



**FY 2020**

# 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  
September 10, 2019  
M&C 19-0156

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

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**AVIATION DIRECTOR AUTHORITY – DEPARTMENT OF AVIATION (DOA)**

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, carports, and 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 two point two percent (2.2%) as of October 1, 2019, per their current lease agreement. Month-to-month leases will reflect current rates and charges as described below. The CPI adjustment is based on the Consumer Price Index, Dallas-Fort Worth for all Urban Consumers for All items for November 2018.

**LANDING FEES FOR ALLIANCE AIRPORT**

**COMMERCIAL LANDING FEE**

A Commercial Aircraft Operation (Non-Signatory) 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 40,000 pounds. No landing fee is assessed at Meacham or Spinks Airports.



Landing Fee per 1,000 pounds	\$ 1.80
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	\$ 1.60
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

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Lower Level	\$ 14.50/sq.ft.
First Floor	\$ 16.50/sq.ft.
Second Floor	\$ 17.50/sq.ft.
Third Floor	\$ 18.50/sq.ft.
FBO Space	\$ 22.50/sq ft
Entrance Sign	\$ 100.00/month



### MEACHAM ADMINISTRATION BUILDING – 3<sup>RD</sup> FLOOR CONFERENCE CENTER

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Rental Rates	Hourly	Day Rate
Tenant (8-5 / M-F)	\$ 50.00	\$ 400.00
Tenant (Afterhours / Weekends / Holiday)	\$ 75.00	\$ 675.00
City Department (8-5 / M-F)	\$ 25.00	\$ 250.00
City Department (Afterhours / Weekends / Holiday)		\$ 300.00
Non-Tenant For-Profit/Commercial (8-5 / M-F)		\$ 500.00
Non-Tenant For-Profit/Commercial (Afterhours / Weekends / Holiday)		\$ 750.00
Non-Tenant Non-Profit (8-5 / M-F)	\$ 25.00	\$ 250.00
Non-Tenant Non Profit (Afterhours / Weekends)	\$ 25.00	\$ 300.00
Additional Fees		
Refundable Deposit		\$ 200.00
Set-Up & Tear-Down*		\$ 75.00
Clean-up Fee		\$ 75.00
<i>*If multiple room set-ups are required, additional set up fees may be assessed.</i>		

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.

### ENTRANCE SIGN – MEACHAM AND SPINKS AIRPORT

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Entrance Sign	\$ 100.00/month
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## HANGAR SPACE

### T-HANGAR SPACE - MEACHAM

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T-Hangar End Unit Space Improved	\$ 80.00/month
T-Hangar End Unit Space Unimproved/Storage	\$ 80.00/month
T-Hangar Space – 907 sf	\$ 425.00/month
T-Hangar Space – 983 sf & 997 sf	\$ 430.00/month

### T-HANGAR SPACE - SPINKS

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858 square feet	\$ 325.00/month
1,008 square feet	\$ 350.00/month
1,110 square feet	\$ 400.00/month
1,386 square feet	\$ 475.00/month
1,650 square feet	\$ 500.00/month
1,698 square feet	\$ 525.00/month

### BOX HANGAR SPACE - SPINKS

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3,000 square feet	\$ 950.00/month
3,600 square feet	\$ 1250.00/month
6,600 square feet	\$ 2100.00/month

### COMMUNITY HANGAR SPACE - SPINKS

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Single-engine piston	\$ 225.00/month
Twin-engine piston	\$ 320.00/month



### STORAGE ROOMS - SPINKS

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

## AIRCRAFT PARKING – MONTHLY (CITY MANAGED RAMP SPACE ONLY)

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12,500 lbs. and under	\$ 55.00/month
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

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12,500 lbs. and under ( <b>Meacham &amp; Spinks</b> )	\$ 15.00
12,500 lbs. and under ( <b>Alliance</b> )	\$ 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. All weight calculations are based on Maximum Certified Gross Landing Weight.

## LAND LEASE

### LAND PER SQUARE FOOT – ANNUALLY

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Ground Lease <b>Alliance</b>	\$ 0.49/sq.ft.
Ground Lease <b>Meacham</b>	\$ 0.47/sq.ft.
Ground Lease <b>Spinks</b>	\$ 0.31/sq.ft.

## AIRPORT ACCESS FEES (THROUGH THE FENCE)

### ALLIANCE AIRPORT – ACCESS ORDINANCE 16931-05-2006

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Air carrier or large aircraft user	\$ 1650.00/month
General aviation or small aircraft user	\$ 650.00/month

## U.S. CUSTOMS FEES

### MEACHAM INTERNATIONAL AIRPORT

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During Regular Business Hours	\$ 300.00/operation
After Hours, Weekends and Holidays	\$ 500.00/operation
Disposal Bag Fee – First Bag	\$ 200.00/operation
Additional bags	\$ 50.00/per operation

**MEACHAM INTERNATIONAL AND SPINKS AIRPORTS**

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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**

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A monthly fee is assessed to any tenant that self-fuels. This applies to FBO Leased facilities or non-FBO leased facilities.

Monthly Rate	All Airports \$ 400.00
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**FUEL FLOWAGE FEES**

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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)	\$ 0.18/gallon
Self-Fueling (non-FBO/Exclusive Use Tenant) (Gallons)	\$ 0.29/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 August 15, 2017.

**MISCELLANEOUS FEES**

**LATE FEES**

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Rent is due on the 1<sup>st</sup> of each month without demand. 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)**

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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.

**LEASE ASSIGNMENT FEE**

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Meacham and Spinks Airport: Upon approval, if a tenant assigns their right, title, and interest of their property to another individual, a \$1,000.00 lease assignment fee will apply.

**MONTH TO MONTH LEASES**

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

**CONTRACT AMENDMENT FEE**

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For tenant initiated contract amendments, a \$ 400.00 fee will apply.

**DEVELOPMENT/NEW LEASE(S) FEE**

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For new development application or a new lease, a \$ 100.00 fee will apply.

**KEY COPY FEES**

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Replacement of lost keys or extra keys provided for rental spaces are \$ 10.00 each. Keying fee, per door, is \$ 50.00



## **GATE ACCESS CARDS**

First Card - \$ 20.00

Replacement Cards - \$ 25.00

## **LEASE VIOLATION FEES**

In an effort to reduce the frequency of common lease violations, and maintain consistency, the DOA has established a lease violation policy. To continue as a top tier airport it is important that Meacham International Airport maintain compliance in all areas of airport operations. Lease violations include, but not limited to, the following violation types:

### Examples of general violations requiring specified time for corrective action

- Overgrown weeds/vegetation
- Debris/Trash
- Recreational vehicles
- Failure to obtain required DOA approvals
- Leftover construction materials and/or equipment

### Examples of Lease Adherence Violations:

- Failure to submit proof of insurance and/or insurance renewals
- Repetitive past due notifications
- Failure to meet contractual deadlines

### Examples of safety and security violations requiring immediate corrective action

- Unauthorized parking of any kind
- Unauthorized gate access
- Other safety violations
- Other security violations

Lease violation fees will be imposed as follows, for occurrences of the same violation type

### General, Safety, and Security Violation Fees:

<b>1<sup>st</sup> occurrence</b> -	verbal warning
<b>2<sup>nd</sup> occurrence</b> -	written warning
<b>3<sup>rd</sup> occurrence</b> -	\$ 100.00
<b>4<sup>th</sup> occurrence</b> -	\$ 500.00
<b>5<sup>th</sup> occurrence</b> -	\$ 500.00, including, and up to Lease termination.

### Lease Agreement Adherence Violation Fees:

1st Letter -	\$ 35.00
2 <sup>nd</sup> Letter -	\$ 70.00
3 <sup>rd</sup> Letter -	\$ 105.00

At the discretion of the DOA, Safety and Security violations may be subject to an immediate maximum fee without verbal or written warning.

After the fifth occurrence of the same violation, Lessee shall maintain no violations for twelve (12) calendar months to avoid further action, including Lease termination.

## **ADDITIONAL PROVISIONS**

### **DEVELOPMENT APPLICATION**

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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, along with the new development fee. 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**

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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 shall automatically revert to a month-to-month occupancy status and the tenant may be required to pay a premium equal to 10% of the Aviation Department established fair market 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.

### **DISCLAIMER**

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Any additional Rates and Charges will be at Market Value