



# Rates, Fees, and Design Schedule from (2016) to (2021)

Area of Operation	Calendar Year					
Airport Operations Area (AOA) Access	2016	2017	2018	2019	2020	2021
Annual AOA Access Authorization <i>Each year, every person must reverify their information to gain access onto airport property</i>	There is currently no annual AOA Access Authorization Fee					
Gate card Fee - Initial <i>Each individual who requires access onto airport property must have an airport-issued Identification Badge</i>	\$ 25.00	\$ 25.00	\$ 25.00	\$ 30.00	\$ 30.00	\$ 30.00
Gate card Fee - Lost <i>Each individual who requires access onto airport property must report a lost badge and receive a new badge</i>	\$ 37.50	\$ 37.50	\$ 37.50	\$ 45.00	\$ 45.00	\$ 45.00
Special VIP Services <i>Fee applies to individual or organization/group that requires special access or services</i>	The airport is prepared to meet all of your service needs at no cost					
Classes and Educational Opportunities	2016	2017	2018	2019	2020	2021
Cardiopulmonary Resuscitation (CPR) Class (Per Student) <i>The St. Louis Downtown Airport Fire Department regularly teaches CPR - class registration fee is required</i>	\$ 60.00	\$ 60.00	\$ 60.00	\$ 70.00	\$ 70.00	\$ 70.00
Conference (EOC) Room Registration (Per Use) <i>Fee for individual or organization wishing to use the EOC Conference Room - certain restrictions apply</i>	There is currently no fee to use the Conference Room					
Conference (Map) Room Registration (Per Use) <i>Fee for individual or organization wishing to use the Small Conference Room - certain restrictions apply</i>	There is currently no fee to use the Conference Room					
Fire Extinguisher Class (Per Student) <i>The St. Louis Downtown Airport Fire Department regularly teaches Fire Safety - class registration fee is required</i>	\$ 40.00	\$ 40.00	\$ 40.00	\$ 50.00	\$ 50.00	\$ 50.00
Common Area Maintenance (CAMs)	2016	2017	2018	2019	2020	2021
Lawn Mowing <i>The airport requires all leaseholds to maintain their own lawns and does not provide specialized mowing</i>	Mowing of leaseholds is the responsibility of the lessee					
Security System and Procedures <i>Fee applies to all leaseholds and allows airport to maintain/replace security system as needed</i>	\$ -	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75
Snow Removal <i>The airport requires all leaseholds to maintain their own paved surfaces and does not provide specialized snow removal</i>	Snow Removal of leaseholds is the responsibility of the lessee					
Trash <i>There are a number of trash dumpsters through the airport to place refuse in</i>	Trash collection is included into the base rate of all leaseholds					
Leasehold Site Fees	2016	2017	2018	2019	2020	2021
Adjusted Square Foot Rate (Per Year) <i>This is the square foot rate for Leaseholds not covered by the Base Square Foot Rate (Rate * Sqr Ft = Annual Site Rent)</i>	\$ 0.51	\$ 0.52	\$ 0.53	\$ 0.54	\$ 0.55	\$ 0.56
Base Square Foot Rate (Per Year) <i>This is the square foot rate for Master Developments, Commercial Enterprises, FBOs, and SASOs (Rate * Sqr Ft = Annual Site Rent)</i>	\$ 0.16	\$ 0.16	\$ 0.17	\$ 0.18	\$ 0.19	\$ 0.20
Non-Profit Square Foot Rate (Per Year) <i>This is the square foot rate for Non-Profit Organizations (Such as colleges, 501(c)(3)'s, etc.) (Rate * Sqr Ft = Annual Site Rent)</i>	\$ 0.08	\$ 0.08	\$ 0.09	\$ 0.09	\$ 0.10	\$ 0.10
Museums, Aviation Chapters, and Associated Groups (Per Year) <i>Rate Per Square Foot for the site of a leasehold (Rate * Sqr Ft = Annual Site Rent)</i>	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.05	\$ 0.05	\$ 0.05
Tie-Down: Large Aircraft (Per Month) <i>This is the monthly fee for large aircraft to park on an airport-owned apron</i>	\$ 65.00	\$ 79.00	\$ 93.00	\$ 107.00	\$ 121.00	\$ 160.00
Tie-Down: Multi Engine (Per Month) <i>This is the monthly fee for Multi-Engine aircraft to park on an airport-owned apron</i>	\$ 35.00	\$ 42.00	\$ 49.00	\$ 56.00	\$ 63.00	\$ 69.00
Tie-Down: Single Engine (Per Month) <i>This is the monthly fee for Single-Engine aircraft to park on an airport-owned apron</i>	\$ 35.00	\$ 36.00	\$ 37.00	\$ 38.00	\$ 39.00	\$ 40.00
Tie-Down: Turbine / Jet (Per Month) <i>This is the monthly fee for Jet Engine aircraft to park on an airport-owned apron</i>	\$ 35.00	\$ 62.00	\$ 89.00	\$ 116.00	\$ 143.00	\$ 169.00
Leasehold Facilities Fees	2016	2017	2018	2019	2020	2021
Base Improvement (Per Square Foot) <i>Lessees of airport-owned structures are charged this fee ((Rate * Sqr Ft) + Annual Site Rent = Total Annual Rent)</i>	\$ 1.92	\$ 1.92	\$ 2.04	\$ 2.16	\$ 2.28	\$ 2.40
Non-Profit Improvement (Per Square Foot) <i>Lessees of airport-owned structures are charged this fee ((Rate * Sqr Ft) + Annual Site Rent = Total Annual Rent)</i>	\$ 0.96	\$ 0.96	\$ 1.02	\$ 1.08	\$ 1.14	\$ 1.20
Museums, Aviation Chapters, and Associated Groups (Per Square Foot) <i>Lessees of airport-owned structures are charged this fee ((Rate * Sqr Ft) + Annual Site Rent = Total Annual Rent)</i>	\$ 0.48	\$ 0.48	\$ 0.51	\$ 0.54	\$ 0.57	\$ 0.60
T-Hangar: F-Series (Per Month) <i>This is the monthly rent for a T-Hangar in the F-Series Hangars (1,730 Sqr Ft - 55' wide)</i>	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 367.83	\$ 385.66
T-Hangar: G-Series (Per Month) <i>This is the monthly rent for a T-Hangar in the G-Series Hangars (1,065 Sqr Ft - 40' wide)</i>	\$ 230.00	\$ 230.00	\$ 230.00	\$ 230.00	\$ 234.45	\$ 238.91
T-Hangar: H-Series (Per Month) <i>This is the monthly rent for a T-Hangar in the H-Series Hangars (1,065 Sqr Ft - 40' wide)</i>	\$ 230.00	\$ 230.00	\$ 230.00	\$ 230.00	\$ 234.45	\$ 238.91
Utilities	2016	2017	2018	2019	2020	2021
Administrative <i>This is a CAM charged by the airport to pass through your utility costs</i>	There is currently no Administrative fee					
Electric <i>Fee is based on usage</i>	Fee is based on lease terms, or a rounded calculated usage					
Gas <i>Fee is based on usage</i>	Fee is based on lease terms, or a rounded calculated usage					
Sewer <i>Fee is based on usage</i>	Fee is based on lease terms, or a rounded calculated usage					
Water <i>Fee is based on usage</i>	Fee is based on lease terms, or a rounded calculated usage					



# ST. LOUIS DOWNTOWN AIRPORT

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## Rates, Fees, and Design Schedule from (2016) to (2021)

Area of Operation	Calendar Year											
	2016	2017	2018	2019	2020	2021						
<b>Operational Fees</b>												
Addressed Mail Box <i>The airport has multi-unit mailboxes available for our users</i>	There is currently no fee for this service											
Advertising Buy-in Program Fund (Per Year) <i>All fuel providers are required to buy-into the Advertising Program Fund</i>	\$ 10,000	\$ 10,000	\$ 11,000	\$ 11,000	\$ 12,000	\$ 12,000						
ARFF After Hours Call Out Fee <i>Fee applies to all Part 121/135 operations happening after hours</i>	\$ 250.00	\$ -	\$ -	\$ -	\$ -	\$ -						
ARFF Standby Fee <i>Fee applies to all Part 121/135 operations, except 12,500# or less during normal business hours</i>	\$ -	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 546.00						
Damage to facility <i>Fee is charged to the individual or organization that damages airport facilities</i>	Fee is based upon the replacement cost plus labor											
Disabled Aircraft Recovery <i>Fee is charged to the individual or organization that requires their aircraft or vehicle to be recovered</i>	Fee is charged by the recovery agency, such as a Fixed Base Operator (FBO), etc.											
Fuel Flow Fee (Per Gallon) <i>Fee applies to all fuel brought onto the airport, regardless if it is sold or not</i>	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.11	\$ 0.11	\$ 0.11						
Landing Fee (Per 1,000 lbs. of MTOW) <i>Fee applies to aircraft that have a MTOW greater than 125,000 pounds</i>	There is currently no landing fee at the airport											
Oil Flow Fee (Per Quart) <i>Fee applies to all oil brought onto the airport, regardless if it is sold or not</i>	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.16	\$ 0.16	\$ 0.16						
Passenger Facility Charge (PFC) (Per Passenger) <i>Fee is charged per person for all Part 121/135 operations</i>	There is currently no Passenger Facility Charge at the airport											
<b>Engineering, Surveying, Design, and Inspection Fees</b>												
Appraisal of Improvements <i>Fee applies to all leaseholds requiring an appraisal, typically necessary because of an Improvement Program Project</i>	\$ -	\$ -	\$ -	\$ 2,550.00	\$ 2,630.00	\$ 2,700.00						
Engineering Design Review <i>The airport must review all Improvement Program Projects to ensure compliance with regulations</i>	\$ -	\$ -	\$ -	\$ 210.00	\$ 210.00	\$ 210.00						
Hangar Compliance Inspection <i>All leaseholds have regularly scheduled inspections, and this fee is applied to each deficiency discovered</i>	\$ -	\$ -	\$ -	\$ 70.00	\$ 70.00	\$ 70.00						
Hazardous Materials Cleanup <i>Fee applies to all leaseholds or users that have a hazmat incident</i>	Hazardous Material Cleanup is the responsibility of the spiller											
Quarterly Fuel Inspection <i>Quarterly fee applies to each leasehold authorized to process fuel</i>	\$ -	\$ -	\$ -	\$ 70.00	\$ 70.00	\$ 70.00						
Survey of Design Review <i>Fee applies to all leaseholds that are changing shape or size to allow for a new legal survey</i>	\$ -	\$ -	\$ -	\$ 2,440.00	\$ 2,510.00	\$ 2,590.00						
<b>Bonus and Rewards</b>												
Caught walking safely (Per Occurrence) <i>Those "caught" will receive an airport credit for demonstrating safe walking</i>	\$ -	\$ (2.00)	\$ (3.00)	\$ (4.00)	\$ (5.00)	\$ (6.00)						
Caught in the act of being professional (Per Occurrence) <i>Those "caught" will receive an airport credit for operating beyond the requirements of the airport drivers manual</i>	\$ -	\$ (2.00)	\$ (3.00)	\$ (4.00)	\$ (5.00)	\$ (6.00)						
Caught waiting for the gate (Per Occurrence) <i>Those "caught" will receive an airport credit for not allowing "piggy-backing" at an airport gate</i>	\$ -	\$ (5.00)	\$ (6.00)	\$ (7.00)	\$ (8.00)	\$ (9.00)						
<i>Please bring your certificate to the Airport Administration Office for processing, and a credit will be placed on your next billing invoice</i>												
<b>Fines</b>												
Dumping Illicit Trash <i>Fee charged to individual or organization found dumping non-airport originating trash</i>	There is currently no dumping fee, however it is strongly discouraged											
Failure to wait for the gate <i>Fee charged to individual who fails to wait for an access gate to close</i>	\$ -	\$ 150.00	\$ 200.00	\$ 250.00	\$ 300.00	\$ 350.00						
Improper driving on the airfield <i>Fee charged to individual responsible for deviation or incursion</i>	\$ -	\$ 450.00	\$ 600.00	\$ 750.00	\$ 900.00	\$ 1,050.00						
Excessive Leasehold outside storage <i>Fee charged to individual or organization accumulating unnecessary equipment or items</i>	There is currently no fee for excessive outside storage, however it is strongly discouraged											
<i>A copy of the fine will be provided to you and then added to your next billing invoice</i>												
<b>Year Conversion Table</b>												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Calendar Year	N	N	N	N	N	N	N	N	N	N	N	N
BSD - Fiscal Year	N	N	N	N	N	N	N+1	N+1	N+1	N+1	N+1	N+1
Illinois - Fiscal Year	N	N	N	N	N	N	N+1	N+1	N+1	N+1	N+1	N+1
Missouri - Fiscal Year	N	N	N	N	N	N	N+1	N+1	N+1	N+1	N+1	N+1
Federal - Fiscal Year	N	N	N	N	N	N	N	N	N	N+1	N+1	N+1

\* Two World Class Fixed Based Operators (FBOS): Jet Aviation and Ideal Aviation

\* Longest continuously running certified Flight Academy at St. Louis University - Parks College

\* The St. Louis Downtown Airport is the third busiest airport in the State of Illinois, generating over 584 million in economic output each year

\* Three runways for all variety of aircraft: 7002' x 150', 5301' x 75', and 2799' x 75'

\* 14 CFR Part 139 Certified airport with dedicated Airport Rescue and Fire Fighting (ARFF) providing Index B services

\* Largest Maintenance, Repair, and Overhaul (MRO) in the United States at Jet Aviation

\* Many Special Aviation Service Organizations (SASO) for your every need

\* Close, Convenient, and Connected. Unrivaled proximity, centrally located in St. Louis, your moments away from anywhere in the region within 20 minutes

\* Ample aircraft apron parking for special events, transients, or local users

\* Direct access to downtown St. Louis for Helicopters at the St. Louis Downtown Heliport

\* Specialized in providing world class service to the world



## Rates, Fees, and Design Schedule from (2016) to (2021)

### DRAFT Investment Program Schedule

Type	Description	Lease Terms	Land Rent	Type of Lease
1	Investment of at least \$100,000	10 Years	Set to Going Rate	Lease extension or new lease
2	Investment of at least \$250,000 and less than \$500,000	10 Years + 2 Five Year Renewals	Set to Going Rate	Lease extension or new lease
3	Increase physical structure larger than 10,000 square feet of more than 30% Gross Building Area	20 Years + 2 Five Year Renewals	Set to Going Rate	New Lease
4	Investment Greater than \$500,000 but less than 50% of Market Value for Existing Leasehold Improvements. <i>Requires an appraisal prior to approval.</i>	25 Years + 2 Five Year Renewals	Set to Going Rate	New Lease
5	Investment of 50% of Market Value for Existing Leasehold Improvements and/or Construction of New Structure larger than 10,000 square feet on Leasehold greater than 50,000 square feet. <i>May require an appraisal prior to approval.</i>	30 Years + 2 Five Year Renewals	Set to Going Rate	New Lease

A Microsoft Excel Calculator is available to assist you in planning your investment plan - Program not available on Portable Handhelds

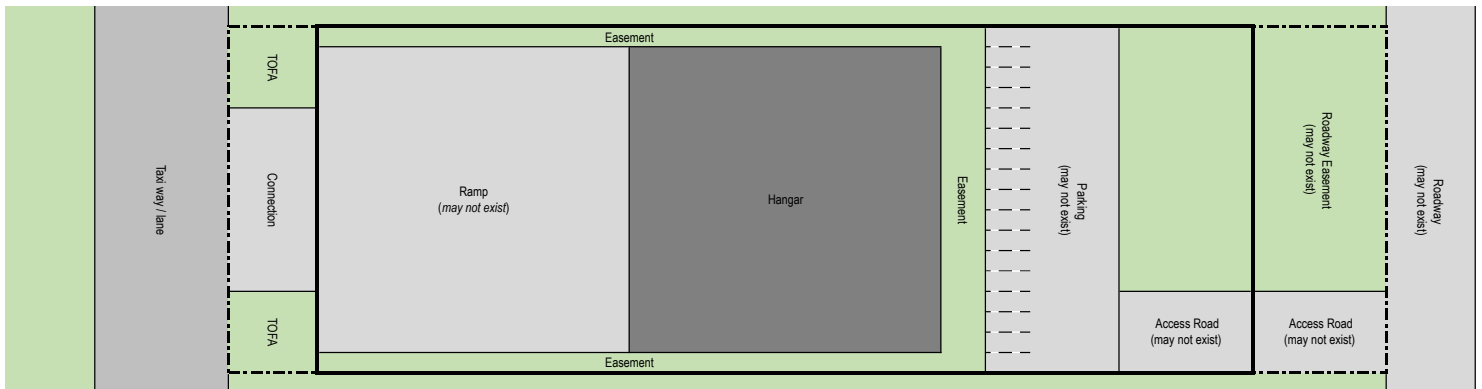
### DRAFT Investment Program Schedule - Examples

Scenario	Details	Type
A	Market Value of Improvements	-
	Leasehold Size (in Sqr Ft)	13,543
	Combined Physical Structure (in Sqr Ft)	6,971
	p: Investment (in USD)	\$ 150,000
	p: Increase in structural capacity (in Sqr Ft)	-
B	Market Value of Improvements	-
	Leasehold Size (in Sqr Ft)	13,543
	Combined Physical Structure (in Sqr Ft)	6,971
	p: Investment (in USD)	\$ 260,000
	p: Increase in structural capacity (in Sqr Ft)	-
C	Market Value of Improvements	-
	Leasehold Size (in Sqr Ft)	13,543
	Combined Physical Structure (in Sqr Ft)	10,000
	p: Investment (in USD)	\$ 150,000
	p: Increase in structural capacity (in Sqr Ft)	3,000
D	Market Value of Improvements	\$ 1,144,000
	Leasehold Size (in Sqr Ft)	13,543
	Combined Physical Structure (in Sqr Ft)	10,000
	p: Investment (in USD)	\$ 550,000
	p: Increase in structural capacity (in Sqr Ft)	3,000
E	Market Value of Improvements	\$ 1,144,000
	Leasehold Size (in Sqr Ft)	13,543
	Combined Physical Structure (in Sqr Ft)	10,000
	p: Investment (in USD)	\$ 580,000
	p: Increase in structural capacity (in Sqr Ft)	11,000

A Microsoft Excel Calculator is available to assist you in planning your investment plan

### Leasehold - Model Personnel Hangar Development

Rental rate generally follows the Adjusted Square Foot Rate



Defined Area
  Included in Leasehold
  Responsibility of Leasehold

Drawing is not shown to scale



# Rates, Fees, and Design Schedule from (2016) to (2021)

## Leasehold - Model Master Personnel Hangar Development

Rental rate generally follows the Base Square Foot Rate

\* The Master Personnel Hangar Development is the preferred development method.

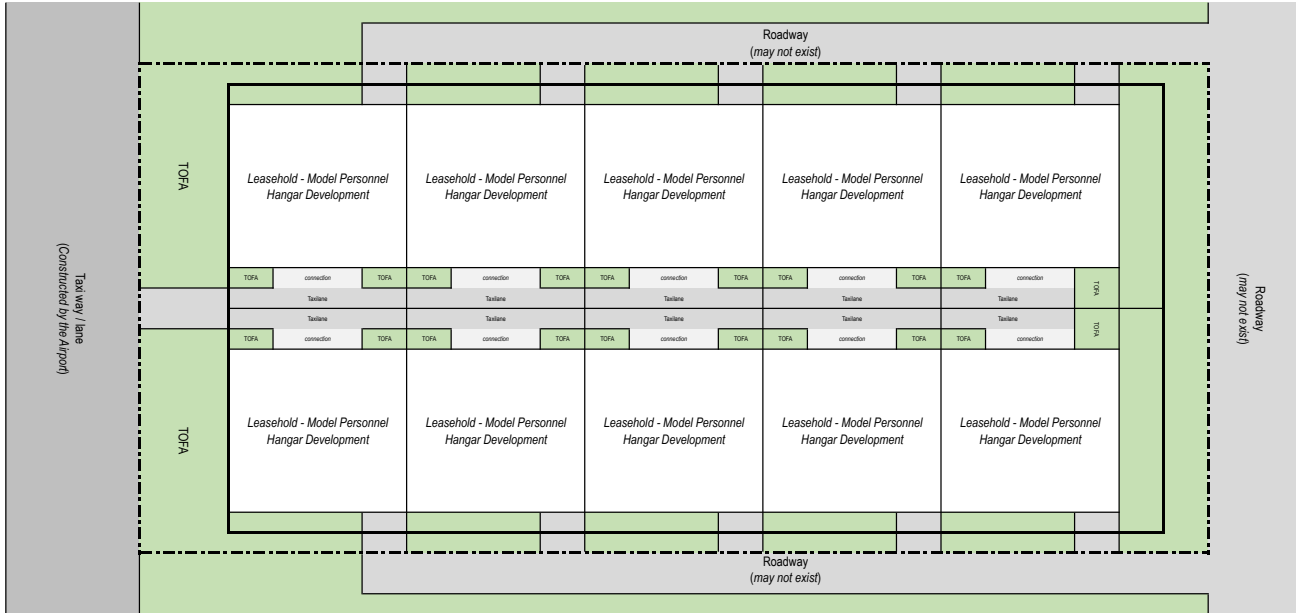
\* Developments may either be adjacent to roadway or a Taxi lane.

\* The airport will build the taxi way/lane for qualifying developments.

\* Qualifying developments must meet a minimum total square footage leased, have a site plan, and meet safety requirements.

\* Preference is for hangars 62' x 62'; however, all sizes will be considered.

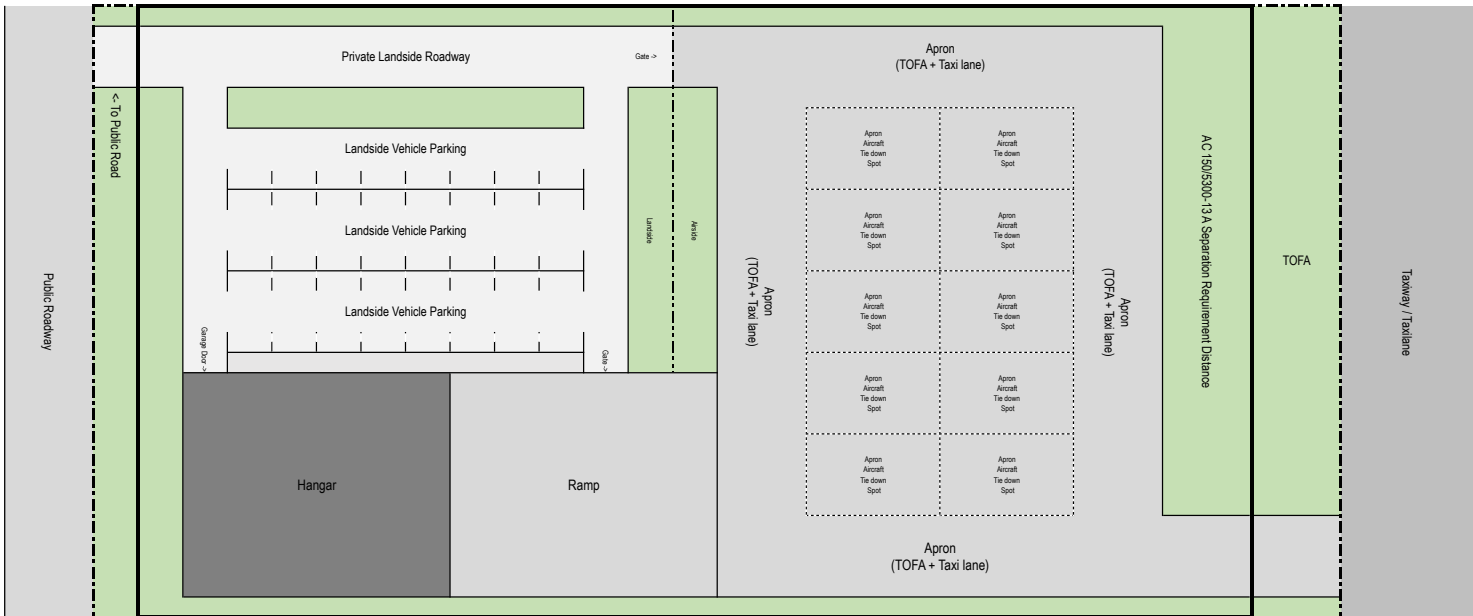
\* Plenty of room for developments of all sizes, shapes, and purposes.



□ Defined Area    □ Included in Leasehold    □ Responsibility of Leasehold    Drawing is not shown to scale

## Leasehold - Model Commercial Hangar Development

Rental rate generally follows the Base Square Foot Rate



\* Commercial Operations shall have a Hangar and Ramp of suitable size for the type of operation being conducted. See *Airport Minimum Standards*.

\* Operations which have the general public come to their location on the airport shall have landside parking. See *Airport Minimum Standards*.

\* Commercial Operations are unique with no standard model - this is an example of what one may look like.

\* Operations shall meet the minimum requirements for office space, restrooms, hours of operations, etc. See *Airport Minimum Standards*.

\* Operations which have the general public fly into their location shall have suitable apron surface available for parking. See *Airport Minimum Standards*.

□ Defined Area    □ Included in Leasehold    □ Responsibility of Leasehold    Drawing is not shown to scale



# Rates, Fees, and Design Schedule from (2016) to (2021)

## Insurance Requirements

Lessee shall obtain and maintain for the duration of the lease issued a policy or policies of insurance for the protection of both the Lessee and the Lessor. The Lessor requires certification of insurance coverage from Lessee prior to occupancy. Please carefully review the requirements outlined.

### Personal Automobile Liability

Automobile liability coverage for claims and damage due to bodily injury or death of any person or property damage arising out of Lessee's ownership, maintenance, or use of any motor vehicles, whether owned, hired, or non-owned. The Lessor, St. Louis Downtown Airport, and their respective commissioners, officers, officials, agents, and employees shall be endorsed as additional insureds. As additional insureds, they are to be covered as to liability that arises out of the ownership, maintenance, or use of the premises leased to or area maintained by Lessee.

Everyone who drives on the airport must have automobile insurance meeting these requirements!

Bodily Injury Liability (Per Person) \$	100,000
Bodily Injury Liability (Per Accident) \$	300,000
Property Damage Liability \$	100,000

### Personal Aircraft / Hangar keeper Liability

Aircraft Liability insurance, including premises liability, is required with respect to the use or operation of any owned or non-owned aircraft to and from the St. Louis Downtown Airport. Hangar keepers Legal Liability insurance is required if Lessee's operation includes the commercial repair, storage, or subleasing of non-owned aircraft.

Everyone who has an aircraft on the airport must meet these insurance requirements!

Combined Single Limit \$	1,000,000
Per Aircraft \$	1,000,000
Per Aircraft for Hangar keepers Legal Liability \$	2,000,000

### Commercial Liability

Commercial Operations at the airport are those whose primary purpose is the generation of income from other parties. These may include For-Profit, and Not-For-Profit organizations or persons which: (1) Have aircraft that carry Passengers for hire (le not Part 91); (2) Have aircraft available for rental, hire, or charter; (3) allow student instruction and its kindred operations; (4) Have aircraft owned by others under their custody; (5) Have aircraft under repair or service owned by others; (6) Other potential commercial services. No Person shall engage in any business or commercial activity of any nature without the prior written permission and approval under conditions prescribed in writing in a lease agreement. Any and all commercial operations may be required to have some or all of the Liability Coverages described below.

Each Commercial Operator at the airport must meet the following insurance requirements. Certain Commercial Operations may not need all of these coverage types

Aircraft Liability \$	1,000,000
Automobile Liability \$	1,000,000
Environmental Liability \$	1,000,000
General Liability (annual aggregate) \$	2,000,000
General Liability (Per Occurrence) \$	1,000,000
Hangar Keepers Liability (Per Aircraft loss) \$	2,000,000
Hangar Keepers Liability (Per Aircraft) \$	1,000,000
Premises Liability \$	1,000,000
Property Insurance	100% of replacement value
Workers' Compensation / Employer's Liability \$	500,000

### Deductibles and Self-Insured Retention

All deductibles, co-payment clauses, and self-insured retentions must be declared to and approved by the Lessor. The Lessor reserves the right to request the reduction or elimination of unacceptable deductibles or self-insured retentions as they would apply to the Lessor, St. Louis Downtown Airport, and their respective commissioners, officers, officials, agents, and employees. Alternatively, to request Lessee to procure a bond guaranteeing payment of losses and related investigations, claims administration, and defense expenses.

### All Coverage

Lessee's insurance coverage shall be primary with respect to the Lessor, St. Louis Downtown Airport, and their respective commissioners, officers, officials, agents, and employees. All insurance or self-insurance programs maintained by the Lessor, St. Louis Downtown Airport, or its commissioners, officers, officials, agents, and employees shall be excess of the Lessee's insurance and shall not contribute with it.

Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions, and Lessee will promptly deliver notice to Lessor (other than cancellation for non-payment of premium). Ten (10) days advance notice is required for policy cancellation due to non-payment of premium.

### Insurer Qualifications / Acceptability

Any hangar keeper insurance required hereunder shall be issued by an A.M. Best "A" rated, Class VI insurance company licensed to conduct insurance business in the state(s) of Missouri and/or Illinois.

### Verification of Insurance Coverage

Before occupying the premises, the Lessee shall furnish the Lessor with a CERTIFICATE OF INSURANCE and with any applicable original endorsements evidencing the required insurance coverage. A person authorized by that insurer to bind coverage on its behalf must sign the insurance certificates and endorsements. All certificates and endorsements received by the Lessor are subject to review and approval by the Lessor's Director of Risk Management. The Lessor reserves the rights to require complete, certified copies of all required policies at any time. If the scope of this lease will exceed one (1) year, Lessee will, on demand, provide a renewal or replacement certificate 30 days prior to the expiration date of each policy.

### Contact Information

For additional information about insurance regulations, compliance, or verification please contact the Safety Management Systems Specialist, Mr. Colin Rolerkite at 618-337-6060, ext. 1846