

**MISSION STATEMENT: TO CREATE A HEALTHY, SAFE, DIVERSE, AND PROSPEROUS CITY
BY ENGAGING COMMUNITY MEMBERS TO DEVELOP AN ENRICHED QUALITY OF LIFE.**



**AIRPORT COMMITTEE MEETING AGENDA
CITY OF ONTARIO OREGON
TUESDAY, SEPTEMBER 3, 2024, 6:00 PM, MT**
[Zoom Link](#)

Pursuant to the Public Meetings Laws and Rules within the Oregon Revised Statutes, the Airport Committee has the authority, ability, and standing to take action on any items on the Agenda, or add items to the Agenda, during a meeting, as long as all public meeting notice requirements have been met.

1) CALL TO ORDER

Roll Call: Bill Hager _____ John Freeburg _____ Gary Taylor _____ Shawn Coleman _____
Michael Franks _____ Vice-Chair Rick Todd _____ Chairman Dan Beaubien _____
Alternate: Jim Beaumont _____

Council Liaison _____ City Manager _____ Airport Manager _____ FBO _____

2) PLEDGE OF ALLEGIANCE

This Agenda was posted on . Copies of the Agenda are available from the City Hall Customer Service Counter and on the city's website at www.ontariooregon.org.

3) MOTION TO ADOPT THE AGENDA

4) MOTION TO ADOPT MINUTES

A) 8-5-2024 Airport Committee Minutes

5) Public Comment Citizens may address the Airport Committee; however, the Committee may not be able to provide an immediate answer or response. Out of respect to the Committee and others in attendance, please limit your comment to three (3) minutes. Please state your name and city of residence for the record.

6) NEW BUSINESS

A) Commercial Lease Agreement

7) HAND-OUTS/DISCUSSION ITEMS

- A) Airport Rates and Charges
- B) Airport Mail - RTS vs cluster boxes
- C) JUB, BLM, FBO, FLIGHT SCHOOL, CITY

8) CORRESPONDENCE, COMMENTS AND EX-OFFICIO REPORTS

A) Airport Parking – Tabled for October Meeting

9) ADJOURN



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"The Gateway to Adventure"

Ontario Municipal Airport
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andy.wood@ontariooregon.org

Airport Committee Meeting Minutes

August 5, 2024

The committee meeting was called to order by Chairman Dan Beaubien at 6:03 pm.

- 1) **Roll Call:** Rick Todd-excused, Bill Hager-present, John Freeburg-present, Gary Taylor-present, Shawn Coleman-present, Michael Franks-present, Chairman Dan Beaubien-present, Alternate Jim Beaumont- present

Ex Officio members: John Kirby (City Council)-present, Dan Cummings (City Manager)-present.

Airport Manager: Andy Wood-present

FBO: Silverhawk: Charlotte-present

- 2) **PLEDGE OF ALLEGIANCE:** Dedicated to fallen SEAT plane pilot.
- 3) **MOTION TO ADOPT THE AGENDA:** *Gary Taylor moved to approve the agenda as presented. John Freeburg second. Roll call vote: Rick-out, Bill-yes, John-yes, Gary-yes, Shawn-yes, Mike-yes, Dan-yes and Jim-yes. Motion carried 7/0/1.*
- 4) **APPROVAL OF MINUTES:** *Gary Taylor moved to approve the minutes from 7/1/2024 as presented. Shawn Coleman second. Roll call vote: Rick-out, Bill-yes, John-yes, Gary-yes, Shawn-yes, Mike-yes, Dan-yes and Jim-yes. Motion carried 7/0/1.*
- 5) **PUBLIC COMMENT** None
- 6) **OLD BUSINESS:** A) Airport Ground Lease for Aeronautical Use Improvements (Non-Commercial) Dan C presented the revised lease agreement going through each paragraph as committee members asked questions and were given explanations. *Shawn Coleman moved to accept the Airport Ground Lease for Aeronautical Use Improvements (Non-Commercial) as presented. Gary Taylor seconded. Roll call vote: Rick-out, Bill-yes, John-yes, Gary-yes, Shawn-yes, Mike-yes, Dan-yes and Jim-yes. Motion carried 7/0/1.*
- 7) **HAND-OUTS/DISCUSSION ITEMS**
A) JUB, BLM, FBO, Flight School, City Andy reported for JUB stating that the Jet Apron expansion will now begin in early October. Andy also reported on the BLM firefighting efforts. Charlotte said that the airport closure to put gravel on the runway



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edges did not adversely affect their operation as the smoke was already causing a shift to the Caldwell airport. Shawn asked if the square footage and rate for hangar lease will be on the bill from the city this year. Dan C said that it will be in the upper right corner of each bill.

B) National STOL Event Andy gave a rundown of prep work as he gets ready to host the event. He has received an additional \$1,500 that will help with the \$1,800 needed to cover the porta potties. He also asked for help setting up the spectator canopies. Andy said to check out the volunteer link on the website as we can all volunteer at the event to help make it a success. Dan C talked briefly about the sprinklers and mowing of the grass strip.

8) CORRESPONDENCE, COMMENTS AND EX-OFFICIO REPORTS None

9) ADJOURN *Moved by Bill Hager, Second by Shawn Coleman.*

Roll call vote: Rick-out, Bill-yes, John-yes, Gary-yes, Shawn-yes, Mike-yes, Dan-yes, and Jim-yes. *Motion carried 7/0/1.*

The meeting was adjourned at 8:52 pm.

Next meeting: Tuesday September 3, 2024, at 6 pm at Ontario City Hall.

Dan Beaubien - Chairman

Mike Franks - Secretary



**AGENDA REPORT
NEW BUSINESS**
September 3, 2024

To: Airport Committee

FROM: Andy Wood, Airport Manager

SUBJECT: COMMERCIAL LEASE AGREEMENT

DATE: August 26, 2024

PROPOSED MOTION:

I MOVE THE AIRPORT COMMITTEE TO RECOMMEND THE CITY COUNCIL TO APPROVE THE COMMERCIAL LEASE AGREEMENT TEMPLATE TO BE USED FOR ALL FUTURE NEW AND RENEWAL GROUND LEASES AND COMMERCIAL BUSINESSES.

SUMMARY:

The city is striving to improve the Ontario Airport and sometimes require that the lease meet the current need to protect the Airport and City in ensuring that all rules and regulations are being met, as well as conform to the City agreement with FAA, who has made sustainable monetary investments in the Ontario Airport.

BACKGROUND:

Staff, The City Attorney and the Airport Committee have been working on new templates for ground leases for both noncommercial and commercial lease agreements for some time now.

In the past, the city has had to spend quite a bit of attorney fees to enforce the city regulations and FAA rules and therefore, required new, stronger lease Agreement to be created to protect the city and taxpayers.

CURRENT SITUATION:

The noncommercial lease has been approved and now the commercial lease needs to be finalized with the same changes as were approved in the noncommercial lease with the addition of the commercial requirements.

ANALYSIS:

- A. **STRATEGIC PLAN** It meets the livability and lifestyle of the strategic plan.
- B. **FINANCIAL** It should save in future attorney fees to enforce the rules and regulations of the airport.
- C. **TIMING** No set timing.

D. **POLICY/LEGAL** Boilerplate was created by the City Attorney.

ALTERNATIVES:

NOne given

RECOMMENDATION:

Staff recommends the Committee recommends a favorable approval to the City Council

ATTACHMENTS:

1. Airport Ground Lease for Aeronautical Use Improvements (commercial ground Lease)_Template_September 2024



COMMERCIAL AIRPORT GROUND LEASE FOR AERONAUTICAL USE IMPROVEMENTS
(address Hangar Lease)

This Commercial Airport Ground Lease for Aeronautical Use Improvements (Define Use i.e. Hangar/Ground) (this "Lease") is dated effective for all purposes as of DATE (the "Effective Date") and is entered into between City of Ontario ("Landlord"), an Oregon municipal corporation, whose address is 444 SW 4th Street, Ontario, Oregon 97914, and NAME ("Tenant"), whose address is BILLING ADDRESS.

RECITALS:

A. Landlord is the owner, sponsor, and operator of the Ontario Municipal Airport, a public municipal airport located in Ontario, Oregon (the "Airport"). Landlord is the owner of certain real property at the Airport consisting of approximately LEASE AREA (Including any required area for commercial operation as per City Code 10A, including but not limited to Parking and Landscaping), total square feet of land commonly known as 581 SW 33rd Street and HANGAR ADDRESS, Ontario, Oregon 97914 (the "Property"). As of the Effective Date, an approximately HANGAR square foot aircraft hangar (the "Improvement(s)") has been located on or about the Property. The Property is identified and depicted in the attached Exhibit A.

B. Tenant desires to lease the Property from Landlord for purposes of owning and operating the Improvements at the Airport as well as operating a Commercial type of business on the Airport property. Subject to the terms and conditions contained in this Lease, Tenant will lease the Property from Landlord, and Landlord will lease the Property to Tenant, for the Permitted Use (as defined below).

C. In addition to the fee for the land lease the Tenant shall pay the Commercial fee set by resolution for each commercial type of business operated out of the land lease or associated with the land lease.

AGREEMENT:

NOW, THEREFORE, in consideration of the parties' mutual obligations contained in this Lease, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. LEASE; OCCUPANCY

1.1 Lease Term. Subject to the terms and conditions contained in this Lease, Landlord leases the Property to Tenant and Tenant leases the Property from Landlord. The term of this Lease, Tenant's right to possession of the Property, and Tenant's obligation to pay Rent (as defined below) commenced on the Effective Date and will continue, subject to the terms and conditions contained in this Lease, until DATE (not to exceed 20 years) (the "Initial Term"), unless sooner terminated as provided under this Lease. For purposes of this Lease, the term "Lease Term" means the Initial Term and Extended Term (as defined below), if applicable.

1.2 Extended Term. If Tenant is not then in default under this Lease, Tenant has the option (the "Extension Option") to extend the Initial Term for one consecutive additional term of NUMBER (see term above) years (the "Extended Term"). Tenant will exercise the Extension Option by providing Landlord written notice (the "Notice of Extension") no less than one hundred twenty (120) days prior to the last day of the Initial Term. Subject to the terms and conditions contained in this Lease, providing the Notice of Extension will be sufficient to make this Lease binding for the Extended Term. The Extended Term will commence on the day immediately following

the expiration of the Initial Term. The terms and conditions for the Extended Term will be identical with the Initial Term except for (a) Base Rent (as defined below), (b) Additional Rent (as defined below), and (c) Tenant will no longer have the Extension Option that has been exercised once and will require a new Lease negotiated to continue a Lease. THE ONE TIME EXTENSION WILL BE DOCUMENTED BY AN ADDENDUM TO THE ORIGINAL LEASE SIGNED AND DATED BY BOTH PARTIES.

1.3 Airport Facilities. Subject to the terms and conditions contained in this Lease, during the Lease Term Landlord grants Tenant a limited, revocable, non-exclusive license to use the Airport's common hangar related facilities (if any) and that portion of the Airport's approach areas, runways, ramps, taxiways, and aprons reasonably necessary to facilitate the expeditious movements of aircraft to and from the runway and takeoff areas. Tenant's use of the Airport's common hangar related facilities (if any) and Airport approach areas, runways, ramps, taxiways, and aprons will be for the sole purpose of Tenant's use of the Property for the Permitted Use (as defined below). Tenant's use of the Airport facilities (and all flight and ground operations on and at the Airport or otherwise) will be made subject to and in accordance with the Laws (as defined below).

1.4 Tenant's Financial Capability; Authority; Improvement Ownership. Tenant represents and warrants the following to Landlord: (a) Tenant has sufficient assets and net worth to ensure Tenant's performance of this Lease and the payment of its obligations under this Lease as and when they become due; (b) Tenant has full power and authority to sign and deliver this Lease and to perform all Tenant's obligations under this Lease; (c) this Lease is the legal, valid, and binding obligation of Tenant, enforceable against Tenant in accordance with its terms; (d) Tenant is the sole, fee simple owner of the Improvements and no other person has any ownership, rights, and/or interests in and to the Improvements (except Landlord as provided under this Lease); and (e) the Improvements are free from all Encumbrances (as defined below) and Tenant will keep the Improvements and Property free from all Encumbrances. Tenant represents, warrants, and covenants that as of the Effective Date, (y) **NAME OF LEASE OWNER(S)** is Tenant's only member and no other person has any ownership rights and/or interests in and to Tenant, and (z) **NAME OF LEASE OWNER(S)** has full power and authority to sign and deliver this Lease on behalf of Tenant. For purposes of this Lease, the term "Encumbrance(s)" means any lien, mortgage, pledge, security interest, reservation, restriction, adverse claim, and/or other encumbrance.

1.5 No Representations or Warranties. Tenant is bound in accordance with the terms of this Lease from and after the Effective Date. Tenant has entered into this Lease on the basis of its own examination and personal knowledge of the Airport and Property. Tenant accepts the Airport and Property in their "as-is" and "with all faults and defects" condition as of the Effective Date. Tenant has not relied on any representations or warranties made by Landlord and/or Landlord's Agents (as defined below). Provided Tenant is not in default of this Lease, Landlord will defend Tenant's right to quiet enjoyment of the Property from the lawful claims of all persons during the Lease Term. Except for Landlord's covenant of quiet enjoyment contained in the immediately preceding sentence, Landlord makes no representations or warranties of any kind, whether express or implied, with respect to all or any part of the Airport and/or Property. Landlord has made no promise or agreement to repair, alter, construct, and/or improve all or any part of the Airport, Improvements, and/or Property.

1.6 Land Leases. Notwithstanding anything contained in this Lease to the contrary, Tenant acknowledges and agrees that Landlord's Lease of the Property to Tenant is conditioned on Tenant's timely payment and performance of all its obligations arising out of this Agreement. A Tenant default under this Lease constitutes a default by Tenant of all conditions of the Lease.

1.7 Parking Area. The Parking Area consists of two public parking areas, one on SW 33rd Street and one on Airport Way. No vehicle or any other items (including trailers) may be parked outside of the hangar building other than in a designated area approved by the Airport Authority and included as part of the leased area. The owner of the hangar may park their vehicle inside the hangar while they are using their aircraft otherwise, they must be parked in the public parking area or approved designated area as noted above. All visitors or people flying with the owner must park their vehicle in the Public Parking area and be escorted onto the airport. **Under no circumstances may the hangar owner give the code to unauthorized persons.**

1.8 Commercial Parking Area. If the commercial operation is developed outside of the fenced area and is open to the public, the commercial business shall be subject to the Parking requirements for a commercial operation as defined under City Code 10A-57-70 through 10A-57-100. All required commercial parking area shall be included within the ground lease area and pay the current rate as established by resolution.

2. BASE RENT; ADDITIONAL RENT; TAXES; ASSESSMENTS

2.1 Base Rent. Subject to the terms and conditions contained in this Lease, Tenant will pay Landlord guaranteed minimum annual Base Rent, without offset, in the amount of \$ _____ (\$current rate per square foot), per year) ("Base Rent"). Base Rent is payable annually in advance of each year on or before the 30th day of June. An invoice from Landlord will be sent, but all parties understand the rent is due and payable whether an invoice is sent or not. A Tenant's first payment of Rent is due and payable on the Effective Date. Base Rent will be prorated with respect to any partial year in which the Lease Term commences and ends. Base Rent will be payable to the order of Landlord at the address first shown above or any other address designated by Landlord from time to time.

2.2 Base Rent Escalation. Notwithstanding anything contained in this Lease to the contrary, Landlord may adjust (increase or decrease) the Base Rent at any time and from time to time during the Lease Term through Council resolution. Landlord will provide Tenant no less than 30 days' prior written notice of any Base Rent adjustment. Unless otherwise adjusted by Council resolution, commencing on the first-year anniversary of the Effective Date, during each year of the Lease Term upon the anniversary of the Effective Date, Base Rent will escalate (increase) as per the current rate schedule over Base Rent for the immediately preceding twelve-month period. Tenant will pay the Base Rent established by Landlord from time to time.

2.3 Additional Rent.

2.3.1 Tenant will timely pay in full the following charges, costs, and expenses related to or concerning (whether directly or indirectly) the Property and/or Improvements (collectively, "Additional Rent") if any:

(a) Commercial fee set by resolution for each commercial type of business operated out of the land lease or doing business on the airport.

2.3.2 Without otherwise limiting Section 2.3.1, Tenant will pay when due all costs, expenses, and charges for services and utilities incurred in connection with the ownership (in the case of the Improvements), use, lease, occupancy, operation, repair, maintenance, and/or improvement of the Property and/or Improvements, including, without limitation, charges and expenses for fuel, connection fees, water, gas, electricity, sewage disposal, and power, so to not incur any liens against the Landlord property.

2.3.3 Tenant will pay before delinquency all real and personal property taxes, general and special assessments, system development charges, and all other charges of every description levied on and/or assessed against the Property, any improvements located on the Property (including, without limitation, the Improvements), and/or personal property and/or fixtures located on the Property. Tenant will make all such payments directly to the applicable governing authority, so to not incur any liens against the Landlord property.

3. USE OF PROPERTY

3.1 Permitted Use. Subject to the terms and conditions contained in this Lease, Tenant will use the Property for Tenant's operation (as defined below) and maintenance, repair, use, and/or operation of the Improvements (collectively, the "Permitted Use"). Tenant will not use the Property for any purpose other than the Permitted Use. For purposes of this Lease, the term "Permitted Use" means Tenant's Commercial Aircraft Hangar on the Property add any additional allowed uses if any.

3.2 Conditions, Limitations, and Restrictions. In addition to any other conditions, limitations, and/or restrictions contained in this Lease, Tenant represents, warrants, and covenants to perform and comply with the following conditions, limitations, and restrictions concerning the Property, Improvements, and/or Airport:

3.2.1 Tenant will conform and comply with the Laws. Without otherwise limiting the generality of the immediately preceding sentence, Tenant will conform and comply with the Laws in connection with Tenant's use of the Property for the Permitted Use. Tenant will correct, at Tenant's own expense, any failure of compliance created through Tenant's fault, the Permitted Use, and/or by reason of Tenant's use of the Property, Improvements, and/or Airport. Prior to the Effective Date, Tenant had the opportunity to review (and ask questions concerning) and understands all Laws. Tenant will obtain all necessary permits, licenses, reviews, studies, inspections, reports (including, without limitation, environmental reports), and approvals required under the Laws to lease the Property and occupy and use the Improvements for the Permitted Use, including, without limitation, all reviews, studies, and approvals required under Landlord's leasing policies and regulations. For purposes of this Lease, the term "Law(s)" means all policies, rules, leases, covenants, conditions, restrictions, easements, declarations, laws, statutes, liens, ordinances, orders, codes, and regulations directly or indirectly affecting the Property, Improvements, Airport, and/or Permitted Use, including, without limitation, fire and/or building codes, Airport Master Plan, the Americans with Disabilities Act of 1990 (and the rules and regulations promulgated thereunder, if applicable), Environmental Laws (as defined below), any rules or regulations promulgated by the Federal Aviation Administration ("FAA") and/or any other federal airport authority (including, without limitation, Landlord's Grant Assurances and requirements under 14 CFR Part 77), Title 3, Chapter 9 of Landlord's municipal code, Landlord's policies governing agreements involving the lease, use, and/or disposition of Airport property for aeronautical activities, and the Rules and Regulations (as defined below), all as now in force and/or which may hereafter be amended, modified, enacted, and/or promulgated.

3.2.2 Tenant will store all aircraft, vehicles, machinery, equipment, tools, and/or supplies within the [Commercial Hangar](#) or in the case of public parking in the offsite parking area designated for the [commercial business](#) and in a safe, neat, clean, and orderly manner; Tenant will not permit any machinery, aircraft, vehicles, equipment, tools, and/or supplies to remain unattended on or about the Property outside of the hangar. Tenant will refrain from any activity which would make it impossible to insure the Property against casualty, or would prevent Landlord from taking advantage of any ruling of the Oregon Insurance Rating Bureau (or its successor) allowing Landlord to obtain reduced premium rates for long-term fire insurance policies, unless Tenant pays the additional costs of the insurance. Tenant will refrain from any use and/or activities which would be reasonably offensive to Landlord, other users of the Airport, and/or neighboring property, and/or which would tend to create or cause fire risk, a nuisance, and/or damage the reputation of the Property and/or Airport, all as determined by Landlord. Tenant will conduct and operate the Permitted Use and all activities at the Airport in a safe, prudent, professional, and lawful manner.

3.2.3 Tenant will not cause and/or permit any Hazardous Substances (as defined below) to be spilled, leaked, disposed of, and/or otherwise released on, under, and/or about the Property and/or Improvements. Without otherwise limiting the generality of the immediately preceding sentence, but subject to applicable laws, Tenant may use, store, and/or otherwise handle on or in the Property only those Hazardous Substances typically used, stored, sold, and/or handled in the prudent and safe operation of the Permitted Use; provided, however, Tenant will use, store, and/or otherwise handle on or in the Property the Hazardous Substances in a safe, neat, clean, and orderly manner consistent with applicable Laws. Upon the earlier termination or expiration of this Lease, Tenant will properly remove and dispose of all Hazardous Substances from the Property. For purposes of this Lease, the term "Environmental Law(s)" means any federal, state, and/or local statute, regulation, and/or ordinance, or any judicial or other governmental order, pertaining to the protection of health, safety, and/or environment; the term "Hazardous Substance(s)" means any hazardous, toxic, infectious, and/or radioactive substance, waste, and/or material as defined or listed by any Environmental Law, including, without limitation, pesticides, aviation fuel, paint, petroleum oil, and their fractions

3.2.4 Tenant will conform and comply with all rules and regulations concerning the Airport, Improvements, and/or Property, which now exist or may hereafter become effective, including, without limitation,

all Airport security, and/or fire safety rules, regulations, and procedures (collectively, the “Rules and Regulations”). Tenant will not perform any acts or carry on any practice prohibited by the Rules and Regulations. Tenant acknowledges and agrees that Landlord is permitted to adopt new Rules and Regulations, or amend the Rules and Regulations, from time to time as Landlord determines necessary or appropriate. Any adoption or amendment to the Rules and Regulations will be effective 30 days after Landlord provides Tenant written notice of such adoption or amendments.

3.3 Aviation Easement; Aeronautical Uses. Tenant’s use of the Property and Improvements is secondary and subordinate to the operation of the Airport and Laws. Landlord reserves for itself, and for the public, a right of flight for the passage of aircraft in the airspace above the Property and Improvements together with the right to cause noise, vibration, dust, fumes, smoke, vapor, and other effects inherent in the navigation or flight of aircraft and/or operation of the Airport. Notwithstanding anything contained in this Lease to the contrary, Tenant will protect the Airport and Airport property for aeronautical and related uses, will not interfere or impede, and will conduct all activities in a manner that will not adversely affect or interfere with, Landlord’s operations and/or those of other Tenants and authorized users of the Airport or general public. Any Tenant activities that Landlord determines interfere or impede with the operation, use, and/or maintenance of the Airport, Airport property, and/or aeronautical activities is specifically prohibited and will constitute an Event of Default (as defined below) under this Lease.

3.4 Airport Operations; Security. Notwithstanding anything contained in this Lease to the contrary, Landlord reserves the right to control and regulate all Airport property, facilities, and/or operations, including, without limitation, taxiways, ramps, runways, improvements, aprons, fuel areas, and parking facilities. Landlord may impose certain taxi proceedings, requirements, and/or controls to promote efficient and orderly operation of other operators. Tenant acknowledges and agrees that Landlord does not provide continuous security for the Property, Improvements, and/or Airport (including, without limitation, the Parking Area). Tenant is responsible for securing and safeguarding the Property, Improvements, and all aircraft and other personal property located on or about the Property. Landlord will not be liable for any loss and/or damage to Tenant’s property due to theft, vandalism, and/or any other causes, including forces of nature.

3.5 Construction Activities. Tenant’s use of the Property and/or Improvements may be disrupted by certain expansion, improvement, construction, development, remodeling, and/or other activities on or at the Airport, including, without limitation, runway maintenance and repairs. Landlord will not be in default under this Lease (and Tenant will not be entitled to any abatement of Rent and/or other concessions) if Tenant is disrupted (temporarily or otherwise) in the use of the Property, Improvements, and/or Airport due to the aforementioned activities.

3.6 Non-Discrimination; Unfair Practices. Tenant covenants and agrees that they will (a) maintain and operate such facilities and services in compliance with all requirements imposed under 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, as amended; (b) no person will, on the grounds of race, color, national origin, and/or other protected classification, be excluded from participation in, denied the benefits of, and/or otherwise subjected to discrimination in the use of any facilities located on or in the Property and/or Improvements; and (c) in the construction of any improvements on, over, and/or under the Property and/or Improvements and the furnishing of services thereon, no person will, on the grounds of race, color, national origin, and/or other protected classification, be excluded from participation in, denied the benefits of, and/or otherwise subjected to discrimination.

3.7 Notice of Action. Tenant will immediately notify Landlord in writing of the occurrence of any of the following events: (a) any enforcement, clean-up, removal, and/or other governmental or regulatory action is instituted, completed, and/or threatened concerning the Improvements and/or Property pursuant to any Environmental Laws; and/or (b) any claim is made or threatened by any person against or concerning Tenant, Tenant’s activities, and/or the condition of the Property and/or Improvements. Tenant will provide Landlord copies of any written documentation related to the foregoing.

3.8 Subordination – United States. Notwithstanding anything contained in this Lease to the contrary, (a) this Lease is subordinate to the terms of any agreement between Landlord and the United States concerning Airport operations and/or maintenance (the terms of such agreement will supersede the terms of this Lease), and (b) during times of war or national emergency, Landlord may lease the Airport's landing area (or any part thereof) to the United States for military or naval use (and, in connection therewith, the provisions of this Lease will be suspended to the extent inconsistent with Landlord's lease with the United States).

4. ALTERATIONS

Except any ordinary and necessary Improvement maintenance and/or repairs performed (or caused to be performed) by Tenant, Tenant will make no additions, improvements, modifications, and/or alterations in or to the Property and/or Improvements of any kind or nature whatsoever, including, without limitation, the installation of any improvements, fixtures, and/or devices on or to the Property and/or Improvements (individually and collectively, "Alteration(s)"), without Landlord's prior written consent. Any Alterations approved by Landlord will be made in a good and workmanlike manner, in compliance with applicable Laws, at Tenant's cost and expense, and consistent with the general appearance, quality, and décor of the Property and/or Improvements and surrounding property. Subject to Section 8.4 and 8.5, Alterations performed in or to the Property and/or Improvements by either Landlord or Tenant will be the property of Landlord. Construction of any exterior Alterations must be approved (i.e., must receive a "no objection" determination) by the FAA through the notice of proposed construction review process, submittal of FAA Form 7460-1, and will be subject to all applicable Laws. Tenant will timely file FAA Form 7460-2 Supplemental Notice concerning the Alterations.

5. MAINTENANCE AND REPAIRS

5.1 Landlord Maintenance and Repairs. Notwithstanding anything contained in this Lease to the contrary, Landlord has no obligation to make or perform any repairs, maintenance, replacements, alterations, and/or improvements in or to the Property (and/or the Improvements), including, without limitation, snow removal. All repairs, maintenance, replacements, alterations, and/or improvements in or to the Property and/or Improvements will be made by Tenant at Tenant's cost and expense.

5.2 Tenant Maintenance and Repairs. Tenant will maintain, at Tenant's cost and expense, the Property and Improvements (interior and exterior) in good condition, repair, working order, and appearance, and will preserve the Property and Improvements, normal wear and tear excepted, and will not commit or permit waste. Without otherwise limiting the generality of the immediately preceding sentence, Tenant will perform, at Tenant's cost and expense, the following maintenance and repairs:

5.2.1 Repair and maintain the roof and exterior walls of the structure in a new condition with the exception of fading of the paint.

5.2.2 Repair and maintain the plumbing system (environmental issues), electrical system (fire hazard), fire hose connections, fire sprinkler and standpipe and hose, and all other aspects of the fire extinguishing system, including, without limitation, the fire alarm and/or smoke detection systems and equipment.

5.2.3 Repair and maintain the sidewalks, driveways, and landscaping, including, without limitation, all necessary or appropriate snow removal associated to the lease of the building site.

5.2.4 All trash collection and removal, and washing required to keep the Property and Improvements clean and orderly.

5.2.5 All repairs or maintenance necessitated by the acts or omissions of Tenant and/or Tenant's Agents.

5.2.6 All repairs, maintenance, and/or improvements required under Tenant's obligation to comply with the Laws.

If Tenant fails or refuses to perform or complete the repairs, maintenance, and/or improvements required under this Section 5.2 within 10 days after Landlord's written notice, Landlord may make the repair or improvement or perform the maintenance and charge the actual costs and expenses of repair, improvement, and/or maintenance to Tenant; provided, however, if Tenant's failure or refusal to perform or complete the repairs, maintenance, and/or improvements causes or threatens loss of life, injury, significant damage, and/or destruction to person or property, human suffering, and/or significant financial loss, Landlord may make the repair or improvement or perform the maintenance (and charge the actual costs and expenses of repair, improvement, and/or maintenance to Tenant) without first having provided Tenant written notice. Tenant will reimburse Landlord for the costs and expenses of repairs, improvements, and/or maintenance on demand, together with interest at the rate of twelve percent (12%) per annum from the date of expenditure until paid in full.

5.3 Signage; Encumbrances.

5.3.1 Tenant will not be permitted to erect or maintain any signage on or about the Property without Landlord's prior written consent [and will be subject to the City of Ontario and State building codes and tenant shall be required to obtain a building structural sign permit prior to construction](#). Any signage authorized by Landlord will be erected and maintained at Tenant's cost and expense. Signage installed by Tenant will be removed by Tenant, at Tenant's cost and expense, upon the expiration or earlier termination of this Lease and the sign location restored to its former state unless Landlord elects to retain all or any portion of the signage.

5.3.2 Tenant will keep the Property and Improvements free from all Encumbrances. Tenant will pay as and when due all claims for work done on and for services rendered or material furnished to the Property. If Tenant fails to pay any such claims to discharge any Encumbrance, Landlord may do so and collect the costs as Rent. Any amount so added will bear interest at the rate of twelve percent (12%) per annum from the date expended by Landlord and will be payable on Landlord's demand. Landlord's payment of Tenant's claims or discharge of any Tenant Encumbrance will not constitute a waiver of any other right or remedy which Landlord may have on account of Tenant's default. If an Encumbrance is filed due to nonpayment, Tenant will, within 10 days after knowledge of the filing, secure the discharge of the Encumbrance or deposit with Landlord cash or sufficient corporate surety bond or other surety satisfactory to Landlord in an amount sufficient to discharge the Encumbrance plus any costs, attorney fees, and other charges that could accrue as a result of a foreclosure or sale under the Encumbrance. Tenant will indemnify, defend, and hold Landlord harmless for, from, and against all claims, losses, and/or liabilities arising out of Tenant's failure to comply with this Section 5.3.2.

6. ASSIGNMENT; INSURANCE; INDEMNIFICATION

6.1 Transfer.

6.1.1 Tenant will not sell, assign, mortgage, sublet, lien, convey, encumber, and/or otherwise transfer (whether directly, indirectly, voluntarily, involuntarily, and/or by operation of law) all or any part of Tenant's rights and/or interests in or to this Lease, the Property, and/or Improvements (including, without limitation, any Alterations) (collectively, "Transfer") without Landlord's prior written consent, which consent Landlord will not unreasonably withhold, condition, and/or delay. For purposes of this Lease, a "Transfer" includes the sale, assignment, encumbrance, and/or transfer - or series of related sales, assignments, encumbrances, and/or transfers - of 51% or more of the shares, membership, and/or other ownership interests of Tenant, regardless of whether the sale, assignment, encumbrance, and/or transfer occurs voluntarily or involuntarily, by operation of law, or because of any act or occurrence.

6.1.2 Tenant will provide Landlord no less than 30 days' prior written notice of a proposed Transfer (the "Transfer Notice"), which Transfer Notice will include the name and address of the proposed transferee and a true and complete copy of the proposed Transfer documentation and/or instruments. Landlord's consent to any proposed Transfer is conditioned on the following: (a) Tenant demonstrating (to Landlord's reasonable satisfaction) that the proposed transferee's condition (financial and otherwise), style of operation, business reputation, and use of the Property and Improvements is consistent with the terms of this Lease and that Landlord's interests in the Property, Airport, and Improvements will not be adversely affected in any material respect; (b) At the discretion of the Landlord, the Tenant reimbursing Landlord for the costs and expenses incurred by Landlord in connection with its review of all Transfer documentation and/or instruments (and otherwise related to Landlord's determination as to whether to consent to the proposed Transfer); (c) the transferee agreeing in writing to comply with and be bound by all the terms, covenants, conditions, provisions, and agreements of this Lease; and (d) any other conditions that Landlord may reasonable impose under the particular circumstances surrounding the proposed Transfer. Tenant acknowledges and agrees that Landlord's conditioning of its consent to any proposed Transfer on Tenant's satisfaction of the conditions contained in this Section 6.1 is reasonable under this Lease.

6.1.3 If Landlord consents to a Transfer, the following will apply: (a) the terms and conditions of this Lease will in no way be deemed waived or modified; (b) consent will not be deemed consent to any further Transfer by Tenant or any transferee; (c) the acceptance of Rent by Landlord from any other person will not be deemed a waiver by Landlord of any provision of this Lease; and (d) no Transfer relating to this Lease and/or the Improvements, whether with or without Landlord's consent, will modify, relieve, and/or eliminate any liabilities and/or obligations Tenant and/or any guarantor of this Lease may have under this Lease. Landlord may consent to subsequent assignments, subletting, and/or amendments or modifications to this Lease with assignees of Tenant without notifying Tenant, or any successor of Tenant, and without obtaining its or their consent thereto and such action will not relieve Tenant of any liability under this Lease.

6.2 Tenant Insurance. Tenant will keep the Improvements insured against fire and other risks covered under a standard fire insurance policy. Tenant will maintain, at Tenant's cost and expense, a policy of fire, extended coverage, vandalism, and malicious mischief insurance insuring the personal property (aircraft related), of the Tenant located in or on the Improvements. The amount of the insurance will be sufficient to prevent Tenant from becoming a coinsurer under the provisions of the policies. Landlord will not be responsible for any loss or damage to Tenant's personal property, whether or not insured.

6.3 Liability Insurance. Tenant will procure, and thereafter will continue to carry, (a) general liability insurance (occurrence version) with a responsible licensed Oregon insurance company against personal injury claims arising directly or indirectly out of Tenant's activities on, or any condition of, the Property and/or Improvements, whether or not related to an occurrence caused, or contributed to, by Landlord's negligence, and will insure the performance by Tenant of Tenant's indemnification obligations under this Lease, and (b) aircraft liability insurance. Tenant's general liability insurance required to be carried under this Section 6.3 will have a general aggregate limit of no less than \$2,000,000.00, a per occurrence limit of no less than \$2,000,000.00; the aircraft liability insurance will have a general aggregate and per occurrence limit of no less than \$1,000,000.00. Each liability insurance policy required under this Lease will be in form and content satisfactory to Landlord and will contain a severability of interest clause. By separate endorsement, each liability insurance policy will name Landlord and Landlord's officers, employees, agents, and volunteers as additional insureds. The insurance Tenant is required to obtain under this Lease may not be cancelled without 10 days' prior written notice to Landlord. Tenant's insurance will be primary, and any insurance carried by Landlord will be excess and noncontributing. Tenant will furnish Landlord with policy copies (including applicable endorsements) evidencing the insurance coverage, endorsements, and provisions Tenant is required to obtain under this Lease upon Tenant's execution of this Lease and at any other time requested by Landlord. If Tenant fails to maintain insurance as required under this Lease, Landlord will have the option, but not the obligation, to obtain such coverage with costs to be reimbursed by Tenant immediately upon Landlord's demand. Notwithstanding anything contained in this Lease to the contrary, Landlord may increase the minimum levels of insurance Tenant is required to carry under this Lease by providing Tenant 90 days' prior written notice. All policies of insurance which Tenant is required by this Lease to carry will provide that the insurer waives the right of subrogation against Landlord.

6.4 Tenant Release and Indemnification. Tenant releases and will defend, indemnify, and hold Landlord and Landlord's present and future officers, employees, contractors, representatives, and agents (collectively, "Landlord's Agents") harmless for, from, and against all claims, demands, charges, proceedings, costs, expenses, losses, damages, and/or liabilities, including, without limitation, attorney fees and costs, resulting from or arising out of, whether directly or indirectly, the following: (a) any damage, loss, and/or injury to person or property in, on, and/or about the Property and/or Improvements provided such damage, loss, and/or injury to person or property is not caused by Landlord's gross negligence or willful misconduct; (b) Tenant's and/or Tenant's directors, officers, shareholders, members, managers, employees, agents, representatives, invitees, and/or contractors (collectively, "Tenant's Agents") acts and/or omissions, including, without limitation, Tenant's and/or Tenant's Agents operations at the Airport, Improvements, and/or Property; (c) Tenant's use of the Property, Improvements, and/or Airport; (d) Tenant's construction, maintenance, repair, and/or occupancy of the Property and/or Improvements and/or any condition of the Property and/or Improvements; (e) the use, storage, treatment, transportation, presence, release, and/or disposal of Hazardous Substances in, on, under, and/or about the Property and/or Improvements; and/or (f) Tenant's breach and/or failure to perform any Tenant representation,

warranty, covenant, and/or obligation under this Lease. Tenant's indemnification obligations under this Section 6.4 will survive the expiration or earlier termination of this Lease.

6.5 Reconstruction After Damage. If the Improvements are damaged or destroyed by fire or any other cause at any time during the Lease Term, whether or not covered by insurance, Tenant will promptly repair the damage and restore the Improvements. The completed repair, restoration, and/or replacement Improvements will be equal in value, quality, and use and will be restored to the condition of the Improvements immediately before the damage or destruction. Tenant will pay all costs and expenses of repairing and restoring the Improvements, which repairs and restoration will be completed no later than three hundred sixty-five (365) days after the date of the fire or other cause of damage. Tenant will not be entitled to any abatement of Rent on account of any damage to or destruction of the Improvements, nor will any other obligations of Tenant under this Lease be altered or terminated except as specifically provided in this Lease.

6.6 Waiver of Subrogation. Neither party will be liable to the other (or to the other's successors or assigns) for any loss or damage caused by fire, or any of the risks covered by the property insurance policies required under this Lease, and in the event of insured loss, neither party's insurance company will have a subrogated claim against the other. This waiver will be valid only if the insurance policy in question expressly permits waiver of subrogation or if the insurance company agrees in writing that such a waiver will not affect coverage under the policies. Each party agrees to obtain such an agreement from its insurer if the policy does not expressly permit a waiver of subrogation.

7. DEFAULT; REMEDIES

7.1 Default. The occurrence of any one or more of the following events constitutes a default by Tenant under this Lease (each an "Event of Default"): (a) Tenant's failure to pay Rent and/or any other charge, cost, and/or expense under this Lease when due; (b) Tenant's breach and/or failure to perform any representation, warranty, obligation, and/or covenant contained in this Lease (other than the payment of Rent or other charge, cost, and/or expense under Section 7.1(a)) within 10 days after written notice from Landlord specifying the nature of the breach and/or failure to perform with reasonable particularity; provided, however, if Tenant's breach and/or failure to perform causes or threatens loss of life, injury, significant damage, and/or destruction to person or property, human suffering, and/or significant financial loss, Tenant must cure or remedy such breach and/or failure to perform immediately upon receipt of written notice from Landlord; (c) attachment, execution, levy, and/or other seizure by legal process of any right or interest of Tenant under this Lease if not released within 30 days; (d) Tenant dies, dissolves, becomes insolvent within the meaning of the United States Bankruptcy Code, as amended from time to time; a general assignment by Tenant for the benefit of creditors; the filing by Tenant of a voluntary petition in bankruptcy; an adjudication that Tenant is bankrupt or the appointment of a receiver of the properties of Tenant; the filing of any involuntary petition of bankruptcy and failure of Tenant to secure a dismissal of the petition within 30 days after filing; attachment of or the levying of execution on the leasehold interest and failure of Tenant to secure discharge of the attachment or release of the levy of execution within 30 days; and/or (e) Tenant's failure for 30 days or more to occupy the Property and Improvements for the Permitted Use.

7.2 Landlord's Remedies. Upon an Event of Default, Landlord may elect any one or more of the following remedies:

7.2.1 Landlord may terminate this Lease by notice to Tenant. If this Lease is not terminated by Landlord, Landlord will be entitled to recover damages from Tenant for the default. If this Lease is terminated by Landlord, Tenant's liability to Landlord for damages will survive such termination, and Landlord may reenter, take possession of the Property and Improvements, and remove any persons or property (including the Improvements) by legal action or by self-help with the use of reasonable force and without liability for damages.

7.2.2 Following reentry or abandonment, Landlord may relet the Property, and in that connection may make any suitable alterations or refurbish the Property or Improvements (or both), or change the character or use of the Property and/or Improvements, but Landlord will not be required to relet the Property

and/or Improvements for any use or purpose other than compatible uses or which Landlord may reasonably consider injurious to the Property, or to any Tenant which Landlord may reasonably consider objectionable. Landlord may relet all or part of the Property or Improvements, alone or in conjunction with other properties, for a term longer or shorter than the term of this Lease, upon any reasonable terms and conditions, including the granting of some rent-free occupancy or other rent concession.

7.2.3 Upon the happening of an Event of Default, Landlord will be entitled to recover immediately, without waiting until the due date of any future Rent or until the date fixed for expiration of this Lease, and in addition to any other damages recoverable by Landlord, the following amounts as damages: (a) the loss of reasonable rental value from the date of default until a new Tenant has been, or with the exercise of reasonable efforts could have been, secured; (b) the reasonable costs of reentry and reletting including, without limitation, the cost of any demolition, construction, clean-up, refurbishing, removal of Tenant's property and fixtures, or any other expense occasioned by Tenant's failure to quit the Property and Improvements (if applicable) upon termination and leave the Property and Improvements (if applicable) in the required condition, including, without limitation, any remodeling costs, attorney fees, court costs, broker commissions, and advertising costs; and/or (c) any excess of the value of the Rent, and all of Tenant's other obligations under this Lease, over the reasonable expected return from the Property and/or Improvements for the period commencing on the earlier of the date of trial or the date the Property and/or Improvements are relet and continuing through the end of the Lease Term.

7.3 Cumulative Remedies; Right to Cure. Termination of this Lease will not constitute a waiver or termination of any rights, claims, and/or causes of action Landlord may have against Tenant; Tenant's obligations under this Lease, including, without limitation, Tenant's indemnification obligations under Section 6.4, will survive the termination. Landlord may sue periodically to recover damages during the period corresponding to the remainder of the Lease Term, and no action for damages will bar a later action for damages subsequently accruing. The foregoing remedies will be in addition to and will not exclude any other remedy available to Landlord under applicable law. Unless a shorter time is otherwise provided in this Lease, if Tenant fails to perform any obligation under this Lease Landlord will have the option to do so after ten (10) days' written notice to Tenant specifying the nature of the default. Landlord's performance of any Tenant obligation under this Lease will not waive any other remedy available to Landlord. All of Landlord's expenditures to correct the default will be reimbursed by Tenant on demand with interest at the rate of twelve percent (12%) per annum from the date of expenditure by Landlord until paid in full.

7.4 Termination Rights. Notwithstanding anything contained in this Lease to the contrary, this Lease may be terminated (a) at any time by the mutual written agreement of Landlord and Tenant; (b) by Landlord immediately upon notice to Tenant if Landlord reasonably determines that Tenant's acts or omissions cause or threaten loss of life, injury, significant damage, and/or destruction to person or property, human suffering, and/or significant financial loss. Termination of this Lease will not constitute a waiver or termination of any rights, claims, and/or causes of action Landlord may have against Tenant; Tenant's obligations under this Lease, including, without limitation, Tenant's indemnification obligations under Section 6.4, will survive the termination. Tenant will not be entitled to damages and/or any other recovery if Landlord exercises its termination right under this Section 7.4.

8. SURRENDER; HOLDOVER

8.1 Improvements and Alterations. In addition to all other Tenant obligations required under this Lease, upon the earlier termination or expiration of this Lease, Tenant will, at Tenant's cost and expense, pay and perform the following: (a) perform all Property and Improvements maintenance and repairs for which Tenant is responsible under this Lease; and (b) surrender the Property and Improvements (subject to Section 8.4) to Landlord in good condition, repair, working order, and appearance, free of waste and debris. If Tenant fails to timely surrender the Property and Improvements in accordance with this Section 8.1, the following will apply: (x) by written notice given to Tenant within 10 days after Tenant's surrender obligations were required to be performed, Landlord may elect to hold Tenant to its surrender obligations under this Section 8.1; (y) Landlord may

cause Tenant's surrender obligations to be performed in accordance with this Section 8.1, at Tenant's cost and expense; and/or (z) Landlord may treat Tenant as a holdover Tenant under Section 8.3. Tenant is liable to Landlord for all costs and expenses Landlord incurs to cause the Property and Improvements to be surrendered in accordance with this Section 8.1 with interest at 12% per annum from the date of expenditure by Landlord until paid in full.

8.2 Tenant Personal Property Removal Obligations. Prior to the earlier termination or expiration of this Lease, Tenant will remove from the Property and Improvements all aircraft, vehicles, furnishings, furniture, equipment, tools, trade fixtures, and personal property which remain its property, including all resulting waste and/or debris. If Tenant fails to timely (specified by Landlord in writing) remove the aircraft, vehicles, furnishings, furniture, equipment, tools, trade fixtures, personal property, and all resulting waste and/or debris, the following will apply: (a) at T's election, Tenant will be deemed to have abandoned the property, and Landlord may retain the property and all rights of Tenant with respect to the property will cease; (b) by written notice given to Tenant within 10 days after removal was required, Landlord may elect to hold Tenant to its removal obligations (provided, however, if Landlord elects to require Tenant to remove, Landlord may effect a removal and place the property in storage for Tenant's account); (c) Landlord may cause the property to be removed in accordance with this Section 8.2, at Tenant's cost and expense; and/or (d) Landlord may treat Tenant as a holdover Tenant under Section 8.3. Tenant is liable to Landlord for all costs and expenses Landlord incurs to cause the property's removal and/or storage with interest at 12% per annum on all such expenses from the date of expenditure by Landlord until paid in full.

8.3 Holdover. If Tenant does not vacate and surrender the Property and Improvements in accordance with Sections 8.1 and 8.2 at the time required, Landlord will have the option to treat Tenant as a Tenant from month-to-month, subject to the provisions of this Lease (except the provisions for term and extension), except that Base Rent will be equal to 150% of the then applicable Base Rent. Failure of Tenant to timely surrender the Property and Improvements and remove its aircraft, vehicles, trade fixtures, furniture, furnishings, equipment, tools, and/or any other personal property in accordance with this Lease will constitute a failure to vacate to which this Section 8.3 will apply. If a month-to-month tenancy results from a holdover by Tenant under this Section 8.3, the tenancy will be terminable at the end of any monthly rental period on written notice from Landlord given not less than 30 days prior to the termination date which will be specified in the notice.

8.4 Removal and Ownership. Notwithstanding anything contained in this Lease to the contrary, upon the earlier termination or expiration of this Lease, Landlord may (a) require Tenant to remove the Improvements and/or Alterations from the Property (and surrender the Property to Landlord in good condition, repair, working order, and appearance, free of waste and debris), at Tenant's cost and expense, prior to the earlier termination or expiration of this Lease, or (b) purchase the Improvements in accordance with Section 8.5. If Tenant fails to timely remove the Improvements and/or Alterations from the Property under this Section 8.4 to Landlord's reasonable satisfaction (including all resulting waste or debris), Landlord may, in addition to any other Landlord rights and remedies, (y) cause the Improvements and/or Alterations to be removed at Tenant's cost and expense, and/or (z) treat Tenant as a holdover Tenant under Section 8.3. Tenant is liable to Landlord for all costs and expenses Landlord incurs to cause the removal of the Improvements and/or Alterations and Property's restoration with interest at 12% per annum on all such expenses from the date of expenditure by Landlord until paid in full.

8.5 Landlord Purchase. If Landlord purchases the Improvements in accordance with Section 8.4, Landlord will purchase the Improvements for the fair market value of the Improvements as of the expiration or earlier termination of this Lease. The purchase will be made effective as of the date of the expiration or earlier termination of the Lease. Landlord will obtain ownership of the Improvements free and clear of all Encumbrances, including, without limitation, any Tenant rights or interests in and to the Improvements. Tenant will sign and deliver all documents and instruments Landlord determines necessary or appropriate to effectuate the transfer and conveyance of the Improvements.

8.6 Fair Market Value. If Landlord elects to purchase the Improvements, then the fair market value of the Improvements will be determined by the parties through good faith negotiation, which the parties will commence at least 90 days before the expiration or earlier termination of the Lease (unless not known) and pursue with diligence. If the parties cannot reach agreement within 30 days, then the fair market value will be determined by the following process:

8.6.1 no later than 90 days before the expiration or earlier termination of this Lease, each party will submit in confidence its written evaluation of the fair market value of the Improvements. At the same time, the parties will attempt in good faith to appoint a mutually acceptable, independent, qualified appraiser. No later than 30 days after the appraiser is appointed, the appraiser will choose one of the two proposals as the fair market value of the Improvement, which determination will be final and binding.

8.6.2 If the parties cannot agree on an appraiser, then each party will appoint a qualified, independent appraiser no later than 75 days before the expiration or earlier termination of this Lease. The appraisers appointed by each party will select a qualified, independent appraiser, who will choose one of the two proposals as the fair market value of the Improvements, which determination will be final and binding. If a party fails to timely appoint a qualified appraiser, then the one appraiser timely appointed will determine the fair market value by choosing one of the two proposals as the fair market value of the Improvements, which determination will be final and binding. If a party fails to timely submit its evaluation of the fair market value, then the timely submitted evaluation will be the final and binding fair market value of the Improvements.

8.6.3 Each party will bear one-half of the expense of the mutually appointed appraiser and the entire expense of any appraiser appointed by the party individually. Landlord will pay Tenant the agreed or determined fair market value, as the case may be, no later than 30 days after it is determined; provided, however, if Landlord determines necessary or appropriate, Landlord may pay the agreed or determined fair market value over an installment period not exceeding 48 months. Tenant will defend, indemnify, and hold Landlord harmless for, from, and against all liability and loss arising from Tenant's failure to deliver the Improvements free and clear of all Encumbrances.

9. MISCELLANEOUS

9.1 Non-waiver; Attorney Fees. No waiver will be binding on a party unless it is in writing and signed by the party making the waiver. Waiver by either party of strict performance of any provision of this Lease will not be a waiver of or prejudice the party's right to require strict performance of the same provision in the future or of any other provision. If an Event of Default occurs, Tenant will pay Landlord, within 10 days after Landlord's demand, all attorney fees and costs Landlord incurs to enforce the terms of this Lease whether or not Landlord instituted arbitration or litigation proceedings. If any arbitration or litigation is instituted to interpret, enforce, or rescind this Lease, including, without limitation, any proceeding brought under the United States Bankruptcy Code, the prevailing party on a claim will be entitled to recover with respect to the claim, in addition to any other relief awarded, the prevailing party's attorney fees, expert fees, and other fees, costs, and expenses of every kind, including, without limitation, the costs and disbursements specified in ORCP 68 A(2), incurred in connection with the arbitration, the litigation, any appeal or petition for review, the collection of any award, or the enforcement of any order, as determined by the arbitrator or court.

9.2 Addresses for Notices; Binding Effect. All notices or other communications required or permitted by this Lease must be in writing, must be delivered to the parties at the addresses set forth above, or at any other address that a party may designate by notice to the other parties. Any notice will be considered delivered upon actual receipt if delivered personally, via email or facsimile (with electronic confirmation of delivery), or an overnight delivery service, or at the end of the third business day after the date deposited in the United States mail, postage pre-paid, certified, return receipt requested. Subject to the limitations under Section 6.1 concerning the Transfer of this Lease by Tenant, this Lease will be binding upon and inure to the benefit of the parties, their

respective successors and assigns. This Lease (or any memorandum of this Lease) will not be recorded. Tenant will cause Tenant's Agents to conform and comply with this Lease.

9.3 Entry for Inspection; Late Fees; Interest. Landlord may enter the Property and Improvements for the purpose of investigating compliance with the terms of this Lease, general safety inspections, and/or for any other reasonable purposes (as determined by Landlord by visual violation). Except in the case of an emergency, Landlord will endeavor to provide Tenant no less than 24 hours' prior written notice before entering the Property. In addition, Landlord will have the right, at any time during the last 90 days of the Lease Term, to place and maintain upon the Property/Improvements notices for leasing the Property/Improvements. If Rent (or other payment due from Tenant) is not received by Landlord within 10 days after it is due, Tenant will pay a late fee equal to 10% of the payment or \$100.00, whichever is greater (a "Late Fee"). Landlord may levy and collect a Late Fee in addition to all other remedies available for Tenant's failure to pay Rent (or other payment due from Tenant). Any Rent or other payment required to be paid by Tenant under this Lease (and/or any payment made or advanced by Landlord in connection with Landlord's performance of any Tenant obligation under this Lease) will bear interest at the rate of 12% per annum from the due date (or, if applicable, the date of Landlord's payment) until paid by Tenant in full.

9.4 Severability; Further Assurance; Governing Law; Venue; Joint and Several. If a provision of this Lease is determined to be unenforceable in any respect, the enforceability of the provision in any other respect, and of the remaining provisions of this Lease, will not be impaired. The parties will sign such other documents and take such other actions as are reasonably necessary to further effect and evidence this Lease. This Lease is governed by the laws of the State of Oregon, without giving effect to any conflict-of-law principle that would result in the laws of any other jurisdiction governing the Lease. If any dispute arises regarding this Lease, the parties agree that the sole and exclusive venue for resolution of such dispute will be in Malheur County, Oregon. All parties submit to the jurisdiction of courts located in Malheur County, Oregon for any such disputes.

9.5 Entire Agreement; Signatures; Time. This Lease contains the entire understanding of the parties regarding the subject matter of this Lease and supersedes all prior and contemporaneous negotiations and agreements, whether written or oral, between the parties with respect to the subject matter of this Lease. This Lease may be signed in counterparts. A fax or email transmission of a signature page will be considered an original signature page. At the request of a party, a party will confirm a fax or email-transmitted signature page by delivering an original signature page to the requesting party. Time is of the essence with respect to Tenant's performance of its obligations under this Lease. If the date for performance of an obligation or delivery of any notice hereunder falls on a day other than a business day, the date for such performance or delivery of such notice will be postponed until the next ensuing business day. For purposes of this Lease, a "business day" means a normal working day (i.e., Monday through Friday of each calendar week, exclusive of Federal and state holidays and one day following each of Thanksgiving, Christmas, and New Year's).

9.6 Discretion; Landlord Default. When a party is exercising any consent, approval, determination, and/or similar discretionary action under this Lease, the standard will be the party's commercially reasonable discretion, which discretion will not be unreasonably withheld, conditioned, and/or delayed. No act or omission of Landlord will be considered a default under this Lease until Landlord has received 30 days' prior written notice from Tenant specifying the nature of the default with reasonable particularity. Commencing from Landlord's receipt of such default notice, Landlord will have 30 days to cure or remedy the default before Landlord will be deemed in default of this Lease; provided, however, that if the default is of such a nature that it cannot be completely remedied or cured within the thirty-day cure period, there will not be a default by Landlord under this Lease if Landlord begins correction of the default within the thirty-day cure period and thereafter proceeds with reasonable diligence to effect the remedy as soon as practical.

9.7 Additional Provisions; Attachments; Interpretation. The provisions of all exhibits, schedules, instruments, and other documents referenced in this Lease are part of this Lease. All pronouns contained herein, and any variations thereof will be deemed to refer to the masculine, feminine, or neutral, singular or plural, as the identity of the parties may require. The singular includes the plural, and the plural includes the singular. The word

“or” is not exclusive. The words “include,” “includes,” and “including” are not limiting. The term “person” means any natural person, corporation, limited liability company, partnership, joint venture, firm, association, trust, unincorporated organization, government or governmental agency or political subdivision, or any other entity. The titles, captions, or headings of the sections herein are inserted for convenience of reference only and are not intended to be a part of or to affect the meaning or interpretation of this Lease.

[end of lease – signature page immediately follows]

IN WITNESS WHEREOF, the undersigned have caused this Lease to be executed and effective for all purposes as of the Effective Date.

LANDLORD:
City of Ontario,
an Oregon municipal corporation

TENANT:
TENANT NAME
an STATE if applicable Limited Liability Company

By: CURRENT NAME, Mayor

By: NAME OF OWNER

Exhibit A
Property Description and Depiction
[attached]



2021 Oregon Airports Statewide Rates and Charges Survey

Funded By:

Prepared By:



<https://www.oregon.gov/aviation>

"YOUR AVIATION DOLLARS AT WORK"



<https://www.preappinc.com>

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INTRODUCTION

The purpose of this survey is to collect the rates and charges currently in effect for all of Oregon's public-use airports, including those privately owned¹. Compiled into one comprehensive document, the Oregon Department of Aviation (ODA) provides this resource to assist airport sponsors and operators with benchmarking, developing, and updating Rates and Charges for airports throughout Oregon.



Rates and Charges are the fees imposed by the airport proprietor for aeronautical and nonaeronautical use of airport facilities.

¹ Airports where information was not available for this survey: 7S3-Stark's Twin Oaks, Hillsboro; 2S6-Sportsman Airpark, Newberg; and S48-Country Squire Airpark, Sandy.

BACKGROUND

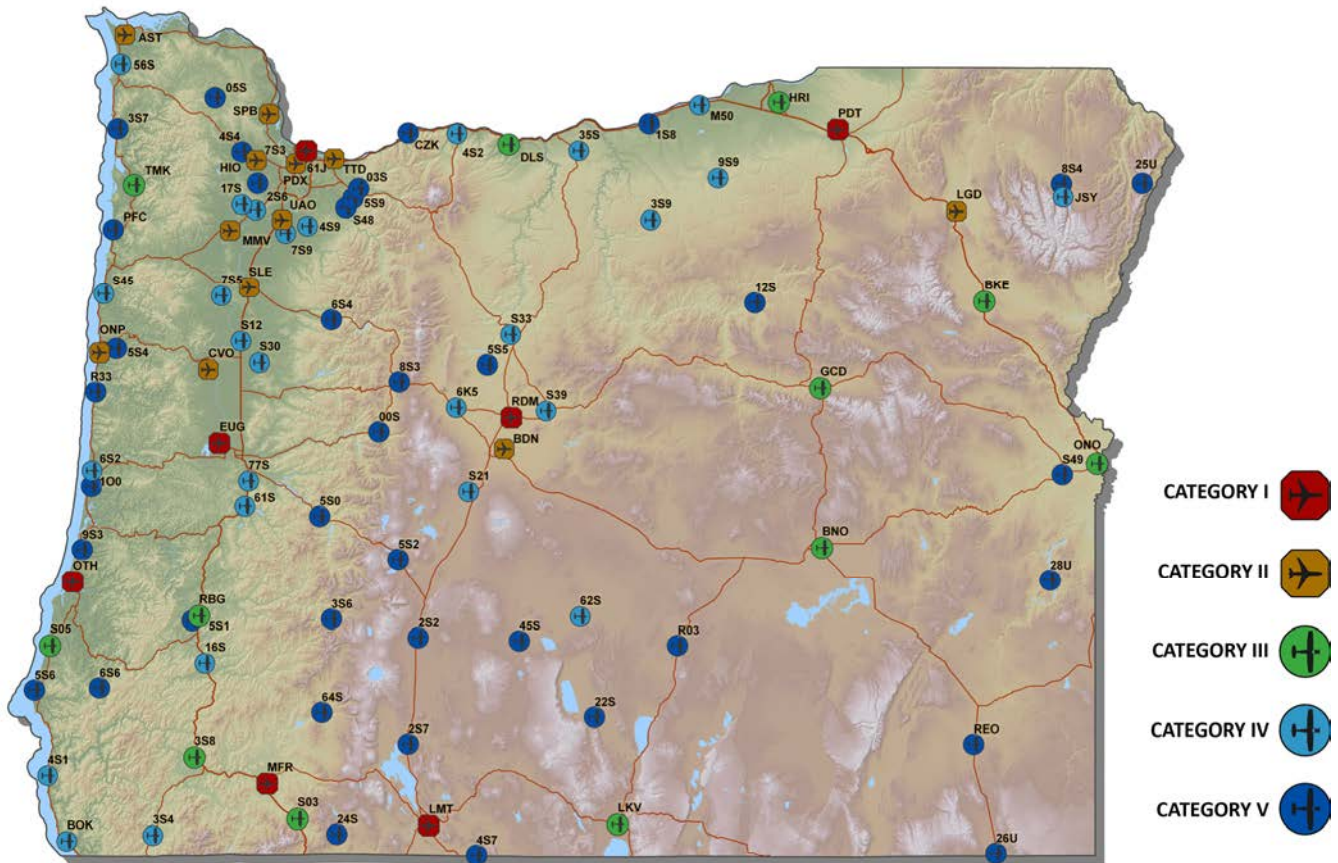
Properly set Rates and Charges support financial self-sustainability, ensure compliance with regulations and grant assurances, and support the airport sponsor with providing a safe and efficient facility. The Federal Aviation Administration (FAA) provides the following principles applicable to Rates and Charges for federally obligated airports.

- **Developed at the local level** - The FAA relies upon airport sponsors, aeronautical users, the market, and institutional arrangements to ensure compliance with applicable requirements.
- **Fair and Reasonable** - The FAA Rates and Charges Policy requires rates, fees, rentals, landing fees, and other service charges imposed on aeronautical users for aeronautical use of airport facilities must be fair and reasonable.
- **Non-discriminatory** - Aeronautical fees may not unjustly discriminate against aeronautical users or user groups.
- **Financially Self-Sustaining** - Airport sponsors must maintain a fee and rental structure that makes the airport as financially self-sustaining as possible, under the circumstances.
- **Revenue Use** - Sponsors may expend revenue generated by the airport only for statutorily allowable purposes.
- **International Operations** - Fees imposed on international operations must also comply with the international obligations of the United States.

Policies Applicable to Federally Obligated Airports - Airport sponsors that receive financial assistance from FAA-administered airport financial assistance programs are required to comply with federal requirements, which include the following items:

- **FAA 2013 Policy Regarding Rates and Charges**
<https://www.govinfo.gov/content/pkg/FR-2013-09-10/pdf/2013-21905.pdf>
- **FAA Airport Compliance Manual (Order 5190.6B)**
https://www.faa.gov/airports/resources/publications/orders/compliance_5190_6/
- **FAA Airport Improvement Program Grant Assurances**
https://www.faa.gov/airports/aip/grant_assurances/media/airport-sponsor-assurances-aip-2020.pdf

MAP OF OREGON'S PUBLIC USE AIRPORTS



Airport Categories



- I. **Commercial Services Airport:** Provide some level of scheduled commercial airline service in addition to supporting a full range of general aviation (GA) aircraft activities. Commercial service includes both domestic and international destination. Objectives call for a minimum runway length of 6,000 feet.



- II. **Urban General Aviation Airport:** Support all GA aircraft and accommodate corporate aviation activity, including piston and turbine engine aircraft, business jets, helicopters, gliders, and other GA activity. The most demanding user requirements are business-related. These airports service a large/multi-state geographic region or experience high levels of GA activity. The minimum runway length objective is 5,000 feet.



- III. **Regional General Aviation:** Support most twin- and single-engine aircraft and may accommodate occasional business jet operations. These airports support regional transportation needs with a large and often sparsely populated service area. The minimum runway length objective is 4,000 feet.



- IV. **Local General Aviation Airport:** Primarily accommodate single-engine GA aircraft, but are capable of accommodating smaller twin-engine GA aircraft. These airports support local air transportation needs and special-use aviation activities. The minimum runway length objective is 3,000 feet.



- V. **Remote Access/Emergency Services (RAES):** Primarily support single-engine GA aircraft, special-use aviation activities, access to remote area, or provide emergency service access. These airports should have at least 2,500 feet of runway.

State Provisions

The State of Oregon, through the Department of Aviation (ODA), provides information and support to Airport Sponsor's through a multitude of programs, including the Pavement Maintenance Program, Oregon Aviation Plan, Land Use Compatibility Guidebook, Statewide Disparity Study, and others². Additionally, financial support is available through the Aviation System Action Program (ASAP), which was created in 2015 through House Bill 2075.

The Critical Oregon Airport Relief (COAR) Grant Program is funded by ASAP. Under this grant program, ODA awards grants for the following purposes:

1. To assist Oregon airports with match requirements for FAA Airport Improvement grants.
2. To make grants for emergency preparedness and infrastructure projects, in accordance with the Oregon Resiliency Plan.
3. To make grants for aviation-related economic development.

Public-use airport owners and airport sponsors, both private and public, may be eligible to apply for COAR grants. The maximum grant request is \$150,000 per application. Grant match requirements are determined by category of airport as per the current Oregon Aviation Plan.

Continuing ODA's efforts to support the state's airport system, this Rates and Charges Study was fully funded by the agency. ODA understands Airport Sponsor needs for reliable data in which to make decisions at their airports and understanding how they compare regionally and statewide.

² For more information on services, please visit our website: www.oregon.gov/aviation

USE OF RATES AND CHARGES SURVEY INFORMATION

There is no single approach to airport rate-setting. Each airport sponsor has flexibility in the setting of fees as long as the rate setting methodology used is applied consistently to similarly situated users and conforms with the requirements of applicable rules and regulations. Through this survey, ODA is providing airport sponsors with an additional resource to aid in the benchmarking of existing fees and development and updating of future fees.

Elements unique to each airport's Rates and Charges include market area, existing and planned infrastructure, services, activity types and levels, revenues, expenses, and goals.



It is the position of the FAA that the issue of rates and charges is best addressed at the local level by agreement between users and airports.

RATES AND CHARGES SURVEY PROCESS AND RESULTS

Survey Process

- A survey questionnaire that included the aeronautical, non-aeronautical, and commercial air service rates and charges of interest was drafted in February and finalized in March 2021. Topics included in the survey are noted in the Rates and Charges Survey Item Table below.
- The survey was distributed to Oregon public use airport owners and operators beginning in March 2021.
- Survey collection was completed in May 2021 for all of Oregon's publicly owned airports and from Oregon's privately owned, public use airports where information was made available³.

Rates and Charges Survey Items		
 Aeronautical Rates and Charges	 Commercial Rates and Charges	 Non Aeronautical Rates and Charges
- Fuel Flowage - Landing - Tie Down - Develop Hangar - Hangar Ground Lease - Lease Terms - Fire Fighting Operations - Through the Fence (TTF) - Fixed Base Operator (FBO) - Specialized Aviation Services Providers - Unmanned Aircraft Systems (UAS) - Insurance Minimums	- Badging - Terminal, Ramp, Gate - Concessionaires	- Agricultural - Restaurant/Concessionaire - Car Rental - Vehicle Parking/Access Fee - Industrial/Commercial Development - Taxi Pick-up/Drop-off - Transportation Network Company (TNC) / Rideshare

For additional background information, see Appendix B

³ Airports where information was not available for this survey: 7S3-Stark's Twin Oaks, Hillsboro; 2S6-Sportsman Airpark, Newberg; and S48-Country Squire Airpark, Sandy.

Survey Results

Following the collection of the surveys, the results were compiled and made available in July 2021. The Rates and Charges Survey results follow in **Appendix A** of this document. The dataset is also available in a sortable Microsoft® Excel based file on the Oregon Department of Aviation website at <https://www.oregon.gov/aviation/plans-and-programs/>

Summary of Commonly Assessed Rates and Charges

ITEM / UNIT	LOWEST / HIGHEST FEE	TYPICAL FEE RANGE
Fuel Flowage / gallon	\$0.05 / \$0.35	\$0.05 - \$0.15
Hangar Ground Lease (Non-Commercial) / square foot per year	\$0.01722 / \$1.68	\$0.11 - \$0.49
Hangar Ground Lease (Commercial) / square foot per year	\$0.01722 / \$1.10	\$0.10 - \$0.58
Developed Hangar / per month	\$75 / \$4,700	\$110 - \$750
Tie Down - Single Engine / per day	\$3.00 / \$20.00	\$3.00 - \$20.00

Appendix A

Rates and Fee Survey Results

 2021 Oregon Airports Statewide Rates and Charges Survey																	
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	ODA PMP Region	Oregon Department of Transportation Region	Fuel Flowage (\$/Gallon)	Landing per 1000lbs Unless Noted (Non Signatory)	Landing per 1000lbs (Signatory)	Tie Down Nightly Fee	Tie Down Monthly Fee	Developed Hangar (T-Hangar, Box Hangar, Etc.) Monthly Unless Noted	Developed Hangar (T-Hangar, box hangar, etc.) per Night	Developed Hangar (Single Engine) Monthly	Developed Hangar (Multi-Engine) Monthly	Developed Hangar (Helicopter) Monthly	Hangar Ground Lease (Non-Commercial) per Square Foot/Year Unless Noted
S12	Albany	Albany Municipal Airport	City	IV	1	2	\$0.06				\$30.00	\$80					\$0.254
R03	Alkali Lake	Alkali Lake State	State	V	N/A	4	\$0.08			\$3.00	\$15.00						\$0.1042
1S8	Arlington	Arlington Municipal	City	V	N/A	4											\$500 - \$750 per acre / year
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field	City	III	2	3	\$0.07	\$5.17 (Freight Operations)		\$7.00 (small) \$11 (large)	\$49 (small) \$60 (large)	0.254 per sf. (box hangar)		\$195 - \$309		\$245	\$0.21 - \$0.49
AST	Astoria	Port of Astoria Regional Airport	Port	II	1	2	\$0.08	\$5.00		\$5.00		\$110 - \$700					\$0.90
UAO	Aurora	Aurora State Airport	State	II	1	2	\$0.08			\$3.00	\$20.00						\$0.03256
BKE	Baker City	Baker City Municipal Airport	City	III	3	5	\$0.10				\$30.00	\$150-\$250					\$0.12
S05	Bandon	Bandon State Airport	State	III	2	3	\$0.08			\$3.00	\$17.50						\$0.2345
2S2	Beaver Marsh	Beaver Marsh	Private	V	N/A	4											
BDN	Bend	Bend Municipal Airport	City	II	3	4	\$0.08				\$45.00	\$240 - \$370 					\$0.36
M50	Boardman	Boardman Airport	Port	IV	3	5											
BOK	Brookings	Brookings Airport	County	IV	2	3	\$0.09			\$5.00		\$213.98 (T-hangar)					\$0.23
BNO	Burns	Burns Municipal Airport	City	III	3	5	\$0.15			\$20.00							\$0.14
CZK	Cascade Locks	Cascade Locks State Airport	State	V	3	1	\$0.08			\$3.00	\$15.00						\$0.1042
3S4	Cave Junction	Illinois Valley Airport	County	IV	2	3				\$10.00	\$100.00	\$189 - \$675					\$0.13 - \$0.383
2S7	Chiloquin	Chiloquin State Airport	State	V	2	4	\$0.08			\$3.00	\$15.00						\$0.1172
62S	Christmas Valley	Christmas Valley Airport	City	IV	2	4				\$8.00							
3S6	Clearwater	Toketee State	State	V	N/A	3	\$0.08			\$3.00	\$15.00						\$0.1042
3S9	Condon	Condon State Airport - Pauling Field	State	IV	3	4	\$0.08			\$3.00	\$17.50						\$0.1042
4S4	Cornelius	Skyport	Private	V	N/A	1				\$5.00 (daily fee) \$10.00 (weekly fee)	\$30.00						
CVO	Corvallis	Corvallis Municipal Airport	City	II	1	2	\$0.05	\$0.50				\$147 - \$187 (T-hangar)					\$0.313
61S	Cottage Grove	Cottage Grove State Airport -Jim Wright Field	State	IV	2	2	\$0.08			\$3.00	\$17.50						\$0.1954
5S2	Crescent Lake	Crescent Lake State Airport	State	V	2	4	\$0.08			\$3.00	\$15.00						
77S	Creswell	Creswell Hobby Field Airport	City	IV	2	2				\$3.00	\$30.00	\$145 - \$600					\$0.280
5S5	Culver	Lake Billy Chinook	Private	V	3	4											
8S4	Enterprise	Enterprise Municipal	City	V	3	5											
5S9	Estacada	Valley View	Private	V	1	1				\$5.00		\$175		\$175			

 2021 Oregon Airports Statewide Rates and Charges Survey																	
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	ODA PMP Region	Oregon Department of Transportation Region	Fuel Flowage (\$/Gallon)	Landing per 1000lbs Unless Noted (Non Signatory)	Landing per 1000lbs (Signatory)	Tie Down Nightly Fee	Tie Down Monthly Fee	Developed Hangar (T-Hangar, Box Hangar, Etc.) Monthly Unless Noted	Developed Hangar (T-Hangar, box hangar, etc.) per Night	Developed Hangar (Single Engine) Monthly	Developed Hangar (Multi-Engine) Monthly	Developed Hangar (Helicopter) Monthly	Hangar Ground Lease (Non-Commercial) per Square Foot/Year Unless Noted
EUG	Eugene	Eugene Airport - Mahlon Sweet Field	City	I	N/A	2	\$0.06	\$3.41	\$2.73	\$5.00 (single engine) \$6.00 (multi-engine / jet < 12.5k) \$10 (multi-engine / jet > 12.5k) \$5 (Helicopter)	\$50 (single engine) \$60 (multi-engine / jet < 12.5k) \$100 (multi-engine / jet > 12.5k) \$50 (helicopter)						
6S2	Florence	Florence Municipal Airport	City	IV	2	2	\$0.05			\$7.00	\$75.00						\$0.2449
100	Florence	Lake Woahink SPB	Private	V	N/A	5											
S45	Gleneden Beach	Siletz Bay State Airport	State	IV	1	2	\$0.08			\$3.00	\$17.50						\$0.1693
4S1	Gold Beach	Gold Beach Municipal Airport	Port	IV		3				\$4.00							\$0.440
3S8	Grants Pass	Grants Pass Airport	County	III	2	3	\$0.35			\$10.00	\$100.00	\$146 ("Shelter") \$198 - \$256 (T-hangar)					\$0.13 - \$0.383
HRI	Hermiston	Hermiston Municipal Airport	City	III	3	5				\$5.00		\$170 - \$205					\$0.170
4S2	Hood River	Ken Jernstedt Airfield	Port	IV	3	1	\$0.06 - \$0.08			\$5.00	\$35.00	\$286.25 - \$338.58					\$0.10 - \$1.68
7S9	Hubbard	Lenhardt Airpark	Private	IV	1	1											
25U	Imnaha	Memaloose USFS	USFS	V	N/A	5											
7S5	Independence	Independence State Airport	State	IV	1	2	\$0.08			\$3.00	\$17.50						\$0.2345
GCD	John Day	Grant County Regional Airport	County	III	3	5	\$0.10			\$5.00 (single engine) \$8.00 (multi-engine) \$25 (turbo / jet) \$50 (helicopter)	\$50 (single engine) \$80 (multi-engine) \$200 (turbo jet)	\$50 - \$100		\$75	\$150	\$150	\$0.160
JSY	Joseph	Joseph State Airport	State	IV	3	5	\$0.08			\$3.00	\$17.50						\$0.1433
LMT	Klamath Falls	Crater Lake-Klamath Regional	City	I	2	4	\$0.08	\$2.00	\$0.50 - \$1.50	Facility / Ramp Fee \$20 / \$10 (Single engine) \$100 / \$50 (Turbo prop) \$125 / \$50 (Light jet) \$150 / \$75 (Medium jet) \$200 / \$100 (Large jet)				\$200			\$0.405 (existing leases) \$0.45 (new leases)
LGD	La Grande	La Grande / Union County Airport	County	III	3	5	\$0.10	\$1.50				\$160					
9S3	Lakeside	Lakeside Municipal Airport	City	V	N/A	3											\$0.120
LKV	Lakeview	Lake County Airport	County	III	2	4				\$5.00	\$30.00			\$125			\$0.200
S30	Lebanon	Lebanon State Airport	State	IV	1	2	\$0.08			\$3.00	\$17.50						\$0.20804
9S9	Lexington	Lexington Airport	County	IV	3	5						\$0.155142 per sf.					
S33	Madras	Madras Municipal Airport	City	IV	3	4	\$0.10			\$3.50 (single engine) \$5.00 (multi-engine)		\$75 ("Community" hangar)		\$150			\$0.110

 2021 Oregon Airports Statewide Rates and Charges Survey																	
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	ODA PMP Region	Oregon Department of Transportation Region	Fuel Flowage (\$/Gallon)	Landing per 1000lbs Unless Noted (Non Signatory)	Landing per 1000lbs (Signatory)	Tie Down Nightly Fee	Tie Down Monthly Fee	Developed Hangar (T-Hangar, Box Hangar, Etc.) Monthly Unless Noted	Developed Hangar (T-Hangar, box hangar, etc.) per Night	Developed Hangar (Single Engine) Monthly	Developed Hangar (Multi-Engine) Monthly	Developed Hangar (Helicopter) Monthly	Hangar Ground Lease (Non-Commercial) per Square Foot/Year Unless Noted
4S7	Malin	Malin	City	V	2	4											\$0.150
3S7	Manzanita	Nehalem Bay State Airport	State	V	1	2	\$0.08			\$3.00	\$15.00						\$0.1042
26U	McDermitt	McDermitt State Airport	State	V	2	5	\$0.08			\$3.00	\$15.00						\$0.1042
00S	McKenzie Bridge	McKenzie Bridge State	State	V	N/A	2	\$0.08			\$3.00	\$15.00						\$0.1042
MMV	McMinnville	McMinnville Municipal Airport	City	II	1	2	\$0.05	\$0.00	\$0.00			\$150 - \$350					\$0.283
MFR	Medford	Rogue Valley International -Medford Airport	County	I	N/A	3	\$0.065	\$4.24	\$3.26	\$20.00 (Small GA 0 - 10k) \$40.00 (Large GA > 10.k - 35k) \$70 (Regional jet > 35.1 - 100k) \$90 (Jet > 100k)	\$54.00	\$300					\$0.58696
12S	Monument	Monument Municipal	City	V	3	5											
4S9	Mulino	Mulino State Airport	State	IV	1	1	\$0.08			\$3.00	\$17.50						\$0.1042
16S	Myrtle Creek	Myrtle Creek Municipal Airport	City	IV	2	3				\$3.00	\$30.00	\$750					\$0.200
17S	Newberg	Chehalem Airpark	Private	IV	1	2						\$3,600					
ONP	Newport	Newport Municipal Airport	City	II	1	2	\$0.15		\$20.00	\$5.00	\$40.00	\$250 (FBO main hangar)		\$190.89			\$0.240
OTH	North Bend	Southwest Oregon Regional Airport	County	I	N/A	3	\$0.12	\$1.80/1000 lbs See notes		\$5.00 - \$75.00		\$230 - \$930					
5S0	Oakridge	Oakridge State	State	V	2	2	\$0.08			\$3.00	\$15.00						\$0.1042
ONO	Ontario	Ontario Municipal Airport	City	III	3	5	\$0.07 - \$.09				\$50 (single engine) \$100 (Twin / turbine)	\$0.1564 per sf.					\$0.1564
28U	Owyhee Reservoir	Owyhee Reservoir State	State	V	N/A	5	\$0.08			\$3.00	\$15.00						\$0.1042
PFC	Pacific City	Pacific City State Airport	State	V	1	2	\$0.08			\$3.00	\$15.00						\$0.1042
22S	Paisley	Paisley	County	V	2	4											
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	City	I	3	5	\$0.05	\$12.00				\$110 - \$125 (T-hangar) \$0.50 - \$1.25 per sf. (Box hangar)					\$0.207
24S	Pinehurst	Pinehurst State Airport	State	V	2	3	\$0.08			\$3.00	\$15.00						\$0.1042
61J	Portland	Portland Downtown Heliport	City	II	1	1											
PDX	Portland	Portland International Airport	Port	I	N/A	1	\$0.1156			Managed by FBO							\$0.810
HIO	Portland	Portland -Hillsboro Airport	Port	II	1	1	\$0.105	\$3.68			\$35.00			\$350 - \$525			\$0.410

 2021 Oregon Airports Statewide Rates and Charges Survey																	
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	ODA PMP Region	Oregon Department of Transportation Region	Fuel Flowage (\$/Gallon)	Landing per 1000lbs Unless Noted (Non Signatory)	Landing per 1000lbs (Signatory)	Tie Down Nightly Fee	Tie Down Monthly Fee	Developed Hangar (T-Hangar, Box Hangar, Etc.) Monthly Unless Noted	Developed Hangar (T-Hangar, box hangar, etc.) per Night	Developed Hangar (Single Engine) Monthly	Developed Hangar (Multi-Engine) Monthly	Developed Hangar (Helicopter) Monthly	Hangar Ground Lease (Non-Commercial) per Square Foot/Year Unless Noted
TTD	Portland	Portland -Troutdale Airport	Port	II	1	1	\$0.08	\$2.76			\$35.00	\$267					\$0.290
S39	Prineville	Prineville Airport	County	IV	3	4	\$0.10			\$25 (jet)	\$25 (single engine) \$35 (multi-engine)	\$250 - \$1000					\$0.260
64S	Prospect	Prospect State Airport	State	V	2	3	\$0.08			\$3.00	\$15.00						\$0.1042
RDM	Redmond	Redmond Municipal Airport -Roberts Field	City	I	N/A	4	\$0.07	\$3.08 (Part 125, 135, 137 only)	\$3.08	\$5.00 (single engine) \$8.00 (multi-engine) \$10.00 (turbo jet) \$10.00 (helicopter)	\$50.00	\$182 - \$230 (T-Hangar) \$0.417 - \$0.667 per sf. (box hangar)					\$0.360
REO	Rome	Rome State	State	V	2	5	\$0.08			\$3.00	\$15.00						\$0.1042
RBG	Roseburg	Roseburg Regional Airport	City	III	2	3	\$0.05			\$3.00 (single engine) \$5.00 (multi-engine)	\$39 (single engine) \$66 (multi-engine)		\$22 - \$39	\$177 - \$242	\$444		\$0.3063
5S1	Roseburg	George Felt	Private	V	N/A	3					\$35.00	\$95 - \$150					
SLE	Salem	Salem McNary Field	City	II	1	2	\$0.08	\$1.00 - \$1.50		\$5.00 (Light) \$8.00 (Medium) \$10 (Large)	\$35 (Light) \$60 (Medium) \$80 (Large)						\$0.350
03S	Sandy	Sandy River	Private	V	N/A	1						\$230 - \$260 (T-hangar) \$1,000 (50' x 50') \$2,500 (~60' x 90') \$1,500 (~48' x 60', long term)					
8S3	Santiam Junction	Santiam Junction State	State	V	N/A	2	\$0.08			\$3.00	\$15.00						
SPB	Scappoose	Scappoose Industrial Airpark	Port	II	1	1					\$39.00	\$156 - \$243					
56S	Seaside	Seaside Municipal Airport	City	IV	1	2											\$0.125
45S	Silver Lake	Silver Lake USFS	USFS	V	N/A	4											
6K5	Sisters	Sisters Eagle Air Airport	Private	IV	3	4				\$10.00	\$45.00		\$200 - \$340				
5S6	Sixes	Cape Blanco State Airport	State	V	2	3	\$0.08			\$3.00	\$15.00						\$0.1303
S21	Sunriver	Sunriver Airport	Private	IV	3	4		\$60.00 (medium / large turboprop) \$120.00 (small / medium jet) \$180.00 (large jet)		\$15.00 (single engine) \$20.00 - \$25.00 (multi-engine, small turboprop) \$40 (medium / large turboprop) \$60.00 - \$80.00 (jet) \$20 - \$45 (helicopter)							
DLS	The Dalles	Columbia Gorge Regional - The Dalles	City/County	III	3	4	\$.05 - \$.10			\$5.00	\$35.00	\$150 - \$600 typical \$4,700 for medivac hangar					\$0.380

 2021 Oregon Airports Statewide Rates and Charges Survey																	
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	ODA PMP Region	Oregon Department of Transportation Region	Fuel Flowage (\$/Gallon)	Landing per 1000lbs Unless Noted (Non Signatory)	Landing per 1000lbs (Signatory)	Tie Down Nightly Fee	Tie Down Monthly Fee	Developed Hangar (T-Hangar, Box Hangar, Etc.) Monthly Unless Noted	Developed Hangar (T-Hangar, box hangar, etc.) per Night	Developed Hangar (Single Engine) Monthly	Developed Hangar (Multi-Engine) Monthly	Developed Hangar (Helicopter) Monthly	Hangar Ground Lease (Non-Commercial) per Square Foot/Year Unless Noted
TMK	Tillamook	Tillamook Airport	Port	III	1	2				\$3.00		\$0.25 per sf. / year	\$30.00				\$0.240
5S4	Toledo	Toledo State Airport	State	V	1	2	\$0.08			\$3.00	\$15.00						\$0.1042
S49	Vale	Miller Memorial Airpark	City	V	3	5											
05S	Vernonia	Vernonia Municipal	City	V	N/A	1					\$25.00						\$0.10 - \$.35
R33	Waldport	Wakonda Beach State	State	V	N/A	2	\$0.08			\$3.00	\$15.00						\$0.1042
35S	Wasco	Wasco State Airport	State	IV	3	4	\$0.08			\$3.00	\$17.50						\$0.1042

Notes:

1. Data from all of Oregon’s publicly owned airports and from Oregon’s privately owned, public use airports where information was made available.

2. Survey data was collected between March and May 2021.

3. Survey result fields that contain no value indicates that this field information was not provided in the results survey.

4. Oregon pdf icon denotes additional information available in Microsoft Excel based file.

			2021 Oregon Airports Statewide Rates and Charges Survey											
FAA ID	Associated City	Airport Name	Hangar Ground Lease (Non-Commercial) per Year	Hangar Ground Lease (Corporate/Commercial) per Square Foot/Year Unless Noted	Hangar Ground Lease (Corporate/Commercial) Acre/Month	Standard Length of Initial Hangar Lease Terms Years	Hangar Lease Extension/Renewal Options Years (# of Extensions if Applicable)	Hangar Ground Lease Do Hangar Leases Have A Reversion Clause?	Fire Fighting Operations	Through the Fence (Non-Commercial) Ingress Access/Egress Access	Through the Fence (Commercial) Ingress Access/Engress Access	Fixed Based Operator (FBO)	Specialized Aviation Service Operations (SASOs), Mobile Services Providers (MSP)	Unmanned Aircraft System Operations (UAS), Commercial
S12	Albany	Albany Municipal Airport				30	5 (2)	Yes				\$1,500.00		
R03	Alkali Lake	Alkali Lake State		\$0.1042						\$15 - \$120	\$15 - \$120			
1S8	Arlington	Arlington Municipal			\$500 - \$750 per acre / year	25	5	Yes						
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field		\$0.21 - \$0.49		25		Yes, not all leases				\$1,874.37	\$0.336 - \$0.784 sq. ft. / year (SASO) \$100 - \$350 annual (MSP)	
AST	Astoria	Port of Astoria Regional Airport		\$0.90		Month to Month - non-commercial		Yes				Sponsor Owned		
UAO	Aurora	Aurora State Airport		\$0.03256		25	5	No	\$500.00	\$275.00	\$275.00		\$25.00	
BKE	Baker City	Baker City Municipal Airport		\$0.16		20	5	No	\$75 day for building			Lease area at commercial rate		
S05	Bandon	Bandon State Airport		\$0.2345		25	5	No		\$15 - \$120	\$15 - \$120			
2S2	Beaver Marsh	Beaver Marsh												
BDN	Bend	Bend Municipal Airport		\$0.36		Month to Month - city t-hangars/tiedowns 10 or 20 - corporate/commercial	5 or 10 year Corporate - Commercial (1 or 2)	Depends; Some of the legacy leases have reversion clauses. Newer leases do not.				\$10.82 (Building) \$0.20 (ramp) \$0.33 (fuel farm)		
M50	Boardman	Boardman Airport												
BOK	Brookings	Brookings Airport												
BNO	Burns	Burns Municipal Airport		\$0.14		5	Yes	No	\$300 per month					
CZK	Cascade Locks	Cascade Locks State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
3S4	Cave Junction	Illinois Valley Airport		\$0.13 / \$0.415		20	5		\$500 per day for helitack base on airport		\$100 typical, negotiated annually		\$0.13 / \$0.415	
2S7	Chiloquin	Chiloquin State Airport		\$0.1172		25	5	No		\$15 - \$120	\$15 - \$120			
62S	Christmas Valley	Christmas Valley Airport												
3S6	Clearwater	Toketee State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
3S9	Condon	Condon State Airport - Pauling Field		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
4S4	Cornelius	Skyport												
CVO	Corvallis	Corvallis Municipal Airport		\$0.313		20 years - hangar 40 years - commercial	10 (2) - hangar 10 (2) - commercial	Yes				\$300 per year	\$200 per year (SASO) \$50 per year (MSP)	
61S	Cottage Grove	Cottage Grove State Airport -Jim Wright Field		\$0.1954		25	5	No		\$15 - \$120	\$15 - \$120			
5S2	Crescent Lake	Crescent Lake State Airport				25	5	No		\$15 - \$120	\$15 - \$120			
77S	Creswell	Creswell Hobby Field Airport		\$0.33 - \$0.36		15	5 (2)	No				\$30.50 - \$611		
5S5	Culver	Lake Billy Chinook												
8S4	Enterprise	Enterprise Municipal												
5S9	Estacada	Valley View												

			2021 Oregon Airports Statewide Rates and Charges Survey											
FAA ID	Associated City	Airport Name	Hangar Ground Lease (Non-Commercial) per Year	Hangar Ground Lease (Corporate/Commercial) per Square Foot/Year Unless Noted	Hangar Ground Lease (Corporate/Commercial) Acre/Month	Standard Length of Initial Hangar Lease Terms Years	Hangar Lease Extension/Renewal Options Years (# of Extensions if Applicable)	Hangar Ground Lease Do Hangar Leases Have A Reversion Clause?	Fire Fighting Operations	Through the Fence (Non-Commercial) Ingress Access/Egress Access	Through the Fence (Commercial) Ingress Access/Engress Access	Fixed Based Operator (FBO)	Specialized Aviation Service Operations (SASOs), Mobile Services Providers (MSP)	Unmanned Aircraft System Operations (UAS), Commercial
EUG	Eugene	Eugene Airport -Mahlon Sweet Field												
6S2	Florence	Florence Municipal Airport		\$0.2449		20	20	Yes						
100	Florence	Lake Woahink SPB												
S45	Gleneden Beach	Siletz Bay State Airport		\$0.1693		25	5	No		\$15 - \$120	\$15 - \$120			
4S1	Gold Beach	Gold Beach Municipal Airport				5	5 (2)	Yes	\$100 per day	\$360 per year				
3S8	Grants Pass	Grants Pass Airport		\$0.13 - \$0.415		20	5		\$500 a day for helitack base on airport		\$100 typical, negotiated annually	\$627	\$0.13 - \$0.415	
HRI	Hermiston	Hermiston Municipal Airport		\$0.170		20	5 (2)	No				\$1250 per month		Coordination with Airport
4S2	Hood River	Ken Jernstedt Airfield				20		Yes		\$400 per year			No Fee	No Fee
7S9	Hubbard	Lenhardt Airpark												
25U	Imnaha	Memaloose USFS												
7S5	Independence	Independence State Airport		\$0.2345		25	5	No		\$15 - \$120	\$15 - \$120			
GCD	John Day	Grant County Regional Airport		\$0.160		40		Yes	\$0.16 per sf. / year (helibase and SEAT base)					
JSY	Joseph	Joseph State Airport		\$0.1433		25	5	No		\$15 - \$120	\$15 - \$120			
LMT	Klamath Falls	Crater Lake-Klamath Regional		\$0.169 - \$0.22 (existing leases) \$0.10 / \$0.22 (new leases) \$0.35 (Ramp)		20 - 30 - non-commercial 18 - 30 - commercial	10 - non-commercial 10 - 15 - commercial	Yes	\$0.22 per sf. / year			\$0.78 per sf. / year (Building) \$0.10 per sf. / year (Unimproved Areas)	\$0.31	
LGD	La Grande	La Grande / Union County Airport	\$150	\$150		25		No	\$150 ground lease					
9S3	Lakeside	Lakeside Municipal Airport		\$0.250						\$250 - \$300 per year				
LKV	Lakeview	Lake County Airport		\$0.240		25	25	No	BLM lease at commercial rate			Bundle into airport management agreement		
S30	Lebanon	Lebanon State Airport		\$0.20804		25	5	No		\$15 - \$120	\$15 - \$120			
9S9	Lexington	Lexington Airport									\$75 per month			\$200 per day
S33	Madras	Madras Municipal Airport		\$0.110		20	10	No	\$100 per day (Type 1) \$50 per day (Type 2 & 3)			Lease area at hangar and ground lease rates		

			2021 Oregon Airports Statewide Rates and Charges Survey											
FAA ID	Associated City	Airport Name	Hangar Ground Lease (Non-Commercial) per Year	Hangar Ground Lease (Corporate/Commercial) per Square Foot/Year Unless Noted	Hangar Ground Lease (Corporate/Commercial) Acre/Month	Standard Length of Initial Hangar Lease Terms Years	Hangar Lease Extension/Renewal Options Years (# of Extensions if Applicable)	Hangar Ground Lease Do Hangar Leases Have A Reversion Clause?	Fire Fighting Operations	Through the Fence (Non-Commercial) Ingress Access/Egress Access	Through the Fence (Commercial) Ingress Access/Engress Access	Fixed Based Operator (FBO)	Specialized Aviation Service Operations (SASOs), Mobile Services Providers (MSP)	Unmanned Aircraft System Operations (UAS), Commercial
4S7	Malin	Malin				5								
3S7	Manzanita	Nehalem Bay State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
26U	McDermitt	McDermitt State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
00S	McKenzie Bridge	McKenzie Bridge State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
MMV	McMinnville	McMinnville Municipal Airport		\$0.283		35	5	No				\$810 per month		
MFR	Medford	Rogue Valley International -Medford Airport		\$0.58696		No set length (negotiated)	Varies (2)	Yes typically (negotiated)					\$100 per year	
12S	Monument	Monument Municipal							Negotiated per incident					
4S9	Mulino	Mulino State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
16S	Myrtle Creek	Myrtle Creek Municipal Airport				20		Yes	\$1,000 per day				Pay rent on commercial hangar, no other fees	
17S	Newberg	Chehalem Airpark		\$290 per month										
ONP	Newport	Newport Municipal Airport		\$0.170		15	5 (2)	Yes	\$199 per hour					
OTH	North Bend	Southwest Oregon Regional Airport												
5S0	Oakridge	Oakridge State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
ONO	Ontario	Ontario Municipal Airport		\$0.1564					\$0.1564			\$0.1564	\$1,000	
28U	Owyhee Reservoir	Owyhee Reservoir State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
PFC	Pacific City	Pacific City State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
22S	Paisley	Paisley							\$250 per day / aircraft					
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton		\$0.207		30	10 (2)	Yes (two primary options)		0.207 per sf. / year	0.207 per sf. / year	Ground lease rate or building rent	Variable cost	Based off op frequency and leasehold footprint
24S	Pinehurst	Pinehurst State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
61J	Portland	Portland Downtown Heliport												
PDX	Portland	Portland International Airport		\$0.810		30		Yes						
HIO	Portland	Portland -Hillsboro Airport		\$0.410		5 - 10 - non-commercial 30 - commercial		Yes					\$100 application fee per operator	

			2021 Oregon Airports Statewide Rates and Charges Survey											
FAA ID	Associated City	Airport Name	Hangar Ground Lease (Non-Commercial) per Year	Hangar Ground Lease (Corporate/Commercial) per Square Foot/Year Unless Noted	Hangar Ground Lease (Corporate/Commercial) Acre/Month	Standard Length of Initial Hangar Lease Terms Years	Hangar Lease Extension/Renewal Options Years (# of Extensions if Applicable)	Hangar Ground Lease Do Hangar Leases Have A Reversion Clause?	Fire Fighting Operations	Through the Fence (Non-Commercial) Ingress Access/Egress Access	Through the Fence (Commercial) Ingress Access/Engress Access	Fixed Based Operator (FBO)	Specialized Aviation Service Operations (SASOs), Mobile Services Providers (MSP)	Unmanned Aircraft System Operations (UAS), Commercial
TTD	Portland	Portland -Troutdale Airport		\$0.290		5 - 10		Yes					\$100 application fee per operator	
S39	Prineville	Prineville Airport		\$0.260		30	10	No						\$100 per day
64S	Prospect	Prospect State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
RDM	Redmond	Redmond Municipal Airport -Roberts Field		\$0.360		Varies, corporate / commercial typically 20 years	Varies, corporate / commercial typically 5 (2)	Yes				\$0.30 per sf. base land rent plus fuel tank and avionics hangar rental		
REO	Rome	Rome State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
RBG	Roseburg	Roseburg Regional Airport		\$0.720		5		Yes				\$1545 plus \$783 commercial		
5S1	Roseburg	George Felt												
SLE	Salem	Salem McNary Field		\$0.350		30 - hangars 40 - commercial 50 - certain conditions	Varies (terms included in initial lease)	Land reversion yes; building reversion only if both parties agree at the end of the term to leave the building in place						
03S	Sandy	Sandy River											Included in hangar rate	
8S3	Santiam Junction	Santiam Junction State				25	5	No		\$15 - \$120	\$15 - \$120			
SPB	Scappoose	Scappoose Industrial Airpark		\$0.33 - \$0.485		5 typical	5 (3) typical	Yes, typically			\$200 per month		Charged ground or building lease rate	
56S	Seaside	Seaside Municipal Airport				20		Yes						
45S	Silver Lake	Silver Lake USFS												
6K5	Sisters	Sisters Eagle Air Airport				1	Yes, automatic	No		\$100 per month				
5S6	Sixes	Cape Blanco State Airport		\$0.1303		25	5	No		\$15 - \$120	\$15 - \$120			
S21	Sunriver	Sunriver Airport												
DLS	The Dalles	Columbia Gorge Regional - The Dalles				20	10 - 20	Yes	\$100 - \$500 per month			\$4,800 per month		\$500 per month

			2021 Oregon Airports Statewide Rates and Charges Survey											
FAA ID	Associated City	Airport Name	Hangar Ground Lease (Non-Commercial) per Year	Hangar Ground Lease (Corporate/Commercial) per Square Foot/Year Unless Noted	Hangar Ground Lease (Corporate/Commercial) Acre/Month	Standard Length of Initial Hangar Lease Terms Years	Hangar Lease Extension/Renewal Options Years (# of Extensions if Applicable)	Hangar Ground Lease Do Hangar Leases Have A Reversion Clause?	Fire Fighting Operations	Through the Fence (Non-Commercial) Ingress Access/Egress Access	Through the Fence (Commercial) Ingress Access/Engress Access	Fixed Based Operator (FBO)	Specialized Aviation Service Operations (SASOs), Mobile Services Providers (MSP)	Unmanned Aircraft System Operations (UAS), Commercial
				\$0.240		Month to Month typical		Yes				Sponsor operated		
TMK	Tillamook	Tillamook Airport												
5S4	Toledo	Toledo State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
S49	Vale	Miller Memorial Airpark	\$1,500	\$1,500 per year		1		No						
05S	Vernonia	Vernonia Municipal				20	10	No						
R33	Waldport	Wakonda Beach State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
35S	Wasco	Wasco State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			

Notes:

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4. Oregon pdf icon denotes additional information available in Microsoft Excel based file.



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
S12	Albany	Albany Municipal Airport		\$500,000		\$2,000,000 - \$3,000,000	
R03	Alkali Lake	Alkali Lake State					
1S8	Arlington	Arlington Municipal		Depends on operations	\$2,000,000	Depends on operations	
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field		\$1,000,000	\$1,000,000	\$1,000,000	
AST	Astoria	Port of Astoria Regional Airport		\$1M / \$100 thousand in value	\$2M and up	Port Insures as part of Port Insurance Coverage	
UAO	Aurora	Aurora State Airport		\$1,500,000	\$2,000,000	\$5,000,000	
BKE	Baker City	Baker City Municipal Airport		\$100,000	\$1,000,000		\$150 per year for aerial applicators
S05	Bandon	Bandon State Airport					
2S2	Beaver Marsh	Beaver Marsh					
BDN	Bend	Bend Municipal Airport		\$1,000,000	\$2,000,000	\$1,000,000 & Workers comp	Hangar Waitlist deposit fee \$200.00-refundable. Cleaning deposit fee \$150.00-refundable/fully or pro-rated depending on what condition the hangar, office or storage unit is left in. CAM charges, these are charged to tenants within the FBO that share, electricity, water, gas, carpet and window cleaning etc.
M50	Boardman	Boardman Airport					
BOK	Brookings	Brookings Airport					
BNO	Burns	Burns Municipal Airport		\$1,000,000	\$1,000,000	\$1,000,000	\$300 per month for aerial applicators not based at airport
CZK	Cascade Locks	Cascade Locks State Airport					
3S4	Cave Junction	Illinois Valley Airport		\$500,000	\$2,000,000	\$2,000,000	
2S7	Chiloquin	Chiloquin State Airport					
62S	Christmas Valley	Christmas Valley Airport					
3S6	Clearwater	Toketee State					
3S9	Condon	Condon State Airport - Pauling Field					
4S4	Cornelius	Skyport		Aircraft Insurance	Aircraft Insurance		
CVO	Corvallis	Corvallis Municipal Airport					
61S	Cottage Grove	Cottage Grove State Airport -Jim Wright Field					
5S2	Crescent Lake	Crescent Lake State Airport					
77S	Creswell	Creswell Hobby Field Airport		\$1,000,000	\$1,000,000	\$1,000,000	
5S5	Culver	Lake Billy Chinook					
8S4	Enterprise	Enterprise Municipal					
5S9	Estacada	Valley View					



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
							
EUG	Eugene	Eugene Airport -Mahlon Sweet Field					
6S2	Florence	Florence Municipal Airport					Insurance is on a replacement cost basis to the full insurable amount of the tenants policy. No liability minimums.
100	Florence	Lake Woahink SPB					
S45	Gleneden Beach	Siletz Bay State Airport					
4S1	Gold Beach	Gold Beach Municipal Airport		\$1,000,000	No Rate Set	Port owns fueling operations	
3S8	Grants Pass	Grants Pass Airport		\$500,000	\$2,000,000	\$2,000,000	
HRI	Hermiston	Hermiston Municipal Airport	Coordination with Airport	\$500,000	\$500,000	\$1,600,000	
4S2	Hood River	Ken Jernstedt Airfield	No Fee	\$2,000,000 occurrence \$4,000,000 aggregate	\$2,000,000 occurrence \$4,000,000 aggregate	\$2,000,000 occurrence \$4,000,000 aggregate	
7S9	Hubbard	Lenhardt Airpark					Airport has hangar rentals and can be contacted directly for rates
25U	Imnaha	Memaloose USFS					No fees at airport for personal or recreational use by the public. Commercial activities require a Special Use Permit (Contact the Wallowa-Whitman National Forest office).
7S5	Independence	Independence State Airport					
GCD	John Day	Grant County Regional Airport		\$1,000,000	\$1,000,000	FBO County Owned	
JSY	Joseph	Joseph State Airport					
LMT	Klamath Falls	Crater Lake-Klamath Regional		\$1,000,000	\$10,000,000	\$10,000,000	\$0.307 per sf. / year for aerial applicators
LGD	La Grande	La Grande / Union County Airport		\$1,000,000 plus tort claim coverage	\$5,000,000 plus tort claim coverage	FBO County Owned	
9S3	Lakeside	Lakeside Municipal Airport					
LKV	Lakeview	Lake County Airport		Starts at \$500,000 with increase depending on activity	Starts at \$500,000 with increase depending on activity	Starts at \$500,000 with increase depending on activity	
S30	Lebanon	Lebanon State Airport					
9S9	Lexington	Lexington Airport					
S33	Madras	Madras Municipal Airport		\$1,000,000	\$1,000,000	\$1,000,000	



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
4S7	Malin	Malin					
3S7	Manzanita	Nehalem Bay State Airport					
26U	McDermitt	McDermitt State Airport					
00S	McKenzie Bridge	McKenzie Bridge State					
MMV	McMinnville	McMinnville Municipal Airport		Oregon Tort Claims Amounts	Oregon Tort Claims Amounts	Oregon Tort Claims Amounts	
MFR	Medford	Rogue Valley International -Medford Airport		\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 auto	\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 auto	\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 auto	
12S	Monument	Monument Municipal					
4S9	Mulino	Mulino State Airport					
16S	Myrtle Creek	Myrtle Creek Municipal Airport		\$2,000,000	\$2,000,000	\$2,000,000	
17S	Newberg	Chehalem Airpark		\$1,000,000		\$10,000,000	
ONP	Newport	Newport Municipal Airport		\$2,000,000	\$2,000,000	\$2,000,000	
OTH	North Bend	Southwest Oregon Regional Airport					 Contact airport for additional rates and charges
5S0	Oakridge	Oakridge State					
ONO	Ontario	Ontario Municipal Airport					
28U	Owyhee Reservoir	Owyhee Reservoir State					
PFC	Pacific City	Pacific City State Airport					
22S	Paisley	Paisley					
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	Based off op frequency and leasehold footprint	\$1,000,000	\$10,000,000	\$10,000,000	Agricultural plane pad lease - \$150 per month
24S	Pinehurst	Pinehurst State Airport					
61J	Portland	Portland Downtown Heliport					
PDX	Portland	Portland International Airport					
HIO	Portland	Portland -Hillsboro Airport					



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
TTD	Portland	Portland -Troutdale Airport		\$1,000,000 aircraft liability \$250,000 fire \$2,000,000 auto	\$1,000,000 general liability \$1,000,000 aircraft liability \$250,000 fire \$1,000,000 auto 100% property replacement	\$1,000,000 general liability \$1,000,000 aircraft fueling \$250,000 pollution \$1,000,000 auto	
S39	Prineville	Prineville Airport		\$1,000,000 occurrence \$2,000,000 aggregate	\$1,000,000 occurrence \$2,000,000 aggregate		
64S	Prospect	Prospect State Airport					
RDM	Redmond	Redmond Municipal Airport -Roberts Field		\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 aircraft liability and pollution exposure per occurrence	Varies \$100,000,000 combined single limit each occurrence and aggregate \$25,000,000 \$5,000,000 Auto \$100,000,000 and \$200,000,000 umbrella	\$2,000,000 occurrence \$10,000,000 aggregate \$1,000,000 aircraft liability and pollution exposure per occurrence Full replacement cost property insurance	 Newer leases include: escalation fee of 3% per year instead of CPI increase but still include FMV adjustments each 5 years; transfer/assignment fee of 3% of sale instead of set amount of \$500.00 each.
REO	Rome	Rome State					
RBG	Roseburg	Roseburg Regional Airport		\$500,000	\$500,000	\$500,000	
5S1	Roseburg	George Felt		Hangar tenants carry policies, no minimums			
SLE	Salem	Salem McNary Field		See notes	See notes	See notes	
03S	Sandy	Sandy River					
8S3	Santiam Junction	Santiam Junction State		Aircraft Insurance	Aircraft Insurance		
SPB	Scappoose	Scappoose Industrial Airpark		\$1,000,000	\$2,000,000 occurrence \$4,000,000 aggregate	\$2,000,000 occurrence \$4,000,000 aggregate	\$50 per day for aerial applicators
56S	Seaside	Seaside Municipal Airport		\$1,000,000			
45S	Silver Lake	Silver Lake USFS					
6K5	Sisters	Sisters Eagle Air Airport		\$1,000,000		\$5,000,000	
5S6	Sixes	Cape Blanco State Airport					
S21	Sunriver	Sunriver Airport					
DLS	The Dalles	Columbia Gorge Regional - The Dalles		\$1,000,000	\$2,000,000	\$2,000,000	

 2021 Oregon Airports Statewide Rates and Charges Survey							
FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
				\$769,200 single incident \$1,538,300 per occurrence	Commercial Not less than Oregon Tort Claims Not less than \$1M per occurrence with \$2M aggregate \$5M in umbrella coverage		
TMK	Tillamook	Tillamook Airport					
5S4	Toledo	Toledo State Airport					
S49	Vale	Miller Memorial Airpark		\$100,000 per person \$300,000 - per occurrence \$100,000 - property	\$100,000 per person \$300,000 - per occurrence \$100,000 - property	\$100,000 per person \$300,000 - per occurrence \$100,000 - property	Agricultural plane pad lease - \$1,500 per year
05S	Vernonia	Vernonia Municipal					
R33	Waldport	Wakonda Beach State					
35S	Wasco	Wasco State Airport					

Notes:

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3. Survey result fields that contain no value indicates that this field information was not provided in the results survey.

4. Oregon pdf icon denotes additional information available in Microsoft Excel based file.



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Badging	New Badge/Access Code	Refundable Deposit	Badge Renewal Fee	Refundable Lost/Stolen/ Non-Returned Badge Fee	Terminal, Ramp, Gate	Concessionaires
S12	Albany	Albany Municipal Airport	City	IV	1								
R03	Alkali Lake	Alkali Lake State	State	V	N/A								
1S8	Arlington	Arlington Municipal	City	V	N/A	4							
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field	City	III	2	3							
AST	Astoria	Port of Astoria Regional Airport	Port	II	1	2							
UAO	Aurora	Aurora State Airport	State	II	1	2							
BKE	Baker City	Baker City Municipal Airport	City	III	3	5							
S05	Bandon	Bandon State Airport	State	III	2	3							
2S2	Beaver Marsh	Beaver Marsh	Private	V	N/A	4							
BDN	Bend	Bend Municipal Airport	City	II	3	4							
M50	Boardman	Boardman Airport	Port	IV	3	5							
BOK	Brookings	Brookings Airport	County	IV	2	3							
BNO	Burns	Burns Municipal Airport	City	III	3	5							
CZK	Cascade Locks	Cascade Locks State Airport	State	V	3	1							
3S4	Cave Junction	Illinois Valley Airport	County	IV	2	3							
2S7	Chiloquin	Chiloquin State Airport	State	V	2	4							
62S	Christmas Valley	Christmas Valley Airport	City	IV	2	4							
3S6	Clearwater	Toketee State	State	V	N/A	3							
3S9	Condon	Condon State Airport - Pauling Field	State	IV	3	4							
4S4	Cornelius	Skyport	Private	V	N/A	1							
CVO	Corvallis	Corvallis Municipal Airport	City	II	1	2							
61S	Cottage Grove	Cottage Grove State Airport -Jim Wright Field	State	IV	2	2							
5S2	Crescent Lake	Crescent Lake State Airport	State	V	2	4							
77S	Creswell	Creswell Hobby Field Airport	City	IV	2	2							
5S5	Culver	Lake Billy Chinook	Private	V	3	4							
8S4	Enterprise	Enterprise Municipal	City	V	3	5							
5S9	Estacada	Valley View	Private	V	1	1							
EUG	Eugene	Eugene Airport -Mahlon Sweet Field	City	I	N/A	2		\$15 - \$35		\$15 - \$35	\$20 - \$100		
6S2	Florence	Florence Municipal Airport	City	IV	2	2							
100	Florence	Lake Woahink SPB	Private	V	N/A	5							
S45	Gleneden Beach	Siletz Bay State Airport	State	IV	1	2							
4S1	Gold Beach	Gold Beach Municipal Airport	Port	IV		3							
3S8	Grants Pass	Grants Pass Airport	County	III	2	3							
HRI	Hermiston	Hermiston Municipal Airport	City	III	3	5							
4S2	Hood River	Ken Jernstedt Airfield	Port	IV	3	1							
7S9	Hubbard	Lenhardt Airpark	Private	IV	1	1							
25U	Imnaha	Memaloose USFS	USFS	V	N/A	5							
7S5	Independence	Independence State Airport	State	IV	1	2							
GCD	John Day	Grant County Regional Airport	County	III	3	5							
JSY	Joseph	Joseph State Airport	State	IV	3	5							
LMT	Klamath Falls	Crater Lake-Klamath Regional	City	I	2	4							
LGD	La Grande	La Grande / Union County Airport	County	III	3	5							
9S3	Lakeside	Lakeside Municipal Airport	City	V	N/A	3							
LKV	Lakeview	Lake County Airport	County	III	2	4							
S30	Lebanon	Lebanon State Airport	State	IV	1	2							



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Badging	New Badge/Access Code	Refundable Deposit	Badge Renewal Fee	Refundable Lost/Stolen/ Non-Returned Badge Fee	Terminal, Ramp, Gate	Concessionaires
9S9	Lexington	Lexington Airport	County	IV	3	5							
S33	Madras	Madras Municipal Airport	City	IV	3	4							
4S7	Malin	Malin	City	V	2	4							
3S7	Manzanita	Nehalem Bay State Airport	State	V	1	2							
26U	McDermitt	McDermitt State Airport	State	V	2	5							
00S	McKenzie Bridge	McKenzie Bridge State	State	V	N/A	2							
MMV	McMinnville	McMinnville Municipal Airport	City	II	1	2							
MFR	Medford	Rogue Valley International -Medford Airport	County	I	N/A	3		\$125.00	\$50.00	\$50.00	\$100.00	\$75 per month Gate Use Fee \$50 per turn jet bridge fee (non-signatory aircraft)	Greater of MAG or percentage
12S	Monument	Monument Municipal	City	V	3	5							
4S9	Mulino	Mulino State Airport	State	IV	1	1							
16S	Myrtle Creek	Myrtle Creek Municipal Airport	City	IV	2	3							
17S	Newberg	Chehalem Airpark	Private	IV	1	2							
ONP	Newport	Newport Municipal Airport	City	II	1	2							
OTH	North Bend	Southwest Oregon Regional Airport	County	I	N/A	3	\$60.00			\$36.00			
5S0	Oakridge	Oakridge State	State	V	2	2							
ONO	Ontario	Ontario Municipal Airport	City	III	3	5							
28U	Owyhee Reservoir	Owyhee Reservoir State	State	V	N/A	5							
PFC	Pacific City	Pacific City State Airport	State	V	1	2							
22S	Paisley	Paisley	County	V	2	4							
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	City	I	3	5	\$25.00						\$1.00 per sf. / month typical
24S	Pinehurst	Pinehurst State Airport	State	V	2	3							
61J	Portland	Portland Downtown Heliport	City	II	1	1							
HIO	Portland	Portland -Hillsboro Airport	Port	II	1	1							
PDX	Portland	Portland International Airport	Port	I	N/A	1	\$60.00 						% Sales or MAG/Varies by lease
TTD	Portland	Portland -Troutdale Airport	Port	II	1	1							
S39	Prineville	Prineville Airport	County	IV	3	4							
64S	Prospect	Prospect State Airport	State	V	2	3							
RDM	Redmond	Redmond Municipal Airport -Roberts Field	City	I	N/A	4		\$25 - \$75	\$25.00	\$25 - \$75 each 2 years	\$100.00		
REO	Rome	Rome State	State	V	2	5							
5S1	Roseburg	George Felt	Private	V	N/A	3							
RBG	Roseburg	Roseburg Regional Airport	City	III	2	3							
SLE	Salem	Salem McNary Field	City	II	1	2						\$150 Commercial Ramp Aircraft RON Fee Commercial Ramp Other Use: \$50 hour or \$250 eight-hour day Exclusive-use Terminal Space Rent: \$1.50 per sf. / month	
03S	Sandy	Sandy River	Private	V	N/A	1							
8S3	Santiam Junction	Santiam Junction State	State	V	N/A	2							

 2021 Oregon Airports Statewide Rates and Charges Survey													
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Badging	New Badge/Access Code	Refundable Deposit	Badge Renewal Fee	Refundable Lost/Stolen/ Non-Returned Badge Fee	Terminal, Ramp, Gate	Concessionaires
SPB	Scappoose	Scappoose Industrial Airpark	Port	II	1	1							
56S	Seaside	Seaside Municipal Airport	City	IV	1	2							
45S	Silver Lake	Silver Lake USFS	USFS	V	N/A	4							
6K5	Sisters	Sisters Eagle Air Airport	Private	IV	3	4							
5S6	Sixes	Cape Blanco State Airport	State	V	2	3							
S21	Sunriver	Sunriver Airport	Private	IV	3	4							
DLS	The Dalles	Columbia Gorge Regional - The Dalles	City/County	III	3	4							
TMK	Tillamook	Tillamook Airport	Port	III	1	2							
5S4	Toledo	Toledo State Airport	State	V	1	2							
S49	Vale	Miller Memorial Airpark	City	V	3	5							
05S	Vernonia	Vernonia Municipal	City	V	N/A	1							
R33	Waldport	Wakonda Beach State	State	V	N/A	2							
35S	Wasco	Wasco State Airport	State	IV	3	4							

Notes:
1. Data from all of Oregon’s publicly owned airports and from Oregon’s privately owned, public use airports where information was made available.
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4. Oregon pdf icon denotes additional information available in Microsoft Excel based file.

 2021 Oregon Airports Statewide Rates and Charges Survey																		
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Agricultural	Agricultural Per Acre/Year	Restaurant/ Concessionaire	Car Rental	Vehicle Parking / Access Fees	Vehicle Parking / Access Fees Month	Vehicle Parking (Short & Long Term) Hour	Vehicle Parking (Short Term) Day	Vehicle Parking (Long Term) Day	Vehicle Parking (Employee Parking)	Industrial / Agricultural land lease	Industrial / Commercial Development
S12	Albany	Albany Municipal Airport	City	IV	1													
R03	Alkali Lake	Alkali Lake State	State	V	N/A													
1S8	Arlington	Arlington Municipal	City	V	N/A	4												
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field	City	III	2	3												
AST	Astoria	Port of Astoria Regional Airport	Port	II	1	2		\$25				\$45.00						Ground rent, generally \$0.75 per sf. / month starting; annual CPI adjustment
UAO	Aurora	Aurora State Airport	State	II	1	2												
BKE	Baker City	Baker City Municipal Airport	City	III	3	5												
S05	Bandon	Bandon State Airport	State	III	2	3												
2S2	Beaver Marsh	Beaver Marsh	Private	V	N/A	4												
BDN	Bend	Bend Municipal Airport	City	II	3	4			\$6.00 sq. ft / year	FBO is set up with this service and Airport does not get a percentage of the fees at this time.	\$120 quarter	\$30 - \$60					\$0.20 per sq. ft. / year	
M50	Boardman	Boardman Airport	Port	IV	3	5												
BOK	Brookings	Brookings Airport	County	IV	2	3												
BNO	Burns	Burns Municipal Airport	City	III	3	5				Courtesy cars - taxi services							600 acres avail	
CZK	Cascade Locks	Cascade Locks State Airport	State	V	3	1												
3S4	Cave Junction	Illinois Valley Airport	County	IV	2	3												
2S7	Chiloquin	Chiloquin State Airport	State	V	2	4												
62S	Christmas Valley	Christmas Valley Airport	City	IV	2	4												
3S6	Cleawater	Toketee State	State	V	N/A	3												
3S9	Condon	Condon State Airport - Pauling Field	State	IV	3	4												
4S4	Cornelius	Skyport	Private	V	N/A	1												
CVO	Corvallis	Corvallis Municipal Airport	City	II	1	2											\$0.146 per sf. / year	
61S	Cottage Grove	Cottage Grove State Airport -Jim Wright Field	State	IV	2	2												
5S2	Crescent Lake	Crescent Lake State Airport	State	V	2	4												
77S	Creswell	Creswell Hobby Field Airport	City	IV	2	2												
5S5	Culver	Lake Billy Chinook	Private	V	3	4												
8S4	Enterprise	Enterprise Municipal	City	V	3	5												
5S9	Estacada	Valley View	Private	V	1	1												
EUG	Eugene	Eugene Airport -Mahlon Sweet Field	City	I	N/A	2		\$70 per acre / year		See notes	See notes	See notes	See notes	See notes	See notes	See notes	See notes	See notes

 2021 Oregon Airports Statewide Rates and Charges Survey																		
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Agricultural	Agricultural Per Acre/Year	Restaurant/ Concessionaire	Car Rental	Vehicle Parking / Access Fees	Vehicle Parking / Access Fees Month	Vehicle Parking (Short & Long Term) Hour	Vehicle Parking (Short Term) Day	Vehicle Parking (Long Term) Day	Vehicle Parking (Employee Parking)	Industrial / Agricultural land lease	Industrial / Commercial Development
6S2	Florence	Florence Municipal Airport	City	IV	2	2				\$5 courtesy car (suggested donation)							Prices Negotiable	
100	Florence	Lake Woahink SPB	Private	V	N/A	5												
S45	Gleneden Beach	Siletz Bay State Airport	State	IV	1	2												
4S1	Gold Beach	Gold Beach Municipal Airport	Port	IV		3												
3S8	Grants Pass	Grants Pass Airport	County	III	2	3												
HRI	Hermiston	Hermiston Municipal Airport	City	III	3	5												
4S2	Hood River	Ken Jernstedt Airfield	Port	IV	3	1												
7S9	Hubbard	Lenhardt Airpark	Private	IV	1	1												
25U	Imnaha	Memaloose USFS	USFS	V	N/A	5												
7S5	Independence	Independence State Airport	State	IV	1	2												
GCD	John Day	Grant County Regional Airport	County	III	3	5												
JSY	Joseph	Joseph State Airport	State	IV	3	5												
LMT	Klamath Falls	Crater Lake-Klamath Regional	City	I	2	4				10% of gross receipts (onsite) 8% of gross receipts (offsite)								
LGD	La Grande	La Grande / Union County Airport	County	III	3	5				Vehicles are provided at no cost								
9S3	Lakeside	Lakeside Municipal Airport	City	V	N/A	3												
LKV	Lakeview	Lake County Airport	County	III	2	4												Lease rate negotiable
S30	Lebanon	Lebanon State Airport	State	IV	1	2												
9S9	Lexington	Lexington Airport	County	IV	3	5												
S33	Madras	Madras Municipal Airport	City	IV	3	4	Ground Lease only											
4S7	Malin	Malin	City	V	2	4												
3S7	Manzanita	Nehalem Bay State Airport	State	V	1	2												
26U	McDermitt	McDermitt State Airport	State	V	2	5												
00S	McKenzie Bridge	McKenzie Bridge State	State	V	N/A	2												
MMV	McMinnville	McMinnville Municipal Airport	City	II	1	2		\$175										
MFR	Medford	Rogue Valley International -Medford Airport	County	I	N/A	3			Greater of MAG or Percentage	\$3 cfc charge per rental day 10% of gross revenue for off-site rental cars operating at airport			\$3.00	\$17.00	\$12.00	\$50 per quarter		
12S	Monument	Monument Municipal	City	V	3	5												
4S9	Mulino	Mulino State Airport	State	IV	1	1												
16S	Myrtle Creek	Myrtle Creek Municipal Airport	City	IV	2	3				30% of proceeds go to airport								
17S	Newberg	Chehalem Airpark	Private	IV	1	2												
ONP	Newport	Newport Municipal Airport	City	II	1	2	\$200 yearly			18% of sales go to airport	\$225 yearly							
OTH	North Bend	Southwest Oregon Regional Airport	County	I	N/A	3												
5S0	Oakridge	Oakridge State	State	V	2	2												
ONO	Ontario	Ontario Municipal Airport	City	III	3	5												

 2021 Oregon Airports Statewide Rates and Charges Survey																		
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Agricultural	Agricultural Per Acre/Year	Restaurant/ Concessionaire	Car Rental	Vehicle Parking / Access Fees	Vehicle Parking / Access Fees Month	Vehicle Parking (Short & Long Term) Hour	Vehicle Parking (Short Term) Day	Vehicle Parking (Long Term) Day	Vehicle Parking (Employee Parking)	Industrial / Agricultural land lease	Industrial / Commercial Development
28U	Owyhee Reservoir	Owyhee Reservoir State	State	V	N/A	5												
PFC	Pacific City	Pacific City State Airport	State	V	1	2												
22S	Paisley	Paisley	County	V	2	4												
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	City	I	3	5			\$0.15 - \$1.00 per sf. / month	\$1000 flat fee per month							\$.046 - \$.069 per sf. / year	
24S	Pinehurst	Pinehurst State Airport	State	V	2	3												
61J	Portland	Portland Downtown Heliport	City	II	1	1												
HIO	Portland	Portland -Hillsboro Airport	Port	II	1	1					25 per stall / month							
PDX	Portland	Portland International Airport	Port	I	N/A	1			% Sales or MAG \$1,500 marketing fee per year \$3,500 workplace initiative per year	% Sales or MAG, whichever is greater								
TTD	Portland	Portland -Troutdale Airport	Port	II	1	1				Yes		\$25.00						
S39	Prineville	Prineville Airport	County	IV	3	4												
64S	Prospect	Prospect State Airport	State	V	2	3												
RDM	Redmond	Redmond Municipal Airport -Roberts Field	City	I	N/A	4				See notes	See notes	See notes	\$1.00 first 1/2 hour \$1.00 second 1/2 hour \$2.00 each additional hour	\$15 per day	\$15 per day	Terminal airport employees included in badge fee \$300 per year (\$90 per quarter, calendar year only) Transient Airline Employees		
REO	Rome	Rome State	State	V	2	5												
5S1	Roseburg	George Felt	Private	V	N/A	3												
RBG	Roseburg	Roseburg Regional Airport	City	III	2	3					\$24 per space exceeding the two designated spaces							\$0.2194 - \$0.3032 per sf. / year
SLE	Salem	Salem McNary Field	City	II	1	2			-\$1,650 monthly guarantee; -3% of gross receipts that exceed \$55k/month -5% of net monthly lottery revenue	Commission: 5% of Gross Revenue Vehicle Parking Spaces: \$10.00/car space/month \$15.00/truck space/month	\$5.00 24-hour period (Customer) \$15 per space / month (Tenant reserved spaces)							Same fees as airport development
03S	Sandy	Sandy River	Private	V	N/A	1												
8S3	Santiam Junction	Santiam Junction State	State	V	N/A	2												Included in hangar rate
SPB	Scappoose	Scappoose Industrial Airpark	Port	II	1	1												
56S	Seaside	Seaside Municipal Airport	City	IV	1	2												
45S	Silver Lake	Silver Lake USFS	USFS	V	N/A	4												
6K5	Sisters	Sisters Eagle Air Airport	Private	IV	3	4												
5S6	Sixes	Cape Blanco State Airport	State	V	2	3												
S21	Sunriver	Sunriver Airport	Private	IV	3	4												

2021 Oregon Airports Statewide Rates and Charges Survey																		
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Agricultural	Agricultural Per Acre/Year	Restaurant/ Concessionaire	Car Rental	Vehicle Parking / Access Fees	Vehicle Parking / Access Fees Month	Vehicle Parking (Short & Long Term) Hour	Vehicle Parking (Short Term) Day	Vehicle Parking (Long Term) Day	Vehicle Parking (Employee Parking)	Industrial / Agricultural land lease	Industrial / Commercial Development
DLS	The Dalles	Columbia Gorge Regional - The Dalles	City/County	III	3	4		\$1,200 - \$2,000 per year									\$450 per acre / month	
TMK	Tillamook	Tillamook Airport	Port	III	1	2		\$248		Negotiated		\$15.00						Negotiated
5S4	Toledo	Toledo State Airport	State	V	1	2												
S49	Vale	Miller Memorial Airpark	City	V	3	5												
05S	Vernonia	Vernonia Municipal	City	V	N/A	1												
R33	Waldport	Wakonda Beach State	State	V	N/A	2												
35S	Wasco	Wasco State Airport	State	IV	3	4												

Notes:
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2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Taxi Pick-Up / Drop Off	Transportation Network Company (TNC) Rideshare Fees (Uber, Lyft, etc.) Pick-up / Drop Off	Other Rates / Notes
S12	Albany	Albany Municipal Airport			
R03	Alkali Lake	Alkali Lake State			
1S8	Arlington	Arlington Municipal			
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field			
AST	Astoria	Port of Astoria Regional Airport			
UAO	Aurora	Aurora State Airport			Restaurant at Independence pays same ground lease as aeronautical
BKE	Baker City	Baker City Municipal Airport			
S05	Bandon	Bandon State Airport			
2S2	Beaver Marsh	Beaver Marsh			
BDN	Bend	Bend Municipal Airport			Office Space > 500 Sq. ft \$18/sq. ft/year. <or = 500 Sq. ft \$14/sq. ft/year. Processing of Subleases \$386.00 for first two hours and \$189.52 each additional hour. Processing of Assignments to existing Ground leases \$386.00 for first two hours and \$189.52 each additional hour. Processing of Amendments to existing Airport leases \$77.00 for first two hours, \$38.63 each additional hour. Cleaning deposit fee \$150.00-refundable/fully or pro-rated depending on what condition the hangar, office or storage unit is left in. CAM charges, these are charged to tenants within the FBO that share, electricity, water, gas, carpet and window cleaning etc.
M50	Boardman	Boardman Airport			
BOK	Brookings	Brookings Airport			
BNO	Burns	Burns Municipal Airport	Yes		Site fee \$300.00 month (i.e. fire fighting equipment/outside seeding spraying not based on field)
CZK	Cascade Locks	Cascade Locks State Airport			
3S4	Cave Junction	Illinois Valley Airport			
2S7	Chiloquin	Chiloquin State Airport			
62S	Christmas Valley	Christmas Valley Airport			
3S6	Clearwater	Toketee State			
3S9	Condon	Condon State Airport - Pauling Field			
4S4	Cornelius	Skyport			
CVO	Corvallis	Corvallis Municipal Airport			
61S	Cottage Grove	Cottage Grove State Airport -Jim Wright Field			
5S2	Crescent Lake	Crescent Lake State Airport			
77S	Creswell	Creswell Hobby Field Airport			
5S5	Culver	Lake Billy Chinook			
8S4	Enterprise	Enterprise Municipal			
5S9	Estacada	Valley View			
EUG	Eugene	Eugene Airport -Mahlon Sweet Field	See notes	See notes	



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Taxi Pick-Up / Drop Off	Transportation Network Company (TNC) Rideshare Fees (Uber, Lyft, etc.) Pick-up / Drop Off	Other Rates / Notes
6S2	Florence	Florence Municipal Airport			
100	Florence	Lake Woahink SPB			
S45	Gleneden Beach	Siletz Bay State Airport			
4S1	Gold Beach	Gold Beach Municipal Airport			
3S8	Grants Pass	Grants Pass Airport			
HRI	Hermiston	Hermiston Municipal Airport			
4S2	Hood River	Ken Jernstedt Airfield			
7S9	Hubbard	Lenhardt Airpark			
25U	Imnaha	Memaloose USFS			
7S5	Independence	Independence State Airport			
GCD	John Day	Grant County Regional Airport			Office spaces inside terminal rent for \$2.10-\$2.17 per square foot. Travel trailer spaces rent for \$580 per month. Meeting spaces rent for \$15-80 per day. One non-aeronautical ground lease for \$0.33 per sf.
JSY	Joseph	Joseph State Airport			
LMT	Klamath Falls	Crater Lake-Klamath Regional			Airport is in the process of establishing a Leasing Policy. Some of the lease rates and terms may change as a result
LGD	La Grande	La Grande / Union County Airport			
9S3	Lakeside	Lakeside Municipal Airport			
LKV	Lakeview	Lake County Airport			Solar farm at negotiated lease rate ~320 acres - \$67,000/year
S30	Lebanon	Lebanon State Airport			
9S9	Lexington	Lexington Airport			Utility ground lease \$175 per month
S33	Madras	Madras Municipal Airport			Landscaping, lighting and maintenance fee for main road per acre \$25.00 per year
4S7	Malin	Malin			
3S7	Manzanita	Nehalem Bay State Airport			
26U	McDermitt	McDermitt State Airport			
00S	McKenzie Bridge	McKenzie Bridge State			
MMV	McMinnville	McMinnville Municipal Airport			
MFR	Medford	Rogue Valley International -Medford Airport	\$30 monthly for up to 30 pick-ups \$2 per pickup after 30 pick-ups No drop off fee	\$2 per pick-up	Equipment Storage Fee \$0.50 per Sf. / month Fuel Permits - \$250 per Fiscal Year Recurrent Training Fee - \$125 per incident Security Escort Fee - \$150 per hour
12S	Monument	Monument Municipal			
4S9	Mulino	Mulino State Airport			
16S	Myrtle Creek	Myrtle Creek Municipal Airport			
17S	Newberg	Chehalem Airpark			
ONP	Newport	Newport Municipal Airport			Contact airport for additional rates and charges
OTH	North Bend	Southwest Oregon Regional Airport	\$300/year		
5S0	Oakridge	Oakridge State			
ONO	Ontario	Ontario Municipal Airport			



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Taxi Pick-Up / Drop Off	Transportation Network Company (TNC) Rideshare Fees (Uber, Lyft, etc.) Pick-up / Drop Off	Other Rates / Notes
28U	Owyhee Reservoir	Owyhee Reservoir State			
PFC	Pacific City	Pacific City State Airport			
22S	Paisley	Paisley			
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton			
24S	Pinehurst	Pinehurst State Airport			
61J	Portland	Portland Downtown Heliport			
HIO	Portland	Portland -Hillsboro Airport			
PDX	Portland	Portland International Airport	\$3.50 each pick-up	\$3.00 - \$20.00	
TTD	Portland	Portland -Troutdale Airport			
S39	Prineville	Prineville Airport			
64S	Prospect	Prospect State Airport			
RDM	Redmond	Redmond Municipal Airport -Roberts Field	\$100 annual operating fee \$1.00 per pick-up No drop off fee	\$100 annual operating fee \$1.00 per pick-up No drop off fee	
REO	Rome	Rome State			
5S1	Roseburg	George Felt			
RBG	Roseburg	Roseburg Regional Airport			Storage Units: \$58 - \$100 Depending on age and size of unit Commercial operators Permit -\$200 Seasonal (3 month) -\$125 Non-Seasonal (quarterly) -\$100 Application Review
SLE	Salem	Salem McNary Field			Lease Application Fee: \$500 Appraisal Appeal Fee: \$250 Site Development Fee: Equal to one year's ground lease rent Special Event Application Fee: \$500.00 Special Event Gate Proceeds: 10% of gross Revenue (waived for free admission or non-profit events) Special Event Vendor Proceeds: 10% of gross Revenue (waived for free admission or non-profit events)
03S	Sandy	Sandy River			
8S3	Santiam Junction	Santiam Junction State			
SPB	Scappoose	Scappoose Industrial Airpark			
56S	Seaside	Seaside Municipal Airport			
45S	Silver Lake	Silver Lake USFS			
6K5	Sisters	Sisters Eagle Air Airport			
5S6	Sixes	Cape Blanco State Airport			
S21	Sunriver	Sunriver Airport			

 Non-Aeronautical Rates and Charges 2021 Oregon Airports Statewide Rates and Charges Survey					
FAA ID	Associated City	Airport Name	Taxi Pick-Up / Drop Off	Transportation Network Company (TNC) Rideshare Fees (Uber, Lyft, etc.) Pick-up / Drop Off	Other Rates / Notes
DLS	The Dalles	Columbia Gorge Regional - The Dalles			Cell Tower Lease - \$15,000/year
TMK	Tillamook	Tillamook Airport			
5S4	Toledo	Toledo State Airport			
S49	Vale	Miller Memorial Airpark			
05S	Vernonia	Vernonia Municipal			
R33	Waldport	Wakonda Beach State			
35S	Wasco	Wasco State Airport			

Notes:
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4. Oregon pdf icon denotes additional information available in Microsoft Excel based file.

 2021 Oregon Airports Statewide Rates and Charges Survey																	
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	ODA PMP Region	Oregon Department of Transportation Region	Fuel Flowage (\$/Gallon)	Landing per 1000lbs Unless Noted (Non Signatory)	Landing per 1000lbs (Signatory)	Tie Down Nightly Fee	Tie Down Monthly Fee	Developed Hangar (T-Hangar, Box Hangar, Etc.) Monthly Unless Noted	Developed Hangar (T-Hangar, box hangar, etc.) per Night	Developed Hangar (Single Engine) Monthly	Developed Hangar (Multi-Engine) Monthly	Developed Hangar (Helicopter) Monthly	Hangar Ground Lease (Non-Commercial) per Square Foot/Year Unless Noted
S12	Albany	Albany Municipal Airport	City	IV	1	2	\$0.06				\$30.00	\$80					\$0.254
R03	Alkali Lake	Alkali Lake State	State	V	N/A	4	\$0.08			\$3.00	\$15.00						\$0.1042
1S8	Arlington	Arlington Municipal	City	V	N/A	4											\$500 - \$750 per acre / year
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field	City	III	2	3	\$0.07	\$5.17 (Freight Operations)		\$7.00 (small) \$11 (large)	\$49 (small) \$60 (large)	0.254 per sf. (box hangar)		\$195 - \$309		\$245	\$0.21 - \$0.49
AST	Astoria	Port of Astoria Regional Airport	Port	II	1	2	\$0.08	\$5.00		\$5.00		\$110 - \$700					\$0.90
UAO	Aurora	Aurora State Airport	State	II	1	2	\$0.08			\$3.00	\$20.00						\$0.03256
BKE	Baker City	Baker City Municipal Airport	City	III	3	5	\$0.10				\$30.00	\$150-\$250					\$0.12
S05	Bandon	Bandon State Airport	State	III	2	3	\$0.08			\$3.00	\$17.50						\$0.2345
2S2	Beaver Marsh	Beaver Marsh	Private	V	N/A	4											
BDN	Bend	Bend Municipal Airport	City	II	3	4	\$0.08				\$45.00	\$240 - \$370 					\$0.36
M50	Boardman	Boardman Airport	Port	IV	3	5											
BOK	Brookings	Brookings Airport	County	IV	2	3	\$0.09			\$5.00		\$213.98 (T-hangar)					\$0.23
BNO	Burns	Burns Municipal Airport	City	III	3	5	\$0.15			\$20.00							\$0.14
CZK	Cascade Locks	Cascade Locks State Airport	State	V	3	1	\$0.08			\$3.00	\$15.00						\$0.1042
3S4	Cave Junction	Illinois Valley Airport	County	IV	2	3				\$10.00	\$100.00	\$189 - \$675					\$0.13 - \$0.383
2S7	Chiloquin	Chiloquin State Airport	State	V	2	4	\$0.08			\$3.00	\$15.00						\$0.1172
62S	Christmas Valley	Christmas Valley Airport	City	IV	2	4				\$8.00							
3S6	Clearwater	Toketee State	State	V	N/A	3	\$0.08			\$3.00	\$15.00						\$0.1042
3S9	Condon	Condon State Airport - Pauling Field	State	IV	3	4	\$0.08			\$3.00	\$17.50						\$0.1042
4S4	Cornelius	Skyport	Private	V	N/A	1				\$5.00 (daily fee) \$10.00 (weekly fee)	\$30.00						
CVO	Corvallis	Corvallis Municipal Airport	City	II	1	2	\$0.05	\$0.50				\$147 - \$187 (T-hangar)					\$0.313
61S	Cottage Grove	Cottage Grove State Airport -Jim Wright Field	State	IV	2	2	\$0.08			\$3.00	\$17.50						\$0.1954
5S2	Crescent Lake	Crescent Lake State Airport	State	V	2	4	\$0.08			\$3.00	\$15.00						
77S	Creswell	Creswell Hobby Field Airport	City	IV	2	2				\$3.00	\$30.00	\$145 - \$600					\$0.280
5S5	Culver	Lake Billy Chinook	Private	V	3	4											
8S4	Enterprise	Enterprise Municipal	City	V	3	5											
5S9	Estacada	Valley View	Private	V	1	1				\$5.00		\$175		\$175			

 2021 Oregon Airports Statewide Rates and Charges Survey																	
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	ODA PMP Region	Oregon Department of Transportation Region	Fuel Flowage (\$/Gallon)	Landing per 1000lbs Unless Noted (Non Signatory)	Landing per 1000lbs (Signatory)	Tie Down Nightly Fee	Tie Down Monthly Fee	Developed Hangar (T-Hangar, Box Hangar, Etc.) Monthly Unless Noted	Developed Hangar (T-Hangar, box hangar, etc.) per Night	Developed Hangar (Single Engine) Monthly	Developed Hangar (Multi-Engine) Monthly	Developed Hangar (Helicopter) Monthly	Hangar Ground Lease (Non-Commercial) per Square Foot/Year Unless Noted
EUG	Eugene	Eugene Airport -Mahlon Sweet Field	City	I	N/A	2	\$0.06	\$3.41	\$2.73	\$5.00 (single engine) \$6.00 (multi-engine / jet < 12.5k) \$10 (multi-engine / jet > 12.5k) \$5 (Helicopter)	\$50 (single engine) \$60 (multi-engine / jet < 12.5k) \$100 (multi-engine / jet > 12.5k) \$50 (helicopter)						
6S2	Florence	Florence Municipal Airport	City	IV	2	2	\$0.05			\$7.00	\$75.00						\$0.2449
100	Florence	Lake Woahink SPB	Private	V	N/A	5											
S45	Gleneden Beach	Siletz Bay State Airport	State	IV	1	2	\$0.08			\$3.00	\$17.50						\$0.1693
4S1	Gold Beach	Gold Beach Municipal Airport	Port	IV		3				\$4.00							\$0.440
3S8	Grants Pass	Grants Pass Airport	County	III	2	3	\$0.35			\$10.00	\$100.00	\$146 ("Shelter") \$198 - \$256 (T-hangar)					\$0.13 - \$0.383
HRI	Hermiston	Hermiston Municipal Airport	City	III	3	5				\$5.00		\$170 - \$205					\$0.170
4S2	Hood River	Ken Jernstedt Airfield	Port	IV	3	1	\$0.06 - \$0.08			\$5.00	\$35.00	\$286.25 - \$338.58					\$0.10 - \$1.68
7S9	Hubbard	Lenhardt Airpark	Private	IV	1	1											
25U	Imnaha	Memaloose USFS	USFS	V	N/A	5											
7S5	Independence	Independence State Airport	State	IV	1	2	\$0.08			\$3.00	\$17.50						\$0.2345
GCD	John Day	Grant County Regional Airport	County	III	3	5	\$0.10			\$5.00 (single engine) \$8.00 (multi-engine) \$25 (turbo / jet) \$50 (helicopter)	\$50 (single engine) \$80 (multi-engine) \$200 (turbo jet)	\$50 - \$100		\$75	\$150	\$150	\$0.160
JSY	Joseph	Joseph State Airport	State	IV	3	5	\$0.08			\$3.00	\$17.50						\$0.1433
LMT	Klamath Falls	Crater Lake-Klamath Regional	City	I	2	4	\$0.08	\$2.00	\$0.50 - \$1.50	Facility / Ramp Fee \$20 / \$10 (Single engine) \$100 / \$50 (Turbo prop) \$125 / \$50 (Light jet) \$150 / \$75 (Medium jet) \$200 / \$100 (Large jet)				\$200			\$0.405 (existing leases) \$0.45 (new leases)
LGD	La Grande	La Grande / Union County Airport	County	III	3	5	\$0.10	\$1.50				\$160					
9S3	Lakeside	Lakeside Municipal Airport	City	V	N/A	3											\$0.120
LKV	Lakeview	Lake County Airport	County	III	2	4				\$5.00	\$30.00			\$125			\$0.200
S30	Lebanon	Lebanon State Airport	State	IV	1	2	\$0.08			\$3.00	\$17.50						\$0.20804
9S9	Lexington	Lexington Airport	County	IV	3	5						\$0.155142 per sf.					
S33	Madras	Madras Municipal Airport	City	IV	3	4	\$0.10			\$3.50 (single engine) \$5.00 (multi-engine)		\$75 ("Community" hangar)		\$150			\$0.110

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FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	ODA PMP Region	Oregon Department of Transportation Region	Fuel Flowage (\$/Gallon)	Landing per 1000lbs Unless Noted (Non Signatory)	Landing per 1000lbs (Signatory)	Tie Down Nightly Fee	Tie Down Monthly Fee	Developed Hangar (T-Hangar, Box Hangar, Etc.) Monthly Unless Noted	Developed Hangar (T-Hangar, box hangar, etc.) per Night	Developed Hangar (Single Engine) Monthly	Developed Hangar (Multi-Engine) Monthly	Developed Hangar (Helicopter) Monthly	Hangar Ground Lease (Non-Commercial) per Square Foot/Year Unless Noted
4S7	Malin	Malin	City	V	2	4											\$0.150
3S7	Manzanita	Nehalem Bay State Airport	State	V	1	2	\$0.08			\$3.00	\$15.00						\$0.1042
26U	McDermitt	McDermitt State Airport	State	V	2	5	\$0.08			\$3.00	\$15.00						\$0.1042
00S	McKenzie Bridge	McKenzie Bridge State	State	V	N/A	2	\$0.08			\$3.00	\$15.00						\$0.1042
MMV	McMinnville	McMinnville Municipal Airport	City	II	1	2	\$0.05	\$0.00	\$0.00			\$150 - \$350					\$0.283
MFR	Medford	Rogue Valley International -Medford Airport	County	I	N/A	3	\$0.065	\$4.24	\$3.26	\$20.00 (Small GA 0 - 10k) \$40.00 (Large GA > 10.k - 35k) \$70 (Regional jet > 35.1 - 100k) \$90 (Jet > 100k)	\$54.00	\$300					\$0.58696
12S	Monument	Monument Municipal	City	V	3	5											
4S9	Mulino	Mulino State Airport	State	IV	1	1	\$0.08			\$3.00	\$17.50						\$0.1042
16S	Myrtle Creek	Myrtle Creek Municipal Airport	City	IV	2	3				\$3.00	\$30.00	\$750					\$0.200
17S	Newberg	Chehalem Airpark	Private	IV	1	2						\$3,600					
ONP	Newport	Newport Municipal Airport	City	II	1	2	\$0.15		\$20.00	\$5.00	\$40.00	\$250 (FBO main hangar)		\$190.89			\$0.240
OTH	North Bend	Southwest Oregon Regional Airport	County	I	N/A	3	\$0.12	\$1.80/1000 lbs See notes		\$5.00 - \$75.00		\$230 - \$930					
5S0	Oakridge	Oakridge State	State	V	2	2	\$0.08			\$3.00	\$15.00						\$0.1042
ONO	Ontario	Ontario Municipal Airport	City	III	3	5	\$0.07 - \$.09				\$50 (single engine) \$100 (Twin / turbine)	\$0.1564 per sf.					\$0.1564
28U	Owyhee Reservoir	Owyhee Reservoir State	State	V	N/A	5	\$0.08			\$3.00	\$15.00						\$0.1042
PFC	Pacific City	Pacific City State Airport	State	V	1	2	\$0.08			\$3.00	\$15.00						\$0.1042
22S	Paisley	Paisley	County	V	2	4											
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	City	I	3	5	\$0.05	\$12.00				\$110 - \$125 (T-hangar) \$0.50 - \$1.25 per sf. (Box hangar)					\$0.207
24S	Pinehurst	Pinehurst State Airport	State	V	2	3	\$0.08			\$3.00	\$15.00						\$0.1042
61J	Portland	Portland Downtown Heliport	City	II	1	1											
PDX	Portland	Portland International Airport	Port	I	N/A	1	\$0.1156			Managed by FBO							\$0.810
HIO	Portland	Portland -Hillsboro Airport	Port	II	1	1	\$0.105	\$3.68			\$35.00			\$350 - \$525			\$0.410

 2021 Oregon Airports Statewide Rates and Charges Survey																	
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TTD	Portland	Portland -Troutdale Airport	Port	II	1	1	\$0.08	\$2.76			\$35.00	\$267					\$0.290
S39	Prineville	Prineville Airport	County	IV	3	4	\$0.10			\$25 (jet)	\$25 (single engine) \$35 (multi-engine)	\$250 - \$1000					\$0.260
64S	Prospect	Prospect State Airport	State	V	2	3	\$0.08			\$3.00	\$15.00						\$0.1042
RDM	Redmond	Redmond Municipal Airport -Roberts Field	City	I	N/A	4	\$0.07	\$3.08 (Part 125, 135, 137 only)	\$3.08	\$5.00 (single engine) \$8.00 (multi-engine) \$10.00 (turbo jet) \$10.00 (helicopter)	\$50.00	\$182 - \$230 (T-Hangar) \$0.417 - \$0.667 per sf. (box hangar)					\$0.360
REO	Rome	Rome State	State	V	2	5	\$0.08			\$3.00	\$15.00						\$0.1042
RBG	Roseburg	Roseburg Regional Airport	City	III	2	3	\$0.05			\$3.00 (single engine) \$5.00 (multi-engine)	\$39 (single engine) \$66 (multi-engine)		\$22 - \$39	\$177 - \$242	\$444		\$0.3063
5S1	Roseburg	George Felt	Private	V	N/A	3					\$35.00	\$95 - \$150					
SLE	Salem	Salem McNary Field	City	II	1	2	\$0.08	\$1.00 - \$1.50		\$5.00 (Light) \$8.00 (Medium) \$10 (Large)	\$35 (Light) \$60 (Medium) \$80 (Large)						\$0.350
03S	Sandy	Sandy River	Private	V	N/A	1						\$230 - \$260 (T-hangar) \$1,000 (50' x 50') \$2,500 (~60' x 90') \$1,500 (~48' x 60', long term)					
8S3	Santiam Junction	Santiam Junction State	State	V	N/A	2	\$0.08			\$3.00	\$15.00						
SPB	Scappoose	Scappoose Industrial Airpark	Port	II	1	1					\$39.00	\$156 - \$243					
56S	Seaside	Seaside Municipal Airport	City	IV	1	2											\$0.125
45S	Silver Lake	Silver Lake USFS	USFS	V	N/A	4											
6K5	Sisters	Sisters Eagle Air Airport	Private	IV	3	4				\$10.00	\$45.00		\$200 - \$340				
5S6	Sixes	Cape Blanco State Airport	State	V	2	3	\$0.08			\$3.00	\$15.00						\$0.1303
S21	Sunriver	Sunriver Airport	Private	IV	3	4		\$60.00 (medium / large turboprop) \$120.00 (small / medium jet) \$180.00 (large jet)		\$15.00 (single engine) \$20.00 - \$25.00 (multi-engine, small turboprop) \$40 (medium / large turboprop) \$60.00 - \$80.00 (jet) \$20 - \$45 (helicopter)							
DLS	The Dalles	Columbia Gorge Regional - The Dalles	City/County	III	3	4	\$.05 - \$.10			\$5.00	\$35.00	\$150 - \$600 typical \$4,700 for medivac hangar					\$0.380

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TMK	Tillamook	Tillamook Airport	Port	III	1	2				\$3.00		\$0.25 per sf. / year	\$30.00				\$0.240
5S4	Toledo	Toledo State Airport	State	V	1	2	\$0.08			\$3.00	\$15.00						\$0.1042
S49	Vale	Miller Memorial Airpark	City	V	3	5											
05S	Vernonia	Vernonia Municipal	City	V	N/A	1					\$25.00						\$0.10 - \$.35
R33	Waldport	Wakonda Beach State	State	V	N/A	2	\$0.08			\$3.00	\$15.00						\$0.1042
35S	Wasco	Wasco State Airport	State	IV	3	4	\$0.08			\$3.00	\$17.50						\$0.1042

Notes:

1. Data from all of Oregon’s publicly owned airports and from Oregon’s privately owned, public use airports where information was made available.
2. Survey data was collected between March and May 2021.
3. Survey result fields that contain no value indicates that this field information was not provided in the results survey.
4. Oregon pdf icon denotes additional information available in Microsoft Excel based file.

			2021 Oregon Airports Statewide Rates and Charges Survey											
FAA ID	Associated City	Airport Name	Hangar Ground Lease (Non-Commercial) per Year	Hangar Ground Lease (Corporate/Commercial) per Square Foot/Year Unless Noted	Hangar Ground Lease (Corporate/Commercial) Acre/Month	Standard Length of Initial Hangar Lease Terms Years	Hangar Lease Extension/Renewal Options Years (# of Extensions if Applicable)	Hangar Ground Lease Do Hangar Leases Have A Reversion Clause?	Fire Fighting Operations	Through the Fence (Non-Commercial) Ingress Access/Egress Access	Through the Fence (Commercial) Ingress Access/Engress Access	Fixed Based Operator (FBO)	Specialized Aviation Service Operations (SASOs), Mobile Services Providers (MSP)	Unmanned Aircraft System Operations (UAS), Commercial
S12	Albany	Albany Municipal Airport				30	5 (2)	Yes				\$1,500.00		
R03	Alkali Lake	Alkali Lake State		\$0.1042						\$15 - \$120	\$15 - \$120			
1S8	Arlington	Arlington Municipal			\$500 - \$750 per acre / year	25	5	Yes						
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field		\$0.21 - \$0.49		25		Yes, not all leases				\$1,874.37	\$0.336 - \$0.784 sq. ft. / year (SASO) \$100 - \$350 annual (MSP)	
AST	Astoria	Port of Astoria Regional Airport		\$0.90		Month to Month - non-commercial		Yes				Sponsor Owned		
UAO	Aurora	Aurora State Airport		\$0.03256		25	5	No	\$500.00	\$275.00	\$275.00		\$25.00	
BKE	Baker City	Baker City Municipal Airport		\$0.16		20	5	No	\$75 day for building			Lease area at commercial rate		
S05	Bandon	Bandon State Airport		\$0.2345		25	5	No		\$15 - \$120	\$15 - \$120			
2S2	Beaver Marsh	Beaver Marsh												
BDN	Bend	Bend Municipal Airport		\$0.36		Month to Month - city t-hangars/tiedowns 10 or 20 - corporate/commercial	5 or 10 year Corporate - Commercial (1 or 2)	Depends; Some of the legacy leases have reversion clauses. Newer leases do not.				\$10.82 (Building) \$0.20 (ramp) \$0.33 (fuel farm)		
M50	Boardman	Boardman Airport												
BOK	Brookings	Brookings Airport												
BNO	Burns	Burns Municipal Airport		\$0.14		5	Yes	No	\$300 per month					
CZK	Cascade Locks	Cascade Locks State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
3S4	Cave Junction	Illinois Valley Airport		\$0.13 / \$0.415		20	5		\$500 per day for helitack base on airport		\$100 typical, negotiated annually		\$0.13 / \$0.415	
2S7	Chiloquin	Chiloquin State Airport		\$0.1172		25	5	No		\$15 - \$120	\$15 - \$120			
62S	Christmas Valley	Christmas Valley Airport												
3S6	Clearwater	Toketee State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
3S9	Condon	Condon State Airport - Pauling Field		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
4S4	Cornelius	Skyport												
CVO	Corvallis	Corvallis Municipal Airport		\$0.313		20 years - hangar 40 years - commercial	10 (2) - hangar 10 (2) - commercial	Yes				\$300 per year	\$200 per year (SASO) \$50 per year (MSP)	
61S	Cottage Grove	Cottage Grove State Airport - Jim Wright Field		\$0.1954		25	5	No		\$15 - \$120	\$15 - \$120			
5S2	Crescent Lake	Crescent Lake State Airport				25	5	No		\$15 - \$120	\$15 - \$120			
77S	Creswell	Creswell Hobby Field Airport		\$0.33 - \$0.36		15	5 (2)	No				\$30.50 - \$611		
5S5	Culver	Lake Billy Chinook												
8S4	Enterprise	Enterprise Municipal												
5S9	Estacada	Valley View												

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EUG	Eugene	Eugene Airport -Mahlon Sweet Field												
6S2	Florence	Florence Municipal Airport		\$0.2449		20	20	Yes						
100	Florence	Lake Woahink SPB												
S45	Gleneden Beach	Siletz Bay State Airport		\$0.1693		25	5	No		\$15 - \$120	\$15 - \$120			
4S1	Gold Beach	Gold Beach Municipal Airport				5	5 (2)	Yes	\$100 per day	\$360 per year				
3S8	Grants Pass	Grants Pass Airport		\$0.13 - \$0.415		20	5		\$500 a day for helitack base on airport		\$100 typical, negotiated annually	\$627	\$0.13 - \$0.415	
HRI	Hermiston	Hermiston Municipal Airport		\$0.170		20	5 (2)	No				\$1250 per month		Coordination with Airport
4S2	Hood River	Ken Jernstedt Airfield				20		Yes		\$400 per year			No Fee	No Fee
7S9	Hubbard	Lenhardt Airpark												
25U	Imnaha	Memaloose USFS												
7S5	Independence	Independence State Airport		\$0.2345		25	5	No		\$15 - \$120	\$15 - \$120			
GCD	John Day	Grant County Regional Airport		\$0.160		40		Yes	\$0.16 per sf. / year (helibase and SEAT base)					
JSY	Joseph	Joseph State Airport		\$0.1433		25	5	No		\$15 - \$120	\$15 - \$120			
LMT	Klamath Falls	Crater Lake-Klamath Regional		\$0.169 - \$0.22 (existing leases) \$0.10 / \$0.22 (new leases) \$0.35 (Ramp)		20 - 30 - non-commercial 18 - 30 - commercial	10 - non-commercial 10 - 15 - commercial	Yes	\$0.22 per sf. / year			\$0.78 per sf. / year (Building) \$0.10 per sf. / year (Unimproved Areas)	\$0.31	
LGD	La Grande	La Grande / Union County Airport	\$150	\$150		25		No	\$150 ground lease					
9S3	Lakeside	Lakeside Municipal Airport		\$0.250						\$250 - \$300 per year				
LKV	Lakeview	Lake County Airport		\$0.240		25	25	No	BLM lease at commercial rate			Bundle into airport management agreement		
S30	Lebanon	Lebanon State Airport		\$0.20804		25	5	No		\$15 - \$120	\$15 - \$120			
9S9	Lexington	Lexington Airport									\$75 per month			\$200 per day
S33	Madras	Madras Municipal Airport		\$0.110		20	10	No	\$100 per day (Type 1) \$50 per day (Type 2 & 3)			Lease area at hangar and ground lease rates		

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4S7	Malin	Malin				5								
3S7	Manzanita	Nehalem Bay State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
26U	McDermitt	McDermitt State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
00S	McKenzie Bridge	McKenzie Bridge State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
MMV	McMinnville	McMinnville Municipal Airport		\$0.283		35	5	No				\$810 per month		
MFR	Medford	Rogue Valley International -Medford Airport		\$0.58696		No set length (negotiated)	Varies (2)	Yes typically (negotiated)					\$100 per year	
12S	Monument	Monument Municipal							Negotiated per incident					
4S9	Mulino	Mulino State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
16S	Myrtle Creek	Myrtle Creek Municipal Airport				20		Yes	\$1,000 per day				Pay rent on commercial hangar, no other fees	
17S	Newberg	Chehalem Airpark		\$290 per month										
ONP	Newport	Newport Municipal Airport		\$0.170		15	5 (2)	Yes	\$199 per hour					
OTH	North Bend	Southwest Oregon Regional Airport												
5S0	Oakridge	Oakridge State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
ONO	Ontario	Ontario Municipal Airport		\$0.1564					\$0.1564			\$0.1564	\$1,000	
28U	Owyhee Reservoir	Owyhee Reservoir State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
PFC	Pacific City	Pacific City State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
22S	Paisley	Paisley							\$250 per day / aircraft					
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton		\$0.207		30	10 (2)	Yes (two primary options)		0.207 per sf. / year	0.207 per sf. / year	Ground lease rate or building rent	Variable cost	Based off op frequency and leasehold footprint
24S	Pinehurst	Pinehurst State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
61J	Portland	Portland Downtown Heliport												
PDX	Portland	Portland International Airport		\$0.810		30		Yes						
HIO	Portland	Portland -Hillsboro Airport		\$0.410		5 - 10 - non-commercial 30 - commercial		Yes					\$100 application fee per operator	

			2021 Oregon Airports Statewide Rates and Charges Survey											
FAA ID	Associated City	Airport Name	Hangar Ground Lease (Non-Commercial) per Year	Hangar Ground Lease (Corporate/Commercial) per Square Foot/Year Unless Noted	Hangar Ground Lease (Corporate/Commercial) Acre/Month	Standard Length of Initial Hangar Lease Terms Years	Hangar Lease Extension/Renewal Options Years (# of Extensions if Applicable)	Hangar Ground Lease Do Hangar Leases Have A Reversion Clause?	Fire Fighting Operations	Through the Fence (Non-Commercial) Ingress Access/Egress Access	Through the Fence (Commercial) Ingress Access/Engress Access	Fixed Based Operator (FBO)	Specialized Aviation Service Operations (SASOs), Mobile Services Providers (MSP)	Unmanned Aircraft System Operations (UAS), Commercial
TTD	Portland	Portland -Troutdale Airport		\$0.290		5 - 10		Yes					\$100 application fee per operator	
S39	Prineville	Prineville Airport		\$0.260		30	10	No						\$100 per day
64S	Prospect	Prospect State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
RDM	Redmond	Redmond Municipal Airport -Roberts Field		\$0.360		Varies, corporate / commercial typically 20 years	Varies, corporate / commercial typically 5 (2)	Yes				\$0.30 per sf. base land rent plus fuel tank and avionics hangar rental		
REO	Rome	Rome State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
RBG	Roseburg	Roseburg Regional Airport		\$0.720		5		Yes				\$1545 plus \$783 commercial		
5S1	Roseburg	George Felt												
SLE	Salem	Salem McNary Field		\$0.350		30 - hangars 40 - commercial 50 - certain conditions	Varies (terms included in initial lease)	Land reversion yes; building reversion only if both parties agree at the end of the term to leave the building in place						
03S	Sandy	Sandy River											Included in hangar rate	
8S3	Santiam Junction	Santiam Junction State				25	5	No		\$15 - \$120	\$15 - \$120			
SPB	Scappoose	Scappoose Industrial Airpark		\$0.33 - \$0.485		5 typical	5 (3) typical	Yes, typically			\$200 per month		Charged ground or building lease rate	
56S	Seaside	Seaside Municipal Airport				20		Yes						
45S	Silver Lake	Silver Lake USFS												
6K5	Sisters	Sisters Eagle Air Airport				1	Yes, automatic	No		\$100 per month				
5S6	Sixes	Cape Blanco State Airport		\$0.1303		25	5	No		\$15 - \$120	\$15 - \$120			
S21	Sunriver	Sunriver Airport												
DLS	The Dalles	Columbia Gorge Regional - The Dalles				20	10 - 20	Yes	\$100 - \$500 per month			\$4,800 per month		\$500 per month

			2021 Oregon Airports Statewide Rates and Charges Survey											
FAA ID	Associated City	Airport Name	Hangar Ground Lease (Non-Commercial) per Year	Hangar Ground Lease (Corporate/Commercial) per Square Foot/Year Unless Noted	Hangar Ground Lease (Corporate/Commercial) Acre/Month	Standard Length of Initial Hangar Lease Terms Years	Hangar Lease Extension/Renewal Options Years (# of Extensions if Applicable)	Hangar Ground Lease Do Hangar Leases Have A Reversion Clause?	Fire Fighting Operations	Through the Fence (Non-Commercial) Ingress Access/Egress Access	Through the Fence (Commercial) Ingress Access/Engress Access	Fixed Based Operator (FBO)	Specialized Aviation Service Operations (SASOs), Mobile Services Providers (MSP)	Unmanned Aircraft System Operations (UAS), Commercial
				\$0.240		Month to Month typical		Yes				Sponsor operated		
TMK	Tillamook	Tillamook Airport												
5S4	Toledo	Toledo State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
S49	Vale	Miller Memorial Airpark	\$1,500	\$1,500 per year		1		No						
05S	Vernonia	Vernonia Municipal				20	10	No						
R33	Waldport	Wakonda Beach State		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			
35S	Wasco	Wasco State Airport		\$0.1042		25	5	No		\$15 - \$120	\$15 - \$120			

Notes:

1. Data from all of Oregon’s publicly owned airports and from Oregon’s privately owned, public use airports where information was made available.

2. Survey data was collected between March and May 2021.

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2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
S12	Albany	Albany Municipal Airport		\$500,000		\$2,000,000 - \$3,000,000	
R03	Alkali Lake	Alkali Lake State					
1S8	Arlington	Arlington Municipal		Depends on operations	\$2,000,000	Depends on operations	
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field		\$1,000,000	\$1,000,000	\$1,000,000	
AST	Astoria	Port of Astoria Regional Airport		\$1M / \$100 thousand in value	\$2M and up	Port Insures as part of Port Insurance Coverage	
UAO	Aurora	Aurora State Airport		\$1,500,000	\$2,000,000	\$5,000,000	
BKE	Baker City	Baker City Municipal Airport		\$100,000	\$1,000,000		\$150 per year for aerial applicators
S05	Bandon	Bandon State Airport					
2S2	Beaver Marsh	Beaver Marsh					
BDN	Bend	Bend Municipal Airport		\$1,000,000	\$2,000,000	\$1,000,000 & Workers comp	Hangar Waitlist deposit fee \$200.00-refundable. Cleaning deposit fee \$150.00-refundable/fully or pro-rated depending on what condition the hangar, office or storage unit is left in. CAM charges, these are charged to tenants within the FBO that share, electricity, water, gas, carpet and window cleaning etc.
M50	Boardman	Boardman Airport					
BOK	Brookings	Brookings Airport					
BNO	Burns	Burns Municipal Airport		\$1,000,000	\$1,000,000	\$1,000,000	\$300 per month for aerial applicators not based at airport
CZK	Cascade Locks	Cascade Locks State Airport					
3S4	Cave Junction	Illinois Valley Airport		\$500,000	\$2,000,000	\$2,000,000	
2S7	Chiloquin	Chiloquin State Airport					
62S	Christmas Valley	Christmas Valley Airport					
3S6	Clearwater	Toketee State					
3S9	Condon	Condon State Airport - Pauling Field					
4S4	Cornelius	Skyport		Aircraft Insurance	Aircraft Insurance		
CVO	Corvallis	Corvallis Municipal Airport					
61S	Cottage Grove	Cottage Grove State Airport -Jim Wright Field					
5S2	Crescent Lake	Crescent Lake State Airport					
77S	Creswell	Creswell Hobby Field Airport		\$1,000,000	\$1,000,000	\$1,000,000	
5S5	Culver	Lake Billy Chinook					
8S4	Enterprise	Enterprise Municipal					
5S9	Estacada	Valley View					



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
							
EUG	Eugene	Eugene Airport -Mahlon Sweet Field					
6S2	Florence	Florence Municipal Airport					Insurance is on a replacement cost basis to the full insurable amount of the tenants policy. No liability minimums.
100	Florence	Lake Woahink SPB					
S45	Gleneden Beach	Siletz Bay State Airport					
4S1	Gold Beach	Gold Beach Municipal Airport		\$1,000,000	No Rate Set	Port owns fueling operations	
3S8	Grants Pass	Grants Pass Airport		\$500,000	\$2,000,000	\$2,000,000	
HRI	Hermiston	Hermiston Municipal Airport	Coordination with Airport	\$500,000	\$500,000	\$1,600,000	
4S2	Hood River	Ken Jernstedt Airfield	No Fee	\$2,000,000 occurrence \$4,000,000 aggregate	\$2,000,000 occurrence \$4,000,000 aggregate	\$2,000,000 occurrence \$4,000,000 aggregate	
7S9	Hubbard	Lenhardt Airpark					Airport has hangar rentals and can be contacted directly for rates
25U	Imnaha	Memaloose USFS					No fees at airport for personal or recreational use by the public. Commercial activities require a Special Use Permit (Contact the Wallowa-Whitman National Forest office).
7S5	Independence	Independence State Airport					
GCD	John Day	Grant County Regional Airport		\$1,000,000	\$1,000,000	FBO County Owned	
JSY	Joseph	Joseph State Airport					
LMT	Klamath Falls	Crater Lake-Klamath Regional		\$1,000,000	\$10,000,000	\$10,000,000	\$0.307 per sf. / year for aerial applicators
LGD	La Grande	La Grande / Union County Airport		\$1,000,000 plus tort claim coverage	\$5,000,000 plus tort claim coverage	FBO County Owned	
9S3	Lakeside	Lakeside Municipal Airport					
LKV	Lakeview	Lake County Airport		Starts at \$500,000 with increase depending on activity	Starts at \$500,000 with increase depending on activity	Starts at \$500,000 with increase depending on activity	
S30	Lebanon	Lebanon State Airport					
9S9	Lexington	Lexington Airport					
S33	Madras	Madras Municipal Airport		\$1,000,000	\$1,000,000	\$1,000,000	



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
4S7	Malin	Malin					
3S7	Manzanita	Nehalem Bay State Airport					
26U	McDermitt	McDermitt State Airport					
00S	McKenzie Bridge	McKenzie Bridge State					
MMV	McMinnville	McMinnville Municipal Airport		Oregon Tort Claims Amounts	Oregon Tort Claims Amounts	Oregon Tort Claims Amounts	
MFR	Medford	Rogue Valley International -Medford Airport		\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 auto	\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 auto	\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 auto	
12S	Monument	Monument Municipal					
4S9	Mulino	Mulino State Airport					
16S	Myrtle Creek	Myrtle Creek Municipal Airport		\$2,000,000	\$2,000,000	\$2,000,000	
17S	Newberg	Chehalem Airpark		\$1,000,000		\$10,000,000	
ONP	Newport	Newport Municipal Airport		\$2,000,000	\$2,000,000	\$2,000,000	
OTH	North Bend	Southwest Oregon Regional Airport					 Contact airport for additional rates and charges
5S0	Oakridge	Oakridge State					
ONO	Ontario	Ontario Municipal Airport					
28U	Owyhee Reservoir	Owyhee Reservoir State					
PFC	Pacific City	Pacific City State Airport					
22S	Paisley	Paisley					
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	Based off op frequency and leasehold footprint	\$1,000,000	\$10,000,000	\$10,000,000	Agricultural plane pad lease - \$150 per month
24S	Pinehurst	Pinehurst State Airport					
61J	Portland	Portland Downtown Heliport					
PDX	Portland	Portland International Airport					
HIO	Portland	Portland -Hillsboro Airport					



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
TTD	Portland	Portland -Troutdale Airport		\$1,000,000 aircraft liability \$250,000 fire \$2,000,000 auto	\$1,000,000 general liability \$1,000,000 aircraft liability \$250,000 fire \$1,000,000 auto 100% property replacement	\$1,000,000 general liability \$1,000,000 aircraft fueling \$250,000 pollution \$1,000,000 auto	
S39	Prineville	Prineville Airport		\$1,000,000 occurrence \$2,000,000 aggregate	\$1,000,000 occurrence \$2,000,000 aggregate		
64S	Prospect	Prospect State Airport					
RDM	Redmond	Redmond Municipal Airport -Roberts Field		\$2,000,000 occurrence \$4,000,000 aggregate \$1,000,000 aircraft liability and pollution exposure per occurrence	Varies \$100,000,000 combined single limit each occurrence and aggregate \$25,000,000 \$5,000,000 Auto \$100,000,000 and \$200,000,000 umbrella	\$2,000,000 occurrence \$10,000,000 aggregate \$1,000,000 aircraft liability and pollution exposure per occurrence Full replacement cost property insurance	 Newer leases include: escalation fee of 3% per year instead of CPI increase but still include FMV adjustments each 5 years; transfer/assignment fee of 3% of sale instead of set amount of \$500.00 each.
REO	Rome	Rome State					
RBG	Roseburg	Roseburg Regional Airport		\$500,000	\$500,000	\$500,000	
5S1	Roseburg	George Felt		Hangar tenants carry policies, no minimums			
SLE	Salem	Salem McNary Field		See notes	See notes	See notes	
03S	Sandy	Sandy River					
8S3	Santiam Junction	Santiam Junction State		Aircraft Insurance	Aircraft Insurance		
SPB	Scappoose	Scappoose Industrial Airpark		\$1,000,000	\$2,000,000 occurrence \$4,000,000 aggregate	\$2,000,000 occurrence \$4,000,000 aggregate	\$50 per day for aerial applicators
56S	Seaside	Seaside Municipal Airport		\$1,000,000			
45S	Silver Lake	Silver Lake USFS					
6K5	Sisters	Sisters Eagle Air Airport		\$1,000,000		\$5,000,000	
5S6	Sixes	Cape Blanco State Airport					
S21	Sunriver	Sunriver Airport					
DLS	The Dalles	Columbia Gorge Regional - The Dalles		\$1,000,000	\$2,000,000	\$2,000,000	



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	UAS, Non-Commercial	Liability Insurance Minimums - Non-Commercial	Liability Insurance Minimums - Commercial	Liability Insurance Minimums - FBO/Fuel Provider	Other Rates / Notes
				\$769,200 single incident \$1,538,300 per occurrence	Commercial Not less than Oregon Tort Claims Not less than \$1M per occurrence with \$2M aggregate \$5M in umbrella coverage		
TMK	Tillamook	Tillamook Airport					
5S4	Toledo	Toledo State Airport					
S49	Vale	Miller Memorial Airpark		\$100,000 per person \$300,000 - per occurrence \$100,000 - property	\$100,000 per person \$300,000 - per occurrence \$100,000 - property	\$100,000 per person \$300,000 - per occurrence \$100,000 - property	Agricultural plane pad lease - \$1,500 per year
05S	Vernonia	Vernonia Municipal					
R33	Waldport	Wakonda Beach State					
35S	Wasco	Wasco State Airport					

Notes:
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2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Badging	New Badge/Access Code	Refundable Deposit	Badge Renewal Fee	Refundable Lost/Stolen/ Non-Returned Badge Fee	Terminal, Ramp, Gate	Concessionaires
S12	Albany	Albany Municipal Airport	City	IV	1								
R03	Alkali Lake	Alkali Lake State	State	V	N/A								
1S8	Arlington	Arlington Municipal	City	V	N/A	4							
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field	City	III	2	3							
AST	Astoria	Port of Astoria Regional Airport	Port	II	1	2							
UAO	Aurora	Aurora State Airport	State	II	1	2							
BKE	Baker City	Baker City Municipal Airport	City	III	3	5							
S05	Bandon	Bandon State Airport	State	III	2	3							
2S2	Beaver Marsh	Beaver Marsh	Private	V	N/A	4							
BDN	Bend	Bend Municipal Airport	City	II	3	4							
M50	Boardman	Boardman Airport	Port	IV	3	5							
BOK	Brookings	Brookings Airport	County	IV	2	3							
BNO	Burns	Burns Municipal Airport	City	III	3	5							
CZK	Cascade Locks	Cascade Locks State Airport	State	V	3	1							
3S4	Cave Junction	Illinois Valley Airport	County	IV	2	3							
2S7	Chiloquin	Chiloquin State Airport	State	V	2	4							
62S	Christmas Valley	Christmas Valley Airport	City	IV	2	4							
3S6	Cleawater	Toketee State	State	V	N/A	3							
3S9	Condon	Condon State Airport - Pauling Field	State	IV	3	4							
4S4	Cornelius	Skyport	Private	V	N/A	1							
CVO	Corvallis	Corvallis Municipal Airport	City	II	1	2							
61S	Cottage Grove	Cottage Grove State Airport -Jim Wright Field	State	IV	2	2							
5S2	Crescent Lake	Crescent Lake State Airport	State	V	2	4							
77S	Creswell	Creswell Hobby Field Airport	City	IV	2	2							
5S5	Culver	Lake Billy Chinook	Private	V	3	4							
8S4	Enterprise	Enterprise Municipal	City	V	3	5							
5S9	Estacada	Valley View	Private	V	1	1							
EUG	Eugene	Eugene Airport -Mahlon Sweet Field	City	I	N/A	2		\$15 - \$35		\$15 - \$35	\$20 - \$100		
6S2	Florence	Florence Municipal Airport	City	IV	2	2							
100	Florence	Lake Woahink SPB	Private	V	N/A	5							
S45	Gleneden Beach	Siletz Bay State Airport	State	IV	1	2							
4S1	Gold Beach	Gold Beach Municipal Airport	Port	IV		3							
3S8	Grants Pass	Grants Pass Airport	County	III	2	3							
HRI	Hermiston	Hermiston Municipal Airport	City	III	3	5							
4S2	Hood River	Ken Jernstedt Airfield	Port	IV	3	1							
7S9	Hubbard	Lenhardt Airpark	Private	IV	1	1							
25U	Imnaha	Memaloose USFS	USFS	V	N/A	5							
7S5	Independence	Independence State Airport	State	IV	1	2							
GCD	John Day	Grant County Regional Airport	County	III	3	5							
JSY	Joseph	Joseph State Airport	State	IV	3	5							
LMT	Klamath Falls	Crater Lake-Klamath Regional	City	I	2	4							
LGD	La Grande	La Grande / Union County Airport	County	III	3	5							
9S3	Lakeside	Lakeside Municipal Airport	City	V	N/A	3							
LKV	Lakeview	Lake County Airport	County	III	2	4							
S30	Lebanon	Lebanon State Airport	State	IV	1	2							



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Badging	New Badge/Access Code	Refundable Deposit	Badge Renewal Fee	Refundable Lost/Stolen/ Non-Returned Badge Fee	Terminal, Ramp, Gate	Concessionaires
9S9	Lexington	Lexington Airport	County	IV	3	5							
S33	Madras	Madras Municipal Airport	City	IV	3	4							
4S7	Malin	Malin	City	V	2	4							
3S7	Manzanita	Nehalem Bay State Airport	State	V	1	2							
26U	McDermitt	McDermitt State Airport	State	V	2	5							
00S	McKenzie Bridge	McKenzie Bridge State	State	V	N/A	2							
MMV	McMinnville	McMinnville Municipal Airport	City	II	1	2							
MFR	Medford	Rogue Valley International -Medford Airport	County	I	N/A	3		\$125.00	\$50.00	\$50.00	\$100.00	\$75 per month Gate Use Fee \$50 per turn jet bridge fee (non-signatory aircraft)	Greater of MAG or percentage
12S	Monument	Monument Municipal	City	V	3	5							
4S9	Mulino	Mulino State Airport	State	IV	1	1							
16S	Myrtle Creek	Myrtle Creek Municipal Airport	City	IV	2	3							
17S	Newberg	Chehalem Airpark	Private	IV	1	2							
ONP	Newport	Newport Municipal Airport	City	II	1	2							
OTH	North Bend	Southwest Oregon Regional Airport	County	I	N/A	3	\$60.00			\$36.00			
5S0	Oakridge	Oakridge State	State	V	2	2							
ONO	Ontario	Ontario Municipal Airport	City	III	3	5							
28U	Owyhee Reservoir	Owyhee Reservoir State	State	V	N/A	5							
PFC	Pacific City	Pacific City State Airport	State	V	1	2							
22S	Paisley	Paisley	County	V	2	4							
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	City	I	3	5	\$25.00						\$1.00 per sf. / month typical
24S	Pinehurst	Pinehurst State Airport	State	V	2	3							
61J	Portland	Portland Downtown Heliport	City	II	1	1							
HIO	Portland	Portland -Hillsboro Airport	Port	II	1	1							
PDX	Portland	Portland International Airport	Port	I	N/A	1	\$60.00 						% Sales or MAG/Varies by lease
TTD	Portland	Portland -Troutdale Airport	Port	II	1	1							
S39	Prineville	Prineville Airport	County	IV	3	4							
64S	Prospect	Prospect State Airport	State	V	2	3							
RDM	Redmond	Redmond Municipal Airport -Roberts Field	City	I	N/A	4		\$25 - \$75	\$25.00	\$25 - \$75 each 2 years	\$100.00		
REO	Rome	Rome State	State	V	2	5							
5S1	Roseburg	George Felt	Private	V	N/A	3							
RBG	Roseburg	Roseburg Regional Airport	City	III	2	3							
SLE	Salem	Salem McNary Field	City	II	1	2						\$150 Commercial Ramp Aircraft RON Fee Commercial Ramp Other Use: \$50 hour or \$250 eight-hour day Exclusive-use Terminal Space Rent: \$1.50 per sf. / month	
03S	Sandy	Sandy River	Private	V	N/A	1							
8S3	Santiam Junction	Santiam Junction State	State	V	N/A	2							

2021 Oregon Airports Statewide Rates and Charges Survey													
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Badging	New Badge/Access Code	Refundable Deposit	Badge Renewal Fee	Refundable Lost/Stolen/ Non-Returned Badge Fee	Terminal, Ramp, Gate	Concessionaires
SPB	Scappoose	Scappoose Industrial Airpark	Port	II	1	1							
56S	Seaside	Seaside Municipal Airport	City	IV	1	2							
45S	Silver Lake	Silver Lake USFS	USFS	V	N/A	4							
6K5	Sisters	Sisters Eagle Air Airport	Private	IV	3	4							
5S6	Sixes	Cape Blanco State Airport	State	V	2	3							
S21	Sunriver	Sunriver Airport	Private	IV	3	4							
DLS	The Dalles	Columbia Gorge Regional - The Dalles	City/County	III	3	4							
TMK	Tillamook	Tillamook Airport	Port	III	1	2							
5S4	Toledo	Toledo State Airport	State	V	1	2							
S49	Vale	Miller Memorial Airpark	City	V	3	5							
05S	Vernonia	Vernonia Municipal	City	V	N/A	1							
R33	Waldport	Wakonda Beach State	State	V	N/A	2							
35S	Wasco	Wasco State Airport	State	IV	3	4							

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 2021 Oregon Airports Statewide Rates and Charges Survey																		
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Agricultural	Agricultural Per Acre/Year	Restaurant/ Concessionaire	Car Rental	Vehicle Parking / Access Fees	Vehicle Parking / Access Fees Month	Vehicle Parking (Short & Long Term) Hour	Vehicle Parking (Short Term) Day	Vehicle Parking (Long Term) Day	Vehicle Parking (Employee Parking)	Industrial / Agricultural land lease	Industrial / Commercial Development
S12	Albany	Albany Municipal Airport	City	IV	1													
R03	Alkali Lake	Alkali Lake State	State	V	N/A													
1S8	Arlington	Arlington Municipal	City	V	N/A	4												
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field	City	III	2	3												
AST	Astoria	Port of Astoria Regional Airport	Port	II	1	2		\$25				\$45.00						Ground rent, generally \$0.75 per sf. / month starting; annual CPI adjustment
UAO	Aurora	Aurora State Airport	State	II	1	2												
BKE	Baker City	Baker City Municipal Airport	City	III	3	5												
S05	Bandon	Bandon State Airport	State	III	2	3												
2S2	Beaver Marsh	Beaver Marsh	Private	V	N/A	4												
BDN	Bend	Bend Municipal Airport	City	II	3	4			\$6.00 sq. ft / year	FBO is set up with this service and Airport does not get a percentage of the fees at this time.	\$120 quarter	\$30 - \$60					\$0.20 per sq. ft. / year	
M50	Boardman	Boardman Airport	Port	IV	3	5												
BOK	Brookings	Brookings Airport	County	IV	2	3												
BNO	Burns	Burns Municipal Airport	City	III	3	5				Courtesy cars - taxi services							600 acres avail	
CZK	Cascade Locks	Cascade Locks State Airport	State	V	3	1												
3S4	Cave Junction	Illinois Valley Airport	County	IV	2	3												
2S7	Chiloquin	Chiloquin State Airport	State	V	2	4												
62S	Christmas Valley	Christmas Valley Airport	City	IV	2	4												
3S6	Cleawater	Toketee State	State	V	N/A	3												
3S9	Condon	Condon State Airport - Pauling Field	State	IV	3	4												
4S4	Cornelius	Skyport	Private	V	N/A	1												
CVO	Corvallis	Corvallis Municipal Airport	City	II	1	2											\$0.146 per sf. / year	
61S	Cottage Grove	Cottage Grove State Airport -Jim Wright Field	State	IV	2	2												
5S2	Crescent Lake	Crescent Lake State Airport	State	V	2	4												
77S	Creswell	Creswell Hobby Field Airport	City	IV	2	2												
5S5	Culver	Lake Billy Chinook	Private	V	3	4												
8S4	Enterprise	Enterprise Municipal	City	V	3	5												
5S9	Estacada	Valley View	Private	V	1	1												
EUG	Eugene	Eugene Airport -Mahlon Sweet Field	City	I	N/A	2		\$70 per acre / year		See notes	See notes	See notes	See notes	See notes	See notes	See notes	See notes	See notes
6S2	Florence	Florence Municipal Airport	City	IV	2	2				\$5 courtesy car (suggested donation)							Prices Negotiable	

 2021 Oregon Airports Statewide Rates and Charges Survey																		
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Agricultural	Agricultural Per Acre/Year	Restaurant/ Concessionaire	Car Rental	Vehicle Parking / Access Fees	Vehicle Parking / Access Fees Month	Vehicle Parking (Short & Long Term) Hour	Vehicle Parking (Short Term) Day	Vehicle Parking (Long Term) Day	Vehicle Parking (Employee Parking)	Industrial / Agricultural land lease	Industrial / Commercial Development
100	Florence	Lake Woahink SPB	Private	V	N/A	5												
S45	Gleneden Beach	Siletz Bay State Airport	State	IV	1	2												
4S1	Gold Beach	Gold Beach Municipal Airport	Port	IV		3												
3S8	Grants Pass	Grants Pass Airport	County	III	2	3												
HRI	Hermiston	Hermiston Municipal Airport	City	III	3	5												
4S2	Hood River	Ken Jernstedt Airfield	Port	IV	3	1												
7S9	Hubbard	Lenhardt Airpark	Private	IV	1	1												
25U	Imnaha	Memaloose USFS	USFS	V	N/A	5												
7S5	Independence	Independence State Airport	State	IV	1	2												
GCD	John Day	Grant County Regional Airport	County	III	3	5												
JSY	Joseph	Joseph State Airport	State	IV	3	5												
LMT	Klamath Falls	Crater Lake-Klamath Regional	City	I	2	4				10% of gross receipts (onsite) 8% of gross receipts (offsite)								
LGD	La Grande	La Grande / Union County Airport	County	III	3	5				Vehicles are provided at no cost								
9S3	Lakeside	Lakeside Municipal Airport	City	V	N/A	3												
LKV	Lakeview	Lake County Airport	County	III	2	4												Lease rate negotiable
S30	Lebanon	Lebanon State Airport	State	IV	1	2												
9S9	Lexington	Lexington Airport	County	IV	3	5												
S33	Madras	Madras Municipal Airport	City	IV	3	4	Ground Lease only											
4S7	Malin	Malin	City	V	2	4												
3S7	Manzanita	Nehalem Bay State Airport	State	V	1	2												
26U	McDermitt	McDermitt State Airport	State	V	2	5												
00S	McKenzie Bridge	McKenzie Bridge State	State	V	N/A	2												
MMV	McMinnville	McMinnville Municipal Airport	City	II	1	2		\$175										
MFR	Medford	Rogue Valley International -Medford Airport	County	I	N/A	3			Greater of MAG or Percentage	\$3 cfc charge per rental day 10% of gross revenue for off-site rental cars operating at airport			\$3.00	\$17.00	\$12.00	\$50 per quarter		
12S	Monument	Monument Municipal	City	V	3	5												
4S9	Mulino	Mulino State Airport	State	IV	1	1												
16S	Myrtle Creek	Myrtle Creek Municipal Airport	City	IV	2	3				30% of proceeds go to airport								
17S	Newberg	Chehalem Airpark	Private	IV	1	2												
ONP	Newport	Newport Municipal Airport	City	II	1	2	\$200 yearly			18% of sales go to airport	\$225 yearly							
OTH	North Bend	Southwest Oregon Regional Airport	County	I	N/A	3												
5S0	Oakridge	Oakridge State	State	V	2	2												
ONO	Ontario	Ontario Municipal Airport	City	III	3	5												
28U	Owyhee Reservoir	Owyhee Reservoir State	State	V	N/A	5												
PFC	Pacific City	Pacific City State Airport	State	V	1	2												
22S	Paisley	Paisley	County	V	2	4												

2021 Oregon Airports Statewide Rates and Charges Survey																		
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Agricultural	Agricultural Per Acre/Year	Restaurant/ Concessionaire	Car Rental	Vehicle Parking / Access Fees	Vehicle Parking / Access Fees Month	Vehicle Parking (Short & Long Term) Hour	Vehicle Parking (Short Term) Day	Vehicle Parking (Long Term) Day	Vehicle Parking (Employee Parking)	Industrial / Agricultural land lease	Industrial / Commercial Development
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton	City	I	3	5			\$0.15 - \$1.00 per sf. / month	\$1000 flat fee per month							\$.046 - \$.069 per sf. / year	
24S	Pinehurst	Pinehurst State Airport	State	V	2	3												
61J	Portland	Portland Downtown Heliport	City	II	1	1												
HIO	Portland	Portland -Hillsboro Airport	Port	II	1	1					25 per stall / month							
PDX	Portland	Portland International Airport	Port	I	N/A	1			% Sales or MAG \$1,500 marketing fee per year \$3,500 workplace initiative per year	% Sales or MAG, whichever is greater								
TTD	Portland	Portland -Troutdale Airport	Port	II	1	1				Yes		\$25.00						
S39	Prineville	Prineville Airport	County	IV	3	4												
64S	Prospect	Prospect State Airport	State	V	2	3												
RDM	Redmond	Redmond Municipal Airport -Roberts Field	City	I	N/A	4				See notes	See notes	See notes	\$1.00 first 1/2 hour \$1.00 second 1/2 hour \$2.00 each additional hour	\$15 per day	\$15 per day	Terminal airport employees included in badge fee \$300 per year (\$90 per quarter, calendar year only) Transient Airline Employees		
REO	Rome	Rome State	State	V	2	5												
5S1	Roseburg	George Felt	Private	V	N/A	3												
RBG	Roseburg	Roseburg Regional Airport	City	III	2	3					\$24 per space exceeding the two designated spaces							\$0.2194 - \$0.3032 per sf. / year
SLE	Salem	Salem McNary Field	City	II	1	2			-\$1,650 monthly guarantee; -3% of gross receipts that exceed \$55k/month -5% of net monthly lottery revenue	Commission: 5% of Gross Revenue Vehicle Parking Spaces: \$10.00/car space/month \$15.00/truck space/month	\$5.00 24-hour period (Customer) \$15 per space / month (Tenant reserved spaces)							Same fees as airport development
03S	Sandy	Sandy River	Private	V	N/A	1												
8S3	Santiam Junction	Santiam Junction State	State	V	N/A	2												Included in hangar rate
SPB	Scappoose	Scappoose Industrial Airpark	Port	II	1	1												
56S	Seaside	Seaside Municipal Airport	City	IV	1	2												
45S	Silver Lake	Silver Lake USFS	USFS	V	N/A	4												
6K5	Sisters	Sisters Eagle Air Airport	Private	IV	3	4												
5S6	Sixes	Cape Blanco State Airport	State	V	2	3												
S21	Sunriver	Sunriver Airport	Private	IV	3	4												
DLS	The Dalles	Columbia Gorge Regional - The Dalles	City/County	III	3	4		\$1,200 - \$2,000 per year									\$450 per acre / month	
TMK	Tillamook	Tillamook Airport	Port	III	1	2		\$248		Negotiated		\$15.00						Negotiated
5S4	Toledo	Toledo State Airport	State	V	1	2												

 2021 Oregon Airports Statewide Rates and Charges Survey																		
FAA ID	Associated City	Airport Name	Ownership	OAP v6.0 Functional Role	PMP Region	Oregon Department of Transportation Region	Agricultural	Agricultural Per Acre/Year	Restaurant/ Concessionaire	Car Rental	Vehicle Parking / Access Fees	Vehicle Parking / Access Fees Month	Vehicle Parking (Short & Long Term) Hour	Vehicle Parking (Short Term) Day	Vehicle Parking (Long Term) Day	Vehicle Parking (Employee Parking)	Industrial / Agricultural land lease	Industrial / Commercial Development
S49	Vale	Miller Memorial Airpark	City	V	3	5												
05S	Vernonia	Vernonia Municipal	City	V	N/A	1												
R33	Waldport	Wakonda Beach State	State	V	N/A	2												
35S	Wasco	Wasco State Airport	State	IV	3	4												

Notes:

1. Data from all of Oregon’s publicly owned airports and from Oregon’s privately owned, public use airports where information was made available.
2. Survey data was collected between March and May 2021.
3. Survey result fields that contain no value indicates that this field information was not provided in the results survey.
4. Oregon pdf icon denotes additional information available in Microsoft Excel based file.



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Taxi Pick-Up / Drop Off	Transportation Network Company (TNC) Rideshare Fees (Uber, Lyft, etc.) Pick-up / Drop Off	Other Rates / Notes
S12	Albany	Albany Municipal Airport			
R03	Alkali Lake	Alkali Lake State			
1S8	Arlington	Arlington Municipal			
S03	Ashland	Ashland Municipal Airport - Sumner Parker Field			
AST	Astoria	Port of Astoria Regional Airport			
UAO	Aurora	Aurora State Airport			Restaurant at Independence pays same ground lease as aeronautical
BKE	Baker City	Baker City Municipal Airport			
S05	Bandon	Bandon State Airport			
2S2	Beaver Marsh	Beaver Marsh			
BDN	Bend	Bend Municipal Airport			Office Space > 500 Sq. ft \$18/sq. ft/year. <or = 500 Sq. ft \$14/sq. ft/year. Processing of Subleases \$386.00 for first two hours and \$189.52 each additional hour. Processing of Assignments to existing Ground leases \$386.00 for first two hours and \$189.52 each additional hour. Processing of Amendments to existing Airport leases \$77.00 for first two hours, \$38.63 each additional hour. Cleaning deposit fee \$150.00-refundable/fully or pro-rated depending on what condition the hangar, office or storage unit is left in. CAM charges, these are charged to tenants within the FBO that share, electricity, water, gas, carpet and window cleaning etc.
M50	Boardman	Boardman Airport			
BOK	Brookings	Brookings Airport			
BNO	Burns	Burns Municipal Airport	Yes		Site fee \$300.00 month (i.e. fire fighting equipment/outside seeding spraying not based on field)
CZK	Cascade Locks	Cascade Locks State Airport			
3S4	Cave Junction	Illinois Valley Airport			
2S7	Chiloquin	Chiloquin State Airport			
62S	Christmas Valley	Christmas Valley Airport			
3S6	Cleawater	Toketee State			
3S9	Condon	Condon State Airport - Pauling Field			
4S4	Cornelius	Skyport			
CVO	Corvallis	Corvallis Municipal Airport			
61S	Cottage Grove	Cottage Grove State Airport -Jim Wright Field			
5S2	Crescent Lake	Crescent Lake State Airport			
77S	Creswell	Creswell Hobby Field Airport			
5S5	Culver	Lake Billy Chinook			
8S4	Enterprise	Enterprise Municipal			
5S9	Estacada	Valley View			
EUG	Eugene	Eugene Airport -Mahlon Sweet Field	See notes	See notes	
6S2	Florence	Florence Municipal Airport			



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Taxi Pick-Up / Drop Off	Transportation Network Company (TNC) Rideshare Fees (Uber, Lyft, etc.) Pick-up / Drop Off	Other Rates / Notes
100	Florence	Lake Woahink SPB			
S45	Gleneden Beach	Siletz Bay State Airport			
4S1	Gold Beach	Gold Beach Municipal Airport			
3S8	Grants Pass	Grants Pass Airport			
HRI	Hermiston	Hermiston Municipal Airport			
4S2	Hood River	Ken Jernstedt Airfield			
7S9	Hubbard	Lenhardt Airpark			
25U	Imnaha	Memaloose USFS			
7S5	Independence	Independence State Airport			
GCD	John Day	Grant County Regional Airport			Office spaces inside terminal rent for \$2.10-\$2.17 per square foot. Travel trailer spaces rent for \$580 per month. Meeting spaces rent for \$15-80 per day. One non-aeronautical ground lease for \$0.33 per sf.
JSY	Joseph	Joseph State Airport			
LMT	Klamath Falls	Crater Lake-Klamath Regional			Airport is in the process of establishing a Leasing Policy. Some of the lease rates and terms may change as a result
LGD	La Grande	La Grande / Union County Airport			
9S3	Lakeside	Lakeside Municipal Airport			
LKV	Lakeview	Lake County Airport			Solar farm at negotiated lease rate ~320 acres - \$67,000/year
S30	Lebanon	Lebanon State Airport			
9S9	Lexington	Lexington Airport			Utility ground lease \$175 per month
S33	Madras	Madras Municipal Airport			Landscaping, lighting and maintenance fee for main road per acre \$25.00 per year
4S7	Malin	Malin			
3S7	Manzanita	Nehalem Bay State Airport			
26U	McDermitt	McDermitt State Airport			
00S	McKenzie Bridge	McKenzie Bridge State			
MMV	McMinnville	McMinnville Municipal Airport			
MFR	Medford	Rogue Valley International -Medford Airport	\$30 monthly for up to 30 pick-ups \$2 per pickup after 30 pick-ups No drop off fee	\$2 per pick-up	Equipment Storage Fee - \$0.50 per Sf. / month Fuel Permits - \$250 per Fiscal Year Recurrent Training Fee - \$125 per incident Security Escort Fee - \$150 per hour
12S	Monument	Monument Municipal			
4S9	Mulino	Mulino State Airport			
16S	Myrtle Creek	Myrtle Creek Municipal Airport			
17S	Newberg	Chehalem Airpark			
ONP	Newport	Newport Municipal Airport			Contact airport for additional rates and charges
OTH	North Bend	Southwest Oregon Regional Airport	\$300/year		
5S0	Oakridge	Oakridge State			
ONO	Ontario	Ontario Municipal Airport			
28U	Owyhee Reservoir	Owyhee Reservoir State			
PFC	Pacific City	Pacific City State Airport			
22S	Paisley	Paisley			



2021 Oregon Airports Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Taxi Pick-Up / Drop Off	Transportation Network Company (TNC) Rideshare Fees (Uber, Lyft, etc.) Pick-up / Drop Off	Other Rates / Notes
PDT	Pendleton	Eastern Oregon Regional Airport at Pendleton			
24S	Pinehurst	Pinehurst State Airport			
61J	Portland	Portland Downtown Heliport			
HIO	Portland	Portland -Hillsboro Airport			
PDX	Portland	Portland International Airport	\$3.50 each pick-up	\$3.00 - \$20.00	
TTD	Portland	Portland -Troutdale Airport			
S39	Prineville	Prineville Airport			
64S	Prospect	Prospect State Airport			
RDM	Redmond	Redmond Municipal Airport -Roberts Field	\$100 annual operating fee \$1.00 per pick-up No drop off fee	\$100 annual operating fee \$1.00 per pick-up No drop off fee	
REO	Rome	Rome State			
5S1	Roseburg	George Felt			
RBG	Roseburg	Roseburg Regional Airport			Storage Units: \$58 - \$100 Depending on age and size of unit Commercial operators Permit -\$200 Seasonal (3 month) -\$125 Non-Seasonal (quarterly) -\$100 Application Review
SLE	Salem	Salem McNary Field			Lease Application Fee: \$500 Appraisal Appeal Fee: \$250 Site Development Fee: Equal to one year's ground lease rent Special Event Application Fee: \$500.00 Special Event Gate Proceeds: 10% of gross Revenue (waived for free admission or non-profit events) Special Event Vendor Proceeds: 10% of gross Revenue (waived for free admission or non-profit events)
03S	Sandy	Sandy River			
8S3	Santiam Junction	Santiam Junction State			
SPB	Scappoose	Scappoose Industrial Airpark			
56S	Seaside	Seaside Municipal Airport			
45S	Silver Lake	Silver Lake USFS			
6K5	Sisters	Sisters Eagle Air Airport			
5S6	Sixes	Cape Blanco State Airport			
S21	Sunriver	Sunriver Airport			
DLS	The Dalles	Columbia Gorge Regional - The Dalles			Cell Tower Lease - \$15,000/year
TMK	Tillamook	Tillamook Airport			
5S4	Toledo	Toledo State Airport			



2021 Oregon Airports

Statewide Rates and Charges Survey

FAA ID	Associated City	Airport Name	Taxi Pick-Up / Drop Off	Transportation Network Company (TNC) Rideshare Fees (Uber, Lyft, etc.) Pick-up / Drop Off	Other Rates / Notes
S49	Vale	Miller Memorial Airpark			
05S	Vernonia	Vernonia Municipal			
R33	Waldport	Wakonda Beach State			
35S	Wasco	Wasco State Airport			

Notes:
1. Data from all of Oregon's publicly owned airports and from Oregon's privately owned, public use airports where information was made available.
2. Survey data was collected between March and May 2021.
3. Survey result fields that contain no value indicates that this field information was not provided in the results survey.
4. Oregon pdf icon denotes additional information available in Microsoft Excel based file.

Appendix B

Rates and Charges Glossary and Common Acronyms

Airport Improvement Program (AIP) - Provides grants to public agencies and in some cases, to private owners and entities, for the planning and development of public-use airports that are included in the National Plan of Integrated Airport Systems (NPIAS). The AIP program is administered by the FAA.

Aeronautical Use - All activities that involve or are directly related to the operation of aircraft, including activities that make the operation of aircraft possible and safe. Services located on the airport that are directly and substantially related to the movement of passengers, baggage, mail, and cargo are considered aeronautical uses.

Commercial Air Service - That portion of civil aviation that encompasses scheduled or unscheduled air carriers.

Commercial Use - Usage for commercial purpose with the intent of financial gain.

Federal Aviation Administration (FAA) - The governing body of civil aviation in the United States. The FAA is an operating mode of the U.S. Department of Transportation.

Fixed-Base Operator (FBO) - A business granted the right by the airport sponsor to operate on an airport and provide aeronautical services such as fueling, hangar facilities, tiedown and parking, aircraft rental, aircraft maintenance, flight instruction, etc.

General Aviation (GA) - That portion of civil aviation that encompasses all facets of aviation except air carriers holding a certificate of convenience and necessity, and large aircraft commercial operators.

Hangar - A building made to hold aircraft for storing, maintenance, assembly, etc.

Helipad - A designated area for the takeoff, landing and parking of helicopters.

Landing Fee - A fee typically based on the aircraft maximum gross takeoff weight, usually reported in thousand pound increments.

National Plan of Integrated Airport Systems (NPIAS) - Identifies nearly 3,310 existing and proposed airports that are included in the national airport system, the roles they currently serve, and the amounts and types of airport development eligible for Federal funding under the AIP over the next 5 years. The FAA is required to publish a 5-year estimate of AIP eligible development every two years.

Nonaeronautical Use - All uses of the airport that do not qualify as aeronautical use are considered nonaeronautical. Aviation-related uses that do not need to be located on an airport, such as flight kitchens and airline reservation centers, are considered nonaeronautical uses. Nonaeronautical uses include public parking, rental cars, ground transportation, as well as terminal concessions such as food and beverage and news and gift shops.

Non-Commercial Use - Use for other than a commercial purpose (e.g. Residential or Personal Use).

Oregon Department of Aviation (ODA) - The Oregon Department of Aviation has a mission to provide infrastructure, financial resources, and expertise to ensure a safe and efficient air transportation system.

Rates and Charges - The fees imposed by the airport owner for aeronautical and nonaeronautical use of airport facilities

Sponsor - Owner of the airport.

Tie-Down - An aircraft parking area/spot on the ramp.

Unmanned Aircraft Systems (UAS) or unmanned aerial systems - Includes all items needed to conduct unmanned aircraft operations: vehicle, remote controller, camera, GPS, flight software and any other technology needed to conduct operations.

Transportation Network Company (TNC) - A person or entity that provides prearranged transportation services for compensation using an online-enabled application or platform to connect clients with drivers who use their personal vehicles to provide the requested transportation.

For FAA acronyms and abbreviations go to: <https://www.faa.gov/jobs/abbreviations/>

Appendix C

Individual Airport Survey Respondents

FAA ID	Airport Name	Contact Person	Title
S12	Albany Municipal Airport	Robb Romeo	Transportation Manager
R03	Alkali Lake State	Tony Beach	Deputy Director, State Airports Manager
1S8	Arlington Municipal	Pam Rosenbalm	City Recorder
S03	Ashland Municipal Airport - Sumner Parker Field	Chance Metcalf	Project Manager
AST	Port Of Astoria Regional Airport	Matt McGrath	Deputy Director
UAO	Aurora State Airport	Tony Beach	Deputy Director, State Airports Manager
BKE	Baker City Municipal Airport	Michelle Owen Troy Woydziak	Public Works Director Baker Aircraft
S05	Bandon State Airport	Tony Beach	Deputy Director, State Airports Manager
2S2	Beaver Marsh	Gregory Kackstetter	Airport Owner
BDN	Bend Municipal Airport	Tracy Williams	Airport Manager
M50	Boardman Airport	Lisa Mittelsdorf	Economic Development Director
BOK	Brookings Airport	Jonathan Trost	Deputy Director of Public Works
BNO	Burns Municipal Airport	Walt Sitz	Airport Manager
CZK	Cascade Locks State Airport	Tony Beach	Deputy Director, State Airports Manager
3S4	Illinois Valley Airport	Jason Davis	Airport Director
2S7	Chiloquin State Airport	Tony Beach	Deputy Director, State Airports Manager
62S	Christmas Valley Airport	Glenna Wade	Christmas Valley Parks
3S6	Toketee State	Tony Beach	Deputy Director, State Airports Manager
3S9	Condon State Airport - Pauling Field	Tony Beach	Deputy Director, State Airports Manager
4S4	Skyport	Guy Putman	Airport Manager / Owner
CVO	Corvallis Municipal Airport	Lisa Scherf	Transportation Services Supervisor
61S	Cottage Grove State Airport -Jim Wright Field	Tony Beach	Deputy Director, State Airports Manager
5S2	Crescent Lake State Airport	Tony Beach	Deputy Director, State Airports Manager
77S	Creswell Hobby Field Airport	Shelley Humble	Airport Manager
5S5	Lake Billy Chinook	Roy Eckelman	Airport Manager
8S4	Enterprise Municipal	Lacey McQuead	City Administrator / Recorder / HR Mgr.
5S9	Valley View	Michael Czyz	Airport Manager
EUG	Eugene Airport -Mahlon Sweet Field	Cathryn Stephens	Acting Airport Director
6S2	Florence Municipal Airport	Mike Miller	Public Works Director
100	Lake Woahink SPB	Greg and Jan Murphy	Airport Manager / Owner
S45	Siletz Bay State Airport	Tony Beach	Deputy Director, State Airports Manager
4S1	Gold Beach Municipal Airport	Andy Wright	Port Manager
3S8	Grants Pass Airport	Jason Davis	Airport Director
HRI	Hermiston Municipal Airport	Mark Morgan	Assistant City Manager
4S2	Ken Jernstedt Airfield	Michael McElwee	Executive Director
7S9	Lenhardt Airpark	Glenn Lenhardt	Airport Manager
25U	Memaloose USFS	Miles Hancock	Unit Aviation Manager - USFS
7S5	Independence State Airport	Tony Beach	Deputy Director, State Airports Manager
GCD	Grant County Regional Airport	Haley Walker	Airport Manager
JSY	Joseph State Airport	Tony Beach	Deputy Director, State Airports Manager
LMT	Crater Lake-Klamath Regional	John Barsalou	Airport Director
LGD	La Grande / Union County Airport	Doug Wright	Public Works and Airport Director
9S3	Lakeside Municipal Airport	Ken Robbers	Airport Manager
LKV	Lake County Airport	Tom Andrews	Airport Manager
S30	Lebanon State Airport	Tony Beach	Deputy Director, State Airports Manager
9S9	Lexington Airport	Sandra Pointer	Management Assistant
S33	Madras Municipal Airport	Rob Berg	Airport Manager

FAA ID	Airport Name	Contact Person	Title
4S7	Malin	Isaac Nunn	Assistant City Recorder
3S7	Nehalem Bay State Airport	Tony Beach	Deputy Director, State Airports Manager
26U	McDermitt State Airport	Tony Beach	Deputy Director, State Airports Manager
00S	McKenzie Bridge State	Tony Beach	Deputy Director, State Airports Manager
MMV	McMinnville Municipal Airport	Mike Bisset	Community Development Director
MFR	Rogue Valley International - Medford Airport	Jerry Brienza Amber Judd	Airport Director Director of Finance and Administration
12S	Monument Municipal	Dorothy Jordan	City Recorder / Airport Manager
4S9	Mulino State Airport	Tony Beach	Deputy Director, State Airports Manager
16S	Myrtle Creek Municipal Airport	Sean Negherbon	City Administrator
17S	Chehalem Airpark	Nancy Sturdevant	Airport Manager / Owner
ONP	Newport Municipal Airport	Lance Vanderbeck	Airport Director
OTH	Southwest Oregon Regional Airport	Theresa Cook	Executive Director
5S0	Oakridge State	Tony Beach	Deputy Director, State Airports Manager
ONO	Ontario Municipal Airport	Erik Hartley	Airport Manager
28U	Owyhee Reservoir State	Tony Beach	Deputy Director, State Airports Manager
PFC	Pacific City State Airport	Tony Beach	Deputy Director, State Airports Manager
22S	Paisley	Tom Andrews	Airport Manager
PDT	Eastern Oregon Regional Airport At Pendleton	Steve Chrisman	Economic Development Director and Airport Manager
24S	Pinehurst State Airport	Tony Beach	Deputy Director, State Airports Manager
HIO	Portland -Hillsboro Airport	Steven Nagy Julia Weisenbach	Interim Director of Airport Operations Property Manager
PDX	Portland International Airport	Steven Nagy Julia Weisenbach	Interim Director of Airport Operations Property Manager
TTD	Portland -Troutdale Airport	Steven Nagy Julia Weisenbach	Interim Director of Airport Operations Property Manager
61J	Portland Downtown Heliport	Portland Bureau of Transportation	Portland Bureau of Transportation
S39	Prineville Airport	Kelly Coffelt	Airport Manager
64S	Prospect State Airport	Tony Beach	Deputy Director, State Airports Manager
RDM	Redmond Municipal Airport - Roberts Field	Zachary Bass Tammy Rohach	Airport Director Property Specialist
REO	Rome State	Tony Beach	Deputy Director, State Airports Manager
RBG	Roseburg Regional Airport	Nikki Messenger Kandi Leroue	City Manager Public Works Department
5S1	George Felt	Gil Peterson	Airport Owner
SLE	Salem McNary Field	John Paskell	Airport Manager
03S	Sandy River	Georgia and Jack Hoffman	Airport Owner
8S3	Santiam Junction State	Tony Beach	Deputy Director, State Airports Manager
SPB	Scappoose Industrial Airpark	Craig Allison	Airport Manager (Retired)
56S	Seaside Municipal Airport	Dale McDowell	Public Works Director
45S	Silver Lake USFS	Miles Hancock	Unit Aviation Manager - USFS
6K5	Sisters Eagle Air Airport	David Campbell	Airport Manager
5S6	Cape Blanco State Airport	Tony Beach	Deputy Director, State Airports Manager
S21	Sunriver Airport	Brandon Wright	Airport Manager
DLS	Columbia Gorge Regional - The Dalles	Dave Rasmussen	Airport Manager (Prior)
TMK	Tillamook Airport	Michele Bradley	Port of Tillamook Bay General Manager
5S4	Toledo State Airport	Tony Beach	Deputy Director, State Airports Manager
S49	Miller Memorial Airpark	Todd Fuller	City Manager
05S	Vernonia Municipal	Michael Seager	Airport Manager
R33	Wakonda Beach State	Tony Beach	Deputy Director, State Airports Manager
35S	Wasco State Airport	Tony Beach	Deputy Director, State Airports Manager