

Walla Walla Regional Airport Minimum Rate & Charge Guidelines

Building Lease Rates

A State Leasehold Tax currently established at 12.84% is an additional charge and is not included in the rate & charge guidelines.

| Location | Description | 2023 Rate | 2024 Rates | Last Rent Adjustment Date |
|----------|-------------|--------------|---------------|------------------------------|
|----------|-------------|--------------|---------------|------------------------------|

Buildings

3%

| Concrete Floor Base Rent | | | | |
|--------------------------------------|--------|------------|--------|----------|
| 20,000 sq.ft. & over | \$1.84 | sq.ft./yr. | \$1.90 | 1/1/2024 |
| Under 20,000 sq.ft. to 15,000 sq.ft. | \$2.01 | sq.ft./yr. | \$2.07 | 1/1/2024 |
| Under 15,000 sq.ft. to 10,000 sq.ft. | \$2.15 | sq.ft./yr. | \$2.21 | 1/1/2024 |
| Under 10,000 sq.ft. to 5,000 sq.ft. | \$2.32 | sq.ft./yr. | \$2.39 | 1/1/2024 |
| Under 5,000 sq.ft. to 3,000 sq.ft. | \$2.47 | sq.ft./yr. | \$2.54 | 1/1/2024 |
| Under 3,000 sq.ft. | \$2.64 | sq.ft./yr. | \$2.72 | 1/1/2024 |

| Wood Floor Base Rent | | | | |
|-------------------------------------|--------|------------|--------|----------|
| 10,000 sq.ft. & over | \$1.53 | sq.ft./yr. | \$1.58 | 1/1/2024 |
| Under 10,000 sq.ft. to 5,000 sq.ft. | \$1.67 | sq.ft./yr. | \$1.72 | 1/1/2024 |
| Under 5,000 sq.ft. to 3,000 sq.ft. | \$1.75 | sq.ft./yr. | \$1.80 | 1/1/2024 |
| Under 3,000 sq.ft. | \$1.90 | sq.ft./yr. | \$1.96 | 1/1/2024 |

Additive Items

| | | | | |
|------------------|--------|------------|--------|----------|
| Electricity | \$0.37 | sq.ft./yr. | \$0.38 | 1/1/2024 |
| Rest Room | \$0.29 | sq.ft./yr. | \$0.30 | 1/1/2024 |
| Heat | \$0.37 | sq.ft./yr. | \$0.38 | 1/1/2024 |
| Air Conditioning | \$0.43 | sq.ft./yr. | \$0.44 | 1/1/2024 |
| Car Port | \$0.29 | sq.ft./yr. | \$0.30 | 1/1/2024 |
| Large Door | \$0.22 | sq.ft./yr. | \$0.23 | 1/1/2024 |
| Loading Dock | \$0.15 | sq.ft./yr. | \$0.15 | 1/1/2024 |

**Some types of airport buildings are highly sought after by the leasing public. Subsequently, the rate and charge guidelines may not reflect the lease value of certain buildings. Staff is encouraged to maximize rental income for the airport to enable it to become more self-sufficient. The rate and charge guidelines for industrial buildings should be considered minimum rental rates.

**If a tenant pays 100% of improvement for any additive item listed above, said improvement will not be calculated in the base rent.

Walla Walla Regional Airport Minimum Rate & Charge Guidelines Land Lease Rates

A State Leasehold Tax currently established at 12.84% is an additional charge and is not included in the rate & charge guidelines.

| Location | Description | 2023 Rate | 2024 Rates | Last Rent Adjustment Date |
|----------------|---|-----------|------------|---------------------------|
| Improved Land: | SCHEDULE A (Land served by water and/or sewer) | | 3% | |

Small Parcel Development (0 - .99 acres)

| | | | | | |
|---|---------|------------|----------------|------------|--------|
| | \$0.274 | sq.ft./yr. | \$0.282 | sq.ft./yr. | Jan-24 |
| Plus Washington State Leasehold Tax. Currently established at 12.84%. | | | | | |

Examples:

| Acres | Sq.Ft. | Previous Rate | 2024 Rate |
|----------|--------|-------------------|-------------------|
| 1/4 acre | 10,890 | \$248.66 per mth. | \$256.11 per mth. |

Mid-Size Parcel Development (1 acre to 2.99 acres)

| | | | | | |
|---|--|------------|----------------|--|--------|
| | 25% Reduction off of Small Parcel Development Rate | | | | Jan-24 |
| | \$0.205 | sq.ft./yr. | \$0.212 | | |
| Plus Washington State Leasehold Tax. Currently established at 12.84%. | | | | | |

Examples:

| Acres | Sq.Ft. | Sq.Ft./Yr. | Previous Rate | 2024 Rate |
|--------|--------|------------|-------------------|-------------------|
| 1 acre | 43,560 | \$0.199 | \$722.37 per mth. | \$768.34 per mth. |

Large-Size Parcel Development (3 acre to 4.99 acres)

| | | | | | |
|---|--|------------|----------------|--|--------|
| | 50% Reduction off of Small Parcel Development Rate | | | | Jan-24 |
| | \$0.137 | sq.ft./yr. | \$0.141 | | |
| Plus Washington State Leasehold Tax. Currently established at 12.84%. | | | | | |

Examples:

| Acres | Sq.Ft. | Sq.Ft./Yr. | Previous Rate | 2024 Rate |
|---------|---------|------------|---------------------|---------------------|
| 3 acres | 130,680 | \$0.133 | \$1,448.37 per mth. | \$1,536.69 per mth. |

**Extra-Large Size Parcel Development (5 Plus Acres)

| | | | | | |
|---|--|------------|----------------|--|--------|
| | 75% Reduction off of Small Parcel Development Rate | | | | Jan-24 |
| | \$0.068 | sq.ft./yr. | \$0.071 | | |
| Plus Washington State Leasehold Tax. Currently established at 12.84%. | | | | | |

Examples:

| Acres | Sq.Ft. | Sq.Ft./Yr. | Previous Rate | 2024 Rate |
|-------|---------|------------|---------------------|---------------------|
| 5 | 217,800 | \$0.066 | \$1,197.90 per mth. | \$1,280.57 per mth. |

** To qualify for this rate, private investment must exceed \$250,000 within three (3) years from the date the lease is signed. If not, the lease rate commencing Year 4 will be based on Large Size Parcel.

Walla Walla Regional Airport Rate & Charge Guidelines

Land Lease Rates

A State Leasehold Tax currently established at 12.84% is an additional charge and is not included in the rate & charge guidelines.

| Location | Description | 2023 Rate | 2024 Rates | Last Rent Adjustment Date |
|----------|--|-----------|------------|---------------------------|
| | SCHEDULE B (Improved land with no utility service in use) | | 3% | |

| | | | | | |
|---|---------|------------|----------------|------------|--------|
| | \$0.219 | sq.ft./yr. | \$0.226 | sq.ft./yr. | Jan-24 |
| Plus Washington State Leasehold Tax. Currently established at 12.84%. | | | | | |

Examples:

| Acres | Sq.Ft. | Previous Rate | | | |
|----------|--------|---------------|----------|----------|----------|
| 1/4 acre | 10,890 | \$198.74 | per mth. | \$204.70 | per mth. |
| 1/2 acre | 21,780 | \$397.49 | per mth. | \$409.41 | per mth. |
| 3/4 acre | 32,670 | \$596.23 | per mth. | \$614.11 | per mth. |
| 1 acre | 43,560 | \$794.97 | per mth. | \$818.82 | per mth. |

Unimproved Land: SCHEDULE C (Land adjacent to existing airport owned buildings available for lease by occupying tenants)

**Port Commission may consider a discounted rate for more than three (3) acres.

3%

| | | | | | |
|---|---------|------------|----------------|------------|--------|
| | \$0.109 | sq.ft./yr. | \$0.112 | sq.ft./yr. | Jan-24 |
| Plus Washington State Leasehold Tax. Currently established at 12.84%. | | | | | |

Examples:

| Acres | Sq.Ft. | Previous Rate | | | |
|----------|--------|---------------|----------|----------|----------|
| 1/4 acre | 10,890 | \$98.92 | per mth. | \$101.89 | per mth. |
| 1/2 acre | 21,780 | \$197.84 | per mth. | \$203.77 | per mth. |
| 3/4 acre | 32,670 | \$296.75 | per mth. | \$305.66 | per mth. |
| 1 acre | 43,560 | \$395.67 | per mth. | \$407.54 | per mth. |

SCHEDULE D (Land used for agricultural research purposes)

| | |
|---------------------------|--------|
| Flat Rate | Jan-24 |
| Plus WA ST L/H Tax 12.84% | |

**Does not include airport farm leases.

**Port Commission may consider a discounted rate for more than five (5) acres.

3%

| Acres | Previous Rate | | | |
|-----------------|---------------|----------|----------------|----------|
| Up to 1/4 acre | \$27.44 | per mth. | \$28.26 | per mth. |
| 1/4 - 1/2 acre | \$38.41 | per mth. | \$39.56 | per mth. |
| 1/2 - 3/4 acre | \$49.39 | per mth. | \$50.87 | per mth. |
| 3/4 - 0.99 acre | \$60.36 | per mth. | \$62.17 | per mth. |
| 1 acre + | \$71.34 | per mth. | \$73.48 | per mth. |

Walla Walla Regional Airport Minimum Rate & Charge Guidelines

Hangar Lease Rates

A State Leasehold Tax currently established at 12.84% is an additional charge and is not included in the rate & charge guidelines.

| Building Type | Description | 2023 Rate | | 2024 Rates | Last Rent Adjustment Date |
|---------------|-------------|--------------|--|---------------|------------------------------|
|---------------|-------------|--------------|--|---------------|------------------------------|

Hangars

5%

| | | | | |
|---------------------------------------|-------|-----------|-------|--------|
| South T-Hangars (1-30) & (45-52) | \$142 | per mth. | \$149 | Jan-24 |
| North End T-Hangar (53) | \$198 | per mth. | \$208 | Jan-24 |
| North T-Hangars (54-64) | \$167 | per mth. | \$175 | Jan-24 |
| Old Shelter Hangars (1-4; Full) | \$502 | per mth. | \$527 | Jan-24 |
| Old 1/2 S.H. (5E, 5W, 6E, 6W; Half) | \$285 | per mth. | \$299 | Jan-24 |
| Overnight Use in ANY Hangar | \$25 | per night | \$26 | Jan-24 |
| New North End T-Hangar (71) | \$266 | per mth. | \$279 | Jan-24 |
| New North End T-Hangar (73) | \$248 | per mth. | \$260 | Jan-24 |
| New North T-Hangars (65-71) | \$223 | per mth. | \$234 | Jan-24 |
| New Shelter Hangar (2B; Full) | \$749 | per mth. | \$786 | Jan-24 |
| New 1/2 S.H. (4B, 5B E & W ea.; Half) | \$403 | per mth. | \$423 | Jan-24 |

** Three (3) month minimum advance payment.

Large Hangars

| | | | | |
|---|----------|------------|----------|--------|
| Corporate Hangar: 4800sf (160 W. Lear) | \$1,929 | per mth. | \$2,025 | Jan-24 |
| Barrel Hangars: 112 | \$1.67 | sq.ft./yr. | \$1.75 | Jan-24 |
| Barrel Hangars: 101, 102, 116 | \$1.90 | sq.ft./yr. | \$2.00 | Jan-24 |
| Barrel Hangar: 118 | | | | Jan-24 |
| Full Hangar | \$1.67 | sq.ft./yr. | \$1.75 | Jan-24 |
| Individual Aircraft Space | \$136.00 | per mth. | \$142.80 | Jan-24 |
| Side Shop Spaces - Not less than \$50/mth | \$3.72 | sq.ft./yr. | \$3.72 | Jan-23 |

Hangar Electrical Fees

| | | | | | |
|-----------------|----------------------|----------|-------------------------|---------|--------|
| Shelter Hangars | Actual /\$22 Min. | per mth. | Actual /\$23.10 Min. | Jan-24 | |
| Hangar #118 - | Plane Storage | \$22 | per mth. | \$23.10 | Jan-24 |
| | Shop Storage | \$28.60 | per mth. | \$30.03 | Jan-24 |

Walla Walla Regional Airport

Minimum Rate & Charge Guidelines

Water & Sewer Rates

A State Leasehold Tax currently established at 12.84% is an additional charge and is not included in the rate & charge guidelines.

| <u>Type</u> | <u>Description</u> | 2023 Rate | 2024 Rates | Last Rent Adjustment Date |
|-------------------------------|-------------------------|--------------|---|------------------------------|
| | | | 5% | |
| Water Base Fee | Metered 3/4" or 1" Line | \$44 | per mth. \$46 | Jan-24 |
| | Metered 2" Line | \$66 | per mth. \$69 | Jan-24 |
| | Metered 3" Line | \$97 | per mth. \$102 | Jan-24 |
| | Metered 4" Line | \$122 | per mth. \$128 | Jan-24 |

| | | | | |
|---------------------------------|--------|----------------|--------|--------|
| <u>Water Consumption</u> | \$0.87 | per 100 cu.ft. | \$0.91 | Jan-24 |
|---------------------------------|--------|----------------|--------|--------|

| | | | | |
|----------------------------------|------|----------|------|--------|
| <u>Sewer Base Fee</u> | \$52 | per mth. | \$55 | Jan-24 |
|----------------------------------|------|----------|------|--------|

| | | | | |
|---------------------------------|--------|----------------|--------|--------|
| <u>Sewer Consumption</u> | \$3.99 | per 100 cu.ft. | \$4.19 | Jan-24 |
|---------------------------------|--------|----------------|--------|--------|

Multiple Service Policy : Tenants with more than one water and/or sewer service per bldg.
 For each water and sewer service to the property, the tenant shall pay water and sewer fees according to the fee schedule above. If the tenant has more than one water service and said water service is not discharged into the Port sewer system directly and/or indirectly, the tenant shall pay water fees only on the second service. (i.e. Ag Business, McGregor, Wilbur-Ellis)

Landscape Irrigation Policy: If desired, tenant may have a separate meter and backflow preventer installed for water servicing a landscape irrigation system that does not discharge into the Port sewer system directly and/or indirectly. The tenant shall pay the base and consumption water fees only on this service. The tenant shall pay the Port for the actual cost of meter, backflow preventer and labor for installation.

Walla Walla Regional Airport Minimum Rate & Charge Guidelines Water & Sewer Rates

A State Leasehold Tax currently established at 12.84% is an additional charge and is not included in the rate & charge guidelines.

| <u>Type</u> | <u>Description</u> | 2023 Rate | 2024 Rates | <u>Last Adjustment</u> Date |
|-------------|--------------------|--------------|---------------|--------------------------------|
|-------------|--------------------|--------------|---------------|--------------------------------|

| | | | | |
|--|---------|-------------------|----------------|--------|
| Connection Charges (All New Services) | | | | |
| Cost to extend water and sewer service | | | | |
| Tenants will be financially responsible for connecting to the airport's water and sewer system. This includes all costs to extend the utilities to the leased property. Port staff will install and make said improvements. Tenant will be responsible for reimbursing the Port on a time and material basis. This includes the cost of the water meter and road patches (if needed). The Port reserves the right to determine the type and minimum size of water meter to be installed. | | | | |
| Capital Connection Fee (one-time) | | | | |
| 5% | | | | |
| Water | \$2,200 | | \$2,310 | Jan-24 |
| Sewer | \$2,200 | | \$2,310 | Jan-24 |
| Water Drawn from Hydrants | | | | |
| For water drawn from airport hydrants a meter and backflow device will be required to be installed. A hookup fee will be assessed plus the current consumption fee per 100 cubic feet shall be charged. Prior to hooking up the hydrant, approval must be obtained from the Administrative staff. All water drawn from hydrants must be used on airport property only. | | | | |
| 5% | | | | |
| Hookup | \$28 | fee | \$29 | Jan-24 |
| Multiple Tenant Policy | | | | |
| For each water and sewer line brought to building, tenant will pay base water and sewer fees according to the fee schedule above. Each additional bathroom and/or sink that is connected to existing water and sewer line in building will be charged the following fees. | | | | |
| 5% | | | | |
| Multiple Line | \$5.50 | per mth. | \$5.78 | Jan-24 |
| Stormwater Fee | | | | |
| For tenants that are connected to the airport stormwater system or discharge into the Airport drainage swale system the fee shall be based on the total square footage of impervious surface of tenants leased area. Tenant will be charged a monthly fee for every 3,000 square feet of impervious surface. | | | | |
| 5% | | | | |
| Stormwater | \$3.56 | per 3,000 sq. ft. | \$3.74 | Jan-24 |

Walla Walla Regional Airport Minimum Rate & Charge Guidelines

Storage Lease Rates

A State Leasehold Tax currently established at 12.84% is an additional charge and is not included in the rate & charge guidelines.

| Storage Type | Description | 2023 Rate | | 2024 Rates | Last Rent Adjustment Date |
|--------------|-------------|--------------|--|---------------|------------------------------|
|--------------|-------------|--------------|--|---------------|------------------------------|

Closed Storage

5%

Bdg. 1101
15 Convair Ave.

| | | | | | |
|--|---------|-------|----------|--------------|--------|
| | Space A | \$307 | per mth. | \$322 | Jan-24 |
| | Space B | \$307 | per mth. | \$322 | Jan-24 |
| | Space C | \$307 | per mth. | \$322 | Jan-24 |
| | Space D | \$491 | per mth. | \$516 | Jan-24 |

** Three (3) month minimum advance payment.

Motor Pool Storage

5%

Vehicles or
Motorhomes

| | | | | | |
|--|-----------------------------|-------|----------|--------------|--------|
| | Space 1A and 1B | \$86 | per mth. | \$90 | Jan-24 |
| | Space 2 - 5 | \$72 | per mth. | \$76 | Jan-24 |
| | Space 6 - 9 | \$86 | per mth. | \$90 | Jan-24 |
| | Space 10 | \$160 | per mth. | \$168 | Jan-24 |
| | Space 11 - 14 | \$62 | per mth. | \$65 | Jan-24 |
| | Space 15 | \$105 | per mth. | \$110 | Jan-24 |
| | Outside Spaces (no shelter) | \$50 | per mth. | \$53 | Jan-24 |

** Six (6) month minimum advance payment.

Garages

5%

| | | | | | |
|--|--------|------|----------|-------------|--------|
| | Garage | \$50 | per mth. | \$53 | Jan-24 |
|--|--------|------|----------|-------------|--------|

**Six (6) month minimum advance payment.

Ammo Bunkers

5%

| | | | | | |
|--|-----------------------------|-------|----------|--------------|--------|
| | Large (#22 & #23) | \$178 | per mth. | \$187 | Jan-24 |
| | Small (#24 & #26 - #34) | \$92 | per mth. | \$97 | Jan-24 |
| | 1104 Ammo Closets (#1 - #6) | \$122 | per mth. | \$128 | Jan-24 |
| | 1105 Area Bunker | \$227 | per mth. | \$238 | Jan-24 |

**Six (6) month minimum advance payment.

Walla Walla Regional Airport Minimum Rate & Charge Guidelines

Airport Conference Room Rates

A State Leasehold Tax currently established at 12.84% is an additional charge and is not included in the rate & charge guidelines.

| Type | Description | 2023 Rates | 2024 Rates | Last Rent Adjustment Date |
|------|-------------|---------------|---------------|------------------------------|
|------|-------------|---------------|---------------|------------------------------|

[Airport Terminal Building Community Conference Rooms](#)

MILL CREEK ROOM - Capacity 28

5%

| | | | | |
|--|-------|-------------------|--------------|--------|
| Port/Airport Tenants | \$100 | less than 4 hours | \$105 | Jan-24 |
| | \$116 | more than 4 hours | \$122 | Jan-24 |
| Local, State, Federal Gov. & Not for Profit Business/Grp. | \$110 | less than 4 hours | \$116 | Jan-24 |
| | \$131 | more than 4 hours | \$138 | Jan-24 |
| For Profit Businesses & Tuition Fee Based Org. | \$142 | less than 4 hours | \$149 | Jan-24 |
| | \$158 | more than 4 hours | \$166 | Jan-24 |

BLUE MOUNTAIN ROOM - Capacity 101

5%

| | | | | |
|--|-------|-------------------|--------------|--------|
| Port/Airport Tenants | \$110 | less than 4 hours | \$116 | Jan-24 |
| | \$131 | more than 4 hours | \$138 | Jan-24 |
| Local, State, Federal Gov. & Not for Profit Business/Grp. | \$121 | less than 4 hours | \$127 | Jan-24 |
| | \$142 | more than 4 hours | \$149 | Jan-24 |
| For Profit Businesses & Tuition Fee Based Org. | \$158 | less than 4 hours | \$166 | Jan-24 |
| | \$173 | more than 4 hours | \$182 | Jan-24 |

COMBINED ROOM - Capacity 129

5%

| | | | | |
|--|-------|-------------------|--------------|--------|
| Port/Airport Tenants | \$137 | less than 4 hours | \$144 | Jan-24 |
| | \$152 | more than 4 hours | \$160 | Jan-24 |
| Local, State, Federal Gov. & Not for Profit Business/Grp. | \$147 | less than 4 hours | \$154 | Jan-24 |
| | \$163 | more than 4 hours | \$171 | Jan-24 |
| For Profit Businesses & Tuition Fee Based Org. | \$210 | less than 4 hours | \$221 | Jan-24 |
| | \$236 | more than 4 hours | \$248 | Jan-24 |

- **Conference Room Clean-Up Fee - if left unclean or spillage - \$100 (Discretion of Port Staff)**
- **Cancellation Fee: 50% of rental fee, if cancelled less than 7 days prior to room use.**
- **No Charge for Port Sponsored Meetings**

Walla Walla Regional Airport Minimum Rate & Charge Guidelines

Airport Conference Room Rates

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| Type | Description | 2023 Rates | 2024 Rates | Last Rent Adjustment Date |
|------|-------------|---------------|---------------|------------------------------|
|------|-------------|---------------|---------------|------------------------------|

Port of Walla Walla Administrative Office Conference Rooms

Large Port Commission Meeting Room

5%

| | | | | |
|--|--|------|-------------|--------|
| No charge to Port and Airport tenants and governmental agencies. | | | | |
| For Profit business | | \$34 | half day | |
| | | \$61 | full day | |
| | | | \$36 | Jan-24 |
| | | | \$64 | Jan-24 |

Small Port Conference Room

| | | | | |
|-----------|--|--|--|--|
| No charge | | | | |
|-----------|--|--|--|--|

Walla Walla Regional Airport Minimum Rate & Charge Guidelines

Terminal Building Lease Rates

A State Leasehold Tax currently established at 12.84% is an additional charge and is not included in the rate & charge guidelines.

| Type | Description | 2023 Rates | 2024 Rates | Last Rent Adjustment Date |
|------|-------------|------------|------------|---------------------------|
|------|-------------|------------|------------|---------------------------|

Airlines

| | | | | |
|---|-----------------------|--------------------------|---------|--------|
| A. 1,188 sq.ft. Ticket Counters, Offices & Baggage Room Space - EXCLUSIVE | \$15.00 \$1,485.00 | per s.f./yr. per mth. | no chg. | Jan-21 |
| B. 1,580 sq.ft. Baggage Claim Area - NON-EXCLUSIVE | \$8.00 \$1,053.33 | per s.f./yr. per mth. | no chg. | Jan-21 |
| C. 1,780 sq.ft. Sterile Departing Passenger Lounge - NONEXCLUSIVE | \$8.00 \$1,186.67 | per s.f./yr. per mth. | no chg. | Jan-21 |
| D. Public Address System Fee - NONEXCLUSIVE | \$40.00 | per mth. | no chg. | Jan-21 |

The above rates are based on seven (7) day per week scheduled air service by each carrier. With the exception of the EXCLUSIVE Offices & Baggage Room Space space listed above, the Port may discount the above fees based on number of days per week the air carrier provides scheduled air service. The discounted rate for each day under seven (7) days shall be approximately 14% of the above fee. For example: 100% for 7 days, 86% for 6 days, 71% for 5 days, 57% for 4 days, 43% for 3 days, 28% for 2 days and 14% for 1 day.

Rental Cars

| | | | | |
|---------------------------------|-------|------------------|---------|--------|
| 266 sq.ft. Office Space/Counter | 10% | % of Gross | no chg. | Jan-01 |
| 10 Short-term parking stalls | \$500 | OR, /mth.min. | no chg. | |
| 10 Long-term parking stalls | \$5 | Plus, per trans. | no chg. | Jan-06 |

Restaurant / Lounge (Current Rental Rate Below Per Operator Lease)

| | | | | |
|-----------|----------|----------|----------|--------|
| Rent | \$890.23 | per mth. | \$908.04 | Mar-23 |
| Utilities | \$281.42 | per mth. | \$295.49 | Mar-23 |

2nd Floor Offices

| | | | | |
|-----------------------------------|--|--|---------|--------|
| \$12.50 - \$20.00 per sq.ft./year | | | no chg. | Jul-08 |
|-----------------------------------|--|--|---------|--------|

Walla Walla Regional Airport Minimum Rate & Charge Guidelines

Miscellaneous Lease Rates & Fees

A State Leasehold Tax currently established at 12.84% is an additional charge and is not included in the rate & charge guidelines.

| Building Type | Description | 2023 Rates | 2024 Rates | | | Adjustment Date |
|---------------|-------------|------------|------------|--|--|-----------------|
|---------------|-------------|------------|------------|--|--|-----------------|

Wine Incubator Buildings (1,600 SQFT Building)

3%

| | | | | | | |
|--------|---------|----------|--|--|--|--------|
| Year 1 | \$1,042 | per mth. | | | | Jan-24 |
| Year 2 | \$1,255 | per mth. | | | | Jan-24 |
| Year 3 | \$1,465 | per mth. | | | | Jan-24 |
| Year 4 | \$1,673 | per mth. | | | | Jan-24 |
| Year 5 | \$1,883 | per mth. | | | | Jan-24 |
| Year 6 | \$2,091 | per mth. | | | | Jan-24 |

Cell Towers

| | |
|--|--------|
| The lease rate will be based on the highest lease rate by other area governmental agencies. In no event shall the lease rate be below \$1,500 per month, a minimum co-locate fee of \$500 per user per month, and a yearly inflation increase of 3% or CPI increase, whichever is greater. CPI used is "US City Seasonally Adjusted". Lease term shall be 5-years with (5) 5-year options. | May-15 |
|--|--------|

Mobile Food Units

5%

| | | | | | | |
|--|----------|----------|--|--|--|--|
| Location shall be old terminal building parking lot and/or another location approved by the Airport. If utilities are needed an additional charge will be added. | Jan-24 | | | | | |
| | \$525.00 | per mth. | | | | |

Airside Assets

3%

| | | | | | | |
|---|-------------------------|---------|-----------------------|-----------------------|-----------------------|--------|
| Target Butt | \$90.00 | per day | | | | Jan-24 |
| EVOC Course | \$130.00 | per day | | | | Jan-24 |
| (Drag Strip): Lse Thru 2026 Season | Greater of: | | | | | Jan-24 |
| Per Race Day: | 5% of Gross or \$647.70 | | 5% or \$660.65 | 5% or \$673.87 | 5% or \$687.34 | Jan-24 |
| Per Test-N-Tune Day: | 5% of Gross or \$346.80 | | 5% or \$353.74 | 5% or \$360.81 | 5% or \$368.03 | Jan-24 |

Airport Ditch Leases

5%

| | | | | | | |
|-------------------------------|-------|--------------------|--|--|--|--------|
| Ditch along Crawford, Olympia | \$90 | Small Lots Per Yr. | | | | Jan-24 |
| Rainier & Blue Mtn. | \$130 | Large Lots Per Yr. | | | | Jan-24 |

Walla Walla Regional Airport Minimum Rate & Charge Guidelines

Terminal Building Advertising Lease Rates

A State Leasehold Tax currently established at 12.84% is an additional charge and is not included in the rate & charge guidelines.

| Type | Description | 2023 Rates | 2024 Rates | Adjust. Date |
|------|-------------|---------------|---------------|-----------------|
|------|-------------|---------------|---------------|-----------------|

Airport Terminal Building Advertising

| | | | | | | | | |
|--|----------------|--|---------|--|--|--|--|--------|
| Screening Room Entrance (3-4) | \$273 per mth. | | no chg. | | | | | Feb-10 |
| Baggage Claim Center Wall (5, 6, 8, 9) (7) | \$159 per mth. | | no chg. | | | | | Feb-10 |
| | \$182 per mth. | | no chg. | | | | | Feb-10 |
| Baggage Claim Rest. Wall (10, 13) (11-12) | \$136 per mth. | | no chg. | | | | | Feb-10 |
| | \$159 per mth. | | no chg. | | | | | Feb-10 |
| Baggage Claim Curb Wall (14, 18) (15-17) | \$136 per mth. | | no chg. | | | | | Feb-10 |
| | \$159 per mth. | | no chg. | | | | | Feb-10 |
| Airport Info. Center-Kiosk (20-22) | \$114 per mth. | | no chg. | | | | | Feb-10 |

Walla Walla Regional Airport Minimum Rate & Charge Guidelines

Aviation Fees

| Category | Description | 2023 Rates | 2024 Rates | | | | | | Rate Adj. Date |
|---------------------|--|-------------------------------------|-----------------------------------|--|--|--|--|--|----------------|
| Category 1: | Based & Non-base passenger and/or air cargo, scheduled or unscheduled certified gross landing weight over 6,000 pounds. | \$0.75 /1000 lb. \$10.00 Minimum | \$0.79 \$11 Min. | | | | | | Jan-24 |
| Category 2: | Sched. air carriers serving Walla Walla, passenger carrying aircraft operations. Part 121 and 125. | \$0.85 /1000 lb. | \$0.85 | | | | | | Jan-23 |
| Category 3: | Landings by Categories 2, for other than revenue generating purposes. | \$10.00 /landing | \$10.00 | | | | | | Jan-23 |
| Category 4: | Revenue generating aircraft not based at airport. Part 91. | \$0.75 /1000 lb. \$9.00 Minimum | \$0.79 \$11 Min. | | | | | | Jan-24 |
| Category 5: | Aircraft operations over 12,500 pounds certified gross landing weight. Part 61, 91 and 141 (except Part 91 affected by Category 6 above) | \$0.75 /1000 lb. | \$0.79 | | | | | | Jan-24 |
| Category 6: | Tie Down Fees Overnight Transient Fees **First three (3) days - no charge | \$54 per mth. \$11 per day | \$56.70 \$12.00 | | | | | | Jan-24 |
| Category 7: | Fuel Flowage Fees (Brought onto Airport) | \$0.15 per gal. | \$0.15 | | | | | | Jan-23 |
| Category 8: | Non-based aerial applicators. Part 137. **Two (2) month minimum advance payment. NONREFUNDABLE. | \$800 per mth. | \$800.00 | | | | | | Jan-23 |
| Category 9: | Off-site Flight Schools * | \$8 | \$8.00 | | | | | | Jan-23 |
| Category 10: | Prison Transfer (per person) | \$15 | \$15.00 | | | | | | Jan-23 |

* Touch-&- Go's are considered a landing and subject to the applicable landing fees.

* The Port Commission will consider reducing fees in the event an organization can provide a letter from a state or federal agency giving it special status and not subject to the published rates.

Walla Walla Regional Airport Minimum Rate & Charge Guidelines

Aircraft Rescue & Fire Fighting Services

| Category | Description | 2023 Rates | 2024 Rates | | | | | | Last Rent Adjustment Date |
|--|------------------------------------|------------|--------------|--|--|--|--|--|---------------------------|
| Scheduled Air Carriers Required To Have ARFF Coverage | Per Published, Scheduled Landing | \$55.00 | \$55 | | | | | | Jul-15 |
| | Per Published, Scheduled Departure | \$55.00 | \$55 | | | | | | Jul-15 |
| Non-Scheduled Air Carriers Required To Have ARFF Coverage | Per Landing | \$735.00 | \$772 | | | | | | Jan-24 |
| | Per Departure | \$735.00 | \$772 | | | | | | Jan-24 |