

**MUNICIPAL AIRPORT AUTHORITY OF THE CITY OF FARGO, ND
REGULAR MEETING
Airport Boardroom, Second Floor**

Tuesday, May 13, 2025, 8:00 am

<https://us02web.zoom.us/j/428180443?pwd=U1hwMGJmVmdyc1ljUGE1Mkl0VnRBdz09>

Meeting ID: 428 180 443

or

Dial (669-900-6833) or (253-215-8782)

Password: 2801

AGENDA

Roll call.

Approve minutes of the Regular Meeting April 8, 2025.

Approve the order of the agenda.

CONSENT AGENDA

1. Approve the airport vouchers totaling \$551,243.36.
2. Approve individual vouchers:
 - A. AMERICAN ENGINEERING TESTING - \$2,550.00
Quality testing – parking ramp
 - B. MEAD & HUNT - \$159,220.00
Terminal apron reconstruction
 - C. MEAD & HUNT - \$5,245.29
Terminal apron expansion/de-icing
 - D. ADB SAFEGATE - \$39,757.80
Airfield lighting and vault upgrade
 - E. TL STROH ARCHITECTS - \$20,000.00
Parking ramp (Payment #17)
 - F. TL STROH ARCHITECTS - \$40,000.00
Shuttle lane
 - G. TERRACON - \$1,830.45
Quality testing, passenger terminal expansion

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- H. MEAD & HUNT - \$53,766.83
Construction administration, passenger terminal expansion.
- I. MEAD & HUNT - \$9,541.98
Amenities coordination
- J. MCGOUGH CONSTRUCTION - \$1,292,583.09
Partial Payment Request #11, parking ramp
- K. CUMMING MANAGEMENT GROUP - \$300.00
Passenger terminal contract amendment review
- L. SUN ELECTRIC - \$25,470.00
Partial Payment Request #7, electrical vault equipment and airfield lighting
- M. SUN ELECTRIC - \$18,453.58
Partial Payment Request #8, electrical vault equipment and airfield lighting
- N. MCGOUGH CONSTRUCTION - \$3,320,458.30
Partial Payment Request #23, passenger terminal expansion and modification
- O. VOLAIRE AVIATION, INC. - \$1,875.00
Monthly data subscription
- P. PARSONS ELECTRIC - \$420.00
Utility locates, apron expansion (2 invoices)
- Q. FLINT GROUP – \$32,360.30
2025 marketing
- R. AMERICAN ENGINEERING TESTING - \$7,233.00
Quality control testing – parking ramp
- S. ADB SAFEGATE - \$17,477.84
Airfield lighting and vault upgrade.
- T. TL STROH ARCHITECTS - \$6,3676.85
Skyway
- U. TL STROH ARCHITECTS - \$20,000.00
Parking ramp (Payment #18)

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- V. TL STROH ARCHITECTS - \$1,600.00
Deicing truck building
- W. TL STROH ARCHITECTS - \$10,000.00
Shuttle lane
- 3. Receive and approve notice of hangar sublease between JP Development LLP and Bell Bank.
- 4. Receive and approve communication from Dr. Casey Fines regarding a 5-year lease extension for Fly High Condo Association, SGA hangar.
- 5. Receive and approve lease agreement with Sun Country Airlines to occupy ticket counter space vacated by Landline.
- 6. Receive notice from City of Fargo regarding Improvement District #PR-25-F, concrete paving rehabilitation and incidentals, estimated Airport Authority property share of project costs.
- 7. Receive communication from Fargo Aircraft Maintenance, Inc., advising of their intent to provide public fueling services upon completion of new hangar. Limited Service FBO agreement to be updated (public aircraft fueling services, aircraft maintenance and storage).
- 8. Approve one-year renewal of listing agreement with Cityscapes Development, LLC for Eastside Terminal.
- 9. Receive minutes from Governance Committee meetings April 8 and April 15.

REGULAR AGENDA

- 10. Receive March 2025 financials (Tanna Aasand, Tom Schauer).
- 11. Update from TL Stroh Architects on parking structure
 - Receive change orders for skyway project scope as part of the passenger terminal expansion project., Change Order #21, \$525,108.00.
- 12. Update from Mead & Hunt regarding terminal expansion and modification. (Brandon Halverson)
 - Approve GMP #6 - \$950,637.00
 - Approve plan to acquire four new Passenger Boarding Bridges (PBB) in lieu of refurbishing existing PBB, consider adding PC Air/heating/cooling to beach PBB.
- 13. Update from Mead & Hunt regarding SGA apron expansion and approve proposed plan. (Jeff Klein)

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14. Presentation by Dr. Michael Strand, NDSU.
15. Continue discussion and approve request from Fargo Jet Center regarding SGA hangar lease extension to accommodate NDSCS A&P school and the ND Army National Guard.
16. Receive update from SP Plus regarding valet and shuttle services. (Gregory Pierson)
17. Receive communication from SP Plus regarding lease extension.
18. Discuss preliminary 2026 budget process.
19. Discuss plan to secure agreements with Transportation Network Companies.
20. Move June meeting to Tuesday, June 17.
21. Old Business
 - Safety report
 - Proposed deicing truck storage building
 - ND legislative session update
 - ACDBE consultation meeting (May 7, 2025)
 - Art and Amenities Committee update

If necessary, the Municipal Airport Authority may enter into executive session to consider or discuss closed or confidential records or information pursuant to North Dakota Century Code Sections 44-04-19.1, 44-04-19.2., 44-04-24 and 44-04-26.

**AGENDA ITEMS MUST BE SUBMITTED TO THE MAA STAFF
BY NOON ON THE THURSDAY PRIOR TO THE MEETING**

Regular Meeting

Tuesday

April 8, 2025

The Regular Meeting of the Municipal Airport Authority of the City of Fargo, North Dakota, was held Tuesday, April 8, 2025, at 8:00 a.m.

Present: Bresciani, Berg, Cosgriff, Kapitan, Ekman
Absent: None
Others: Bossart, Strand

Chair Ekman presiding.

Approved the Minutes of the Regular Meeting Held March 11, 2025:

Berg moved to approve the minutes from March 11, 2025. Second by Bresciani.

On the call of the roll, Bresciani, Berg, Cosgriff, Kapitan, Ekman voted aye. Motion carried.

Approved the Order of the Agenda:

Bresciani moved to approve the order of the agenda. Second by Berg.

On the call of the roll, Bresciani, Berg, Cosgriff, Kapitan, Ekman voted aye. Motion carried.

Approved the Consent Agenda:

Bresciani moved to approve the consent agenda:

1. Approve airport vouchers totaling \$421,652.06.
2. Approve individual vouchers:
 - A. MEAD & HUNT - \$159,220.00
Terminal apron reconstruction.
 - B. MEAD & HUNT - \$4,779.91
Terminal apron expansion.
 - C. MEAD & HUNT - \$76,264.85
Terminal expansion and modification.

Approved the Consent Agenda: (continued)

- D. MCGOUGH CONSTRUCTION - \$1,616,773.99
Partial Payment Request #10, parking ramp.
 - E. AMERICAN ENGINEERING TESTING - \$3,853.00
Quality testing, parking ramp.
 - F. MCGOUGH CONSTRUCTION - \$2,869,308.79
Partial Payment Request #22, terminal expansion.
 - G. FLINT GROUP - \$28,682.05
2025 marketing program.
 - H. VOLAIRE AVIATION - \$1,875.00
Air service data.
 - I. REEDE CONSTRUCTION - \$13,939.29
Partial Payment Request #3, terminal apron expansion.
 - J. ADB SAFEGATE - \$27,007.37
Airfield lighting upgrade/electrical vault.
- 3. Designate First International Bank & Trust and the Bank of North Dakota as the depositories for Airport Authority funds for CY2025 in accordance with the NDCC.
 - 4. Amend term of lease for hangar at 1631 19th Ave N to match terms of other JP Development ground leases, per SBA financing requirements.
 - 5. Receive minutes from Governance Committee meetings held 3/3/25 and 4/1/25.
 - 6. Authorize attendance at 2025 Washington, DC Fly-In, May 19-21, 2025.
 - 7. Approve contract with Mead & Hunt for design services for South GA Apron Expansion (\$61,600.00).
 - 8. Authorize purchase of John Deere tractor/mower/snowblower for ARFF station, \$19,447.84 (Sourcewell).

Second by Berg.

On the call of the roll, Bresciani, Berg, Cosgriff, Kapitan, Ekman voted aye. Motion carried.

Received 2024 Audit Presentation from Brady Martz:

Brian Opsahl, Brady Martz, was recognized and reviewed the audit for the year ending December 31, 2024. Opsahl stated they had no difficulties performing the audit and they appreciated all of the help the staff gave to complete the audit in the required time, considering all of the activity going on at the airport right now.

The report states that in their opinion, the financial statements referred to present fairly, in all material respects, the respective financial position of the Municipal Airport Authority of the City of Fargo, ND, as of December 31, 2024, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Berg moved to receive and file the audit report. Second by Bresciani.

On the call of the roll, Bresciani, Berg, Cosgriff, Kapitan, Ekman voted aye. Motion carried.

Received 2024 PFC Program Audit from Brady Martz:

Brian Opsahl, Brady Martz, was recognized and stated they also performed the audit on the PFC Program for the year ending December 31, 2024.

The report states that in their opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect to the passenger facility charge program for the year ended December 31, 2024.

Berg moved to receive and file the PFC Program audit report. Second by Bresciani.

On the call of the roll, Bresciani, Berg, Cosgriff, Kapitan, Ekman voted aye. Motion carried.

Received Final 2024 Financials:

Tanna Aasand, EideBailly, was recognized via zoom. She presented the final 2024 financials and stated she does not have any comments to add on the 2024 audit.

Bresciani moved to receive and file the final 2024 financials. Second by Kapitan.

On the call of the roll, Bresciani, Berg, Cosgriff, Kapitan, Ekman voted aye. Motion carried.

Aasand gave a brief overview on cash flows.

Received February 2025 Financials:

Tanna Aasand, EideBailly, was recognized via zoom and gave an overview of the February 2025 financials. She stated as far as a recap on the terminal project, there is not much change, and we are still on track. She added we will know more about state funding next month.

Kapitan moved to receive and file the February 2025 financials. Second by Berg.

On the call of the roll, Bresciani, Berg, Cosgriff, Kapitan, Ekman voted aye.

Strand now present.

Update from TL Stroh Architects on Parking Structure:

Terry Stroh, TL Stroh Architects, was recognized via zoom and gave a brief update on the parking structure. He reported the project is on track.

Update from Mead & Hunt Regarding Terminal Expansion and Modification:

Jeff Klein, Mead & Hunt, was recognized and stated he is filling in for Brandon Halverson. He reported on the terminal expansion project. He stated they have started on the renovation in the baggage claim area. He stated the project is currently tracking slightly under budget.

Flint Group Q1 Marketing Summary:

Sara Flowers, Flint Group, was recognized and gave an update on the first quarter 2025 marketing summary. She reviewed the catchment area for paid media focus to address leakage. She reviewed the "FlyMyAirport" widget added to the website where passengers are able to book their flights. There was discussion on a cost comparison widget where passengers can see the pros and cons of driving to another airport for their flights. She stated they have done some research on other airport websites and have found that those calculators are very manual and require a lot of work on the part of the passenger and airports have moved those off of primary spots on the websites, which tells us people are not using them. It was suggested even providing a typical example of those additional costs, including the emphasis on the additional time required to drive to another airport.

Reviewed Proposed South GA Apron Expansion:

Jeff Klein, Mead & Hunt, was recognized and reviewed proposed expansion of the apron in the south general aviation area. He stated this is the area in which the new hangar (4 Suns LLLP) is being constructed. He stated the hangar owner is responsible for the first 50' of concrete in front of the hangar building. He stated Mead & Hunt is working on the plans and specifications which will be sent out for bid from the 50' mark to Taxiway B. There will also be some taxiway marking and edge lighting modifications. He stated the capacity of the concrete has not yet been determined as they are getting information on the fleet mix of aircraft that will be using that hangar.

Jeff Johnson was recognized and stated the hangar building will be completed in August so the concrete needs to be in place so they have access to their hangars. He added he would like to see the heaviest duty concrete possible.

Received Communication from Fargo Jet Center Regarding South GA Hangar Lease Extension to Accommodate NDSCS A&P School and the ND Army Guard:

The communications from James Sweeney, Fargo Jet Center and Dr. Rod Flanigan, President of NDSCS dated April 2, 2025, were received and filed without objection.

Dobberstein stated that Fargo Jet Center is requesting a 10-year extension of their lease on MAA Hangars #3 and #4 and the Hangar #3 admin building to accommodate the new

Received Communication from Fargo Jet Center Regarding South GA Hangar Lease Extension to Accommodate NDSCS A&P School and the ND Army Guard:

Aviation Maintenance Program being launched by NDSCS in August 2025, and also to continue to house the ND Army National Guard helicopter unit until their new hangar is constructed in the next five to ten years. The current leases expire February 28, 2026.

Dobberstein stated NDSCS is looking for approval now to program state funding to invest in improvements needed in the hangar to accommodate the school. He also added that there is no place else on the airport for the ND Army National Guard helicopter unit and without that hangar we will lose them and they will move to Bismarck.

Darren Hall, Fargo Jet Center, was recognized and stated they are actively working with NDSCS to open the school in August. He stated FJC has used those hangars for years to store aircraft but there are limitations due to the size of the hangar doors. He stated this is just the start of the program and they are looking for it to grow.

After discussion, Berg moved to table this item until the May meeting. Second by Bresciani. On the call of the roll, Bresciani, Berg, Cosgriff, Ekman voted aye. Kapitan voted no. Motion carried.

Old Business:

Safety report – Dobberstein stated there is nothing to report.

Airline station manager discussion items –

Dobberstein stated he, Darren Anderson and Jeff Klein (Mead & Hunt) met with the properties representatives of three of the airlines serving Fargo (Delta, United, American – Allegiant and Frontier were not able to make it). They discussed a facility to house airline deicing trucks, and they all indicated they will not pay anything to occupy such a facility as they don't feel there is a need for it.

Bresciani stated it seems that this is an important topic and deserves a lot of conversation. He stated this broader topic deserves a special meeting and we need to give administration the time to gather the information needed for a deep dive on these topics from both a financial and customer service perspective.

Joe Kasper, McGough Construction, provided pricing options for passenger boarding bridges that go above and beyond the current scope of work included in the construction documents. These options are strictly PBB pricing and do not include electrical pricing, design fees, or change order mark up of insurance and fee. These costs could add upwards of \$25,000 per unit, not including design fees. Gate 6 PCA (heating and cooling) \$210,000 per unit, Gates 7, 8, & 9 PCA (heating and cooling) \$160,000 per unit.

Dobberstein stated Darren Anderson sent out a survey to a number of different northern tier airports that have heated boarding bridges and got a number of different opinions.

After discussion, Bresciani moved to ask McGough Construction to pursue the conduit option without electrical at this point, just doing the minimum of what we need to do to keep the conversation going. Second by Kapitan.

Old Business: (continued)

Joe Kasper confirmed that we are talking about the gates in the terminal expansion, not the existing gates.

Bresciani confirmed that we would not be disturbing existing concrete.

On the call of the roll, Bresciani, Berg, Cosgriff, Kapitan, Ekman voted aye.

Dobberstein stated we also discussed a baggage lift for gate checked bags. He stated the majority of the time that applies to a CRJ-200. The passenger checks the bag at the gate and carries the bag to the end of the boarding bridge and the employees load it into the aircraft. He stated the same applies when arriving, the bag is brought to the end of the bridge, if they are following airlines procedures, but often the bags go to baggage claim due to lack of staff. He stated there is baggage lift option that a number of airports with CRJ's where the passenger puts their own bag onto a shelf, the door closes and it goes down to the ramp to be loaded onto the aircraft. Upon return the passenger would pick up in the same location. Again, the only aircraft that applies to is the CRJ and those are few and far between here. He stated the three properties people we talked to (Delta, American, United) indicated we don't need that as that is not the direction they are going. He stated we also showed them the wheelchair lift at the end of the boarding bridge and they want nothing to do with that. He stated the wheelchair issue will be solved with the completion of the terminal expansion.

Dobberstein stated he will work with Terry Stroh on getting some estimated costs on a de-icing truck storage building.

Ekman gave an update on the Arts and Amenities Committee for the terminal expansion project. Four subcommittees have been formed:

- Art, Sponsorships, Wayfaring and Signage, and Virtual Reality

Attorney Bossart was recognized and stated she has done an initial draft of a memorandum of lease agreement with Sky Dine, Inc. She stated she will finalize the memorandum and present it to the board at the next meeting.

Bresciani congratulated Fargo Jet Center on again being recognized as being in the top 5% of FBOs in the Americas by Aviation International News. He also recognized Shawn's leadership and the MAA staff for their work and being named the North Dakota Airport of the Year.

Darren Hall, FJC, was recognized and stated they could not achieve this without their partners with the Airport Authority, US Customs and Border protection and the FAA ATC.

Kapitan moved to adjourn. Second by Berg.

All members present voted aye. Motion carried.

Time at adjournment was 10:17 a.m.

VOUCHERS FOR AUTHORITY APPROVAL - MAY 13, 2025



4 SEASON PAVEMENT REPAIR	POURABLE POTHOLE FILLER - AIRFIELD	\$5,986.00
ADB SAFEGATE AMERICAS LLC	AIRFIELD LIGHTING	\$2,855.24
AG SPRAY EQUIPMENT	PARTS FOR HYDRO SEEDER	\$407.11
AG SPRAY EQUIPMENT	TANK FOR HYDRO-SEEDER	\$381.40
AGASSIZ SEED & SUPPLY	GRASS SEED	\$749.50
AIRSIDE SOLUTIONS, INC.	AIRFIELD LIGHTING	\$3,114.00
ALEX AIR APPARATUS 2, LLC	HELMET FRONT - ARFF	\$115.74
ALLIED UNIVERSAL SECURITY SERVICES	AVIATION WORKERS SCREENING, APRIL 4-10	\$801.60
ALLIED UNIVERSAL SECURITY SERVICES	SECURITY GUARD SERVICE, APRIL 4-10	\$3,531.77
ALLIED UNIVERSAL SECURITY SERVICES	AVIATION WORKERS SCREENING, MARCH 28 - APRIL 3	\$801.60
ALLIED UNIVERSAL SECURITY SERVICES	SECURITY GUARD SERVICE, MARCH 28-APRIL 3	\$3,732.58
ALLIED UNIVERSAL SECURITY SERVICES	AVIATION WORKERS SCREENING, MARCH 21-27	\$801.60
ALLIED UNIVERSAL SECURITY SERVICES	SECURITY GUARD SERVICE MARCH 21-27	\$3,713.79
ALLIED UNIVERSAL SECURITY SERVICES	SECURITY GUARD SERVICE FEB 28 - MAR 6	\$3,803.35
ALLIED UNIVERSAL SECURITY SERVICES	AVIATION WORKERS SCREENING APRIL 18-24	\$801.60
ALLIED UNIVERSAL SECURITY SERVICES	SECURITY GUARD SERVICE APRIL 18-24	\$3,638.95
ALLIED UNIVERSAL SECURITY SERVICES	AVIATION WORKERS SCREENING APRIL 11-17	\$785.61
ALLIED UNIVERSAL SECURITY SERVICES	SECURITY GUARD SERVICE APRIL 11-17	\$378.72
AMAZON.COM	OFFICE SUPPLIES - PRINTER PAPER	\$109.60
AMAZON.COM	OFFICE SUPPLIES - WRIST REST FOR KEYBOARDS	\$27.18
AMAZON.COM	BUILDING SUPPLIES - BULBS FOR BAGGAGE CLAIM AREA	\$9.66
AMERICAN ASSOC OF AIRPORT EXECUTIVES	MEMBERSHIP - JORDAN DAHL	\$275.00
AMERICAN ASSOC OF AIRPORT EXECUTIVES	HUB AIRPORTS WINTER OPS & DECING CONF, AUG 4-6, DETROIT, MI	\$755.00
A-OX WELDING SUPPLY	WELDING SUPPLIES - MANT SHOP	\$99.33
A-OX WELDING SUPPLY, INC.	MONTHLY CYLINDER RENTAL	\$65.92
ARFF WORKING GROUP	2025 BOEING AIRFAM WORKSHOP, JUNE 10-13, EVERETT, WA	\$525.00
BALANCE TAX & ACCOUNTING	ACCOUNTING SERVICES - MAY	\$2,717.00
BDT MECHANICAL, LLC	HVAC/PLUMBING REPAIRS - W. TERMINAL	\$2,009.62
BOUND TREE	MEDICAL SUPPLIES - DISASTER RESPONSE MEGAMOVER	\$327.92
BRADY MARTS AND ASSOCIATES, PC	AUDIT OF FINANCIAL STATEMENTS YE 12/31/2024	\$22,050.00
BRENCO	REPAIRS TO PRESSURE WASHER - MAINT SHOP	\$269.04
BURGGRAF'S ACE HARDWARE	BUILDING SUPPLIES (GLUE)	\$132.91
BURGGRAF'S ACE HARDWARE	SUPPLIES - DITCHWITCH	\$16.95
BURGGRAF'S ACE HARDWARE	SHOP SUPPLIES - CO2 DETECTORS	\$59.99
BURGGRAF'S ACE HARDWARE	JANITORIAL SUPPLIES - ARFF STATION	\$77.92
CHRISTIANSONS BY FLUID	BALANCE DUE (50%) ON CHAIRS - ARFF STATION	\$3,528.05
CINTAS	LINEN SERVICE/UNIFORMS, 3.6.25	\$378.40
CINTAS	LINEN SERVICE/UNIFORMS, 3.26.25	\$385.43
CINTAS	LINEN SERVICE/UNIFORMS, 3.19.25	\$391.06
CINTAS	LINEN SERVICE/UNIFORMS, 3.12.25	\$391.06
CINTAS	LINEN SERVICE/UNIFORMS, 2.26.25	\$378.40
CINTAS	LINEN SERVICE/UNIFORMS, 2.19.25	\$378.40
CITY OF FARGO	UTILITIES (WATER, SEWER, GARBAGE)	\$5,252.61
CITY OF FARGO FINANCE DEPT	SALT BRINE - PUBLIC ROADS	\$3,001.40
CITY OF FARGO FINANCE DEPT	STORM WATER	\$734.68
CITY OF FARGO FINANCE DEPT	POLICE HOURS AT CHECKPOINT 2/17 - 3/16	\$26,124.66
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$1,803.04
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$489.11
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$54.29
CONSOLIDATED COMMUNICATIONS	INTERNET - W. TERM, MAINT SHOP - MARCH	\$946.91
CONSOLIDATED COMMUNICATIONS	INTERNET - ARFF STATION - MARCH	\$227.99
CORE & MAIN	OTHER REPAIRS - AIRFIELD, MANHOLE COVERS	\$433.53
COUGAR TREE CARE	PICKED UP BRUSH PILE - UNIV DRIVE AND 36TH AVENUE	\$112.50
COUGAR TREE CARE, INC.	REMOVE DAMAGED ASH TREE	\$475.00
CURT'S LOCK AND KEY SERVICE	SERVICE CALL - MAINT SHOP DOOR	\$75.00
CYBER ADVISORS	REGULAR PHONE SERVICE - MARCH	\$238.75
CYBER ADVISORS	TECH SERVICES	\$276.00
CYBER ADVISORS	TECH SERVICES/SUPPORT	\$1,312.50
CYBER ADVISORS	TECH SERVICES - APRIL - ARFF	\$322.50
CYBER ADVISORS	TECH SERVICES - APRIL - ARFF	\$943.50
DACOTAH PAPER CO.	CREDIT FOR RETURNED ITEMS	\$459.20
DACOTAH PAPER CO.	JANITORIAL SUPPLIES - RAGS	\$82.74
EBAY	REPLACEMENT ARM PADS FOR ZODY CHAIRS - ADMIN OFFICE	\$36.98
EIDEBAILLY LLP	ACCOUNTING SERVICES - MARCH	\$13,230.00
EKMAN, PAULA	REIMB - AAE AIRPORT BOARD ORIENTATION & TRAINING	\$180.00
EMANUALONLINE	DIGITAL SERVICE & REPAIR MANUAL - ARFF TRUCKS	\$31.58
ENVIRONMENTAL EQUIPMENT & SERVICES, INC.	EQUIP REPAIRS - #24	\$318.50
ESSENTIA HEALTH	EMPLOYMENT SCREENINGS - ARFF	\$1,112.00
FAMILY FARE	SRE BREAKROOM SUPPLIES - DISHWASHER TABS	\$15.03
FAMILY FARE	COFFEE - BOARDROOM	\$9.49
FARGO GLASS & PAINT CO.	SERVICE CALL - AUTOMATIC DOORS, W. TERMINAL	\$250.00
FEDEX	POSTAGE/SHIPPING	\$27.52

FIRST NATION ELECTRIC	ELECTRICAL REPAIRS - W. TERMINAL	\$237.50
FLIGHT AWARE	FBO TOOLBOX, MONTHLY	\$110.00
GENESIS LAMP CORPORATION	AIRFIELD LIGHTING	\$526.59
GH JANITORIAL SERVICE	CLEANING TSA OFFICES, W. TERMINAL - MARCH	\$440.00
GH JANITORIAL SERVICE	CLEANING TSA OFFICES, W. TERMINAL - APRIL	\$440.00
GRAINGER	FUSES - STREET LIGHTING	\$49.80
GRAINGER	FUSES - STREET LIGHTING	\$28.90
GRAINGER	TELESCOPING GAUGE SET - ARFF TRUCK	\$86.03
GRAINGER	SEATBELT - DITCH WITCH	\$48.96
GRAINGER	EQUIP PART - #51	\$35.12
GRAINGER	MASONRY DRILL SET - MAINT SHOP	\$28.23
GRAINGER	PAINT FOR UTILITY LOCATES	\$154.91
GRAINGER	SHOP SUPPLIES - SPRAY PAINT	\$29.02
GRAINGER	SHOP SUPPLIES - TRASH GRABBERS	\$153.80
GRAINGER	SHOP SUPPLIES - GLOVES	\$4.35
GRAINGER	BUILDING SUPPLIES - CASTER SWIVELS	\$186.24
GREATER FARGO MOORHEAD EDC	2025 PLEDGE - INNOVATE 2028	\$15,000.00
HALI-BRITE	WINDSOCKS - AIRFIELD	\$528.80
HAUGEN MOECKEL & BOSSART	LEGAL SERVICES - MARCH	\$1,700.00
HAUGEN MOECKEL & BOSSART	LEGAL SERVICES - APRIL	\$4,000.00
HERTZ	LEGISLATIVE HEARING, 3/6/25, BISMARCK (DOBBERSTEIN)	\$97.19
HOLMEN, ANDREW	TRAVEL-AAAE SNOW OPS CONF, APRIL 26-30, BUFFALO, NY	\$2,219.37
HOME DEPOT	SHELVING - ARFF STATION	\$386.95
ID ZONE	CARDS, FILM FOR ID BADGES	\$302.99
ID ZONE	CLIPS, ID BADGE HOLDERS	\$373.95
INTERSTATE ALL BATTERY CENTER	BATTERY - RUNWAY LIGHTED X'S	\$106.95
INTERSTATE POWER SYSTEMS	PREVENTATIVE MAINT - BAGGAGE CONVEYOR SYSTEM - W. TERM	\$680.00
JET-WAY MULTIPLE SERVICES, INC.	JET FROZEN SEWER - SOUTH GA (3 CALLS - FEB, MARCH)	\$2,423.75
J-TECH MECHANICAL, LLC	HVAC MAINT/REPAIRS - E. TERMINAL	\$5,604.74
LANDER SHELL	TRAVEL - LEGISLATIVE HEARING, 3/6/25, BISMARCK (DOBBERSTEIN)	\$33.13
LIEBERMAN TECHNOLOGIES	EFIDS DATA FEED - FEBRUARY	\$1,500.00
LIEBERMAN TECHNOLOGIES	EFIDS DATA FEED - MAY	\$1,500.00
M & J AUTO PARTS	EQUIP REPAIR SUPPLIES	\$71.01
M & J AUTO PARTS	EQUIP REPAIR SUPPLIES - #22	\$5.99
M & J AUTO PARTS	EQUIP REPAIR SUPPLIES - #57	\$115.60
MACQUEEN EMERGENCY EQUIPMENT	EQUIP REPAIRS - ARFF TRUCKS	\$450.10
MAC'S	SHOP SUPPLIES - FASTENERS	\$7.50
MAC'S	SHOP SUPPLIES - FASTENERS	\$0.79
MAC'S	SHOP SUPPLIES - FASTENERS	\$13.89
MAC'S	BOLTS, PLOW - EQUIP #37	\$21.43
MAC'S	SHOP SUPPLIES	\$10.99
MAC'S	EQUIP REPAIRS - #19	\$170.74
MAC'S	SHOP TOOLS - SWIVEL JACK	\$83.84
MASTER CONSTRUCTION	SNOW CLEARING - EMPLOYEE LOT, E. TERMINAL, US CUSTOMS	\$1,037.50
M-B COMPANIES	EQUIP REPAIRS - #9	\$133.80
MENARDS	JANITORIAL SUPPLIES - MAINT SHOP, SRE BUILDING	\$66.69
MGM GRANT DETROIT	AAAE HUB AIRPORTS WINTER OPS & DEICING, AUG 4-6, DETROIT, MI (HOLMEN)	\$589.70
MID-AMERICAN RESEARCH CHEMICAL	JANITORIAL SUPPLIES - E. TERMINAL	\$2,637.25
MIDWEST PEST CONTROL	PEST CONTROL (5) BUILDINGS - 3.17.25	\$195.00
MOTION INDUSTRIES INC.	EQUIPMENT REPAIRS - #38	\$1,735.34
MOTION INDUSTRIES INC.	REPAIRS TO AIRFIELD PAINTERS	\$350.47
MTI DISTRIBUTING, INC.	EQUIP REPAIRS - #47	\$100.46
ND ONE CALL	UTILITY LOCATE TICKETS - JANUARY	\$1.56
NORTHERN ENGINE & SUPPLY	EQUIP REPAIRS - ARFF TRUCKS	\$100.01
NORTHERN ENGINE & SUPPLY	EQUIP REPAIRS - ARFF TRUCKS	\$70.52
NORTHERN ENGINE & SUPPLY	EQUIP REPAIRS - ARFF TRUCKS	\$82.17
OFFICE DEPOT	SUPPLIES FOR MAINT SHOP OFFICE, AIRFIELD LIGHTING	\$87.64
OFFICE DEPOT	OFFICE SUPPLIES - CALCULATOR PAPER ROLLS, BATTERIES	\$78.47
OFFICE SIGN COMPANY	WALL VINYL (EXPANSION VISUAL)	\$500.00
PARTS WAREHOUSE	EQUIP PARTS	\$266.81
PARTS WAREHOUSE	CREDIT FOR CANCELLED ORDER	-\$266.81
PETRO SERVICE USA	LEGISLATIVE HEARING, 3/6/25, BISMARCK (DOBBERSTEIN)	\$24.98
PFM ASSET MANAGEMENT LLC	INVESTMENT ADVISORY SERVICES - MARCH	\$317.10
PRO RESOURCES CORPORATION	PAYROLL, TAXES, FEES MARCH 31 - APRIL 13	\$99,550.82
PRO RESOURCES CORPORATION	PAYROLL, TAXES, FEES APRIL 14-28	\$108,923.46
RANSOM, KYLE	AIRFARE, BOEING TRAINING, JUNE 10-14, SEATTLE, WA	\$456.37
RDO EQUIPMENT	JOHN DEERE TRACTOR/MOWER/SNOWBLOWER - ARFF	\$18,155.84
SAFETY-KLEEN SYSTEMS, INC.	SERVICE PARTS CLEANING MACHINE - MAINT SHOP	\$553.66
SANFORD HEALTH OCCMED	EMPLOYEE PRE-PLACEMENT SCREENINGS	\$397.00
SHOPLET.COM	TONER FOR INFO CENTER PRINTER	\$79.00
SMARTSIGN	SIGNAGE	\$93.75
STRYKER CORPORATION	LIFEPAK AED SUPPLIES	\$453.00
STRYKER CORPORATION	LIFEPAK AED SUPPLIES	\$920.00
SUN ELECTRIC, INC.	REPAIRS TO DAMAGED LIGHT POLE - ACCESS ROAD	\$6,150.00

SYN-TECH SYSTEMS	MAINT SERVICE CONTRACT - FUELMASTER SYSTEM	\$1,175.00
TITAN MACHINERY - MOORHEAD	SCHULTE ROTARY MOWER	\$68,500.00
T-MOBILE	AIRFIELD WIRELESS CARD, 24 HR OPS CELL, ARFF CELL	\$91.48
TRACTOR SUPPLY CO.	PARTS TO REPAIR DITCH WITCH	\$167.67
ULINE	LOCKOUT CABINETS - MAINT SHOP	\$644.29
US CUSTOMS AND BORDER PROTECTION	EQUIPMENT (MONITORS, SCANNERS) TECH SERVICES - CUSTOMS OFFICE	\$7,564.74
USPS	POSTAGE	\$4.01
USPS	POSTAGE	\$2.59
WEST SIDE STEEL	EQUIP REPAIR SUPPLIES	\$26.02
WEST SIDE STEEL	EQUIP REPAIR SUPPLIES - AIRFIELD LIGHTING	\$405.46
WESTERN MANAGEMENT GROUP	2025 ACI-NA COMPENSATION SURVEY	\$415.00
WRIGHT NATIONAL FLOOD INSURANCE	FLOOD INSURANCE - E. TERMINAL	\$1,379.00
XCEL ENERGY	ELECTRICITY	\$134.42
XCEL ENERGY	ELECTRICITY	\$93.05
XCEL ENERGY	ELECTRICITY	\$21,703.77
XCEL ENERGY	ELECTRICITY	\$19,110.71
XCEL ENERGY	ELECTRICITY	\$189.99
XCEL ENERGY	ELECTRICITY, NATURAL GAS	\$15,473.45
ZOOM COMMUNICATIONS	WORKPLACE PRO MONTHLY, MAR 30-APR 29	\$15.99
		\$551,243.36

JP Development, LLP

May 7, 2025

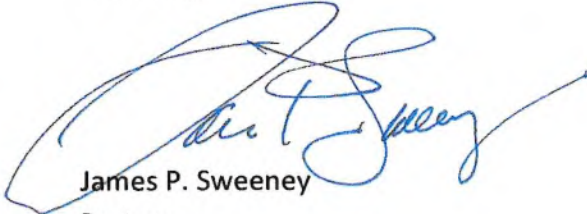
3

Mr. Shawn Dobberstein
Fargo Municipal Airport Authority
P.O. Box 2845
Fargo, ND 58108-2845

Dear Shawn,

In accordance with our lease agreement with the Municipal Airport Authority of the City of Fargo, please be advised that JP Development L.L.P. will be subleasing hangar space to Bell Bank effective May 1, 2025.

Sincerely,



James P. Sweeney
Partner

May 2nd, 2025

4

Dear Fargo Airport Authority,

My name is Casey Fines and I'm the president of the Fly High Condo Association. We formed a new condo association in late 2024. Previously, we were known as the Air Condo Association. ALL of the owner's are the same owners as previous. We would like to either extend or create a new lease for an additional 5 years..... depending on how you view this. We're the same group, but just a new name.

Sincerely,

A handwritten signature in black ink, appearing to be 'CF' or 'Casey Fines'.

Casey Fines
President
Fly High Condo Association

LEASE AGREEMENT

This **AGREEMENT**, entered into this ____ day of _____, 2025, by and between the **MUNICIPAL AIRPORT AUTHORITY** of the City of Fargo, North Dakota, a public body, hereinafter known as "Lessor", and **SUN COUNTRY, INC., DBA SUN COUNTRY AIRLINES**, hereinafter referred to as "Lessee".

WHEREAS, Lessor owns and operates Hector International Airport (hereinafter referred to as "Hector"); and,

WHEREAS, Lessee, from time to time, operates at Hector providing airline charter services to the public; and,

WHEREAS, Lessee wishes to lease space in the terminal at Hector for its ticketing counter; and,

WHEREAS, Lessor has agreed to the same.

WITNESSETH:

Lessor, for and in consideration of the covenants and agreements hereinafter to be kept and performed by Lessee, leases to said Lessee, that part of the first floor of the Hector International Airport Terminal Building as shown on Exhibit "A" attached hereto and incorporated by reference herein; to be used as a ticketing counter, for and during the term set forth.

NOW, THEREFORE it is hereby agreed as follows:

1. The leased premises shall be used as a ticketing counter or other legal use and shall be used for no other purpose without the written approval of Lessor.

2. This Lease Agreement made by and between Lessor and Lessee shall commence on May 1, 2025, and continue until December 31, 2025. Commencing January 1, 2026, said Lease shall continue on a month-to-month basis or until a new Agreement has been executed by and between the parties.

3. In consideration of this Lease Agreement, Lessee agrees to pay Lessor as follows:

$140[\text{'}] \times \$14.02[\text{'}] = \$1,962.80 \text{ per year or } \$163.57 \text{ per month.}$

4. The rental amount shall be due and owing to Lessor on or about the 1st day of each month payable to the Municipal Airport Authority at the following address: Municipal Airport Authority, P.O. Box 2845, Fargo, North Dakota 58108. Lessor and Lessee agree that the Lease Agreement may be terminated by Lessee upon 60 days written notice to Lessor.

5. All monies due under this Lease Agreement from Lessee to Lessor shall be due on demand, unless otherwise specified, and if not paid when due, shall bear interest at the rate of eighteen percent (18%) per annum until paid.

6. Lessor does not require Lessee to provide a security deposit for the leased premises.

7. Lessee understands and agrees that the leased premises shall be subject to an annual inspection by Lessor to ensure maintenance and upkeep of the leased premises and that the leased area continues to be utilized for aeronautical purposes.

8. Lessee accepts the property as complete, and in good order, in the condition which it now is, and that Lessee will not do or permit anything to be done which would deface, damage, or deteriorate the value thereof, nor increase the risk of, nor vitiate or modify the insurance policies covering the same.

9. Any alterations, improvements, repairs or additions made to such designated area, as above defined, shall be subject to the approval in writing of the Lessor, such approval shall not be unreasonably withheld or delayed, and shall be made entirely at the expense of the Lessee.

10. Lessor will be responsible for payment of the utilities associated with the use of the premises by Lessee; however, Lessee will be responsible for payment of the telephone line/internet connection.

11. Lessee shall be responsible for cleaning and janitorial services in the leased space and Lessor shall be responsible for cleaning and janitorial services in common areas, including restrooms.

12. Lessee shall be provided the necessary parking spaces; provided however, that such parking spaces shall be open for use on a first come, first serve, basis.

13. Lessee shall be responsible for and maintain policies of insurance for personal items located within the leased premises. Lessor shall be responsible for and maintain Public Liability and Property Damage insurance on and for the entire building, which may be obtained through self insurance and subject to the provisions of N.D.C.C. § 32-12.1.

14. Lessee shall be solely responsible for any and all real estate taxes (leasehold) for the leased premises of 140 square feet. The leasehold interest/real estate taxes for this Lease will be assessed by the Tax Commissioner of the State of North Dakota.

15. Lessor's agents shall at all times have access to said premises for the purpose of examining the same and making such repairs as shall in its judgment be proper.

16. Lessor covenants with Lessee that upon performing the obligations herein provided on its part to be performed, Lessee shall quietly enjoy the premises during the term of this Lease or any extension thereof.

17. Any and all requests to sublet or otherwise assign this Lease must be made in writing and may not occur without the written approval of Lessor. All the provisions hereof shall extend to and be binding upon, and in favor of or against (as the case may be) assigns and successors in interest of the parties hereto. Lessor retains the option to approve or reject any subtenant, approval of which shall not be unreasonably withheld or delayed.

18. All provisions hereof, and words and phrases used herein, shall be governed and construed under the laws of the State of North Dakota, except insofar as the provisions of such laws or the benefits accruing therefrom are especially waived.

19. Lessee agrees to indemnify and save forever harmless Lessor from any and all claims for damages of any kind or nature which may hereinafter be made against said Lessor on account of any personal injuries or property damage resulting from its negligence or willful misconduct and for this purpose, Lessee hereby agrees to carry and keep in force legal and proper Workforce Safety Insurance coverage and policies of insurance for personal items located within the leased premises.

20. It is expressly understood and agreed that Lessee covenants that if a petition in bankruptcy shall be filed by or against Lessee, or if Lessee shall be adjudged bankrupt or insolvent by any court, or if a receiver or trustee in bankruptcy or a receiver of any property of Lessee shall be appointed in any suit or proceeding brought by or against Lessee, then and in each and every such case, the term hereby granted shall immediately cease, terminate and come to an end and Lessor may recover and resume possession of the demised premises, and it shall be lawful for Lessor to enter upon the premises.

21. Lessee, in the use of the Airport, shall not on the grounds of race, color, national origin, or disability, discriminate or permit discrimination against any person or group of persons or in any manner prohibit by Part 27 of the Federal Aviation Regulations, and Lessee further agrees to comply with any requirement made to enforce the foregoing which may be demanded of Lessor by the United States Government under authority of said Part 27.

22. It is expressly understood and agreed between the parties that:

- A. No person on the grounds of race, color, national origin, or disability shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities;
- B. In the construction of any improvement, on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, national origin, or disability shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination;
- C. Lessee shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21,

Nondiscrimination in Federally Assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 27, Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance, and as said Regulations may be amended.

23. Security – Federal Regulations.

- A. Lessee recognizes the obligation for security on the leased premises as prescribed by the Federal Aviation Administration and/or Transportation Safety Administration regulations and agrees to employ such measures as are necessary to prevent or deter the unauthorized access of persons or vehicles on its leased premises and the aircraft operations area.
- B. Lessee further agrees to abide by reasonable rules and regulations adopted by the Municipal Airport Authority of the City of Fargo in carrying out the said Authority's obligations under the Federal Aviation Administration and/or Transportation Safety Administration regulations and other security measures the Municipal Airport Authority deems necessary from time to time, for the proper identification of persons and vehicles entering the aircraft operations area all as the same may be added to or modified by the Federal Aviation Administration and/or Transportation Safety Administration.
- C. Lessee shall reimburse the Municipal Airport Authority of the City of Fargo in full for any fines or penalties assessed or levied against the said Authority for security violations as a result of any actions or omissions on the part of Lessee, its agents, suppliers, or employees for any violation occurring at any aircraft access point under the control of said Lessee or resulting in any way from the act or omission of said Lessee.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first hereinabove written.

**THE MUNICIPAL AIRPORT AUTHORITY OF THE
CITY OF FARGO, NORTH DAKOTA, a public body**

By: _____
Paula A. C. Ekman, Chair

By: _____
Shawn A. Dobberstein, A.A.E., Executive Director

STATE OF NORTH DAKOTA)
) ss
COUNTY OF CASS)

On this ____ day of _____, 2025, before me, a notary public in and for said county and state, personally appeared **PAULA A. C. EKMAN** and **SHAWN A. DOBBERSTEIN, A.A.E.** to me known to be the Chair and Executive Director, respectively, of **THE MUNICIPAL AIRPORT AUTHORITY OF THE CITY OF FARGO, NORTH DAKOTA**, the public body that is described herein and acknowledged to me that they executed the within and foregoing instrument and acknowledged to me that such public body executed the same.

Notary Public

SUN COUNTRY, INC., DBA SUN COUNTRY AIRLINES

By: _____
Charles Breer, Senior Director Airport Affairs and Facilities

STATE OF NORTH MINNESOTA)
) ss
COUNTY OF HENNEPIN)

On this ____ day of _____, 2025, before me, a Notary Public in and for said county and state, personally appeared **CHARLES BREER**, to me known to be the Senior Director Airport Affairs and Facilities of **SUN COUNTRY, INC., DBA SUN COUNTRY AIRLINES**, described herein and who executed the within and foregoing instrument and acknowledged to me that he executed the same.

Notary Public

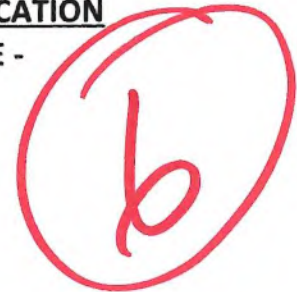


SPECIAL ASSESSMENTS
225 4TH STREET NORTH
FARGO, ND 58102
specials@fargond.gov

IMPORTANT PROPERTY OWNER NOTIFICATION
- SPECIAL ASSESSMENT ESTIMATE -

April 09, 2025

MUNICIPAL AIRPORT AUTHORITY
BOX 2845
FARGO, ND 58108



Why are you receiving this letter?

Your property is included within a newly-created special assessment district, which means the City and its contractors will be completing infrastructure improvements benefitting your property in the near future.

Which special assessment district is this letter addressing?

Improvement District # PR-25-F, Concrete Paving Rehabilitation & Incidentals.

Parcel Number	Address	Estimate Only
01-8590-00024-000	3091 DAKOTA DR N **Developable/Usable Land**	\$270,103.04
01-8590-00024-000	3091 DAKOTA DR N **Airport Restricted Land**	\$1,065,973.43

What does 'estimate' mean? Are these actual costs? Can I pay my assessment now?

This is a project estimate only, based on the design engineers' estimate of the cost. The City of Fargo is sending this estimate as required by law. Actual assessments will vary based on contractor bid prices to complete the scope of work. At this time, no payments can be made on this assessment because it is an estimate only. Your assessment notice will be mailed with actual costs following the completion of the project.

How will this assessment be financed long-term?

The approved assessed amount will be payable over 25 years with interest. The interest rate will be determined by the rate The City of Fargo receives to finance the Special Assessment Revenue Bond plus 0.75%.

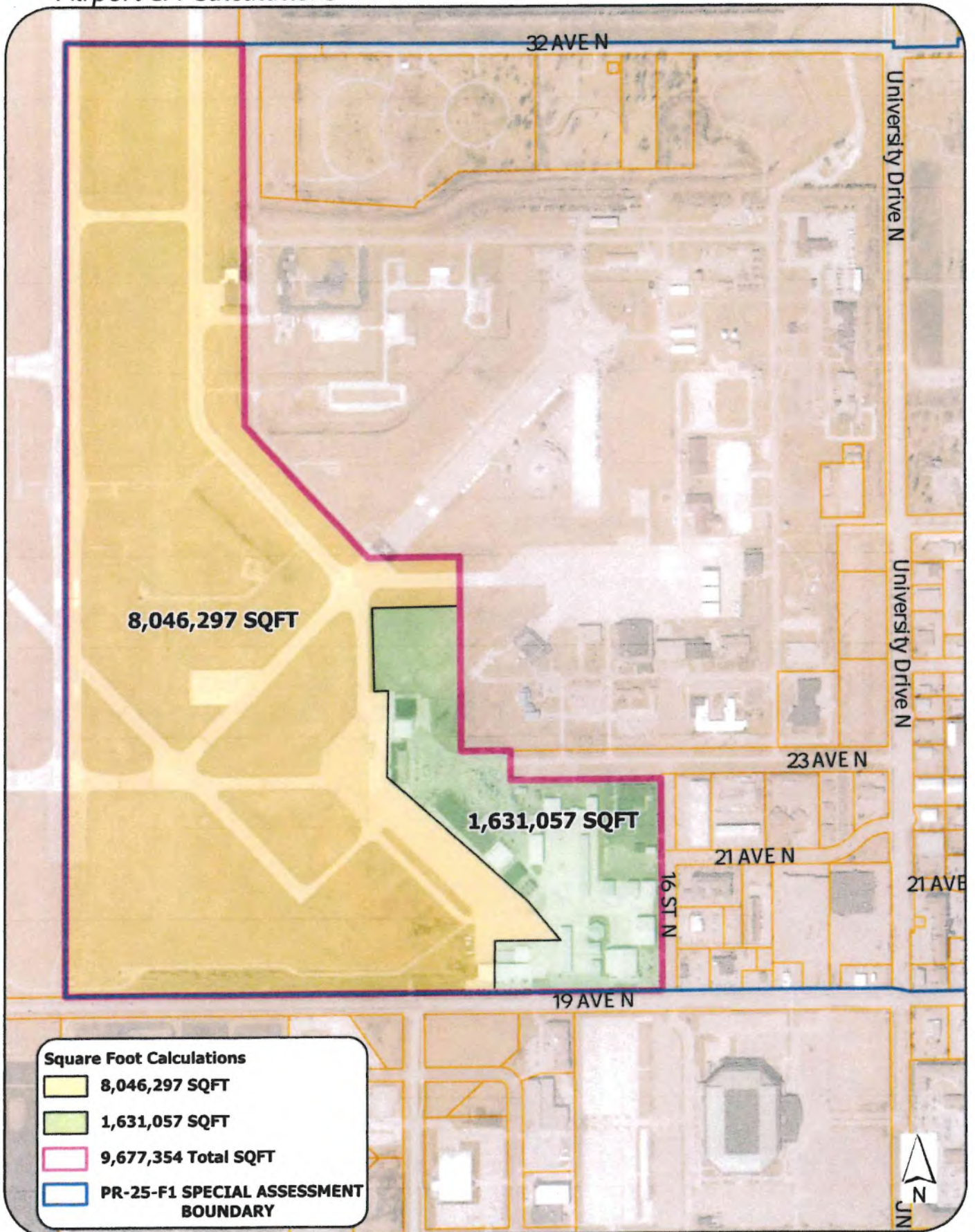
Could there be changes? What if you have questions?

As an estimate, this is subject to change. To view potential changes, visit www.FargoParcels.com. If you have questions, please contact The City of Fargo's Special Assessments office by calling 701.241.1326.

How does this process work?

 Step 01 Initiate	 Step 02 Install	 Step 03 Finance	 Step 04 Payment
When existing infrastructure is to be reconstructed the City of Fargo initiates a project. Special assessments are used to fund a portion of the project. With new projects, which are developer initiated, the infrastructure is typically 100% assessed.	The City of Fargo coordinates and completes construction. • A design is completed. • A Special Assessment District is established. • A financing proposal is approved by the Fargo City Commission. • Project is bid/installed.	After work is complete, the City obtains permanent financing for the project and assigns costs based upon benefits received by property owners.	The City and Cass County collaborate to collect annual special assessment payments used to satisfy the debt associated with the completed work.

Airport SA Calculations



**Engineering Department**225 4th Street North

Fargo, ND 58102

Phone: 701.241.1545 | Fax: 701.241.8101

Email: feng@FargoND.govwww.FargoND.gov

April 1, 2025

Notice of Proposed Improvements Impacting your Property

Concrete Paving Rehab/Reconstruction

Improvement District No. PR-25-F

Attention Property Owner,

The City of Fargo has created Improvement District No. PR-25-F, which is a Concrete Pavement Rehabilitation Project. This project is for completing concrete pavement repairs and improvements on University Drive North from 19th Avenue North to 32nd Avenue North. Please see attached map showing the assessment district and project area for your information.

You are receiving this letter because records indicate your property is in the Improvement District PR-25-F, a zone created to fund a portion of project costs through a Special Assessment.

Funding (Including proposed property assessments)

The project will be funded with a combination of Special Assessments and State Fund sources. The funding summary for this project can be seen below:

Project Funding Summary			
Special Assessments	70.78%	\$	3,022,507.77
State Funds - Other ND	29.22%	\$	1,247,950.39
Total Estimated Project Cost		\$	4,270,458.16

Assessed costs are apportioned according to the policy established by the Fargo City Commission. You can view the estimated Special Assessments for individual properties at fargoparcels.com. Your estimated property assessment is also attached.

Learn more and ask questions

- An informational meeting will be held **Wednesday April 16, 2025 at 5:00 PM**, in the City Commission Room at City Hall, 225 4th St N, Fargo. The informational meeting will be streamed live and posted online afterwards.
- You have a legal right to protest portions of this Improvement District. Protests must be sent in writing to the City Auditor's Office or emailed to specials@fargond.gov. Protests must be received by the end of the business day on May 8, 2025 to be considered valid. The Assessment District for this project is being published in the legal section of the Forum on April 9 and April 16 for your review. If 50% or more of the benefiting area protests the Improvement District, portions of the project cannot proceed.
- Funds may be available to help low-moderate income homeowners pay the Special Assessments under the City's Special Assessment Assistance Program. Assistance under the program is pro-rated based on income and household size.
- Read the attached frequently asked questions or contact:
 - Design Questions – Engineering Department – 241-1545
 - Special Assessment Questions & Assistance – Special Assessment Department – 241-1326

The City of Fargo looks forward to the successful completion of this complex project.

Jeremy Engquist, Project Manager

March 2025
University Drive North Construction Project - Frequently Asked Questions
Improvement District No. PR-25-F

Overview of the project

This project was approved by the City Commission as part of the City's annual infrastructure improvement efforts. The purpose of this project is for completing concrete pavement repairs on University Drive North from 19th Avenue North to 32nd Avenue North. This project will also include spot repairs to existing sidewalks, pedestrian crossing improvements, and intersection improvements for motorists.

How will I be impacted?

During construction, one lane of traffic in each direction will be maintained along University Drive North. However, traffic at various intersections may be restricted or temporarily detoured as needed. Sidewalks will be closed intermittently to allow for construction activities.

The project will be split up into two (2) work areas as follows:

Work Area 1:

- Location: University Drive North, from 19th Avenue to 28th Avenue.
- Timeline: To be completed by mid-August of this year.

Work Area 2:

- Location: University Drive North, from 28th Avenue to 32nd Avenue.
- Timeline: To be completed by mid-October of this year.

When will it start and end?

The project will be bid on May 7 and we anticipate construction to begin June of 2025, pending weather conditions. Construction is scheduled to be completed mid-October of 2025.

How is the project funded?

This project is being funded by a combination of:

- Special Assessments
- State Funds

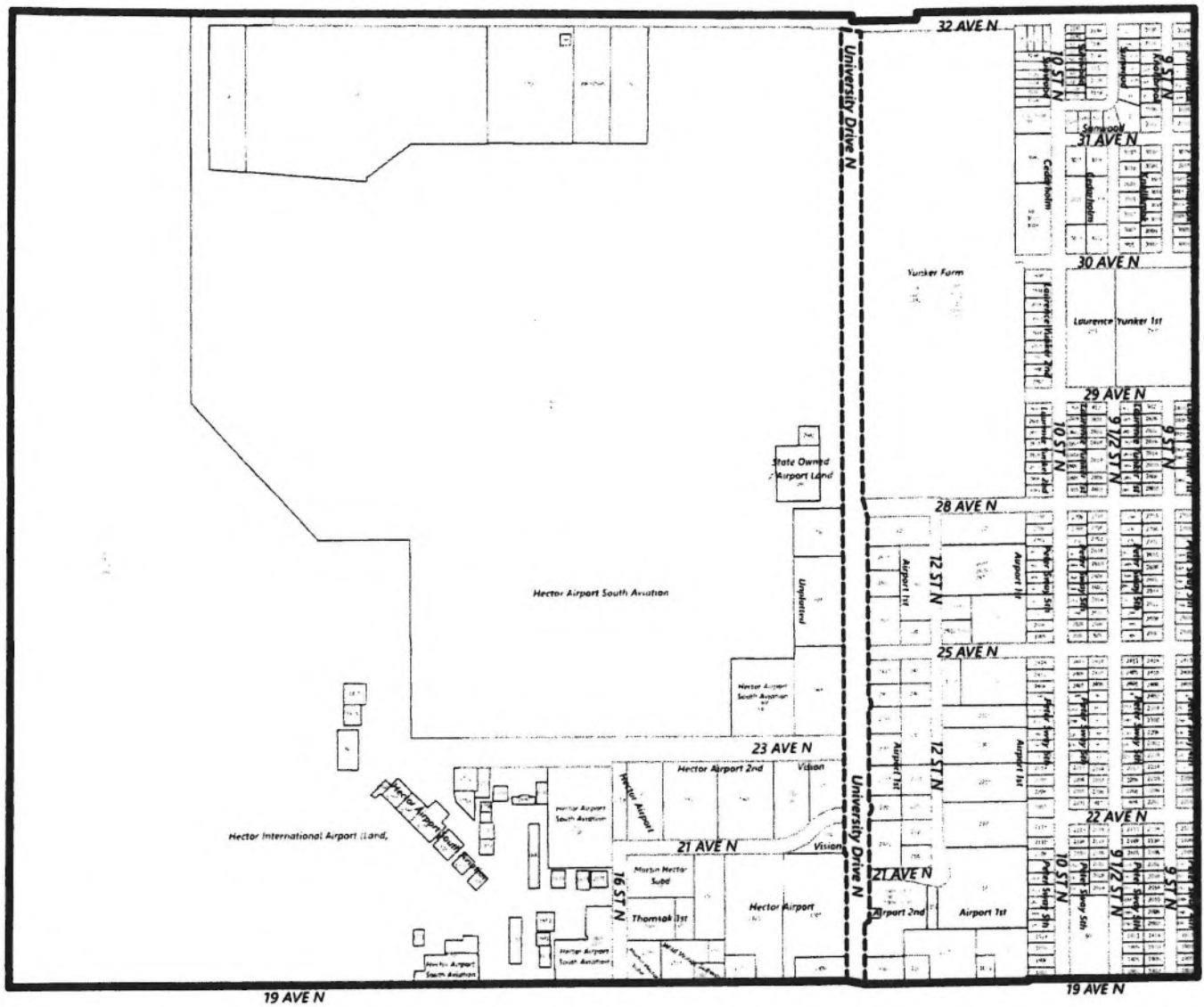
All properties within the Special Assessment District will receive a Special Assessment. Fargoparcels.com is a good resource to view the current estimate for your property. The estimate will change once the project is bid and completed, but it will show an estimated assessment amount based off previous bid prices. Special Assessments are payable over 25 years with interest applied the year after the project is complete.

Why is this project needed?

This project aims to address deficiencies that have emerged in the 23-year old pavement and sidewalks over time, including joint and random spalls, longitudinal and transverse cracking, pavement blowouts, and general deterioration in these pavement sections. By restoring structural integrity, the proposed work will extend the service life of these arterial streets, slow future wear, and enhance ride quality. Additionally, sections of sidewalk along the arterial street system will be upgraded to comply with current Americans with Disabilities Act standards.

How can I stay updated?

In addition to the informational presentation scheduled before the project begins, all project background and updates will be available on FargoStreets.com, where you can sign up for project email notifications. You can also follow Fargo Streets on X (@FargoStreets) and Facebook for up-to-date road related information.



-  CONCRETE PAVING REHAB/RECONSTRUCTION
-  SPECIAL ASSESSMENT DISTRICT BOUNDARY

CITY OF FARGO
ENGINEERING DEPARTMENT
LOCATION & ASSESSMENT AREA
CONCRETE PAVING REHAB/RECONSTRUCTION
IMPROVEMENT DISTRICT NO. PR-25-F



7

KAM - Fargo Aircraft Maintenance Inc
1705 19th Avenue North
Fargo, ND 58102

David C Sahl, President

Phone - (701) 428-9954

Cell - (701) 610-1094

Shawn

Upon completion of my new Hangar (Estimated completion time August / September 2025)

I would like to amend my current FBO Agreement to provide Public fueling 24 hour 7 days a week.

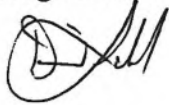
Fueling hours would be 5:00 AM to 11:00 PM. After hour Services available by appointment.

We would also be providing Aircraft storage and Maintenance at this sight.

Thanks

David Sahl

Fargo Aircraft Maintenance Inc.



LISTING AGREEMENT

Fargo Municipal Airport Authority (hereinafter referred to as OWNER) hereby engages Rick Flacksbarth of CITYSCAPES DEVELOPMENT, LLC (hereinafter referred to as AGENT), its successors and assigns, as OWNER'S exclusive agent, and grants to AGENT the right to LEASE the following described property: East Terminal Building

AKA: 1801 23rd Ave. N. Fargo ND 58102
(address) (city) (state) (zip)

OWNER warrants that he has the full right and authority to place this property on the market.

This contract shall begin on the date of execution hereof and continue in force until 11:59 PM on June 1, 2026

AGENT is hereby authorized to:

- | | |
|---|---|
| ☒ Advertise the property | ☒ Cooperate with other brokers on the property |
| ☐ Remove other for Sale/Lease signs | ☒ Show the property to prospective buyers/lessees |
| ☒ Place a For Sale/Lease sign on the property | ☒ Obtain financial information, utility costs, etc. |

AGENT is given authority to accept earnest money and deposit same in his trust account; hold same until the transaction has been finally consummated; require written releases from all parties before releasing trust funds; hold earnest money checks until both Buyer/Lessee and owner have executed applicable contracts.

NOTICE

THE COMMISSION RATE FOR THE SALE, LEASE, RENTAL, MANAGEMENT, OR EXCHANGE OF REAL PROPERTY SHALL BE DETERMINED BETWEEN EACH AGENT AND OWNER.

LEASE: A. Terms:

1. Minimum Length of lease TBD
2. Maximum Length of lease _____
3. Items paid by (indicate Owner or Tenant)

- | | | |
|--|-------------------------------------|-------------------------------------|
| a. <u>Owner</u> Electricity | e. <u>Owner</u> Common Area Charges | i. <u>Owner</u> Garbage |
| b. <u>Owner</u> Heat | f. <u>N/A</u> Condo Fees | j. <u>Owner</u> Water |
| c. <u>Tenant</u> Taxes and Installment of Specials | g. <u>Owner</u> Snow Removal | k. <u>Owner</u> General Maintenance |
| d. <u>Tenant</u> Insurance | h. <u>Owner</u> Lawn Care | |

4. Other Conditions 3% rent escalation per year. Taxes per year estimated at \$1 per sq. ft.

B. Rent shall be TBD per square foot

C. Commission: AGENT shall collect a fee equal to 6 % percent of the gross lease amount collected.

CUSTOMER PROTECTION: In the event the property is sold/leased/exchanged within 180 days after the expiration of this agreement to any person or entity involving any of the **people introduced to the property by AGENT** either directly or indirectly through cooperating BROKERS, during the term of this agreement, a full commission shall be due and payable.

AGENT is authorized to accept on behalf of Owner a non-interest bearing deposit, to be applied against the same price or rent, which deposit may be placed in any bank in the Fargo, North Dakota or Moorhead, Minnesota area, pending consummation of the sale or lease, without liability on Agent's part in the event of failure or suspension of said bank. In the event Buyer fails to perform and the deposit(s) is retained, 50% thereof, but not exceeding the Agent's fee above computed, shall be paid to the Agent as full consideration for Agent's services including costs expended by Agent, and the balance shall be paid to owner. This listing is specific to the Agent, who shall be entitled to transfer this listing to any employing broker, from time to time during the term of the listing.

SPECIAL CONDITIONS: The property contains asbestos. The Owner stipulates that non-aeronautical-use tenants may need to be relocated in the event that an aeronautical-use tenant became available to lease the property or portion thereof. The Owner has no obligation to aid in relocation. All leases must be approved by the Airport Authority Board in regular session.

Executed this ____ day of _____, _____.

OWNER/LANDLORD: (Print) _____

Signature: _____

(address) (city) (state, zip)

(phone-work) (fax number)

CITYSCAPES DEVELOPMENT, LLC

By 

Rick Flacksbarth - Commercial Realtor

MN Lic. 40192174 ND Lic. 8206

GOVERNANCE COMMITTEE MEETING
TUESDAY, APRIL 8, 2025 – 7:30 AM -8:00 AM
AIRPORT BOARDROOM

9

Dr. Jeff Schatz

Committee Members Present:

Bresciani, Berg

Board members present:

Cosgriff, Kapitan, Ekman

Others:

Attorney Bossart

Berg stated the Governance Committee, (Bresciani, Berg) and Shawn Dobberstein, after months of working with Dr. Schatz on the Board of Directors Governance Policies, the committee has asked Dr. Schatz to give an overview of the most recent draft of the policies.

Schatz reviewed Draft #4 of the Board of Directors Governance Policies dated April 1, 2025.

The three sets of policies are:

- Governance Culture Policies
- Board/Executive Director Relationship Policies
- Operational Expectations Policies

Schatz reviewed the responsibilities of the Board of Directors (Policy) and the Administration/Staff (Implementation). He also reviewed the governance policies framework draft.

Schatz stated the next steps are to have a final review session with board members with an opportunity for questions from board members. Members will be able to have input on anything that may have been missed. Date for that meeting has been set for April 15, 11:30 am – 1:00 pm.

Schatz will schedule a meeting with all board members and the Executive Director which will be a workshop to establish goals and objectives. Meeting date to be determined. That should be a two-hour session.

The board should then adopt the Board of Directors Governance Policies at its meeting in May.

Meeting adjourned at 8:00 a.m.

GOVERNANCE COMMITTEE MEETING
TUESDAY, APRIL 15, 2025 – 11:30 AM – 1:00 PM
AIRPORT BOARDROOM

Dr. Jeff Schatz

Committee Members Present: Bresciani (via zoom), Berg

Board members present: Ekman

Board members absent: Cosgriff, Kapitan

Staff: Dobberstein, Anderson

Dr. Schatz was present to review the final draft of the MAA Governance Policies with board members present.

Meeting ended at 1:07 p.m.

10

FARGO MUNICIPAL AIRPORT AUTHORITY

March Financial Recap

- Highlights
 - General Operating Fund
- Statistics
 - KPI's
 - Enplanements
 - Parking
 - Extra data provided this month (Transactions, Revenue, etc)
- Terminal Project Recap (YTD thru March)
- Parking Project Recap (YTD thru March)

FARGO MUNICIPAL AIRPORT AUTHORITY

Budget to Actuals As of March 31, 2025

- **Revenue Highlights**

- **Overall**

- Revenue tracking \$319K under budget/(7.63)%
 - Actual \$3,863,455 vs Budget \$4,182,467

- **Items tracking higher than budget**

- Interest- we are using cash reserves, so this will come more in line as year goes on
 - Notice received on Feb 14th from 1st International Bank that our interest rate has been lowered to 4.0%
 - Fargo Jet Center
 - Car Rentals-Over Budget \$84K
 - (Estimated mthly budget % based on 2024 income over mth x mth)
 - Airlines
 - ARFF & Security Reimbursements (but this is offset w/ the expenses incurred)

- **Items to watch**

- Parking— \$675K under budget (72% of budgeted amount) (majority of reason why revenue is under budget)

FARGO MUNICIPAL AIRPORT AUTHORITY

Budget to Actuals As of March 31, 2025

- **Expense Highlights**
 - **Overall vs Budget**
 - Expenses tracking \$1.12M lower than budget (-37.01%)
 - Actuals \$1,904,688 vs Budget \$3,026,610
 - **Items tracking lower than budget with about 35% being in salary/ benefits**
 - Salaries (\$324K)- between airport, fire, police
 - Benefits (\$60K)
 - Lower, not all positions filled
 - Most all items tracking slightly lower
 - **Items tracking higher than budget**
 - General Equipment Repair: \$60,137 actual vs \$40K budgeted due to \$9K Repair Reel Issue Unit #2, \$3500 Brake Exhaust Unit #20 and \$3100 TeeJet Strainer, \$10K (Feb), snow removal equipment repairs, Truck repairs (Hydraulics, emission faults)

FARGO MUNICIPAL AIRPORT AUTHORITY

1st Quarter 2025 vs 2024 Highlights

Income \$3,863,455 ('25) vs \$3,797,894 ('24)

- \$65K higher 1.73%

Expenses \$1,904,688 ('25) vs \$2,012,483 ('24)

- Salaries about 6% higher / Benefits 2% higher
- Repairs, MX, Chemicals- all less
- (\$107K) less -5.36%

Net Income \$1,958,767 ('25) vs \$1,785,411 ('24)

- \$173K higher 9.71%

FARGO MUNICIPAL AIRPORT AUTHORITY

Budget to Actuals As of March 31, 2025

Net Income

- Net Income for 2025 at end of March
 - \$801K over budget

Overall- no concerns with the Operating Budget

KPI'S (KEY PERFORMANCE INDICATORS): MARCH 2025

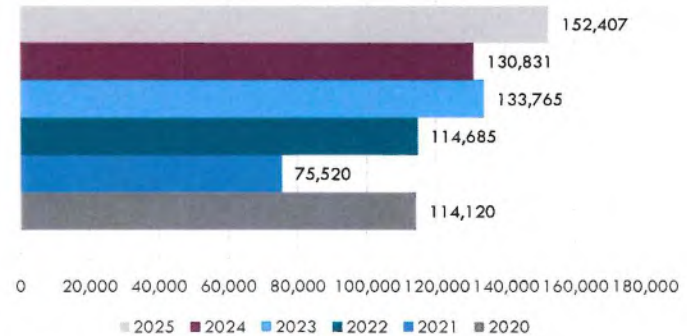
Name	Forecast				Notes
	FY-24	FY-25	FY-26	FY-27	
	Actuals	Forecast	Forecast	Forecast	
Airport KPI's					
Passenger Enplanements	546,787	582,547	602,412	622,954	Historical figures imported and future projected based on growth rate assumption below
Passenger Enplanements Annual Growth %	5.95%	6.60%	3.42%	3.42%	(Current Year Enplanements - Prior Year Enplanements) / Prior Year Enplanements
Airline Revenue Annual Growth Rate	(6.16)%	13.36%	2.00%	2.00%	(Current Year Airline Revenue - Prior Year Airline Revenue) / Prior Year Airline Revenue
Airline Cost per Enplaned Passenger	\$4.49	\$4.79	\$4.73	\$4.66	Airline Revenue / Enplaned Passengers
Non-Airline Revenue Annual Growth %	0.88%	11.63%	2.65%	2.65%	(Current Year Non-Airline Revenue - Prior Year Non-Airline Revenue) / Prior Year Non-Airline Revenue
Total Revenue Growth (561)	(18.00)%	11.75%	(3.50)%	0.27%	(Current Year Class 561 Revenue - Prior Year Class 561 Revenue) / Prior Year Class 561 Revenue

ENPLANEMENT STATISTICS- MARCH 2025

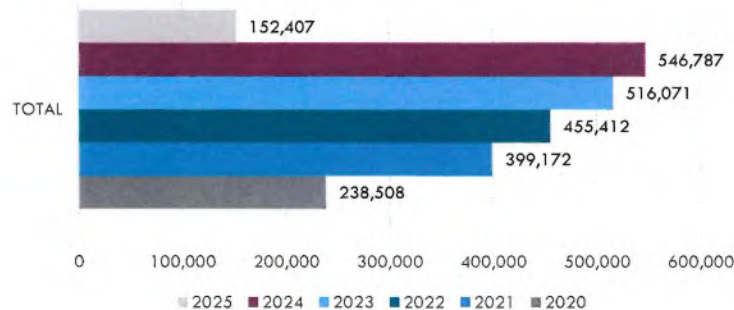
	2020	2021	2022	2023	2024	2025	Busiest
JANUARY	43,556	18,402	34,470	43,705	42,726	48,037	2025 48,037
FEBRUARY	44,946	23,626	37,009	42,028	43,691	47,971	2025 47,971
MARCH	25,618	33,492	43,206	48,032	44,414	56,399	2023 56,399
APRIL	1,555	27,119	33,736	39,680	41,466		2024 41,466
MAY	5,190	29,503	35,607	40,969	44,547		2024 44,547
JUNE	9,005	36,715	36,552	40,174	45,301		2024 45,301
JULY	16,219	42,871	39,734	44,902	48,344		2024 48,344
AUGUST	18,793	38,082	38,683	43,871	48,514		2024 48,514
SEPTEMBER	16,449	32,665	35,213	41,452	43,663		2024 43,663
OCTOBER	19,591	38,873	39,578	43,332	48,627		2024 48,627
NOVEMBER	17,766	37,911	38,014	42,271	45,094		2024 45,094
DECEMBER	19,820	39,913	43,610	45,655	50,400		2024 50,400
TOTAL	238,508	399,172	455,412	516,071	546,787	152,407	2019 546,787

Max Pax/Month
56,399
Mar-25

2025 Jan, Feb, March



Annual Enplanements
2025 is only Jan, Feb, March



Enplanements up over 16.50% from Jan-March '24 to Jan-March '25. Busiest March of all time

Broke records in entire 1Q this year. Highest Jan/Feb/March in history!

PARKING STATISTICS- MARCH 2025

	2023	2024	2025	Difference vs Prior Year	Budget	Diff Bud
Jan	647,962.19	600,543.92	539,040.97	(61,502.95)	734,638.42	(195,597.45)
Feb	583,689.61	689,596.18	557,025.32	(132,570.86)	843,575.01	(286,549.69)
Mar	700,230.36	722,381.27	691,126.00	(31,255.27)	883,680.63	(192,554.63)
Apr	588,214.80	594,949.26		(594,949.26)	727,794.53	(727,794.53)
May	510,958.33	546,389.05		(546,389.05)	668,391.39	(668,391.39)
Jun	430,038.70	470,809.37		(470,809.37)	575,935.65	(575,935.65)
Jul	416,295.84	394,998.39		(394,998.39)	483,196.95	(483,196.95)
Aug	498,056.43	457,106.06		(457,106.06)	559,172.54	(559,172.54)
Sep	497,731.47	482,989.88		(482,989.88)	590,835.92	(590,835.92)
Oct	542,093.04	531,564.58		(531,564.58)	650,256.79	(650,256.79)
Nov	512,267.68	480,879.17		(480,879.17)	657,662.96	(657,662.96)
Dec	525,341.85	510,119.62		(510,119.62)	645,139.40	(645,139.40)
TOTAL YTD	6,452,880.30	6,482,326.75	1,787,192.29	(4,695,134.46)	8,020,280.20	(6,233,087.91)

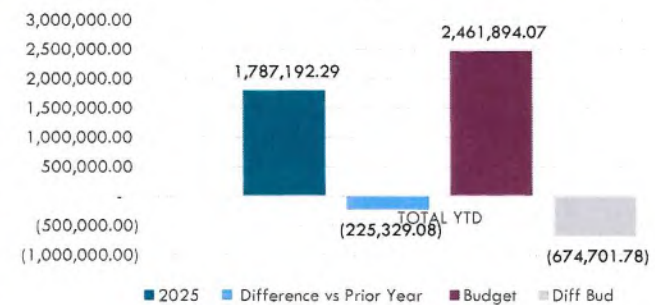


Parking is lower than budget by \$675K

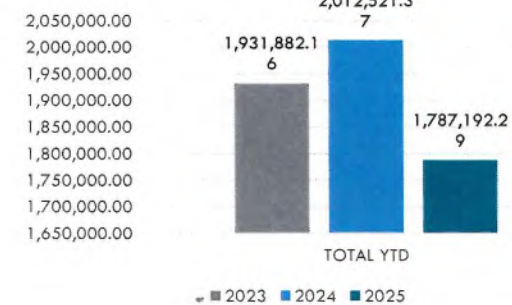
Budget was based using 2024 data and % of sales in each month overall

Greg did not provide additional info-Greg may also be online for board meeting for any additional questions

Parking - Actuals vs Budget 2025 YTD Thru March



Parking Revenue Actuals 2023-2024-2025

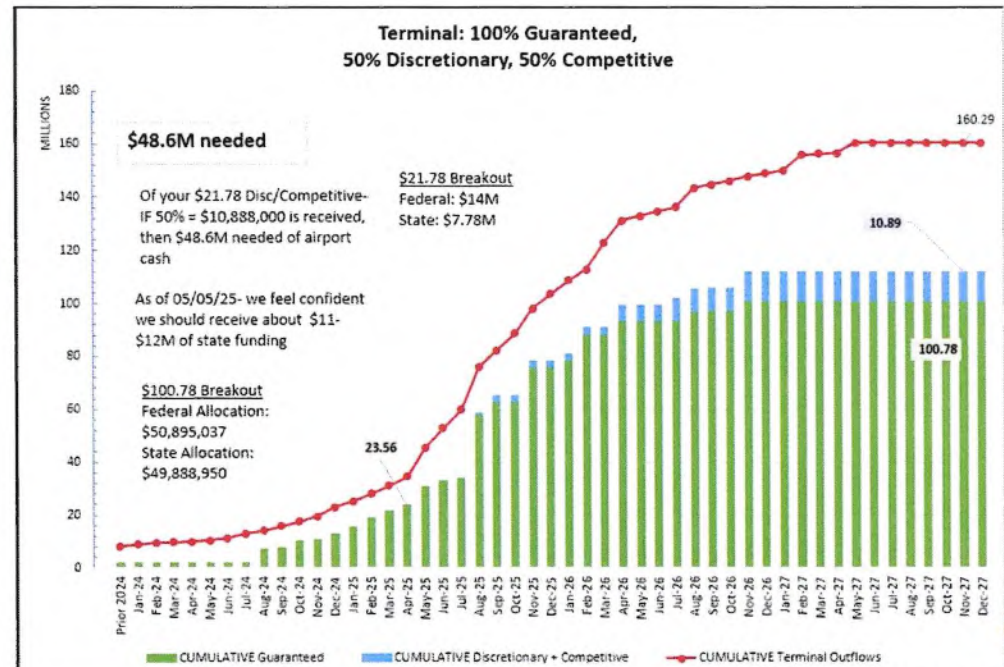
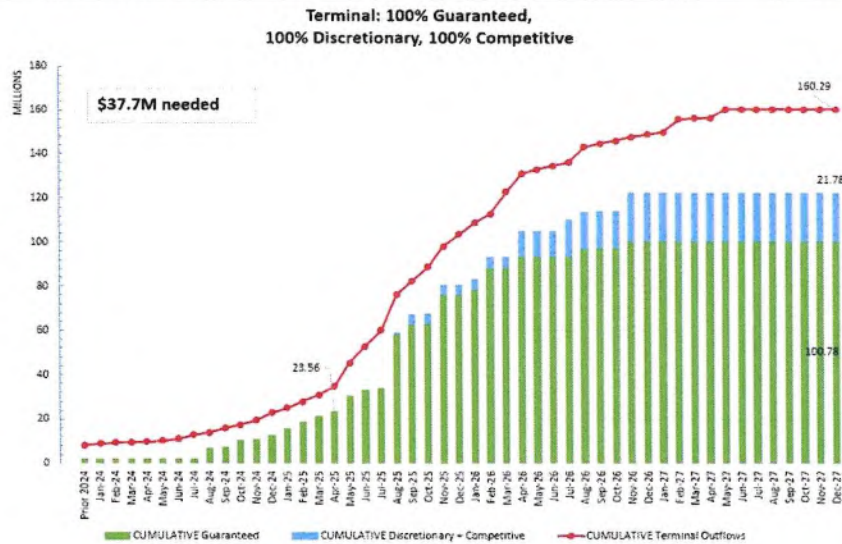


TERMINAL – FUNDING SUMMARY

Federal and State Awards for Terminal Projects	Awarded	Pending	Total	Received thru 04/25
Federal				
AIG 2022-2023-2024 (Awarded)	\$ 11,274,198.00		\$ 11,274,198.00	\$ 9,463,182.14
AIP Entitlements 2024 (Awarded)	\$ 3,963,337.00		\$ 3,963,337.00	\$ 3,864,253.57
AIG 2025	\$ 3,919,643.00		\$ 3,919,643.00	\$ -
ATP 2024-2025 (Competitive Awarded)	\$ 12,000,000.00		\$ 12,000,000.00	\$ 5,716,878.33
2024 (AIP Discretionary Awarded)	\$ 8,538,478.00		\$ 8,538,478.00	\$ 532,579.39
Guaranteed: AIG 2026	\$ -	\$ 3,919,643.00	\$ 3,919,643.00	
Guaranteed: AIP Entitlements 2025	\$ -	\$ 3,409,869.00	\$ 3,409,869.00	
Guaranteed: AIP Entitlements 2026	\$ -	\$ 3,409,869.00	\$ 3,409,869.00	
Guaranteed: 2 yrs of Cargo 2025-2026 \$230K ea yr	\$ -	\$ 460,000.00	\$ 460,000.00	
Discretionary- AIP 2025	\$ -	\$ 4,000,000.00	\$ 4,000,000.00	
Discretionary- AIP 2026	\$ -	\$ 10,000,000.00	\$ 10,000,000.00	
	\$ 39,695,656.00	\$ 25,199,381.00	\$ 64,895,037.00	\$ 19,576,893.43
STATE Awarded				
ND Aeronautics (Awarded)	\$ 4,000,000.00		\$ 4,000,000.00	\$ 3,370,041.47
State Local Match (Awarded)	\$ 888,950.00		\$ 888,950.00	\$ 609,740.23
Discretionary: State Allocation	\$ 45,000,000.00		\$ 45,000,000.00	\$ -
ATP 2026 (Pending Competitive)	\$ -	\$ 7,000,000.00	\$ 7,000,000.00	
State Allocation- ND Aeronautics- Local Match	\$ -	\$ 777,934.00	\$ 777,934.00	
	\$ 49,888,950.00	\$ 7,777,934.00	\$ 57,666,884.00	\$ 3,979,781.70
Total	\$ 89,584,606.00	\$ 32,977,315.00	\$ 122,561,921.00	\$ 23,556,675.13

Discretionary Funding- may not receive 100%

TERMINAL – FUNDING SUMMARY



TERMINAL – ALL PROJECTS RECAP

	Approved + Pending	Matches Approved Grants thru 04/25	Grant \$ received/reimbursed to us thru 04/25	Matches Pending Grants (Secured & Non Secured) as of 04/25
Thru April 2025	Total Funds	*Approved	Received	**Pending
Terminal Expansion (all inclusive)				
<u>Inflows</u>				
Secured Funding	\$ 30,356,559.00	\$ 19,157,178.00	\$ 23,024,095.74	\$ 11,199,381.00
Competitive/ Discretionary *	\$ 92,205,362.00	\$ 70,427,428.00	\$ 532,579.39	\$ 21,777,934.00
Total Funding	\$ 122,561,921.00	\$ 89,584,606.00	\$ 23,556,675.13	\$ 32,977,315.00
Airport Cash	\$ 37,718,263.00	\$ 37,718,263.00	\$ 11,054,344.51	
Total Inflows	\$ 160,280,184.00	\$ 127,302,869.00	\$ 34,611,019.64	\$ 32,977,315.00
<u>Outflows</u>	Total Funds	Spent	Pending	
Expenses	\$ 160,280,184.00	\$ 34,611,019.64	\$ -	
Net Totals	\$ (0.00)	\$ -	\$ 32,977,315.00	

Total Airport Cash needed for the Terminal Projects, at this time, is: \$37,718,263 (assuming all money is received at 100%)

****Pending Footnote (if not all pending is received, airport will need to contribute local cash)**

Some will be approved, but as of now it's pending dollars that have not been awarded

Guaranteed: AIG 2026	\$ 3,919,643.00	Terminal
Guaranteed: AIP Entitlements 2025	\$ 3,409,869.00	Terminal
Guaranteed: AIP Entitlements 2026	\$ 3,409,869.00	Terminal
ATP 2026 (Pending Competitive)	\$ 7,000,000.00	Terminal
Discretionary- AIP 2025	\$ 4,000,000.00	Apron Rehab
Discretionary- AIP 2026	\$ 10,000,000.00	Apron Rehab
State Allocation- ND Aeronautics- Local Match	\$ 777,934.00	Apron Rehab
Guaranteed: 2026 AIP Entitlements / Cargo	\$ -	Apron Rehab
Guaranteed: 2 yrs of Cargo 2025-2026 \$230K ea yr	\$ 460,000.00	Apron Rehab
PFC #11 (Skyway and potential other exp)	\$ -	Terminal
	\$ 32,977,315.00	

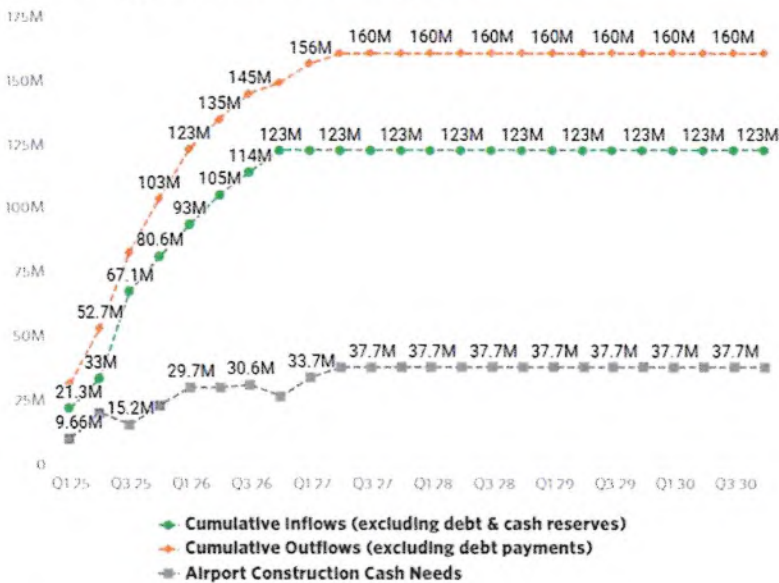
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Terminal Projects- All Inclusive

Project Breakdown Dashboard :

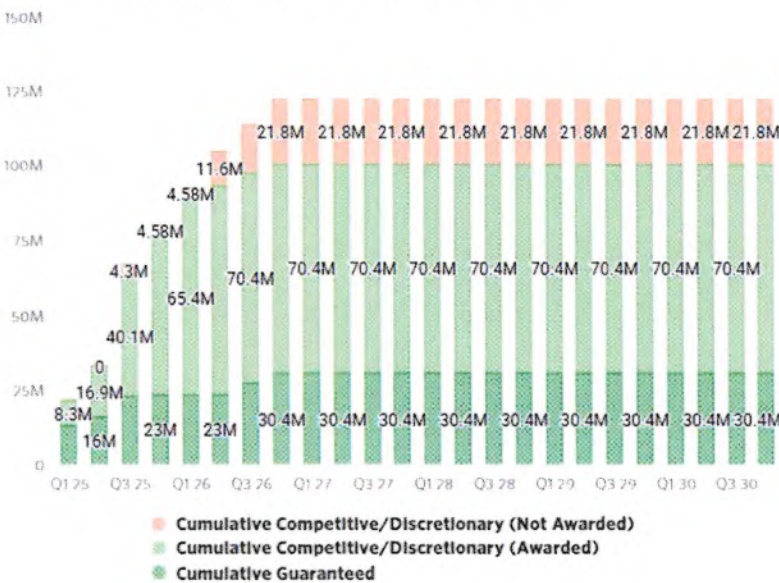
Terminal Projects (all inclusive) - Comparison



Terminal Projects (all inclusive) - Comparison

Name	Total
Cumulative Inflows (excluding debt & cash reserves)	122,561,919
Cumulative Outflows (excluding debt payments)	160,280,185
Airport Construction Cash Needs	37,718,266

Terminal Projects (all inclusive) - Grant Breakdown



Terminal Projects (all inclusive) - Grant Breakdown

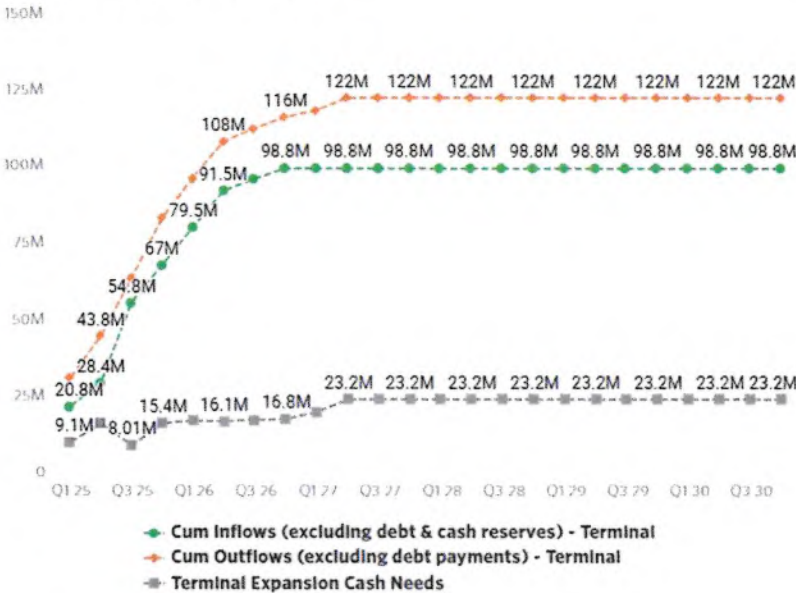
Name	Total
Cumulative Competitive/Discretionary (Not Awarded)	21,777,934
Cumulative Competitive/Discretionary (Awarded)	70,427,426
Cumulative Guaranteed	30,356,559
Total Total Terminal/Apron/Glycol Cumulative Funding	122,561,919

TERMINAL EXPANSION PROJECT RECAP

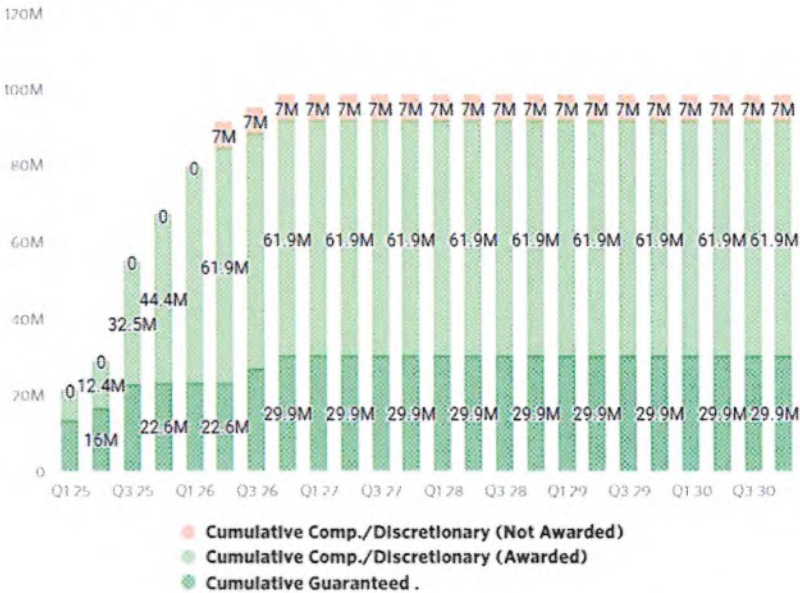
Terminal Expansion	Total Funds	*Approved	Received/ Used	**Pending
<u>Inflows</u>				
Secured Funding	\$ 29,896,559.00	\$ 19,157,178.00	\$ 23,024,095.74	\$ 10,739,381.00
Competitive/ Discretionary	\$ 68,888,950.00	\$ 61,888,950.00		\$ 7,000,000.00
Airport Cash	\$ 23,180,616.46	\$ 13,162,319.32	\$ 10,315,654.90	
Total Inflows	\$ 121,966,125.46	\$ 94,208,447.32	\$ 33,339,750.64	\$ 17,739,381.00
<u>Outflows</u>				
	Total Funds		Spent	Pending
Expenses	\$ 121,966,125.46		\$ 33,339,750.64	
Net Totals	\$ -	\$ 94,208,447.32	\$ -	\$ 17,739,381.00
<u>**Approved Footnote</u>				
		Apprv Breakout	Received Breakout	
AIG 2022-2023-2024 (Awarde	\$ 11,274,198.00	\$ 11,274,198.00		
AIP Entitlement 2024 (Award	\$ 3,963,337.00	\$ 3,963,337.00		
AIG 2025- Gauranteed	\$ 3,919,643.00	\$ 3,919,643.00		
Discretionary: State Allocatio	\$ 45,000,000.00	\$ 45,000,000.00		
ATP 2024 (Awarded)- Comp/	\$ 10,000,000.00	\$ 10,000,000.00		
ATP 2024-2025 (Awarded)- Cc	\$ 2,000,000.00	\$ 2,000,000.00		
ND Aeronatics (Awarded) - C	\$ 4,000,000.00	\$ 4,000,000.00		
State Local Match (Awarded)-	\$ 888,950.00	\$ 888,950.00		
	\$ -	\$ 81,046,128.00		
<u>**Pending Footnote</u>				
PFC #11	\$ -			
ATP 2026 (Pending Competiti	\$ 7,000,000.00			
Guaranteed: AIG 2026	\$ 3,919,643.00			
Guaranteed: AIP Entitlement	\$ 3,409,869.00			
Guaranteed: AIP Entitlement	\$ 3,409,869.00	\$ 17,739,381.00		

Terminal Expansion

Terminal Expansion - Comparison



Terminal Expansion - Grant Breakdown



Terminal Expansion - Comparison

Name	Total
Cum Inflows (excluding debt & cash reserves) - Terminal	98,785,507
Cum Outflows (excluding debt payments) - Terminal	121,966,126
Terminal Expansion Cash Needs	23,180,619

Terminal Expansion - Grant Breakdown

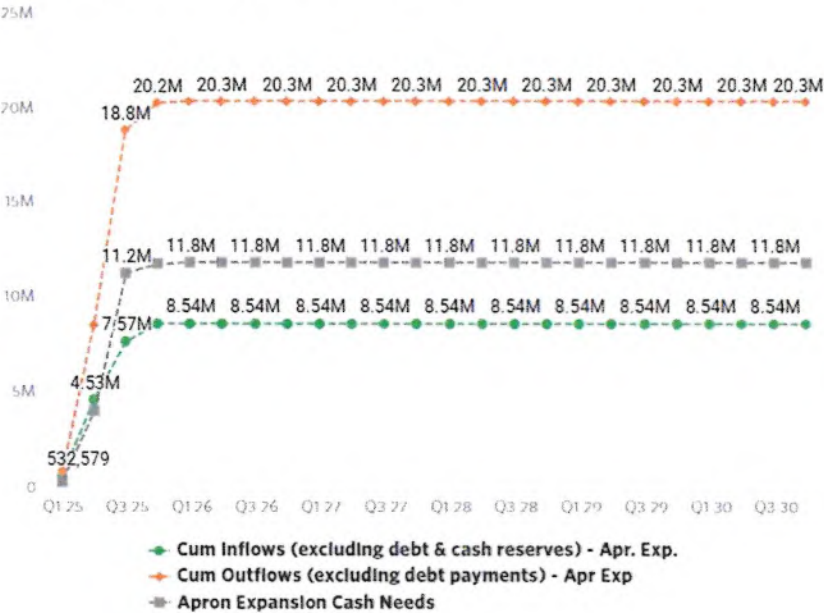
Name	Total
Cumulative Comp./Discretionary (Not Awarded)	7,000,000
Cumulative Comp./Discretionary (Awarded)	61,888,948
Cumulative Guaranteed	29,896,559
Total Terminal Expansion Cumulative Funding	98,785,507

APRON EXPANSION & GLYCOL PROJECT RECAP

Apron Expansion & Glycol (anything Total Funds	*Approved	Received/ Used	**Pending
<u>Inflows</u>			
Secured Funding Grant #62	\$ 8,538,478.00	\$ 8,538,478.00	\$ 532,579.39
Competitive/ Discretionary *	\$ -	\$ -	\$ -
Airport Cash	\$ 11,754,480.54	\$ 11,754,480.54	\$ 259,529.61
Total Inflows	\$ 20,292,958.54	\$ 20,292,958.54	\$ 792,109.00
<u>Outflows</u>			
<u>Expenses</u>		<u>Total Funds</u>	<u>Spent</u>
		\$ 20,292,958.54	\$ 792,109.00
<u>Net Totals</u>			
		\$ -	\$ 20,292,958.54
		\$ -	\$ -
<u>*Approved Footnote</u>			
2024 Competitive (Awarded)		\$ 8,538,478.00	

Apron Expansion & Glycol

Apron Expansion & Glycol - Comparison



Apron Expansion & Glycol - Comparison

Name	Total
Cum Inflows (excluding debt & cash reserves) - Apr. Exp.	8,538,478
Cum Outflows (excluding debt payments) - Apr Exp	20,292,959
Apron Expansion Cash Needs	11,754,481

Apron Expansion & Glycol - Grant Breakdown



Apron Expansion & Glycol - Grant Breakdown

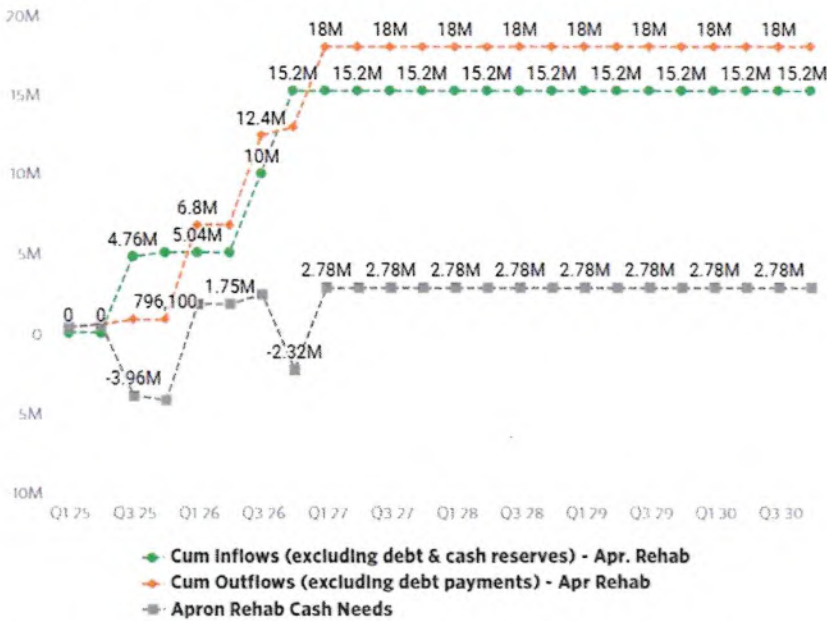
Name	Total
Cumulative Comp./Discretionary (Awarded)	8,538,478
Total Apron Expansion & Glycol Cumulative Funding	8,538,478

APRON RECONSTRUCTION PROJECT RECAP

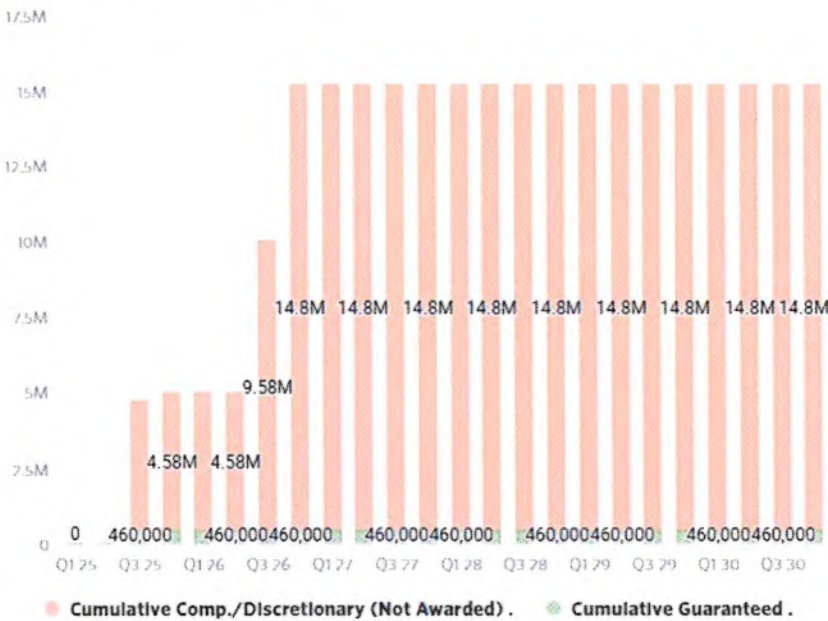
Apron Reconstruction /Rehab 2025 Project	Total Funds	*Approved	Received / Used	**Pending
<u>Inflows</u>			\$ -	
Secured Funding	\$ 460,000.00	\$ -	\$ -	\$ 460,000.00
Discretionary: State and AIP	\$ 14,777,934.00	\$ -	\$ -	\$ 14,777,934.00
PFC	\$ -	\$ -	\$ -	\$ -
Airport Cash	\$ 2,783,166.00	\$ -	\$ 479,160.00	\$ -
Total Inflows	\$ 18,021,100.00	\$ -	\$ 479,160.00	\$ 15,237,934.00
<u>Outflows</u>	Total Funds		Spent	Pending
Expenses	\$ 18,021,100.00		\$ 479,160.00	\$ -
<u>Net Totals</u>	\$ -	\$ -	\$ -	\$ 15,237,934.00
<u>**Pending Footnote</u>				
Discretionary: AIP 2025	\$ 4,000,000.00			
State Allocation: ND Aeronautics- Local Match	\$ 777,934.00			
Discretionary: AIP 2026	\$ 10,000,000.00			
	\$ -			
Guaranteed: 2 yrs of Cargo 2025-2026 \$230K ea yr	\$ 460,000.00	\$ 15,237,934.00		

Apron Rehabilitation

Apron Rehab - Comparison



Apron Rehab - Grant Breakdown



Apron Rehab - Comparison

Name	Total
Cum Inflows (excluding debt & cash reserves) - Apr. Rehab	15,237,934
Cum Outflows (excluding debt payments) - Apr. Rehab	18,021,100
Apron Rehab Cash Needs	2,783,166

Apron Rehab - Grant Breakdown

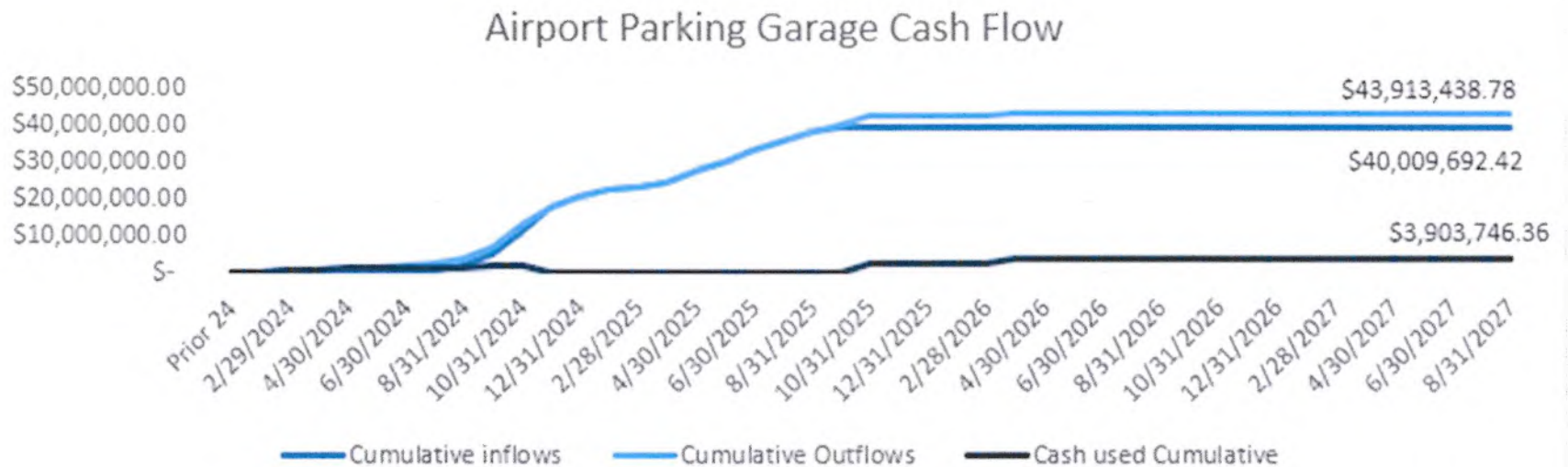
Name	Total
Cumulative Comp./Discretionary (Not Awarded)	14,777,934
Cumulative Guaranteed	460,000
Total Apron Rehab Cumulative Funding	15,237,934

PARKING EXPANSION PROJECT RECAP

Parking	Total Funds	*Approved	Received/ Used	**Pending
<u>Inflows</u>				
Secured Funding Bank of ND Loan	\$ 40,000,000.00	\$ 40,000,000.00	\$ 26,347,132.48	\$ -
Competitive/ Discretionary *	\$ -	\$ -	\$ -	\$ -
PFC	\$ -		\$ -	\$ -
Airport Cash	\$ 4,085,246.10	\$ 4,085,246.10	\$ -	\$ -
Total Inflows	\$ 44,085,246.10	\$ 44,085,246.10	\$ 26,347,132.48	\$ -
<u>Outflows</u>				
	Total Funds		Spent	Pending
Expenses	\$ 44,085,246.10		\$ 26,346,712.78	\$ -
Net Totals	\$ -	\$ 44,085,246.10	\$ 419.70	\$ -
<u>*Approved Footnote</u>				
Bank of ND Loan	\$ 40,000,000.00			

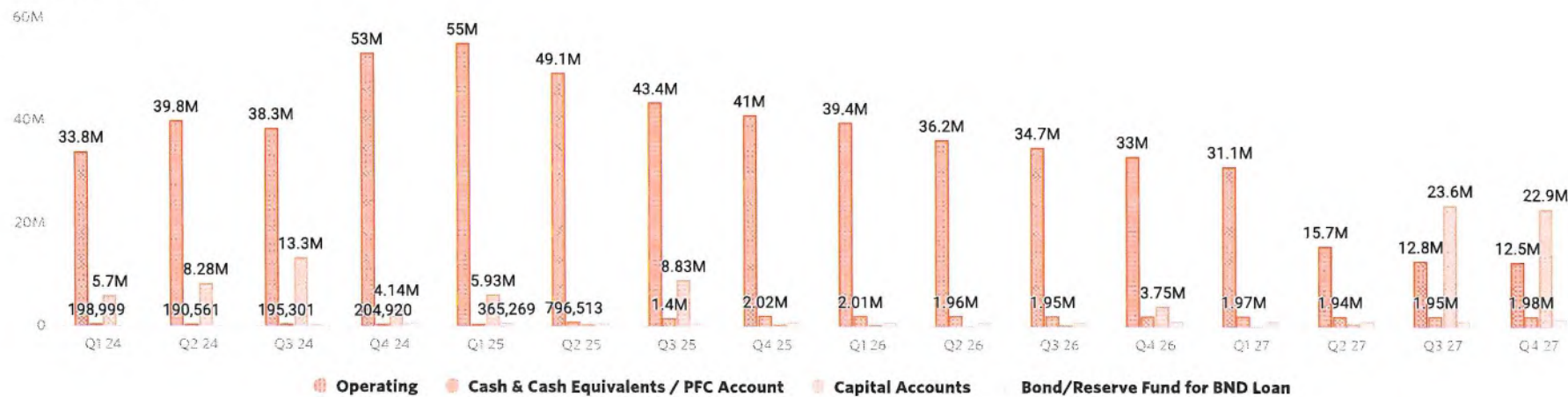
Total cash needed for the
Parking Project, at this time
is: \$4,085,246

PARKING EXPANSION PROJECT RECAP



Currently we submit reimbursement request the BND every month based on the invoices that have come in. Our majority of out of pocket cash won't be needed until we fully advance the \$40M, which looks to be in about 4Qtr 2025. The remainder of costs will be out of pocket for the airport.

Cash Balances

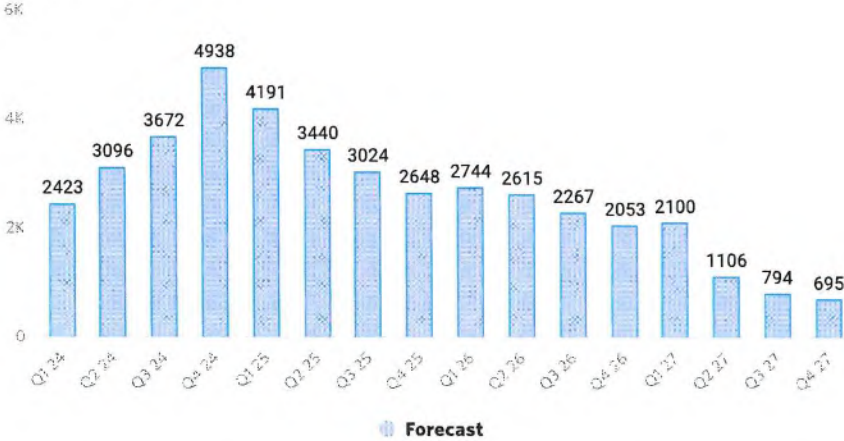


Operating Cash

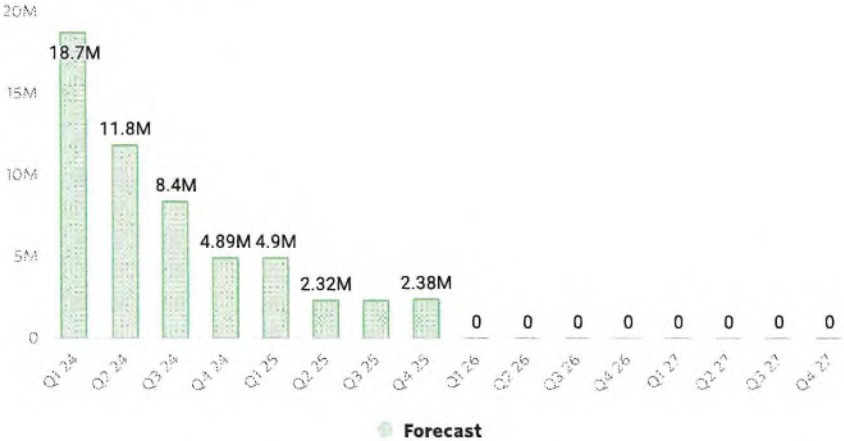


Management is responsible for review and approval of all assumptions and drivers used in the calculation of this forecast. No CPA provides any assurance over these financial statements.

Operating Days Cash



Investment Balances



**Municipal Airport Authority
YTD Budget vs. Actual
Operations Only (Fund 561)**

Account	Actuals	2025 Budget	Δ	%	Notes
	FY-25	FY-25			
Revenue					
Airline Revenues					
Landing Fees					
Scheduled Flight Fees					
Scheduled Flight Fees / United Airlines	\$19,881	\$19,500	\$381	2.0%	
Scheduled Flight Fees / ALLEGiant AIR	\$20,930	\$15,000	\$5,930	39.5%	
Scheduled Flight Fees / Frontier Airlines	\$3,318	\$4,500	\$(1,182)	(26.3)%	
Scheduled Flight Fees / American Airlines	\$23,580	\$15,000	\$8,580	57.2%	
Scheduled Flight Fees / Delta Air Lines	\$26,390	\$24,250	\$2,140	8.8%	
Subtotal Scheduled Flight Fees	\$94,100	\$78,250	\$15,850	20.3%	
Subtotal Landing Fees	\$94,100	\$78,250	\$15,850	20.3%	
Terminal Rents					
Building Rentals / Delta Air Lines (Jetway)	\$4,400	\$4,500	\$(100)	(2.2)%	
Building Rentals / Delta Air Lines	\$37,382	\$40,000	\$(2,618)	(6.5)%	
Building Rentals / Jetway - Misc Airlines	\$1,000	\$250	\$750	300.0%	
Building Rentals / United Airlines-Jetway	\$9,000	\$9,000	-	-	
Building Rentals / United Airlines	\$24,783	\$26,250	\$(1,467)	(5.6)%	
Building Rentals / American Airlines (Jetway)	\$9,000	\$9,000	-	-	
Building Rentals / American Airlines	\$24,650	\$23,125	\$1,525	6.6%	
Building Rentals / ALLEGiant AIR (JETWAY)	\$4,500	\$4,500	-	-	
Building Rentals / ALLEGiant AIR	\$21,278	\$20,000	\$1,278	6.4%	
Building Rentals / Frontier Airlines (Jetway)	\$2,000	\$3,500	\$(1,500)	(42.9)%	
Building Rentals / Frontier Airlines	\$5,844	\$8,125	\$(2,281)	(28.1)%	
Subtotal Terminal Rents	\$143,837	\$148,250	\$(4,413)	(3.0)%	
ARFF Reimbursements	\$295,841	\$362,675	\$(66,834)	(18.4)%	[1]
Security Reimbursements	\$89,418	\$128,782	\$(39,363)	(30.6)%	[2]
Subtotal Airline Revenues	\$623,196	\$717,957	\$(94,761)	(13.2)%	
Non-Airline Revenues					
Non-Scheduled Flight Fees					
Non-Scheduled Flight Fees / Others Non-Scheduled	\$2,432	\$1,000	\$1,432	143.2%	
Non-Scheduled Flight Fees / General Aviation Landings	\$9,477	\$10,000	\$(523)	(5.2)%	
Non-Scheduled Flight Fees / Federal Express	\$9,563	\$22,500	\$(12,937)	(57.5)%	
Non-Scheduled Flight Fees / United Parcel Service	\$13,134	\$21,000	\$(7,866)	(37.5)%	
Subtotal Non-Scheduled Flight Fees	\$34,606	\$54,500	\$(19,893)	(36.5)%	[3]
Miscellaneous Income					
Miscellaneous / Miscellaneous	\$538	\$125	\$412	330.0%	
Miscellaneous / Employee Parking	\$3,930	\$4,500	\$(570)	(12.7)%	
Miscellaneous/Landline Boarding Fees	\$3,677	\$6,250	\$(2,573)	(41.2)%	
Miscellaneous / Advertising	\$13,704	\$13,250	\$454	3.4%	
Miscellaneous / Vending Commissions	\$3,438	\$3,250	\$188	5.8%	
Miscellaneous / Reimbursements	\$1,717	-	\$1,717	-	
Miscellaneous / Card Key Deposits	\$440	\$6,250	\$(5,810)	(93.0)%	

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Account	Actuals	2025 Budget	Δ	%	Notes
	FY-25	FY-25			
Miscellaneous / Reimbursement-Utilities	\$9,716	\$11,250	\$(1,534)	(13.6)%	
Subtotal Miscellaneous Income	\$37,159	\$44,875	\$(7,716)	(17.2)%	[4]
Rental Fees					
Rentals of Hangars & FBO					
Rentals of Hangars & FBO / ABHN Partnership	\$932	-	\$932	-	
Rentals of Hangars & FBO / Hgr #3 Admin Office	\$4,596	\$4,642	\$(46)	(1.0)%	
Rentals of Hangars & FBO / Fargo Air, Inc.	\$110	\$400	\$(290)	(72.5)%	
Rentals of Hangars & FBO / Fargo Jet Center	\$143,297	\$132,500	\$10,797	8.1%	[5]
Rentals of Hangars & FBO / J P Development NG Land	\$75,689	\$75,689	-	-	
Rentals of Hangars & FBO / Fargo Jet - Hangar #4	\$12,429	\$12,552	\$(123)	(1.0)%	
Rentals of Hangars & FBO / Tom Nagle Hangar	-	\$2,079	\$(2,079)	(100.0)%	
Rentals of Hangars & FBO / B. Ness Igloo / Hangar	-	\$261	\$(261)	(100.0)%	
Rentals of Hangars & FBO / Fargo Jet - Hangar #3	\$12,429	\$12,552	\$(123)	(1.0)%	
Rentals of Hangars & FBO / Schatz Fuel Flowage	\$300	\$500	\$(200)	(40.0)%	[6]
Rentals of Hangars & FBO / Group VI, LLC	\$9,352	-	\$9,352	-	
Rentals of Hangars & FBO / Group VI, LLC Fuel Flowage	\$1,788	\$2,500	\$(712)	(28.5)%	[7]
Rentals of Hangars & FBO / Spectrum Aeromed-Hangar#9	\$15,295	\$15,523	\$(227)	(1.5)%	
Rentals of Hangars & FBO / Fargo Aircraft Maint.	\$4,060	\$3,375	\$685	20.3%	
Rentals of Hangars & FBO / Fargo Aircraft Maintenance Fuel Farm Lease	-	\$44	\$(44)	(100.0)%	[8]
Rentals of Hangars & FBO / Century Holdings, LLC	\$693	-	\$693	-	[9]
Rentals of Hangars & FBO / 4 Suns, LLLP	\$12,680	-	\$12,680	-	[10]
Subtotal Rentals of Hangars & FBO	\$293,650	\$262,616	\$31,034	11.8%	
Building Rentals					
Building Rentals / Airport Gift Shop	\$33,705	\$32,000	\$1,705	5.3%	
Building Rentals / Avis Rent a Car	\$48,652	\$39,842	\$8,810	22.1%	[11]
Building Rentals / Budget Rent A Car	\$22,903	\$12,754	\$10,148	79.6%	[12]
Building Rentals / Hertz Rent A Car	\$71,872	\$54,605	\$17,267	31.6%	[13]
Building Rentals / National Car Rental	\$93,482	\$76,812	\$16,671	21.7%	[14]
Building Rentals / Enterprise Rent A Car	\$101,847	\$70,746	\$31,101	44.0%	[15]
Building Rentals / The Landline Company	\$491	\$491	\$-	-%	
Building Rentals / FAA Airways Facility	\$4,352	\$3,990	\$362	9.1%	
Building Rentals / NorthStar Insurance	\$5,264	\$5,371	\$(106)	(2.0)%	
Building Rentals / ARINC (Aeronautical Radio)	-	\$475	\$(475)	(100.0)%	[16]
Building Rentals / TSA - West Terminal	\$12,846	\$12,713	\$133	1.0%	
Building Rentals / Roger Tidd	\$461	\$467	\$(6)	(1.2)%	
Building Rentals / Spectrum Aeromed	\$11,789	\$11,965	\$(176)	(1.5)%	
Building Rentals / CBM-Sky Dine Service	\$86,605	\$73,016	\$13,588	18.6%	
Building Rentals / ND American Legion Aux	\$1,326	\$1,343	\$(17)	(1.2)%	
Building Rentals / Meadowlark Logistics	\$7,249	\$7,374	\$(125)	(1.7)%	
Building Rentals / American Legion Post #2	\$1,189	\$1,207	\$(18)	(1.5)%	
Building Rentals / Bucks Trading Co.	\$1,742	\$1,751	\$(9)	(0.5)%	
Subtotal Building Rentals	\$505,775	\$406,921	\$98,854	24.3%	
Rental of Expansion Area					
Rental Fees / Rental of Expansion Area	\$558	-	\$558	-	
Rental of Expansion Area / MDC Inc.	\$12,948	\$12,948	-	-	
Rental of Expansion Area / Auto-Bahn	-	\$593	\$(593)	(100.0)%	[17]
Rental of Expansion Area / Bernie Ness	-	\$166	\$(166)	(100.0)%	[18]
Rental of Expansion Area / Enterprise	-	\$151	\$(151)	(100.0)%	[19]

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Account	Actuals	2025 Budget	Δ	%	Notes
	FY-25	FY-25			
Rental of Expansion Area / Cass County	\$12,033	\$12,033	\$-	-%	
Rental of Expansion Area / UPS	\$16,509	\$13,796	\$2,713	19.7%	[20]
Rental of Expansion Area / BE Airport Property	\$2,560	\$2,560	\$-	-%	
Rental of Expansion Area / MDC Fargo 2 - Corporate Air	\$3,908	\$3,908	\$-	-%	
Subtotal Rental of Expansion Area	\$48,517	\$46,155	\$2,362	5.1%	
Parking Revenue / SP Plus	\$1,787,192	\$2,462,894	\$(675,702)	(27.4)%	[21]
Subtotal Rental Fees	\$2,635,134	\$3,178,586	\$(543,452)	(17.1)%	
Subtotal Non-Airline Revenues	\$2,706,899	\$3,277,961	\$(571,062)	(17.4)%	
Miscellaneous Revenue					
Interest Revenue					
Interest Revenue / Interest on Airport Funds	\$533,359	\$187,550	\$345,810	184.4%	[22]
Subtotal Interest Revenue	\$533,359	\$187,550	\$345,810	184.4%	
Subtotal Miscellaneous Revenue	\$533,359	\$187,550	\$345,810	184.4%	
Transfer					
Non Operating					
Non-Operating / Interest Income	\$1	-	\$1	-	
Subtotal Non Operating	\$1	-	\$1	-	
Subtotal Transfer	\$1	-	\$1	-	
Total Revenue	\$3,863,455	\$4,183,467	\$(320,012)	(7.6)%	[23]
Operational Expense					
Salaries					
Airport					
Public Airport / Full Time Staff	\$338,271	\$501,879	\$(163,608)	(32.6)%	[24]
Full Time Staff / Full Time - Overtime	\$42,097	\$60,000	\$(17,903)	(29.8)%	[25]
Full Time Staff / Full Time Banked Sick	-	\$6,750	\$(6,750)	(100.0)%	
Public Airport / Temporary/Seasonal	\$13,928	\$35,000	\$(21,072)	(60.2)%	
Temporary/Seasonal / PartTime Seasonal OT	-	\$4,000	\$(4,000)	(100.0)%	[26]
Subtotal Airport	\$394,296	\$607,629	\$(213,333)	(35.1)%	
Fire					
Full-Time Staff	\$164,599	\$196,375	\$(31,776)	(16.2)%	
Full Time Staff - Full Time - Overtime	\$3,244	\$15,000	\$(11,757)	(78.4)%	
OT Airfield Operations	-	\$2,500	\$(2,500)	(100.0)%	
Subtotal Fire	\$167,842	\$213,875	\$(46,033)	(21.5)%	
Police					
Public Airport Full Time Staff	\$63,293	\$128,782	\$(65,488)	(50.9)%	
Subtotal Police	\$63,293	\$128,782	\$(65,488)	(50.9)%	
Subtotal Salaries	\$625,432	\$950,286	\$(324,854)	(34.2)%	[27]
Employee Benefits					
Airport					
Employee Benefits / Health Insurance	\$39,627	\$58,250	\$(18,623)	(32.0)%	
Employee Benefits / Dental Insurance	\$1,882	\$3,000	\$(1,118)	(37.3)%	
Employee Benefits / Long Term Disability	\$910	\$1,500	\$(590)	(39.3)%	
Employee Benefits / Auto Allowance	\$367	\$500	\$(133)	(26.6)%	
Employee Benefits / FICA 6.2%	\$24,469	\$31,836	\$(7,367)	(23.1)%	
Employee Benefits / Medicare 1.45%	\$5,723	\$8,000	\$(2,277)	(28.5)%	
Pension Benefits / NDPERS Pension	\$25,089	\$36,250	\$(11,161)	(30.8)%	
Public Airport / Unemployment Compensation	-	\$2,500	\$(2,500)	(100.0)%	

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Municipal Airport Authority • YTD Budget vs. Actual •

Account	Actuals	2025 Budget	Δ	%	Notes
	FY-25	FY-25			
Public Airport / Workers Compensation	\$1,960	\$3,500	\$(1,540)	(44.0)%	
Subtotal Airport	\$100,027	\$145,336	\$(45,309)	(31.2)%	
Fire					
Employee Benefits - Health Insurance	\$29,171	\$34,750	\$(5,579)	(16.1)%	
Employee Benefits - Dental Insurance	\$973	\$1,250	\$(277)	(22.2)%	
Employee Benefits - Long Term Disability	\$406	\$750	\$(344)	(45.9)%	
Employee Benefits - FICA 6.2%	\$10,406	\$12,250	\$(1,844)	(15.1)%	
Employee Benefits - Medicare 1.45%	\$2,434	\$3,000	\$(566)	(18.9)%	
Pension Benefits - NDPERS Pension	\$16,784	\$20,000	\$(3,216)	(16.1)%	
Public Airport/Unemployment Compensation	-	\$375	\$(375)	(100.0)%	
Public Airport - Workers Compensation	\$2,132	\$5,000	\$(2,868)	(57.4)%	
Subtotal Fire	\$62,305	\$77,375	\$(15,070)	(19.5)%	
Subtotal Employee Benefits	\$162,332	\$222,711	\$(60,380)	(27.1)%	
Other Services					
Other Services Airport					
Other Services / Engineering Services	-	\$6,250	\$(6,250)	(100.0)%	
Other Services / Quality Testing	-	\$625	\$(625)	(100.0)%	
Other Services / Architectural Services	-	\$6,250	\$(6,250)	(100.0)%	
Other Services / Accounting Services	\$52,986	\$58,100	\$(5,114)	(8.8)%	
Other Services / Legal Services	\$4,900	\$19,500	\$(14,600)	(74.9)%	
Other Services / Security Services	\$48,853	\$125,000	\$(76,147)	(60.9)%	[28]
Other Services / Parking Management	\$293,465	\$345,256	\$(51,791)	(15.0)%	[29]
Other Services / Warranty Expense	\$2,551	\$2,551	-	-	
Other Service / Software Expense	\$3,710	\$3,710	-	-	
Other Services / Other Services	\$14,396	\$52,500	\$(38,104)	(72.6)%	
Subtotal Other Services Airport	\$420,861	\$619,742	\$(198,881)	(32.1)%	
Other Services Fire					
Other Services - Repair Services	-	\$7,500	\$(7,500)	(100.0)%	
Other Services - Other Services	\$2,094	\$3,750	\$(1,656)	(44.2)%	
Subtotal Other Services Fire	\$2,094	\$11,250	\$(9,156)	(81.4)%	
Subtotal Other Services	\$422,956	\$630,992	\$(208,036)	(33.0)%	
Utility Services					
Utility Services / Water and Sewer	\$11,557	\$11,500	\$57	0.5%	
Subtotal Utility Services	\$11,557	\$11,500	\$57	0.5%	
Cleaning Services					
Cleaning Services / Custodial Services	\$1,320	\$1,875	\$(555)	(29.6)%	
Cleaning Services / Garbage Pickup	\$4,336	\$4,000	\$336	8.4%	
Cleaning Services / Snow Clearing	\$7,275	\$16,250	\$(8,975)	(55.2)%	
Subtotal Cleaning Services	\$12,931	\$22,125	\$(9,194)	(41.6)%	
Repairs & Maintenance					
R&M Airport					
Repair and Maintenance / Building Repairs	\$29,733	\$60,250	\$(30,517)	(50.7)%	
Repair and Maintenance / General Equipment Repair	\$60,137	\$40,000	\$20,137	50.3%	[30]
Repair & Maintenance / Computer Equipment Repair	-	\$750	\$(750)	(100.0)%	
Repair and Maintenance / Maintenance Service Cont.	\$33,889	\$46,364	\$(12,475)	(26.9)%	[31]
Repair and Maintenance / Other Repairs	\$9,635	\$45,000	\$(35,365)	(78.6)%	
Subtotal R&M Airport	\$133,394	\$192,364	\$(58,969)	(30.7)%	
R&M Fire					

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Municipal Airport Authority • YTD Budget vs. Actual •

Account	Actuals	2025 Budget	Δ	%	Notes
	FY-25	FY-25			
Repair and Maintenance - General Equipment Repair	\$11,730	\$16,000	\$(4,270)	(26.7)%	
Subtotal R&M Fire	\$11,730	\$16,000	\$(4,270)	(26.7)%	
Subtotal Repairs & Maintenance	\$145,124	\$208,364	\$(63,240)	(30.4)%	
Rentals					
Rentals / Equipment & Vehicle Rent	\$302	\$5,625	\$(5,323)	(94.6)%	
Subtotal Rentals	\$302	\$5,625	\$(5,323)	(94.6)%	
Insurance					
Insurance Airport					
Insurance / Property Insurance	\$19,754	\$55,000	\$(35,246)	(64.1)%	[32]
Insurance / Automobile Liability	\$8,681	\$12,000	\$(3,319)	(27.7)%	[33]
Insurance / General Liability	\$99,289	\$100,000	\$(711)	(0.7)%	[34]
Subtotal Insurance Airport	\$127,724	\$167,000	\$(39,276)	(23.5)%	[35]
Insurance Fire					
Insurance - Automobile Liability	\$4,220	\$4,500	\$(280)	(6.2)%	[36]
Subtotal Insurance Fire	\$4,220	\$4,500	\$(280)	(6.2)%	
Subtotal Insurance	\$131,944	\$171,500	\$(39,556)	(23.1)%	
Communications					
Communications Airport					
Communications / Regular Phone Service	\$716	\$800	\$(84)	(10.5)%	
Communications / Cellular Phone Service	\$91	\$250	\$(159)	(63.6)%	
Communications / Radio Systems	-	\$250	\$(250)	(100.0)%	
Communications / Other Communications	-	\$750	\$(750)	(100.0)%	
Subtotal Communications Airport	\$807	\$2,050	\$(1,243)	(60.6)%	
Communications Fire					
Communications - Regular Phone Service	\$91	\$375	\$(284)	(75.7)%	
Subtotal Communications Fire	\$91	\$375	\$(284)	(75.7)%	
Subtotal Communications	\$898	\$2,425	\$(1,527)	(63.0)%	
Advertising & Printing					
A&P Airport					
Advertising / Legal Publications	-	\$500	\$(500)	(100.0)%	
Advertising / Other Communications	-	\$500	\$(500)	(100.0)%	
Printing & Publishing / Custom Printed Forms	-	\$250	\$(250)	(100.0)%	
Printing & Publishing / Printing, Binding, Rep.	\$249	\$75	\$174	232.0%	
Subtotal A&P Airport	\$249	\$1,325	\$(1,076)	(81.2)%	
Subtotal Advertising & Printing	\$249	\$1,325	\$(1,076)	(81.2)%	
Travel & Education					
Travel & Education Airport					
In State Travel / In State Travel Expense	\$312	\$625	\$(313)	(50.2)%	
Out of State Travel / Out of State Travel Exp	\$3,625	\$8,750	\$(5,126)	(58.6)%	
Education / Due & Membership Instate	\$2,700	\$1,736	\$964	55.5%	
Education / Dues / Membership Outstate	\$23,195	\$23,364	\$(169)	(0.7)%	
Education / Seminar & Conf. Instate	\$1,915	\$875	\$1,040	118.9%	
Education / Seminar & Conf. Outstate	\$1,355	\$3,700	\$(2,345)	(63.4)%	
Education / Reference Materials	\$415	\$2,250	\$(1,835)	(81.6)%	
Subtotal Travel & Education Airport	\$33,516	\$41,300	\$(7,784)	(18.8)%	
Travel & Education Fire					
In State Travel - In State Travel Expense	-	\$375	\$(375)	(100.0)%	
Out of State Travel - Out of State Travel Exp	-	\$3,750	\$(3,750)	(100.0)%	

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Municipal Airport Authority • YTD Budget vs. Actual •

Account	Actuals	2025 Budget	Δ	%	Notes
	FY-25	FY-25			
Education - Dues / Membership Outstate	-	\$375	\$(375)	(100.0)%	
Education - Seminar & Conf. Instate	\$275	\$1,000	\$(725)	(72.5)%	
Education - Seminar & Conf. Outstate	\$525	\$1,200	\$(675)	(56.3)%	
Education / Reference Materials	-	\$375	\$(375)	(100.0)%	
Subtotal Travel & Education Fire	\$800	\$7,075	\$(6,275)	(88.7)%	
Subtotal Travel & Education	\$34,316	\$48,375	\$(14,059)	(29.1)%	
General Supplies					
General Supplies Airport					
General Supplies / Office Supplies	\$780	\$925	\$(145)	(15.7)%	
General Supplies / Medical Supplies	\$166	\$500	\$(334)	(66.8)%	
General Supplies / General Supplies	\$49,103	\$155,000	\$(105,897)	(68.3)%	
General Supplies / Janitorial Supplies	\$26,709	\$33,500	\$(6,791)	(20.3)%	
General Supplies / Postage	\$245	\$750	\$(505)	(67.4)%	
Subtotal General Supplies Airport	\$77,002	\$190,675	\$(113,673)	(59.6)%	
General Supplies Fire					
General Supplies - Office Supplies	-	\$300	\$(300)	(100.0)%	
General Supplies - Medical Supplies	-	\$125	\$(125)	(100.0)%	
General Supplies - General Supplies	\$3,011	\$6,000	\$(2,989)	(49.8)%	
General Supplies - Janitorial Supplies	\$247	\$675	\$(428)	(63.4)%	
General Supplies - Postage	\$26	\$25	\$1	3.4%	
Subtotal General Supplies Fire	\$3,284	\$7,125	\$(3,841)	(53.9)%	
Subtotal General Supplies	\$80,287	\$197,800	\$(117,513)	(59.4)%	
Energy					
Energy Airport					
Energy / Gasoline	-	\$5,000	\$(5,000)	(100.0)%	
Energy / Diesel Fuel	\$17,515	\$27,500	\$(9,985)	(36.3)%	
Energy / Natural Gas	\$48,256	\$45,000	\$3,256	7.2%	
Energy / Electricity	\$111,506	\$118,750	\$(7,244)	(6.1)%	
Energy / Heating Oil	-	\$2,500	\$(2,500)	(100.0)%	
Subtotal Energy Airport	\$177,277	\$198,750	\$(21,473)	(10.8)%	
Energy Fire					
Energy - Gasoline	\$51	\$250	\$(199)	(79.6)%	
Energy Diesel Fuel	\$341	\$1,500	\$(1,159)	(77.3)%	
Energy / Propane	-	\$100	\$(100)	(100.0)%	
Subtotal Energy Fire	\$392	\$1,850	\$(1,458)	(78.8)%	
Subtotal Energy	\$177,669	\$200,600	\$(22,931)	(11.4)%	
Miscellaneous Expense					
Chemicals					
Chemicals / Salt / Gravel / Salt for Roads	\$41,983	\$135,000	\$(93,017)	(68.9)%	[37]
Chemicals / Salt / Gravel / Gravel & Aggregate	\$5,502	\$6,000	\$(498)	(8.3)%	
Subtotal Chemicals	\$47,485	\$141,000	\$(93,515)	(66.3)%	
Clothing Airport					
Clothing / Uniforms / Clothing	\$2,772	\$2,000	\$772	38.6%	
Subtotal Clothing Airport	\$2,772	\$2,000	\$772	38.6%	
Miscellaneous	\$214	\$800	\$(586)	(73.3)%	
Clothing Fire					
Clothing - Uniforms / Clothing	-	\$1,625	\$(1,625)	(100.0)%	
Subtotal Clothing Fire	-	\$1,625	\$(1,625)	(100.0)%	

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Municipal Airport Authority • YTD Budget vs. Actual •

Account	Actuals	2025 Budget	Δ	%	Notes
	FY-25	FY-25			
Subtotal Miscellaneous Expense	\$50,471	\$145,425	\$(94,954)	(65.3)%	
Capital Outlay					
Buildings/Improvements					
Buildings / Building Remodeling	-	\$3,000	\$(3,000)	(100.0)%	
Subtotal Buildings/Improvements	-	\$3,000	\$(3,000)	(100.0)%	
Capital Outlay Airport					
Capital Outlay / Machinery & Equipment	-	\$75,000	\$(75,000)	(100.0)%	[38]
Capital Outlay / Computer Equipment	-	\$1,750	\$(1,750)	(100.0)%	
Capital Outlay / Computer Software	\$226	\$750	\$(524)	(69.9)%	
Capital Outlay / Vehicles	-	\$12,500	\$(12,500)	(100.0)%	
Capital Outlay / Furniture & Fixtures	-	\$1,250	\$(1,250)	(100.0)%	
Capital Outlay / General Capital Outlay	\$6,701	\$25,000	\$(18,299)	(73.2)%	
Subtotal Capital Outlay Airport	\$6,927	\$116,250	\$(109,323)	(94.0)%	
Capital Outlay Fire					
Capital Outlay / Machinery & Equipment	-	\$5,000	\$(5,000)	(100.0)%	
Capital Outlay / Computer Equipment	\$2,610	\$750	\$1,860	248.0%	
Capital Outlay / Furniture & Fixtures	\$5,126	\$1,250	\$3,876	310.1%	
Capital Outlay / General Capital Outlay	-	\$12,500	\$(12,500)	(100.0)%	
Subtotal Capital Outlay Fire	\$7,736	\$19,500	\$(11,764)	(60.3)%	
Subtotal Capital Outlay	\$14,663	\$138,750	\$(124,087)	(89.4)%	
Special Assessments/DrainTaxes/Property Taxes					
Special Assessments Principal	-	\$25,000	\$(25,000)	(100.0)%	
Subtotal Special Assessments/DrainTaxes/Property Taxes	-	\$25,000	\$(25,000)	(100.0)%	
Technical Services Airport					
Technical Services / Communication	\$2,739	\$4,250	\$(1,511)	(35.5)%	
Technical Services / Computer Services	\$9,591	\$12,500	\$(2,909)	(23.3)%	
Technical Services / Marketing / Public Relat.	\$5,000	\$5,000	\$-	-	
Technical Services / Payroll Services	\$10,180	\$13,250	\$(3,071)	(23.2)%	
Technical Services / Banking Services	\$105	\$625	\$(520)	(83.2)%	
Subtotal Technical Services Airport	\$27,615	\$35,625	\$(8,010)	(22.5)%	
Technical Services Fire					
Technical Services - Communication	\$684	\$750	\$(66)	(8.8)%	
Technical Services - Computer Services	\$1,568	\$1,000	\$568	56.8%	
Technical Services - Payroll Service	\$3,692	\$6,250	\$(2,558)	(40.9)%	
Subtotal Technical Services Fire	\$5,944	\$8,000	\$(2,056)	(25.7)%	
Total Operational Expense	\$1,904,689	\$3,026,428	\$(1,121,739)	(37.1)%	
Operating Income	\$1,958,767	\$1,157,040	\$801,727	69.3%	[39]
Other Income & Expense					
Other Income					
Gain (Loss) on Investments	\$16,558	-	\$16,558	-	
Subtotal Other Income	\$16,558	-	\$16,558	-	
Total Other Income & Expense	\$16,558	-	\$16,558	-	
Net Income	\$1,975,325	\$1,157,040	\$818,285	70.7%	

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Notes

- [1] ARFF Reimbursement from airlines
- [2] Security reimbursement for the airlines for TSA required LEO (Fargo PD)
- [3] Slightly under budget, but no concerns
- [4] Slightly under budget, but no concerns
- [5]
- [6] Fuel Flowage will vary so will be over/ under budget depending on month
- [7] Fuel Flowage will vary so will be over/ under budget depending on month
- [8] EB needs to change- as customer makes 1x yr payment instead of monthly
- [9] Tom Nagle Hangar, changed to Century Holdings, no current budget
- [10] No current budget- new this year
- [11] Over Budget (Estimated mthly budget % based on 2024 income over mth x mth)
- [12] Over Budget (Estimated mthly budget % based on 2024 income over mth x mth)
- [13] Over Budget (Estimated mthly budget % based on 2024 income over mth x mth)
- [14] Over Budget (Estimated mthly budget % based on 2024 income over mth x mth)
- [15] Over Budget (Estimated mthly budget % based on 2024 income over mth x mth)
- [16] Will adj budget as they pay 1x per year
- [17] Paying full in Sept- will adj budget
- [18] Paying full in July- will adj budget

Notes

- [19] Paying full in July- will adj budget
- [20]
- [21] Under Budget (Estimated mthly budget % based on 2024 income over mth x mth).
- [22] Over budget but will drop as we continue to use cash reserves and interest rate drops
- [23] Parking is the majority issue why income is less than budgeted (is to be expected)
- [24] Budgeted positions not yet filled
- [25] Overtime is being kept lower than budget
- [26]
- [27] Budgeted positions not yet filled
- [28] Primary adjustment due to budgeted increase for screening of employees; change has been delayed
- [29] EB will adjust next month same % used for budgeted income is used for mgmt expenses
- [30] \$9K Repair Reel Issue Unit #2/ \$3500 Brake Exhaust Unit #20/ \$3100 TeeJet Strainer/ \$10K Snow EQ
- [31] \$20K Otis Elevator Annual Service Contract
- [32] Renewal of Equipment Floater Policy
- [33] Renewal of Auto (Bell Bank)
- [34] Renewal of Governance & Cyber Liability, Airport Liability Coverage
- [35] Annual Insurance Premiums- Renewal
- [36] Renewal of Auto Policy

Notes

- [37] Purchase of De-Icing from Hawkins
- [38] **Will review and budget when EQ is actually coming and not over 12 months
- [39] Above Budget for month ending February

**Municipal Airport Authority
Balance Sheet Close Month**

Account	Actuals			
	Mar-25	Mar-24	Δ	%
Assets				
Current Assets				
Bank Accounts				
Operating	\$54,990,590	\$33,794,866	\$21,195,723	39%
Cash & Cash Equivalents / PFC Account	\$234,710	\$198,999	\$35,712	15%
Capital Accounts	\$5,932,951	\$5,696,746	\$236,206	4%
Bond/Reserve Fund for BND Loan	\$365,269	-	\$365,269	100%
Subtotal Bank Accounts	\$61,523,520	\$39,690,610	\$21,832,910	35%
Other Current Assets				
Accounts Receivable, net	\$4,902,536	\$5,884,660	\$(982,124)	(20)%
PFM Investments	\$4,897,339	\$18,737,148	\$(13,839,809)	(283)%
Interest Receivable	\$132,408	\$186,298	\$(53,890)	(41)%
ST Lease Receivable [GASB 87]	\$882,834	\$1,056,630	\$(173,796)	(20)%
Due From Other Funds - Enterprise Funds	\$-	\$-	-	-
Deferred Outflow - Pensions	\$1,718,854	\$2,682,853	\$(963,999)	(56)%
Prepaid Expenses and Other	\$294,233	\$118,112	\$176,121	60%
Taxes Receivable	\$17,108	\$14,080	\$3,028	18%
Subtotal Other Current Assets	\$12,845,313	\$28,679,780	\$(15,834,468)	(123)%
Subtotal Current Assets	\$74,368,832	\$68,370,391	\$5,998,442	8%
Fixed Assets				
Fixed Assets	\$224,521,302	\$207,470,362	\$17,050,940	8%
Accumulated Depreciation	\$(46,922,815)	\$(69,538,647)	\$22,615,832	(48)%
Subtotal Fixed Assets	\$177,598,487	\$137,931,715	\$39,666,772	22%
Other Assets				
LT Lease Receivable [GASB 87]	\$5,849,949	\$5,619,334	\$230,615	4%

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Account	Actuals			
	Mar-25	Mar-24	Δ	%
Subtotal Other Assets	\$5,849,949	\$5,619,334	\$230,615	4%
Total Assets	\$257,817,268	\$211,921,439	\$45,895,829	18%
Liabilities				
Current Liabilities				
Accounts Payable	\$2,650,909	\$1,188,645	\$1,462,264	55%
Payroll Liabilities	\$264,915	\$231,998	\$32,917	12%
Deferred Inflows	\$6,412,178	\$6,511,585	\$(99,407)	(2)%
Net Pension Liability	\$2,050,497	\$2,076,855	\$(26,358)	(1)%
Deferred Inflows - Pension	\$1,237,137	\$1,847,822	\$(610,685)	(49)%
Net OPEB Liability / NDPERS OPEB	\$107,635	\$117,254	\$(9,619)	(9)%
Accrued Interest	\$79,525	-	\$79,525	100%
Current Portion of LT Debt	\$666,970	-	\$666,970	100%
Subtotal Current Liabilities	\$13,469,766	\$11,974,159	\$1,495,607	11%
Long Term Liabilities				
ND Legacy Infrastructure Loan - Garage	\$25,031,579	-	\$25,031,579	100%
Less Current Portion of LT Debt	\$(666,970)	-	\$(666,970)	100%
Subtotal Long Term Liabilities	\$24,364,609	-	\$24,364,609	100%
Total Liabilities	\$37,834,376	\$11,974,159	\$25,860,216	68%
Equity				
Contributed Capital / City of Fargo	\$4,154,569	\$4,154,569	-	-
Contributed Capital / FAA Grant in Aid	\$31,546,834	\$31,546,834	-	-
Contributed Capital / FAA Surplus Property	\$1,750	\$1,750	-	-
Contributed Capital / ND State Aeronautics	\$1,941,229	\$1,941,229	-	-
Contributed Capital / ND Air Guard Grant Aid	\$455,976	\$455,976	-	-
Contributed Capital / Other Govts	\$232,109	\$232,109	-	-
Retained Earnings	\$178,671,046	\$156,273,922	\$22,397,124	13%
Net Income	\$2,979,380	\$5,340,891	\$(2,361,511)	(79)%

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Municipal Airport Authority • Balance Sheet Close Month •

Account	Actuals			
	Mar-25	Mar-24	Δ	%
Total Equity	\$219,982,893	\$199,947,280	\$20,035,613	9%
Total Liabilities & Equity	\$257,817,268	\$211,921,439	\$45,895,829	18%

Municipal Airport Authority
Cash Schedule - Annual

Current year only shows most recent closed month through the rest of the year.

Name	Forecast						
	FY-25	FY-26	FY-27	FY-28	FY-29	FY-30	FY-31
Cash Rollforward							
Beginning Cash Balance	\$61,523,519	\$44,034,446	\$39,791,927	\$38,811,891	\$43,984,442	\$47,964,654	\$38,838,319
Operating Cash Flow							
Revenues	\$12,884,670	\$16,287,894	\$16,342,477	\$16,783,298	\$17,237,253	\$17,543,879	\$17,380,123
Operating Expenses	\$(28,640,929)	\$(10,579,994)	\$(10,757,586)	\$(11,057,139)	\$(11,388,853)	\$(11,730,518)	\$(12,082,434)
Subtotal Operating Cash Flow	\$(15,756,259)	\$5,707,899	\$5,584,891	\$5,726,159	\$5,848,401	\$5,813,361	\$5,297,689
Capital							
Funding Sources							
AIP Entitlement	\$3,968,952	\$3,409,869	\$3,614,778	\$3,830,000	\$4,030,000	\$4,030,000	-
AIG	\$6,013,894	\$3,919,643	-	-	-	-	-
ATP	\$15,765,657	\$10,950,000	-	-	-	-	-
North Dakota Grants/Allocations/Prairie Dog	\$31,311,725	\$15,098,412	-	-	-	-	-
Passenger Facility Charges	\$1,789,097	\$2,472,903	\$2,557,229	\$2,644,430	\$2,734,605	\$2,827,855	\$2,924,285
Tax Levy / State Airline Carrier Tax	\$205,054	\$1,677,456	\$1,772,431	\$1,872,867	\$1,979,082	\$2,091,409	\$2,210,201
Subtotal Funding Sources	\$59,054,379	\$37,528,282	\$7,944,437	\$8,347,297	\$8,743,687	\$8,949,264	\$5,134,486
Debt and Investment Transfers							
Investment Transfers to Cash	\$2,638,821	\$2,388,621	-	-	-	-	-
Additional Debt for Airport Capital Projects	-	-	\$31,137,479	\$(2,587,562)	\$(2,587,562)	\$(2,587,562)	\$(2,587,562)
ND Legacy Infrastructure Loan	\$13,011,562	\$(2,322,108)	\$(2,290,724)	\$(2,259,340)	\$(2,227,956)	\$(2,196,572)	\$(2,165,189)
Subtotal Debt and Investment Transfers	\$15,650,383	\$66,514	\$28,846,756	\$(4,846,902)	\$(4,815,518)	\$(4,784,134)	\$(4,752,750)
Capital Improvement Program Expenditures	\$(76,437,585)	\$(47,545,226)	\$(43,356,132)	\$(4,054,016)	\$(5,796,370)	\$(19,104,837)	\$(28,500,000)
Subtotal Capital	\$(1,732,823)	\$(9,950,430)	\$(6,564,939)	\$(553,620)	\$(1,868,201)	\$(14,939,707)	\$(28,118,264)
Ending Cash Balance	\$44,034,445	\$39,791,926	\$38,811,890	\$43,984,441	\$47,964,653	\$38,838,318	\$16,017,755
Cash (Check Figure)	\$44,034,447	\$39,791,928	\$38,811,892	\$43,984,443	\$47,964,655	\$38,838,320	\$16,017,757

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Municipal Airport Authority • Cash Schedule - Annual •

Name	Forecast						
	FY-25	FY-26	FY-27	FY-28	FY-29	FY-30	FY-31
Cash Breakout							
Accounts							
Operating	\$40,974,561	\$33,007,445	\$12,513,795	\$12,534,872	\$13,016,026	\$13,616,864	\$6,186,235
Cash & Cash Equivalents / PFC Account	\$2,023,807	\$1,960,312	\$1,981,143	\$2,089,176	\$2,287,384	\$5,115,239	\$8,039,524
Capital Accounts							
Cash & Cash Equivalents / Capital Construction Acct	\$317,218	\$3,752,007	\$22,891,486	\$27,581,625	\$30,882,476	\$18,327,447	\$13,229
Bank of North Dakota	\$289	\$289	\$289	\$289	\$289	\$289	\$289
Subtotal Capital Accounts	\$317,507	\$3,752,296	\$22,891,775	\$27,581,914	\$30,882,765	\$18,327,736	\$13,518
Bond/Reserve Fund for BND Loan	\$718,572	\$1,071,875	\$1,425,178	\$1,778,481	\$1,778,481	\$1,778,481	\$1,778,481
Subtotal Accounts	\$44,034,447	\$39,791,928	\$38,811,892	\$43,984,443	\$47,964,655	\$38,838,320	\$16,017,757

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Municipal Airport Authority Capital Detail

Q4-23 includes all prior activity.

Name	Forecast									
	FY-23	FY-24	FY-25	FY-26	FY-27	FY-28	FY-29	FY-30	FY-31	Dec'23 - Dec'31
Terminal Expansion										
Federal Inflows										
AIG Funds - 2022	-	\$4,812,705	\$6,461,493	-	-	-	-	-	-	\$11,274,198
AIG Funds - 2025	-	-	\$3,919,643	-	-	-	-	-	-	\$3,919,643
AIG Funds - 2026	-	-	-	\$3,919,643	-	-	-	-	-	\$3,919,643
AIP Entitlements - 2024	-	\$3,864,254	\$99,083	-	-	-	-	-	-	\$3,963,337
AIP Entitlements - 2025	-	-	\$3,409,869	-	-	-	-	-	-	\$3,409,869
AIP Entitlements - 2026 (1 yr px and 1 year cargo) - 2026	-	-	-	\$3,409,869	-	-	-	-	-	\$3,409,869
Federal ATP 2026- Competitive	-	-	-	\$7,000,000	-	-	-	-	-	\$7,000,000
ATP Funds - 2024	-	\$879,194	\$6,670,806	\$2,450,000	-	-	-	-	-	\$10,000,000
ATP Funds - 2025 (Cold Wx Conditions Exemption)	-	-	\$2,000,000	-	-	-	-	-	-	\$2,000,000
Subtotal Federal Inflows	-	\$9,556,153	\$22,560,894	\$16,779,512	-	-	-	-	-	\$48,896,559
Other Inflows										
ND Aeronautics	\$2,000,000	\$821,340	\$1,178,660	-	-	-	-	-	-	\$4,000,000
ND - Local Match 2	-	\$267,373	\$358,417	-	-	-	-	-	-	\$625,790
ND - Local Match 4	-	\$23,137	\$240,021	-	-	-	-	-	-	\$263,158
State Direct Allocation	-	-	\$30,000,000	\$15,000,000	-	-	-	-	-	\$45,000,000
Subtotal Other Inflows	\$2,000,000	\$1,111,850	\$31,777,098	\$15,000,000	-	-	-	-	-	\$49,888,948
Outflows										
Terminal Expansion										
Terminal Design	\$7,852,069	\$867,557	-	-	-	-	-	-	-	\$8,719,626
Pre-Construction Services	\$165,140	\$146,551	-	-	-	-	-	-	-	\$311,691
Terminal GMP #1 - Elevator	-	\$688,557	\$81,114	-	-	-	-	-	-	\$769,671
Terminal GMP #2 - Structural	-	\$8,310,132	\$7,747,026	\$1,702,274	-	-	-	-	-	\$17,759,432
Return Overpayment from State Grant	-	-	\$80,000	\$920,000	-	-	-	-	-	\$1,000,000
Terminal GMP #3 - Expansion (Combined 3 & 4)	-	\$2,918,754	\$36,987,608	\$10,365,798	\$761,473	-	-	-	-	\$51,033,633
Terminal GMP #5 - Renovations	-	-	\$6,823,272	\$14,443,422	\$4,670,549	-	-	-	-	\$25,937,243
Parking Ramp GMP #4 Skyway	-	-	\$2,034,740	\$2,883,251	\$535,028	-	-	-	-	\$5,453,019
Skyway - Design	-	\$185,000	-	-	-	-	-	-	-	\$185,000
Terminal GMP #6 - Additional Lanes	-	-	\$739,581	\$82,176	-	-	-	-	-	\$821,757

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Municipal Airport Authority • Capital Detail •

Forecast

Name	FY-23	FY-24	FY-25	FY-26	FY-27	FY-28	FY-29	FY-30	FY-31	Dec'23 - Dec'31
Construction admin Skyway (TL Storh) Arch/ Engineering Servi	-	-	\$128,377	-	-	-	-	-	-	\$128,377
Construction Admin	-	\$618,225	\$1,109,299	\$1,360,000	\$407,795	-	-	-	-	\$3,495,320
Construction & Owner Contingencies/Other Soft Costs	\$43,420	\$339,793	\$2,211,713	\$1,407,177	\$28,212	-	-	-	-	\$4,030,315
Furniture	-	-	\$2,321,043	-	-	-	-	-	-	\$2,321,043
Subtotal Terminal Expansion	\$8,060,629	\$14,074,569	\$60,263,774	\$33,164,097	\$6,403,057	-	-	-	-	\$121,966,126
Subtotal Outflows	\$8,060,629	\$14,074,569	\$60,263,774	\$33,164,097	\$6,403,057	-	-	-	-	\$121,966,126
Parking Garage										
Outflows										
Parking Ramp - Design	\$121,425	\$1,673,575	\$205,000	-	-	-	-	-	-	\$2,000,000
PreConstruction Services	-	\$116,000	-	-	-	-	-	-	-	\$116,000
Parking Ramp GMP #1 - Precast	-	\$19,029,139	\$19,042,878	-	-	-	-	-	-	\$38,072,018
PCI#0001 Adding Ventilated metal Screening to North/West Ele	-	-	\$644,049	-	-	-	-	-	-	\$644,049
Bell Bank-Parking Design-Builders Risk Policy	-	\$40,075	-	-	-	-	-	-	-	\$40,075
Soft Costs - Parking Ramp and Skyway	\$201	\$87,986	\$3,105,398	-	-	-	-	-	-	\$3,193,585
Subtotal Outflows	\$121,626	\$20,946,775	\$22,997,325	-	-	-	-	-	-	\$44,065,726
Apron Exp & Glycol										
Inflows										
Federal Discretionary 2024 - Competitive	-	-	\$8,538,478	-	-	-	-	-	-	\$8,538,478
Subtotal Inflows	-	-	\$8,538,478	-	-	-	-	-	-	\$8,538,478
Outflows										
Engineering Design (Mead and Hunt)	\$152,643	\$312,534	-	-	-	-	-	-	-	\$465,177
Phase 1 Glycol Pumpstation & Forcemain Projects	-	-	\$4,638,390	-	-	-	-	-	-	\$4,638,390
Phase 1- Construction (Gate Area)	-	\$256,059	\$8,600,062	-	-	-	-	-	-	\$8,856,121
Phase 2- Construction (Deicing Area)	-	-	\$3,857,820	-	-	-	-	-	-	\$3,857,820
Phase 2 Glycol & Forcemain Construction	-	\$1,000	\$805,500	-	-	-	-	-	-	\$806,500
Phase 2 Glycol Pump Station & Forcemain	-	-	\$750,000	-	-	-	-	-	-	\$750,000
Glycol Pump Station & Forcemain- Construction CA/ CE	-	-	\$100,000	-	-	-	-	-	-	\$100,000
Construction Admin (Mead and Hunt)	-	\$12,241	\$711,629	\$95,081	-	-	-	-	-	\$818,951
Subtotal Outflows	\$152,643	\$581,834	\$19,463,401	\$95,081	-	-	-	-	-	\$20,292,959
Apron Rehab										
Inflows										
AIP Entitlements (2 year cargos) - 2025	-	-	\$460,000	-	-	-	-	-	-	\$460,000
AIP Discretionary Funds - 2025	-	-	\$4,000,000	-	-	-	-	-	-	\$4,000,000

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Municipal Airport Authority • Capital Detail •

Name	Forecast									
	FY-23	FY-24	FY-25	FY-26	FY-27	FY-28	FY-29	FY-30	FY-31	Dec'23 - Dec'31
ND - Local Match 9	-	-	\$581,111	\$196,823	-	-	-	-	-	\$777,934
AIP Discretionary Funds- 2026	-	-	-	\$10,000,000	-	-	-	-	-	\$10,000,000
Subtotal Inflows	-	-	\$5,041,111	\$10,196,823	-	-	-	-	-	\$15,237,934
Outflows										
Existing Terminal Apron Rehabilitation - Design	-	\$1,500	\$794,600	-	-	-	-	-	-	\$796,100
Existing Terminal Apron Rehabilitation - Ph 1 Construct	-	-	-	\$11,622,222	-	-	-	-	-	\$11,622,222
Existing Terminal Apron Rehabilitation - Ph 2 Construct	-	-	-	\$500,000	\$5,102,778	-	-	-	-	\$5,602,778
Subtotal Outflows	-	\$1,500	\$794,600	\$12,122,222	\$5,102,778	-	-	-	-	\$18,021,100
Other Capital Projects										
Other Airport Project Inflows										
#57 2023-2025 Biennium Fed North GA Apron Expansion	\$6,499,517	\$3,092,739	\$18,801	-	-	-	-	-	-	\$9,611,057
#57 State Grant	\$344,651	\$188,252	\$1,045	-	-	-	-	-	-	\$533,948
Emergency Repair to A1 Taxiway	-	-	\$14,596	-	-	-	-	-	-	\$14,596
South Access Road Realignment	-	-	\$97,407	-	-	-	-	-	-	\$97,407
2027-2031 Unidentified Funding	-	-	\$7,313,613	\$2,321,407	\$31,872,798	\$4,054,016	\$5,796,370	\$19,104,837	\$28,500,000	\$98,963,041
Subtotal Other Airport Project Inflows	\$6,844,168	\$3,280,991	\$7,445,462	\$2,321,407	\$31,872,798	\$4,054,016	\$5,796,370	\$19,104,837	\$28,500,000	\$109,220,049
Other Airport Project Outflows										
2023 North GA Apron Expansion/Perimeter Reconstruction	\$8,042,182	\$3,522,721	\$450,655	-	-	-	-	-	-	\$12,015,558
2024 Electrical Vault & Lighting Replacement	-	\$530,706	\$424,382	-	-	-	-	-	-	\$955,088
2024 South GA Pavement Marking	-	\$406,200	-	-	-	-	-	-	-	\$406,200
2024 South Perimeter Road Realignment	-	\$194,284	-	-	-	-	-	-	-	\$194,284
2024 GSE Pavement	-	\$78,038	-	-	-	-	-	-	-	\$78,038
2024 SRE Acquisition	-	-	\$2,114,629	-	-	-	-	-	-	\$2,114,629
2025 ATC/Electrical Vault	-	-	\$148,921	-	-	-	-	-	-	\$148,921
2025 South GA EA	-	-	\$500,000	-	-	-	-	-	-	\$500,000
2025 Pavement Rehabilitation - Runway 18-36	-	-	\$772,500	-	-	-	-	-	-	\$772,500
2025 Pavement Rehabilitation - Cargo Apron	-	-	\$103,000	-	-	-	-	-	-	\$103,000
2025 Concrete Rehab/Replace Bravo/Delta Taxiway Intersect	-	\$20,300	-	-	-	-	-	-	-	\$20,300
2025 South GA Apron Expansion Design Services	-	-	\$61,600	-	-	-	-	-	-	\$61,600
2026 Runway 9-27 Extension & Widening Justification Study	-	-	-	\$106,090	-	-	-	-	-	\$106,090
2026 SRE Acquisition - PFC 2026	-	-	-	\$1,060,090	-	-	-	-	-	\$1,060,090
2025 Taxiway C Upgrade	-	-	\$39,758	-	-	-	-	-	-	\$39,758
2027 North GA Apron Expansion/Perimeter Road - Schedule 2	-	-	-	-	\$6,602,121	-	-	-	-	\$6,602,121
2027 Runway 9-27 Environmental Assessment	-	-	-	-	\$1,092,727	-	-	-	-	\$1,092,727
2027 Runway 36 Special Authorization CAT III	-	-	-	-	\$4,498,216	-	-	-	-	\$4,498,216

Management is responsible for review and approval of all assumptions and drivers used in the calculation of this forecast. No CPA provides any assurance over these financial statements.

Municipal Airport Authority • Capital Detail •

Name	Forecast									
	FY-23	FY-24	FY-25	FY-26	FY-27	FY-28	FY-29	FY-30	FY-31	Dec'23 - Dec'31
2027 South GA Pavement Reconstruction/Rehab	-	\$32,860	-	-	\$16,937,269	-	-	-	-	\$16,970,129
2027 South GA Pavement Rehab/Soil Mitigation	-	-	-	\$1,092,727	-	-	-	-	-	\$1,092,727
2027 South GA Pavement Markings	-	-	-	-	\$536,364	-	-	-	-	\$536,364
2027 Public Parking Lots - Mill & Overlay	-	-	-	-	\$2,183,600	-	-	-	-	\$2,183,600
2028 Rwy 9-27 Extension & Widening	-	-	-	-	-	\$4,054,016	-	-	-	\$4,054,016
2029 Rwy 9-27 Extension & Widening	-	-	-	-	-	-	\$5,796,370	-	-	\$5,796,370
2030 Rwy 9-27 Extension & Widening	-	-	-	-	-	-	-	\$19,104,837	-	\$19,104,837
2031 Rwy 9-27 Extension & Widening	-	-	-	-	-	-	-	-	\$25,000,000	\$25,000,000
2031 North GA Taxi Lane Extensions	-	-	-	-	-	-	-	-	\$1,000,000	\$1,000,000
2031 Pavement Rehab	-	-	-	-	-	-	-	-	\$1,000,000	\$1,000,000
2031 Pavement Marking	-	-	-	-	-	-	-	-	\$500,000	\$500,000
2031 SRE Acquisition	-	-	-	-	-	-	-	-	\$1,000,000	\$1,000,000
Subtotal Other Airport Project Outflows	\$8,042,182	\$4,785,108	\$4,615,445	\$2,258,907	\$31,850,297	\$4,054,016	\$5,796,370	\$19,104,837	\$28,500,000	\$109,007,163
Other Parking Outflows										
Interim Parking Facilities & Shuttling	-	-	\$530,000	-	-	-	-	-	-	\$530,000
Passenger Boarding Bridge 4	-	\$138,262	-	-	-	-	-	-	-	\$138,262
Subtotal Other Parking Outflows	-	\$138,262	\$530,000	-	-	-	-	-	-	\$668,262
Other Equipment Inflows										
Other Equipment Capital Inflows (Line Item)	-	-	2,114,629	-	-	-	-	-	-	2,114,629
Subtotal Other Equipment Inflows	-	-	2,114,629	-	-	-	-	-	-	2,114,629
Other Funding Sources										
Unassigned Inflows										
Federal AIP Guaranteed Entitlements 2027	-	-	-	-	\$3,384,778	-	-	-	-	\$3,384,778
Federal AIP Guaranteed Entitlements 2028	-	-	-	-	-	\$3,600,000	-	-	-	\$3,600,000
Federal AIP Guaranteed Entitlements 2029	-	-	-	-	-	-	\$3,800,000	-	-	\$3,800,000
Federal AIP Guaranteed Entitlements 2030	-	-	-	-	-	-	-	\$3,800,000	-	\$3,800,000
Federal AIP Guaranteed Entitlements 2031	-	-	-	-	-	-	-	-	\$3,800,000	\$3,800,000
Federal AIP Guaranteed Cargo 2027	-	-	-	-	\$230,000	-	-	-	-	\$230,000
Federal AIP Guaranteed Cargo 2028	-	-	-	-	-	\$230,000	-	-	-	\$230,000
Federal AIP Guaranteed Cargo 2029	-	-	-	-	-	-	\$230,000	-	-	\$230,000
Federal AIP Guaranteed Cargo 2030	-	-	-	-	-	-	-	\$230,000	-	\$230,000
Federal AIP Guaranteed Cargo 2031	-	-	-	-	-	-	-	-	\$230,000	\$230,000
PFC 2025 - #10	-	-	-	\$2,536,398	\$2,536,398	\$2,536,398	\$2,536,398	-	-	\$10,145,590
Subtotal Unassigned Inflows	-	-	-	\$2,536,398	\$6,151,176	\$6,366,398	\$6,566,398	\$4,030,000	\$4,030,000	\$29,680,368
Summaries										

Management is responsible for review and approval of all assumptions and drivers used in the calculation of this forecast. No CPA provides any assurance over these financial statements.

Municipal Airport Authority • Capital Detail •

Forecast

Name	FY-23	FY-24	FY-25	FY-26	FY-27	FY-28	FY-29	FY-30	FY-31	Dec'23 - Dec'31
Total Terminal Projects										
Federal Guaranteed (AIG)	-	\$4,812,705	\$10,381,136	\$3,919,643	-	-	-	-	-	\$19,113,484
Federal Guaranteed (AIP)	-	\$3,864,254	\$3,968,952	\$3,409,869	-	-	-	-	-	\$11,243,075
Federal Competitive (Awarded)	-	\$879,194	\$17,209,284	\$2,450,000	-	-	-	-	-	\$20,538,478
Federal Competitive (Not Awarded)	-	-	\$4,000,000	\$17,000,000	-	-	-	-	-	\$21,000,000
State (Awarded)	\$2,000,000	\$1,111,850	\$31,777,098	\$15,000,000	-	-	-	-	-	\$49,888,948
State (Not Awarded)	-	-	\$581,111	\$196,823	-	-	-	-	-	\$777,934
Subtotal Total Terminal Projects	\$2,000,000	\$10,668,002	\$67,917,582	\$41,976,335	-	-	-	-	-	\$122,561,919
Total Other Projects										
Federal Guaranteed (AIP)-Other	-	-	-	-	\$3,614,778	\$3,830,000	\$4,030,000	\$4,030,000	-	\$15,504,778
State (Awarded)-Other	\$6,844,168	\$3,288,513	\$131,849	-	-	-	-	-	-	\$10,264,530
Unidentified	-	-	\$7,313,613	\$2,321,407	\$31,872,798	\$4,054,016	\$5,796,370	\$19,104,837	\$28,500,000	\$98,963,041
Subtotal Total Other Projects	\$6,844,168	\$3,288,513	\$7,445,462	\$2,321,407	\$35,487,576	\$7,884,016	\$9,826,370	\$23,134,837	\$28,500,000	\$124,732,349

Management is responsible for review and approval of all assumptions and drivers used in the calculation of this forecast. No CPA provides any assurance over these financial statements.

2024-2027 Forecast - Assumptions and Drivers

561 - Operations

2024 and 2025 were entered according to the related budget (except for Interest income which was calculated from the account balances and interest expense which is calculated based on anticipated loans)

2026 and future periods used the following assumptions:

Revenue Assumptions

Name		Value
Rental Fee Growth	%	2.00
Other Operating Revenue Growth	%	2.00
Flight Fee Growth	%	2.00
Property Tax Growth	%	5.80
Parking Increase Remainder	%	3.00
PFC Growth	%	3.41
Percentage of Competitive Grants Received	%	50.00
2024 interest % on savings	%	5.00
2025 interest % on savings	%	4.00
2026 & forward interest % on savings	%	3.00
Parking Increase (Year 1)	%	9.60
Parking Increase Post Completion	%	31.00
2025 Taxes	\$	-
2024 Taxes	\$	1,526,258.00
Enplanement Growth	%	3.41

Expense Assumptions

Name		Value
Inflation	%	3
Wage Increases	%	3

Management is responsible for review and approval of all assumptions and drivers used in the calculation of this forecast. No CPA provides any assurance over these financial statements.

2024-2027 Forecast - Assumptions and Drivers

Parking management expenses were projected based on 2024 parking management expenses as a percentage of parking revenue.

Employee Benefits were projected for 2026-2027 based on historical average percentage of wages.

563 - Airport Construction

Construction was input into the model based on the Cash Flow Model provided by Monica Weddle of Leibowitz-Horton on 2/2/24, modified by Outsourced CFO for changes since then, excluding the cash reserves

Other line items incorporated from the 2024 -2025 budget were as follows, including interest, foreign trade zone income and expense, state/airline tax, property taxes, repairs and maintenance, and marketing expenses.

Future Property tax growth was projected for future years using 5.8% growth (see above) based on average property value increases as obtained from the City Assessor of Fargo.

569 - Parking Improvements

Construction was input into the model based on the Cash Flow Model provided by Monica Weddle of Leibowitz-Horton on 2/2/24, updated by Outsourced CFO for changes in timeline and bids since then, excluding the cash reserves

Other line items incorporated from the 2024-2025 budget included interest income.

Balance Sheet Assumptions

All activity for class 569 (parking improvements) and activity related to the draws of the ND Legacy Infrastructure Loan was assumed to use the Bank of North Dakota bank account.

All activity for Class 563 (airport improvements) and activity related to the draw of additional terminal debt was assumed to use the C&I cash account.

Transfers from savings, investments, and operating cash were reflected to keep the capital accounts funded based on construction needs.

Terms of the loans are as follows:

ND Legacy Infrastructure Loan - \$40,000,000 loan drawn in installments as needed, 2% interest, 30-year term, payments 2 times per year in accordance with the agreement.

Additional Debt for Capital Projects - \$32M drawn in 2027, 5.25% interest, 20-year term



Municipal Airport Authority of the City of Fargo
POTENTIAL CHANGE ITEM # 0021

05/06/25

Description: Skyway ASIs 1, 2, & 3

Funding Source (Type):

Change Order

Item	Description	Quantity	Unit	\$ / Unit	Totals
1	Hector Terminal Reno & Expansion				
2	Subcontractor				
3	American Door Works - 101116-0043 - ASI #3	1	LS	\$ 63,718.00	\$ 63,718.00
4	American Structural Metals Inc - 101116-0046 - ASI #1	1	LS	-\$ 27,112.00	-\$ 27,112.00
5	Fargo Glass & Paint Company - 101116-0025 - ASI #1 & 2	1	LS	\$ 445,840.00	\$ 445,840.00
6	Forks Lath & Plaster Inc - 101116-0030 - Gypsum Wallboard - Installation & Taping	1	LS	\$ 18,645.00	\$ 18,645.00
7	McGough Demolition - 101116-0007 - ASI #1 & 2	1	LS	-\$ 17,993.00	-\$ 17,993.00
8	Superior Electric of Fargo LLC - 101116-0044 - ASI #3	1	LS	\$ 7,525.32	\$ 7,525.32
9					
10					
11					
Subtotal					\$ 490,623.32
Markups					
	Hector Terminal Reno & Expansion				
	Bond (.75%)	0.75 %	%		\$ 3,908.99
	SDI (1.2%)	1.20 %	%		\$ 6,103.40
	GL (.95%)	0.95 %	%		\$ 4,847.36
	Fee (4%)	4.00 %	%		\$ 19,624.93
Total Construction Cost					\$ 525,108.00

McGough

Mead & Hunt

Date

Date

Owner

Date



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

12

This Final Guaranteed Maximum Price Amendment 7 (for GMP 6), dated the 9th day of May in the year 2025, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 9th day of June in the year 2023 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT**:
(Name and address or location)

Terminal Renovation and Expansion
Hector International Airport
2801 32nd Avenue NW
Fargo, ND 58102

THE OWNER:
(Name, legal status, and address)

Municipal Airport Authority of the City of Fargo, North Dakota
P.O. Box 2845
Fargo, ND 58108-2845

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

McGough Construction Co., LLC
630 First Avenue North, Suite 4
Fargo, ND 58108

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Nine Hundred and Fifty Thousand, Six Hundred and Thirty-Seven Dollars (\$ 950,637), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; ~~the Construction Manager's contingency~~; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

See Attachment A – Cost Summary;
See Attachment B – Detailed General Conditions costs, (as a not-to-exceed amount)

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
<u>See Attachment E – Allowance List, Alternates, and Unit Prices</u>	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
<u>See Attachment E – Allowance List, Alternates, and Unit Prices</u>		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
<u>See Attachment E – Allowance List, Alternates, and Unit Prices</u>		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

- ☐ The date of execution of this Amendment.
- ☒ Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)
- As set forth in a notice to proceed issued by the Owner.

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☐ Not later than () calendar days from the date of commencement of the Work.

☒ By the following date: March 01, 2027

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
<u>Shuttle Lane scope of Work</u>	<u>July 31, 2025</u>

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
<u>None</u>			

§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Attachment J – Drawings and Specification

Section	Title	Date	Pages
---------	-------	------	-------

§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

See Attachment J – Drawings and Specification

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
-------	------	-------

Other identifying information:

Init.

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
<u>See Attachment E – Allowance List, Alternates, & Unit Prices</u>	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See Attachment G – Clarifications & Qualifications

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

- .1 Attachment A – Cost Summary
- .2 Attachment B – Detailed General Conditions costs, (as a not-to-exceed amount)
- .3 Attachment C – Labor Burden Rates
- .4 Attachment D – Staff Time Allocations
- .5 Attachment E – Allowance List, Alternates, & Unit Prices
- .6 Attachment F – Responsibility Matrix
- .7 Attachment G – Clarifications and Qualifications
- .8 Attachment H – Construction Schedule
- .9 Attachment I – Insurance Certificates
- .10 Attachment J – Drawings and Specification

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER (Signature)

CONSTRUCTION MANAGER (Signature)

(Printed name and title)

(Printed name and title)

Init.

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with this certification at 11:57:02 ET on 05/08/2025 under Order No. 2114463019 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than changes shown in the attached final document by underscoring added text and striking over deleted text.

(Signed)

(Title)

(Dated)

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GATE 1
New PBB = \$698,523
Refurb Mat. Ded. = \$52,251
PCAir = \$138,656
PBB&PCAir Install = 119,600
Gate Refurb Ded. = \$308,482.5
Electrical = \$60,000
GATE 1 Total = \$656,045.50

Design Cont. 10% = \$65,604.55
Insurance OH/P 5% = \$36,082.50
Total Add for Gate 1 = \$757,732.55

GATE 3
New PBB = \$698,523
Refurb Mat. Ded. = \$52,251
PCAir = \$138,656
PBB&PCAir Install = 119,600
Gate Refurb Ded. = \$308,482.5
Electrical = \$60,000
GATE 3 Total = \$656,045.50

Design Cont. 10% = \$65,604.55
Insurance OH/P 5% = \$36,082.50
Total Add for Gate 3 = \$757,732.55

BASE BID RENO Refurb Exist. Gates 1, 3, & 5

Gate 1 = \$757,732.55
Gate 2 = 231,533.61
Gate 3 = 757,732.55
Gate 4 = 1,207,746.54
Gate 5 = 763,000.40
Total = 3,717,745.65

Terminal Renovation Contract
Base Bid = 1,445,736
Reno Adds = 3,717,745.65

TOTAL (no misc costs below) = 5,163,481.65

ADDITIONAL MISC Costs (Split Between GMPs)

Misc Equip = \$25,448
Misc Field Work = \$10,686
Freight & Handling = \$103,941
Sales Tax = \$279,825

TOTAL = \$419,900

BASE BID TERMINAL EXPANSION 4 NEW PBB's

Gates 6, 7, 8, 9 Cool Air Plenum - 4 x 1,806 = \$7,224
Gates 7, 8, 9 PCAirs - 3 x 138,656 = \$415,968
Gate 6 PCAir - 1 x 191,511 = \$191,511
Electrical 6,7,8,9 4 x 60,000 = \$240,000
Gates 6,7,8,9 Total = \$854,703

Design Cont. 10% = \$85,470.3
Insurance OH/P 5% = \$47,008.67
Total Add for PCAir's 6-9 = \$987,181.97

Terminal Expansion Contract
Base Bid = \$3,337,324
PCAir Adds = \$987,181.97

TOTAL (no misc costs below) = \$4,324,505.97

GATE 2
PBB Cool Air Plenum = \$1,806
PCAir = \$138,656
Electrical = \$60,000
GATE 2 Total = \$200,462

Design Cont. 10% = \$20,046.2
Insurance OH/P 5% = \$11,025.41
Total Add for Gate 2 = \$231,533.61

GATE 4
New PBB = \$727,412
PCAir = \$138,656
PBB&PCAir Install = 119,600
Electrical = \$60,000
GATE 4 Total = \$1,045,668

Design Cont. 10% = \$104,566.8
Insurance OH/P 5% = \$57,511.74
Total Add for Gate 4 = \$1,207,746.54

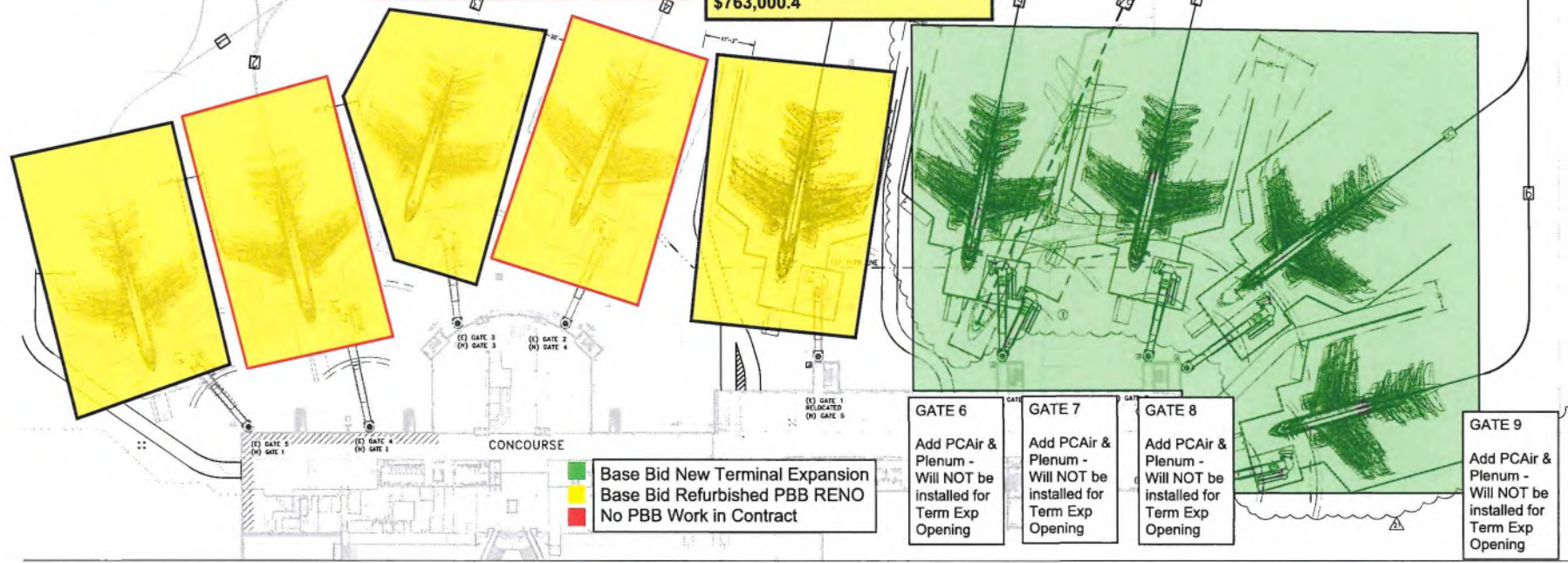
GATE 5
New PBB = \$698,523
Refurb Mat. Ded. = \$52,251
PCAir = \$138,656
PBB&PCAir Install = 160,025
Gate Refurb Ded. = \$286,944
GATE 5 Total = \$658,009

Design Cont. 10% = \$65,800.9
Insurance OH/P 5% = \$36,190.5
Total Add for Gate 5 = \$763,000.4

TOTAL ADD TO PROJECT

TERM EXPANSION = \$987,181.97
TERM RENOVATION = \$3,717,745.65
MISC COST = \$419,900

TOTAL = \$5,124,827.62



5/9/25

April 2, 2025

Mr. Shawn Dobberstein
Fargo Municipal Airport Authority
P.O. Box 2845
Fargo, ND 58108-2845

Shawn,

Fargo Jet Center formally requests a 10-year extension to our current leases for Hangar 3 and Hangar 4, located on the South General Aviation Ramp of Hector International Airport. These hangars are essential in supporting the continued growth of aviation operations at Hector International Airport.

Hangar 4 is a key facility used to support the North Dakota Army National Guard's helicopter operations, ensuring their mission readiness and operational efficiency. Hangar 3 will serve as the primary facility for the new North Dakota State College of Science (NDSCS) aviation maintenance training program. Extending our lease term is critical to providing long-term stability for these essential functions, supporting regional aviation workforce development, and allowing for strategic infrastructure investments.

Additionally, this letter serves as notification to the Municipal Airport Authority of our intent to sublease Hangar 3 to NDSCS. Fargo Jet Center will allow NDSCS to utilize Hangar 3 as the primary aircraft maintenance training facility for their new FAA Part 147 Aviation Maintenance program. This program is scheduled to commence in August 2025, marking an important milestone for advancing aviation education and workforce development in our region.

We are currently collaborating with NDSCS to prepare and equip Hangar 3 to meet the program's requirements. This partnership involves investments in facility upgrades and specialized equipment to ensure the hangar is fully operational to support aviation maintenance training. A long-term lease extension with the Municipal Airport Authority is essential to support these efforts.

The establishment of this training facility aligns with the broader vision of fostering economic development and addressing the growing demand for skilled aviation maintenance professionals throughout the region. We are confident that this collaboration will bring significant value to Hector International Airport, the city of Fargo, and the state of North Dakota.

Thank you for considering our request for lease extensions for Hangars 3 and 4, as well as for supporting our efforts to advance aviation education and workforce development in partnership with NDSCS.

Sincerely,



James P. Sweeney
President

Fargo Jet Center
3802 20th Street North, Fargo, ND 58102 USA
P: +1 (701) 235-3600 | info@fargojet.com | fargojet.com



Rod Flanigan, Ph.D., President

Phone: 701.671.2221 | Fax: 701.671.2316 | Rod.Flanigan@ndscs.edu

North Dakota State College of Science • 800 Sixth Street North • Wahpeton, ND 58076-0001 • 1.800.342.4325 • www.NDSCS.edu

April 2, 2025

Ms. Paula Ekman
Chairwoman
Municipal Airport Authority
Hector International Airport
P.O. Box 2845
Fargo, ND 58108-2845

Dear Chairwoman Ekman,

On behalf of the North Dakota State College of Science (NDSCS), I am writing to express our full support for Fargo Jet Center's request to extend their lease on Hangar 3 at Hector International Airport for an additional ten years.

From the very beginning of the planning process, Fargo Jet Center has been an incredibly important partner in the development of our new FAA Part 147 Aviation Maintenance Technology program, scheduled to launch in August 2025. Hangar 3 is designated as the primary facility for this new initiative and will house our Aviation Maintenance labs, and aircraft training areas. This program represents a strategic investment in aviation workforce development, addressing critical regional and national shortages in certified aviation maintenance technicians.

The ability for Fargo Jet Center to sublease Hangar 3 to NDSCS is fundamental to this program's success. A 10-year lease extension will ensure the long-term stability needed for the college to make necessary capital investments in infrastructure, equipment, and personnel. More importantly, it allows us to offer students a world-class technical education in aviation maintenance — right here in North Dakota.

We respectfully urge the Municipal Airport Authority to approve Fargo Jet Center's lease extension. This action not only strengthens our shared vision for education and workforce advancement but also helps establish Hector International Airport as a regional hub for aviation innovation and training.

Thank you for your consideration and ongoing support.

Respectfully,

A handwritten signature in blue ink, appearing to read "Rod Flanigan", is written over a circular blue ink stamp or seal.

Rod Flanigan, Ph.D.
President
North Dakota State College of Science

THE SCIENCE OF SUCCESS.

North Dakota State College of Science

MAA rec'd 4-8-25



200 E Randolph Street, #7700
Chicago, IL 60601
225-328-0273
gpierson@metropolis.io
spplus.com | bagsinc.com

17

May 8, 2025

Shawn Dobberstein
Executive Director
Fargo's Hector International Airport
P.O. Box 2845
Fargo, ND 58108-2845

RE: Notice of Extension Request to the Parking Facilities Management Agreement (the "Agreement") by and between the Municipal Airport Authority of the City of Fargo, North Dakota ("MAA") and SP Plus ("Operator")

Dear Shawn:

Pursuant to Section 2, Term, of the above-referenced Agreement, please accept this letter as our official notification and request to amend and extend the Agreement for a two (2) year and three (3) month period effective October 1, 2025. During this period and pursuant to Section 2, Term, of the Fourth Amendment of the Management Agreement ("Amendment"), a continuation of the initial term of the Agreement from October 1, 2025 – December 31, 2027 is requested. A three (3) month budget for the remainder of this calendar year will be submitted for review and approval. Effective January 1, 2026, we propose to convert to a calendar year annual budget for the remainder of the term. The Agreement shall remain subject to the termination and renewal pursuant to the original terms set forth therein. Furthermore, we propose that all other terms and conditions shall remain the same as outlined in the underlying Agreement.

We sincerely appreciated the partnership with the Municipal Airport Authority of the City of Fargo, North Dakota and Airport leadership in our mutual quest to provide an excellent parking experience for all visitors, guests and employees.

We look forward to continuing to work together to further improve the passenger journey at the Hector International Airport. Given the upcoming completion of the parking ramp later this Summer (August 2025), we desire to continue the ongoing collaboration with the Municipal Airport Authority to maximize the monetization of the parking operation while increasing the non-Airline revenue to support the Capital Improvement Program (CIP) at the Hector International Airport. We intend to do so by building upon the progress and success that started well before the construction of the parking ramp. This includes but is not limited to leveraging feasibility studies,



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vetting financial models, growing the reservation product, and leveraging dynamic pricing at the parking ramp.

Thank you in advance for your consideration. Upon approval and if you prefer, we are happy to have our Legal Division to prepare the contract amendment for your review and approval. Please do not hesitate to contact me should you have any questions or need anything further related to this request.

Sincerely,

Gregory D.
Pierson

Digitally signed by
Gregory D. Pierson
Date: 2025.05.08
07:49:14 -05'00'

Gregory D. Pierson, MBA
Vice President, RM III – West Airports

cc: Darren Anderson, Assistant Director – Hector International Airport
Jason Finch, SP+ President – West Airports
Frank Evans, SP+ Facility Manager – Hector International Airport

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HECTOR INTERNATIONAL AIRPORT
DEICING FACILITY

2801 32ND AVENUE NORTH
FARGO, ND 58102

LED

NOT FOR CONSTRUCTION

DWG NO. 2796100-190625.01
 DATE MARCH 31, 2025
 DESIGNED BY BEC
 DRAWN BY BEC
 CHECKED BY JDK
 DO NOT SCALE DRAWINGS

WEICING FACILITY LAYOUT

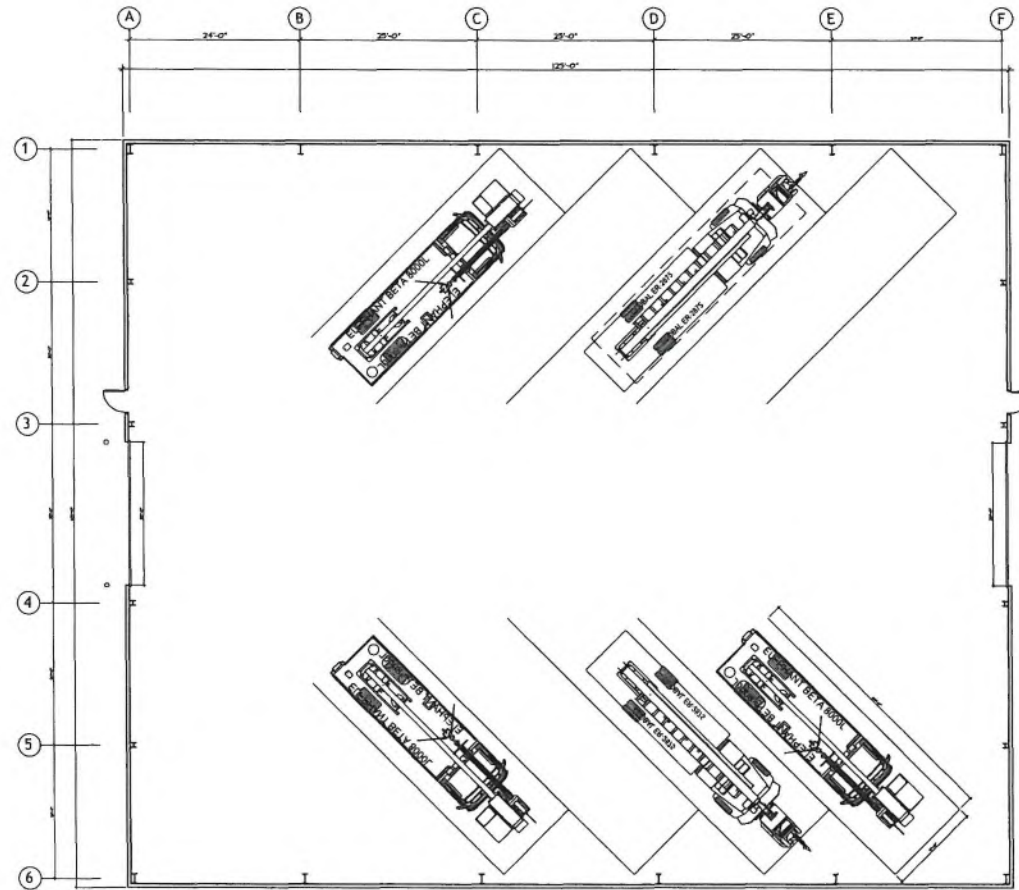
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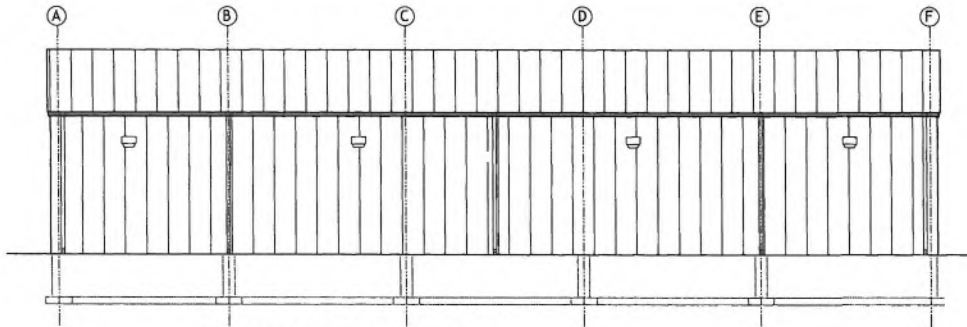
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Office (701) 239-4198
Fax (701) 239-9643
www.stroh.com



8 STALL DEICING STORAGE FACILITY

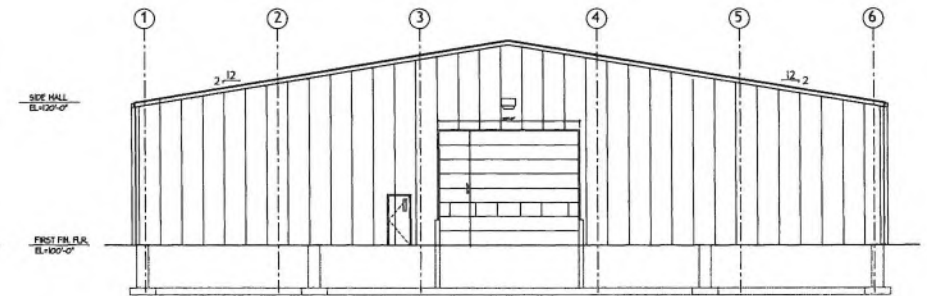
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13,125 sf



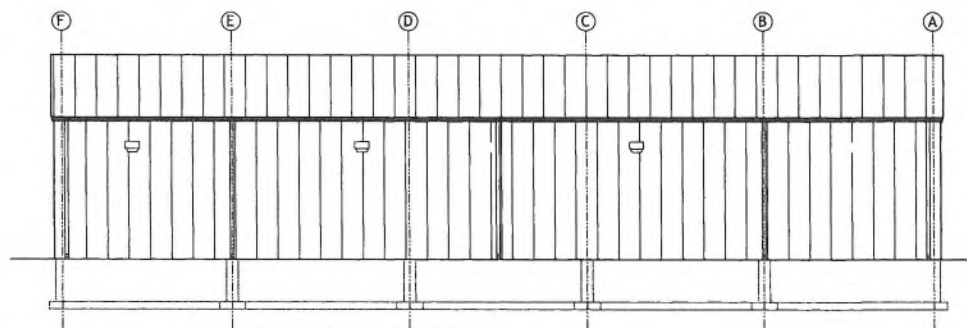
SOUTH ELEVATION

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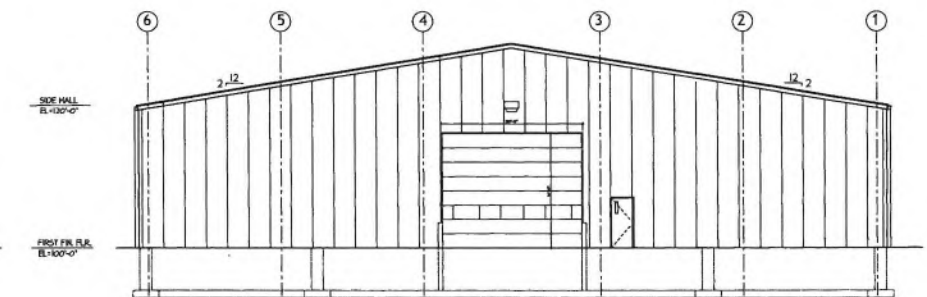
EAST ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"

Owner: Hector Airport
Project: Deicing Facility
GSF: 13,125

Estimator: JK
Design Phase: Conceptual
Date: 5/7/2025

Description	Quantity	Unit	Rate	Total \$	Total %
Construction Costs					
1 Existing Conditions	13,125	GSF	0.00	\$0	0.00%
2 Sitework	13,125	GSF	35.44	\$465,170	12.58%
3 Substructure	15,434	SF	0.00	\$0	0.00%
4 Structure	13,125	GSF	91.72	\$1,203,846	32.55%
5 Exterior Enclosure	9,825	SF	12.10	\$118,877	3.21%
6 Roofing	13,391	SF	0.00	\$0	0.00%
7 Interiors	13,125	GSF	3.78	\$49,642	1.34%
8 Building Equipment	13,125	GSF	0.00	\$0	0.00%
9 Conveying Systems	0	EA	0.00	\$0	0.00%
10 Fire Protection	13,125	GSF	8.00	\$105,000	2.84%
11 Mechanical	13,125	GSF	21.71	\$285,003	7.71%
12 Electrical	13,125	GSF	8.76	\$115,000	3.11%
13 Low Voltage Electrical Systems	13,125	GSF	0.00	\$0	0.00%
14 General Conditions	8	MO	41,622	\$332,979	9.00%
15 Weather Conditions	13,125	GSF	3.00	\$39,375	1.06%
16 Hoisting	8	MO	0.00	\$0	0.00%
Subtotal of Construction Costs	13,125	GSF	206.85	\$2,714,893	73.41%
Miscellaneous Costs					
17 Permit Fees				\$20,759	0.56%
18 Municipality Fees (SAC & WAC, CAF etc)				\$0	0.00%
19 Special Taxes				\$0	0.00%
20 Surveying & Layout				\$15,000	0.41%
21 Testing & Inspections				\$0	0.00%
22 Builders Risk Insurance Premium				\$3,698	0.10%
23 Performance Bond				\$24,038	0.65%
24 Subcontractor Default Insurance				\$29,088	0.79%
25 Pre-Construction Services				\$5,000	0.14%
26 General Liability Insurance				\$26,719	0.72%
Subtotal Construction & Misc. Items	13,125	GSF	216.32	\$2,839,195	76.77%
Fees & Contingency					
27 Estimating & Design Contingency	15.00	%		\$425,879	11.52%
28 Construction Contingency	3.00	%		\$85,176	2.30%
29 Escalation & Supply Chain Management Allowance	0.00	LS		\$0	0.00%
30 Design Fees	4.65	%		\$171,820	4.65%
31 Construction Fee	5.00	%		\$176,103	4.76%
Grand Total Construction Costs	13,125	GSF	281.77	\$3,698,173	100.00%

Owner: Hector Airport
Project: Deicing Facility
GSF: 13,125

Estimator: JK
Design Phase: Conceptual
Date: 5/7/2025

ID #	Description	Quantity	Unit	Rate	Total
2	Sitework	13,125	GSF	\$35.44	\$465,170
2.1	Miscellaneous Site Preparation	13,125	GSF	7.57	99,319
2.2	Temporary Chain Link Fence	913	LF	85.00	77,605
2.4	Temporary Fence Gates	2	EA	1,508.85	3,018
2.12	Temporary Access Roads, Staging and Crane Pads	4,674	SF	4.00	18,696
2.14	Site Clearing & Demo	13,125	GSF	0.55	7,173
2.20	Demo Concrete Paving	2,869	SF	2.50	7,173
2.25	Earthwork	13,125	GSF	12.74	167,164
2.26	Strip & Stockpile Topsoil	654	CY	12.00	7,848
2.27	Rough Grading	1,357	CY	4.50	6,107
2.28	Mass Excavation	4,041	CY	5.00	20,205
2.32	Import Structural Fill	4,002	CY	30.00	120,060
2.34	Import Aggregate Base	338	CY	30.00	10,140
2.35	Replace Topsoil	115	CY	8.00	920
2.36	Finish Grading	1,256	SY	1.50	1,884
2.77	Site Concrete - Subcontractor	13,125	GSF	12.92	169,540
2.80	Bollard Footings & Fill	4	EA	225.00	900
2.84	Concrete Paving	8,432	SF	20.00	168,640
2.117	Site Metals	13,125	GSF	0.16	2,151
2.118	Bollards	4	EA	537.64	2,151
2.127	Landscaping	13,125	GSF	0.71	9,382
2.133	Landscaping Allowance	4,691	SF	2.00	9,382
2.140	Site Utilities	13,125	GSF	0.80	10,443
2.142	Gas Piping Reroute	99	LF	100.00	9,943
2.143	Gas Pipe - Connection	1	EA	500.00	500
4	Structure	13,125	GSF	\$91.72	\$1,203,846
4.42	Pre-Engineered Structures	13,125	GSF	85.53	1,122,581
4.43	Pre-Engineered Metal Building and Foundations	13,125	SF	85.53	1,122,581
4.45	Miscellaneous Metal Fabrications	13,125	GSF	0.50	6,563
4.49	Miscellaneous Metals	13,125	GSF	0.50	6,563
4.88	Crew Leads	13,125	GSF	5.69	74,703
4.89	Labor Foreman	17	WK	4,313.08	74,703
5	Exterior Enclosure	9,825	SF	\$12.10	\$118,877
5.20	Miscellaneous Metal Fabrications	13,125	GSF	0.15	1,965
5.23	Miscellaneous Metals	9,826	SF	0.20	1,965
5.24	Rough Carpentry	13,125	GSF	0.12	1,593
5.25	Blocking & Backing - Exterior Wall	141	LF	11.30	1,593
5.60	Special Function Doors	13,125	GSF	3.05	40,016
5.64	Sectional Overhead Doors	656	SF	61.00	40,016

Owner: Hector Airport
Project: Deicing Facility
GSF: 13,125

Estimator: JK
Design Phase: Conceptual
Date: 5/7/2025

ID #	Description	Quantity	Unit	Rate	Total
5.86	Exterior Painting	13,125	GSF	0.05	600
5.88	Paint HM Doors & Frames	4	EA	150.00	600
5.104	Crew Leads	13,125	GSF	5.69	74,703
5.105	Labor Foreman	17	WK	4,313.08	74,703
7	Interiors	13,125	GSF	\$3.78	\$49,642
7.7	Concrete - Subcontractor	13,125	GSF	0.07	900
7.8	Bollard Footings & Fill	4	EA	225.00	900
7.28	Miscellaneous Metal Fabrications	13,125	GSF	0.41	5,432
7.29	Bollards	4	EA	537.64	2,151
7.50	Miscellaneous Metals	13,125	GSF	0.25	3,281
7.192	Flooring	13,125	GSF	3.00	39,375
7.193	Floor Treatments	13,125	SF	3.00	39,375
7.214	Painting & Wallcovering	13,125	GSF	0.21	2,700
7.216	Interior Slab Striping	18	EA	150.00	2,700
7.283	Safety Specialties - Material	13,125	GSF	0.07	900
7.284	Fire Extinguishers	2	EA	150.00	300
7.285	Fire Extinguisher Cabinets	2	EA	300.00	600
7.286	Safety Specialties - Install	13,125	GSF	0.03	336
7.287	Fire Extinguishers	2	EA	23.97	48
7.288	Fire Extinguisher Cabinets	2	EA	143.82	288
10	Fire Protection	13,125	GSF	\$8.00	\$105,000
10.1	Fire Protection	13,125	GSF	8.00	105,000
10.3	Dry System	13,125	SF	8.00	105,000
11	Mechanical	13,125	GSF	\$21.71	\$285,003
11.1	Mechanical	13,125	GSF	21.71	285,003
11.2	Infloor Heat System	13,125	LS	21.71	285,003
12	Electrical	13,125	GSF	\$8.76	\$115,000
12.1	Electrical	13,125	GSF	8.76	115,000
12.2	Main Electrical Service	1	LS	90,000.00	90,000
12.3	Electrical Service Install	1	LS	25,000.00	25,000
14	General Conditions	8	MO	\$41,622	\$332,979
14.1	Project Staff	8	MO	35,687.13	285,497
14.6	Project Manager - 8 HR/WK	43	WK	1,216.00	51,850
14.8	Project Engineer - 16 HR/WK	35	WK	1,680.00	58,195
14.11	Superintendent - 20 HR/WK	35	WK	3,240.00	112,234
14.13	Quality Control - 4 HR/WK	35	WK	604.00	20,923
14.14	Field Safety - 4 HR/WK	35	WK	648.00	22,447
14.18	Accountant - 3 HR/WK	35	WK	249.00	8,625

Owner: Hector Airport
 Project: Deicing Facility
 GSF: 13,125

Estimator: JK
 Design Phase: Conceptual
 Date: 5/7/2025

ID #	Description	Quantity	Unit	Rate	Total
14.19	Project Coordinator - 4 HR/WK	35	WK	324.00	11,223
14.69	Other Administrative Expenses	8	MO	854.09	6,833
14.71	Mobile Phone Airtime Charges	8	MO	150.00	1,200
14.72	iPads & 4G Service	8	MO	100.00	800
14.74	Project Management Software	8	MO	604.09	4,833
14.83	Temporary Facilities & Controls	8	MO	480.00	3,840
14.84	Temporary Toilets Field - 1 per 10 People	8	MO	140.00	1,120
14.85	Temporary Toilets Mobile Offices - 1 per 10 People	8	MO	140.00	1,120
14.86	Temporary Water & Cups	8	MO	200.00	1,600
14.102	Project Identification & Safety	8	MO	2,077.89	16,623
14.103	Project Signs	1	LS	2,500.00	2,500
14.114	Site Safety Coordination & Maintenance	8	MO	1,765.39	14,123
14.122	Cleaning & Waste Management	8	MO	1,713.28	13,706
14.128	Dumpsters	20	EA	390.00	7,800
14.129	Final Cleaning	13,125	SF	0.45	5,906
14.133	Project Closeout	8	MO	810.00	6,480
14.134	O & M Documents	2	WK	3,240.00	6,480

Owner: Hector Airport
Project: Deicing Facility
GSF: 13,125

Estimator: JK
Design Phase: Conceptual
Date: 5/7/2025

Description	Quantity	Unit	Rate	Total \$	Total %
Construction Costs					
1 Existing Conditions	13,125	GSF	0.00	\$0	0.00%
2 Sitework	13,125	GSF	35.44	\$465,170	13.77%
3 Substructure	15,434	SF	0.00	\$0	0.00%
4 Structure	13,125	GSF	83.72	\$1,098,846	32.53%
5 Exterior Enclosure	9,825	SF	12.10	\$118,877	3.52%
6 Roofing	13,391	SF	0.00	\$0	0.00%
7 Interiors	13,125	GSF	3.78	\$49,642	1.47%
8 Building Equipment	13,125	GSF	0.00	\$0	0.00%
9 Conveying Systems	0	EA	0.00	\$0	0.00%
10 Fire Protection	13,125	GSF	8.00	\$105,000	3.11%
11 Mechanical	13,125	GSF	12.12	\$159,009	4.71%
12 Electrical	13,125	GSF	8.38	\$110,000	3.26%
13 Low Voltage Electrical Systems	13,125	GSF	0.00	\$0	0.00%
14 General Conditions	8	MO	41,594	\$332,755	9.85%
15 Weather Conditions	13,125	GSF	3.00	\$39,375	1.17%
16 Hoisting	8	MO	0.00	\$0	0.00%
Subtotal of Construction Costs	13,125	GSF	188.85	\$2,478,675	73.37%
Miscellaneous Costs					
17 Permit Fees				\$19,031	0.56%
18 Municipality Fees (SAC & WAC, CAF etc)				\$0	0.00%
19 Special Taxes				\$0	0.00%
20 Surveying & Layout				\$15,000	0.44%
21 Testing & Inspections				\$0	0.00%
22 Builders Risk Insurance Premium				\$3,378	0.10%
23 Performance Bond				\$21,958	0.65%
24 Subcontractor Default Insurance				\$26,074	0.77%
25 Pre-Construction Services				\$5,000	0.15%
26 General Liability Insurance				\$24,407	0.72%
Subtotal Construction & Misc. Items	13,125	GSF	197.60	\$2,593,523	76.77%
Fees & Contingency					
27 Estimating & Design Contingency	15.00	%		\$389,028	11.52%
28 Construction Contingency	3.00	%		\$77,806	2.30%
29 Escalation & Supply Chain Management Allowance	0.00	LS		\$0	0.00%
30 Design Fees	4.65	%		\$156,941	4.65%
31 Construction Fee	5.00	%		\$160,865	4.76%
Grand Total Construction Costs	13,125	GSF	257.38	\$3,378,164	100.00%



Owner: Hector Airport
Project: Deicing Facility
GSF: 13,125

Estimator: JK
Design Phase: Conceptual
Date: 5/7/2025

ID #	Description	Quantity	Unit	Rate	Total
2	Sitework	13,125	GSF	\$35.44	\$465,170
2.1	Miscellaneous Site Preparation	13,125	GSF	7.57	99,319
2.2	Temporary Chain Link Fence	913	LF	85.00	77,605
2.4	Temporary Fence Gates	2	EA	1,508.85	3,018
2.12	Temporary Access Roads, Staging and Crane Pads	4,674	SF	4.00	18,696
2.14	Site Clearing & Demo	13,125	GSF	0.55	7,173
2.20	Demo Concrete Paving	2,869	SF	2.50	7,173
2.25	Earthwork	13,125	GSF	12.74	167,164
2.26	Strip & Stockpile Topsoil	654	CY	12.00	7,848
2.27	Rough Grading	1,357	CY	4.50	6,107
2.28	Mass Excavation	4,041	CY	5.00	20,205
2.32	Import Structural Fill	4,002	CY	30.00	120,060
2.34	Import Aggregate Base	338	CY	30.00	10,140
2.35	Replace Topsoil	115	CY	8.00	920
2.36	Finish Grading	1,256	SY	1.50	1,884
2.77	Site Concrete - Subcontractor	13,125	GSF	12.92	169,540
2.80	Bollard Footings & Fill	4	EA	225.00	900
2.84	Concrete Paving	8,432	SF	20.00	168,640
2.117	Site Metals	13,125	GSF	0.16	2,151
2.118	Bollards	4	EA	537.64	2,151
2.127	Landscaping	13,125	GSF	0.71	9,382
2.133	Landscaping Allowance	4,691	SF	2.00	9,382
2.140	Site Utilities	13,125	GSF	0.80	10,443
2.142	Gas Piping Reroute	99	LF	100.00	9,943
2.143	Gas Pipe - Connection	1	EA	500.00	500
4	Structure	13,125	GSF	\$83.72	\$1,098,846
4.42	Pre-Engineered Structures	13,125	GSF	77.53	1,017,581
4.43	Pre-Engineered Metal Building and Foundations	13,125	SF	77.53	1,017,581
4.45	Miscellaneous Metal Fabrications	13,125	GSF	0.50	6,563
4.49	Miscellaneous Metals	13,125	GSF	0.50	6,563
4.88	Crew Leads	13,125	GSF	5.69	74,703
4.89	Labor Foreman	17	WK	4,313.08	74,703
5	Exterior Enclosure	9,825	SF	\$12.10	\$118,877
5.20	Miscellaneous Metal Fabrications	13,125	GSF	0.15	1,965
5.23	Miscellaneous Metals	9,826	SF	0.20	1,965
5.24	Rough Carpentry	13,125	GSF	0.12	1,593
5.25	Blocking & Backing - Exterior Wall	141	LF	11.30	1,593
5.60	Special Function Doors	13,125	GSF	3.05	40,016
5.64	Sectional Overhead Doors	656	SF	61.00	40,016

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ID #	Description	Quantity	Unit	Rate	Total
5.86	Exterior Painting	13,125	GSF	0.05	600
5.88	Paint HM Doors & Frames	4	EA	150.00	600
5.104	Crew Leads	13,125	GSF	5.69	74,703
5.105	Labor Foreman	17	WK	4,313.08	74,703
7	Interiors	13,125	GSF	\$3.78	\$49,642
7.7	Concrete - Subcontractor	13,125	GSF	0.07	900
7.8	Bollard Footings & Fill	4	EA	225.00	900
7.28	Miscellaneous Metal Fabrications	13,125	GSF	0.41	5,432
7.29	Bollards	4	EA	537.64	2,151
7.50	Miscellaneous Metals	13,125	GSF	0.25	3,281
7.192	Flooring	13,125	GSF	3.00	39,375
7.193	Floor Treatments	13,125	SF	3.00	39,375
7.214	Painting & Wallcovering	13,125	GSF	0.21	2,700
7.216	Interior Slab Striping	18	EA	150.00	2,700
7.283	Safety Specialties - Material	13,125	GSF	0.07	900
7.284	Fire Extinguishers	2	EA	150.00	300
7.285	Fire Extinguisher Cabinets	2	EA	300.00	600
7.286	Safety Specialties - Install	13,125	GSF	0.03	336
7.287	Fire Extinguishers	2	EA	23.97	48
7.288	Fire Extinguisher Cabinets	2	EA	143.82	288
10	Fire Protection	13,125	GSF	\$8.00	\$105,000
10.1	Fire Protection	13,125	GSF	8.00	105,000
10.3	Dry System	13,125	SF	8.00	105,000
11	Mechanical	13,125	GSF	\$12.12	\$159,009
11.1	Mechanical	13,125	GSF	12.12	159,009
11.2	Infloor Heat System	13,125	LS	12.12	159,009
12	Electrical	13,125	GSF	\$8.38	\$110,000
12.1	Electrical	13,125	GSF	8.38	110,000
12.2	Main Electrical Service	1	LS	85,000.00	85,000
12.3	Electrical Service Install	1	LS	25,000.00	25,000
14	General Conditions	8	MO	\$41,594	\$332,755
14.1	Project Staff	8	MO	35,687.13	285,497
14.6	Project Manager - 8 HR/WK	43	WK	1,216.00	51,850
14.8	Project Engineer - 16 HR/WK	35	WK	1,680.00	58,195
14.11	Superintendent - 20 HR/WK	35	WK	3,240.00	112,234
14.13	Quality Control - 4 HR/WK	35	WK	604.00	20,923
14.14	Field Safety - 4 HR/WK	35	WK	648.00	22,447
14.18	Accountant - 3 HR/WK	35	WK	249.00	8,625

Owner: Hector Airport
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ID #	Description	Quantity	Unit	Rate	Total
14.19	Project Coordinator - 4 HR/WK	35	WK	324.00	11,223
14.69	Other Administrative Expenses	8	MO	826.09	6,609
14.71	Mobile Phone Airtime Charges	8	MO	150.00	1,200
14.72	iPads & 4G Service	8	MO	100.00	800
14.74	Project Management Software	8	MO	576.09	4,609
14.83	Temporary Facilities & Controls	8	MO	480.00	3,840
14.84	Temporary Toilets Field - 1 per 10 People	8	MO	140.00	1,120
14.85	Temporary Toilets Mobile Offices - 1 per 10 People	8	MO	140.00	1,120
14.86	Temporary Water & Cups	8	MO	200.00	1,600
14.102	Project Identification & Safety	8	MO	2,077.89	16,623
14.103	Project Signs	1	LS	2,500.00	2,500
14.114	Site Safety Coordination & Maintenance	8	MO	1,765.39	14,123
14.122	Cleaning & Waste Management	8	MO	1,713.28	13,706
14.128	Dumpsters	20	EA	390.00	7,800
14.129	Final Cleaning	13,125	SF	0.45	5,906
14.133	Project Closeout	8	MO	810.00	6,480
14.134	O & M Documents	2	WK	3,240.00	6,480



ACDBE Consultation Meeting Agenda

Hector International Airport (FAR)

Operated by Municipal Airport Authority (MAA) of the City of Fargo

May 7, 2025 10AM

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Please sign attendance roster

Note: Questions are welcome at any time during the meeting

- I. Introduction(s)
- II. Requirements of Concessions qualifications, requesting proposal documents, ACDBE Certification
- III. Airport Concession opportunities
 - Car Rental Opportunities
 - Non-Car Rental Opportunities
- IV. Operations
- V. General discussion on ACDBE Program
- VI. Airport Concessions Agreement Provisions

Airport Concession Disadvantaged Business Enterprise Program (ACDBE)

- (a) MAA Concession Agreements are subject to the requirements of the U.S. Department of Transportation's regulations, 49 CFR, Part 23 related to the airport concession disadvantaged business enterprise (ACDBE) program. The Lessee agrees that it will not discriminate against any business owner because of the owner's race, color, national origin or sex in connection with the award or performance of any concession agreement, management contract, or subcontract, purchase or lease, or other agreement covered by 49 CFR Part 23. Lessee agrees to include the above statements in any subsequent concession agreement or contract covered by 49 CFR Part 23, that it enters for operations at the Airport and cause those businesses to similarly include the statement in further agreements.
- (b) Lessee **is/is not** an Airport Concession Disadvantaged Business Enterprise as defined in 49 CFR Part 23, Section 23.89. In the event Lessee does not or no longer qualifies as an ACDBE pursuant to federal regulations and MAA's ACDBE program, Lessee agrees that it will make a good faith effort to purchase services, goods or products from ACDBEs which will equal or exceed MAA's designated Airport Concessions Disadvantaged Business Enterprise Program goal for airport concessions for each year of the agreement.



- (c) Each year Lessee no later than February 1st shall provide to MAA the following annual ACDBE information: the name and address of each certified ACDBE with which it has done business during the past federal fiscal year, a description of the nature of the services performed by and/or items purchased from each firm names, and the total amount spent with each firm named.

VI. Summary of Dates

- Three Year Goal Pending
- Annual Reporting Due Annually on March 1