



FY 2021

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 15, 2020
M&C 20-0638
Proposed Revision to be effective 4/1/21

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

TABLE OF CONTENTS

AVIATION DIRECTOR AUTHORITY – DEPARTMENT OF AVIATION (DOA)	4
ANNUAL ADJUSTMENT OF RATES AND CHARGES	4
LANDING FEES FOR ALLIANCE AIRPORT	4
Commercial Landing Fee	4
Non-Commercial Training or Maintenance Landing Fee	Error! Bookmark not defined.
Military Operations Landing Fees	4
OFFICE SPACE	5
Meacham Administration Building.....	5
Meacham Administration Building – 3 rd Floor Conference Center.....	5
ENTRANCE SIGN – Meacham and Spinks airport	5
HANGAR SPACE	6
T-Hangar Space - MEACHAM	6
T-Hangar Space - SPINKS	6
BOX Hangar Space - SPINKS	6
Community Hangar Space - Spinks.....	6
Storage Rooms - SPINKS.....	6
Aircraft Parking – Monthly (city managed ramp space only)	7
Aircraft Parking – Daily.....	7
LAND LEASE.....	7
Land Per Square Foot – Annually.....	7
AIRPORT ACCESS FEES (THROUGH THE FENCE)	7
Alliance Airport – Access Ordinance 16931-05-2006	7
U.S. CUSTOMS FEES	7
MEACHAM INTERNATIONAL AIRPORT	7
Meacham International and Spinks Airports	8
AIRPORT FUEL.....	8
Fuel farm USAGE fee	8
Fuel Flowage Fees.....	8
MISCELLANEOUS FEES.....	8
Late Fees	8
Fees related to Development on an Airport (Including but not limited to Survey, Easements)	8
Lease Assignment Fee	8
Month-to-Month Leases	8
CONTRACT AMENDMENT FEE	8
Development/new lease(s) fee	8
Key Copy Fees.....	9
LEASE VIOLATION FEES	9

ADDITIONAL PROVISIONS..... 10
Development Application 10
Lease Expiration Penalty 10
Disclaimer 10

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, carpools, 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 one point eight percent (1.8%) as of October 1, 2020, 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 2019.

LANDING FEES FOR ALLIANCE AIRPORT

COMMERCIAL LANDING FEE

A Commercial Aircraft Operation (Non-Signatory) is one that does not have a Use or standard Cargo Carrier Operating Agreement (“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.



Non-Signatory Landing Fee Rate

The Non-Signatory Rate for Non-Signatory Airlines is \$1.98 per 1,000 pounds maximum landed weight effective 4/01/2021 – 9/30/2021.

Landing Fee per 1,000 pounds	\$ 1.98
Minimum Landing Fee	\$ 100.00

Signatory Landing Fee Rate

The Signatory Rate is calculated pursuant to the formula set forth in the Agreement and is applicable to those Airlines that execute an Agreement with the City of Fort Worth (“Signatory Rate”).

Landing Fee per 1,000 pounds	\$ 1.65
Minimum Landing Fee	\$ 85.00

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	\$ 14.50/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 – 3RD FLOOR CONFERENCE CENTER

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

Entrance Sign	\$ 100.00/month
---------------	-----------------

HANGAR SPACE

T-HANGAR SPACE - MEACHAM

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

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

3,000 square feet	\$ 950.00/month
3,600 square feet	\$ 1,250.00/month
6,600 square feet	\$ 2,100.00/month

COMMUNITY HANGAR SPACE - SPINKS

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



STORAGE ROOMS - SPINKS

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

AIRCRAFT PARKING – MONTHLY (CITY MANAGED RAMP SPACE ONLY)

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

12,500 lbs. and under (Meacham & Spinks)	\$ 15.00
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. All weight calculations are based on Maximum Certified Gross Landing Weight.

LAND LEASE

LAND PER SQUARE FOOT – ANNUALLY

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

AIRPORT ACCESS FEES (THROUGH THE FENCE)

ALLIANCE AIRPORT – ACCESS ORDINANCE 16931-05-2006

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

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

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

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
--------------	------------------------

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)	\$ 0.18/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

Rent is due on the 1st 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)

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

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

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

CONTRACT AMENDMENT FEE

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

DEVELOPMENT/NEW LEASE(S) FEE

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

KEY COPY FEES

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

GATE ACCESS

Each Card - \$ 20.00
Access Renewal - \$ 20.00
Toll Tag - \$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:

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

Lease Agreement Adherence Violation Fees:

1st Letter - \$ 35.00
2nd Letter - \$ 70.00
3rd 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

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

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

Any additional Rates and Charges will be at Market Value