

Implementing Order



Implementing Order No.: 4-125

Title: SUMMARY OF RATES, FEES AND CHARGES FOR MIAMI-DADE AVIATION DEPARTMENT MIAMI INTERNATIONAL AIRPORT

Ordered: 9/21/2023

Effective: 10/1/2023

This Implementing Order of the Miami-Dade Aviation Department (MDAD) consists of (i) Aviation Fees as defined in the 2018 Airline Use Agreement, and (ii) all other charges for the use of Miami International Airport (MIA) and the County's General Aviation Airport (GAA) facilities.

Approval of the 2023-2024 Budget Ordinance by the Board of County Commissioners based on the rates, fees, and charges stated herein, and in the appraisal, reports attached as Exhibits A and B hereto, constitutes the establishment and authorization of such rates, fees, and charges under Section 25-1.2(a) of the Code of Miami-Dade County. Such rates, fees, and charges are subject to change during the fiscal year in accordance with applicable regulatory or contractual provisions.

The rates for Non-Terminal Land Rent, Non-Terminal Paving, Non-Terminal Building Rent, and Non-Terminal Parking at Miami International Airport are listed in the appraisal report attached hereto as **Exhibit A**, which appraisal report (and all estimates and assumptions stated therein) is incorporated herein by reference and part of this Summary of Rates, Fees, and Charges as if fully stated herein. The rates for General Aviation Airport Land and Building Rent are listed in the appraisal report attached hereto as **Exhibit B**, which appraisal report (and all estimates and assumptions stated therein) is incorporated herein by reference and part of this Summary of Rates, Fees, and Charges as if fully stated herein. Such rates, fees, and charges are deemed to be fair, reasonable, and not unjustly discriminatory, and are subject to change if there are any changes in the assumptions used in the appraisal reports or if the appraised values are adjusted by the appraisers either before the effective date of this implementing order or during the relevant fiscal year.

Note: 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. 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 Implementing Order.

| Rate Description | Rate Application | FY 2023-2024 |
|--|---------------------------------------|---------------|
| AIRFIELD | | |
| Landing Fees | Per 1,000 lbs. of Gross Landed Weight | \$1.62 |
| PLB Gate Usage Fee without preconditioned Air | Per Arrival | \$70.00 |
| PLB Gate Usage Fee with preconditioned Air: Narrow-Body | Per Arrival | \$87.61 |
| PLB Gate Usage Fee with preconditioned Air: Wide-Body | Per Arrival | \$108.96 |
| PLB Gate Usage Fee with preconditioned Air: Jumbo-Body | Per Arrival | \$121.98 |
| TERMINAL | | |
| Domestic Arrival Fee – Per Seat: | | |
| Concourse Use | Per Domestic Arriving Seat | \$4.05 |
| Baggage Claim | Per Domestic Arriving Seat | \$0.55 |
| Total | | \$4.60 |
| Preferential Gate Fee (annual per gate) | | |
| | | \$681,588.65 |
| Domestic Departure Fee - Per Seat: | | |
| Concourse Use | Per Domestic Departing Seat | \$4.05 |
| Screening | Per Domestic Departing Seat | \$1.17 |
| Baggage Make-up Maintenance (Does not apply to American Airlines because American Airlines maintains its own baggage system) | Per Domestic Departing Seat | \$0.92 |
| Baggage Make-up Capital | Per Domestic Departing Seat | \$0.37 |
| Total | | \$6.51 |
| International Arrival Fee - Per Seat: | | |
| International Facilities | Per International Arriving Seat | \$10.31 |
| International Departure Fee - Per Seat: | | |
| Concourse Use | Per International Departing Seat | \$4.05 |
| Screening | Per International Departing Seat | \$1.17 |
| Baggage Make-up Maintenance (Does not apply to American Airlines because American Airlines maintains its own baggage system) | Per International Departing Seat | \$0.92 |
| Baggage Make-up Capital | Per International Departing Seat | \$0.37 |
| Total | | \$6.51 |
| TERMINAL RENTAL RATES PER SQ. FT. | | |
| Class I | Per Square Foot | \$89.80 |
| Class II | Per Square Foot | \$134.70 |
| Class III | Per Square Foot | \$89.80 |
| Class IV | Per Square Foot | \$44.90 |
| Class V | Per Square Foot | \$22.45 |

| Rate Description | Rate Application | FY 2023-2024 |
|---|--|----------------|
| Class VI | Per Square Foot | \$89.80 |
| COMMON USE TERMINAL EQUIPMENT (CUTE): | | |
| CUTE GATE RATES | | |
| Gate Usage Fee (CUTE Equipment Rental) | Per Departing Seat | \$0.16 |
| TICKET COUNTER FEES (FEES ARE PER SEAT WHEN TICKET COUNTER USE IS NOT PURSUANT TO A LEASE) | | |
| Cute Equipment Rental | Per Departing Seat | \$0.39 |
| Class I Rental Expense for Ticket Counter | Per Departing Seat | \$0.20 |
| Class IV Rental Expense for Baggage Makeup | Per Departing Seat | \$0.49 |
| CUTE Dynamic Signage (Backwall Displays) (capped at \$40.00 per month per ticket counter position for CUTE-exempt carriers) | Per Departing Seat | \$0.01 |
| Total Ticket Counter Fee | Per Departing Seat | \$1.09 |
| TICKET COUNTER FEE (THESE FEES ARE PER HOUR, AND ARE CAPPED AT \$235.08 PER DAY, WHEN TICKET COUNTER USE IS PURSUANT TO A LEASE, AS REFLECTED IN THE MDAD CUTE POLICY) | | |
| Cute Equipment Rental | Per Hour | \$6.75 |
| Class I Rental Expense for Ticket Counter | Per Hour | \$3.40 |
| Class IV Rental Expense for Baggage Makeup | Per Hour | \$9.25 |
| CUTE Dynamic Signage (Back Wall Displays) | Per Hour | \$0.19 |
| Total Hourly (Capped at \$235.08 per day per ticket counter used) | Per Hour | \$19.59 |
| CUTE DYNAMIC SIGNAGE (BACK WALL DISPLAYS) | | |
| Maximum monthly rate | Fee Per Exempt Ticket Counter Position | \$30.00 |
| Annual rate for back-wall displays within leased areas | Fee Per Display | \$720.00 |
| CUTE Back-office / Operations / Educational Equipment | Monthly Per Unit | \$122.80 |
| STANDARD MANUAL CUTE TICKET COUNTER RATES | | |
| Wide-body aircraft (over 200 seats) | Per Flight | \$548.61 |
| Narrow aircraft (101 seats through 200 seats) | Per Flight | \$313.49 |
| Regional Commuter aircraft (20 seats through 100 seats) | Per Flight | \$156.75 |
| Small Turbo aircraft (under 20 seats) | Per Flight | \$78.37 |
| UNAUTHORIZED MANUAL CUTE TICKET COUNTER RATES (Hrly Rate + 100% Premium) | | |
| Wide-body aircraft (over 200 seats) | Per Flight | \$1,097.23 |
| Narrow aircraft (101 seats through 200 seats) | Per Flight | \$626.99 |
| Regional Commuter aircraft (20 seats through 100 seats) | Per Flight | \$313.49 |
| Small Turbo aircraft (under 20 seats) | Per Flight | \$156.75 |

| Rate Description | Rate Application | FY 2023-2024 |
|---|---|--------------|
| MISCELLANEOUS CUTE CHARGES | | |
| TWOV lounges | Hourly Charges | \$6.75 |
| ITI lounges | Hourly Charges | \$6.75 |
| ITI baggage | Hourly Charges | \$6.75 |
| Ramp Baggage Make-up | Hourly Charges | \$6.75 |
| 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) single circuit | Added to CUTE Hourly Usage Fees | \$3.16 |
| On-call maintenance (response within two hours) 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 | \$197.45 |
| Monthly Fee (Standalone Unit) per unit, per month | Per Unit, Per Month | \$242.35 |
| 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 |
| 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 |

| Rate Description | Rate Application | FY 2023-2024 |
|---|--|--|
| <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 | | \$240.00 |
| Each additional hour | | \$60.00 |
| 24 hour maximum | | \$1,440.00 |
| | | |
| DERELICT OR NON-OPERATING AIRCRAFT | Per day - additional daily parking charges after 60 days | \$500.00 |
| | | |
| 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 MIA (including GA Airports) | Per Escort | \$100.00 |
| Escort Fee for Delivery Vehicles or Non-Passenger Vehicles at MIA (including GA Airports) | Per Escort | \$10.00 |

| Rate Description | Rate Application | FY 2023-2024 |
|---|---|--------------------|
| 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 | \$4.05 |
| International Fee – GAC Concourse Use Fee | Per Seat | \$0.00 |
| International Facility Fee | Per Seat | \$10.31 |
| PUBLIC PARKING | | |
| Standard and Remote Vehicle Parking | For each 20 minutes or part thereof | \$2.00 |
| Standard Vehicle Parking | Maximum per day | \$25.00 |
| Remote Vehicle Parking | Maximum per day | \$12.00 |
| Motorcycle Parking | Per each 20 minutes or part thereof | \$2.00 |
| Motorcycle Parking - Maximum | Maximum per day | \$12.00 |
| Remote or Motorcycle Parking Convenience Fee | Per Transaction – in addition to remote parking fee or motorcycle parking fee | \$0.27 |
| Valet Parking | For the first 1-3 hours or part thereof | \$25.00 |
| Valet Parking - Maximum | Maximum per day | \$39.00 |
| 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 | \$2.00 |
| 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 |
| C1—Crew Service (Small) | Per Trip | \$1.00 |

| Rate Description | Rate Application | FY 2023-2024 |
|--|---|----------------|
| C2—Crew Service (Large) | Per Trip | \$2.00 |
| Class D—Delivery Service | Based on service performed and vehicle size | \$1.00-\$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 |
| | | |
| FUEL FLOWAGE FEES - MIA FUEL FARM | | |
| Truck Delivery (Opportunity Fee on service to commercial aircraft does not apply) | Per Gallon | \$0.014762 |
| Hydrant Delivery (Opportunity Fee for into-wing service to commercial aircraft does not apply) | Per Gallon | \$0.021812 |
| | | |
| 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 Miami-Opa Locka Executive Airports) | | |
| Non-profit entities | Per Use (4 hour limit) | \$10.00 |

| Rate Description | Rate Application | FY 2023-2024 |
|--|--|-------------------|
| 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 | \$0.10 |
| 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 |
| | | |
| 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 |

| Rate Description | Rate Application | FY 2023-2024 |
|---|------------------------------------|-----------------------|
| 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 FEES | | |
| <p>Note: 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.</p> <p>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.</p> | | |
| 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% |

| Rate Description | Rate Application | FY 2023-2024 |
|--|---|---|
| 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 | \$30.00 |
| 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 | \$45.00 |
| 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 | \$0.10 |
| 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% |

| Rate Description | Rate Application | FY 2023-2024 |
|--|---|------------------------|
| | | |
| | | |
| LETTER OF DETERMINATION (LOD), TECHNICAL REVIEWS AND WRITTEN COMMENTS | | |
| | | |
| Draft Maximum Elevation/Land Use Letter | Per Project | \$1,700.00 |
| Final LOD Fee (Airspace & Land Use (Height) Restrictions) | Per Project | \$1,700.00 |
| Variance Application Fee (Airport Zoning Regulations) | Per Application | \$1,700.00 |
| | | |
| 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 |
| | | |
| 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 |
| Conference Room Use Fee MIA – (Non Terminal) (4 hr. blocks) | Per Use | \$150.00 |
| 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 (per month) | 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 |

| Rate Description | Rate Application | FY 2023-2024 |
|---|--|----------------|
| 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, Subtenants, 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 Fees | | |
| 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 |

| Rate Description | Rate Application | FY 2023-2024 |
|---|------------------------------|---------------------|
| 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, Ostrich, etc.) | 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 | 5.0% |
| 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, 2023 to September 30, 2024

Waronker & Rosen, Inc.

Real Estate Appraisers and Consultants
9595 N Kendall Drive, Suite 211

Miami, FL 33176

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Lee H. Waronker, MAI, SRA
(1954 – 2022)

Josh L. Rosen, MAI
josh@waronkerandrosen.com

May 23, 2023

Mr. Ralph Cutié, Director
Miami-Dade Aviation Department
P.O. Box 025504
Miami, Florida 33102

Re: Miami-Dade Aviation Department
P.O. Box 025504
Miami, Florida 33102

Dear Mr. Cutié:

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 rental reports, the following steps are normally taken.

- 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
- Inspect non-terminal properties at major hub airports in the United States and interviewed property managers regarding land rental rates and non-terminal building rates
- Interview appraisers that estimate land and building rates for other international airports
- Meet with and 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.

Mr. Ralph Cutié, Director
Miami-Dade Aviation Department
May 23, 2023

- Gather and analyze office building rental rates in the areas surrounding Miami International Airport.
- Gather and analyze industrial rental rates in the Airport West and East market areas, just east, west and northwest of Miami International Airport, as well as other 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 can command a rent premium as compared to those not on airport property.
- Gather and analyze rates for cargo buildings, hangar buildings, office buildings and land at international airports considered to be comparable to MIA.

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, 2023 to September 30, 2024. Concern is for any change in values that might occur between the date of this report and October 1, 2023.

Land Rental Rates

Land rental rates have been estimated for eleven (11) 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 arriving at the estimated market land rates:

- Subject land will be limited to airport, airport fringes, 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.

Mr. Ralph Cutié, Director
Miami-Dade Aviation Department
May 23, 2023

After investigation and analysis of the data and consideration of 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, 2023, is as reported on the sheet captioned "*Land Rental Rates*" on Page 5 herein.

The real estate market, specifically the Airport East and West industrial markets, 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 increases in land rents for the October 1, 2023 to September 30, 2024 period.

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.

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 too high; they mostly attribute their position to deferred maintenance items that have been brought to the attention of MDAD. 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. Noted is over the last couple of years, MDAD has been attempting to solve some problems as well as upgrade some facilities.

Repairs which have not been done can affect the longevity of the improvements which ultimately affect 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.

Mr. Ralph Cutié, Director
Miami-Dade Aviation Department
May 23, 2023

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.

Recently deferred maintenance items have been cured in certain buildings which includes but is not limited to; roof repairs, painting, signage, replacing lighting with energy efficient LED lighting systems, plumbing upgrades, replacement of air handler units (AHU's) and replacement of centralized HVAC chillers. One of the most important improvements is the aircraft parking areas of freight buildings 716 A to J allowing accommodation of Boeing 747-200's or similar size aircraft without impact to other positions. Continuation of attending to deferred maintenance items has the potential of building rates being maintained or even increased. Other improvements completed are digital integration of signage.

Upon termination of a lease, while the tenant remains in possession of the space to bring the premises back to leasable condition, the tenant is held responsible for land rent and utilities until the space has been repaired and is returned to the possession of MDAD.

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 establishment of an account as a reserve for replacement allowance. Private property owners, mostly corporate and institutional 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 MDAD collect at minimal \$0.25 per square foot of the total building square footage into a reserve account for replacement. 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, enhance the remaining life of the improvements, helps to offset higher repair expenses in the future, and assists in leasing vacant space quicker.

This document consists of 22 pages. At the end of this document is the certification and the general assumptions and limiting conditions. The reader is advised to review these pages to understand the limitations applicable to this report. Thank you for the opportunity to provide our services.

Respectfully submitted,



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

JLR/op

Land Rental Rates

The following rental rates are to be effective October 1, 2023 and applied to all present and future leaseholds, when applicable. Land Zone 7 was previously (two years ago) commercial sites on NW 12th Street and North of NW 36th Street. These two locations were separated two years ago into Zone 7 (NW 12th Street) and Zone 8 (North of NW 36th Street in Miami Springs). Land Zones 9 and 10 are new land added in 2021; while Land Zone 11 is added for the current rate estimate (2023/2024). Maps of the land zone areas are located at the end of this analysis.

| Land Zone | Actual 2022-2023 Rates | Proposed 2023-2024 Rates |
|---|------------------------------|--------------------------------|
| 1 On-Airport | \$2.50 per sq.ft. | \$2.85 per sq.ft. |
| 2 Commercial sites at SEC of NW 36 th St & NW 72 nd Ave | \$3.25 per sq.ft. | \$4.00 per sq.ft. |
| 3 N.W. 21 st St. and N.W. 39 th Avenue | \$3.75 per sq.ft. | \$4.25 per sq.ft. |
| 4 Fuel Farm, NW 72 nd Avenue & eastern Perimeter Road | \$2.60 per sq.ft. | \$3.00 per sq.ft. |
| 5 NW 16 th Street (non-buildable sites) | \$0.50 per sq.ft. | \$0.50 per sq.ft. |
| 6 Jai-Alai fronton land area & NW 36 th Street Frontage | \$2.95 per sq.ft. | \$3.60 per sq.ft. |
| 7 Commercial Sites on NW 12 th St | \$2.65 per sq.ft. | \$3.25 per sq.ft. |
| 8 North of NW 36 th Street, west of Le Jeune Road, Miami Springs | \$2.75 per sq.ft. | \$3.30 per sq.ft. |
| 9 3795 NW South River Drive | \$3.50 per sq.ft. | \$4.25 per sq.ft. |
| 10 Between NW 21st to NW 25th Street, west of NW 37th Avenue (east of MIC) | \$4.00 per sq.ft. | \$5.00 per sq.ft. |
| 11 NEC 36th Street & NW 72nd Avenue | N/A | \$4.00 per sq.ft. |

NOTE: There is an additional charge of \$.10 per square foot where special services are provided, such as high intensity lighting, power cost, etc. Tenants are responsible for keeping the site clean of debris.

Paving Rates

Paving rates are charged in addition to land rental rates.

| Type of Paving | Actual 2022-2023 Rates | Proposed 2023-2024 Rates |
|--------------------------------|------------------------------|--------------------------------|
| Standard (Vehicular) Landside | \$0.55 per sq.ft. | \$0.60 per sq.ft. |
| Standard (Vehicular) Airside | \$0.80 per sq.ft. | \$0.85 per sq.ft. |
| Heavy Duty (Aircraft) Existing | \$1.00 per sq.ft. | \$1.05 per sq.ft. |

Building Rental Rates

Following are estimated annual building rates for the period of October 1, 2023 to September 30, 2024. Unless otherwise waived by the Aviation Department, it is a requirement that every tenant leasing Airport warehouse space must also lease mezzanine office space equivalent to no less than 5% of the total square footage of the warehouse leased.

| Building # | Building Description | 2022-2023 Actual | 2023-2024 Proposed Rates |
|------------|--|---------------------|-----------------------------|
| 49 | Offices (A/C) | \$6.00 | \$6.00 |
| | Shop (A/C) | \$6.00 | \$6.00 |
| 700 | Cargo - Belly Building (Non-A/C) | \$12.00 (1) | \$14.00 |
| | Offices (A/C) 1st Floor | \$15.00 (1) | \$15.00 |
| | Mezzanine Office (A/C) | \$12.50 | \$12.75 |
| | 3 rd Floor Storage (storage only) | \$10.00 | \$10.00 |
| 701 | Cargo - Belly Building (Non-A/C) | \$12.00 (1) | \$14.00 |
| | Offices (A/C) 1st Floor | \$15.00 (1) | \$15.00 |
| | Mezzanine Office (A/C) | \$12.50 | \$12.75 |
| | 3 rd Floor Storage (storage only) | \$10.00 | \$10.00 |
| 702 | Cargo - Belly Building (Non-A/C) | \$12.00 (1) | \$14.00 |
| | Offices (A/C) 1st Floor | \$15.00 (1) | \$15.00 |
| | Mezzanine Office (A/C) | \$12.50 | \$12.75 |
| | 3 rd Floor Storage (storage only) | \$10.00 | \$10.00 |
| 704 | Warehouse (Non-A/C) | \$6.00 (1) | \$6.75 (1) |
| | Offices (A/C) | \$6.25 | \$6.75 |
| | Shop (A/C) | \$6.50 | \$6.75 |
| | Storage (A/C) | \$6.25 | \$6.75 |
| 706 | Cargo - Freighter Building (Non-A/C) | \$18.75 (1) | \$19.50 (1) |
| | Offices (A/C) 1st Floor | \$17.75 (1) | \$19.50 (1) |
| | Mezzanine Office (A/C) | \$15.25 | \$15.50 |
| | 3rd Floor Storage (storage only) | \$10.00 | \$10.00 |
| 707 | Cargo - Freighter Building (Non-A/C) | \$18.75 (1) | \$19.50 (1) |
| | Offices (A/C) 1st Floor | \$17.75 (1) | \$19.50 (1) |
| | Mezzanine Office (A/C) | \$15.25 | \$15.50 |
| | 3rd Floor Storage (storage only) | \$10.00 | \$10.00 |
| 708 | Cargo - Freighter Building (Non-A/C) | \$18.75 (1) | \$19.50 (1) |
| | Offices (A/C) 1st Floor | \$17.75 (1) | \$19.50 (1) |
| | Mezzanine Office (A/C) | \$15.25 | \$15.50 |
| | 3rd Floor Storage (storage only) | \$10.00 | \$10.00 |

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2023 to September 30, 2024

| Building # | Building Description | 2022-2023 Actual | 2023-2024 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) | \$14.75 (1) | \$15.75 (1) |
| | Offices – First Floor (A/C) | \$14.00 (1) | \$15.75 (1) |
| | Mezzanine Office | \$13.00 | \$13.25 |
| 716A, B, E, F, G H, I, J | Cargo – Freight Building (Non-A/C) | \$16.00 (1) | \$17.00 (1) |
| | Offices (A/C) 2 nd Floor | \$14.25 | \$14.50 |
| | Offices (A/C) 1 st Floor | \$16.00 | \$16.50 |
| 716 C & D | Cargo – Freight Building (Non-A/C) | \$17.00 (1) | \$17.50 (1) |
| | Offices (A/C) 2 nd Floor | \$15.00 | \$15.00 |
| | Offices (A/C) 1 st Floor | \$16.50 | \$16.75 |
| 719 | Governmental Service Bldg. - CCC | \$19.75 | \$20.25 |
| 741 | Decompression chamber | \$52,000 per year | \$54,000 per year |
| 805 | Cargo – Freight Building (Non-A/C) | \$14.00(1) | \$15.50(1) |
| | Offices (A/C) | \$13.00 | \$13.50 |
| 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) | \$10.25 (1) | \$12.00 |
| | Offices (A/C) | \$11.00 | \$12.00 |
| 831 | Office/Warehouse (FedEx) | Tenant Constructed Building | |
| 836 | FBO Sports Terminal | \$21.00 | \$23.00 |
| 837 | GSE Facility | \$14.00 | \$14.75 |
| 837A | GSE Facility | \$14.00 | \$14.75 |
| 839 | Hangar (Signature Flight Center) | \$13.00 | \$14.50 |
| | Offices (A/C) | \$16.00 | \$17.00 |
| 840 | Signature Flight Support (Terminal) | \$21.00 | \$23.00 |
| 844 | Hangar (Non-A/C) | | \$12.00 (1) |
| | Shop - (Non-A/C) | \$9.50 (1) | \$10.00 (1) |
| | Offices (A/C) | \$11.75 | \$12.00 |
| | Storage (A/C) | \$6.75 | \$7.00 |
| 845 | Offices (A/C) | \$17.50 (2) | \$20.00 |
| | Warehouse (Non-A/C) | \$12.00 | \$13.00 |
| | Warehouse (A/C) | \$12.50 | \$13.50 |
| | Warehouse Office (A/C) | \$12.25 | \$13.50 |
| | Double Height Warehouse (A/C) | \$13.50 | \$14.25 |
| | Atrium Space—1 st Floor (A/C) | \$20.00 (2) | \$22.00 (2) |
| | Atrium Space—Above 1 st Floor (A/C) | \$20.00 (2) | \$22.00 (2) |

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2023 to September 30, 2024

| Building # | Building Description | 2022-2023 Actual | 2023-2024 Proposed Rates |
|--|--|------------------|-----------------------------|
| 850 | Hangar (Non-A/C) | N/A | \$14.00 |
| | Offices (A/C) 1st Floor | N/A | \$13.50 |
| | Offices (A/C) 2 nd Floor | N/A | \$15.00 |
| 855 | Storage (A/C) | \$6.75 | \$7.00 |
| 856 | Storage (A/C) | \$6.50 | \$7.00 |
| 857 | Wash Rack & Drum Storage | \$6.75 | \$7.00 |
| 861 ⁴ | Aircraft—Hangars | \$11.00 | \$12.00 |
| | Shops (A/C) | \$6.35 | \$10.00 |
| | Storage (A/C) | \$6.35 | \$10.00 |
| | Offices (A/C) 1st Floor | \$6.50 | \$10.00 |
| | Formerly Offices (A/C) Above 1st floor (Raw) | \$6.50 | \$6.50 |
| 862 ⁴ | Aircraft—Hangars | \$11.00 | \$12.00 |
| | Shops (A/C) | \$6.35 | \$10.00 |
| | Storage (A/C) | \$6.35 | \$10.00 |
| | Offices (A/C) 1st Floor | \$6.50 | N/A |
| | Remodeled Offices (A/C) 1st Floor (executive office) | N/A | \$14.00 |
| | Remodeled Offices (A/C) Above 1st floor (executive office) | N/A | \$14.00 |
| 863 | Engine Overhaul and Service | \$6.50 | \$9.50 |
| | Storage 2nd Floor | \$4.50 (3) | \$6.00 (3) |
| | Offices (A/C) 1 st Floor | \$10.00 | \$13.00 |
| | Offices (A/C) Above 1st floor (Raw) | \$8.00 | \$8.00 |
| 871 | Hangar (Non-A/C) | \$9.00 (1) | \$12.00 (1) |
| | Offices (A/C) 1 st Floor | \$6.25 | \$11.00 |
| | Shop and Storage | \$4.50 (3) | \$5.25 (3) |
| 875 | Flight Academy | | |
| | Office (A/C) Pan Am | \$12.50 | \$13.00 |
| | Office (A/C) Individual tenants | \$16.50 | \$16.75 |
| | Simulator Bays (A/C) | \$9.50 | \$9.75 |
| 890 | Hangar (Non-A/C) | | |
| | Office Space (A/C) | | Development Lease |
| | Storage (A/C) | | |
| | Shops (A/C) | | |
| 891 | First Floor: Maintenance-Shops (A/C) | | |
| | Second Floor: Shops (A/C) | | Development Lease |
| | Third Floor: Shops (A/C) | | |
| | Fourth Floor: Storage (Non-A/C) | | |
| 896 | Hangar—Maintenance (Non-A/C) | \$11.00 (1) | \$11.50 |
| | Office Space (A/C) 1 st Floor | \$10.50 | \$11.00 |
| | Formerly Offices (A/C) 2nd floor (Raw) | \$8.00 | \$8.00 |
| | Shops-Maintenance (A/C) | \$6.25 | \$6.50 |
| | Third Floor: Storage | \$3.00 | \$4.00 |
| | Composite Shop | \$10.00 | \$10.50 |
| | Composite Shop | \$10.00 | \$10.50 |
| Third Floor : Office (if converted from storage) | N/A | \$10.50 | |
| 909 | Flight Training Facility (Airbus) | | Tenant Constructed Building |
| 916 | Cargo Warehouse (Development) | | Tenant Constructed Building |
| 918 & 919 | Office - Entire Building (A/C) | \$11.50 | \$12.50 |
| | Office - Per Floor or less (A/C) | \$14.50 | \$14.75 |
| | Storage | \$6.00 (3) | \$6.25 (3) |
| | Loading Dock | \$1.75 | \$2.00 |
| 2082 | Warehouse (El Dorado)-Entire Bldg. | | \$11.00 |

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2023 to September 30, 2024

| Building # | Building Description | 2022-2023 Actual | 2023-2024 Proposed Rates |
|-------------------|---|-----------------------------|-------------------------------------|
| 3010 | Cabstand Cafe (A/C) | \$30.00 (5) | \$30.00 (5) |
| 3030 | Small Offices for Baker Audio Visual / N&K Enterprises | \$11.50 | \$11.75 |
| 3030 | Offices (A/C)— All Wings of 3030 (Entire Wing A, B & C) | \$10.50 | \$10.75 |
| 3033 | Police Station (A/C) | \$10.00 | \$12.00 |
| 3037 | Maintenance-Garage (Non-A/C) | \$7.50 | \$8.00 |
| | Offices (A/C) | \$7.00 | \$7.50 |
| 3038 | Building Services -Maintenance/Office (A/C) | \$7.50 | \$7.50 |
| 3040 | Maintenance Shops (Non-A/C) and Offices (A/C) | \$7.00 | \$8.00 |
| 3046 | Offices (A/C) | \$10.50 | \$11.00 |
| | Shop | \$6.75 (3) | \$7.00 (3) |
| 3047 | Offices (A/C) | \$10.50 | \$11.00 |
| 3048 | Offices (A/C) | \$10.50 | \$11.00 |
| 3049 | Maintenance Garage (Non-A/C) | \$7.00 | \$7.25 |
| 3050 | Administration Building (Multiple Tenancy) | \$15.00 | \$15.50 (to be demolished) |
| 3074 | In-flight Caterers: Kitchen | \$8.50 (3) | \$9.50 (3) |
| 3077 | Triturator | \$22,000 yr. (6) | \$24,000 yr. (6) |
| 3078 | Fuel Building (A/C) | \$10.50 | \$11.00 |
| | Offices (A/C) | \$11.00 | \$12.00 |
| 3089 | Existing Parking Garage | \$65.00/month/space | \$70.00/month/space |
| 3091 | Maintenance/Offices (A/C) | \$9.00 | \$9.50 |
| 3094 | Existing Parking Garage | \$65.00/month/space | \$70.00/month/space |
| 3095 | Hangar Building | | |
| | Hangar Area (Non-A/C) – 1 st Floor | \$13.00 | \$14.50 |
| | Office – 1 st and 2 nd Floors | \$10.00 | \$11.00 |
| | Shops & Storage (1st and 2nd Floors) | \$8.00 | \$9.00 |
| | Formerly Offices (A/C) 3rd to 11th floor (Raw) | N/A | N/A |
| 3101 | Maintenance Garage—Storage (Non- A/C) | \$6.75 | \$7.25 |
| 3110 | Offices—Security | \$22.00 | \$22.00 |
| 3150 | Offices (A/C) | \$12.00 | \$12.50 |
| 3151 | Maintenance—Shop (Non-A/C) | \$6.75 | \$7.25 |
| | Offices (A/C) | \$11.50 | \$12.00 |

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2023 to September 30, 2024

| Building # | Building Description | 2022-2023 Actual | 2023-2024 Proposed Rates |
|--|--------------------------------------|-----------------------------|-------------------------------------|
| 3152 | Service Station (Non-A/C) | \$6.25 | \$6.75 |
| 3153 | Car Wash Building | \$6.25 | \$6.75 |
| 3241 | RCC Office (A/C) | \$26.50 (7) | \$26.50 (7) |
| | RCC Storage (A/C) | \$15.50 (7) | \$15.50 (7) |
| 4001 | Traffic Control Center | \$14.00 | \$14.50 |
| 4002 | Public Works Office | \$13.00 | \$13.50 |
| 4003 | Corrections Office (A/C) | To Be Demolished | |
| 4003A | Offices (A/C) | \$8.00 | \$8.50 |
| | Storage (Non-A/C) | \$6.00 | \$6.50 |
| 4004 | Sign Shop (Non-A/C) | \$6.75 | \$7.25 |
| MIC | Platform - Unfinished space | \$30.00 | \$30.00 |
| Bldg 770 / AKA 2205 NW 70 th Ave | Industrial Building outside of MIA | \$11.25 (NNN) | \$12.50 (NNN) |
| 788 | Showroom (A/C) | \$9.50 | \$11.00 |
| | Office (A/C) | \$9.00 | \$10.75 |
| | Warehouse | \$8.75 | \$10.75 |
| Miami Intermodal Center | Bus Parking Space | \$2,500 per month | \$2,750 per month |
| | Greyhound (Bldg plus 3 bus lanes) | \$11,500 per month | \$12,500 per month |
| MIC | Small office space (police) | \$15.00 | \$15.00 |

NNN = Triple Net lease with tenant paying prorata share of all expenses

Additional Rental Rate Estimates

Utility Rates

The rental rates herein exclude utilities (water, sewer and electric), except as foot noted. Utilities shall be applied as a separate charge. These rates are not estimated by the appraiser and are supplied by MDAD.

Trailer Parking, Tractor Trailer Parking & Modular Units

Trailer parking has a rate of \$250 per space per month for single wide trailers, \$500 per space per month for double wide trailers, \$600 per space per month for a triple wide and \$500 per space for tractor trailers. 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 \$70.00 per space per month. Newly built parking garages have a charge of \$85 per space per month. Limousines that occupy no more than a standard parking space/area will be charged \$75 per month. Larger limousines have a rate of \$125 per month. Tour buses and buses more than eight (8) feet wide and 18 feet long have a rate of \$300 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 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.

Fuel Tender Parking Facility Rental Rate

This represents truck parking for approximately 30 vehicles at the new fuel tender facility. A rate of \$500 per month is per vehicle.

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

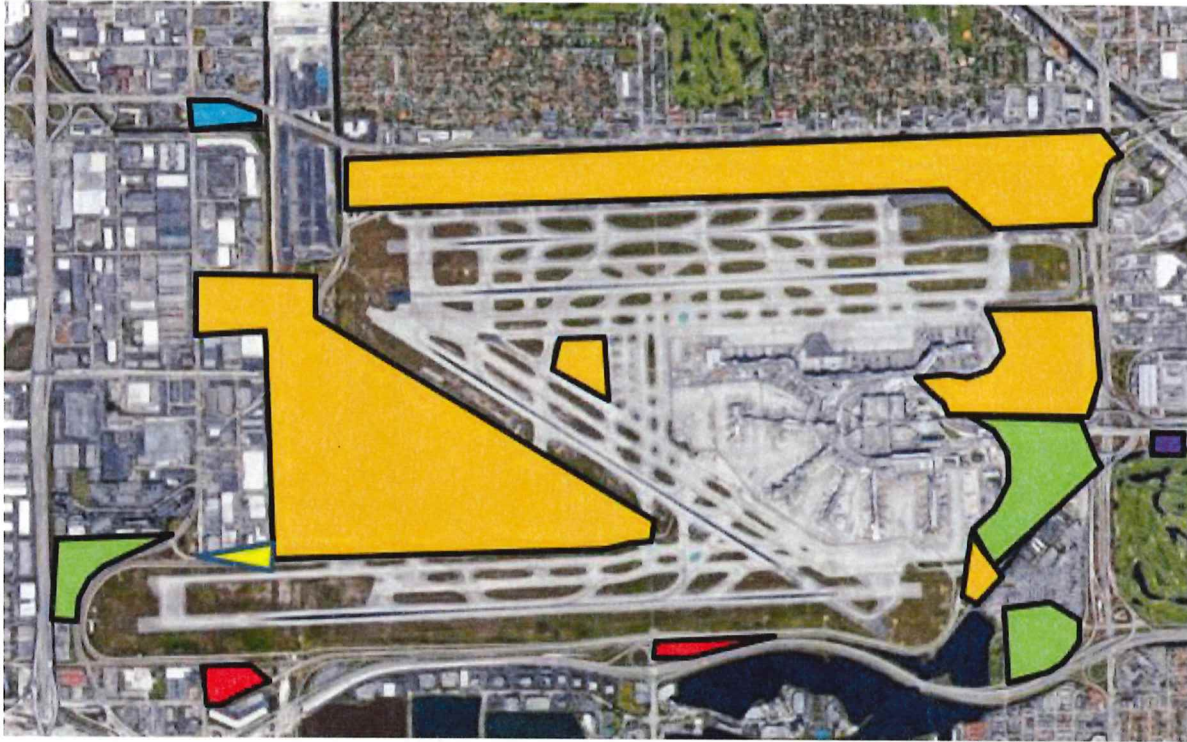
Most of the multi-tenant office rentals have an estimated rent and there is no additional charge for the underlying land rent.

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. The footnotes currently used in the analysis are as follows:

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 above the first floor.
3. If space is converted to 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



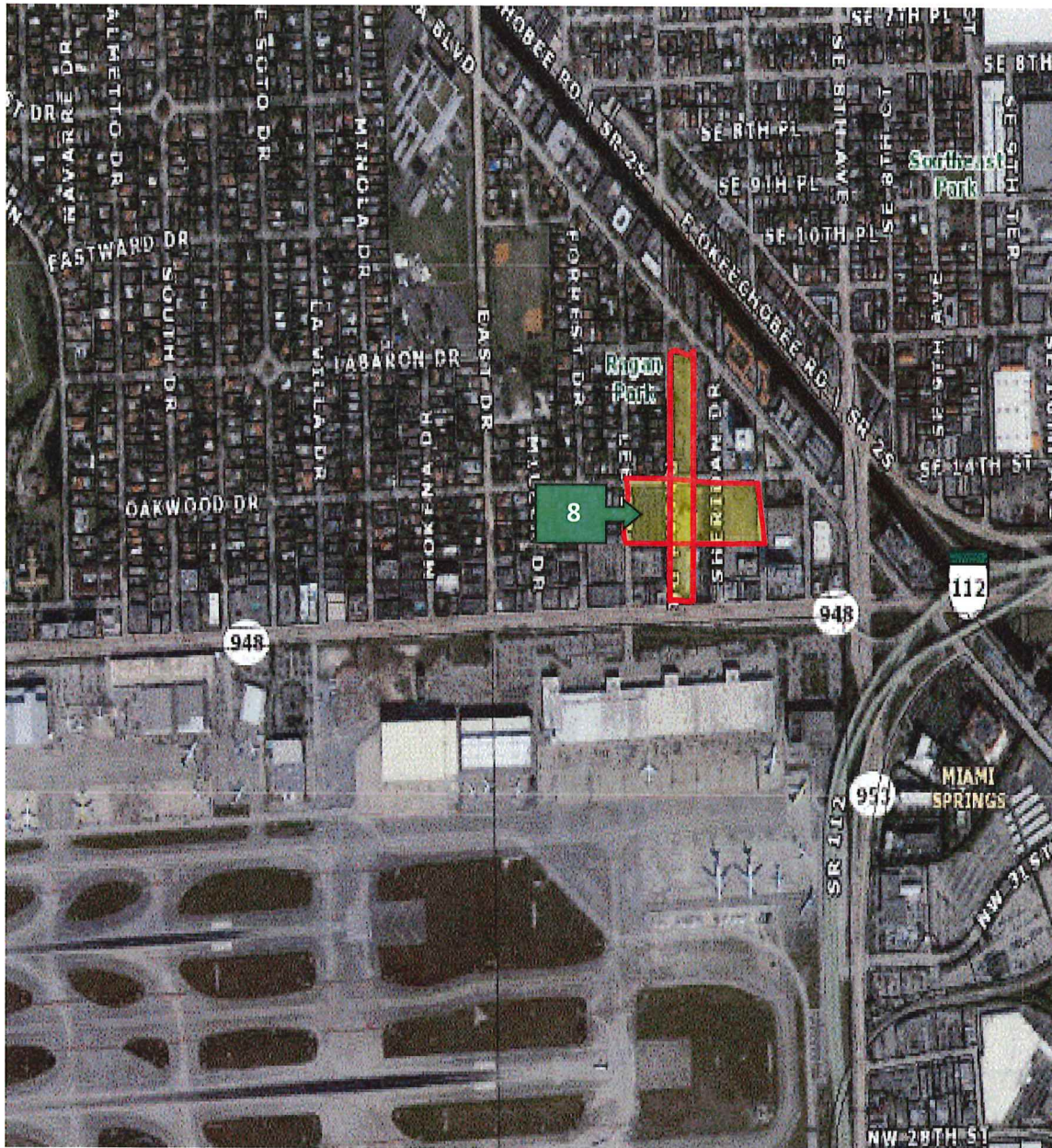
Legend

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

Land Zone 6



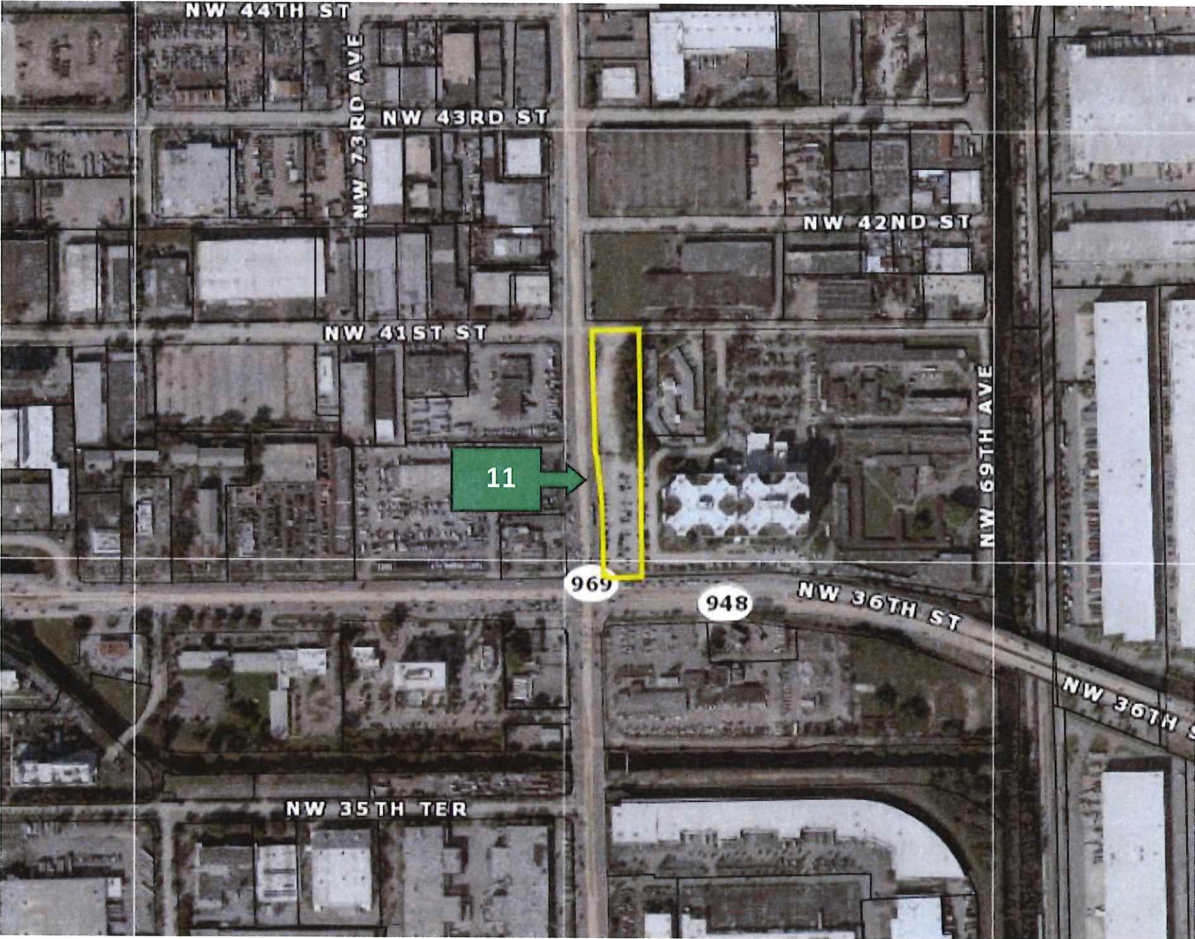
Land Zone 8



Land Zones 9 & 10



Land Zones 11




Certification

The undersigned does hereby certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the following requirements.
 - Uniform Standards of Professional Appraisal Practice (USPAP)
 - The Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute
 - The State of Florida requirements for state-certified appraisers
8. I have complied with the USPAP Competency Rule.
9. This appraisal report sets forth all the limiting conditions imposed by the terms of this assignment or by the undersigned affecting the analyses, opinions and conclusions contained in this report.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. Additionally, it is subject to review by the state of Florida relating to review by the real estate appraisal subcommittee of the Florida Real Estate Commission.
11. It should be noted that the valuation herein does not include any furniture, fixtures, or equipment necessary to operate any business, or businesses occupying the subject property. The valuation herein does not include a value for any business entity, or entities occupying the subject property.

12. I, Josh L. Rosen, MAI, a State-Certified General Real Estate Appraiser, have made a personal inspection of various properties that are the subject of this report.
13. As of the date of this report Josh L. Rosen, MAI has completed the continuing education program of the Appraisal Institute.
14. I, Josh L. Rosen, MAI, acknowledge the significant assistance of Lee H. Waronker for the prior inspections, research and preparation of this report.
15. I, Josh L. Rosen, MAI, acknowledge the significant assistance of Bruno Picasso for the inspection, research and preparation of this report.
16. On the subject of this report, I have performed services, as an appraiser within the three-year period immediately preceding acceptance of this assignment.



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

Date of Report May 23, 2023

General Assumptions and Limiting Conditions

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description nor is responsibility assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable.
2. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering studies are assumed to be correct. Any plot plans or illustrative material in this report are included only to help the reader visualize the property.
6. Noted in this appraisal report are any adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in the appraisal report, the appraisers have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property that would make the property less valuable and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. The appraisers have no responsibility for any such conditions that do exist, or for any engineering or testing, that might be required to discover whether such conditions exist.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions, unless a non-conformity has been identified, described, and considered in the appraisal.
9. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been, or can be obtained, or renewed for any use on which the opinion of value contained in this report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and considered in the appraisal.
11. Appraisers are not experts in the field of environmental hazards and this report should not be considered an environmental assessment of the property. The client and any intended user are urged to retain an expert in this field. The existence of hazardous materials was present in various areas of the property. The appraiser has no knowledge of the existence of such materials contaminating the property and is not qualified to detect contamination of such substances. The presences of substances such as asbestos, urea formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material contaminating the property that would cause a loss in value. No responsibility is assumed

for any such conditions, or for any expertise or engineering knowledge required to discover them.

12. The physical condition of the improvements, if any, described herein was based on visual inspection. No liability is assumed for the soundness of structural members since no engineering tests were made of same.
13. Neither all nor any part of this appraisal report shall be disseminated to the public using the appraiser's name or appraisal designation, without prior written consent of the appraisers signing this appraisal report.
14. Neither all nor any part of this appraisal report shall be disseminated without the appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
15. Authorization is not allowed for the out-of-context quoting from, or partial reprinting of, this appraisal report.
16. There is no requirement to give testimony or appear in court because of having made an appraisal of the appraised property, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
17. The reader should be advised that our employment was not contingent on the appraisal providing a minimum valuation, a specific calculation, or the approval of a loan.
18. Additionally, we have complied with the USPAP Competency Rule.
19. The Client, as identified within the appraisal, is the party or parties who engaged the appraiser for a specific assignment. By receiving a copy of this report from the client, that person or persons do not become a party to the appraiser-client relationship, nor an intended user. Any person who receives a copy of this appraisal report, due to disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment, and they are identified in the report.
20. If the valuation in the report is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation. If a cost to complete these improvements was provided by the client, it is assumed that the estimate is accurate, unless otherwise noted.
21. The contents of the appraisal report, except as required by the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state, or local laws, will not be disclosed.

Limiting Conditions:

1. The allocation of total value between land and improvements applies only under the described utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
2. The Americans with Disability Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether it is in conformity with the various detailed requirements of the requirements of the ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative impact upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property.

**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)

June 7, 2023

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

RE: Miami-Dade Aviation Department
Fiscal Year 2024 General Aviation Rental Rates 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 appraisal report format. A restricted appraisal report format may not contain all the supporting rationale for all of the opinions and conclusions set forth in this report. Additional information concerning the analysis is retained in our files. This analysis is intended to comply with the Uniform Standards of Professional Appraisal Practice (USPAP). The intended use of this report is to assist Miami-Dade County establishing rental rates at their general aviation airports. The client/intended user is the Miami-Dade Aviation Department and this report is limited to their use. Market rent is defined in the Dictionary of Real Estate Appraisal and the effective date of this report is stated above.

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 that have been compared to the properties that are the subject of this report.

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. As such, the traditional approaches to value are not considered relevant to this analysis, with the exception of sales and income approaches in the analysis of the non-aviation land. 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
June 7, 2023

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 revising many of the rental rates for Fiscal Year 2024. Refer to the attached FY2024 Rental Rate Summary for each airport. The following changes to general aviation rental rates for FY2024 are recommended.

Miami Homestead General Aviation Airport –

Aeronautical Land - Increase the annual aeronautical land rental rate \$0.01 per square foot to \$0.11 per square foot.

Pavement – Increase the annual pavement rental rate \$0.01 per square foot to \$0.08 per square foot.

Farm Land – Increase the annual minimum bid for farm land \$25 per acre to \$475 per acre.

Mr. Robert Warren
 June 7, 2023

Aeronautical Buildings: Revise the annual building rental rates as follows:

| X51 Building | FY2023 \$/SF/Yr. | Increase \$/SF/Yr. | FY2024 \$/SF/Yr. |
|-----------------|---------------------|-----------------------|---------------------|
| 2 | \$4.25 | \$0.40 | \$4.65 |
| 3 | \$2.90 | \$0.25 | \$3.15 |
| 5 | \$3.90 | \$0.35 | \$4.25 |
| 10 | \$4.25 | \$0.40 | \$4.65 |
| 14 | \$2.90 | \$0.25 | \$3.15 |

Miami Executive Airport –

Aeronautical Land - Increase the annual aeronautical land rental rate \$0.03 per square foot to \$0.30 per square foot.

Pavement – Increase the annual pavement rental rate \$0.01 per square foot to \$0.08 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.

Aeronautical Buildings: Revise the annual building rental rates as follows:

| TMB Building | FY2023 \$/SF/Yr. | Increase \$/SF/Yr. | FY2024 \$/SF/Yr. |
|-----------------|---------------------|-----------------------|---------------------|
| 109A | \$3.95 | \$0.75 | \$4.70 |
| 109B | \$3.95 | \$0.75 | \$4.70 |
| 114 | \$4.25 | \$0.60 | \$4.85 |
| 121 | \$7.00 | \$0.95 | \$7.95 |
| 123 | \$6.95 | \$0.90 | \$7.85 |
| 221 | \$4.30 | \$0.70 | \$5.00 |
| 222 | \$2.75 | \$0.45 | \$3.20 |
| 225 | \$3.65 | \$0.45 | \$4.10 |
| 227 | \$4.30 | \$0.70 | \$5.00 |
| 228 | \$7.75 | \$0.75 | \$8.50 |
| 229 | \$7.35 | \$0.75 | \$8.10 |
| 232 | \$6.75 | \$0.75 | \$7.50 |
| 233 | \$3.50 | \$0.45 | \$3.95 |
| 234 | \$3.50 | \$0.45 | \$3.95 |
| 235 | \$3.50 | \$0.45 | \$3.95 |
| 247 | \$7.35 | \$0.70 | \$8.05 |
| 501 | \$10.00 | \$1.75 | \$11.75 |
| 505 (1) | \$6.65 | \$0.95 | \$7.60 |
| 507 | \$20.00 | \$2.00 | \$22.00 |

Note 1: Rent for Building 505 if rented at market rent levels

Mr. Robert Warren
June 7, 2023

Miami - Opa Locka Executive Airport -

Aeronautical Land - Increase the annual aeronautical land rental rate \$0.05 per square foot to \$0.40 per square foot.

Pavement – Increase the annual pavement rental rate \$0.01 per square foot to \$0.08 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.

Non-Aeronautical Land: Revise the annual non-aviation land rent per square foot as follows:

| OPF Land | FY 2023 | Increase | FY2024 |
|--------------------------|-----------|-----------|-----------|
| Non-Aeronautical | \$/SF/Yr. | \$/SF/Yr. | \$/SF/Yr. |
| Clear Zone O-7889 (MLOC) | \$0.90 | \$0.20 | \$1.10 |
| Parcel O-1519 (MDWASD) | \$1.30 | \$0.30 | \$1.60 |
| Parcel O-216 (MDDC) | \$1.60 | \$0.40 | \$2.00 |

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

Aeronautical Buildings: Revise the annual building rental rates as follows:

| OPF Building | FY2023 | Increase | FY2024 |
|--------------|-----------|-----------|-----------|
| | \$/SF/Yr. | \$/SF/Yr. | \$/SF/Yr. |
| 40.3e | \$9.00 | \$0.60 | \$9.60 |
| 40.2c | \$8.50 | \$0.65 | \$9.15 |
| 40.1w | \$8.70 | \$0.60 | \$9.30 |
| 41.3e | \$8.50 | \$0.65 | \$9.15 |
| 41.2c | \$8.50 | \$0.65 | \$9.15 |
| 41.1w | \$8.50 | \$0.65 | \$9.15 |
| 45 | \$7.80 | \$0.95 | \$8.75 |
| 46 | \$15.00 | \$1.00 | \$16.00 |
| 47 | \$7.95 | \$0.90 | \$8.85 |
| 107Office | \$20.00 | \$1.00 | \$21.00 |
| 107Dorm | \$21.00 | \$1.50 | \$22.50 |

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

Sincerely,

SLACK, JOHNSTON & MAGENHEIMER, INC.



Andrew H. Magenheimer, MAI
CERT. GEN. RZ1073

Enclosures

\\MDAD\GA.FY24.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.
- Chris LaPlant, Cert. Gen. RZ1494 and Kimberly Magenheimer, Cert. Gen. RZ1386 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 2024 Property Rental Summary | | | | |
| LAND RENTAL | | Rent/SF/Year | | |
| | | Actual FY2022 | Actual FY2023 | Proposed FY2024 |
| Aeronautical Land | | \$0.31 | \$0.35 | \$0.40 |
| Nonaeronautical Land - appraise individually case-by-case as necessary | | | | |
| PAVEMENT RENTAL | | Rent/SF/Year | | |
| | | Actual FY2022 | Actual FY2023 | Proposed FY2024 |
| Pavement | | \$0.06 | \$0.07 | \$0.08 |
| Non-Aviation Land | | Rent/SF/Year | | |
| Lease Number/Tenant | | Actual FY2022 | Actual FY2023 | Proposed FY2024 |
| Lease No. | O-216 | \$1.40 | \$1.60 | \$2.00 |
| Dept. of Corrections | | | | |
| Lease No. | O-1519 | \$1.10 | \$1.30 | \$1.60 |
| WASD | | | | |
| Lease No. | O-8088 | \$0.584 | \$0.602 | \$0.620 |
| Schaecter - clearzone (2) | | | | |
| Lease No. | O-7889 | \$0.75 | \$0.90 | \$1.10 |
| Mia Lks Office Condo - clearzone | | | | |
| BUILDING RENTAL (1) | | Rent/SF/Year | | |
| Aviation Tenants | | Actual FY2022 | Actual FY2023 | Proposed FY2024 |
| Building | 40.3e | \$8.80 | \$9.00 | \$9.60 |
| Building | 40.2c | \$8.35 | \$8.50 | \$9.15 |
| Building | 40.1w | \$8.55 | \$8.70 | \$9.30 |
| Building | 41.3e | \$8.35 | \$8.50 | \$9.15 |
| Building | 41.2c | \$8.35 | \$8.50 | \$9.15 |
| Building | 41.1w | \$8.35 | \$8.50 | \$9.15 |
| Building | 45 | \$7.65 | \$7.80 | \$8.75 |
| Building | 46 | \$14.50 | \$15.00 | \$16.00 |
| Building | 47 | \$7.80 | \$7.95 | \$8.85 |
| Building | 107Office | \$19.00 | \$20.00 | \$21.00 |
| Building | 107Dorm | \$20.00 | \$21.00 | \$22.50 |
| Note 1: Annual rent/SF excluding land or pavement | | | | |
| Note 2: Rent subject to annual 3% increase | | | | |
| Last Revised 6/7/2023 | | | | |
| OPF.FY24 | | | | |

**Miami Executive Airport (TMB)
FY 2024 Property Rental Summary**

| LAND RENTAL | | Rent/SF/Year | | |
|--|------|------------------|------------------|--------------------|
| | | Actual FY2022 | Actual FY2023 | Proposed FY2024 |
| Aeronautical Land | | \$0.25 | \$0.27 | \$0.30 |
| Nonaeronautical Land - appraise individually case-by-case as necessary | | | | |
| PAVEMENT RENTAL | | Rent/SF/Year | | |
| | | Actual FY2022 | Actual FY2023 | Proposed FY2024 |
| Pavement | | \$0.06 | \$0.07 | \$0.08 |
| FARM LAND | | Rent/Acre/Year | | |
| | | Actual FY2022 | Actual FY2023 | Proposed FY2024 |
| Farm Land - minimum bid | | \$500 | \$500 | \$500 |
| BUILDING RENTAL (1) | | Rent/SF/Year | | |
| | | Actual FY2022 | Actual FY2023 | Proposed FY2024 |
| Aviation Tenants | | | | |
| Building | 102 | \$3.35 | \$3.35 | \$3.35 |
| Building | 109 | \$3.60 | \$3.60 | \$3.60 |
| | 109A | \$3.70 | \$3.95 | \$4.70 |
| | 109B | \$3.70 | \$3.95 | \$4.70 |
| Building | 114 | \$3.90 | \$4.25 | \$4.85 |
| Building | 121 | \$6.35 | \$7.00 | \$7.95 |
| Building | 123 | \$6.30 | \$6.95 | \$7.85 |
| Building | 221 | \$4.05 | \$4.30 | \$5.00 |
| Building | 222 | \$2.60 | \$2.75 | \$3.20 |
| Building | 247 | \$6.75 | \$7.35 | \$8.05 |
| Building | 504 | \$4.95 | \$4.95 | \$4.95 |
| Building | 225 | \$3.45 | \$3.65 | \$4.10 |
| Building | 226 | \$1.30 | \$1.40 | \$1.40 |
| Building | 227 | \$4.10 | \$4.30 | \$5.00 |
| Building | 228 | \$7.25 | \$7.75 | \$8.50 |
| Building | 229 | \$6.85 | \$7.35 | \$8.10 |
| Building | 232 | \$5.95 | \$6.75 | \$7.50 |
| Building | 233 | \$3.25 | \$3.50 | \$3.95 |
| Building | 234 | \$3.25 | \$3.50 | \$3.95 |
| Building | 235 | \$3.25 | \$3.50 | \$3.95 |
| Building | 501 | \$9.20 | \$10.00 | \$11.75 |
| Building (2) | 505 | \$6.05 | \$6.65 | \$7.60 |
| Building | 507 | \$18.50 | \$20.00 | \$22.00 |
| Note 1: Annual rent/SF excluding land and pavement | | | | |
| Note 2: Building rent if rented at market rent levels | | | | |
| Last Revised 6/7/2023 | | | | |
| TMB.FY24 | | | | |

| Miami Homestead General Aviation Airport | | | |
|---|-----------------------|------------------|--------------------|
| FY 2024 Property Rental Summary | | | |
| LAND RENTAL | Rent/SF/Year | | |
| | Actual FY 2022 | Actual FY2023 | Proposed FY2024 |
| Aeronautical Land | \$0.09 | \$0.10 | \$0.11 |
| PAVEMENT RENTAL | Rent/SF/Year | | |
| | Actual FY 2022 | Actual FY2023 | Proposed FY2024 |
| Pavement | \$0.06 | \$0.07 | \$0.08 |
| FARM LAND | Rent/Acre/Year | | |
| | Actual FY 2022 | Actual FY2023 | Proposed FY2024 |
| Farm Land - minimum bid | \$450 | \$450 | \$475 |
| BUILDING RENTAL (1) | Rent/SF/Year | | |
| Aviation Tenants | Actual FY 2022 | Actual FY2023 | Proposed FY2024 |
| Building 2 | \$4.00 | \$4.25 | \$4.65 |
| Building 3 | \$2.80 | \$2.90 | \$3.15 |
| Building 5 | \$3.85 | \$3.90 | \$4.25 |
| Building 10 | \$4.00 | \$4.25 | \$4.65 |
| Building 14 | \$2.80 | \$2.90 | \$3.15 |
| Note 1: Annual rent/SF excluding land or pavement | | | |
| Last Revised 6/7/2023 | | | |
| X51.FY24 | | | |