



To: Airport Board
From: Dylan Mulfinger City Administrator
Subject: Hangar Rent
Date: 12/6/2024

The FAA guidance is clear in local governments can make their own rules on the storage of nonaeronautical items in the hangars:

c. Provided the hangar is used primarily for aeronautical purposes; an airport sponsor may permit non- aeronautical items to be stored in hangars provided the items do not interfere with the aeronautical use of the hangar.

After some research, cities across Iowa which provide hangar space at their airports do not have consistent rules or charges for hangars. Below is some of the information which was discovered:

- Some cities charged more for rent, and some cities charged less
- Hangar square footage varied widely across similar airports
- Some cities banned nonaeronautical items in the hangars, while some cities allowed if they did not interfere with aeronautical items
- Local storage units charge \$65 for 200 square feet and \$85 for 240 square feet

If the airport board did make a recommendation for a fee for nonaeronautical items, the new rule would have positives and negatives:

Positives

- Additional revenue for the airport for repairs or improvements
 - Additional revenue in general funded departments does not always mean more revenue for the department
- Hangars may revert to only having aeronautical equipment keeping hangars more active

Negatives

- City resources would be needed to monitor hangars closely
 - This may not be a worthwhile investment for the city
- The city would have to fine tenants who do not comply with new nonaeronautical items rules and regulations
- Hiding and storing nonaeronautical items to avoid fees in hangars may hurt the current culture at the airport

I believe the main goal for the city is to have a competitive rate and regulations on the hangars which ensure all hangars are rented. With that being the goal, the airport board should at times evaluate the price and rules on the hangars.



The current hangar rental rates are as follows:

| | | |
|-----------------------|--------------|----------|
| Airport Hangar (East) | Month Rental | \$65.00 |
| Airport Hangar (West) | Month Rental | \$70.00 |
| Airport Hangar (new) | Month Rental | \$90.00 |
| Community Hangar | Month Rental | \$155.00 |

The City Administrator is requesting the airport board provide recommendations on the following through a formal motion:

1. Are the current lease agreements for airport hangars accurate?
2. Should the city pursue a fee for hangars which store nonaeronautical items?
3. What improvements could be made to the hangars which would warrant an increase in rental fees?

Formal motions are typically worded "motion to provide a recommendation to city council on _____."
It is important formal motions are clear yet concise.

I appreciate your time on the airport board and look forward to your recommendations.