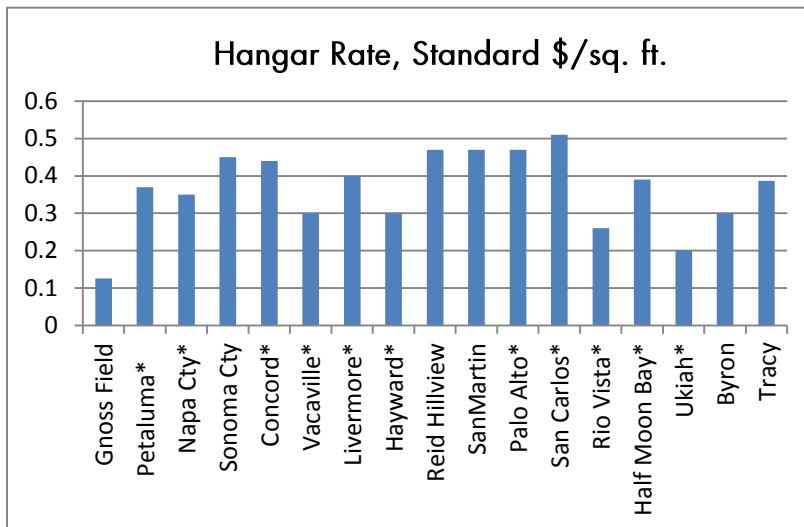




GNOSS FIELD AIRPORT INFORMATION

Hangar Ground Lease Proposed Rate Increase

The majority of the airport hangar ground lease rates have not changed since 2011. The airport budget is entirely funded by revenues it receives through leases, rents, and other revenue streams. In order for the airport to continue to fund operations, maintenance and capital projects, staff is proposing to the Marin County Board of Supervisors a hangar ground lease increase. In particular, the increase will help finance the proposed Runway Rehabilitation Project.



A survey of ground lease and rental fees charged at comparable airports in northern California was recently conducted.

The graph represents what were determined to be standard hangars, compared to larger 'corporate' hangars. GROSS FIELD represents existing standard rate for privately built hangars on ground leases, not corporate or county-owned hangars.

A review of tie-down fees indicates that GROSS FIELD is at market rate and staff does not propose a rate increase at this time. The County-owned hangar aircraft storage permits also appear to be at market rate. Specific data comparing the same factors (e.g., on a per square foot basis) may not be readily available at each airport, and there are many variables, including variable hangar configurations and the type of the airport (e.g., towered or non-tower airport and services available).

Proposed Hangar Rate Increase

The proposed increase is based on adjusting the lease rate since the last adjustment was made based on the Bay Area Consumer Price Index (CPI). Below is a summary of the rate increase. Please contact the Airport Manager, Dan Jensen, if you have questions about your specific lease.

	Existing	Proposed
A# and B# Hangars (Private)	Varies based on size, most at \$144 per month (\$0.13 per sq. ft.)	Varies based on size, most at \$163 per month (\$0.148 per sq. ft.)
East Side 'Corporate' Hangars	Varies greatly based on size and original bid, \$189 to \$661 per month	Varies greatly based on size and original bid, \$236 to \$772 per month

The proposal was presented to the Aviation Commission on February 2 and was supported by the Commission. The rate increase hearing will be before the Board of Supervisors, at the Civic Center, at 10 a.m. March 7, 2017.