

January 6, 2026

#### **FXE Airport Overview**

#### **AGENDA**

Vision & Mission

Airport Overview

**Economic Development** 

Airport Revenue

Capital Improvement Plan

Leasing Policy

Transaction Fee

Challenges





#### Vision

"To be the premier general aviation airport in the nation."

#### Mission

"To attract business to the area, help tenants prosper, and benefit the community"







#### FORT LAUDERDALE EXECUTIVE AIRPORT & INDUSTRIAL PARK - 1960'S

- Lockhart Stadium hosts New York Yankees Spring Training
- Limited aviation activity and hangar development
- Operated at a loss supported by local taxes
- Land sold to generate revenue for capital improvements an encourage economic development in area
- Encroachment by nearby residential areas





#### **FXE – ACHIEVING SOLVENCY - 1980'S**

# utive Airport sees Faufeille rem 36 years

ALE - He u so, but Bill

manager of utive Airport predicted the uld make a

sidering the city's northockhart Staevery year the former

port will earn a \$70,000 profit, twice the amount he predicted when he took over.

The Tennessee native and former assistant director of the Nashville Metro Airport Authority takes some of the credit, but gives most of it to the nation's improving economy.

"The economy has turned around," Johnson said. "Our fuel flowage fees [the city's 5.5 percent surcharge on aviation fuel sold are considerably higher than we estimated this year, and that's due to more people flying

added. "When they asked me to come down here, I was excited that it had some potential. I did not realize just how much potential it did have."

The improving economy also inspired new customers to lease space at the airport in existing airport hangars and in the airport's executive airpark, just north of the field along Cypress Creek Road.

An estimated 560 aircraft are based at Executive Airport, 100 more than a year ago.

Skytel Inns on the airport grounds began paying \$5,000 began paying \$2,000 a month



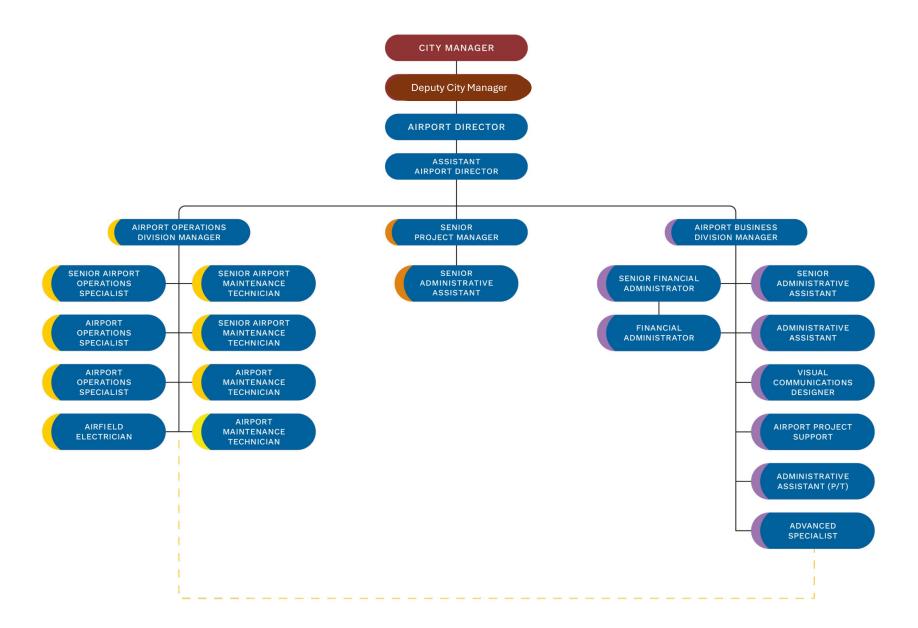
Airport Manager Bill Johnson

the motel the company is build is not completed. Archer Indust





**FXE ADMINISTRATION** 



#### **ECONOMIC DEVELOPMENT**

- Integral part of the City's Economic & Business Development Programs
- 1,000 Acre Campus with a 200-acre Industrial Airpark
- 2 million square feet of office/warehouse space
- 150 aviation tenants, 450 hangars
- FTZ #241

- Top five busiest GA airports in the country for itinerant operations and over 190,000 annual operations in 2025
- The busiest GA Customs facility in the U.S., clearing 22,000 aircraft and 63,000 passengers in 2025
- Home to over 600 aircraft, including 200 jets
- 4 Fixed-Based Operators
- 24-hour FAA Air Traffic Control Tower
- On site 24hr. ARFF facility and Police sub-station



## AIRPORT ECONOMIC IMPACTS



22,959 JOBS



\$1.2B PAYROLL

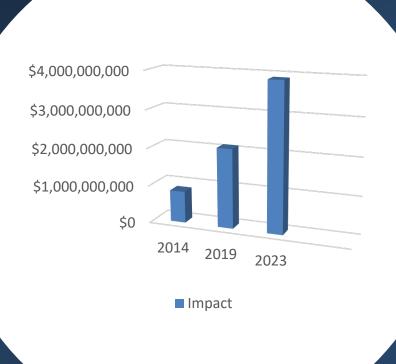


\$2.0B VALUE ADDED



\$3.9B ECONOMIC IMPACT (OUTPUT)

## ECONOMIC IMPACT





#### Top Ten Florida Airports

	Airport Name	FAA ID	Associated City	Jobs	Payroll	Value Added	Economic Impact (Output)
1	Orlando International Airport	мсо	Orlando	309,918	\$13.0B	\$23.0B	\$41.4B
2	Miami International Airport	MIA	Miami	221,966	\$11.2B	\$19.8B	\$35.3B
3	Fort Lauderdale/Hollywood International Airport	FLL	Fort Lauderdale	110,047	\$5.0B	\$8.8B	\$15.4B
4	Tampa International Airport	TPA	Tampa	82,136	\$3.7B	\$6.3B	\$11.3B
5	Southwest Florida International Airport	RSW	Fort Myers	60,485	\$2.7B	\$4.5B	\$8.3B
6	Palm Beach International Airport	PBI	West Palm Beach	31,596	\$1.5B	\$2.5B	\$4.6B
7	Fort Lauderdale Executive Airport	FXE	Fort Lauderdale	22,959	\$1.2B	\$2.0B	\$3.9B
8	Orlando Sanford International Airport	SFB	Sanford	24,223	\$1.1B	\$1.9B	\$3.5B
9	St Pete-Clearwater International Airport	PIE	Clearwater	20,774	\$1.0B	\$1.8B	\$3.4B
10	Sarasota/Bradenton International Airport	SRQ	Sarasota	23,009	\$1.0B		5-0003 <b>\$3.2</b> B hibit 1 e of 22

## How FXE Generates Revenue



#### **FAA Grant Assurances**

- Grant Assurance 5, Preserving Rights and Powers
- Grant Assurance 22, Economic Nondiscrimination
- Grant Assurance 23, Exclusive Rights
- Grant Assurance 24, Fee and Rental Structure
- Grant Assurance 25, Airport Revenues



#### FY26 Revenues

\$13.3 M

### 37 Leases – \$11.6 M

- 17 Aviation
- 20 Non-Aviation

## Other Revenues – \$1.7 M

- Fuel Flowage Fees
- Foreign Trade Zone Fees
- City Leases (Police/Fire)

FY26 Expenses

\$10.3 M

Personnel Services \$3.2 M Operating Expenses \$6.8 M

Capital Outlay \$217 K

#### FY26 Community Investment Plan (CIP) - \$ 15.8M

Project Name	FY26 Match Funds	FY26 FDOT Grant	FY26 FAA Grant
FXE Localizer Relocation	\$500,000	N/A	N/A
Roof Replacement FXE Facilities	\$1,020,000	N/A	N/A
Runway 27 By-Pass Taxiways	N/A	N/A	\$763,000
Runway 9 Western Extension	\$1,131,784	\$430,000	\$7,740,100
Taxiway L and P Extension and Run-Up Area	\$95,000	\$380,000	N/A
Runway 9 Parallel Taxiway Extension	\$750,000	\$3,000,000	N/A
FY26 Total	\$3,496,784	\$3,810,000	\$8,503,100

## 5-YEAR Community Investment Plan (CIP) - \$45.7M

Project Name	Match Funds	FDOT Grant	FAA Grant
FXE Localizer Relocation	\$500,000	N/A	N/A
AES Expansion	\$2,500,000	N/A	N/A
Airport Security and Fiber Upgrade	\$1,012,500	\$4,050,000	N/A
FXE Facility Upgrades	\$1,500,000	N/A	N/A
Runway 13-31 Pavement Rehabilitation	\$515,000	\$935,000	\$6,750,000
Runway 27 By-Pass Taxiways	\$200,000	\$348,000	\$4,565,281
Runway 9 Western Extension	\$1,131,784	\$430,000	\$7,740,100
Taxiway L and P Extension and Run-Up Area	\$462,080	\$747,080	\$6,607,440
Taxiway B and G Realignment	\$404,400	\$1,633,600	N/A
Runway 9 Parallel Taxiway Extension	\$750,000	\$3,000,000	N/A
5-YEAR CIP Total	\$8,975,764	\$11,143,680	\$25,662,821

## **FXE Proposed Leasing Policy**

- Maximize Airport revenues to ensure FXE's self-sustainability;
- Ensure compliance with federal and state contractual, regulatory, and deed obligations
- Ensure FXE policies and procedures are satisfied when leasing Airport property
- Protect FXE from uses that are detrimental to its operation of the Airport
- Ensure equitable treatment of current and future lessees and sublessees of Airport property
- Mitigate FXE's overall exposure to risk
- Leases include base rent, improvement rent, fuel flowage fees, and transaction fee

## Lease Assignment Transaction Fee

- Aviation Lease term 30 Years
- Non-Aviation Lease term 50 years (Option To Extend)
- South Florida real estate economic boom
- Loss of reversion revenue
- Transaction fee of four percent (4%) first included in two (2) leases in 2023 – MNREH for Parcel 2A and JM Family Lease
- Transaction fee is applied to:
  - Sale proceeds from any sales of the leasehold
  - Net refinancing proceeds



## CHALLENGES

- Sponsor Assurances
- FAA/FDOT Grant Funding
- Financial Sustainability
- Cost of City Services
- Construction Costs
- Service Delivery
- Economy
- Fuel Prices
- Advanced Air Mobility
- FAA/FDOT Compliance







