



Fees and Charges Report

Date: June 6, 2022
To: City Council
Through: Scott J. Butler, Deputy City Manager
From: Corinne Nystrom, A.A.E., Airport
Director Rick Welker, Financial
Coordinator
Subject: Proposed Changes to Falcon Field Airport Schedule of Fees and
Charges - Citywide

Purpose and Recommendation

The purpose of this report is to recommend modifications to the Falcon Field Airport's Schedule of Fees and Charges.

Background

Falcon Field Airport continues to serve the general aviation needs of the region. It currently rents City of Mesa-owned property and facilities, including three (3) Large Executive Hangars, 6 Small Executive Hangars, 39 Large T-Hangars, 361 Regular T-hangars, 115 Covered Tie-downs, 282 Tie-downs, 80 small end of hangar storage units and 8 large end of hangar storage units. There are increases in Administrative Maintenance and Operations expenses. These include increased utility, insurance and pavement costs. We propose an increase to the Hangar and Storage Room Rents and an accompanying Hangar and Storage Room Rent Deposits. There is increased demand for aircraft storage including Open Tie-down storage. This has created a waiting list for the Open Tie-down spaces. We assess a wait list fee for hangars and storage rooms and propose an Open Tie-down storage wait list fee. Increased activity on the airport has amplified the need for additional administrative fees for on airport coordination. We propose a Special Events Parking on airport fee and a Special Events Administration fee. These changes will enable the Airport to continue to be self-sustained and to stay more current with the rates being charged for enclosed aircraft storage by similar businesses and airports.

Discussion

Falcon Field Airport reviews its Schedule of Fees and Charges on an annual basis to determine the relevance and reasonableness of all fees and charges. An annual survey is conducted to compare similar fees and charges with surrounding general aviation airports. Based on an analysis of the most recent survey results, Falcon Field proposes

an approximate 5% increase in the current monthly rental rate for all aeronautical storage and accompanying wait list fees and new administrative fees. This provides additional financial resources for increased costs in utilities, insurance and pavement costs at the Airport and enables the Airport to stay more current with the rates being charged for enclosed aircraft storage.

Alternatives

The alternative would be to leave the current fees in place and not reflect any adjustments.

Fiscal Impact

The estimated fiscal impact that the proposed fee adjustments will result in approximately \$146,015 of total additional revenue in FY 2022/23.

Coordinated With

Falcon Field Airport has coordinated with the Office of Management and Budget on this recommendation to make changes to the Airport's Schedule of Fees and Charges.

Fees & Charges Schedule – Key

Heading Configuration

| |
|---------------------------------------|
| Schedule of Fees & Charges |
| Department |
| Contact Information |
| |
| HEADING 1 |
| HEADING 2 |
| <i>Heading 3</i> |
| Description of Fee |
| Description of Fee 2 |

Font Indications

| Font | Font Indications |
|--------------------------|---|
| Regular Font | Existing fee or language |
| Strikethrough | Fee or language will be deleted from the Fee Schedule |
| BOLD CAPS | Language is being added to Fee Schedule |
| Bold | New or increased Fee Amount |

Schedule of Fees & Charges Exhibit A
Department: FALCON FIELD AIRPORT

| Description of Service | Current Fee Range | Proposed Fee RANGE | Unit | Revenue Source Code | Total Fiscal Impact | Notes |
|--|-------------------|--------------------|--------------|---------------------|---------------------|-------|
| <i>Tiedowns</i> | | | | | | |
| Small Single Engine Aircraft | \$47.00 | \$49.00 | Month | 3688 | \$6,360.00 | |
| Small Twin Engine Aircraft | \$56.00 | \$59.00 | Month | 3688 | \$9,912.00 | |
| Large Propeller Aircraft (>12,500 lbs. MCTW) | \$121.00 | \$127.00 | Month | 3688 | \$504.00 | |
| Jet Aircraft | \$121.00 | \$127.00 | Month | 3688 | \$216.00 | |
| Helicopter | \$114.00 | \$120.00 | Month | 3688 | \$72.00 | |
| Covered Tiedowns | \$109.00 | \$114.00 | Month | 3688 | \$575.00 | |
| <i>Hangars</i> | | | | | | |
| Regular T-Hangars | \$227.00 | \$238.00 | Month | 3676 3677 | \$48,312.00 | |
| Large T-Hangars | \$381.00 | \$400.00 | Month | 3677 | \$8,892.00 | |
| Small Executive | \$591.00 | \$620.00 | Month | 3677 | \$2,088.00 | |
| Large Executive Hangars | \$1,195.00 | \$1,255.00 | Month | 3677 | \$2,160.00 | |
| Hangar Transfer Fee | \$217.00 | \$228.00 | Per transfer | 3692 | \$1,320.00 | |
| Hangar Cleaning Deposit (fully refundable if clean) | \$272.00 | \$285.00 | Per Hangar | 3677 | \$1,872.00 | |
| <i>Storage Rooms</i> | | | | | | |
| Small | \$68.00 | \$71.00 | Month | 3680 | \$1,800.00 | |
| Large | \$164.00 | \$172.00 | Month | 3680 | \$768.00 | |
| Storage Room Cleaning Deposit (fully refundable if clean) | \$163.00 | \$171.00 | Unit | 3680 | \$320.00 | |

Schedule of Fees & Charges Exhibit A
Department: FALCON FIELD AIRPORT

| | | | | | | |
|--|--------------------|---|--------------|------|-------------|--|
| | | | | | | |
| <i>Waiting List/Security Deposit (equal to one month's current monthly rent)</i> | | | | | | |
| OPEN TIE DOWN SMALL SINGLE ENGINE AIRCRAFT | | \$49.00 | MONTH | 3689 | \$5,880.00 | Implement wait list fee for open tie-down |
| OPEN TIE DOWN SMALL TWIN ENGINE AIRCRAFT | | \$59.00 | MONTH | 3689 | \$1,416.00 | Implement wait list fee for open tie-down |
| OPEN TIE DOWN LARGE PROPELLER AIRCRAFT (12,500 LBS) | | \$127.00 | MONTH | 3689 | \$1,524.00 | Implement wait list fee for open tie-down |
| OPEN TIE DOWN JET AIRCRAFT | | \$127.00 | MONTH | 3689 | \$1,524.00 | Implement wait list fee for open tie-down |
| OPEN TIE DOWN HELICOPTER | | \$127.00 | MONTH | 3689 | \$1,524.00 | Implement wait list fee for open tie-down |
| Covered Tie-Down | \$109.00 | \$114.00 | | 3689 | \$3,600.00 | |
| Regular T-Hangar | \$227.00 | 238.00 | | 3689 | \$11,800.00 | |
| Large T-Hangar | \$381.00 | \$400.00 | | 3689 | \$2,280.00 | |
| Small Executive Hangar | \$591.00 | \$620.00 | | 3689 | \$3,480.00 | |
| Large Executive Hangar | \$1,195.00 | \$1,255.00 | | 3689 | \$1,440.00 | |
| Small Storage Room | \$68.00 | \$71.00 | | 3689 | \$3.00 | |
| Large Storage Room | \$164.00 | \$172.00 | | 3689 | \$192.00 | |
| Waiting List Deposit-Refund Fee | \$27.00 | | Each | | | Delete this fee |
| Late Payment Fee (Hangars, Tie- Downs, Storage Rooms) | \$20.00 | 20% OF ACCOUNT BALANCE DUE | Month | 9806 | \$400.00 | |
| | | | | | | |
| <i>Fuel Flowage Fee</i> | | | | | | |
| 100LL AVGAS & Alternative Fuels | \$0.10 | \$0.11 | Per gallon | 3674 | \$9,842.00 | |
| Jet A Fuel | \$0.12 | \$0.13 | Per gallon | 3674 | \$8,908.00 | |
| | | | | | | |

Schedule of Fees & Charges Exhibit A
Department: FALCON FIELD AIRPORT

| | | | | | | |
|--|---------------------|-----------------|-------------------|------|------------|---|
| <i>Access Control Card</i> | - | | | | | |
| Additional or Replacement Access Control Card | \$40.00 | 42.00 | Each | 3682 | \$100.00 | |
| Lease Document Transaction Fee | \$250.00 | \$265.00 | | 3692 | \$300.00 | |
| <i>Rental Car Concessions</i> | | | | | | |
| Rental Car Concessions Fee – On Airport | 5% | 7% | Of gross contract | 3697 | \$2,111.00 | |
| Rental Car Concessions Fee – Off Airport | 5% | 7% | Of gross contract | 3697 | \$320.00 | |
| SPECIAL EVENTS PARKING (ON AIRPORT) | | \$150.00 | PER EVENT | | \$1,200.00 | Implement fee for tenant sponsored on Airport event |
| SPECIAL EVENTS ADMINISTRATION NON-AERONAUTICAL, NOT FOR PROFIT EXEMPT | | \$150.00 | PER EVENT | | \$3,000.00 | Implement fee for tenant sponsored on Airport event |

Total Falcon Field Airport - Exhibit A Fiscal Impact = \$146,015.00