



Southwest Florida International Airport

The Business of Airports & Preparing for the Future

Real Estate Investment Society Meeting

Feb. 14, 2023



Business of Airports

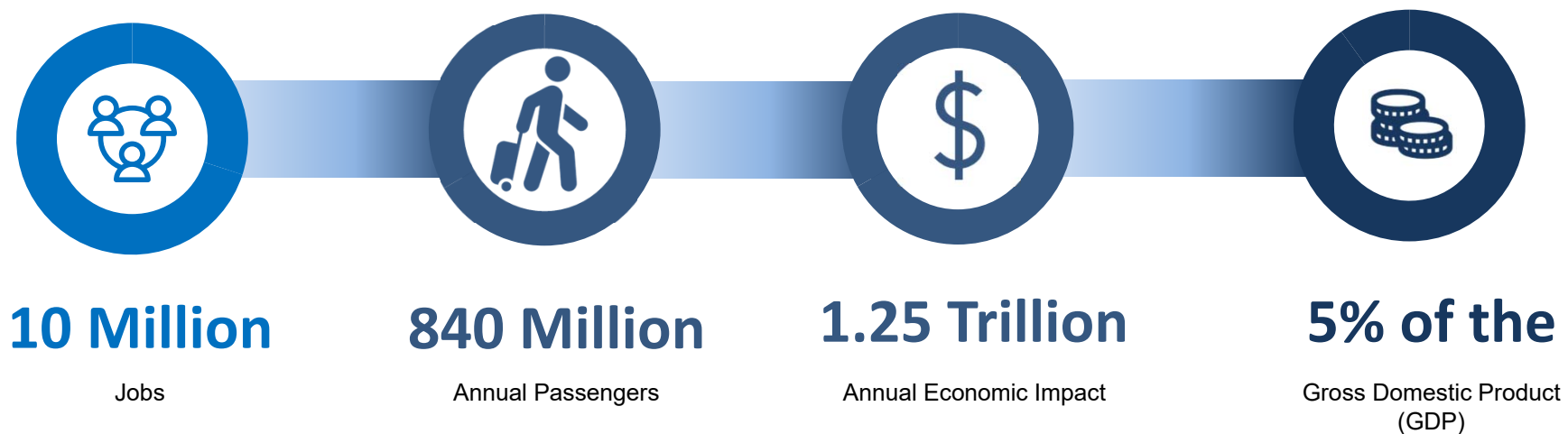
Business of Airports

- Airports are more than runways and terminals, they are powerful engines for economic growth for local communities across the United States



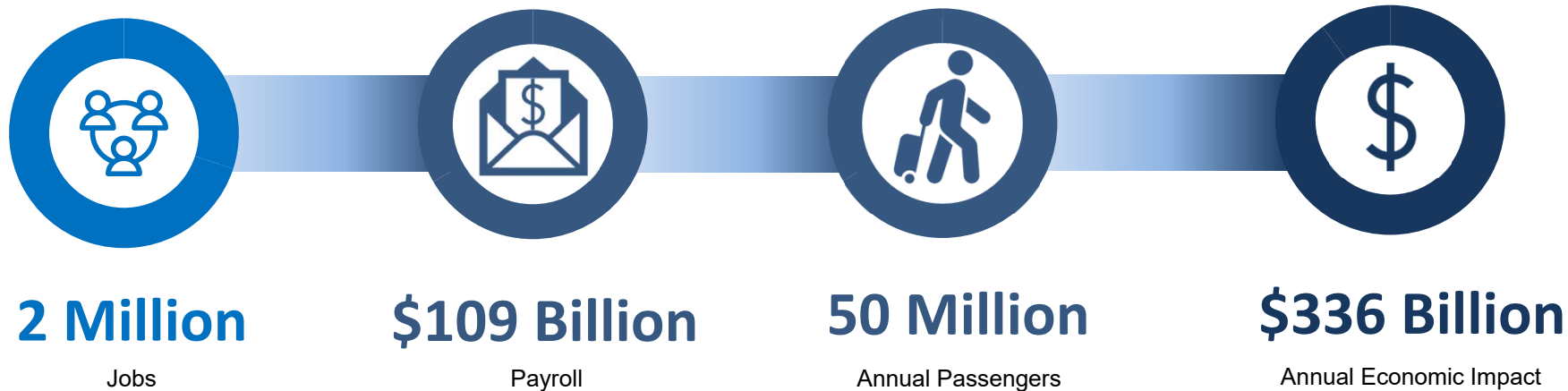
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National Impact



Business of Airports

State of Florida Impact

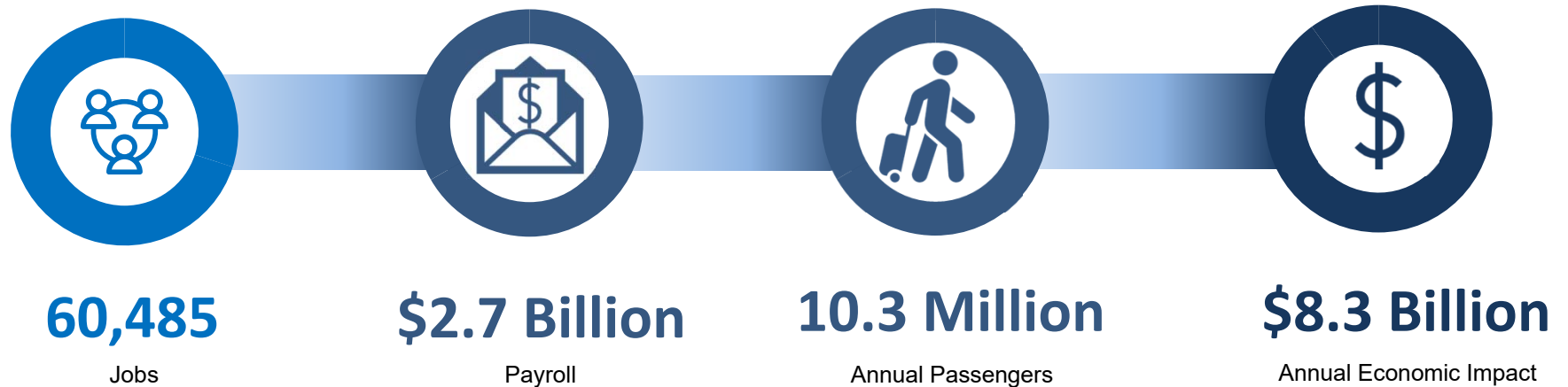


 **\$94.4B in Visitor Spending**

Sources: Florida Department of Transportation, 2022 Florida Aviation Economic Impact Study

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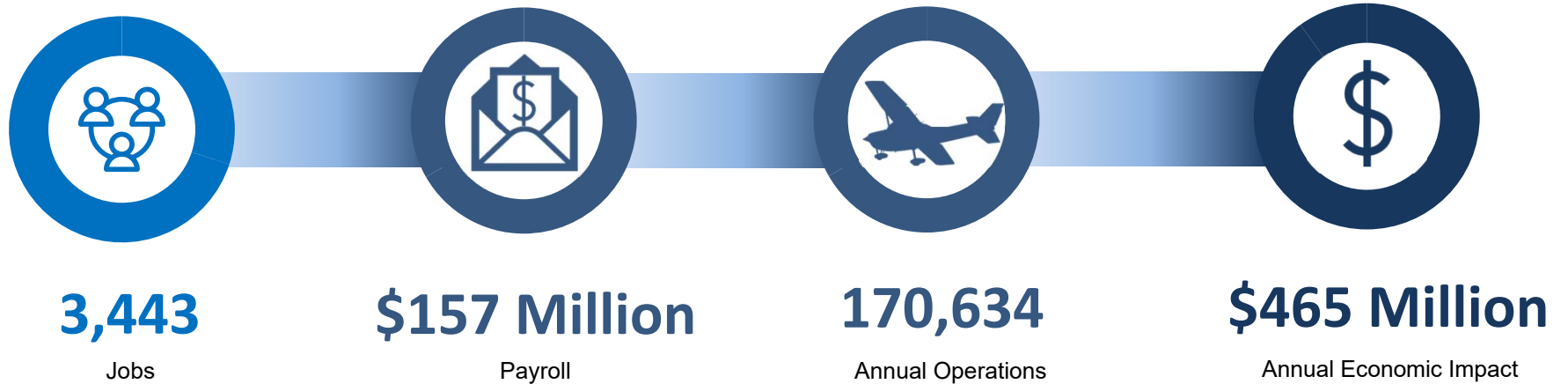
Southwest Florida International Airport Impact



Sources: Florida Department of Transportation, 2022 Florida Aviation Economic Impact Study

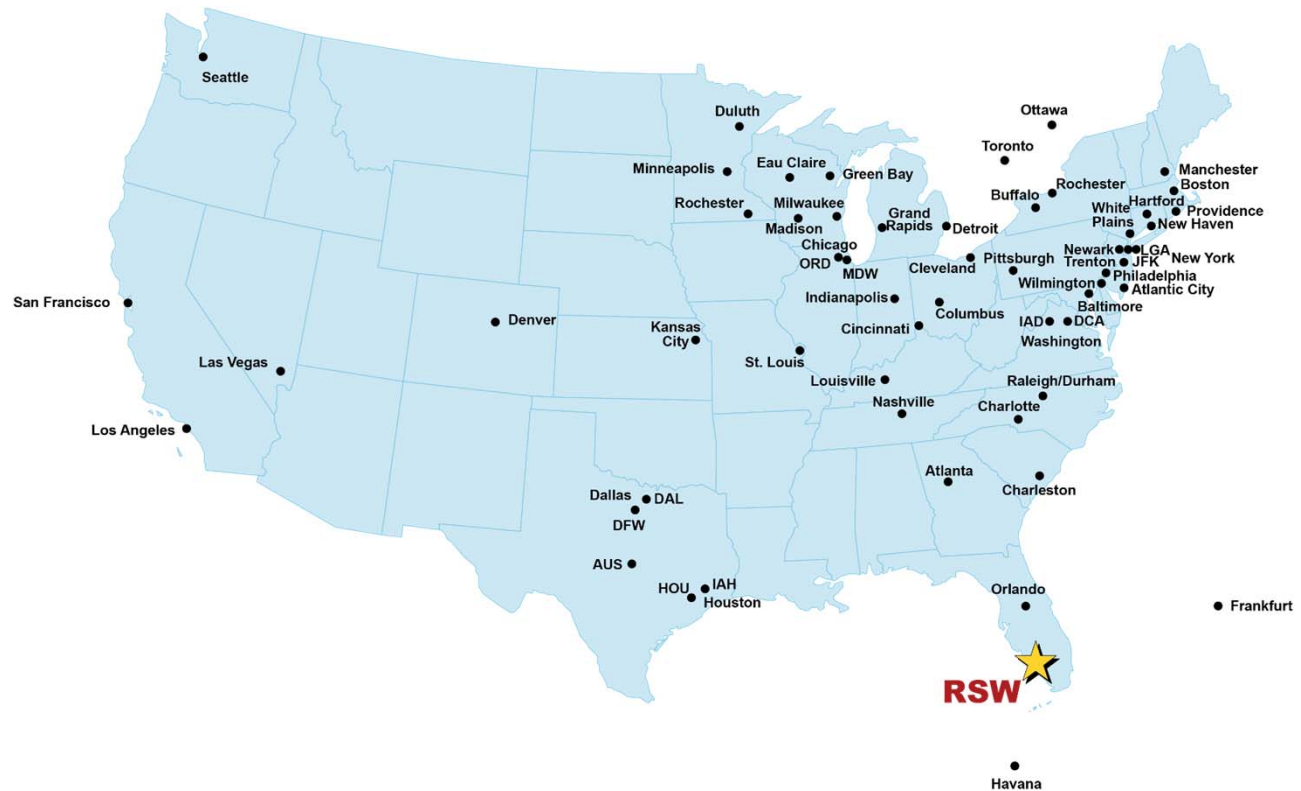
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Page Field Impact



Sources: Florida Department of Transportation, 2022 Florida Aviation Economic Impact Study

14 Air Carriers to 57 Nonstop Destinations



RSW is the 38th Busiest US Airport

Top 40 US airports ranked by TSA throughput for 2022

Rank	Airport	TSA Throughput
1	Los Angeles Int'l	30,709,649
2	New York John F Kennedy Int'l	27,360,485
3	Chicago O'Hare International	25,229,386
4	Orlando Int'l	24,007,200
5	Atlanta Hartsfield-Jackson Int'l	23,839,766
6	Miami International	23,135,470
7	Las Vegas McCarran Int'l	22,806,944
8	Newark Int'l	20,867,838
9	Dallas/Ft Worth Int'l	20,794,269
10	Denver International	20,699,834
11	San Francisco Int'l	19,044,659
12	Boston Logan International	18,173,500
13	Phoenix Sky Harbor Int'l	17,999,985
14	Seattle-Tacoma Int'l	16,541,383
15	Houston Bush Intercontinental	16,026,450
16	Ft Lauderdale Int'l	16,012,195
17	New York La Guardia	14,642,939
18	San Diego Int'l Airport	11,379,698
19	Minneapolis-St Paul Int'l	10,972,899
20	Detroit-Wayne County Metro	10,877,759

Rank	Airport	TSA Throughput
21	Tampa International	10,782,298
22	Philadelphia Int'l	10,757,025
23	Washington Reagan National	9,769,856
24	Charlotte-Douglas Int'l Airport	9,399,361
25	Austin-Bergstrom Int'l Airport	9,317,993
26	Nashville International	8,933,713
27	Washington Dulles International	8,742,653
28	Baltimore/Wash Int'l	8,600,663
29	Salt Lake City Int'l	8,578,190
30	Portland Int'l	7,473,264
31	Honolulu Int'l	7,293,867
32	Raleigh-Durham	6,465,917
33	Chicago Midway	6,312,710
34	New Orleans Int'l	6,009,804
35	Sacramento International	5,957,526
36	San Juan Luis Munoz Marin Int	5,884,123
37	St Louis Lambert Int'l	5,673,469
38	Southwest Florida International	5,563,725
39	John Wayne Airport	5,514,104
40	Dallas Love Field	5,442,695

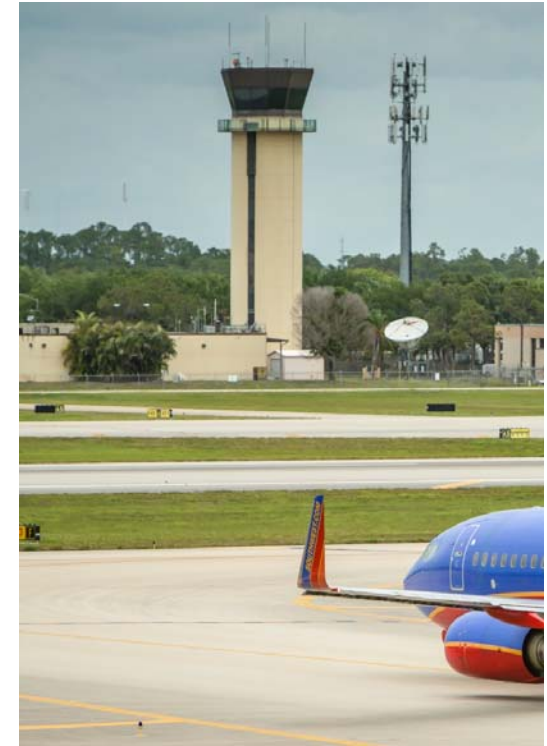
Sources: TSA Daily Reports;
Ailevon Pacific Aviation Consulting analysis



Challenges

Current Airport Traffic Control Tower

- Constructed in 1983 when RSW first opened
- Obstructed line-of-sight from the planned Parallel Runway
- Does not meet current building codes and the tower must be evacuated during storms with sustained winds of 30 knots
- Does not meet new FAA security directives
- Too small for the significant increase in flight operations from 1983 to 2022
 - 43,000 annual flights to 101,000 flights



RSW is the Highest Seasonal-Peaking Airport in the US

- RSW is constrained with gates, concessions and passenger concourse capacity during the peak season (Thanksgiving through Easter)
- RSW has more than 4.25 times the traffic occur in March compared to September.
- Security checkpoints are extremely congested during peak hours and TSA needs additional screening space to conform to new standards
- To handle future increases in passenger traffic and aircraft operations, we are undertaking several large Capital Improvement Projects.





Solutions: Airport of the Future

New Airport Traffic Control Tower (ATCT) and Terminal Radar Approach Control (**TRACON**) Center

- Phase 1 Construction was completed in Dec 2021
- Estimated FAA opening in 2Q23
- Designed to meet current hurricane codes (170 mph winds)
- State-of-the-art systems and technology
- Needed to better serve the Florida airspace system
 - Improves safety
 - Enhances efficiency of air traffic at RSW
 - Will reduce airspace congestion
- \$80M project cost. First tower is the U.S. built without federal funds
- Last piece of infrastructure required for the Parallel Runway Project





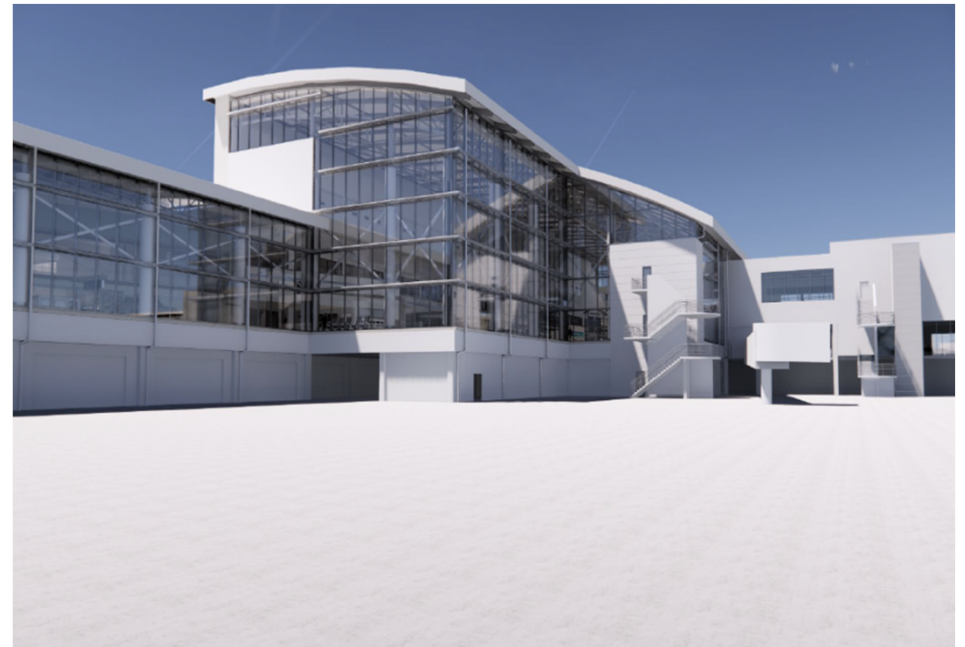
REDEFINING OUR FUTURE▶▶▶

RSW TERMINAL EXPANSION

Terminal Expansion Project

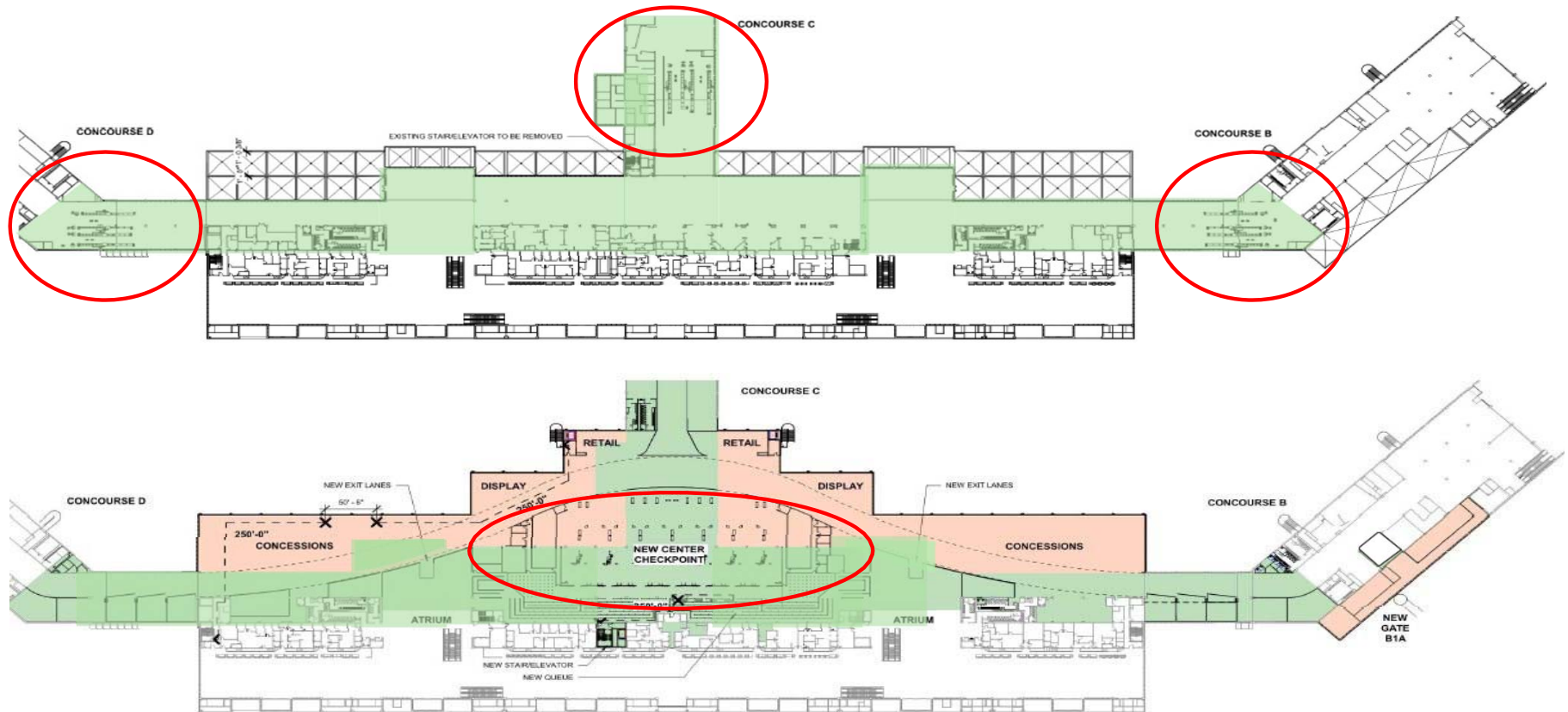
Consolidated Checkpoint & Added Concessions

- Creates single TSA checkpoint
- Passengers will be able to walk between concourses
- Adds 164,000 square feet of remodeled space with 117,000 square feet of new walkways and concession space
- Three-year project with an estimated completion in 2024
- Estimated construction cost \$331M
- Estimated 1,000 jobs created and average 200 daily workers



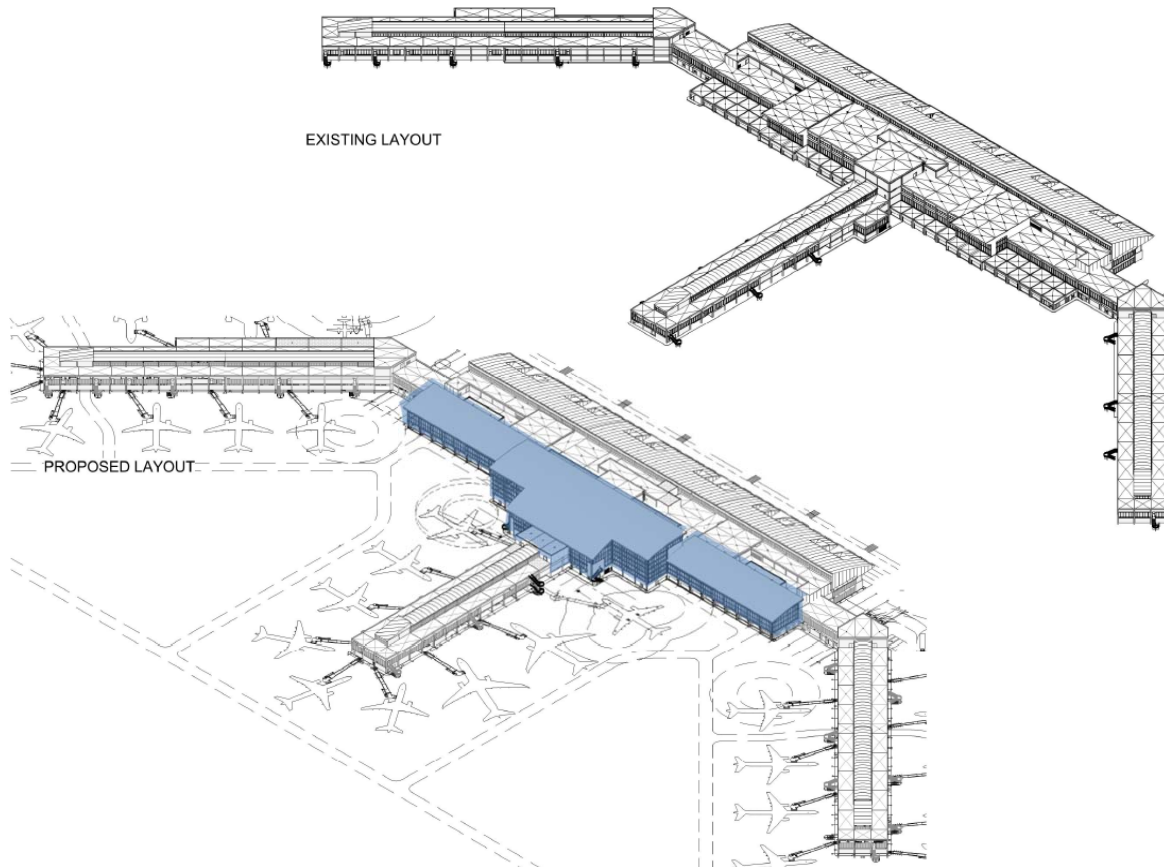
Terminal Expansion Project

Existing vs. Planned Expansion Phase 1



Terminal Expansion Project

Existing vs. Planned Expansion Phase 1



RSW Terminal Expansion 2 – Gates

Existing Terminal



- Capacity Constraints
 - Feb - March
- Begin Design
- Target Completion 2027
- Estimated Cost \$600M+/-

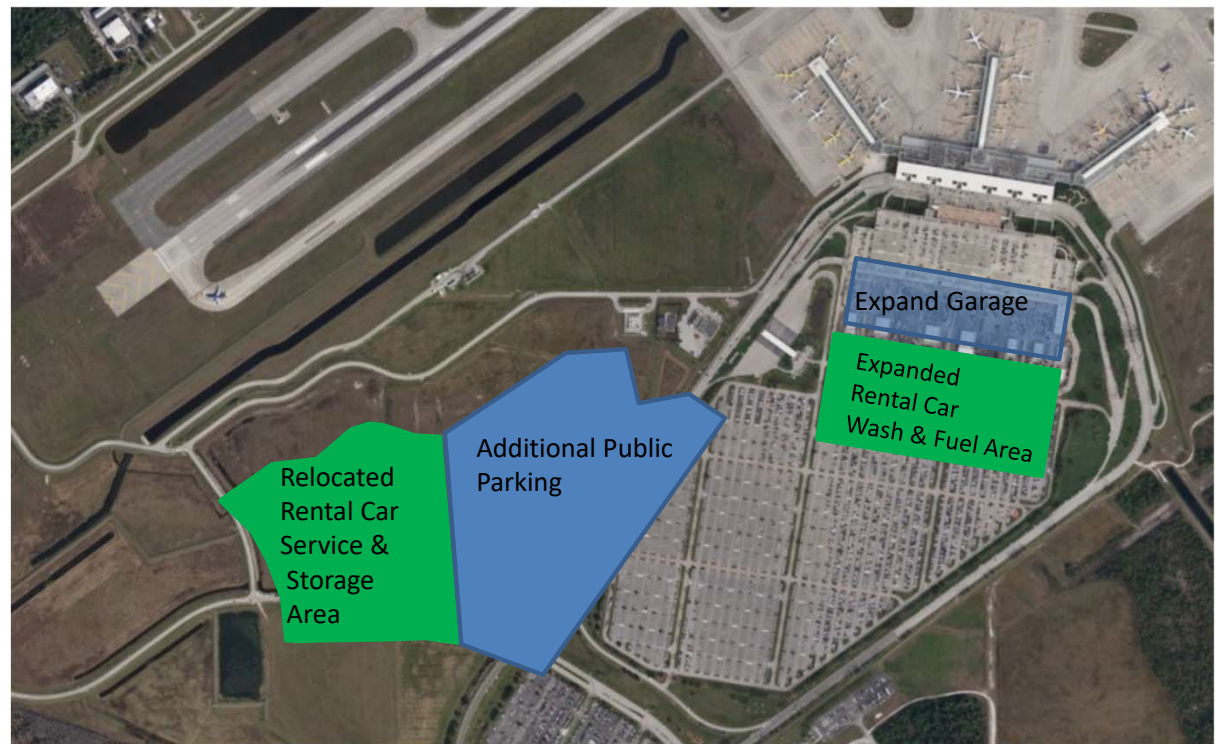
RSW Terminal Expansion 2 – Gates

Conceptual Renderings – Concourse E (Ultimately 14 Gates)



RSW Rental Car Facilities and Public Parking Expansion

- Capacity Constraints
 - Thanksgiving and Christmas
- Begin Design
- Target Completion 2028
- Estimated Cost \$320M+/-



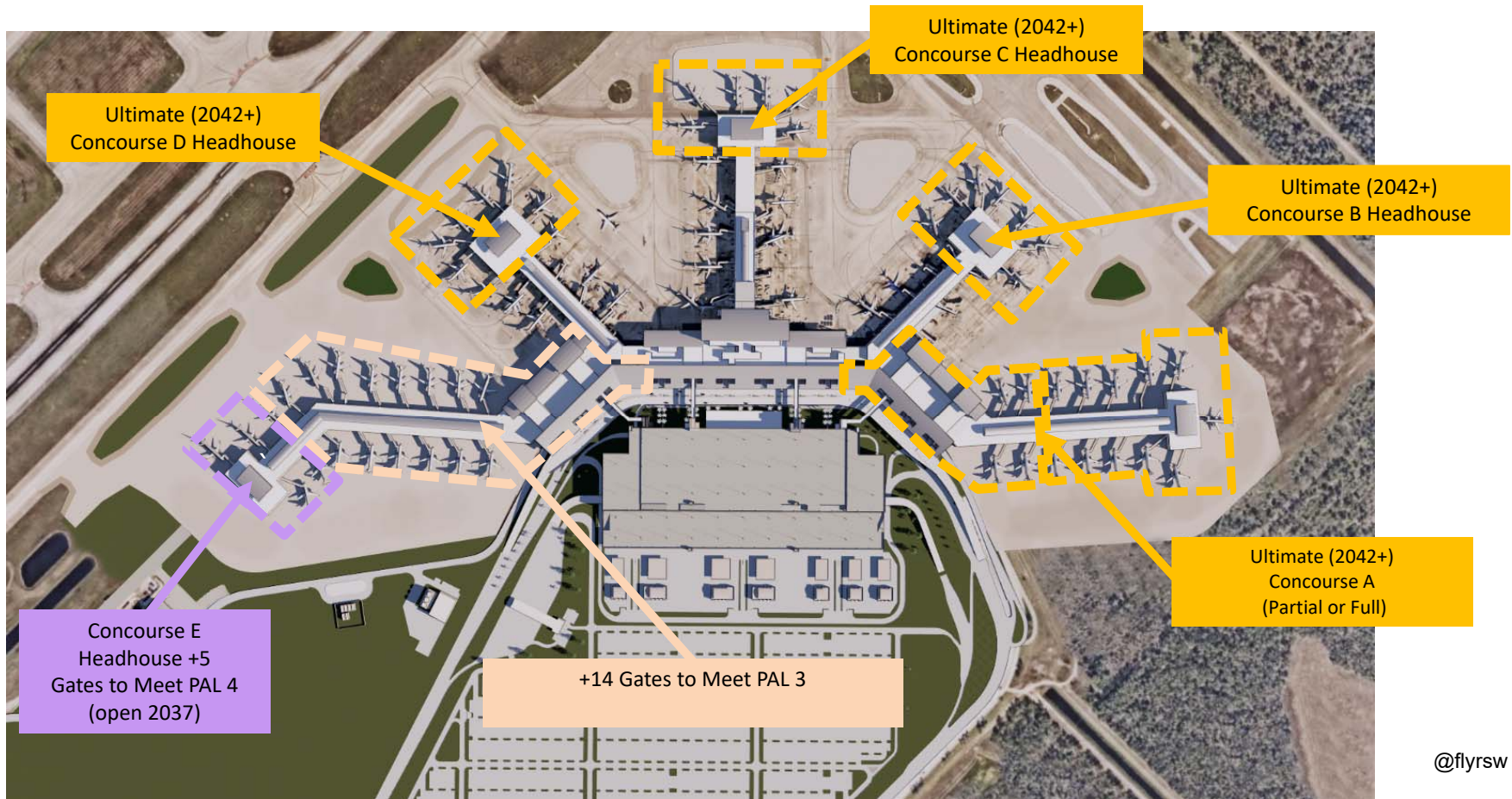
Future Parallel Runway

- A 9,100-foot parallel runway is planned
- Environmental permits have been secured and mitigation purchased
- Site Prep design is 100 percent complete
- Capacity need is not justified until 2043+



Terminal Airline Gates

Ultimate Build-out





Skyplex At RSW

Skyplex

Development Potential

- More than 1,100 acres of land located at one of the top 50 airports in the United States.
- Comprehensive plan and zoning approvals secured
- Existing property is in a designated FTZ
- LCPA is seeing interest in Skyplex from potential tenants including corporate hangars and FBOs
- The Board has selected the firm of Commercial Property of Southwest Florida, LLC to assist the Port Authority in developing a market analysis and promoting Skyplex.



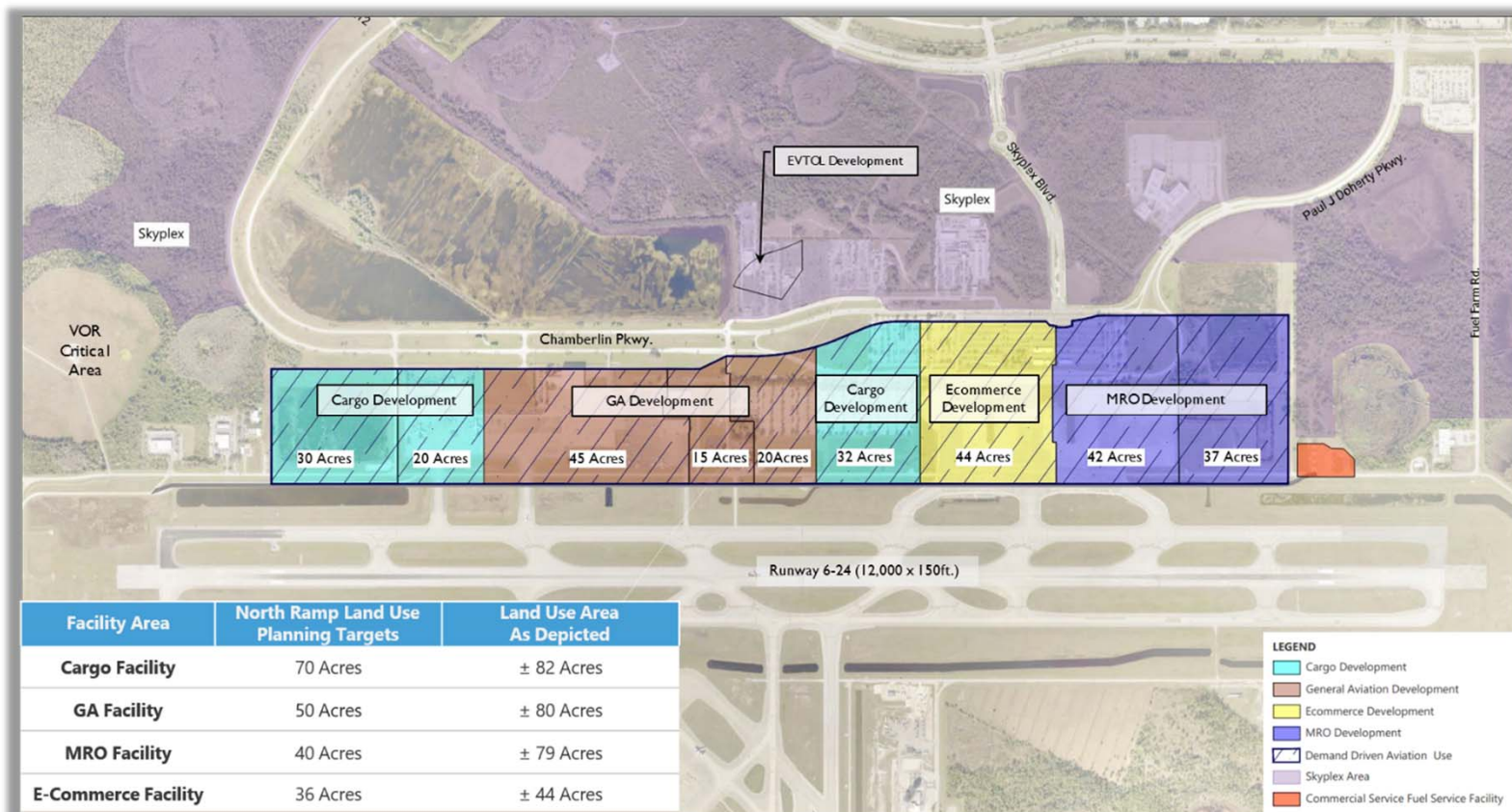
Skyplex

Non-Aeronautical Vision Plan



Skyplex

Aeronautical Vision & Land Use Plan



Skyplex

Success-to-Date



Long-term Outlook

- Successful local airports like RSW have a positive economic and social effect on a population that has access to a comprehensive transportation system.
- We are a global society and our airports connect Southwest Florida to the world.





Questions?