendered to all areas where County solid waste collection service is provided, and to promulgate rules and regulations not inconsistent herewith”. Section 15-24 of the Code directs the Department to charge and collect fees for the provision of these waste collection services to residential units.

Accordingly, DSWM provides (and collects fees for) waste collection and recycling services to single-family, duplex, triplex and quad living units in unincorporated Miami-Dade County and the cities of Aventura, Cutler Bay, Doral, Miami Gardens, Miami Lakes, Opa-locka, Palmetto Bay, Pinecrest and Sunny Isles Beach. In addition, curbside recycling services (only) are also provided to those cities that have inter-local agreements with Miami-Dade County, including El Portal, Florida City, Medley, Miami Beach, Miami Springs, North Bay Village, South Miami, Virginia Gardens and West Miami.

Other Waste Collection Services

In addition to the services provided to residential units (as outlined in the previous paragraph), and per the provisions of Section 15-14 (Special collections, fees, extra charges) of the Code, the Department is authorized to perform any special collections or waste services not directly addressed in the Chapter “pursuant to such conditions as may be specified by the Director” and is further authorized to charge and collect fees as approved by the Board of County Commissioners (the “Board”). For example, Section 15-2. (Solid waste collection services, container usage, condition and location) of the Code, requires commercial (businesses) and multi-family properties to maintain waste collection service, but offers them the choice of either “the proper governmental agency able to provide such services or that of a licensed solid waste hauler authorized to perform such services.” Accordingly, the Department offers these services to these establishments. Also, per Section 15-14 of the Code, other waste services specifically include the service of removal of any illegally dumped materials and the Department is directed to “charge and collect fees for such services” as provided for by the implementing order.

Section 15-12 (Emergency powers of the Director) of the Code, also provides DSWM with “the authority to suspend, modify or expand services provided by the Department ... in such emergency circumstances as national disasters, civil disorders or other circumstances” and to collect fees accordingly. Through this authorization, and in accordance with the needs of the community, the Department plays a major role in storm debris clean-up following a significant event.

Permitting

In accordance with Section 15-17 of the Code, DSWM is directed to manage the permitting of General Haulers, Landscaping Businesses, Waste Tire Generators and Waste Tire Transporters. The Department is directed to administer the application process, and charge and collect fees accordingly inclusive of application fees (Section 15-17-1), vehicle registration fees (Section 15-17.4), annual permit renewal fees (Section 15-17.6).

Code Enforcement Activities:

As part of its responsibilities, DSWM may prosecute violations of Chapter 15 (Solid Waste Management) of the Code. Violations of this chapter may be prosecuted pursuant to Chapter 8CC (Code Enforcement) of the Code. In addition to the provisions in Section 15-5 of the Code, DSWM may institute civil action in a court of competent jurisdiction to recover damages, civil penalties, and enforce compliance with terms of Chapter 15, as per Section 15-32 (Enforcement and penalties for violations of Chapter 15) of the Code. This includes enforcement provisions of Sections 15-2, 15-2.1, 15-2.2, 15-2.3, 15-5, 15-5.2, 15-6, 15-7, 15-8, 15-17, and 15-25 of the Code. For additional information regarding Code Enforcement, please refer to Miami-Dade County IO No. 2-5 on Code Enforcement.

Waste Disposal Services

Miami-Dade County owns and operates three Landfills and three Regional Transfer Stations for waste disposal and owns the Resources Recovery Facility where waste is converted into energy that is used to power the plant and exported to the power grid. Per the provisions of Section 15-25 of the Code, the Department is directed to charge and collect fees for use of these facilities as approved by the Board.

Additionally, per Section 15-25.2 (Disposal Facility Fee payable to the County) of the Code, private haulers operating in the Disposal Facility Fee area of the County are directed to make a monthly remittance to DSWM in an amount equivalent to fifteen percent (15%), less the 2.5% administrative credit plus any applicable late fees, of the prior month's receipts for collection and disposal services provided in Miami-Dade County, excluding any related to recyclable materials, Construction and Demolition (C&D) debris or compactor leasing.

Also, per Section 15-25 of the Code, the only exemption to the requirement for full fee collection for disposal services is a fifty percent (50%) discount offered to charitable organizations which accept household discards for reuse, reconditioning or repurposing.

SCHEDULE OF WASTE COLLECTION SERVICES Definition of Waste Collection Services

	<u>Service Level</u>
a) 1) Residential and Multi-family Curbside Garbage and Trash Collection (Residential and Multi-family)	•Twice per weekweekly garbage collection (bagged or canned).
b) a.2) Residential and Multi-Family Automated Curbside Garbage and Trash Collection (Residential and Multi-family)	•Twice per weekweekly garbage collection and trash (all materials must be in one or more automated service carts. Materials not in automated service cart will not be picked upcollected).
b) Residential Dumpster Service	Containerized garbage and trash collection service.
c) Bulky WasteCurbside Trash Collection	Two (2) scheduled pickups per calendar year (January 1st through December 31st) of up to twenty-five (25) cubic yards per pickup or one (1) scheduled pickup per calendar year (January 1st through December 31st) of up to fifty (50) cubic yards per pickup.-
d) Neighborhood Trash and Recycling Center (TRC) Service	Access for drop off of residential trash and recyclables (seven (7) days per week) during established operating hours.
e) Curbside Recycling	Once every other week curbside collection of recyclables. Pursuant to Resolution No. R-1137-08, the County has entered into interlocal agreements with municipalities to collect and process their recyclable materials and will charge these municipalities the appropriate rates as delineated in the interlocal agreements.
f.1) Commercial Minimum Collection Service	•Twice per week (limited to 1 cart, per waste unit charged). •Accounts with consistent overages will be increased to the appropriate service level.
f.2) Commercial Automated Minimum Collection Service	Twice per week (limited to one automated service cart per waste unit charged; all materials must be in automated service cart(s). Materials not in automated service cart will not be picked up).

g) ~~Commercial Dumpster Service~~

~~Uncompacted rollaway container service with varying number of pickups and container sizes.~~

f) Residential Dumpster Service

Containerized garbage and trash collections service.

g) Onsite Garbage Collection (Commercial)

Twice per week (limited to one cart, per waste unit charged). Accounts with consistent overages will be increased to the appropriate service level.

h) Container Service/Roll-off (Commercial)

Uncompacted rollaway containerized garbage and trash collection service with varying number of pickups and container sizes

i) Emergency and Storm Debris

Removal, transport, processing and disposal of debris prior to (FEMA Category B Emergency Protective Measures) and resulting from (FEMA Category A Debris Removal) storms and natural disasters, whether or not the event triggers a federal emergency declaration

Miami-Dade County Department of Solid Waste Management**

“Providing our customers with exceptional waste collection, recycling and disposal services that protect, preserve and improve our environment and the quality of life in our community.”

Waste Collection Services

	RESIDENTIAL SERVICES	SERVICE DESCRIPTION	COLLECTION MODE	ANNUAL PICK-UPS	FEE COLLECTION	FEE
	Single Family, Duplex, Triplex & Quad				Annual via Tax	
	Garbage, Trash, TRC & Recycling (One Garbage Cart)	Curbside Garbage	(1) 35 - 96 gal. cart	101-104	Annual via Tax	\$484.00
		Curbside Recycling	(1) 35 - 96 gal. cart	26	Annual via Tax	
		Curbside Trash	2 pickups of up to 25 cubic yards each or 1 pickup of up to 50 cubic yards	1 or 2		
		TRC Access	Drop Off	Unlimited access		
	Garbage & Recycling (Multi-family collection per living unit)	Curbside Garbage	(1) 35 - 96 gal. cart	101 - 104	Annual via Tax	\$194.00
		Curbside Recycling	(1) 35 - 96 gal. cart	26		
	TRC Access (only)	TRC Access	Drop Off	Unlimited access	Annual via Tax	\$123.00
	Recycling Service (only)	Curbside Recycling	(1) 35 - 96 gal. cart	26	Annual via Tax	\$43.00
	Multi-Family (Residential Service)				Annual via Tax	
	Residential Dumpster & TRC	Garbage	Shared Dumpster	101 - 104	Annual via Tax	\$373.00
		TRC Access	Drop Off	Unlimited Access		
	Special Services (Residential)					
	Reserve Account (Emergency) <u>(1)</u>	Establish a restricted reserve fund account for storms, emergencies and/or natural disaster up to \$20 million (estimated present value of Category 1 Hurricane in FY 2020-21), amount to be adjusted by CPI annually. This reserve will be utilized to offset funding gaps after all available or all eligible reimbursements have been pursued or received by Department			Annual via Tax	\$10 annually until reserve is met <u>To Be Determined</u>
	Additional Waste Cart	Each additional waste cart for automated Curbside Garbage collection	(1) 35 - 96 gal. cart	101-104	Direct Bill	\$82.00 <u>\$130.00</u>
	<u>Replace Waste Cart without a police report</u>		<u>N/A</u>	<u>N/A</u>	<u>Direct Bill</u>	<u>\$55.00</u>

** Pages 4-11 of Implementing Order 4-68, ordered effective 10/1/2019, are being replaced with a table format with all revisions to the services and fees shown in track changes to show additions (in underline) and deletions (in strike-through).

						Adopted Range	
						Min	Max
	<u>Extra Garbage Pick-Up (per Waste Cart per trip)</u>	<u>Beyond established twice weekly pick-up service</u>	<u>(1) 35 - 96 gal. cart</u>	<u>Per trip</u>	<u>Direct Bill</u>	<u>\$35.00</u>	<u>\$150.00</u>
	<u>EXCESS Curbside Trash per cubic yard</u>	<u>Beyond the established service level</u>	<u>N/A</u>	<u>N/A</u>	<u>Direct Bill</u>	<u>\$25.00</u>	
	Additional Recycling Cart	Curbside Recycling	(1) 35 - 96 gal. cart	26		Free	
	One additional Recycling Cart	Curbside Recycling	65 gal. cart	26	Direct Bill	\$50.00 - \$55.00	
						Adopted Range	
						Min	Max
	<u>Dumpster Garbage (Residential)</u>	<u>Onsite Collection</u>	<u>1 to 8 Cubic Yards</u>	<u>1 to 5</u>	<u>Monthly Invoice</u>	<u>\$65.70</u>	<u>\$5,237.00</u>

COMMERCIAL SERVICES (Annual)	SERVICE DESCRIPTION	COLLECTION MODE	ANNUAL PICK-UPS	FEE COLLECTION	Adopted Range	
					Min	Max
Commercial Cart				Annual via Tax		
Automated Cart (Garbage)	Onsite Collection	96 gal. cart	101-104	Annual via Tax	\$496.00	
Additional Waste Cart	Each additional waste cart for automated Curbside Garbage collection	(1) 35 - 96 gal. cart	101-104	Direct Bill	\$82.00 \$130	

COMMERCIAL SERVICES (Monthly)	SERVICE DESCRIPTION	COLLECTION MODE	WEEKLY PICK-UPS	FEE COLLECTION	Adopted Range	
					Min	Max
Commercial Dumpster / Roll-off				Monthly Invoice		
<u>Dumpster Garbage</u>	<u>Onsite Collection</u>	<u>1 to 8 Cubic yards</u>	<u>1 to 5</u>	<u>Monthly Invoice</u>	<u>\$65.70</u>	<u>\$5,237.00</u>
<u>Containerized/Roll-off Trash or Garbage per pickup</u>	<u>Onsite Collection. Cost of disposal will be charged separately</u>	<u>10 to 40 Cubic yards</u>	<u>On call or Scheduled</u>	<u>Monthly Invoice</u>	<u>\$154.20</u>	<u>\$671.81</u>
<u>Containerized/Roll-off Construction & Demolition per pickup</u>	<u>Onsite Collection. Cost of disposal will be charged separately</u>	<u>10 to 40 Cubic yards</u>	<u>On call or Scheduled</u>	<u>Monthly Invoice</u>	<u>\$100.00</u>	<u>\$500.00</u>

The Director of designee may generate a memorandum annually which sets forth the schedule of fees for uncompacted and compacted rollaway dumpsters, roll-off containers and whole tires per cubic yard service for Miami-Dade County Departments

OTHER COLLECTION SERVICES	SERVICE DESCRIPTION	COLLECTION MODE	PICK-UPS	FEE COLLECTION	FEE
Special/Violation Waste Collection					
Special Curbside Trash Collection per cubic yard	Containerized Curbside Trash	Curbside	Upon request	Direct bill	\$25.00

	Violation Waste Removal per Cubic Yard	The minimum charge per occurrence is \$250.00, based on a five (5) cubic yard minimum charge	Curbside Trash	As Needed	Direct bill	\$50.00
	Waste Certification Fee (In accordance with Sec 15-28 (c) of the Miami Dade County Code	Each written certificate, certifying the amount of waste fees due upon any parcel of real property subject to payment of waste fees or certifying that no waste fees are due	n/a	n/a	Direct bill	\$60.00

OTHER COLLECTION SERVICES		SERVICE DESCRIPTION	COLLECTION MODE	PICK-UPS	FEE COLLECTION	FEE
Schedule for Permitted Landscapers						
	Clean Yard Trash disposal by permitted landscaper at TRC (up to 6 cubic yards)	The minimum charge per TRC visit up the 6 cubic yards	Drop off		Direct bill	\$25.52 \$25.60

Other Miscellaneous Services		Service Description	Fee Collection	Fee
Application Review				
	Review of SW Facility Operating Permit	Resource recovery and management facility permit Application	DSWM	\$100.00 \$290.00
	<u>EXPEDITE Review of SW Facility Operating Permit</u>	<u>Resource recovery and management facility permit Application</u>	<u>DSWM</u>	<u>\$340.00</u>
	<u>Review of Planning Application</u>	<u>Review to determine impact to waste collection and/or disposal service</u>	<u>DSWM</u>	<u>\$230.00</u>
	<u>EXPEDITE Review of Planning Application</u>	<u>Review to determine impact to waste collection and/or disposal service</u>	<u>DSWM</u>	<u>\$280.00</u>
	<u>Review of Annexation/Incorporation Application</u>	<u>Review to determine impact to waste collection and/or disposal service</u>	<u>DSWM</u>	<u>\$290.00</u>
	<u>EXPEDITE Review of Annexation/Incorporation Application</u>	<u>Review to determine impact to waste collection and/or disposal service</u>	<u>DSWM</u>	<u>\$340.00</u>

Waste Permit Fees

Permit Fees		Service Description	Fee Collection	Fee
Waste Permit Fees				
	General Hauler Permit	Annual Application/Renewal	DSWM	\$600.00 \$630.00
	General Hauler Vehicle Registration	Annual Vehicle Registration	DSWM	\$70.00 \$74.00
	Landscaper Permit	Annual Business Fee Application/Renewal	DSWM	\$225.00 \$236.00

	Landscaper Vehicle Registration	Annual Vehicle Registration	DSWM	\$\$80.00 \$84.00
	Tire Generator <u>Permit</u>	Annual Business Permit Application/Renewal	DSWM	\$\$25.00 \$26.00
	Tire Generator Location	Annual per location fee	DSWM	\$\$75.00 \$79.00
	Waste Tire Transporter <u>Permit</u>	<u>Annual Business Fee Application/Renewal</u>	DSWM	\$\$25.00 \$26.00
	Waste Tire Transporter Vehicle Registration	Annual Vehicle Registration	DSWM	\$\$25.00 \$26.00
	Background Check Fee (FDLE) These charges are collected by the department and passed through to the Florida Department of Law Enforcement (FDLE). These charges are a requirement of any persons wishing to obtain a general hauler permit as described in section 15-17.4(b)(1) and (2) of the Code of Miami-Dade County. It has been in effect since 1992.	Annual Application/Renewal	FDLE	\$24.00

Civil Court Processing Recovery Fees

	Court Fees (Authorized by Chapter 8CC, Code of Miami-Dade County)	Description	Fee Collection	Fee
	Court Fees			
	Administrative Processing Fee		MDC Clerk of Courts	\$510.00
	Lien Release Fee		MDC Clerk of Courts	\$80.00
	Payoff Letter		MDC Clerk of Courts	\$55.00
	Posting of Notices		MDC Clerk of Courts	\$25.00
	Lien Cancellation Notices		MDC Clerk of Courts	\$25.00
	Photographs, Reports or Other Exhibits		MDC Clerk of Courts	Actual Cost
	County Attorney's Fees		MDC Clerk of Courts	Actual Cost
	Other Court Filing Fees (each document)		MDC Clerk of Courts	Actual Cost

	Returned Check charges per check (Authorized by F/S/ 932/07 (2017))	Description	Fee Collection	Fee
	If face value of check does not exceed \$50.00			\$25.00
	If face value of check exceeds \$50.00 but does not exceed \$300.00			\$30.00
	If face value of check exceeds \$300.00			\$40.00 or an amount up to 5% of the check, whichever is greater

Waste Disposal Services

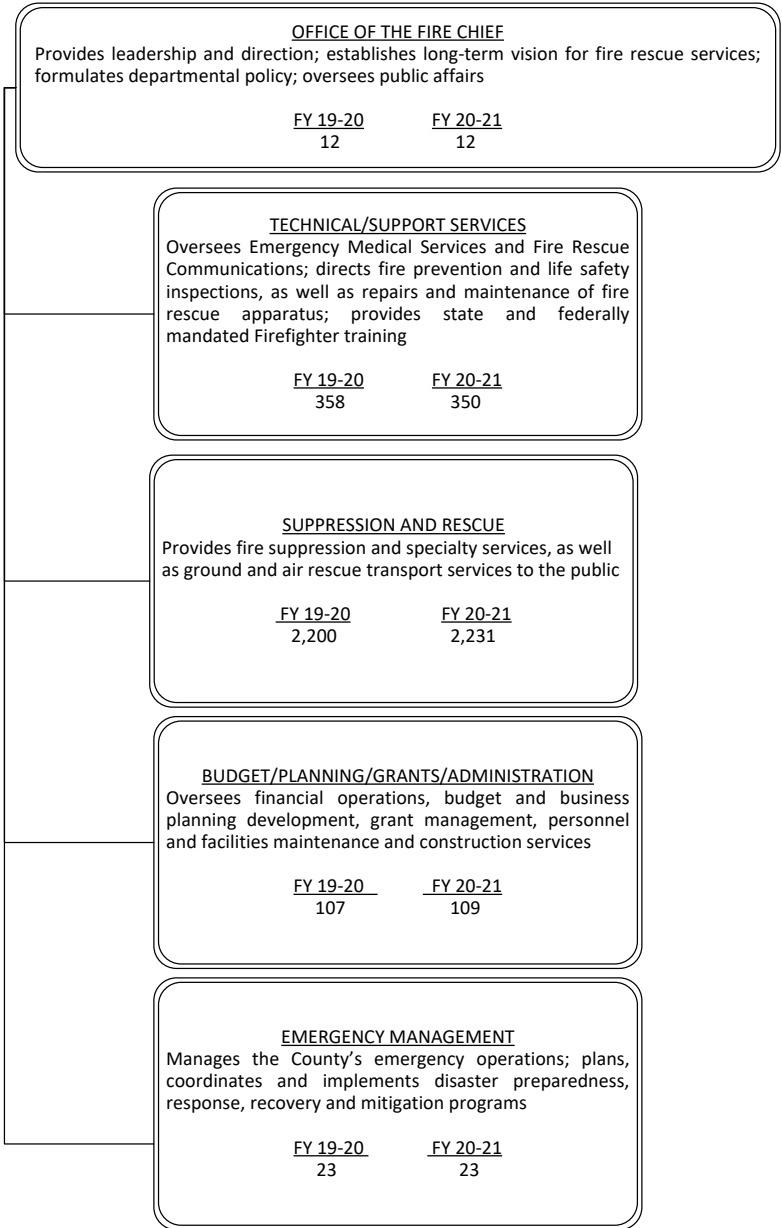
	Disposal System Fees	Service Description	Fee Collection	Fee
	Waste Disposal			Per Ton
	Contract Disposal Fee (per ton)	Waste delivery to Disposal Facilities (Contract rate)	Direct Bill	\$63.38 <u>\$63.57</u>
	Non-Contract Disposal Fee (per ton)	Waste delivery to Disposal Facilities (Non-contract rate)	Direct Bill	\$92.84 <u>\$93.11</u>
	Transfer fee (per ton)	Waste delivery to Transfer Station (added to Disposal Fee)	Direct Bill	\$13.85 <u>\$13.90</u>
	Waste Tires (per ton)	Acceptance of Waste Tires	Direct Bill	\$114.18
	Asbestos (per ton)	Acceptance of Asbestos	Direct Bill	\$100.00
				Adopted Range
				Min Max
	Material Suitable for landfill cover (per ton)	Prior approval is mandatory; otherwise standard rates apply ⁽¹⁾⁽²⁾	Direct Bill	\$10.00 0 \$10.00 \$1.00 <u>\$32.00</u>
	Other			
	Special Handling Fee (per load)	Other solid waste requiring special handling (added to Disposal Fee)	Direct Bill	\$70.42 <u>\$70.63</u>
	Safety Vest	Safety Vest sold at scale houses. Safety vests are required at all disposal sites (landfills and transfer stations)	Direct Bill	\$3.00
	Disposal Facility Fee (Sec. 15-25.2)	15% of prior month WCSA waste fees charged	Due monthly	
	Clean Yard Trash Disposal per cubic yard, by Permitted Landscaper at a Disposal Facility;	Clean Yard Trash conversion factor of 0.121 tons per cubic yard		\$7.76 <u>\$7.70</u>

In the event that the scale(s) at the disposal facilities are unavailable, the disposal fee will be based on the total cubic yard payload capacity of the vehicle converted to tons using the Schedules of Weights and Measures that are available at the Clerk of the Board.

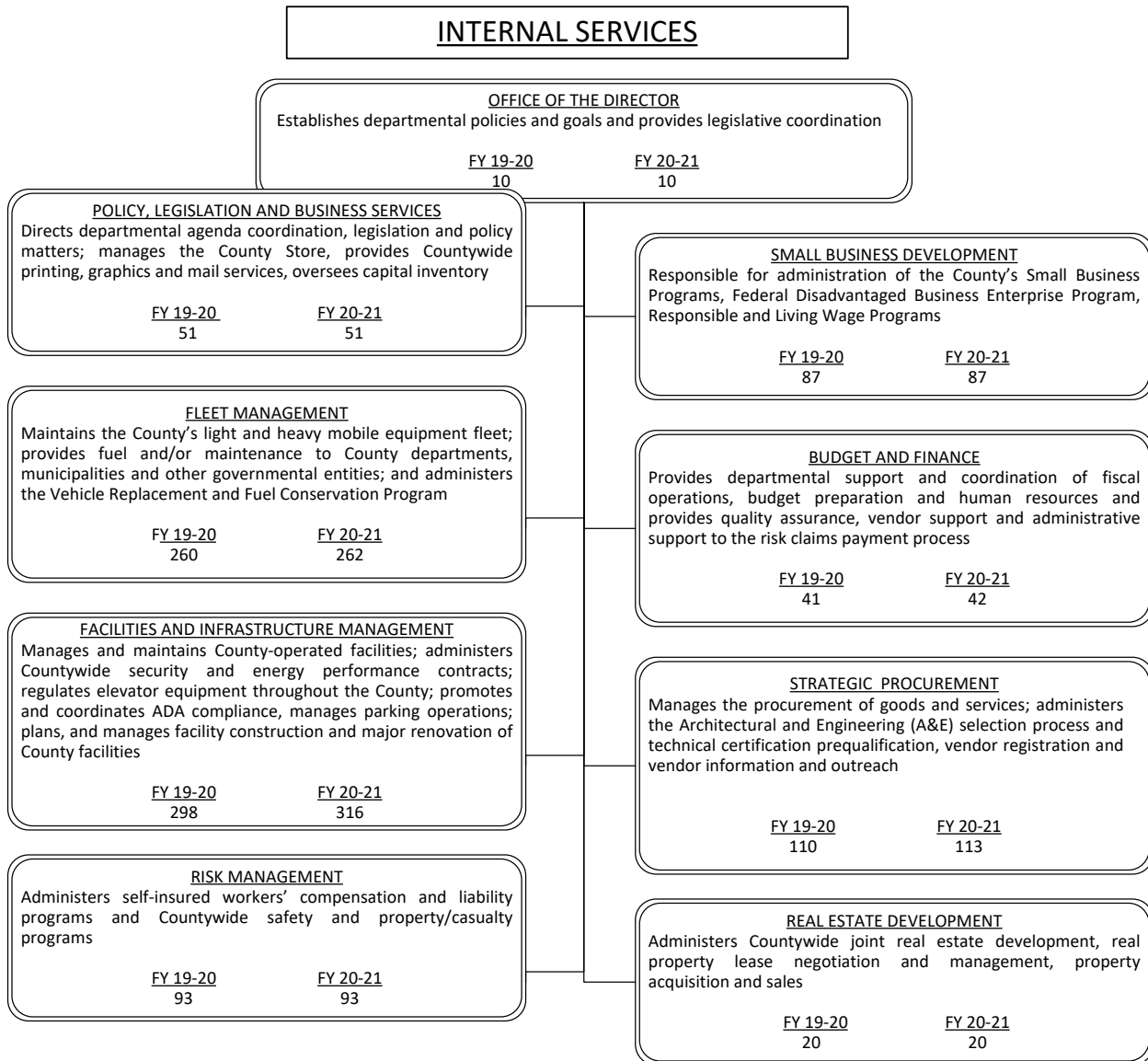
(1) Reserve Account (Emergency) fee will not be assessed for FY 2020-21.

(2) Soil-like material with limited use applications as determined by the Director of Solid Waste Management based on appearance, structural characteristics, and/or physical contents. Receipt of this material is subject to the needs of the Department at the landfill only. Prior arrangement is required. Non-conforming material will be charged at the full tipping fee or may be rejected.

FIRE RESCUE



The FY 2020-21 total number of full-time equivalent positions is 2,767.88



The FY 2020-21 total number of full-time equivalent positions is 1,000.