



FY 2017

Airport Rates and Charges



Boeing 787 landing at Fort Worth Meacham International Airport

**Fort Worth Alliance Airport
Fort Worth Meacham International Airport
Fort Worth Spinks Airport**

Adopted by the Fort Worth City Council
August 30, 2016
M&C G-18803

These rates and charges pertain to all Fort Worth Airports unless otherwise noted per section.

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AVIATION DIRECTOR AUTHORITY

The Director is authorized to assess or waive fees that are not specifically addressed in the Rates and Charges such as the use of office equipment, carpools, miscellaneous construction by Department resources, fees associated with private development and other aviation related fees and charges that may occur on an infrequent basis.

Lessee may not undertake or allow any party to undertake any kind of alterations, erection, improvement or other construction work on or to the premises unless it first requests and receives approval from the Director or his/her authorized representative.

These rates and charges pertain to all Fort Worth Airports unless otherwise noted per section.

ANNUAL ADJUSTMENT OF RATES AND CHARGES

Existing Lessee’s which are subject to an annual Consumer Price Index (CPI) adjustment shall be adjusted by three percent (2.3%) as of October 1, 2016 per their current lease agreement. Month-to-month leases will reflect current rates and charges as described below.

LANDING FEES

COMMERCIAL LANDING FEE

A Commercial Aircraft Operation is one that does not have a Use Agreement with the City of Fort Worth; and conducts operations at Fort Worth Alliance Airport under FAR Parts 121, 125, 129, 135 with a Maximum Certified Gross Landing Weight (MCGLW) over 80,000 pounds. No landing fee is assessed at Meacham or Spinks Airports.



Landing Fee per 1000 pounds	\$1.75
Minimum Landing Fee	\$100.00

NON-COMMERCIAL TRAINING OR MAINTENANCE LANDING FEE

A Non-Commercial Training or Maintenance Operation is one that is operating at Fort Worth Alliance Airport under FAR Part 91 over 70,000 pounds MCGLW, for training or maintenance purposes; and is not involved in any commercial activity for hire when landing. No landing fee is assessed at Meacham or Spinks Airports.

Landing Fee per 1000 pounds	\$1.55
Minimum Landing Fee	\$70.00

MILITARY OPERATIONS LANDING FEES

Military operations are exempt from landing fees if the aircraft is acting on the behalf of the military under the jurisdictional control of the armed forces of the United States or the National Guard. Foreign military aircraft are subject to rates listed above.

OFFICE SPACE

MEACHAM ADMINISTRATION BUILDING

Lower Level	\$ 14.00/sq.ft.
First Floor	\$ 16.00/sq.ft.
Second Floor	\$ 17.00/sq.ft.
Third Floor	\$ 18.00/sq.ft.
FBO Space	\$ 22.00/sq ft
Entrance Sign	\$ 95.00/month



MEACHAM ADMINISTRATION BUILDING – 3RD FLOOR CONFERENCE CENTER

Rental Rates (4 Hour Minimum)	
Tenant Room Rental (8-5 M-F)	\$50.00
Tenant Room Rental (Afterhours/Weekends)	\$75.00
City Department Rental (8-5 M-F)	\$250.00
City Department Rental (Afterhours/Weekends)	\$300.00
Non-Tenant Rental (8-5 M-F)	\$500.00
Non-Tenant Rental (Afterhours/Weekends)	\$750.00
Non-Tenant Rental Deposit	\$200.00
Additional Fees (If needed)	
Training Set Up (Rectangle Tables with Chairs)	\$75.00
Reception Set Up (Round Tables with Chairs)	\$125.00
Theater Set Up (up to 125 Chairs no tables)	\$50.00
Use of Kitchen	\$75.00
Clean-up Fee (8-5 M-F)	\$50.00
Clean-up Fee (Afterhours Only)	\$75.00

If the room is needed for longer than 4 hours, an additional hourly rate will be determined based on the event. Contact the Aviation Administrative Offices at 817-392-5400 to obtain information on the rental of the Conference Center.

OFFICE AND OTHER BUILDING SPACE – ANNUALLY

Office space rental rates are determined based on a fair market rate analysis of the commercial office space around the airport.

Other Office Space	FMV
Shop Space	\$ 7.00/sq.ft.

HANGAR SPACE

T-HANGAR SPACE

T-Hangar End Unit Space Improved	\$ 6.00/sq ft (Min \$80.00)
T-Hangar End Unit Space Unimproved/Storage	\$ 80.00/month
T-Hangar Space	\$ 375.00/month
Community Hangar (51S on West side of Airport)	\$ 350.00/month

A discount of 10% for a twelve month period is available. An aircraft owner will need to demonstrate the purchase of an average of 50 gallons of fuel per month for the prior 12 month period from an FBO located at the airport upon which the aircraft is based.

COMMUNITY HANGAR SPACE

Single-engine piston	\$ 200.00/month
Twin-engine piston	\$ 320.00/month

A discount of 10% for a twelve month period beginning October 1, 2011 is available. An aircraft owner will need to demonstrate a purchase of an average of 50 gallons of fuel per month for the prior 12 month period from an FBO located at the airport upon which the aircraft is based.



STORAGE ROOMS

Small Open	\$ 36.00/month
Large Open	\$72.00/month
Closed	\$ 52.00/month

AIRCRAFT PARKING - MONTHLY

12,500 lbs. and under (Meacham and Spinks)	\$ 55.00/month
12,500 lbs. and under (Alliance)	\$ 300.00
12,501 lbs. to 60,000 lbs.	\$ 600.00
60,001 lbs. to 100,000 lbs.	\$ 900.00
100,001 lbs. to 300,000 lbs.	\$ 1,800.00
300,001 lbs. and above	\$ 2,250.00

AIRCRAFT PARKING – DAILY

12,500 lbs. and under (Meacham & Spinks)	\$ 8.00
12,500 lbs. and under (Alliance)	\$ 20.00
12,501 lbs. to 60,000 lbs.	\$ 40.00
60,001 lbs. to 100,000 lbs.	\$ 60.00
100,001 lbs. to 300,000 lbs.	\$ 120.00
300,001 lbs. and above	\$ 150.00

The daily rate will be applied for any parking on public aprons up to 24 hours.

LAND LEASE

LAND PER SQUARE FOOT – ANNUALLY

Ground Lease Alliance	\$0.42/sq.ft.
Ground Lease Meacham	\$0.40/sq.ft.
Ground Lease Spinks West Side	\$0.29/sq.ft.
Ground Lease Spinks East Side	\$0.27/sq.ft.

FILL SITES

Meacham	\$4.00 per load.

AIRPORT ACCESS FEES (THROUGH THE FENCE)

ALLIANCE AIRPORT – ACCESS ORDINANCE 16931-05-2006

Air carrier or large aircraft user	\$1,500.00/month
General aviation or small aircraft user	\$500.00/month

U.S. CUSTOMS FEES

MEACHAM INTERNATIONAL AIRPORT

During Regular Business Hours	\$300.00/operation
After Hours, Weekends and Holidays	\$500.00/operation

MEACHAM INTERNATIONAL AND SPINKS AIRPORTS

Fee is the land per square foot rate for the airport multiplied by the square footage of the hangar adjacent to the airfield.

AIRPORT FUEL

FUEL FARM USAGE FEE

City Owned Facility (Monthly)	All Airports \$ 370.00
Self-Fueling Facility (Monthly)	All Airports \$ 200.00

FUEL FLOWAGE FEES

The following fuel flowage fees are established on all fuel delivered to the airports. Rates are rounded to the nearest penny.

Fixed Based Operators (Gallons)	\$ 0.14/gallon
Self-Fueling (Gallons)	\$ 0.26/gallon

- Operators which pay a landing fee at Fort Worth Alliance Airport are exempt from the fuel flowage fee.
- Guidelines for fuel flowage are outlined in the Minimum Standards adopted as of July 22 2014.

MISCELLANEOUS FEES

LATE FEES

Monthly rentals and fees are subject to a late charge at the rate of 10% of the monthly rental rate for each month, or portion of the month, that any monthly installment is past due. A separate computation and payment of such late charge shall be made on the outstanding balance that is past due. Therefore, if two monthly installments are past due, the late charges shall accrue on the total outstanding balance.

FEES RELATED TO DEVELOPMENT ON AN AIRPORT (Including but not limited to Survey, Easements)

Meacham and Spinks Airport: The City of Fort Worth Aviation Department will obtain surveys on any property approved and negotiated to move forward with development. The survey fee to be collected up front is non-refundable and is based on Surveyor's cost estimate. Need to change to include any fees related to development....surveys, inspections or easements....but not limited to.

OFFICIAL PUBLIC RECORDS FEE SCHEDULE

All Agreements are to be available for public record and will be filed at the Tarrant County Clerk's Office; the fee to be collected up front, as set by the Tarrant County Clerk Fee Schedule, is as follows:

- \$16.00 for the first page
- \$4.00 for each additional page
- \$5.00 Records Management Fee
- \$1.00 Security Fee
- \$5.00 Records Archive Fee

LEASE ASSIGNMENT FEE

Meacham and Spinks Airport: Upon approval, if a tenant assigns their right, title, and interest of their property to another individual, a \$400.00 lease assignment fee will apply.

MONTH TO MONTH LEASES

Month-to-month leases are subject to a 10% premium above the standard rate.

PAPER COPIES AND KEY COPY FEES

Black and white paper copies are \$0.10 each; color copies are \$0.50 each.
Replacement of lost keys or extra keys provided for rental spaces are \$10.00 each.

ADDITIONAL PROVISIONS

DEVELOPMENT APPLICATION

Meacham and Spinks Airport: For any developer who wishes to enter into a ground lease with associated mandatory improvements, a Fort Worth Aviation Department Application must be completed and submitted. The information submitted must include all additional materials/documentation requested on the application. Once staff is in receipt of the complete packet, staff will begin the review process to determine if the proposal is in the best interest of the Airport. The initial review process will not commence until all requested materials are submitted.

LEASE EXPIRATION PENALTY

Any lease agreement that expires prior to the execution of a renewal lease where the tenant had at least 30 days to execute a new lease prior to the expiration of the existing lease shall be subject to a Lease Expiration Penalty.

Such agreement will automatically revert to a month-to-month occupancy status and the tenant may be required to pay a premium equal to 10% of the standard base rental rate in addition to the standard base rental rate, until such time as either a permanent lease is executed or the tenant vacates the premises.

WEIGHT CALCULATIONS

All weight calculations are based on Maximum Certified Gross Landing Weight.

NON-AIRWORTHY AIRCRAFT

Non-airworthy aircraft are defined as any aircraft not in a condition for safe operation with the following exceptions:

- Aircraft undergoing and/or awaiting service by certified repair technicians for a period not to exceed 90 calendar days
- Aircraft on static display in designated areas by a recognized non-profit organization for the purpose of a museum

Aircraft considered non-airworthy are subject to removal, impoundment, and disposal by the airport operator with a 30 day written notice and at the owner's expense.

FAIR MARKET VALUE HANGAR RATE

- Current Tenant - New Lease following end of existing Lease Term At such time as a tenant with an existing lease agreement wishes to continue occupancy of the facilities, beyond the original term of the lease with extensions, the tenant may enter into a new lease agreement. The term of the lease must not exceed forty years including all extensions.

When a new lease agreement is negotiated, the rates for the agreement will be determined based upon the City of Fort Worth Schedule of Rates and Charges. If a rental rate is not established in the Schedule of Rates and Charges then the rate shall be negotiated and consider the rental value of subject property and improvements.

- Current Tenant - New Lease prior to the end of existing Lease Term If an existing tenant wishes to execute a new lease agreement prior to the end of their current lease the tenant may do so with the rental rates determined as follows:
 1. Period prior to end of the current lease may be set at the rental rate of the current lease agreement.
 2. Period after the end of the current lease shall be negotiated and consider the rental value of subject property and improvements.
 3. Total term of the new lease shall be negotiated.
- New Tenant - New Lease for existing Building and Improvements Lease agreements for existing buildings shall be based upon the City of Fort Worth Schedule of Rates and Charges. If a rental rate is not established in the Schedule of Rates and Charges then the rate shall be negotiated and consider the rental value of subject property and improvements. The City of Fort Worth may also choose to determine the rental rate based upon a bidding process involving parties interested in leasing the property.