COUNTY OF GILLESPIE

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Sept 22, 2025

To: Gillespie County Airport Manager; Airport Fuel Vendors; County T-Hangar Tenants, Prospective Airport Lessees and Visitors

From: Daniel Jones, County Judge

Subject: Airport Rates and Fee Structure

The Gillespie County Commissioners Court has approved the "Airport Rates and Fee Structure" for the County Airport which will take effect immediately. This document sets the baseline rate for the following rates and fees: the 3-Tier ground leases rate; the Fuel flow Fee; the rental rate per square foot of the County owned facilities; the County T-hangar monthly rental fee, the sublease fee, the Aircraft Storage Facilities Fees, and the County Tie Down Fees. This document will be reviewed and approved annually following the Consumer Price Index (CPI) adjustment (typically every September).

The 3-Tier Ground Leases Rate

The 3-Tier lease rate was established by Commissioners Court on Jun 26, 2017, and the geographic regions remain in effect. These rates only affect lease agreements that take effect, or that are renewed or extended, after the approval of this "Airport Rates and Fee Structure". Once approved, this document will reset the baseline rates for each tier, and these rates from that day forward will be subject to annual adjustment by the Consumer Price Index. This adjustment will normally occur in September to take effect October 1st of each year. (See attachment for the tier locations)

- Current Tier Rates (per square foot annually):
  - Tier I – $0.34
  - Tier II – $0.28
  - Tier III – $0.26
  - Non-Aviation "Fair Market Value" (FMV) rate - $0.26 (set on Jan 2023 and CPI adjusted)

Note: These rates are a baseline and are subject to negotiations during the lease development phase.

The Fuel Flow Fee

Where the sale of fuel is involved, there is an additional fee per gallon of fuel dispensed to be paid to the airport. This document will establish the current fee.

- Current Fuel Flow Fee: $.08 per gallon (reviewed/adjusted on Nov 14, 2022, via the FBO lease renewal)

The Rental Rate (per square foot) of the County own facilities

The County owns the facility at 100 Airport Road, and this rental rate only applies to this county owned facilities.

- Rental Rate: $0.30 per sqft monthly (set on Apr 11, 2022, via the Falcon Aero lease renewal and CPI adjusted)

County T-Hangar Rental

The County owns three t-hangars that will allow for 20 rental spots. On Nov 25, 2019, Commissioners Court increased the monthly rent and added a CPI Adjustment Policy. The CPI Adjustment policy states that the rent will be adjusted in increments of $5 in accordance with the Consumer Price Index (CPI) adjustment. Like all the leases on the airport, the Airport Manager will review the annual Consumer Price Index for the 12-month period ending on August 31st of each year. Once the CPI adjustment reaches the $5 threshold, the Airport Manager will increase the rent. The effective date of the adjustment shall be the first day of January following the adjusted increase.

- County T-hangar rent - $275 monthly (increased to $280 monthly Jan 1, 2026)
- Yearly (paid between Jan 1st and Jan 10th) - $3,080 (equates to 1 free month)

Sublease Fee

A sublease is an agreement by the lessee to a third person, conveying all or part of the hangar, facility or office space for a shorter term than that for which the lessee holds originally. A sublease agreement requires Commissioners Court approval. NOTE: If the facility is designated by the airport manager or by the Lessee's lease, as an aircraft storage facility (i.e. t-hanger or box hanger), the agreement is not considered a sublease and does not require Commissioners Court approval. All perspective Lessees and current lease holders, if consent is given to sublease from Commissioners Court, the airport will require a percentage of the gross revenue generated by the sublease (s). The percentage of gross revenue referred to in this section shall be in addition to the amount of consideration that the Lessee is required to pay monthly for the land lease.

- Current sublease fee – 3% of gross revenue (establish by the Rhett Hawk Lease, Feb 27, 2017)

County Tie Down Fees

The Airport has 89 tiedown locations. Owners/operators of non-transient aircraft shall pay a tiedown fee per month for the occupancy of a tiedown space. This fee is payable without demand beginning on the 30th day after the space is occupied and each successive month thereafter.

- Tie down fee (non-transient) - $75 monthly
    - As of 2023, the non-transient tie down fees will be adjusted annually by the CPI, similar to the T-hangar adjustment. Once the CPI adjustment reaches the $5 threshold, the Airport Manager will increase the fee. The effective date of the adjustment shall be the first day of January following the adjusted increase.
- Transient fees – Currently not an established fee, but from time to time for special occasions, the Sponsor may temporarily charge fees for tie down usage. If this happens, the Sponsor will give plenty of prior notice and publish the fee amount and details on the airport website.

For all rates and fees, the Airport Manager will track all adjustments and notify the appropriate individuals who might be affected. Finally, the Airport Manager will post the current rates and fees on the airport website. Should you have any questions about the Airport's rates and fee structure, please let me know.

9.23.25

County Judge

3-Tier Lease Zones