

2021 Airport Rates Worksheet						Rate Increase Projections					
LESSEE	SQUARE FOOTAGE	2021 MONTHLY RENTAL CHARGE	2021 ANTICIPATED RENTAL REVENUE @ \$1.81/sq. ft.	2021 CITY USE OFFICE NOT BILLED @ \$1.81/sq. ft.	TOTAL 2021 VALUE INCLUDING CITY OFFICES	2022 REVENUE AT \$1.90/sq. ft. 5% increase (0.09/sq. ft. increase)	TOTAL VALUE INCLUDING CITY OFFICES @ \$1.90	2023 REVENUE AT \$1.99/sq. ft. 10% increase (0.18/sq. ft. increase)	TOTAL VALUE INCLUDING CITY OFFICES @ \$1.99	2024 REVENUE AT \$2.08/sq. ft. 15% increase (0.27/sq. ft. increase)	TOTAL VALUE INCLUDING CITY OFFICES @ \$2.08
City of Valdez Econ. Development Dept.	1498.00	\$3,169.31		\$38,031.72	\$38,031.72	\$0.00	\$34,154.40	\$0.00	\$35,772.24	\$0.00	\$37,390.08
City of Valdez Finance Dept.	1778.00	\$3,218.18		\$38,618.16	\$38,618.16	\$0.00	\$40,538.40	\$0.00	\$42,458.64	\$0.00	\$44,378.88
City of Valdez Emergency Management	2048.00	\$3,706.88		\$44,482.56	\$44,482.56	\$0.00	\$46,694.40	\$0.00	\$48,906.24	\$0.00	\$51,118.08
City of Valdez Engineering Dept.	2326.00	\$4,210.06		\$50,520.72	\$50,520.72	\$0.00	\$53,032.80	\$0.00	\$55,544.88	\$0.00	\$58,056.96
City of Valdez Port Dept.	768.00	\$1,390.08		\$16,680.96	\$16,680.96	\$0.00	\$17,510.40	\$0.00	\$18,339.84	\$0.00	\$19,169.28
Civil Air Patrol	1029.60		\$1.00		\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
Vertical Solutions LLC	1336.00	\$2,418.16	\$29,017.92		\$29,017.92	\$30,460.80	\$30,460.80	\$31,903.68	\$31,903.68	\$33,346.56	\$33,346.56
RAVN	2912.00	\$5,270.72	\$63,248.64		\$63,248.64	\$66,393.60	\$66,393.60	\$69,538.56	\$69,538.56	\$72,683.52	\$72,683.52
Federal Aviation Administration	21.20	\$38.33	\$459.96		\$459.96	\$483.36	\$483.36	\$506.26	\$506.26	\$529.15	\$529.15
Federal Aviation Administration	271.00	\$490.51	\$5,886.12		\$5,886.12	\$6,178.80	\$6,178.80	\$6,471.48	\$6,471.48	\$6,764.16	\$6,764.16
Valdez Adventure Alliance	184.00	\$333.04	\$3,996.48		\$3,996.48	\$4,195.20	\$4,195.20	\$4,393.92	\$4,393.92	\$4,592.64	\$4,592.64
The Landing Lights (Decreased Space 2018)	478.00	\$865.18	\$10,382.16		\$10,382.16	\$10,898.40	\$10,898.40	\$11,414.64	\$11,414.64	\$11,930.88	\$11,930.88
Valdez Expediting, Inc.	176.00	\$318.56	\$3,822.72		\$3,822.72	\$4,012.80	\$4,012.80	\$4,202.88	\$4,202.88	\$4,392.96	\$4,392.96
Wrangell Mountian Technical Services	10.00	\$18.10	\$162.90		\$162.90	\$228.00	\$228.00	\$238.80	\$238.80	\$249.60	\$249.60
TOTAL PROPERTY SUBLEASE REVENUE	14,835.80		\$116,977.90	\$188,334.12	\$305,312.02	\$122,851.96	\$314,782.36	\$128,671.22	\$329,693.06	\$134,490.47	\$344,603.75
				<i>Uncollected</i>							
Seed Media	30.00	\$54.30	\$651.60			\$684.00	\$684.00	\$716.40	\$716.40	\$748.80	\$748.80
TOTAL VENDING SUBLEASE REVENUE			\$651.60			\$684.00	\$684.00	\$716.40	\$716.40	\$748.80	\$748.80
Interest Income			\$12,000.00			\$12,000.00		\$12,000.00		\$12,000.00	
Interest Charges on A/R and City			\$2,500.00			\$2,500.00		\$2,500.00		\$2,500.00	
TOTAL INTEREST INCOME			\$14,500.00			\$14,500.00	VALUE SNAPSHOT	\$14,500.00	VALUE SNAPSHOT	\$14,500.00	VALUE SNAPSHOT
TOTAL PROJECTED REVENUES			\$132,129.50		\$305,312.00	\$138,035.96	\$329,966.36	\$143,887.62	\$344,909.46	\$149,739.27	\$359,852.55
MINUS 2021 PROJECTED EXPENSES			-\$414,012.00		\$414,012.00	-\$414,012.00	-\$414,012.00	-\$414,012.00	-\$414,012.00	-\$414,012.00	-\$414,012.00
OPERATING DEFICIT/SURPLUS			-\$281,882.50		-\$108,700.00	-\$275,976.04	-\$84,045.64	-\$270,124.38	-\$69,102.54	-\$264,272.73	-\$54,159.45
