

Recommending that the RAA consider adjusting the current fee schedule to allow for a varied Annual Box Hangar Rate since there are hangars with facilities and those with no facilities. Please see the provided information and the recommendation at this time so that we can move forward with presenting a finalized lease document to Mr. Wheaton. This recommended change will best reflect a fair path forward for all future hangar reversions at the airport from our current annual base rate of \$1.84.

Hangar Comps without Full Facilities and with Full Facilities

Johnston Regional Airport

Non-Commercial Storage (Box Hangar)

Without Facilities = \$0.37 per sq. ft. per month if 3000 sq. ft. \$1110 per month = \$4.44 per sq. ft. year

With Full Facilities = \$0.40 per sq. ft. per month if 3000 sq. ft. \$1200 per month. = \$4.80 per sq. ft. year

Johnston Regional has a \$0.03 per month increase for hangars with full facilities. Adding \$0.36 to our annual rate would match the rate prescribed by Johnston Regional Airport for maintaining hangars with full facilities annually. We could choose to adjust our rate accordingly if the hangar didn't offer full facilities such as restroom, office, kitchen, a/c, and heat etc.

My recommended rate increase with full facilities would be to add .36 to our annual Box Hangar Rental Rate of \$1.84 to offset maintenance cost totaling \$2.20 per sq. ft. per year for full facilities.

Non-Commerical Aircraft Parking & Storage	<i>Description</i>	<i>Rate: Daily</i>	<i>Rate: Monthly</i>
	Tie-Down	\$7	\$70
	T-Hangar	\$50	\$0.35 sqft
	Box Hangar w/o full facilities	\$75	\$0.37 sqft
	Box Hangar w full facilities	\$100	\$0.40 sqft
	Community Hangar - per aircraft	\$150	\$1,200

Commercial Aircraft Parking & Storage	<i>Description</i>	<i>Rate: Monthly</i>
	SASO Tie-Down	100 / ea
	SASO Hangar Space	\$0.50 / sqft
	Community Hangar	\$1200 / ea

Shelby-Cleveland County Airport doesn't have hangars with facilities other than the maintenance hangar.

Monroe Executive Airport has prices hangar specific.

Due to increased maintenance cost for hangars with full facilities my recommended addition to our Fee Schedule is as shown below in *red*. Our base rate currently follows the average rate for 8 other similarly classified airports in the State of North Carolina and this additional rate increase following Johnston Regional's rate scale will help to offset our annual maintenance cost for renting hangars with facilities.

The Airport Fund Revenues, Section 7, Airport Fees are estimated from the following fee schedule as approved by the Rutherford Airport Authority at their meeting March 4, 2024 (Fees effective March 4, 2024):

- A 10 cent per gallon discount will be given to full-service fuel pumped into aircraft for which Rutherford County property taxes are current as of January 5 of the current calendar year.
- A 10 cent per gallon discount will be given for any fuel purchases over 250 gallons of Jet-A fuel or 75 gallons of 100LL AvGas.
- A 10 cent per gallon discount will be given to federal and state agencies that provide a tax-exempt number.
- Aviation fuel for the Rutherford County Sheriff's Office aircraft shall be charged to the Sheriff's Office at cost.
- Annual Box Hangar Rate \$1.84 per sq. ft.
\$0.36 per sq. ft. will be added to this rate for hangars with full facilities.