

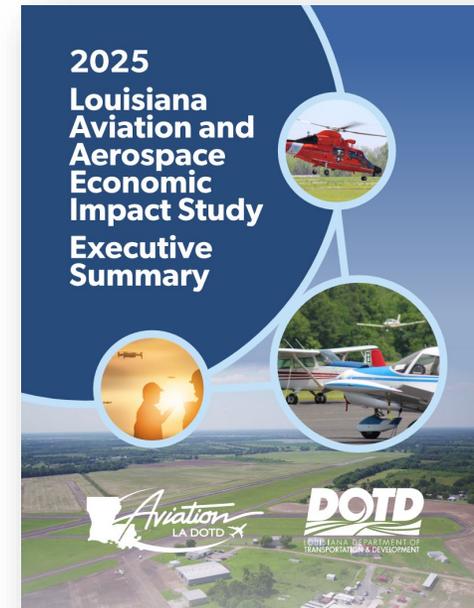


Aeronautical Facilities Rate Analysis Study

January 28, 2026

Introduction

- The Team
 - Eric Laing
 - Brad Musinski
 - Kevin Smith
- Selected Airport Planning Experience
 - 20 Years Airport Planning
 - Economic Impact Studies
 - Louisiana Aviation and Aerospace Economic Impact Study
 - The Economic Impact of U.S Commercial Airports in 2024
 - Financial studies
 - Alma Airport Operations and Management Assessment
 - Butler County Regional Airport Financial Analysis
 - Wyoming Air Service Enhancement Program Return on Investment Analysis



Aeronautical Facilities Rate Analysis Study

- TTAD adjusts hangar lease rates with CPI every year
- Every five years, TTAD adjusts hangar lease rates to market rents
 - Industry best practice used at many other airports
- From *TRK's General Aviation Leasing/Rents and Fees Policy*
 - The objective of the Rent Study is to establish Market Rent for aeronautical land and Improvements at the Airport based on a comparative analysis of the rents being charged for similar properties at comparable airports.



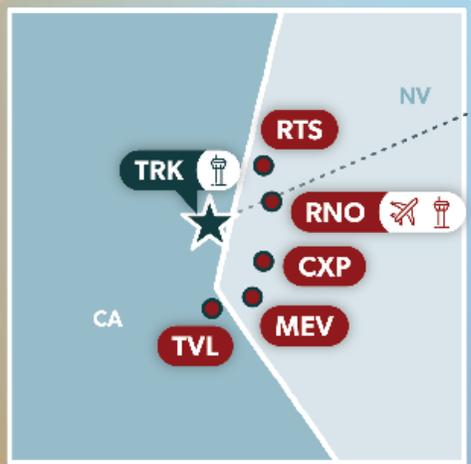
Study Framework

- Identify Benchmark Airports
 - Competitive: within 30 miles of TRK
 - Comparison: similar characteristics and market
- Gather Data
 - Airport characteristics
 - Hangar lease details
 - Hangar parameters
- Analyze Data
 - Average lease rate
 - Hangar parameters with an impact on lease rates
- Recommend Market Lease Rates
 - Base lease rate
 - Adjustments to base lease rate





TRUCKEE TAHOE Benchmark Airports



- Competitive Airport
- Comparison Airport
- ✈ Part 139 Airport
- ⚓ ATCT Airport



13 Benchmark airports contacted

- 4 of 5 Competitive airports responded
- 5 of 8 Comparison airports responded



Average Lease Rates

ID	Airport	Average Monthly per Sq. Ft. Lease Rate	
		T-Hangar	Box Hangar
TRK	Truckee-Tahoe	\$0.43	\$0.64
Competitive Airports			
MEV	Minden-Tahoe	\$0.39	No Building Leases
RNO	Reno-Tahoe International	\$0.41	No Building Leases
RTS	Reno/Stead	No Building Leases	No Building Leases
TVL	South Lake Tahoe	\$0.96	\$0.96
Comparison Airports			
MMH	Mammoth Yosemite	No Building Leases	No Building Leases
MVY	Martha's Vineyard	No Building Leases	No Building Leases
PAO	Palo Alto	\$0.96	\$0.98
SQL	San Carlos	\$0.84	No Box Hangars
SUN	Friedman Memorial	No Building Leases	\$0.75

Source: Truckee Tahoe, Minden-Tahoe, Reno-Tahoe International, Reno/Stead, and South Lake Tahoe, Mammoth Yosemite, Martha's Vineyard, Palo Alto, San Carlos, and Friedman Memorial Airports.

Hangar Datapoints Collected

Lease Type	Competitive Airports		Comparison Airports		Total
	T-Hangars	Box Hangars	T-Hangars	Box Hangars	
Building Leases	171	11	28	8	218
Ground Leases	27	153	86	21	287
Total	198	164	114	29	505

Source: Mead & Hunt.

- Box hangars generally under a ground lease
- At comparison airports, T-hangar condominium associations, (popular at resort airports) drive ground lease numbers
- TRK uses only building leases for hangars

TRK Hangar Classifications

- **Small T-hangars** – These hangars typically have hangar doors less than 44 feet in width and accommodate smaller piston aircraft.
- **Medium T-hangars** – These hangars typically have hangar doors between 44 and 48 feet in width and can accommodate larger piston aircraft and some smaller turbine aircraft.
- **Large T-hangars** – These hangars typically have hangar doors wider than 48 feet in width and can accommodate most turbine aircraft and even small jets, such as the Cirrus Vision SF50 Jet.
- **Executive hangars** – These hangars typically have hangar doors up to 60 feet in width.
- **Super Executive hangars** – These hangars typically have hangar doors wider than 60 feet.



Recommended Hangar Market Rates

Hangar Type	Current Actual Lease Rate	Recommended Percent Change	Recommended 2025 Market Rate	Recommended 2026 Market Rate
Small T	\$0.475	11.6%	\$0.530	\$0.548
Medium T	\$0.475	11.6%	\$0.530	\$0.548
Large T	\$0.475	11.6%	\$0.530	\$0.548
Executive	\$0.572	68.5%	\$0.964	\$0.997
Super Executive	\$0.800	21.0%	\$0.970	\$1.001

Note: 2026 market rate uses the change in the All Items West Urban-A CPI from December 2024 to September 2025 to estimate the adjustment to 2026 dollars.

Source: Mead & Hunt.



Recommended Hangar Lease Rate Adjustments

Hangar Characteristic	T-Hangar	Box Hangar
Water/Sewer	80%	5%
Internet Service	No adjustment	5%
Airport with ATCT	5%	No adjustment
Door Width > 44 feet	55%	No adjustment
For All Hangars		
Renovated Hangar	1.1%	per year since last renovation or construction

Source: Mead & Hunt.



Examples of Lease Rate Adjustments to 2026 Rates

Hangar Type	2026 Base Rate	ATCT Adjustment	T-Hangars with Door Width > 44 Feet	Hangars with Water/Sewer Service	Hangars with Internet Service
Small T	\$0.548	\$0.575	\$0.877	\$1.014	\$0.575
Medium T	\$0.548	\$0.575	\$0.877	\$1.014	\$0.575
Large T	\$0.548	\$0.575	\$0.877	\$1.014	\$0.575
Executive	\$0.997	\$0.997	\$0.997	\$1.047	\$1.047
Super Executive	\$1.001	\$1.001	\$1.001	\$1.051	\$1.051

Source: Mead & Hunt.

Thank You.



Mead&Hunt