

Implementing Order



Implementing Order No.: 04-125

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

Ordered: 9/19/2024

Effective: 10/1/2024

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 2024-2025 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 2024-2025
AIRFIELD		
Landing Fees	Per 1,000 lbs. of Gross Landed Weight	\$1.65
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	\$3.46
Baggage Claim	Per Domestic Arriving Seat	\$0.60
Total		\$4.06
Preferential Gate Fee (annual per gate)		\$731,997.41
Domestic Departure Fee - Per Seat:		
Concourse Use	Per Domestic Departing Seat	\$3.46
Screening	Per Domestic Departing Seat	\$1.25
Baggage Make-up Maintenance (Does not apply to American Airlines because American Airlines maintains its own baggage system)	Per Domestic Departing Seat	\$0.91
Baggage Make-up Capital	Per Domestic Departing Seat	\$0.23
Total		\$5.85
International Arrival Fee - Per Seat:		
International Facilities	Per International Arriving Seat	\$11.32
International Departure Fee - Per Seat:		
Concourse Use	Per International Departing Seat	\$3.46
Screening	Per International Departing Seat	\$1.25
Baggage Make-up Maintenance (Does not apply to American Airlines because American Airlines maintains its own baggage system)	Per International Departing Seat	\$0.91
Baggage Make-up Capital	Per International Departing Seat	\$0.23
Total		\$5.85
TERMINAL RENTAL RATES PER SQ. FT.		
Class I	Per Square Foot	\$96.67
Class II	Per Square Foot	\$145.01
Class III	Per Square Foot	\$96.67
Class IV	Per Square Foot	\$48.34
Class V	Per Square Foot	\$24.17
Class VI	Per Square Foot	\$96.67

Rate Description	Rate Application	FY 2024-2025
COMMON USE TERMINAL EQUIPMENT (CUTE):		
CUTE GATE RATES		
Gate Usage Fee (CUTE Equipment Rental)	Per Departing Seat	\$0.20
TICKET COUNTER FEES (FEES ARE PER SEAT WHEN TICKET COUNTER USE IS NOT PURSUANT TO A LEASE)		
Cute Equipment Rental	Per Departing Seat	\$0.35
Class I Rental Expense for Ticket Counter	Per Departing Seat	\$0.19
Class IV Rental Expense for Baggage Makeup	Per Departing Seat	\$0.46
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	\$1.01
TICKET COUNTER FEE (THESE FEES ARE PER HOUR, AND ARE CAPPED AT \$217.44 PER DAY, WHEN TICKET COUNTER USE IS PURSUANT TO A LEASE, AS REFLECTED IN THE MDAD CUTE POLICY)		
Cute Equipment Rental	Per Hour	\$6.29
Class I Rental Expense for Ticket Counter	Per Hour	\$3.36
Class IV Rental Expense for Baggage Makeup	Per Hour	\$8.28
CUTE Dynamic Signage (Back Wall Displays)	Per Hour	\$0.19
Total Hourly (Capped at \$217.44 per day per ticket counter used)	Per Hour	\$18.12
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	\$93.57
STANDARD MANUAL CUTE TICKET COUNTER RATES		
Wide-body aircraft (over 200 seats)	Per Flight	\$507.50
Narrow aircraft (101 seats through 200 seats)	Per Flight	\$290.00
Regional Commuter aircraft (20 seats through 100 seats)	Per Flight	\$145.00
Small Turbo aircraft (under 20 seats)	Per Flight	\$72.50
UNAUTHORIZED MANUAL CUTE TICKET COUNTER RATES (Hrly Rate + 100% Premium)		
Wide-body aircraft (over 200 seats)	Per Flight	\$1,014.99
Narrow aircraft (101 seats through 200 seats)	Per Flight	\$580.00
Regional Commuter aircraft (20 seats through 100 seats)	Per Flight	\$290.00
Small Turbo aircraft (under 20 seats)	Per Flight	\$145.00

Rate Description	Rate Application	FY 2024-2025
MISCELLANEOUS CUTE CHARGES		
TWOV lounges	Hourly Charges	\$6.29
ITI lounges	Hourly Charges	\$6.29
ITI baggage	Hourly Charges	\$6.29
Ramp Baggage Make-up	Hourly Charges	\$6.29
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	\$339.51
Monthly Fee (Standalone Unit) per unit, per month	Per Unit, Per Month	\$387.84
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
<i>Formula for Daily Base Parking Rate = Aircraft Length x Wingspan x (Land Rate + Pavement Rate) divided by 365.</i>		

Rate Description	Rate Application	FY 2024-2025
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
Escort Fee for Vehicle Escort for VIP Pickup at General Aviation Aircraft	Per Escort	\$20.00

Rate Description	Rate Application	FY 2024-2025
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	\$3.46
International Fee – GAC Concourse Use Fee	Per Seat	\$0.00
International Facility Fee	Per Seat	\$11.32
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 (no proration or credits)	\$30.00
Proximity Card	Per card, initial issuance	\$100.00
Proximity Card – Replacement Fee	Per card, if replacement is required	\$100.00
Flamingo/Dolphin Parking Encoded ID Card	Per employee, per month (no proration or credits)	\$100.00
Flamingo Executive Parking Clicker	Per device, initial issuance	\$100.00
Flamingo Executive Parking Clicker - Replacement Fee	Per device, if replacement is required	\$100.00
Motorcycle Parking Fee	Per decal, per year (no proration or credits)	\$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
Towed Vehicle requiring Tow Dolly – Additional Fee	Per occurrence – in addition to the Towed Vehicle Fee	\$20.00
Towed Vehicle Storage Impound Fee	Per day or portion of day	\$25.00
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

Rate Description	Rate Application	FY 2024-2025
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
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 to Aircraft	Per Gallon	\$0.016002
Hydrant Delivery	Per Gallon	\$0.022999
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

Rate Description	Rate Application	FY 2024-2025
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
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

Rate Description	Rate Application	FY 2024-2025
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
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%

Rate Description	Rate Application	FY 2024-2025
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%
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

Rate Description	Rate Application	FY 2024-2025
Commercial Service Fueling into Commercial Aircraft	Opportunity Fee and Gallonage Fee Not Applicable to Service	N/A
AIRLINE VIP CLUBS		
MDAD VIP Club Base Fee	Per-person fee for entry into MDAD VIP Club	\$35.00
Opportunity Fee Payable by VIP Club Tenants	Percentage of VIP Club Fee Received by VIP Club Tenant Per Non-Member Visitor (including fees received from third-party lounge networks such as Priority Pass, etc.)	35% of the actual fee received (capped at \$12.25 per visitor)
Concession Fee - Liquor	Gross Liquor Sales	18%
Concession Fee - Other	Gross Amenities	10%
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

Rate Description	Rate Application	FY 2024-2025
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
Electric Cart Late Registration Fee	Per Cart	\$10.00
VENDOR PERMIT APPLICATION FEES AND PAYMENT SECURITY		
Permit Application Fee for providers of goods and services (including Fuel) to airlines and airport tenants at Miami International Airport	Per Application (Non-Refundable)	\$1,000.00
Permit Application Fee for providers of Fuel to airlines and airport tenants at the County's General Aviation Airports	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 (Other than Fuel Permits)	Per Application (Non-Refundable)	\$500.00
Permittee - Payment Security	Depending upon permit type, from \$500.00 up to a maximum of 3 times prior year's average monthly payment	Per Permit Agreement
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

Rate Description	Rate Application	FY 2024-2025
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 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
Cleaning Fee at Ticket Counters	Per Occurrence – Minimum Fee plus any actual cost in excess of minimum fee	\$250.00 minimum plus actual costs in excess of minimum
Cleaning Fee at Gates	Per Occurrence – Minimum Fee plus any actual cost in excess of minimum fee	\$250.00 minimum plus actual costs in excess of minimum
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

Rate Description	Rate Application	FY 2024-2025
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

Waronker & Rosen, Inc.

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Lee H. Waronker, MAI, SRA

(1954 – 2022)

Josh L. Rosen, MAI

josh@waronkerandrosen.com

July 24, 2024

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 as well as off-airport owned properties. In preparation for the annual rental report, 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.
- Gather and analyze land rental rates in areas surrounding Miami International Airport.
- 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.
- Gather and analyze office building rental rates in the areas surrounding Miami International Airport.
- Gather and analyze rates for cargo buildings, hangar buildings, office buildings and land at international airports considered to be comparable to MIA.

Mr. Ralph Cutié, Director
Miami-Dade Aviation Department
July 24, 2024

- Gather and analyze industrial rental rates in the Airport 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 buildings typically command a rent premium to those properties off-airport

Market Rent is defined as “The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution and market support of a lease as of a specified date under conditions whereby

- Lessee and lessor are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
- The rent reflects specified terms and conditions, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, and tenant improvements (TIs)

Source: The Dictionary of Real Estate Appraisal 7th Edition, 2022, Pages 116 and 117

The rental rates are projected for the period of October 1, 2024 to September 30, 2025. Concern is for any change in values that might occur between the date of this report and October 1, 2024.

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 as well as competitive markets 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 Real Estate Management Division 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. There were instructions that there would be no difference in the land rent for properties with airside access versus those not having airside access.

Mr. Ralph Cutié, Director
Miami-Dade Aviation Department
July 24, 2024

There were also instructions that 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.

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, 2024, 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, 2024 to September 30, 2025 period.

Building Rental Rates

In estimating the building rates for warehouse and office space, rentals in the areas surrounding MIA were reviewed as well as those in comparable airports. In estimating cargo and hangar rates, rental rates at comparable airports were reviewed.

In addition to the comparable building rental information, the following were also considered:

- Use, occupancy, and utility of subject improvements
- Condition and building life expectancy of improvements
- Supply and demand for such facilities at the airport
- 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 few 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 and ten (10) year recertifications (if applicable) and meet the code requirements for Miami-Dade County, to include the new 30-year recertifications.

Mr. Ralph Cutié, Director
Miami-Dade Aviation Department
July 24, 2024

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 heating ventilation and air conditioning (HVAC) systems, and restroom upgrades. One of the most important improvements is the aircraft parking areas of freighter buildings 716 A to J allowing accommodation of attending to Boeing 747-8 or similar size aircraft without impact to other positions. Continued completion of 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.

It is recommended that MDAD establish 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. It is recommended MDAD collect at minimal \$0.25 per square foot of the total building square footage into a reserve account. 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, enhances 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, 2024 and applied to all present and future leaseholds, when applicable during the period of analysis. Maps of the land zone areas are located at the end of this analysis.

Land Zone	Actual 2023-2024 Rates	Proposed 2024-2025 Rates
1 On-Airport	\$2.85 per sq.ft.	\$3.25 per sq.ft.
2 Commercial sites at SEC of NW 36 th St & NW 72 nd Ave	\$4.00 per sq.ft.	\$4.80 per sq.ft.
3 N.W. 21 st St. and N.W. 39 th Avenue	\$4.25 per sq.ft.	\$4.40 per sq.ft.
4 Fuel Farm, NW 72 nd Avenue & eastern Perimeter Road	\$3.00 per sq.ft.	\$3.20 per sq.ft.
5 NW 16 th Street (non-buildable sites)	\$0.50 per sq.ft.	\$0.50 per sq.ft.
6 <i>Removed as per MDAD. Was in prior years.</i>	--	--
7 Commercial Sites on NW 12 th St	\$3.25 per sq.ft.	\$3.60 per sq.ft.
8 North of NW 36 th Street, west of Le Jeune Road, Miami Springs	\$3.30 per sq. ft.	\$4.00 per sq. ft.
9 3795 NW South River Drive	\$4.25 per sq.ft.	\$5.50 per sq.ft.
10 Between NW 21st to NW 25th Street, west of NW 37 th Avenue (east of MIC)	\$5.00 per sq.ft.	\$6.00 per sq.ft.
11 NEC 36th Street & NW 72nd Avenue	\$4.00 per sq.ft.	\$4.80 per sq.ft.
12 NW 25 th Street and NW 67 th Avenue	--	\$4.80 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 2023-2024 Rates	Proposed 2024-2025 Rates
Standard (Vehicular rated pavement airside or Landside)	\$0.60 per sq.ft.	\$0.60 per sq.ft.
Airside rated pavement used for vehicles & equipment	\$0.85 per sq.ft.	\$0.85 per sq.ft.
Heavy Duty (Aircraft) Existing	\$1.05 per sq.ft.	\$1.05 per sq.ft.

Building Rental Rates

Following are estimated annual building rates for the period of October 1, 2024 to September 30, 2025. 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 # (Old bldg. #)	Building Description	2023-2024 Actual	2024-2025 Proposed Rates
700	Cargo - Belly Building (Non-A/C Warehouse)	\$14.00	\$14.25 (1)
	Offices (A/C) 1st Floor	\$15.00	\$15.00 (1)
	Mezzanine Office (A/C)	\$12.75	\$12.75
	3 rd Floor Storage (storage only)	\$10.00	\$10.00
701	Cargo - Belly Building (Non-A/C)	\$14.00	\$14.25 (1)
	Offices (A/C) 1st Floor	\$15.00	\$15.00 (1)
	Mezzanine Office (A/C)	\$12.75	\$12.75
	3 rd Floor Storage (storage only)	\$10.00	\$10.00
702	Cargo - Belly Building (Non-A/C)	\$14.00	\$14.25 (1)
	Offices (A/C) 1st Floor	\$15.00	\$15.00 (1)
	Mezzanine Office (A/C)	\$12.75	\$12.75
	3 rd Floor Storage (storage only)	\$10.00	\$10.00
704 (2121)	Warehouse (Non-A/C)	\$6.75 (1)	\$7.00 (1)
	Offices (A/C)	\$6.75	\$6.75
	Shop (A/C)	\$6.75	\$7.50
	Storage (A/C)	\$6.75	\$7.00
706	Cargo - Freighter Building (Non-A/C)	\$19.50 (1)	\$20.00 (1)
	Offices (A/C) 1st Floor	\$19.50 (1)	\$19.50 (1)
	Mezzanine Office (A/C)	\$15.50	\$15.50
	3 rd Floor Storage (storage only)	\$10.00	\$10.00
707	Cargo - Freighter Building (Non-A/C)	\$19.50 (1)	\$20.00 (1)
	Offices (A/C) 1st Floor	\$19.50 (1)	\$19.50 (1)
	Mezzanine Office (A/C)	\$15.50	\$15.50
	3 rd Floor Storage (storage only)	\$10.00	\$10.00
708	Cargo - Freighter Building (Non-A/C)	\$19.50 (1)	\$20.00 (1)
	Offices (A/C) 1st Floor	\$19.50 (1)	\$19.50 (1)
	Mezzanine Office (A/C)	\$15.50	\$15.50
	3 rd Floor Storage (storage only)	\$10.00	\$10.00

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2024 to September 30, 2025

Building # (Old bldg. #)	Building Description	2023-2024 Actual	2024-2025 Proposed Rates
709	LanChile (Aero Miami I)		
710	LanChile (Aero Miami I)		
711	Aero Miami II		
712	AMB Codina / Prologis		
714	Cargo – Freighter Building (Non-A/C)	\$15.75 (1)	\$15.75 (1)
	Offices – First Floor (A/C)	\$15.75 (1)	\$15.75 (1)
	Mezzanine Office	\$13.25	\$13.25
716A, B, E, F, G H, IJ	Cargo – Freight Building (Non-A/C)	\$17.00 (1)	\$18.50 (1)
	Offices (A/C) 2 nd Floor	\$14.50	\$14.50
	Offices (A/C) 1 st Floor	\$16.50	\$16.50 (1)
716 C & D	Cargo – Freight Building (Non-A/C)	\$17.50 (1)	\$18.50 (1)
	Offices (A/C) 2 nd Floor	\$15.00	\$15.00
	Offices (A/C) 1 st Floor	\$16.75	\$16.75 (1)
719 (2122)	Governmental Service Bldg. - CCC	\$20.25	\$20.25
741 (2204)	Decompression chamber	\$54,000 per year	\$54,000 per year
805	Cargo – Freight Building (Non-A/C)	\$15.50(1)	\$17.50 (1)
	Offices (A/C)	\$13.50	\$13.50 (1)
807	Cargo – Freight Building Van Height (Non-A/C)		\$16.50 (1)
	1 st Floor Offices (A/C)		\$13.50 (1)
	2 nd Floor Offices (A/C)		\$11.25
812	USDA PPQ Building		
815	USDA Veterinary Services		
831	Office/Warehouse (FedEx)		
836 (1054)	FBO Sports Terminal	\$23.00	\$23.50
837	GSE Facility (Warehouse)	\$14.75	\$15.00
837A	GSE Facility (Warehouse)	\$14.75	\$15.00
839	Hangar (Signature Flight Center)	\$14.50	\$15.50
	Offices (A/C)	\$17.00	\$17.00
840	Signature Flight Support (Terminal)	\$23.00	\$23.50
844 (101)	Hangar (Non-A/C)	\$12.00 (1)	\$12.50 (1)
	Shop - (Non-A/C)	\$10.00 (1)	\$10.00 (1)
	Offices (A/C)	\$12.00	\$12.00
	Storage (A/C)	\$7.00	\$7.00
845 (100)	Offices (A/C)	\$20.00	\$20.00
	Warehouse (Non-A/C)	\$13.00	\$13.25
	Warehouse (A/C)	\$13.50	\$14.00
	Warehouse Office (A/C)	\$13.50	\$13.75
	Double Height Warehouse (A/C)	\$14.25	\$14.75
	Atrium Space—1 st Floor (A/C)	\$22.00 (2)	\$22.00 (2)
	Atrium Space—Above 1 st Floor (A/C)	\$22.00 (2)	\$22.00 (2)

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2024 to September 30, 2025

Building # (Old bldg. #)	Building Description	2023-2024 Actual	2024-2025 Proposed Rates
850	Hangar (Non-A/C)	\$14.00	\$15.50
	Offices (A/C) 1st Floor	\$13.50	\$13.50
	Offices (A/C) 2 nd Floor	\$15.00	\$15.00
855 (53)	Storage (A/C)	\$7.00	\$7.50
856 (52)	Storage (A/C)	\$7.00	\$7.50
857 (55)	Wash Rack & Drum Storage	\$7.00	\$7.50
861 ⁴ (60)	Aircraft—Hangars	\$12.00	\$14.00 (1)
	Shops (A/C)	\$10.00	\$10.50 (1)
	Storage (A/C)	\$10.00	\$10.50 (1)
	Offices (A/C) 1st Floor	\$10.00	\$10.00 (1)
	Formerly Offices (A/C) Above 1st floor (Raw)	\$6.50	\$7.00
862 ⁴ (60)	Aircraft—Hangars	\$12.00	\$14.00 (1)
	Shops (A/C)	\$10.00	\$10.25 (1)
	Storage (A/C)	\$10.00	\$10.25 (1)
	Offices (A/C) 1st Floor	N/A	
	Remodeled Offices (A/C) 1st Floor (executive office)	\$14.00	\$14.00 (1)
	Remodeled Offices (A/C) Above 1st floor (executive office)	\$14.00	\$14.00
	Offices (A/C) Above 1st floor (Raw)		\$7.00
863 (60-A)	Engine Overhaul and Service	\$9.50	\$11.00 (1)
	Storage 2nd Floor	\$6.00 (3)	\$6.00 (3)
	Offices (A/C) 1 st Floor	\$13.00	\$13.00 (1)
	Offices (A/C) Above 1st floor (Raw)	\$8.00	\$7.00
871 (48)	Hangar (Non-A/C)	\$12.00 (1)	\$13.00 (1)
	Offices (A/C) 1 st Floor	\$11.00	\$11.00 (1)
	Shop and Storage	\$5.25 (3)	\$6.00 (3)
874 (NEW)	Old PanAm Building to become new VIP Terminal	--	N/A
875 (43)	Flight Academy		
	Office (A/C) Pan Am	\$13.00	\$13.00
	Office (A/C) Individual tenants	\$16.75	\$16.75
	Simulator Bays (A/C)	\$9.75	\$10.00
890 (25)	Hangar (Non-A/C)		\$16.75 (1)
	Office Space (A/C)		\$13.50 (1)
891 (24)	First Floor: Maintenance-Shops (A/C)		
	Second Floor: Shops (A/C)		
	Third Floor: Shops (A/C)		\$8.00 (1)
	Fourth Floor: Storage (Non-A/C)		
896 (22)	Hangar—Maintenance (Non-A/C)	\$11.50 (1)	\$12.00 (1)
	Office Space (A/C) 1 st Floor	\$11.00	\$11.00 (1)
	Formerly Offices (A/C) 2nd floor (Raw)	\$8.00	\$7.00
	Shops-Maintenance (A/C)	\$6.50	\$7.00
	Third Floor: Storage	\$4.00	\$4.00
	Third Floor : Office (if converted from storage)	\$10.50	\$9.00
909	Flight Training Facility ((Development Lease)		
916	Cargo – Freighter Building (Non-A/C)		\$24.00 (1)
	Cold Storage		\$25.00 (1)
	Offices (A/C)		\$20.00 (1)

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2024 to September 30, 2025

Building # (Old bldg. #)	Building Description	2023-2024 Actual	2024-2025 Proposed Rates
918 & 919 (5A)	Office - Entire Building (A/C)	\$12.50	\$12.50
	Office - Per Floor or less (A/C)	\$14.75	\$14.75
	Storage	\$6.25 (3)	\$6.50 (3)
	Loading Dock	\$2.00	\$2.00
2082	Warehouse (El Dorado)-Entire Bldg.	\$11.00	\$12.00
3010	Cabstand Cafe (A/C)	\$30.00 (5)	\$30.00 (5)
3030	Small Offices for Baker Audio Visual / N&K Enterprises	\$11.75	\$11.75
3030	Offices (A/C)— All Wings of 3030 (Entire Wing A, B & C)	\$10.75	\$10.75
3033	Police Station (A/C)	\$12.00	\$12.00
3037	Maintenance-Garage (Non-A/C)	\$8.00	\$8.50
	Offices (A/C)	\$7.50	\$7.50
3038	Building Services -Maintenance/Office (A/C)	\$7.50	\$7.75
3040	Maintenance Shops (Non-A/C) and Offices (A/C)	\$8.00	\$8.25
3046	Offices (A/C)	\$11.00	\$11.00
	Shop	\$7.00 (3)	\$7.25 (3)
3047	Offices (A/C)	\$11.00	\$11.00
3048	Offices (A/C)	\$11.00	\$11.00
3049	Maintenance Garage (Non-A/C)	\$7.25	\$7.50
3074	In-flight Caterers: Kitchen	\$9.50 (3)	\$10.50 (3)
3077	Triturator	\$24,000 yr. (6)	\$24,000 yr. (6)
3078	Fuel Building (A/C)	\$11.00	\$11.25
	Offices (A/C)	\$12.00	\$12.00
3089	Existing Parking Garage	\$70.00/month/space	\$75.00/month/space
3091	Maintenance/Offices (A/C)	\$9.50	\$9.50
3094	Existing Parking Garage	\$70.00/month/space	\$75.00/month/space
3095	Hangar Area (Non-A/C) – 1 st Floor		
	Office – 1 st and 2 nd Floors	\$14.50	\$15.00 (1)
	Shops & Storage (1st and 2nd Floors)	\$11.00	\$11.00
	Formerly Offices (A/C) 3rd to 11th floor (Raw)	\$9.00	\$9.50
		N/A	N/A
3101	Maintenance Garage—Storage (Non- A/C)	\$7.25	\$7.50
3110	Offices—Security	\$22.00	\$22.00
3150	Offices (A/C)	\$12.50	\$12.50
3151	Maintenance—Shop (Non-A/C)	\$7.25	\$7.50
	Offices (A/C)	\$12.00	\$12.00

Non-Terminal Rates, Miami International Airport, Effective as of October 1, 2024 to September 30, 2025

Building # (Old bldg. #)	Building Description	2023-2024 Actual	2024-2025 Proposed Rates
3152	Service Station (Non-A/C)	\$6.75	\$6.75
3153	Car Wash Building	\$6.75	\$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	\$14.50	\$14.50
4002	Public Works Office	\$13.50	\$13.50
4003	Corrections Office (A/C)		To Be Demolished
4003A	Offices (A/C)	\$8.50	\$8.50
	Storage (Non-A/C)	\$6.50	\$6.75
4004	Sign Shop (Non-A/C)	\$7.25	\$7.50
Bldg. 770 / AKA 2205 NW 70 th Ave	Industrial Building outside of MIA	\$12.50 (NNN)	\$13.00 (NNN)
788	Showroom (A/C)	\$11.00	\$11.00
	Office (A/C)	\$10.75	\$10.75
	Warehouse	\$10.75	\$11.00
Miami Intermodal Center	Bus Parking Space	\$2,750 per month	\$2,750 per month
	Greyhound (Bldg. plus 3 bus lanes)	\$12,500 per month	\$12,500 per month
MIC	Small office space (police)	\$15.00	\$15.00
	Platform - Unfinished space	\$30.00	\$30.00
Simkins Parcel 2800 NW 39 th Avenue Budget Rent-A-Car Bldg.	Warehouse (Non-A/C) 1 st Floor Office (A/C) 2 nd Floor Office (A/C) Maintenance Building <i>Total Land 171,915 sq.ft.</i>	N/A	\$6.50 based on land size
The Landing at MIA 7200 NW 19 th Street	Office under 5,000 sq.ft.(A/C) Office 5,000 to 10,000 sq.ft.(A/C) Office over 10,000 sq.ft.(A/C)	N/A N/A N/A	\$26.00 (NNN) \$25.00 (NNN) \$23.00 (NNN)

NNN-Triple Net lease with tenant paying prorated 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 \$75.00 per space per month. Newly built parking garages have a charge of \$90.00 per space per month. Limousines that occupy no more than a standard parking space/area will be charged \$80.00 per month. Larger limousines have a rate of \$135 per month. Tour buses and buses more than eight (8) feet wide and 18 feet long have a rate of \$325 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 \$2,750 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

The fuel tender parking facility was part of the MIA Taxiway R, S, and T Rehabilitation, Extension and Relocation Project, Project P256A, Agenda Item No. 8(A)(1). The construction of this new concrete fuel truck parking area provides a facility that allows fuel trucks capable of supplying engine/jet fuel to GSE and aircraft to park and wait for fueling. This permits trucking fuel to a remote location so that fuel can be drawn out of the tender. The fuel truck parking facility is located on the western side of the Cargo Facility. The new fuel tender facility has the capacity for approximately 30 vehicles at a rate of \$500/each per month.

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.

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. N/A
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

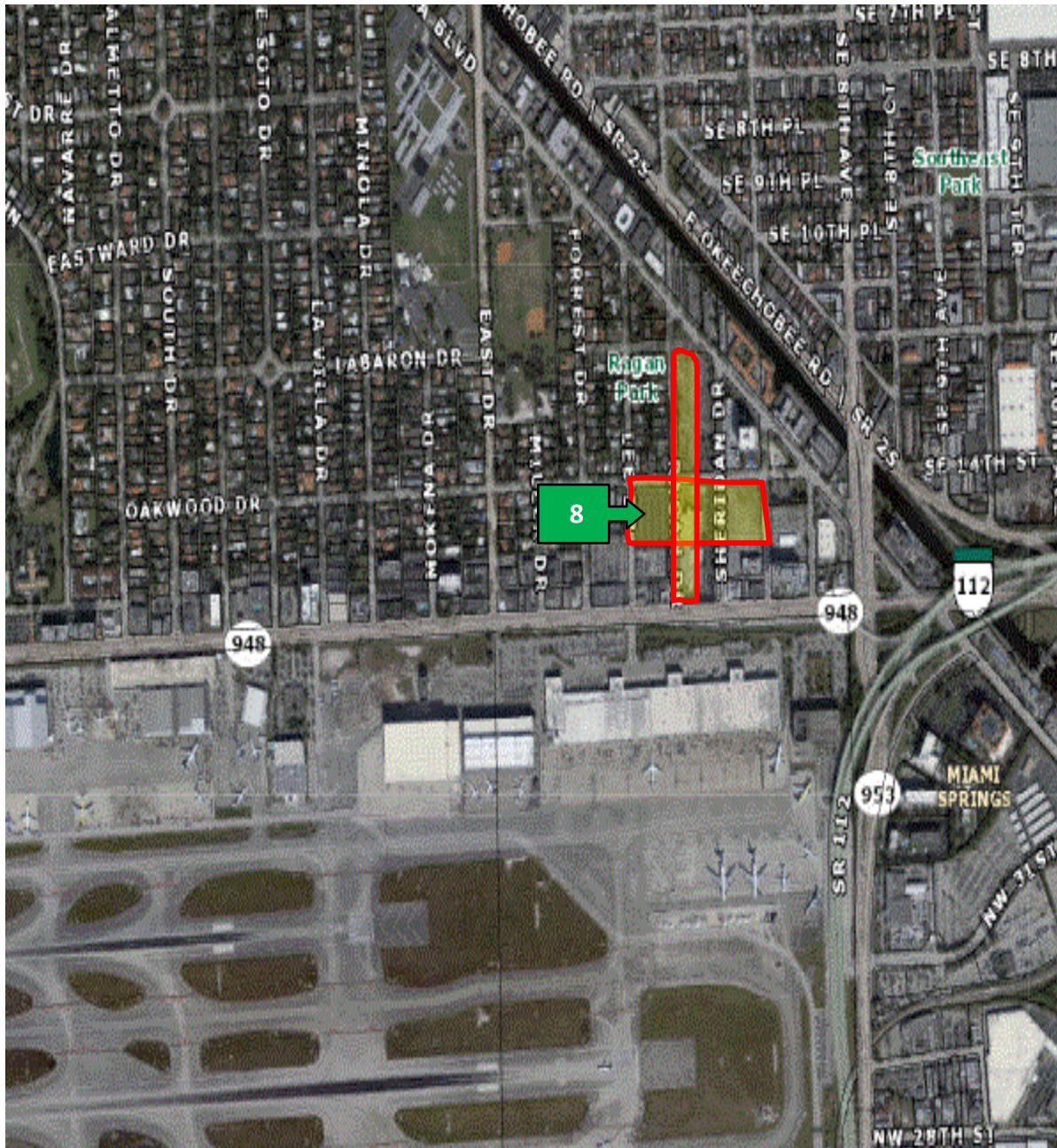


Legend

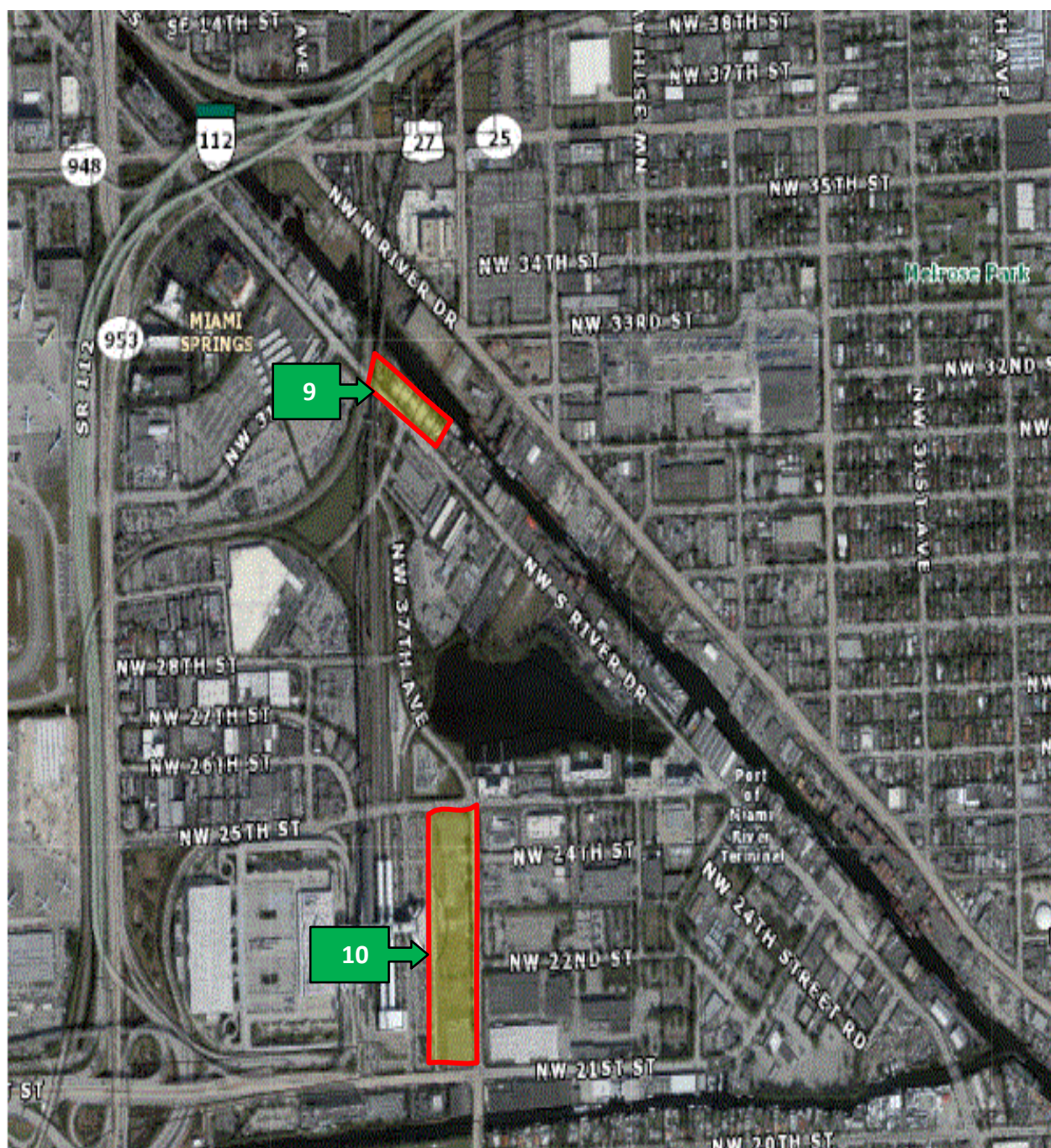
Land Zone 1	
Land Zone 2	
Land Zone 3	
Land Zone 4	
Land Zone 5	
Land Zone 7	

Note: Land Zone 6 was removed as per MDAD. It has been left blank as a placeholder.

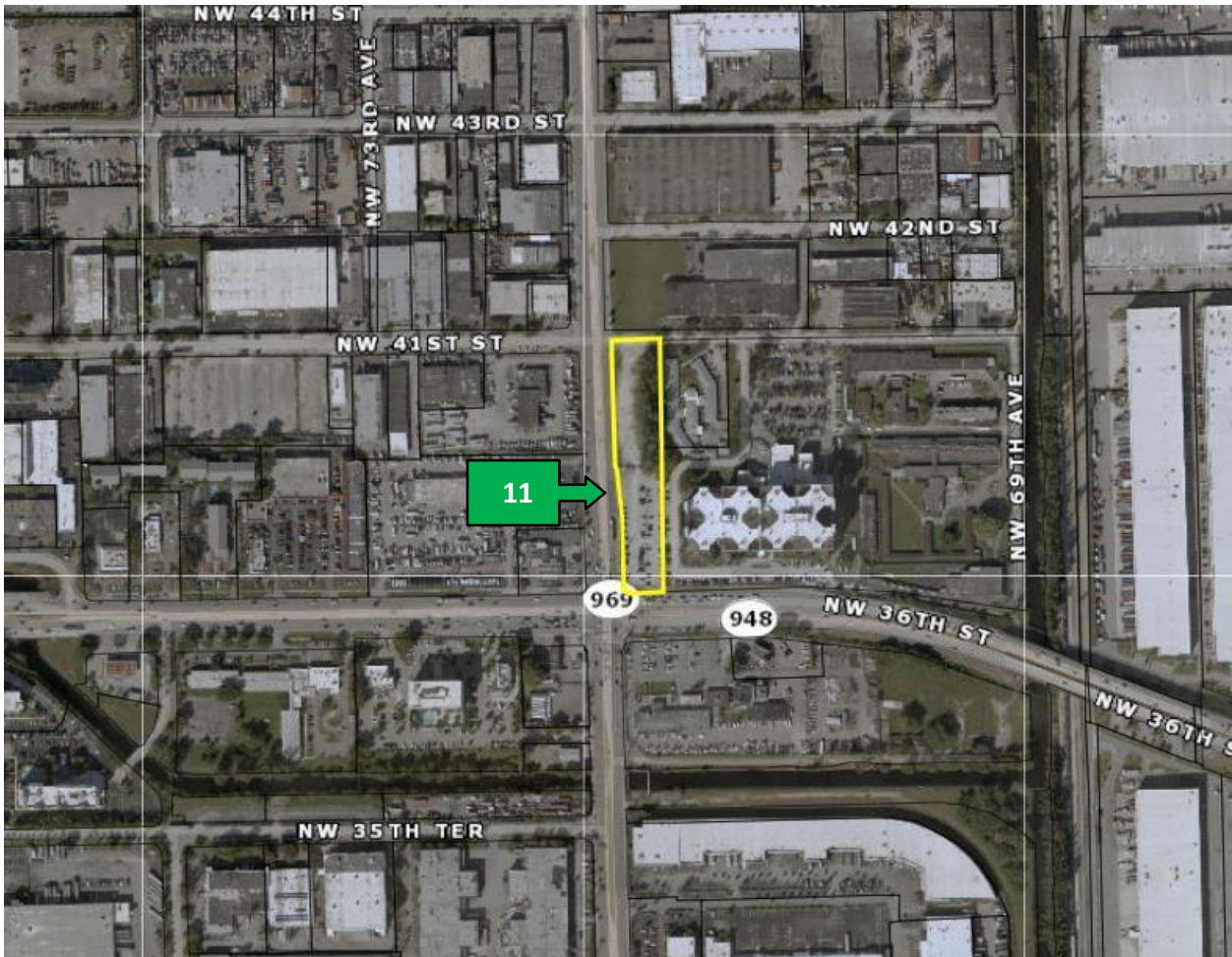
Land Zone 8



Land Zones 9 & 10



Land Zone 11



Land Zone 12



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 prior assistance of Lee H. Waronker for the inspections, research and preparation of prior versions of this report, which have been used to prepare the current 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. The services performed were estimating market rental rates for non-terminal building and land parcels.



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

Date of Report June 24, 2024

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)

May 30, 2024

Mr. Basil Binns, II
Miami-Dade Aviation Department
P.O. Box 025504
Miami, Florida 33102

RE: Miami-Dade Aviation Department
Fiscal Year 2025 General Aviation Rental Rates and Charges Review

Dear Mr. Binns:

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. Basil Binns, II
May 30, 2024

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 2025. Refer to the attached FY2025 Rental Rate Summary for each airport. The following changes to general aviation rental rates for FY2025 are recommended.

Miami Homestead General Aviation Airport –

Aeronautical Land - Increase the annual aeronautical land rental rate \$0.01 per square foot to \$0.12 per square foot.

Pavement – Increase the annual pavement rental rate \$0.01 per square foot to \$0.09 per square foot.

Mr. Basil Binns, II
May 30, 2024

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

X51 Building	FY2024 \$/SF/Yr.	Increase \$/SF/Yr.	FY2025 \$/SF/Yr.
2	\$4.65	\$0.35	\$5.00
3	\$3.15	\$0.40	\$3.55
5	\$4.25	\$0.65	\$4.90
10	\$4.65	\$0.35	\$5.00
14	\$3.15	\$0.40	\$3.55

Miami Executive Airport –

Aeronautical Land - Increase the annual aeronautical land rental rate \$0.04 per square foot to \$0.34 per square foot.

Pavement – Increase the annual pavement rental rate \$0.01 per square foot to \$0.09 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	FY2024 \$/SF/Yr.	Increase \$/SF/Yr.	FY2025 \$/SF/Yr.
109	\$3.60	\$0.95	\$4.55
109A	\$4.70	\$0.75	\$5.45
109B	\$4.70	\$0.75	\$5.45
114	\$4.85	\$0.70	\$5.55
121	\$7.95	\$0.80	\$8.75
123	\$7.85	\$0.75	\$8.60
221	\$5.00	\$0.60	\$5.60
225	\$4.10	\$0.55	\$4.65
226	\$1.40	\$0.55	\$1.95
227	\$5.00	\$0.65	\$5.65
228	\$8.50	\$0.85	\$9.35
229	\$8.10	\$0.85	\$8.95
232	\$7.50	\$1.85	\$9.35
233	\$3.95	\$0.50	\$4.45
234	\$3.95	\$0.50	\$4.45
235	\$3.95	\$0.50	\$4.45
247	\$8.05	\$0.75	\$8.80
501	\$11.75	\$1.70	\$13.45
505 (1)	\$7.60	\$0.80	\$8.40
507	\$22.00	\$1.50	\$23.50

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

Mr. Basil Binns, II
May 30, 2024

Miami - Opa Locka Executive Airport -

Aeronautical Land - Increase the annual aeronautical land rental rate \$0.05 per square foot to \$0.45 per square foot.

Pavement – Increase the annual pavement rental rate \$0.01 per square foot to \$0.09 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 2024	Increase	FY2025
<u>Non-Aeronautical</u>	<u>\$/SF/Yr.</u>	<u>\$/SF/Yr.</u>	<u>\$/SF/Yr.</u>
Clear Zone O-7889 (MLOC)	\$1.10	\$0.30	\$1.40
Parcel O-1519 (MDWASD)	\$1.60	\$0.40	\$2.00
Parcel O-216 (MDDC)	\$2.00	\$0.40	\$2.40

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

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

OPF	FY2024	Increase	FY2025
<u>Building</u>	<u>\$/SF/Yr.</u>	<u>\$/SF/Yr.</u>	<u>\$/SF/Yr.</u>
40.3e	\$9.60	\$1.15	\$10.75
40.2c	\$9.15	\$1.35	\$10.50
40.1w	\$9.30	\$1.30	\$10.60
41.3e	\$9.15	\$1.35	\$10.50
41.2c	\$9.15	\$1.35	\$10.50
41.1w	\$9.15	\$1.35	\$10.50
45	\$8.75	\$1.25	\$10.00
46	\$16.00	\$2.00	\$18.00
47	\$8.85	\$1.05	\$9.90
107Office	\$21.00	\$1.50	\$22.50
107Dorm	\$22.50	\$1.00	\$23.50

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.FY25.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 2025 Property Rental Summary				
LAND RENTAL		Rent/SF/Year		
		Actual FY2023	Actual FY2024	Proposed FY2025
Aeronautical Land		\$0.35	\$0.40	\$0.45
Nonaeronautical Land - appraise individually case-by-case as necessary				
PAVEMENT RENTAL		Rent/SF/Year		
		Actual FY2023	Actual FY2024	Proposed FY2025
Pavement		\$0.07	\$0.08	\$0.09
Non-Aviation Land		Rent/SF/Year		
Lease Number/Tenant		Actual FY2023	Actual FY2024	Proposed FY2025
Lease No. O-216		\$1.60	\$2.00	\$2.40
Dept. of Corrections				
Lease No. O-1519		\$1.30	\$1.60	\$2.00
WASD				
Lease No. O-8088		\$0.602	\$0.620	\$0.639
Schaecter - clearzone (2)				
Lease No. O-7889		\$0.90	\$1.10	\$1.40
Mia Lks Office Condo - clearzone				
BUILDING RENTAL (1)		Rent/SF/Year		
Aviation Tenants		Actual FY2023	Actual FY2024	Proposed FY2025
Building 40.3e		\$9.00	\$9.60	\$10.75
Building 40.2c		\$8.50	\$9.15	\$10.50
Building 40.1w		\$8.70	\$9.30	\$10.60
Building 41.3e		\$8.50	\$9.15	\$10.50
Building 41.2c		\$8.50	\$9.15	\$10.50
Building 41.1w		\$8.50	\$9.15	\$10.50
Building 45		\$7.80	\$8.75	\$10.00
Building 46		\$15.00	\$16.00	\$18.00
Building 47		\$7.95	\$8.85	\$9.90
Building 107Office		\$20.00	\$21.00	\$22.50
Building 107Dorm		\$21.00	\$22.50	\$23.50
Note 1: Annual rent/SF excluding land or pavement				
Note 2: Rent subject to annual 3% increase				
Last Revised 5/30/2024				
OPF.FY25				

Miami Executive Airport (TMB) FY 2025 Property Rental Summary			
LAND RENTAL		Rent/SF/Year	
		Actual FY2023	Actual FY2024 Proposed FY2025
Aeronautical Land		\$0.27	\$0.30 \$0.34
Nonaeronautical Land - appraise individually case-by-case as necessary			
PAVEMENT RENTAL		Rent/SF/Year	
		Actual FY2023	Actual FY2024 Proposed FY2025
Pavement		\$0.07	\$0.08 \$0.09
FARM LAND		Rent/Acre/Year	
		Actual FY2023	Actual FY2024 Proposed FY2025
Farm Land - minimum bid		\$500	\$500 \$500
BUILDING RENTAL (1)		Rent/SF/Year	
Aviation Tenants		Actual FY2023	Actual FY2024 Proposed FY2025
Building 102		\$3.35	\$3.35 \$3.35
Building 109		\$3.60	\$3.60 \$4.55
109A		\$3.95	\$4.70 \$5.45
109B		\$3.95	\$4.70 \$5.45
Building 114		\$4.25	\$4.85 \$5.55
Building 121		\$7.00	\$7.95 \$8.75
Building 123		\$6.95	\$7.85 \$8.60
Building 221		\$4.30	\$5.00 \$5.60
Building 247		\$7.35	\$8.05 \$8.80
Building 225		\$3.65	\$4.10 \$4.65
Building 226		\$1.40	\$1.40 \$1.95
Building 227		\$4.30	\$5.00 \$5.65
Building 228		\$7.75	\$8.50 \$9.35
Building 229		\$7.35	\$8.10 \$8.95
Building 232		\$6.75	\$7.50 \$9.35
Building 233		\$3.50	\$3.95 \$4.45
Building 234		\$3.50	\$3.95 \$4.45
Building 235		\$3.50	\$3.95 \$4.45
Building 501		\$10.00	\$11.75 \$13.45
Building (2) 505		\$6.65	\$7.60 \$8.40
Building 507		\$20.00	\$22.00 \$23.50
Note 1: Annual rent/SF excluding land and pavement			
Note 2: Building rent if rented at market rent levels			
Last Revised 5/30/2024			
TMB.FY25			

Miami Homestead General Aviation Airport				
FY 2025 Property Rental Summary				
LAND RENTAL		Rent/SF/Year		
		Actual FY 2023	Actual FY2024	Proposed FY2025
Aeronautical Land		\$0.10	\$0.11	\$0.12
PAVEMENT RENTAL		Rent/SF/Year		
		Actual FY 2023	Actual FY2024	Proposed FY2025
Pavement		\$0.07	\$0.08	\$0.09
FARM LAND		Rent/Acre/Year		
		Actual FY 2023	Actual FY2024	Proposed FY2025
Farm Land - minimum bid		\$450	\$475	\$475
BUILDING RENTAL (1)		Rent/SF/Year		
Aviation Tenants		Actual FY 2023	Actual FY2024	Proposed FY2025
Building	2	\$4.25	\$4.65	\$5.00
Building	3	\$2.90	\$3.15	\$3.55
Building	5	\$3.90	\$4.25	\$4.90
Building	10	\$4.25	\$4.65	\$5.00
Building	14	\$2.90	\$3.15	\$3.55
Note 1: Annual rent/SF excluding land or pavement				
Last Revised 5/30/2024				
X51.FY25				