



## **Rates and Charges**

**Commencing**

**July 1, 2022**

**NOTE: This document may be revised at any time. Please visit our website at [www.flypgd.com](http://www.flypgd.com) for the most current rates and charges.**

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## I. Introduction

These rates and charges have been established by the Charlotte County Airport Authority (the “Authority”) by taking into account the costs associated with the operation and maintenance of the airport, as well as the necessary recovery of capital investment into its facilities. It is the policy of the Authority to make the facilities and services of the Punta Gorda Airport available to the general public on reasonable terms without unjust discrimination.

The administration of these Rates and Charges shall be under the authority, responsibility, and control of the CEO.

From time to time it is necessary to provide reasonable fee adjustments to resolve customer service issues that may arise during the course of regular business operations at our FBO, the PGD Air Center, or for customers utilizing our commercial parking lots or the Bailey Terminal. Our staff takes great measures to provide consistent service to our customers, however, there are occasions when it is appropriate to make adjustments to fuel, parking, or other fees to attain customer satisfaction goals and maintain customer loyalty. In these cases, the CEO, COO, Director of Operations & Maintenance or FBO General Manager may authorize staff to deviate from the rates and fees herein to resolve matters in an appropriate and timely manner. If any established fee is deviated from, the appropriate documentation will be generated to justify such action.

It should be noted that there are significant regulatory guidelines that must be considered when developing airport rates and charges.

## II. FBO SERVICES– PGD Air Center

### Aviation Fuel Pricing

#### A. General

In accordance with federal regulations, an airport sponsor, including the Authority, may elect to provide certain aeronautical services directly using its own employees, vehicles, equipment, and resources. In this case, the sponsor can exercise its proprietary exclusive right. **The Authority, as the operator of the Punta Gorda Airport (the “Airport”), declares its proprietary exclusive right to provide the sale of aviation fuels via its fixed-base operator (FBO).** Nothing contained in the fuel program shall be interpreted to be a waiver, abrogation or otherwise inconsistent with such exclusive right.

The Authority occasionally reviews its aviation fuel program to offer advantageous fuel purchase options to meet airport customers’ needs. Any person who participates in any Authority fuel program does so subject to the explicit condition and understanding that the Authority may modify its fuel program pricing structures at any time and may promulgate additional rules, regulations and ordinances or amend existing fuel licenses and permits at any time with or without prior notice.

For current prices, visit [www.flypgd.com](http://www.flypgd.com) (new PGD Air Center Website) or contact the FBO at (941) 639-4119.

## Fuel Pricing Components

Fuel pricing for the various programs is based on several factors related to the costs of providing the service and includes a return on the investment made by the Authority. These components include:

**Cost of Goods Sold (COGS)** - The actual cost of the fuel product delivered to the Airport.

**Margin** – Set fee established for various programs that represents the Authority’s return for assuming the inherent risks to provide fuel services including the investment in FBO facilities and equipment.

The Authority reserves the right to adjust the margin from time-to-time to reflect changing economic conditions and/or other factors. The price for non-discounted retail Jet A and Avgas is based on the aforementioned components and applied as follows:

$$\text{Jet A Retail \$} = \text{COGS} + \text{Jet A Margin}$$

$$\text{Avgas Retail Price} = \text{COGS} + \text{Avgas Margin}$$

### A. Fuel Margin

Full-Service Jet	Cost Plus	\$ 2.10
Self-Service Avgas	Cost Plus	\$ 0.60
Full-Service Avgas	Cost Plus	\$ 1.60
Avgas delivered to an approved portable fuel vessel (Minimum 250 Gallons)	Cost Plus	\$ 1.00
D.O.D Contract	Cost Plus	\$ 1.10

### B. Aviation Oil:

All Oils Cost + 25% margin per quart + tax

### C. Unleaded and Diesel fuel for Ground Handling Equipment:

Cost Plus \$1.00

## **Avgas Volume Discount**

Avgas aircraft operators shall be allowed a discount based upon volume. The discount shall be based on the current posted retail price. The discount shall be based upon each fuel delivery and shall not include cumulative fuel deliveries. The following table details this discount program.

### **Avgas Volume Discount**

1-25.9 gallons	No Discount	
26-50.9 gallons	\$ 0.05	per gallon
51-150.9 gallons	\$ 0.10	per gallon
151 – 500.9 gallons	\$ 0.15	per gallon
501 gallons and up	\$ 0.20	per gallon

## **Avgas High Volume Discount**

To qualify for the avgas high volume discount, customers must have purchased a minimum of 5,000 gallons of Avgas from the Airport Authority in the previous fiscal year (October through September). Customers qualifying for this program shall receive a discount of \$0.40 off the current posted retail truck uplift price.

## **Jet A Volume Discount**

Jet A aircraft operators shall be allowed a discount based upon volume. The discount shall be based on the current retail price (inclusive of taxes). The discount shall be based upon each fuel delivery and shall not include cumulative fuel deliveries. The following table details this discount program.

### **Jet A Volume Discount**

1 - 100 gallons	No Discount	
101 - 200 gallons	\$ 0.05	per gallon
201 -400 gallons	\$ 0.10	per gallon
401 - 700 gallons	\$ 0.15	per gallon
701-1,000 gallons	\$ 0.20	per gallon
1001 – 2000 gallons	\$ 0.25	per gallon
2001 gallons and up	\$ 0.40	per gallon

## **Contract Fuel**

The Airport Authority participates with the current contracted fuel supplier, Titan Fuel in their contract fuel program. All fuel purchases made by the customer on contract fuel are billed directly to the customer by Titan Fuel. Titan reimburses the Airport Authority for the cost of fuel as well as the appropriate per gallon into-wing rate.

### **Contract Fuel Rates**

1 - 300 gallons	Cost plus \$1.30
301-750 gallons	Cost plus \$1.20
751 gallons and up	Cost plus \$1.15

### **PGD Air Center Services**

PGD Air Center provides various aircraft services, including, but not limited to, towing, lavatory service and GPU use. The cost to provide these types of services and others are listed in Table 3.

- A.** Ramp fees: For transient aircraft utilizing the airport. Ramp fees will be waived with minimum fuel purchase.
- B.** Towing: Free for towing service when performed on the Air Center's ramp . A fee to recover labor and equipment costs is charged for other towing services.
- C.** Lavatory Cart: The operation of the lavatory cart includes labor, and purchase of chemicals.
- D.** Ground Power Unit (GPU) 28V: GPU units are available to assist aircraft by providing fully regulated electrical power.
- E.** Airport Access Escort: To provide access to secured airport areas such as ramps and hangars for non-badged persons.
- F.** Dishwashing: To provide dishwashing services to aircraft operators and guest when utilizing the PGD Air Center.
- G.** Air Start: PGD Air Center does not own this piece of equipment. If one is available on airport, PGD staff will coordinate with the ground handler and the cost associated with its use will be passed along to the aircraft operator + \$50.00.
- H.** Air Conditioning Unit: PGD Air Center does not own this piece of equipment. If one is available on airport, PGD staff will coordinate with the ground handler and the cost associated with its use will be passed along to the aircraft operator + \$50.00.
- I.** 90KVA Power Unit: PGD Air Center does not own this piece of equipment. If one is available on airport, PGD staff will coordinate with the ground handler and the cost associated with its use will be passed along to the aircraft operator + \$50.00.
- J.** Ramp Stairs: For larger aircraft requiring portable stairs.
- K.** Air Center Conference Room: Available free to Air Center tenants. All others will be charged a nominal fee. All request to use the conference room must be reserved through the PGD Air Center Customer Service Desk.

- L. CCAA Events Room: Available when not in use by the CCAA or Restaurateur. All others will be charged a nominal fee. All request to use the Events room must be reserved through the PGD Air Center Customer Service Desk.

**Table 3 – Line Services Rates**

**A. NOTE: Ramp Fees Waived with Minimum Fuel Purchased**

Single Engine -	\$15.00 or 10 gallons
Twin Engine -	\$30.00 or 20 gallons
Turbo Prop Single Engine -	\$55.00 or 50 gallons
Turbo Prop Twin Engine -	\$80.00 or 70 gallons
Jet, Small (<'42 wingspan) -	\$125.00 or 80 gallons
Jet, Medium ('42 – 57' wingspan) -	\$200.00 or 150 gallons
Jet, Large (58' – 64' wingspan) -	\$300.00 or 250 gallons
Jet, Extra Large (>64' wingspan) -	\$400.00 or 350 gallons
Helicopter, Piston -	\$15.00 or 10 gallons
Helicopter, Jet -	\$40.00 or 25 gallons
B. Towing	\$50.00 per request
C. Lavatory Cart	\$50.00 per request
D. Ground Power Unit	\$40.00 per hour
E. Airport Escort	\$40.00 per hour
F. Dishwashing	\$25.00 per bin
G. Air Start	Pass through + \$50.00
H. AC Unit	Pass through + \$50.00
I. 90 KVA	Pass through + \$50.00
J. Ramp Stairs	\$175.00 per use
K. Conference Room	\$25.00 per hour
L. Events Room	\$50.00 per hour
M. After hours fee:	\$75.00 per hour (1 hr. minimum charge)

### **III. Aircraft Parking and Storage**

Rates have been established for T-hangars and Tie-Downs/Ramp Parking. Rates are listed in Table 4.

#### **A. T-Hangars**

Rates have been established T-hangars based on a 2019 survey. Rates are reviewed annually and adjusted as necessary for inflation, historical cost of operation and rental rates of comparable units.

Customers interested in leasing aircraft storage space shall contact the PGD Air Center office at 941-639-4119 or by email at [GAinfo@flypgd.com](mailto:GAinfo@flypgd.com). Customers interested in leasing aircraft storage space that are not yet available must first apply to be placed on the “Hangar Waiting List.” Payment of a non-refundable fee is required at the time of waitlist application.

Leases shall only be entered into with the registered owner of the aircraft associated with the lease agreement. The aircraft to be stored in the hangar must be owned by the lessee at the time of the hangar lease commencement date. An appropriate aircraft is one that can be safely stored in the class of hangar under lease. If the owner of the aircraft sells the aircraft while under lease, the owner has 90 days to replace the aircraft or will be required to vacate the hangar. After the new aircraft is purchased, the owner must contact the PGD Air Center with updated aircraft registration information.

Customers wishing to lease aircraft storage space, other than T-Hangars should contact the CCAA Leasing Department.

#### **B. Tie-Downs/Ramp Parking**

Tie-down fees are charged per size of aircraft and space occupied.



**Table 4 – Aircraft Parking and Storage**

**A. T- Hangar & Box Hangar Leases:**

	<b>ANNUAL RATE</b>
<b>Standard 42' Hangar with Hydro Electric Door:</b>	\$420.25 / + tax
<b>(2023) 42' Hangar with Hydro Electric Door</b>	\$475 / month + tax
<b>Standard 45' Hangar with Hydro Electric Door:</b>	\$446.52/month + tax
<b>(2023) 50' X 50' with Hydro - Electric Door</b>	\$600 / month + tax
<b>(2023) 60' X 60' with Hydro – Electric Door</b>	\$750 / month + tax

## B. Tie-downs

**NOTE: Daily charges will not exceed the monthly posted amount.**

Single Engine Daily	\$15.00 +tax/day
Single Engine Monthly	\$100.00 +tax/month
Single Engine + 4 Months	\$75.00 +tax/month
Twin Daily	\$30.00 + tax/day
Twin Monthly	\$250.00 +tax/month
Twin + 4 Months	\$150.00 + tax/month
Turbo Prop Single Eng. Daily	\$40.00 + tax/day
Turbo Prop Single Monthly	\$300.00 + tax/month
Turbo Prop Single + 4 Months	\$175.00 + tax/month
Turbo Prop Twin Daily	\$60.00 + tax/day
Turbo Prop Twin Monthly	\$350 + tax/month
Turbo Prop Twin + 4 Months	\$200.00 + tax/month
Jet, Small (<42' wingspan) Daily	\$70.00 + tax/day
Jet, Small (<42' wingspan) Monthly	\$360.00 + tax/month
Jet Small (<42' wingspan) + 4 Months	\$225.00 + tax/month
Jet, Med.(<42'-57' wingspan) Daily	\$80.00 day + tax/day
Jet, Med. (<42'-57' wingspan) Monthly	\$375.00 day + tax/month
Jet, Med. (<42'-57' wingspan) + 4 Months	\$250.00 + tax/month
Jet, Large (58'-64' wingspan) Daily	\$125.00 + tax /day
Jet, Large (58'-64' wingspan) Monthly	\$450.00 + tax /month
Jet, Large (58'-64' wingspan) + 4 Months	\$275.00 + tax/month
Jet, Extra Large (>64' wingspan) Daily	\$200.00 + tax/day
Jet, Extra Large (>64' wingspan) Monthly	\$600.00 + tax/month
Jet, Extra Large (>64' wingspan) + 4 Months	\$350.00 + tax/month
Helicopter: Daily:	\$15.00 + tax/day
Helicopter: Monthly:	\$100.00 + tax/month
Helicopter, + 4 Months	\$75.00 + tax/month

## **IV. Buildings**

Rental rates are established based on market conditions and periodic appraisals. Rates are reviewed annually and adjusted as necessary for inflation, historical cost of operation and rental rates of comparable units.

Rates for buildings (other than hangars) are listed in Table 5.

**A. Airport Office Building Offices**

Basic utility service is included in the lease rate.

**B. Commercial Terminal Offices and Ticket Counters**

**C. PGD Air Center Offices**

PGD Air Center Offices are owned by the Authority and are leased to the tenant along with land and/or hangar space.

**D. Storage Units in T-Hangar Buildings**

Rates have been established for Storage Units in T-Hangar Buildings based on a 2019 appraisal.

**E. General Information**

The Authority's standard lease in effect at the time of signing will be used in leasing facilities. Lease rates will be in accordance with the Charlotte County Airport Authority Rates and Charges, which may be changed from time to time at the sole discretion of the CCAA. All leases require the payment of a security deposit. See also "Reimbursement of Administrative Costs and Legal Fees."

All Lessees are responsible for strict compliance with the Charlotte County Airport Authority Rules and Regulations and all Local, State and Federal laws pertaining to their operations. Parties interested in leasing office space should contact the Leasing Department at (941)639-1101 or [lpedigo@flypgd.com](mailto:lpedigo@flypgd.com).

**Subleasing:** Approval for subleasing must be obtained in advance from the Authority. Subleases having (i.) an initial term of more than five (5) years; or (ii.) a provision to extend the initial term beyond five (5) years requires Board approval. Shorter term subleases may be approved by the CEO.

## Table 5 – Building Lease Rates

A. Airport Office Building:	Office \$20.00 sq. ft
B. Commercial Terminal:	Office \$36.00 sq. ft.
C. Old FBO Space (as is):	All Spaces: \$12.00 sq. ft.
D. PGD Air Center:	Office \$16.00 + \$4.00 CAM sq. ft.
E. Storage End Units in T-Hangars:	\$0.33 / sq. ft. (Starts Oct. 1, 2022)

## V. Land

Federal law implemented by the Federal Aviation Administration (FAA) through grant assurances requires the Authority to maintain consistent rates for comparable leased property and facilities. In 2022, an appraisal was commissioned to determine fair market rent for airport land leases. Rates are reviewed annually and adjusted as necessary for inflation, historical cost of operation and rental rates for comparable land.

### A. General Information

It is the policy of the Authority to make the facilities and services of the Punta Gorda Airport available to the general public on reasonable terms without unjust discrimination.

The Authority's standard lease will be used in leasing facilities. Lease rates will be in accordance with the Charlotte County Airport Authority Rates and Charges, which may be changed from time to time at the sole discretion of the Authority or negotiated on a case-by-case basis. In no event shall a negotiated rental rate be less than the established land rent rate.

All Lessees are responsible for strict compliance with the Charlotte County Airport Authority Rules and Regulations and all Local, State and Federal laws pertaining to their operations.

Subleasing: Approval for subleasing must be obtained in advance from the Authority. Subleases having (i.) an initial term of more than five (5) years; or (ii.) a provision to extend the initial term beyond five (5) years require Board approval. Shorter term subleases may be approved by the C.E. O.

**Table 6 – Land Rates**

8-12% of Fair Market Value

Location	Acre Size	Estimated Value per sq. ft
Airside access	1	\$3.50
Non-Airside access	1	\$2.50
Airside access	2	\$3.50
Non-Airside access	2	\$2.50
Airside access	3	\$3.50
Non-Airside access	3	\$2.50
Airside access	4	\$3.25
Non-Airside access	4	\$2.25
Airside access	5	\$3.25
Non-Airside access	5	\$2.25
Airside access	6	\$3.25
Non-Airside access	6	\$2.25
Airside access	7	\$3.25
Non-Airside access	7	\$2.25
Airside access	8	\$3.00
Non-Airside access	8	\$2.10
Airside access	9	\$3.00
Non-Airside access	9	\$2.10
Airside access	10	\$3.00
Non-Airside access	10	\$2.10

## **VI. Concession Fees**

Concession Fees are charged for the following services on the airport: Car rental, vending, food, beverage and gift services, ground transportation services and terminal advertising. Concessionaires are selected through a competitive selection process conducted from time to time at the discretion of the Authority. The basic Concession Fee established on the airport is consistent with regional and national rates. Rates are listed in Table 7.

### **A. Car Rental**

Rental car counters located in the Rental Car Center. Rental car agencies in the Commercial Terminal are required to pay a percentage of gross revenues, and rental car agencies in the General Aviation Terminal are required to pay a percentage of gross revenues. In addition, agencies serving other facilities on the airport are required to pay the Authority a percentage of gross revenues. See, also, Page 12, B. Customer Facility Charges (CFCs).

### **B. Vending**

Concessionaires shall pay to the Authority a percentage of their monthly gross revenues for income generated from the vending machines located in Authority-owned buildings. The rate was established through a competitive bid process.

### **C. Food, Beverage, and Gifts**

Concessionaires shall pay to the Authority a percentage of gross revenues.

### **D. Advertising**

Concessionaires shall pay to the Authority a percentage of gross revenues.

### **E. Ground Transportation Services**

Ground transportation providers shall pay the Authority a flat fee per ride.

## Table 7 – Commercial Terminal Concession Fees

<b>Advertising</b>	20% of Gross Revenue
<b>Food, Beverage and Gifts</b>	12% \$0 - \$900,000.00 13% \$900,001.00 - \$1,100,000.00 14% \$1,100,001 - up
<b>Rental Cars</b>	20% of Gross Revenue
<b>Vending:</b>	10% of Gross Revenue
<b>Ground Transportation:</b>	\$3.00 per pick up \$120 Annual Pre-arranged taxi permit fee
<b>TNCs:</b>	\$3.00/Pickup
<b>Peer to Peer service:</b>	6% of Gross Revenue

## **VII. Rental Car Facilities**

A Rental Car Facility is located on airport property. It includes car washing and fueling equipment.

Rates are listed in Table 8.

### **A. Fuel (Auto Gas)**

The Authority has established a cost-plus formula. Rental car companies must have an approved on-airport or off-airport rental car agreement with the Authority to use the fueling facility.

### **B. Customer Facility Charges**

The cost to maintain the Rental Car Facility is reimbursed to the Authority through Customer Facility Charges (CFCs) collected by the rental car companies. The cost of the Rental Car Improvements (counters, ready return lot, and Wash/Fueling Facility renovation) have also been reimbursed to the Authority through CFCs. All airport rental car companies are required to collect CFCs for each rental transaction day, up to a maximum of seven (7) days per rental.

**Table 8 – Rental Car Facility Fees**

<b>A. Fuel (Auto Gas)</b>	Fuel cost plus \$0.50 per gallon up to 50,000 gallons then; \$0.25 per gallon thereafter
<b>B. Customer Facility Charges (CFCs)</b>	3.00 per day (max. 7 days)



## VIII. Auto Parking

Parking is available at the airport for the convenience of commercial flight passengers. Rates and charges for auto parking are listed below:

### Short-Term Parking

<u>First Hour (First Day Only)</u>	Free
<u>Each Additional Hour</u>	\$ 1.00
<u>Daily Maximum</u>	\$ 24.00

### Long-Term Parking

<u>First Hour (First Day Only)</u>	Free
<u>Each Additional Hour</u>	\$ 1.00
<u>Daily Maximum</u>	\$ 11.00
<u>Weekly Maximum</u>	\$ 66.00

### RV and Trailer Parking

<u>RV and Trailer Parking Daily</u>	\$ 20.00
<u>RV and Trailer Parking Weekly</u>	\$ 125.00

### Passes

<u>Monthly Parking Pass</u>	\$ 175.00
<u>Card Replacement</u>	\$ 15.00
<u>Annual Parking Pass</u>	\$1,600.00

## **IX. Passenger Facility Charges (PFC's)**

PFC's are collected from commercial airlines operating at the airport at a rate of \$4.50 per passenger departing from PGD

## **X. Other**

Rates and charges for other miscellaneous items and services are listed on Table 10.

### **A. Returned Check Fee**

Payments made by check, which are returned due to insufficient funds are subject to a returned check fee in addition to any late payment fees and/or interest that may be applicable at the time the returned payment is received by the Authority.

### **B. Tenant Airport ID Badges**

Every airfield lease tenant may be issued an airport ID badge at no charge to allow them access to their hangar or other leasehold area. Additional or replacement badges for authorized individuals may be obtained for a non-refundable fee. Evidence of eligibility for an ID badge is required which may include proof of aircraft ownership, partnership, club membership or spousal relationship. Determination of satisfaction of eligibility shall be at the sole discretion of the Authority.

ID badges are the property of the Authority and must be immediately returned upon termination of eligibility. There is a fee for each badge not returned at the end of the eligibility period.

### **C. Airport ID Badges**

In accordance with Authority security procedures, airport ID badges are issued to individuals that have passed specific training and background checks and who will be in the movement/non-movement area work. This fee has been established to cover personnel, equipment and materials costs.

### **D. Public Information Requests**

The Authority adopted the copying charges as provided in the Florida Statutes as the established rate for Public Information Requests. In addition, the Authority maintains the right to charge for extensive staff time (15 minutes or more) to access and copy requested information. Copying charges are exempt from sales tax.

**Table 10 – Other Fees**

<b>A. Returned Check Fee</b>		\$30.00
<b>B. Tenant Badges</b>	Initial Badge	No Charge
	Replacement badges	\$60.00
	Non-returned badges	\$60.00
	Through the fence badge	\$20.00
	TTF Annual Renewal	\$5.00
<b>C. Airport ID Badges</b>	SIDA fingerprinting Replacement badge	\$60.00
	Non-returned badges	\$250.00
<b>D. Public Records Requests</b>	Standard copies - one sided	\$0.15/page
	Standard copies - two sided	\$0.20/page
<b>E. Items Available For Resale</b>	PGD & Air Center Hats, Cups, T-shirts, etc.	10% over cost rounded to nearest \$.
<b>F. CCAA Board Room</b>		\$25.00 – Half Day \$50.00 – Full Day
<b>G. Audio / Video Use</b>		\$25.00