

2024 Commercial Rates and Charges Survey

Montana Aeronautics Division

PO BOX 200507 Helena, MT 59620

406-444-2506

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Rates and Charges 2024

EMPLOYMENT / ANNUAL REVENUES

<u>AIRPORT</u>	<u>EMPLOYEES ON AIRPORT PAYROLL</u>	<u>TOTAL EMPLOYMENT</u>	<u>TAX REVENUE</u>	<u>TIEDOWN/HANGARS</u>	<u>FUEL FLOWAGE</u>	<u>LANDING FEES</u>	<u>BUILDING RENT</u>	<u>AUTO PARKING RENTAL CAR</u>	<u>CONCESSIONS-GIFT RESTAURANT, BAR VENDING MACHINES</u>	<u>LAND-IMPROVED UNIMPROVED, INDUSTRIAL PARK, AG LEASING</u>	<u>ADVERTISING</u>
BIL	53 Full Time 5 Seasonal	900 est.		\$337,014.00	\$180,394.00	\$1,013,530.00	Terminal \$1,945,413 Industrial \$247,457	Park \$2,619,780 Rental \$2,199,418 Fuel \$415,620	\$173,181.00	\$950,647.00	\$38,772.00
BZN	72 Full Time (Airport Authority)	1,500 est.		\$858,056.52	\$463,799.99	\$1,635,346.00	\$2,275,824.09	\$20,020,656.17	\$2,577,895.38	\$484,255.57	\$257,621.45
BTM	8 Full Time	100 full time 5 part time		N/A	\$48,000.00	\$78,000.00	\$261,000.00	Free Parking Rental \$101,00.00		\$24,500.00	\$9,000.00
GPI	52 Full Time 30 Seasonal	750 est.	\$1,087,172.19	Tiedowns at FBO Hangars \$7,200	\$190,311.69	\$1,460,645.01	Terminal \$1,123,285.21	Park \$3,978,686 Rental \$4,253,404	\$408,762.00	AG \$19,338 Landside \$308,184 FBO/GA \$513,805	\$135,813.00
GTF	14 Permanent 10 Seasonal	1500 est. includes military		\$51,000.00	\$38,000.00	\$542,000.00	Terminal \$671,400.00 Other \$195,600.00	Park \$1,318,000 Rental \$940,000.00	\$249,000.00	\$307,000.00	\$50,000.00
HLN	21 Full Time 2 Part Time	2,000		\$55,000.00 T-hangars	\$85,000.00	\$176,000.00	Terminal \$623,000.00 Other \$1,845,000.00	Park \$235,000.00 Rental \$596,000.00	\$80,000.00	\$2,138,000.00	\$14,000.00
MSO	41 Full Time 42 Part Time	N/A	\$0.00	\$0.00	\$103,007.00	\$774,422.00	\$1,400,377.00	Parking \$2,975,990 Rental \$2,155,272	\$684,677.00	\$724,618.00	\$241,216.00
SDY	3 Full Time 1 Part Time	N/A	County \$269,000 City \$19,000.00	\$41,000.00 \$0.00 Tie downs	\$12,600.00	\$39,000.00	\$21,600.00	\$3,000.00	\$2,200.00	\$8,000.00	\$0.00
WYS	1 Full Time & 3 Seasonal	25 at Terminal	\$8,545.42	\$0.00	\$15,279.17	\$51,228.27	\$165,755.61	\$241,781.98	\$17,051.06	\$75,099.79	\$4,075.00
GGW**	4 Full Time 1 Part time	47	\$26,000.00	\$53,830.00	\$470,500.00 (Airport owns FBO)	\$0.00	\$46,280.00	\$0.00	\$150.00	\$30,306.00	\$0
GDV**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HVR**	2 Contract 3 Airline ASM 6	N/A	\$78,000.00	10,500	\$1,500.00	N/A	\$28,800.00	N/A	N/A	\$9,250.00	N/A
OLF*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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PARKING LOTS

AIRPORT	OPERATED BY	LOT CAPACITY	LEASE TERM	CONCESSION FEES		RATES	EQUIPMENT OWNED BY	OPERATING HOURS	EMPLOYEE SPACES	PARKING RATES	ANNUAL REVENUE
BIL	SP Plus	1225	Expires 12-31-2024	\$0.00 - \$2,200,000.00	80.5%	Short Term: First 1/2hr \$2.00 Each Add 1/2 hr \$1.50 Max for 24hrs \$15.00	Airport	24 hr/day 7 days / week		N/A	\$3,172,799.00
				OVER \$2,200,000.00	80.5%	Long Term: First hr \$2.50 Each Add 1/2 hr \$1.50 Max for 24 hrs \$9.00					
				\$2,100,000 M.A.G.		Express Lot: First 1/2hr \$2.00 Each Add 1/2 hr \$1.50 Max for 24hrs \$11.00					
BZN	LAZ	3720	5 year exp 9/30/2028	Gross less mgmt fee		Short Term: First hour free \$3.00 each extra 30 min Max for 24hrs \$24.00	Airport	24 hr/day 7 days / week	433	\$200/ year commuting employees	\$8,718,132.24
						Long Term: First hour free \$2.00 each extra 30 min Max for 24hrs \$10.00					
						Premium Covered Parking: Credit Card Only Half hour \$3.00/ Max for 24hrs \$20.00					
BTM	Airport	300	N/A	N/A		Free	Airport	24 hr/day	20	N/A	\$0.00
GPI	Republic	1300	6/30/2027	Annual Gross less \$405,216		\$18.00 / day \$108.00 / week	Airport	24 hr/day	200	N/A	\$3,978,686.00
GTF	Airport	N/A	N/A	100% Airport		Hourly Lot: 0-15 mins FREE;16-30 mins \$1.00 each add'l 30 min \$1.00; Daily max \$12.00 Daily Lot: 0-60 mins FREE; 60-120 mins \$1.00 each add'l 30 mins \$1.00; \$7.00/24hr; max \$35/wk Value Lot: 0-15 mins FREE; 16-60 mins \$2.00 each add'l 30 mins \$1.00; \$7.00/24hr; max \$25/wk	Airport Authority	24 hr/day	100	\$30 / month Non-air Air-crew \$20 / month Terminal Employee	\$1,318,000.00
HLN	Airport	1,053 Long Term 96 Short Term	N/A	100% Airport		\$6 / day Short term - free for 2 hours	Airport	24 hr/day	90	\$0	\$650,000.00

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AIRPORT	OPERATED BY	LOT CAPACITY	LEASE TERM	CONCESSION FEES	RATES	EQUIPMENT OWNED BY	OPERATING HOURS	EMPLOYEE SPACES	PARKING RATES	ANNUAL REVENUE
MSO	Republic	Short term 168 Long term 941 Econ. 390	11-1-2014 to 6-30-2024	50% up to \$200,000 80% \$200,000 to \$500,000 85% \$200,000 to \$1,200,000 92.5% over \$1,200,000	<p>Short Term Lot First Hour - FREE 2nd Hour - \$8.00 Each Add'l hour - \$4.00 Daily Rate - \$20.00</p> <p>Long Term Lot First Hour - FREE 2nd Hour - \$6.00 Each add'l hour - \$2.00 Daily Rate - \$10.00; Weekly Rate - \$60.00</p> <p>Economy Lot First Hour - FREE 2nd Hour - \$6.00 Each add'l hour - \$2.00 Daily Rate - \$8</p>	Airport	24 hr/day	167	\$360 / year for flight crew	\$3,345,983.00

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RENTAL CAR FEES AND CHARGES

AIRPORT	Rental Car Agency				RENTAL CAR ADDITIONAL CHARGES	OFF-AIRPORT CAR CHARGES
BIL	<u>Hertz/Thrifty/Dollar</u>	<u>Avis / Budget</u>	<u>Enterprise/Alamo/National</u>		Counter Space \$32.00	N/A
	10% of gross M.A.G. \$440,000	10% of gross M.A.G. \$375,000	10% of gross M.A.G. \$800,036		Ready Car Stalls \$42.98 / month/ea	
					sq/ft prorated between car rentals	
					Car wash ground \$.36	
BZN	<u>Hertz/Thrifty/Dollar</u>	<u>Budget/Avis/Thrifty/Dollar</u>	<u>Enterprise/Alamo/National</u>	<u>Off-site Car Rental:</u>	Land rent for car wash bldgs - \$0.42 PSFPA	10% of gross (airport generated business)
	10% of gross	10% of gross	10% of gross	Journey Rent-A-Car/Explore Rentals/ Nextcar/Rocky Mtn Expeditions/ Go Rentals/Finish Line Car Rental Montana Overlanding/Turo Rent-A-Car MT, LLC	Customer Facility Charge \$5.00 per rental day Water and Sewer Counter Space \$24.00 PSFPA Ready/Return Stalls \$100 /stall/year	
BTM	<u>Hertz</u>	<u>Avis/Enterprise</u>		<u>Budget/Thrifty</u>	Car Wash fee of \$4.00/ Car Rented	5% of gross
	10% of gross	10% of gross	Not on airport	10% of gross		
GPI	<u>Hertz/Thrifty/Dollar</u>	<u>Avis/Enterprise</u>	<u>Alamo/National</u>	Budget	Ready & return spaces \$4.00 / each / month	10% of gross (Airport Generated Business)
	\$51.45/srft/yr	\$51.45/srft/yr	\$51.45/srft/yr	\$51.45/srft/yr	Field \$8.00/each/month	
GTF	<u>Hertz</u>	<u>Avis/Enterprise</u>	<u>Alamo/National</u>	<u>Enterprise</u>	Counter Rental \$681 / mo Average	7.5% of gross
	10% of gross M.A.G. of \$160,000	10% of gross AVIS M.A.G. of \$160,000 N/A	10% of gross M.A.G. of \$154,000	10% of gross \$127,209.87	Ready stall rental \$12 / mo / per Return stall rental \$10 / mo / per Service building \$800 / mo	
HLN	<u>Hertz</u>	<u>Budget/Avis</u>	<u>Alamo/National</u>	N/A	\$1.75/day / contract for misc. improvements	5% of gross
	Annual 10% of gross	Annual 10% of gross	Annual 10% of gross		Counter Rental \$725/month	
MSO	<u>Hertz/Thrifty</u>	<u>Avis/Budget</u>	<u>Alamo/National</u>	<u>Enterprise</u>	Car Wash Facilities \$1500.00 / month	6% of gross on airport generated business
	\$1.30/ft/ month or \$752.7/m First year Guarantee \$310,000 Second year Guarantee \$325,000 Third year Guarantee \$340,000 Fourth year Guarantee \$350,000 Fifth year Guarantee \$360,000	\$1.30sq/ft/month or \$642.80.20/m increase 3%/yr First year Guarantee \$280,000 Second year Guarantee \$290,000 Third year Guarantee \$330,000 Fourth year Guarantee \$340,000 Fifth year Guarantee \$350,000	\$1.30sq/ft/month or \$634.40/m increase 3%/yr First year Guarantee \$331,084 Second year Guarantee \$336,050 Third year Guarantee \$341,091 Fourth year Guarantee \$346,207 Fifth year Guarantee \$351,400	\$1.30/ft or \$630.50/m increase 3%/yr First year Guarantee \$331,083 Second year Guarantee \$336,0491 Third year Guarantee \$341,090 Fourth year Guarantee \$346,206 Fifth year Guarantee \$351,399	Ready stalls \$20.00 / month/ stall (326 stalls) or \$3,140 per month parking in pay lot no limit \$4.00 per day contract fee separate from gross receipts	
SDY	N/A	N/A	N/A	N/A	N/A	N/A

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AIRPORT	Rental Car Agency				RENTAL CAR ADDITIONAL CHARGES	OFF-AIRPORT CAR CHARGES
WYS	N/A	<u>Avis</u> \$3.50 / sq ft / mo+10% of gross sales, 75% of M.A.G. of previous year	N/A	<u>Budget</u> \$3.50 / sq ft / mo+10% of gross sales, 75% of M.A.G. of previous year	N/A	<u>Turo</u> 10% of gross
GGW**	N/A	N/A	N/A	N/A	N/A	N/A
GDV**	N/A	N/A	N/A	N/A	N/A	N/A
HVR**	N/A	<u>Off-site Car Rental:</u> Havre Auto Rental	N/A	N/A	N/A	N/A
OLF*	N/A	N/A	N/A	N/A	N/A	N/A

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LANDING FEES

AIRPORT	SCHEDULED CARRIERS	NON-CONTRACT OR SUPPLEMENTAL CARRIERS	AIR TAXI OR OTHER G/A REVENUE FLIGHTS	NON-REVENUE GENERAL AVIATION	MINIMUM AWEIGHT FOR CHARGES
BIL	\$1.47 / 1000 lbs.	\$1.47 / 1000 lbs	None	None	12,500 lbs
BZN	\$1.07 / 1000 lbs.	\$3.00 / 1000 lbs 25.00 minimum	None unless over 9,000 lbs or scheduled such as freight haulers	No charge unless over 9,000 lbs	Scheduled or 9,000 lbs
BTM	\$1.31 / 1000 lbs	\$1.54 / 1000 (Non-signatory)	\$1.54 / 1000 lbs min over 9,000 lbs \$15 minimum under 9,000 lbs - \$4.50 minimum	\$1.54 / 1000 lbs over 9,000 lbs (\$15 min) No charge under 9,000 lbs	9,000 lbs
GPI	\$2.76 / 1000 lbs (signatory)	\$3.18 / 1000 lbs (non-signatory)	0-7,999lbs.= no fee 8,000-19,999lbs=\$3.00/1,000lbs 20,000-49,999=\$5.00/ 1,000lbs 50,000+lbs= \$6.00/ 1,000lbs	Same	Scheduled or 8,000 lbs
GTF	\$1.05 / 1000 lbs	\$1.58 / 1000 lbs	None unless over 12,500 lbs and does not pay fuel flowage.	\$.06 fuel flowage fees	12,500 lbs
HLN	\$1.00 / 1000 lbs	\$1.75 / 1000 lbs	\$1.75 / 1000 lbs over 10,000 lbs	No charge	10,000 lbs
MSO	\$1.95 / 1000 lbs (Non-signatory) \$1.50 / 1000 lbs (Signatory)	\$2.48 / 1000 if a/c is 12,500 lbs or over	Same	No charge unless 12,500 lbs or over	12,500 lbs
SDY	Ramp fee \$300.00 / mo, flat rate	\$2.00 / 1000 lbs if a/c is over 6,000 lbs	\$2.00 / 1000 lbs if a/c is over 6,000 lbs	\$2.00 / 1000 lbs if a/c is over 6,000 lbs	6,000 lbs
WYS	\$2.00 / 1000 lbs	\$2.25 / 1000 lbs (piston powered exempt)	\$2.25 / 1000 lbs (piston powered exempt)	\$2.25 / 1000 lbs (piston powered exempt)	\$2.25 / 1000 lbs (piston powered exempt)
GGW**	N/A	N/A	N/A	N/A	N/A
GDV**	N/A	N/A	N/A	N/A	N/A
HVR**	N/A	N/A	N/A	N/A	N/A
OLF*	N/A	N/A	N/A	N/A	N/A

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MISCELLANEOUS SERVICES

AIRPORT	SERVICE	RATE OR FEE
BIL	Wi-Fi	Free
	Luggage Carts	Free
BZN	Wi-Fi	Free
	Luggage Carts	\$2.00 / Cart
BTM	None	N/A
GPI	Wi-Fi	Free
	Luggage Carts	\$5.00 / Cart
GTF	Wi-Fi	Free
	Luggage Carts	Free
HLN	Wi-Fi	Free
	Luggage Carts	Free

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MSO	Wi-Fi	Free
	Travel Agent	\$598.09 month
	Real Estate	\$476.31 month
	Car Condos	\$1794.00 month
	Museum	\$419.00 month
SDY	Wi-Fi	Free
WYS	Wi-Fi	Free
GGW**	Wi-Fi	Free
GDV**	N/A	N/A
HVR**	Wi-Fi	Free
OLF*	N/A	N/A

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HANGARS / TIEDOWNS

AIRPORT	AIRPORT OWNED	RENTAL	LARGE HANGAR CHARGE	T-HANGAR CHARGE	FBO BUILDING CHARGE	TIEDOWN FEES	ANNUAL REVENUE FROM TIEDOWNS AND HANGARS
BIL	9 units	N/A	\$4.80 to \$7.21 sq/ft/year	Ground Rent \$.28 to .35	Ground Rent \$.27 to \$.35sq ft/year	All tie downs handled by FBO's	\$491,116.00
BZN	5 units	N/A	\$.18 sq/ft/year Commercial \$.14 sq/ft/year - Non Commercial	\$ 250 / month	\$48,140 / year - 10,560 sq ft/year	\$ 20 / month Based Aircraft up to 9,000 lbs \$10.00 per day 9,001-30,000 \$25.00 per day 30,001-59,999 \$50.00 per day 60,000-99,999 \$75.00 per day 100,000 & over \$100 per day	\$858,056.52
BTM	None	N/A	N/A	N/A	Ground Rent - \$.16 sq ft/year	Tie down fees handled by FBO	\$0.00
GPI	4 units	\$150.00 / month	N/A	N/A	Ground Rent	\$25 per day	\$7,200.00
GTF	No	To FBO & AVMAX N/A	\$.20 sq/ft utilities \$.14 sq/ft improved \$.12 sq/ft unimproved	N/A	hangars vary with leases	FBO handles	Hangar rentals \$51,000.00
HLN	Yes - 43 units	\$140 / month \$115 / month (open hangars)	\$.15 sq/ft.	\$99.00 - \$200 / month	Under Buildings - \$.1455 sq ft/year Ground/Ramps - \$.07 sq ft/year	No charge	T-hangars \$58,000.00
MSO	1 occupied by USFS	\$249,447 / year					
SDY	1 unit	Commercial \$.30/year/sq'	N/A - FBO's	0	\$.27 sq ft/year	0	\$3,240.00
WYS	None	Commercial - \$.24 sq/ft/year GA - N/A	N/A	N/A	Improved Ground - \$.165 sq ft/year Unimproved Ground - \$.08 sq ft/year	\$0	\$8,539.00
GGW**	20 T-Hangars 3 Large hangars	N/A	\$.15 sq ft x 1.5 / year	\$1,000 - \$1,400 per year	None - Airport owns FBO Terminal office space \$3.50/sq ft	N/A	\$60,000
GDV**	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HVR**	6 T-Hangars 1 Large Hangar	N/A	\$75/month	\$85-\$120/month	\$2,100/year	N/A	\$15,000
OLF*	N/A	\$200 / month 80X80 heated \$1,500/month	\$30/day, \$100/month 80X100 open hangar	N/A	Terminal office \$950 / month Garage Space w/heat \$100 / month	\$20/night	N/A

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Ground lease \$.10/sq ft / year

FUEL CONCESSION

AIRPORT	<u>SERVICES PERFORMED BY:</u>	<u>FUEL FLOWAGE FEE (CENTS) ON SALE TO:</u>		
	NAMES OF OPERATORS:	SCHEDULED CARRIERS	US GOVERNMENT	REGULAR RETAIL
BIL	Edward's Jet Center	None	\$.10 / gallon	\$.10 / gallon
BZN	Yellowstone Jetcenter (Signature Flight Support) Jet Aviation	None	\$.08 / gallon	\$.08 / gallon
BTM	Butte Aviation	None	\$.10 / gallon	\$.10 / gallon
GPI	Glacier Jet Center	\$.006 / gallon	\$.08 / gallon	\$.08 / gallon
GTF	Great Falls Jet Center Holman Aviation	None	\$.06 on those not based here if they purchase fuel from FBO's	\$.06 per gallon or landing fee
HLN	Exec Air Full and Self Service	None	\$.08 / gallon	\$.08 / gallon
MSO	Northstar Air Express Minuteman Aviation	None	\$.05 / gallon non-signature \$.00 / gallon signature	\$.05 / gallon
SDY	Richland Aviation Sidney Air Service	Richland Aviation \$.08 / gallon Jet A	\$.07 / gallon 100LL \$.09 / gallon Jet A	\$.06 / gallon 100LL \$.08 / gallon Jet A
WYS	Choice Aviation	\$.06 / gallon	\$.10 / gallon	\$.10 / gallon
GGW**	Wokal Field-Valley County Airport	N/A	N/A	N/A
GDV**	N/A	N/A	N/A	N/A
HVR**	MRKT Aviation Fuel LLC	\$0.05/ gallon	\$0.05/ gallon	\$0.05/ gallon
OLF*	N/A	N/A	N/A	N/A

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US GOVERNMENT AVIATION

AIRPORT	US GOVERNMENT UNITS BASED ON AIRPORT	NUMBER AND TYPE OF AIRCRAFT	USE CHARGE PAID BY US GOVERNMENT
BIL	USDA	1 Helicopter	N/A
BZN	N/A	N/A	N/A
BTM	N/A	N/A	N/A
GPI	N/A		
GTF	Montana Air National Guard DHS	8 C-130's 2 Helicopters 1 C206	\$1 per annum and provide all ARFF
HLN	Army National Guard USFS DNRC FWP/USDA DOT	1 Twin; 22 helicopters Seasonal Tankers and helicopters 5 Helicopters, 2 Fixed wing 2 Helicopters, 1 Fixed wing 4 Fixed wing	\$110,000.00 / yr - Airport Joint Use Fee Depends on fire season
MSO	USFS	Seasonal Tankers 2 Sherpas	Landing Fees

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US GOVERNMENT AVIATION

AIRPORT	US GOVERNMENT UNITS BASED ON AIRPORT	NUMBER AND TYPE OF AIRCRAFT	USE CHARGE PAID BY US GOVERNMENT
		1 Kingair 2 C206	
SDY	N/A	N/A	N/A
WYS	USFS	Various	N/A
GGW**	N/A	N/A	N/A
GDV**	N/A	N/A	N/A
HVR**	N/A	N/A	N/A
OLF*	N/A	N/A	N/A

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LIMOUSINE OR SHUTTLE SERVICE

AIRPORT	OPERATED BY	LEASE PERIOD	CHARGES
BIL	N/A	N/A	
BZN	Over 38 vendors, for a complete list refer to: www.bozemanairport.com/ground-transportation	5 years (exp 10-31-22)	MAG \$50,000 Vehicles with 16 seats or more - \$1.50 / passenger Vehicles with 7-15 seats - \$4.00 / passenger Vehicles with 1-6 seats - \$2.00 / trip
BTM	Hotel / Motel - Shuttle	N/A	\$45 / month built into signage
GPI	Various Operators	Operations Agreement 1 year	\$3.00 / trip
GTF	Hotel / Motel - Shuttle	N/A	N/A
HLN	Luxury Shuttle	2 year N/A	\$2 / trip
MSO	Hotel / Motel - Shuttle	N/A	\$400 / year \$100 / quarter
SDY	N/A	N/A N/A	N/A
WYS	Hotel / Motel - Shuttle	N/A	N/A
GGW**	N/A	N/A	N/A
GDV**	N/A	N/A	N/A
HVR**	Hotel / Motel - Shuttle	N/A	N/A
OLF*	N/A	N/A	N/A

TAXI, RIDE SHARE, BUS SERVICE

OPERATED BY	LEASE PERIOD	CHARGES
N/A	N/A	N/A
Refer to: www.bozemanairport.com/ground-transportation	N/A	\$2.00 / trip
City Taxi	N/A	0
Various	Operations Agreement 1 year	\$3.00 / trip
Blackout Cab	N/A	N/A
Uber	N/A	N/A
Lyft	N/A	N/A
Helena Town Car	5 years	\$2 / trip
Uber	5 years	\$2 / trip
Lyft	5 years	\$2 / trip
Green Taxi Airport Shuttle Yellow Cab	Month to month	\$1.00 per trip fee. Applies to taxis, limos, and ride shares
N/A	N/A	N/A
Yellowstone Road Runner Yellowstone Taxi	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

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BUILDING RENTALS

AIRPORT	COUNTER SPACE \$/SQ. FT.	OFFICE SPACE \$/SQ. FT.	OTHER AREAS \$/SQ. FT.	RENTAL (FED. GOV.) OR RENT FREE SPACE \$/SQ. FT.	AIR FREIGHT BLDG OWNED BY	AIR FREIGHT BLDG RENTAL \$/SQ. FT.	A. UTILITIES/SERVICES PROVIDED IN RENTAL FEE? Y/N B. HOUSE KEEPING PERFORMED BY ?
BIL	\$30.00 sq/ft/year	\$30.00 sq/ft/year	Finished Space \$30.00 Baggage Makeup Hold rooms Lower Level	Office Rental-Terminal(incl. utilities & Janitorial) TSA - \$48.50 sq ft/year	N/A	N/A	A. Yes B. Airport - Terminal space only
BZN	\$26.00 sq/ft/year	\$26.00 sq/ft/year	\$14.00 sq ft unfinished	FAA \$13.31 sq ft/year Terminal - TSA \$37.30	Clifford Family Intervivos Trust	N/A	A. Yes B. Airport
BTM	\$32.96 sq/ft/year	\$32.96 sq/ft/year	Sterile Holding \$32.96 Bag Return \$24.00 Bag Makeup \$24.00 Garage \$11.00 TSA \$17.00	\$8.10 / sq ft FAA & F&E 100 sq ft free to customs	N/A	N/A	A. Yes B. Airport
GPI	\$51.45 / sq. ft. / yr Sig \$59.16 / sq. ft./yr non - Sig	\$51.45 / sq. ft. / yr Sig \$59.16 / sq. ft./yr non - Sig	\$25.72 / sq. ft. / yr Sig \$29.58 / sq. ft./yr non - Sig		N/A	N/A	A. Yes B. Airport- Terminal Only
GTF	\$17.33 sq/ft/year	\$27.11 sq/ft/year	\$15.96	TSA - \$4,396/month + Utilities	Airport	N/A	A. Yes B. Airport
HLN	\$15.00 sq/ft/year	\$15.00 sq/ft/year	\$12.00 sq ft/year	Miscellaneous \$15-\$30.00/sq.ft.	N/A	N/A	A. Yes B. Airport
MSO	\$40.00 Signatory/yr.	Rent - \$2.09 / sq/ft/month Travel Agency sq/ft/month (office/public)	N/A	TSA \$4.28150 sq ft/month	N/A	N/A	A. Yes - utilities B. Minimum of house keeping
SDY	\$12.00 sq/ft/year		Storage space \$3.60 / sq/ft/month	\$800 / month	N/A	N/A	A. Yes B. Airport
WYS	\$3.50 sq/ft/month	\$3.50 sq/ft/month	Winter Storage \$1.00 sq/ft/month	TSA \$9,152.04 / year	N/A	N/A	A. Yes B. Airport
GGW**	\$6.41 sq/ft/month	\$5.63 sq ft/month	N/A	TSA Office \$3.33 sq ft/month	N/A	N/A	A. Yes B. Airport-Terminal, shared spaces only
GDV**	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HVR**	N/A	\$9,200.00	N/A	\$17,280/ year TSA	N/A	N/A	N/A
OLF*	N/A	N/A	N/A	TSA \$500/month	N/A	N/A	N/A

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RESTAURANT/FOOD SERVICE

AIRPORT	OPERATED BY	LEASE PERIOD & OPTIONS	FEES & RATES
BIL	SkyDine	Expires 3/31/2032	8% of gross revenues MAG \$150,000
BZN	Copper Horse	9yr lease exp 10/31/25	17.5% on food 20% on alcohol MAG \$570,000
BTM	The Ore Cart	N/A	1% of gross
GPI	MCS Burbank	N/A	10% of gross M.A.G. \$89,000
GTF	Tailwind	Expires 2/28/2039	10% \$0 - \$1 Million 12% \$1 Million - \$1.4 Million 14% \$1.4 Million & up
HLN	Tailwinds	10 year lease	<u>Years 1-3</u> 5% \$1 - \$400,000 7.5% \$400,001 - \$700,000 8% In excess of \$700,001 <u>Years 4-10</u> 10% of gross * Plus 1% of gross each year for utilites
MSO	Faber (Food)	Expires 6/30/32	11% on food 14% on alcohol
SDY	N/A	N/A	N/A
WYS	Vacant	N/A	12% of gross
GGW**	N/A	N/A	N/A
GDV**	N/A	N/A	N/A
HVR**	N/A	N/A	N/A
OLF*	N/A	N/A	N/A

GIFT SHOP

OPERATED BY	LEASE PERIOD & OPTIONS	FEES & RATES
SkyGifts	Expires 2/28/2027 MAG \$225,000	25% 25%
Montana Gift Corral	Expires 10/31/25	Included with restaurant revenue
N/A		
MCS Burbank	N/A	10% of gross
Tailwind	Expires 2/28/2039	10% \$0 - \$1 Million 12% \$1 Million - \$1.4 Million 14% \$1.4 Million & up
Concession	10 year lease	Included with restaurant revenue
FABER	6/30/2032	11%
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

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COCKTAIL LOUNGE OR BAR

VENDING MACHINE

AIRPORT	OPERATED BY	LEASE PERIOD & OPTIONS	FEES & RATES
BIL	SkyDine	Expires 3/31/2032	Included in Restaurant Gross Revenue
BZN	Copper Horse	Expires 10/31/25	17.5 % on food 20% on alcohol MAG included in restaurant
BTM	The Leopard Café		0% \$0.00 - \$200,000 5% over \$200,000
GPI	MCS Burbank	N/A	10% of gross
GTF	Tailwind	Expires 2/28/2039	11% \$0 - \$300,000 13% \$300,000 - \$400,000 14% \$400,000 +
HLN	Part of Restaurant	N/A	N/A
MSO	Faber	N/A	N/A
SDY	N/A	N/A	
WYS	Vacant	N/A	12% of gross
GGW**	N/A	N/A	N/A
GDV**	N/A	N/A	N/A
HVR**	N/A		N/A
OLF*	N/A	N/A	N/A

OPERATED BY	LEASE PERIOD & OPTIONS	FEES & RATES
Operated by gift shop and restaurant	N/A	Included in concession & gross revenue
Operated by gift shop and restaurant	N/A	Included in concession & gross revenue
New Lessee	3 years	10 to 20% of gross
Various	N/A	10% to 20% of gross
Tailwind	Expires 2/28/2039	10% of all sales plus \$41.00 / month
Restaurant	N/A	N/A
Valley Vending Coke Pepsi	Annual	40% of gross
Airport	N/A	Income \$605.00
Lehrkinds	N/A	10% of gross
Blue Rock Coke	N/A N/A	10% of gross 10% of gross
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

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LAND MANAGEMENT

AIRPORT	IMPROVED AIRPORT LAND	UNIMPROVED AIRPORT LAND	INDUSTRIAL PARK	NUMBER OF ACRES	CROPS GROWN	FINANCIAL ARRANGEMENTS WITH LESSEE
BIL	\$.34 sq ft/year	\$.28 sq ft/year	\$.35 sq ft/year	2300	N/A	N/A
BZN	\$.42 sq ft in terminal area \$.18 pr sq ft - Commercial General Aviation \$.14 sq ft/year in Non-Commercial GA	N/A	N/A	910	Hay	Varies
BTM	\$.18 sq ft/year	\$.11 sq/ft/year	Per negotiation	15	Hay	\$500 / year
GPI	\$.48 sq ft/year	N/A	N/A	500 Ag Land	Various crops	Varies
GTF**	\$.14 - \$.20 sq ft/year	\$.12 sq/ft/year	\$.20 sq/ft/ year	2500	Hay, Wheat, and Barley	Hay Airport receives 33 1/3% of crop tonnage Wheat & Barley Airport receives 25% of income
HLN	\$.1676 sq ft / building - Aviation up to \$12.50 sq ft for commercial subdivision- non aviation commercial. 7.5% annual cap rate	\$.0823 sq/ft/year	\$8-\$12/sq. ft.	N/A	N/A	N/A
MSO	\$.17 sq ft/year - Hangars/Aviation Use	\$31 / acre ag land	N/A	1220 Ag Land	N/A	N/A
SDY	\$.048 sq ft/year	\$.048 sq ft/year	N/A	130 acres 32 acres 32 acres	Hay Hay Hay	for sale \$65 per Ton on airport for sale \$65 per Ton on airport for sale \$65 per Ton on airport
WYS	Bulk Plant - \$20,129.30 Sewer Lagoon - \$25,750	N/A	N/A	48.11	N/A	N/A
GGW**	\$0.15 X (1.5Xsq ft)	\$0.15 X (1.5Xsq ft)	N/A	815 acres 137 acres	Wheat & Barley Livestock Pasture	\$29.73 per acre \$8.03 per acre
GDV**	N/A	1/3 share - \$7,813 year	N/A	N/A	Wheat, Hay	N/A
HVR**	N/A	1/3 share	N/A	N/A	Wheat & Hay	Varies
OLF*	N/A	N/A	N/A	N/A	N/A	N/A

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ADVERTISING

AIRPORT	AGENT	LEASE	CONCESSION FEE OR RATES	DIRECT HOTEL PHONES - CHARGE PER PHONE
BIL	Airport	N/A	Baggage Claim wall Ads: \$290/month Baggage Claim pillar ads: \$225/month Baggage Claim map wall ads: \$220/month Baggage Claim kiosk: \$150/side Baggage Claim digital ads: \$200/month	
BZN	Airport	N/A	Baggage claim 44 x 41 inch sign \$225 / month Display case \$200 / month Website \$12.50/month Boarding Bridge \$325 / month Brochure, 177 Spaces 4" x 9" each for \$250.00 / year	\$55 per month each telephone board
BTM	Airport	Annual	\$45 - \$125 / month Telephone board \$100 / month	Use of included in advertising price
GPI	Airport	N/A	Digital Displays \$450/ month annual contract \$3,000 for 3 month contract \$350 change fee	N/A
GTF	Dahota Outdoors	1-1-18 thru 12-31-2027	40% of Gross revenue or \$40,000 MAG	Monthly charges vary from \$60 to \$190
HLN	A-Z Advertising	N/A	Digital/Wraps \$250-\$350/ month Varies	N/A
MSO	Airport	N/A	More Rates Available at flymissoula.com/advertising	Included in Advertising
SDY	None	N/A	N/A	N/A
WYS	Airport	1 season	\$225.00 per ad board 24"x36" \$400.00 per Board 4'x8'	N/A
GGW**	Airport	N/A	Electronic Display in Terminal Lobby / Free for community events	N/A
GDV**	N/A	N/A	N/A	N/A
HVR**	N/A	N/A	N/A	N/A
OLF*	N/A	N/A	N/A	N/A

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