

Schedule of Proprietary Type User Charges

Effective 1/1/12

*All charges may be adjusted annually by *CPI plus 3% to a maximum of 7.5% in any one year per Port of Shelton Resolution 06-10.*

Marina Charges (amounts do not include leasehold excise tax)

Open moorage	*\$2.86 per foot – min 30' (\$85.80)
Boat house	*\$.1728 per square foot
Utilities charges +Meter reading charge	As metered \$1.68 month plus sales tax (\$1.82)
Guest moorage rate	\$10.00 per day
Moorage Deposit	One month rent plus leasehold excise tax
Piling Replacement Fund = \$30 per slip per month – Port matches this amount	

Airport Charges (amounts do not include leasehold excise tax)

T-Hangars, Building 79 (4-plex)	*\$158.67 per hangar per month
T-Hangars, Building 79 (6-plex)	*\$170.00 per hangar per month
T-Hangars, Buildings 85, 87 & 89	*\$186.10 per hangar per month
Helicopter Hangars	\$111.66 per hangar per month
Tie Downs	First 24 hours Free \$3.00 per day, \$40.00 per mo.
<i>Fuel Flowage - Rate</i>	\$0.03 per gallon. Applies to those authorized to transfer fuel while on airport other than FBO.
Hangar Deposit	One month rent plus leasehold excise tax

Property Lease Charges

Ground Rent	10% x Fair Market Value of Property Per Year
Space Rent	\$0.21 to \$0.50 (FMV) per sq. ft. per year – <i>Above space rent does not include ground rent for land adjacent to building space.</i>
Percentage Rent	For retail tenants, as agreed.
Short-Term Ground Rent	Not less than \$250 per month, value calculated same as ground rent above
Parking By Permit – Semi Trailers	Fee schedule to be determined

Surety Requirements

All leases over one year	One year's rent or surety bond
Month-to-month lease	Minimum one month rent
Public agency as lessee	None

Service & Other Charges

Pro-Rata Charges	100% of eligible utility-type charges as allocated
Late Charges	As specified in standard lease documents
Holding Over	150%
Insurance Premiums	100% of allocated premiums as negotiated
Fees and Taxes	100% of all fees and taxes
Tenant Improvements	100% of cost of all tenant improvements paid for by Port, recovered at 6% AROI, depending on the term of the lease
Maintenance & Costs	100% of actual costs incurred by the Port plus 12% per annum interest
Interest Charges	For late payments and any other money owed the Port by a tenant – 12% per annum
Administration fee for billing utilities charged to Port, passed to tenant – (power, gas, alarm)	\$5.45 month plus LET – (excludes multi tenant facilities)
Administration fee for Port Staff measuring common area leased space	\$10.90 month plus LET
Mobile Business License Fee	\$217.95 annually

Utility Charges – Port Operated Utilities

Water Rates

The Port shall charge the same rates as those charged by the City of Shelton, to be adjusted from time to time per Port of Shelton Resolution No. 04-02 dated 7/20/02 which requires that rates cover water system costs.

Meter Hook-up	\$150.00 per hook-up plus materials
Reinstatement Charge	\$50.00
Leasehold Excise Tax will be charged on flat fee utility charges.	
Annual Backflow Test	\$50.00

Sewer & Stormwater Rates

Basic Sewer Hook-up	TBD
Maintenance & Costs	TBD

Other Charges

Labor Charges	\$28.30 per man hour for office administrative time, clerical or technical work performed for any customer
	\$56.60 per man hour for maintenance crew time billed to any customer
Equipment Charges	115% of total cost to rent any equipment used to provide services to customers.

Governmental Fees & Charges

Copies	\$0.15 per page
Tapes/CD	100% of actual tape/CD cost plus \$28.30 per hour labor