

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

Tuesday, September 9, 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 the minutes of the Regular Meeting held August 12, 2025.

Approve the order of the agenda.

CONSENT AGENDA

1. Approve the airport vouchers totaling \$666,175.86.
2. Approve the individual vouchers:
 - A. AMERICAN ENGINEERING TESTING - \$5,003.75
Parking ramp quality testing
 - B. MEAD & HUNT - \$28,643.33
Glycol sewer forcemain
 - C. MEAD & HUNT - \$27,069.54
Amenities coordination
 - D. MEAD & HUNT - \$79,101.26
Passenger terminal construction administration
 - E. MEAD & HUNT - \$25,509.89
Airfield pavement rehab, 18/36, cargo apron
 - F. MCGOUGH CONSTRUCTION - \$2,603,061.34
Partial Payment Request #15, parking ramp
 - G. MCGOUGH CONSTRUCTION - \$3,338,459.69
Partial Payment Request #27, passenger terminal expansion

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- H. REEDE CONSTRUCTION - \$1,653,142.40
Partial Payment Request #7, terminal apron expansion
- I. MEAD & HUNT - \$111,404.61
Terminal apron expansion
- J. MEAD & HUNT - \$55,647.14
SGA apron expansion
- K. INTERSTATE SEALANT & CONCRETE - \$488,599.88
Partial Payment #2 (Final), Runway 18/36, cargo apron
- L. KPH, INC. - \$470,319.87
Partial Payment Request #2, glycol collection and forcemain
- M. MEAD & HUNT - \$1,373.00
ACDBE program
- N. MCGOUGH CONSTRUCTION - \$489,692.73
Parking ramp roof damage (insurance claim)
- O. MEAD & HUNT - \$1,235.00
Part 23 ACDBE Program
- P. PARSONS ELECTRIC - \$140.00
Locates for glycol forcemain
- Q. VOLAIRE AVIATION - \$1,875.00
Air service data
- R. SUN ELECTRIC - \$29,002.23
Partial Payment Request #10 (Final), airfield electrical vault equipment
and lighting upgrade
- S. TERRACON - \$11,333.25
Quality testing, passenger terminal expansion
- T. ADB SAFEGATE - \$24,526.21
Airfield electrical fault equipment and lighting project
- U. STRATA CORPORATION - \$66,688.47
Partial Payment Request #3, SGA apron expansion

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- V. KPH, INC. - \$1,492,442.65
Partial Payment Request #3, glycol forcemain
 - W. REEDE CONSTRUCTION - \$1,123,276.65
Partial Payment Request #8, terminal apron expansion
 - X. JK ENGINEERS - \$2,175.00
Airfield electrical vault equipment and lighting upgrade
 - Y. BUTLER MACHINERY - \$239,000.00
2025 Massey-Ferguson tractor (MAA approved 3/11/25)
3. Receive and approve one-year lease extension for Buck's Trading Co, Eastside Terminal.
 4. Approve bill of sale from Unifi Aviation to MAA for boarding bridge #2 for \$1.00.
 5. Approve ground rental rate increase for property leased to Cass County.
 6. Approve easement and temporary easement with the City of Fargo for the glycol forcemain pipeline at the city wastewater lagoons.
 7. Authorize attendance at the AAAE Aviation Issues Conference, January 11-15, 2026, Kona, HI (registration only)
 8. Approve Encroachment Agreement with Southeast Cass Water Resource District, AutoBAHN and the Municipal Airport Authority and approve 20-year ground lease extension. (AutoBAHN building expansion adjacent to Drain 10)

REGULAR AGENDA

9. Receive July financials.
10. Receive update from TL Stroh Architects on parking ramp, shuttle lane and skyway (Terry Stroh)
11. Receive update from Mead & Hunt regarding terminal expansion and modification project. (Brandon Halverson)
 - Review and approve Clear Channel locations, art locations
 - Review baggage claim seating plan
 - Authorize purchase of airport furniture from Arconas via TIPS contract 230301, Phase 2 - \$801,711.53
12. Receive and approve amended and restated lease agreement with Sky Dine.

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13. Receive and approve Statement of Interest and Qualifications (SOIQ) for proposed hotel project. (Tom Schauer)

Old Business

Safety report.

Art and Amenities Committee update. (Brandon Halverson)
-Virtual reality room (Gena Molica)

PUBLIC COMMENT PERIOD regarding topics discussed today or from the previous meeting held August 12, 2025.

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.

UPCOMING MEETING DATES

Tuesday, October 14, 2025

Monday, November 10, 2025 (changed due to Veteran's Day holiday)

Tuesday, December 16, 2025

Tuesday, January 20, 2026

Regular Meeting

Tuesday

August 12, 2025

The Regular Meeting of the Municipal Airport Authority of the City of Fargo, North Dakota, was held Tuesday August 12, 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 July 8, 2025, and Special Meetings Held July 21 and July 31, 2025:

Bresciani moved to approve the minutes of the Regular Meeting held July 8 and Special Meetings held July 21 and 31, 2025. Second by Berg. 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 Kapitan. 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. Second by Kapitan.

CONSENT AGENDA:

1. Approve the airport vouchers totaling \$504,928.95.
2. Approve the individual vouchers:
 - A. TL STROH ARCHITECTS - \$1,786.00
Partial Payment #7, skyway.
 - B. TL STROH ARCHITECTS - \$40,000.00
Partial Payment #20, parking ramp.

- C. TL STROH ARCHITECTS - \$24,890.00
Partial Payment #3, shuttle lane.
- D. TL STROH ARCHITECTS - \$8,000.00
Partial Payment #4, shuttle lane.
- E. VOLAIRE AVIATION, INC. - \$3,842.27
Chamber business roundtable
- F. MEAD & HUNT - \$1,968.00
ACDBE Goal Update.
- G. ARCHKEY/PARSONS - \$280.00
Utility locates, ramp and terminal (2 invoices).
- H. ADB SAFEGATE - \$10,414.52
Airfield lighting vault upgrade.
- I. MEAD & HUNT - \$15,052.50
Runway 18/36 and cargo apron rehabilitation.
- J. MEAD & HUNT - \$6,605.94
South GA apron expansion.
- K. REEDE CONSTRUCTION - \$2,772,871.92
Payment #6, terminal apron expansion.
- L. MEAD & HUNT - \$112,162.83
Terminal apron expansion.
- M. MEAD & HUNT - \$17,387.04
Amenities.
- N. MEAD & HUNT - \$53,582.97
Terminal expansion construction administration.
- O. MCGOUGH CONSTRUCTION - \$3,521,798.13
Payment #26, terminal expansion and modification.
- P. INTERSTATE SEALANT & CONCRETE - \$176,697.45
Payment #1, Runway 18/36 and cargo ramp rehabilitation.
- Q. MEAD & HUNT - \$3,080.00
Final payment, South GA apron expansion design and bidding.

- R. MCGOUGH CONSTRUCTION - \$2,709,934.95
Payment #14, parking ramp.
- S. MEAD & HUNT - \$75,704.83
Glycol apron sewer forcemain.
- T. VOLAIRE AVIATION, INC. - \$1,875.00
Air service data.
- U. FLINT GROUP - \$62,682.52
Marketing.
- V. INTERSTATE SEALANT & CONCRETE - \$488,599.88
Payment #2 (Final) Runway 18/36 and cargo apron rehabilitation.
- W. KPH, INC. - \$470,319.87
Payment #2, terminal apron and deicing apron expansion.
- X. REEDE CONSTRUCTION - \$1,653,142.40
Payment #7, terminal apron expansion.
- Y. STRATA CORPORATION - \$1,084,955.58
Payment #2, south GA apron expansion.
- Z. TL STROH ARCHITECTS - \$20,000.00
Parking ramp construction administration.
- AA. TL STROH ARCHITECTS - \$1,036.00
Shuttle lane
- AB. TL STROH ARCHITECTS - \$541.00
Skyway.

- 3. Authorize attendance at GLC AAAE Airports Conference, September 23-25, 2025, Rosemount, IL.
- 4. Receive communication from Andy Skatvold regarding sale of NGA hangar and request to assign ground lease.

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

Received June Financials:

June financials were distributed and reviewed.

Kapitan moved to receive June 2025 financials. Second by Bresciani.

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

Reviewed and Approved 2026 Budget:

The third reading of the proposed 2026 Budget was presented and reviewed.

Berg moved to approve the 2026 Budget. Second by Bresciani.

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

Received Update from TL Stroh Architects on Parking Ramp, Shuttle Lane and Skyway Update (Terry Stroh):

Terry Stroh, TL Stroh Architects, was recognized and gave an update on the parking ramp, which opened August 4. He stated the project is pretty much complete with the exception of some signage and landscaping. He stated they will begin work on the skyway. The perforated metal panels on the north and west sides of the ramp will be installed this fall. After discussion of the white paint marking handicapped spaces rather than blue, Stroh indicated they would have them repainted blue.

Received Update from Mead & Hunt Regarding Terminal Expansion and Modification Project (Brandon Halverson):

Brandon Halverson, Mead & Hunt, and Rolland Eidahl, Eidahl Environmental Designs, were recognized via zoom. They reviewed proposed monument signs plan and presented the estimated cost of \$411,905.00.

Cosgriff moved to approve the proposed monument signs plan. Second by Bresciani. On the call of the roll, Bresciani, Berg, Cosgriff, Kapitan, Ekman voted aye. Motion carried.

Halverson reviewed cost adjustments to GMP

- Mechanical coordination for the east parking lot to accommodate location of future hotel (\$840,625)
- Concessions update (\$482,605)
- Apron lighting (\$405,309)

Halverson stated for accounting purposes the following funds will be moved into the GMP, \$648,540 plus Skydine's participation of \$1,080,000, revising the total GMP to \$104,095,541.

Received Update from Mead & Hunt Regarding Terminal Expansion and Modification Project (Brandon Halverson): (continued)

Halverson reviewed locations for Clear Channel advertising monitors and recommended approval. Halverson indicated the need for approval today is so that the electrical contractor can install the needed service for the signage.

Kapitan moved to approve the recommendation by Mead & Hunt for advertising screen locations. Second by Bresciani.

After further discussion, Berg moved to table the motion for one month. Second by Cosgriff.

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

Bresciani, Kapitan voted no. Motion carried.

Halverson presented and reviewed Phase I of the furniture in the expansion for a total of \$1,570,730.10 (furniture and installation).

Berg moved to authorize purchase of furniture for Phase I. Second by Bresciani.

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

Presentation by Dr. Susan Kliman, Chair, NDSU Department of Architecture, Regarding Possible Student Project:

Dr. Susan Kliman, Chair, NDSU Department of Architecture and Interior Design, was recognized and stated she was approached regarding the possibility of NDSU students using the airport and adjacent properties as the subject of a visioning project for possible future development. She stated she has a group of fourth year students they are proposing to work this fall semester on this project. She stated they would like to get some ideas from the board on what they may envision so that the results of the students' efforts may be used. She stated they have had similar projects in Minot and Medora and those have been valuable to those communities. She stated they will need to know the extent of the area involved.

There was some discussion on a possible stipend or sponsorship for the project.

Receive and Approve Amended and Restated Lease Agreement with Sky Dine:

Attorney Bossart presented the Amended and Restated Lease Agreement with Sky Dine.

Kapitan now absent.

Discussion was held. No action taken.

Considered Recommendation to Increase Fuel Flowage Fee from \$.04 per Gallon to \$.06 per Gallon Effective January 1, 2026:

Cosgriff moved to increase the fuel flowage fee from \$.04 to \$.06 effective January 1, 2026. Second by Bresciani. On the call of the roll, Bresciani, Cosgriff, Ekman voted aye. Berg abstained. Kapitan absent. Motion carried.

Received Bid Tabulation and Recommendation of Award from Mead & Hunt for Glycol Collection and Forecemain, North Segment, \$897,200.00:

Jeff Klein, Mead & Hunt, was recognized and presented bid tabulation for the Glycol Collection & Forecemain, North Segment, bids received August 7, 2025.

KPH	\$ 897,200.00
Dakota Underground	\$1,309,880.00
Engineer's Estimate	\$1,020,075.00

Klein stated they recommend award to KPH, Inc.

Berg moved to accept the recommendation from Mead & Hunt to award the project for the Glycol Collection and Forecemain – North Segment, to KPH, Inc., based on their bid of \$897,200.00. Second by Bresciani. On the call of the roll, Bresciani, Berg, Cosgriff, Ekman voted aye. Kapitan absent. Motion carried.

Old Business:

Safety report – nothing to report

Hotel RFQ Update (Tom Schauer)

Schauer not able to stay on the meeting via zoom due to its extended time. Later reported that he is working on draft RFQ for hotel and making final drawings to submit to the MAA at the next meeting.

Art and Amenities Committee Update (Brandon Halverson)

Halverson reported that the committee felt an art curator would be necessary for the project and they interviewed two art curators, and the committee came to a unanimous decision that they would recommend Ivy Oland. He stated the committee is requesting to move forward with Phase I of establishing an art curation program at the airport at a cost of \$7,200.

Berg moved to approve moving forward with Phase I as presented. Second by Cosgriff.

Bresciani stated he is surprised and shocked by this as it is exactly opposite of what we approved months ago, and it heads us down an ongoing cost corridor that is not the business of the airport. He is disappointed that the committee completely disregarded a vote by the board.

After further discussion, Halverson stated they will roll this cost for the proposed Phase I of establishing an art curation program into their existing contract with the airport.

Motion and second were withdrawn.

Special Assessments Update

Dobberstein stated he, Berg and Cosgriff met with representatives of the City of Fargo regarding special assessments. He stated we believe there has been some change in the FAA's view of airport revenue related to property tax dollars (levy funds we receive). There is an initial opinion that mill levy money is not considered airport revenue. He stated he has asked the Bismarck FAA office for a formal determination if mill levy money can be used to pay special

Special Assessments Update (continued)

assessments. He stated we are waiting for that formal determination. He stated we have also asked if revenue generated from property that was purchased without federal funds could be used to pay special assessments. He stated FAA representatives will be here tomorrow, and we will discuss that with them. The COF has always been able to levy special assessments to tenants of the airport for their proportionate share.

PUBLIC COMMENT PERIOD

No comments

Berg stated we had scheduled an hour and a half today with Dr. Schatz to meet on our governance policies. He stated he feels if we had settled and adopted our governance policies three months ago, we would not be having three and a half hour meetings. He is wondering if we should even worry about governance because there doesn't seem to be any interest in establishing governance policies and it is frustrating. He stated we have a long way to go as a board.

Dobberstein stated Dr. Jeffry Schatz had to drop off the meeting, as we were scheduled to meet with him at 9:30 am and it is now 11:30.

Berg moved to adjourn. Second by Cosgriff. All members present voted aye. Motion carried.

Time at adjournment was 11:28 a.m.



AAAE	AAAE NATL AIRPORTS CONF, SEPT 28-30, SALT LAKE CITY, UT (DOBBERSTEIN)	\$800.00
ADB SAFEGATE AMERICAS LLC	AIRFIELD LIGHTING SUPPLIES	\$199.36
ADB SAFEGATE AMERICAS LLC	AIRFIELD LIGHTING	\$807.06
ADB SAFEGATE AMERICAS LLC	AIRFIELD LIGHTING	\$12,904.97
ADB SAFEGATE AMERICAS LLC	AIRFIELD LIGTHING	\$898.54
AG SPRAY EQUIPMENT	PARTS FOR DE-ICING SYSTEM	\$68.58
AG SPRAY EQUIPMENT	PARTS FOR DE-ICING SYSTEM	\$332.70
AIRSIDE SOLUTIONS , INC.	AIRFIELD LIGHTING MAINTENANCE TRAINING	\$6,850.00
ALLIED UNIVERSAL SECURITY SERVICES	SECURITY GUARD SERVICE AUG 1-7	\$4,027.45
ALLIED UNIVERSAL SECURITY SERVICES	SECURITY GUARD SERVICE AUG 15-21	\$4,002.85
ALLIED UNIVERSAL SECURITY SERVICES	AVIATION WORKERS SCREENING AUG 15-21	\$622.32
ALLIED UNIVERSAL SERVICES	AVIATION WORKERS SCREENING, 3/7/25 - 3/13/25	\$801.60
ALLIED UNIVERSAL SERVICES	SECURITY GUARD SERVICE JUNE 20-26	\$3,840.93
ALLIED UNIVERSAL SERVICES	AVIATION WORKERS SCREENING JUNE 20-26	\$801.60
ALLIED UNIVERSAL SERVICES	SECURITY GUARD SERVICE AUGUST 8-14	\$4,009.34
ALLIED UNIVERSAL SERVICES	AVIATION WORKERS SCREENING AUGUST 8-14	\$829.76
ALLIED UNIVERSAL SERVICES	SECURITY GUARD SERVICE JULY 25-31	\$4,033.93
ALLIED UNIVERSAL SERVICES	AVIATION WORKERS SCREENING AUGUST 1-7	\$829.76
ALLIED UNIVERSAL SERVICES	AVIATION WORKERS SCREENING JULY 11-17	\$816.80
ALLIED UNIVERSAL SERVICES	SECURITY GUARD SERVICE JULY 11-17	\$3,934.80
ALL-TERRAIN GROUNDS MAINTENANCE	WEED CONTROL/FERTILIZER - PUBLIC AND AIRFIELD	\$19,016.00
ALL-TERRAIN GROUNDS MAINTENANCE	WEEDING, SHRUB TRIMMING	\$405.00
ALL-TERRAIN GROUNDS MAINTENANCE	SECOND ROUND APPLICATION OF WEED CONTROL	\$18,791.00
AMAZON.COM	OFFICE SUPPLIES - PAPER	\$119.11
AMAZON.COM	FLOOR STAND SIGN HOLDER - W. TERMINAL	\$202.99
AMERICAN AIRLINES	TAKEOFF NORTH AMERICA CONF, NOV 4-6, TALLAHASSEE, FL (DOBBERSTEIN)	\$709.36
ARFF WORKING GROUP	ANNUAL SYMPOSIUM REGISTRATION, SEPT 22-25, UNCASVILLE, CT (NOYES)	\$825.00
BALANCE TAX AND ACCOUNTING	ACCOUNTING SERVICES - SEPTEMBER	\$2,717.00
BDT MECHANICAL, LLC	HVAC PREVENTATIVE MAINT - APRIL, MAY - W. TERMINAL	\$5,176.91
BDT MECHANICAL, LLC	HVAC/PLUMBING SERVICE CALLS - W. TERMINAL	\$2,339.39
BDT MECHANICAL, LLC	PLUMBING SERVICE CALL - W. TERMINAL	\$318.94
BEN STEVERMER SERVICES	HORTICULTURAL SERVICES - JUNE, JULY, AUG	\$1,154.28
BORDER STATES INDUSTRIES	AIRFIELD LIGHTING	\$437.85
BORDER STATES PAVING, INC.	CRUSHED CONCRETE - PUBLIC AREA	\$238.35
BURGGRAF'S ACE HARDWARE	TRIMMER SUPPLIES	\$55.97
CAB COMPANY	FAA MEETING, JULY 16, WASHINGTON, DC (DOBBERSTEIN)	\$25.96
CASS COUNTY FINANCE	DRAIN TAXES	\$1,989.05
CERTIFIED LABORATORIES	PREMILUBE - EQUIPMENT	\$459.95
CHS DAKOTA PLAINS AG	WEED CONTROL - AIRFIELD	\$2,227.50
CHS DAKOTA PLAINS AG	WEED SPRAYING - AIRFIELD	\$18,469.50
CINTAS	LINEN SERVICE/UNIFORMS, 7.23.25	\$378.47
CINTAS	LINEN SERVICE/UNIFORMS, 7.16.25	\$378.47
CINTAS	LINEN SERVICE/UNIFORMS, 7.9.25	\$378.47
CINTAS	LINEN SERVICE/UNIFORMS, 7.2.25	\$366.49
CINTAS	LINEN SERVICE/UNIFORMS, 6.25.25	\$399.77
CINTAS	LINEN SERVICE/UNIFORMS, 6.18.25	\$364.76
CITY OF FARGO	STORM SEWER	\$734.68
CITY OF FARGO	WATER, SEWER, GARBAGE	\$6,089.48
CITY OF FARGO	STORM SEWER	\$734.68
CITY OF FARGO	WATER, SEWER, GARBAGE	\$5,572.58
CITY OF FARGO FINANCE DEPT.	POLICE HOURS AT CHECKPOINT 5/26 - 6/22	\$25,512.83
CITY OF FARGO FINANCE DEPT.	POLICE HOURS AT CHECKPOINT 6/23 - 7/20	\$27,952.53
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$28.14
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$1,514.20
COLE PAPERS INC.	JANITORIAL SUPPLIES - ARFF STATION	\$286.21
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$92.85
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$1,488.26
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$137.36
CONSOLIDATED COMMUNICATIONS	INTERNET - ARFF STATION	\$230.00
CONSOLIDATED COMMUNICATIONS	INTERNET - W. TERMINAL, MAINT SHOP	\$690.00
CORE & MAIN	REPAIRS TO FIRE HYDRANTS	\$289.72
CORE & MAIN	REPAIRS TO HYDRANTS	\$142.66
COUGAR TREE CARE, INC.	TREE REMOVAL	\$1,025.00
CYBER ADVISORS	PHONE SERVICE - JULY	\$238.64
DACOTAH PAPER CO.	JANITORIAL SUPPLIES - W. TERMINAL	\$1,821.89
DACOTAH PAPER CO.	JANITORIAL SUPPLIES - W. TERMINAL	\$105.72
DACOTAH PAPER CO.	JANITORIAL SUPPLIES - W. TERMINAL	\$84.42
DACOTAH PAPER CO.	JANITORIAL SUPPLIES - W. TERMINAL	\$805.40
DACOTAH PAPER CO.	JANITORIAL SUPPLIES - W. TERMINAL	\$4.50
DACOTAH PAPER CO.	JANITORIAL SUPPLIES - W. TERMINAL	\$340.07
DACOTAH PAPER CO.	JANITORIAL SUPPLIES - W. TERMINAL	\$1,148.00
DACOTAH PAPER CO.	JANITORIAL SUPPLIES - W. TERMINAL	\$1,186.70
DACOTAH PAPER CO.	JANITORIAL SUPPLIES - CREDIT FOR DUPLICATE CHARGE	-\$1,186.70
DACOTAH PAPER CO.	JANITORIAL SUPPLIES - W. TERMINAL	\$56.63

DACOTAH PAPER CO.	JANITORIAL SUPPLIES - W. TERMINAL	\$56.17
DAKOTA FENCE COMPANY	INSTALL 7" FENCE AROUND FUEL TANKS - NGA	\$11,365.00
DAKOTA FENCE COMPANY	REPLACE DAMAGED FENCE (CARGO AREA)	\$2,204.00
DAKOTA FENCE COMPANY	MODIFY GATE TO 10' (WEST GATE)	\$4,461.00
DECOMM VENTURES, LP	AIRLINE LEASE NEGOTIATION (APRIL-MARCH)	\$2,964.00
DIAMOND VOGEL	RED TRAFFIC PAINT - AIRFIELD	\$972.50
DOBBERSTEIN, SHAWN	TRAVEL - FAA/ND CONGRESSIONAL DELEGATION STAFF MTG - JULY 16, WASH DC	\$247.29
EIDEBAILLY LLP	ACCOUNTING SERVICES - JUNE	\$24,650.88
EIDEBAILLY LLP	ACCOUNTING SERVICES - AUGUST 2025	\$12,587.94
EPIC SOLUTIONS	PARTS FOR PAINTER	\$115.00
ESSENTIA HEALTH	ARFF PHYSICALS	\$1,634.00
EXTREME SIGNZ	RESTROOM SIGNS - W. TERMINAL	\$135.00
FARGO AIR MUSEUM	SPONSORSHIP - ANNUAL GALA	\$2,500.00
FARGO GLASS & PAINT CO.	SERVICE CALL - AUTOMATIC DOORS - W. TERMINAL	\$330.00
FARGO TIRE SERVICE, INC.	EQUIP REPAIRS - #34	\$42.43
FARGO TIRE SERVICE, INC.	EQUIP REPAIRS - #48	\$166.03
FARGO TIRE SERVICE, INC.	EQUIP REPAIRS - #48	\$63.02
FEDEX	POSTAGE	\$55.86
FEDEX	POSTAGE	\$32.24
FIRST NATION ELECTRIC	REWIRED LIGHTS - W. TERMINAL	\$459.35
FLIGHT AWARE	FBO TOOLBOX - MONTHLY	\$110.00
GH JANITORIAL SERVICE	CLEANING TSA OFFICES - JUNE 2025 - W. TERMINAL	\$440.00
GH JANITORIAL SERVICE	CLEANING TSA OFFICES - JULY - W. TERMINAL	\$440.00
GLC-AAAE	AIRPORTS CONF AND ENV WORKSHOP, SEPT 22-25	\$840.00
GRAINGER	SHOP SUPPLIES	\$35.06
GRAINGER	EQUIP SUPPLIES	\$51.18
GRAINGER	UTILITY MARKING SUPPLIES	\$60.17
GRAINGER	AIRFIELD SUPPLIES	\$15.31
GRAINGER	LOCKER - BUILDING MAINT OFFICE	\$537.62
GRAINGER	TOOLS - AIRFIELD MAINT	\$8.93
GRAINGER	SHOP SUPPLIES - GLOVES	\$108.04
GRAYBAR ELECTRIC COMPANY, INC.	AIRFIELD LIGHTING SUPPLIES	\$1,200.45
HANSON DESIGN ASSOCIATES, LLC	LANDSCAPE ARCH SERVICES - TREE PROJECTS	\$510.00
HAUGEN MOECKEL & BOSSART	LEGAL SERVICES - MAY, JUNE	\$14,000.00
HAUGEN MOECKEL & BOSSART	LEGAL SERVICES - JULY	\$6,900.00
HOLMEN, ANDREW	TRAVEL, AAAE HUB AIRPORT CONF, AUG 4-6, DETROIT, MI	\$881.84
HYATT PLACE EAST MOLINE	GLC AAAE CONF, JULY 24-27, MOLINE, IL (DOBBERSTEIN)	\$534.24
HYATT REGENCY WASHINGTON	FAA MEETING, JULY 16, WASHINGTON, DC (DOBBERSTEIN)	\$298.92
INTERSTATE ALL BATTERY CENTER	BATTERY - EQUIP #48	\$143.95
INTERSTATE POWER SYSTEMS	SERVICE CALL - BAGGAGE SYSTEM - W. TERMINAL	\$975.00
JET-WAY MULTIPLE SERVICES, INC.	CLEAN, TELEVISE, LOCATE STORM DRAIN LINE - SOUTH GA	\$1,595.00
JOHNSON CONTROLS FIRE PROTECTION LP	SERVICE CALL - FIRE ALARM - W. TERMINAL	\$231.15
JOHNSON CONTROLS FIRE PROTECTION LP	ANNUAL MONITORING AGREEMENT - PARKING RAMP	\$1,440.00
J-TECH MECHANICAL, LLC	REPLACE FURNACE/AC - MAINT SHOP OFFICE	\$12,750.00
KOTACO FUEL & PROPANE INC.	DIESEL FUEL / UNLEADED GASOLINE - EQUIPMENT	\$25,081.84
LAWSON PRODUCTS, INC.	EQUIP REPAIR SUPPLIES	\$349.98
LAWSON PRODUCTS, INC.	EQUIP MAINTENANCE SUPPLIES	\$2,123.68
LIBERTY BUSINESS SYSTEMS, INC.	MAINT SERVICE CONTRACT - OFFICE PRINTER	\$376.23
LIEBERMAN TECHNOLOGIES	EFIDS DATA FEED - SEPTEMBER	\$1,500.00
M & J AUTO PARTS	EQUIP REPAIR SUPPLIES - #5, #47	\$53.26
MACQUEEN EMERGENCY EQUIPMENT	REPAIRS TO ARFF TRUCKS	\$2,051.33
MAC'S	GENERAL SUPPLIES - AIRFIELD MAINT	\$11.54
MAC'S	EQUIP MAINT SUPPLIES	\$39.97
MID AMERICAN RESEARCH CHEMICAL	JANITORIAL SUPPLIES - W. TERMINAL	\$3,137.00
MIDSTATES WIRELESS	RADIO SERVICE/REPAIRS - ARFF	\$540.00
MIDWEST PEST CONTROL, INC.	PEST CONTROL, 7.15.25	\$195.00
MIDWEST PEST CONTROL, INC.	PEST CONTROL, 6.16.25	\$195.00
MIDWEST WELDING & DRIVE LLC	EQUIP REPAIRS - #18	\$838.80
MJ DAL SIN CO. OF ND INC.	ROOF REPAIRS - W. TERMINAL	\$401.55
MOHEGANSUN	ARFF ANNUAL SYMPOSIUM, SEPT 22-25, UNCASVILLE, CT (NOYES)	\$246.10
MTI DISTRIBUTING, INC.	EQUIP PART - #47	\$65.84
MTI DISTRIBUTING, INC.	PARTS FOR EQUIP #34	\$79.54
NAFTZ	ANNUAL CONFERENCE - SEPT 14-17, KANSAS CITY, MO (DOBBERSTEIN)	\$899.00
ND AVIATION ASSOCIATION	FLY-ND SUMMIT, AUG 5-6, DEVILS LAKE (NOYES)	\$100.00
ND ONE CALL	LOCATE TICKETS - JUNE	\$40.47
NDPHIT	2024 BSWIFT ACA ELECTRONIC FILING SERVICE	\$360.00
NORTH DAKOTA STATE UNIVERSITY	REIMB FOR 2.6 ACRES OF DESTROYED CROP - GLYCOL PROJECT	\$3,250.00
NORTHLAND TREE & STUMP REMOVAL	TOPSOIL (AIRSIDE / LANDSIDE)	\$840.00
O'DAY EQUIPMENT, LLC	REPAIRS TO FUEL TANK - ALARM FOR MISSING DATA - W. TERM	\$5,056.98
OFFICE DEPOT	OFFICE SUPPLIES - PAPER	\$85.99
OSHKOSH AEROTECH, LLC	PARTS FOR JETWAY #3	\$1,935.81
PARSONS ELECTRIC	UTILITY LOCATES	\$140.00
PARSONS ELECTRIC	CONDUIT TO WINDSOCK	\$2,975.00
PARSONS ELECTRIC	UTILITY LOCATES	\$980.00

PETROLEUM TANK RELEASE COMPENSATION FUND	TANK REGISTRATIONS 2026	\$637.50
PFM ASSET MANAGEMENT LLC	INVESTMENT SERVICES - JULY 2025	\$143.38
PRO RESOURCES CORPORATION	PAYROLL, TAXES, FEES AUGUST 4-16	\$106,617.53
PRO RESOURCES CORPORATION	PAYROLL, TAXES, FEES AUGUST 17-31	\$105,348.13
PYE-BARKER FIRE & SAFETY. LLC	DISARM AND REMOVE FIRE SUPPRESSION SYSTEM - KITCHEN	\$248.00
RDO EQUIPMENT CO.	EQUIP REPAIRS - #18	\$332.05
RDO EQUIPMENT CO.	EQUIP REPAIRS - #19, #25	\$597.46
RDO EQUIPMENT CO.	EQUIP REPAIRS - #48	\$235.26
S&S LANDSCAPING INC.	INSTALL ROCK AROUND PARKING LOT GENERATOR	\$2,850.00
SANDERS METAL PRODUCTS INC.	ACCESS COVERS - W. TERMINAL RAMP	\$118.92
SHERWIN INDUSTRIES, INC.	CALIBRATE/RECERTIFY BOWMONKS	\$1,206.69
SHOPLET.COM	OFFICE SUPPLIES - CLIPBOARDS	\$50.64
SMARTSIGN.COM	SIGNAGE - WEST ECONOMY LOT	\$88.85
SUN ELECTRIC, INC.	REMOVED/REPLACED CONCRETE BASE, REPLACED LIGHT POLE	\$5,920.00
SWEENEY CONTROLS COMPANY	ANNUAL MONITORING - GLYCOL CONTAINMENT SYSTEM	\$540.00
TAKEOFF NORTH AMERICA	MEETING PASS, CONF, NOV 4-6, TALLAHASSEE, FL (DOBBERSTEIN)	\$1,357.00
T-MOBILE	AIRFIELD WIRELESS CARD, 24 HR OPS CELL, ARFF CELL	\$92.80
TRANSOURCE TRUCK & EQUIPMENT, INC.	EQUIP REPAIRS - #8	\$8,435.60
TRANSOURCE TRUCK & EQUIPMENT, INC.	EQUIP REPAIRS - ARFF TRUCK #2	\$4,178.00
TRANSPORTATION SECURITY CLEARINGHOUSE	BACKGROUND CHECKS	\$800.00
TRANSPORTATION SECURITY CLEARINGHOUSE	BACKGROUND CHECKS	\$850.00
TRANSPORTATION SECURITY CLEARINGHOUSE	BACKGROUND CHECKS	\$800.00
UNITED AIRLINES	ICAS CONF, DEC 7-11, LAS VEGAS, NV (DOBBERSTEIN)	\$665.19
UNITED AIRLINES	AAAE NATL AIRPORTS CONF, SALT LAKE CITY, UT, SEPT 28-30 (DOBBERSTEIN)	\$411.85
UNITED AIRLINES	NAFTZ CONF, SEPT 14-17, KANSAS CITY, MO (DOBBERSTEIN)	\$865.98
UNITED POWER EQUIPMENT	PARTS FOR BRUSH TRIMMER	\$67.28
USPS	POSTAGE	\$3.71
VALLEY PETROLEUM EQUIPMENT INC.	COMPLIANCE TESTING - SHOP TANKS	\$2,944.44
VALLEY PETROLEUM EQUIPMENT INC.	COMPLIANCE TESTING - W. TERMINAL FUEL TANK	\$855.56
WAI NORTHERN PLANES	SPONSORSHIP - GIRLS IN AVIATION DAY	\$1,000.00
WEST SIDE STEEL	MATERIALS FOR AIRFIELD MAINT	\$17.72
XCEL ENERGY	ELECTRICITY/NATURAL GAS	\$27,560.20
XCEL ENERGY	ELECTRICITY/NATURAL GAS	\$20,307.40
XCEL ENERGY	ELECTRICITY	\$272.77
XCEL ENERGY	ELECTRICITY	\$156.14
ZOOM COMMUNICATIONS, INC.	WORKPLACE PRO MONTHLY, JULY 30 - AUG 29	\$16.99
		\$666,175.86

Joan Stading

Subject: FW: EASTSIDE TERMINAL BUILDING LEASE

3

From: Wyatt Tracy <wtracy84@hotmail.com>
Sent: Thursday, August 14, 2025 7:12 PM
To: Joan Stading <Joan@fargoairport.com>
Subject: Re: EASTSIDE TERMINAL BUILDING LEASE

Joan, I'd like to renew again for one year.

From: Joan Stading <Joan@fargoairport.com>
Sent: Thursday, August 14, 2025 7:09 PM
To: Wyatt Tracy <wtracy84@hotmail.com>
Cc: shawn <shawn@fargoairport.com>
Subject: EASTSIDE TERMINAL BUILDING LEASE

Wyatt

Your current lease for space in the Eastside Terminal Building expires October 31, 2025.
Please advise of your renewal intentions.

Thank you.

Joan Stading
MUNICIPAL AIRPORT AUTHORITY
PO BOX 2845
FARGO, ND 58108
701-241-1501
www.fargoairport.com

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EXTENSION OF LEASE AGREEMENT

THIS AGREEMENT, made and entered into to be effective as of November 1, 2025, by and between the **MUNICIPAL AIRPORT AUTHORITY OF THE CITY OF FARGO, NORTH DAKOTA**, a public body, party of the first part, hereinafter referred to as “Lessor”, and **BUCK’S TRADING CO., LLC**, a North Dakota Limited Liability Company, whose post office address is 106 First Avenue North, Fairmount, North Dakota 58030, party of the second part, hereinafter called “Lessee”.

WITNESSETH:

WHEREAS, Lessee has been a tenant of the Eastside Terminal Building located at 1801 23rd Avenue North, situated on the first floor of the east side of Hector International Airport, under a one-year Lease Agreement effective November 1, 2021, with extensions of said Lease Agreement, with the last extension set to expire on October 31, 2025; and,

WHEREAS, Lessee wishes to extend said Lease Agreement for an additional term of one (1) year, with it therefore expiring on October 31, 2026; and,

WHEREAS, Lessor has agreed to extend the Lease Agreement by and between the parties; and,

WHEREAS, the parties wish to commit their agreement to extend the Lease Agreement to writing.

NOW, THEREFORE, it shall be hereby agreed as follows:

1. This Extension of Lease Agreement shall extend from the expiration of the current one (1) year Lease Agreement on October 31, 2025, and thereafter, for an additional period of one (1) year thus extending from November 1, 2025 through October 31, 2026.

2. The rent shall increase by three percent (3%) for the additional lease period of one (1) year as set forth below:

$$704 \text{ SF} \times \$10.20 \text{ per SF} = \$7,180.80 \text{ per year or } \$598.40 \text{ per month}$$

3. All monies due under this Extension of 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.

4. Except as modified hereby, all of the terms of the original Lease Agreement between the parties shall remain in full force and effect.

DATED this ____ day of _____, 2025.

**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 that executed the within and foregoing instrument and acknowledged to me that such corporation executed the same.

Notary Public



BILL OF SALE

THIS BILL OF SALE (“Agreement”) is made and entered into as of September 1, 2025 (the “Effective Date”), by and between Unifi Aviation, LLC (“Seller”), a Delaware limited liability company, having an address of 950 East Paces Ferry Road NE, Suite 2000, Atlanta, GA 30326 and Fargo Hector International Airport (“Buyer”), having an address of 280132nd Ave. NW, Fargo, ND 58102. For good and valuable consideration, Buyer and Seller agree as follows:

1. PURCHASE AND SALE. In consideration of the covenants and agreements set forth herein and of the payment to Seller of ONE DOLLAR (\$1.00) (“Purchase Price”) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller hereby sells, assigns, transfers, conveys, grants, bargains, and delivers to Buyer all of its right, title, and interest in and to the Equipment described on Exhibit A attached hereto and made a part of this Agreement (the “Equipment”). Seller agrees to take all steps reasonably necessary to establish the record of Buyer’s title to the Equipment and to execute and deliver further instruments of transfer and assignment and take such other action as Buyer may reasonably request to effectively transfer and assign to and vest the Equipment in Buyer.
2. REPRESENTATIONS AND WARRANTIES. Seller and Buyer agree that THE EQUIPMENT IS SOLD BY SELLER AND PURCHASED BY BUYER “AS IS, WHERE IS” AND WITH ALL FAULTS AND SELLER MAKES NO AND HEREBY DISCLAIMS ANY REPRESENTATION OR WARRANTY WHATSOEVER WITH RESPECT TO THE EQUIPMENT, INCLUDING ANY (a) WARRANTY OF MERCHANTABILITY; (b) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; (c) WARRANTY OF TITLE; OR (d) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY, WHETHER ARISING BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE, OR OTHERWISE. BUYER ACKNOWLEDGES, BY ACCEPTING THIS AGREEMENT, THAT BUYER HAS NOT RELIED ON ANY REPRESENTATION OR WARRANTY MADE BY SELLER OR ANY OTHER PERSON ON SELLER’S BEHALF.
3. TITLE AND RISK OF LOSS. Title to the Equipment, and risk of loss for the Equipment, shall pass from Seller to Buyer at the time Buyer receives physical possession of the Equipment and Seller has received payment in full for the Equipment. Seller will not be responsible for delivery or relocation of the Equipment. Buyer shall contact Seller to arrange a mutually acceptable time for the Equipment to be picked up by or on behalf of Buyer at Buyer’s sole cost and expense. Buyer shall be solely responsible for loading and unloading the Equipment where applicable. Buyer shall be responsible for maintaining insurance on the Equipment upon receipt of physical possession of the Equipment.
4. MAINTENANCE AND REPAIR: All maintenance and repair costs to the Equipment from and after the Effective Date shall be paid by Buyer.
5. GOVERNING LAW. The validity, interpretation, construction and performance of this Agreement and any dispute connected herewith will be governed and construed in accordance with the statutory, regulatory and decisional law of the State of Georgia without regard to its choice of law principles.
6. ENTIRE AGREEMENT. This Agreement sets forth the entire understanding of the Seller and Buyer concerning the subject matter hereof and incorporates all prior negotiations and understandings. This Agreement will be binding upon, and inure to the benefit of, the parties and their respective successors and permitted assigns, and may be amended only in a writing signed by both parties. This Agreement may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be

EXHIBIT A

Equipment Description

Assigned PM location ID	Equipment ID	Model year	Manufactu rer ID	Model ID	Description	Serial number	Life cycle status code ID	Department ID	Asset category ID	Company ID	Asset number	Actual in service date
FAR099	976	1971	JETWAY	LB-GEN	LOADING BRIDGE	OG2147	AC	FARDL-635	JB	DG	FAM008793	1/1/1971

AMENDMENT TO GROUND LEASE
(1612 23rd Avenue N, Fargo, North Dakota)

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THIS AMENDMENT TO LEASE, effective the 7th day of October, 2025, by and between **THE MUNICIPAL AIRPORT AUTHORITY OF THE CITY OF FARGO, NORTH DAKOTA**, a public body, party of the first part, hereinafter called the "LESSOR", and **CASS COUNTY GOVERNMENT**, a public body, party of the second part, hereinafter called the "LESSEE",

WITNESSETH:

WHEREAS, LESSEE previously entered into a purchase agreement for the purchase of buildings and other improvements including fencing located at 1612 23rd Avenue N, Fargo, North Dakota; and,

WHEREAS, the parties therein agreed that they would negotiate and enter into a Ground Lease for the real estate or ground on which the buildings and other improvements were located; and,

WHEREAS, the parties did negotiate and agree on the provisions set forth in the original Ground Lease and thus committed their agreement to writing; and,

WHEREAS, the original Ground Lease provided for a lease term of Twenty-Five (25) years with said Lease set to expire on October 6, 2040; and,

WHEREAS, the original Ground Lease also provided for an initial ground rental rate of 25 cents/[']; as well as a provision that the ground rental rate shall be subject to review and renegotiation by LESSOR every five (5) years on the anniversary date of the Lease or any renewal or extension thereof; and,

WHEREAS, the parties understand and agree that the ground rental rate shall increase on October 7, 2025, to 30 cents/['] and wish to amend the Ground Lease accordingly; and,

NOW, THEREFORE, it is hereby agreed by and between the parties for One Dollar and other valuable consideration (\$1.00 ovc), the sufficiency of which is acknowledged by all parties, as follows:

1. The ground rental rate as of October 7, 2025 shall increase to 30 cents/['] per square foot per annum for a total rent of **4.42 acres x 43,560[']/acre = 192,535.20['] x 30 cents/['] = \$57,760.56/year or \$4,813.38/month.**
2. All other terms of the original Ground Lease shall remain in full force and effect.

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

THE MUNICIPAL AIRPORT AUTHORITY OF THE
CITY OF FARGO, a public body

By _____
Paula A. C. Ekman, Chair

By _____
Shawn A. Dobberstein, AAE; Executive Director

CASS COUNTY GOVERNMENT

By _____
Tony Grindberg, Chairman, Cass County Commission

This document was prepared by:

Stacey Tjon Bossart
Haugen Moeckel & Bossart
1129 5th Avenue South
Fargo, ND 58103



CITY OF FARGO PUBLIC WORKS
WASTEWATER TREATMENT PLANT
3400 North Broadway
Fargo, North Dakota
Phone (701)241-145
Fax (701)241-8159
Web Site: www.fargond.gov

[Year]

[Document title]

[DOCUMENT SUBTITLE]

DRAFT



INDUSTRIAL USER PERMIT

Permittee (Company Name): Municipal Airport Authority of the City of Fargo/Hector International Airport

Facility Address: _____

Mailing Address: _____

Telephone Number: _____

Name of Person to Contact: _____

The above-named permittee is hereby authorized to discharge industrial wastewater from the above identified facility and through the outfalls identified herein into the City of Fargo sewer system in accordance with, and subject to, the conditions set forth in this permit. Compliance with this permit does not relieve the permittee of its obligation to comply with any or all applicable pretreatment regulations, standards, or requirements under local, state, and federal laws, including any such regulations, standards, requirements, or laws that might become effective during the term of this permit.

Noncompliance with any term or condition of this permit shall constitute a violation of the City of Fargo sewer use ordinance. Knowingly making any false statement on any report or other document required by this permit or knowingly rendering any monitoring device or method inaccurate, is a crime and may result in the imposition of criminal sanctions and/or civil penalties.

This permit shall become effective on September 15, 2025 and shall expire at midnight on December 31, 2025.

The permittee shall apply for wastewater discharge permit reissuance by submitting a complete wastewater discharge permit application, a minimum of 30 days prior to the expiration of the permittee's existing wastewater discharge permit.

By: _____

Mark Miller
Wastewater Superintendent

Issued this _____ day of _____

* NOTE: The Fargo Municipal Code may be viewed via the City's website (www.fargond.gov) at <http://fargond.gov/city-government/departments/auditors/licensing-department/ordinances> or a copy of the applicable provisions will be provided by the Wastewater Treatment Plant upon request.

SECTION 1 EFFLUENT LIMITATIONS

1.1 Dilution

No user shall increase the use of process water, or in any way attempt to dilute a discharge, as a partial or complete substitute for adequate treatment to achieve compliance with an applicable pretreatment standard or requirement unless expressly authorized by an applicable pretreatment standard or requirement. The Superintendent may impose mass limitations on users which may be using dilution to meet applicable pretreatment standards or requirements or in other cases when the imposition of mass limitations is appropriate.

1.2 Discharge Outfalls

During the period of September 15, 2025 to December 31, 2025 the permittee is authorized to discharge process wastewater to the City of Fargo sewer system from the outfalls listed below.

Description of outfalls:

Outfall	Description
001	Effluent Lift Station
002	Airport De-icing storage facility
003	
004	

1.3 Effluent Limitations

During the period of September 15, 2025 to December 31, 2025 the discharge from outfall 001 shall not exceed the following effluent limitations. Effluent from this outfall consists of:

EFFLUENT LIMITATIONS

Parameter	Daily maximum(mg/L)
Cadmium	0.11
Chromium	5.57
Copper	2.82
Lead	1.6
Nickel	5.6
Silver	0.43
Zinc	18.17
Cyanide	N/A
Total Toxic Organics*	N/A
pH	5.0 – 12.5
BOD5	MADL of lagoons^
BOD5 lb/day	2046lb/day per lagoon cell
COD	Correlation to BOD5

* The abbreviation TTO means total toxic organics, which is the summation of all quantifiable values greater than 0.01 milligram per liter (mg/L) for the following toxic organics:

Acenaphthene	Bis (2-chloroethoxy) methane	Toluene
Acrolein	Methylene chloride	Trichloroethylene
Acrylonitrile	Methyl chloride	Vinyl chloride
Benzene	Methyl bromide	Aldrin
Benzidine	Bromoform	Dieldrin
Carbon tetrachloride	Dichlorobromomethane	Chlordane
Chlorobenzene	Chlorodibromomethane	4,4-DDT
1,2,4-Trichlorobenzene	Hexachlorobutadiene	4,4-DDE (p,p-DDX)
Hexachlorobenzene	Hexachlorocyclopentadiene	4,4-DDD (p,p-TDE)
1,2,-Dichloroethane	Isophorone	Alpha-endosulfan
1,1,1-Trichloroethane	Naphthalene	Beta-endosulfan
Hexachloroethane	Nitrobenzene	Endosulfan sulfate
1,1-Dichloroethane	2-Nitrophenol	Endrin
1,1,2-Trichloroethane	4-Nitrophenol	Endrin aldehyde
1,1,2,2-Tetrachloroethane	2,4-Dinitrophenol	Heptachlor
Chloroethane	4,6-Dinitro-o-cresol	Heptachlor epoxide
Bis (2-chloroethyl) ether	N-nitrosodimethylamine	Alpha-BHC
2-Chloroethyl vinyl ether	N-nitrosodiphenylamine	Beta-BHC
2-Chloronaphthalene	N-nitrosodi-n-propylamine	Gamma-BHC
2,4,6-Trichlorophenol	Pentachlorophenol	Delta-BHC
Parachlorometa cresol	Phenol	PCB-1242 (Arochlor 1242)
Chloroform	Bis (2-ethylhexyl) phthalate	PCB-1254 (Arochlor 1254)
2-Chlorophenol	Butyl benzyl phthalate	PCB-1221 (Arochlor 1221)
1,2-Dichlorobenzene	Di-n-butyl phthalate	PCB-1232 (Arochlor 1232)
1,3-Dichlorobenzene	Di-n-octyl phthalate	PCB-1248 (Arochlor 1248)
1,4-Dichlorobenzene	Diethyl phthalate P	CB-1260 (Arochlor 1260)
3,3-Dichlorobenzidine	Dimethyl phthalate	PCB-1016 (Arochlor 1016)
1,1-Dichloroethylene	Benzo(a)Anthracene	Toxaphene
1,2-Trans-dichloroethylene	Benzo(a)pyrene	2,3,7,8-Tetrachlorodibenzo-p-dioxin
2,4-Dichlorophenol	Benzo(b)fluoranthene	
1,2-Dichloropropane	Benzo(k)fluoranthene	
1,3-Dichloropropylene	Chrysene	
2,4-Dimethylphenol	Acenaphthylene	
2,4-Dinitrotoluene	Anthracene	
2,6-Dinitrotoluene	Benzo(ghi)perylene	
1,2-Diphenylhydrazine	Fluorene	
Ethylbenzene	Phenanthrene	
Fluoranthene	Dibenzo(a,h)anthracene	
4-Chlorophenyl phenyl ether	Indeno(1,2,3-cd) pyrene	
4-Bromophenyl phenyl ether	Pyrene	
Bis (2-chloroisopropyl) ether	Tetrachloroethylene	

^MADL – maximum allowable discharge limit, limited by the loading rate of lagoon cells

All discharges must be in compliance with the requirements of all other applicable laws, regulations, standards, and requirements including, without limitation, those set forth in Chapter 17 of the Fargo Municipal Code and

applicable State and Federal pretreatment laws, regulations, standards, and requirements including those becoming effective during the term of this permit.

1.4 Local Limits

Local Limits have been established pursuant to 40 CFR 403.5(c) and City of Fargo Municipal Code 17-0406. No person shall discharge wastewater containing pollutant levels in excess of the following daily maximum allowable discharge limits.

Pollutant	Concentration
Arsenic (As)	2.8 mg/L
Cadmium (Cd)	0.11 mg/L
Chromium (III)	5.86 mg/L
Chromium (VI)	0.65 mg/L
Chromium (Total)	5.57 mg/L
Copper (Cu)	2.82 mg/L
Lead (Pb)	1.6 mg/L
Mercury (Hg)	0.001 mg/L
Nickel (Ni)	5.6 mg/L
pH	5 to 12.5 S.U.
Selenium (Se)	0.26 mg/L
Silver (Ag)	0.43 mg/L
Zinc (Zn)	18.17 mg/L

Where a user is subject to a categorical pretreatment standard and a local limit for a given pollutant, the more stringent limit or applicable pretreatment standard shall apply.

1.5 Prohibited Discharge

The permittee must not discharge wastewater containing any of the following substances from any of the outfalls:

- a. Oil and grease concentrations or amounts from industrial facilities violating pretreatment standards.
- b. Wastewater from industrial facilities containing floatable fats, wax, grease or oils in amounts which would cause interference or pass through the treatment process.
- c. Petroleum oil, non-biodegradable cutting oil, or products of mineral oil origin in amounts which would cause interference or pass through.
- d. Pollutants that create a fire or explosive hazard in the POTW, including but not limited to waste streams with a closed-cup flashpoint of less than 140 degrees Fahrenheit (60° Centigrade) using the methods specified at 40 CFR 261.21
- e. Wastewater having a temperature which will inhibit biological activity in the treatment plant resulting in interference, but in no case wastewater which causes the temperature at the introduction into the treatment plant to exceed 104 F (40 C) unless the Approval Authority, upon the request of the POTW, approves alternate temperature limits;
- f. Solids or viscous substances in amounts that will cause obstruction of flow in the POTW, resulting in interference
- g. Pollutants, including oxygen-demanding pollutants (e.g., BOD), released in a discharge at a flow rate and/or concentration that, singly or by interaction with other pollutants, will cause interference with the POTW. For the purpose of this section, the term interference has the same definition as that in Chapter 17 of the City of Fargo Municipal Code

- h. Wastewater having a pH of less than 5.0 or more than 12.5 or otherwise causing corrosive structural damage to the POTW or equipment
- i. Pollutants that result in the presence of toxic gases, vapors, or fumes within the POTW in a quantity that might cause acute worker health and safety problems.
- j. Trucked or hauled pollutants, except at discharge points designated by the City.

1.6 Best Management Practices (BMPs)

In addition to the local effluent limits, the permittee is required to implement the following best management practices (BMPs) to control its discharge into the publicly owned treatment works (POTW).

- a. The Water Reclamation Utility is directing Permittee to conduct both BOD and COD measurements to create a correlation between the two parameters. The City will use this correlation to manage the pumping and loading of the deicing fluid into the wastewater lagoons.
- b. Permittee to construct storage capacity on site to mitigate cost and organic loading of the lagoons.
- c. Permittee to conduct monthly on hand inventory of de-icing fluid. To include purchases. Inventory to be reconciled at the end of the defined Ice season.

SECTION 2 MONITORING REQUIREMENTS

2.1 General Monitoring Requirements

- a. All handling and preservation of collected samples and laboratory analyses of samples shall be performed in accordance with 40 CFR Part 136 and amendments thereto unless specified otherwise in the monitoring conditions of this permit.

2.2 Specific Monitoring Requirements

- a. From the period beginning on the effective date of the permit until 12/31/2020 the permittee shall monitor outfall 002 according to Table 1.
- b. Samples shall **start to be sampled after October 1 and shall cease after April 30** of each year. Annual Samples shall be due by December 31, of each year.
 - i. **The period between October 1 and April 30 of the calendar year, shall be defined as the de-icing season.**
 - ii. **Daily Testing**
 - iii. **Sample Parameters with a Weekly testing frequency shall be conducted with the first delivery of de-icing fluid to the WWTF within a week. A week shall be defined as a Sunday through Saturday.**
 - iv. **Sample Parameters with an Annual testing frequency shall be conducted at any time within the De-icing season as defined in 2.2.b.i.**
 - v. **Temperature, maximum daily temperature observed at the Hector International Airport.**
- c. Monitoring results obtained shall be reported and submitted by the industrial user. The report shall indicate the nature and concentration of all pollutants in the effluent for which sampling and analyses were performed during the calendar month preceding the submission of each report.
- d. Industrial User Monitoring Report shall be defined as the following
 - i. Signatory Sheet
 - ii. Results – 3rd Party lab results
 - iii. Chain of custody of submitted results

- iv. All additional information as required by the Industrial Pre-treatment Coordinator

Table 1 City of Fargo Monitoring ^

Sample Parameter (units)	Location	Measurement Frequency	Sample Type
BOD	001	Daily	Grab
COD	001	Daily	Grab
Ammonia	001	Weekly	Grab
TSS	001	Weekly	Grab

Table 2 Hector International Airport

Sample Parameter (units)	Location	Measurement Frequency	Sample Type
Flow (gpd)	002	Daily	
Temperature	002	Daily	observed
BOD	002	Weekly	Grab
COD	002	Weekly	Grab
Ammonia	002	Weekly	Grab
TSS	002	Weekly	Grab
Arsenic (mg/L)	002	Annual	Composite
Cadmium (mg/L)	002	Annual	Composite
Chromium Total (mg/L)	002	Annual	Composite
Copper (mg/L)	002	Annual	Composite
Lead (mg/L)	002	Annual	Composite
Mercury (mg/L)	002	Annual	Composite
Nickel (mg/L)	002	Annual	Composite
Selenium (mg/L)	002	Annual	Composite
Silver (mg/L)	002	Annual	Composite
Zinc (mg/L)	002	Annual	Composite
Oil & grease	002	Annual	Grab
Total toxic organic	002	Annual	Grab
pH (S.U.)	002	Annual	Grab
Temperature (ph)	002	Annual	Grab

2.3 Sampling Requirements for Users

Grab samples must be used for pH, cyanide, total phenols, oil and grease, temperature, sulfide, and volatile organic compounds. For all other pollutant, Composite samples must be obtained through flow-proportional composite sampling techniques.

Using protocols (including appropriate preservation) specified in 40 CFR Part 136 and appropriate EPA guidance, multiple grab samples collected during the 24-hour period may be composited in the laboratory. Composite samples for other parameters unaffected by compositing procedures as documented in approved EPA methodologies may be authorized by the Control Authority, as appropriate.

For sampling required in support of baseline monitoring and 90-day compliance reports, a minimum of four (4) grab samples must be used for PH, cyanide, total phenols, oil and grease, sulfide and volatile organic compounds for facilities for which historical sampling data does not exist; for facilities for which historical sampling data are available, the Control Authority may authorize a lower minimum. For the reports required by 40 CFR 403.12 (e) and (h), the Control Authority shall require the number of grab samples necessary to assess and assure compliance by Industrial Users with applicable Pretreatment Standards and Requirements.

All samples collected shall be representative of normal work cycles and expected pollutant discharges from the user. If a user sampled and analyzed the waste stream more frequently than what was required in its wastewater discharge permit, using methodologies in 40 CFR Part 136, it must submit all results of sampling and analysis of the discharge as part of its self-monitoring report.

Sampling and analyses shall include:

- a. The date, exact place, time, and methods of sampling or measurements, and sample preservation techniques or procedures;
- b. Who performed the sampling or measurements;
- c. The date(s) analyses were performed;
- d. Who performed the analyses;
- e. The analytical techniques or methods used; and
- f. The results of such analyses.

2.4 Analytical Requirements

All pollutant analyses, including sampling techniques, shall be performed in accordance with the techniques prescribed in 40 CFR Part 136, unless otherwise specified in an applicable categorical pretreatment standard. If 40 CFR Part 136 does not contain sampling or analytical techniques for the pollutant in question, sampling and analyses must be performed in accordance with procedures approved by the EPA.

SECTION 3 REPORTING REQUIREMENTS

3.1 Monitoring Reports

- a. Any user that is required to have an industrial waste discharge permit and performs self-monitoring shall comply with all applicable requirements under 40 CFR 403.12 and submit to the Superintendent by May 30 and November 30 of each year unless required on other dates or more frequently by the Superintendent, a report indicating the nature of the effluent over the previous reporting period. The frequency of monitoring shall be as prescribed within this permit.
- b. The report shall include a record of the concentrations (and mass if specified in the wastewater discharge permit) of the pollutants listed in the wastewater discharge permit that were measured and a record of all flow measurements (average and maximum) taken at the designated sampling locations and shall also include any additional information required by Chapter 17 – Article 17-02 of the Fargo City Ordinances or this wastewater discharge permit. Production data shall be reported if required by the wastewater discharge permit. Both daily maximum and average concentration (or mass, where required) shall be reported. If a user sampled and analyzed more frequently than what was required by this permit, using methodologies in 40 CFR Part 136, it must submit all results of sampling and analysis of the discharge during the reporting period.
- c. Any user subject to equivalent mass or concentration limits established by the City or by unit production limits specified in the applicable categorical standards shall report production data.

- d. If the City calculated limits to factor out dilution flows or non-regulated flows, the permittee will be responsible for providing flows from the regulated process flows, dilution flows and non-regulated flows.
- e. Flows shall be reported on the basis of actual measurement, provided, however, that the City may accept reports of average and maximum flows estimated by verifiable techniques if the City determines that an actual measurement is not feasible.
- f. Discharges sampled shall be representative of the permittee's daily operations and samples shall be taken in accordance with the requirements specified in Section 4.
- g. The City may require reporting by permittees that are not required to have an industrial wastewater discharge permit if information or data is needed to establish a sewer charge, determine the treatability of the effluent, or determine any other factor which is related to the operation and maintenance of the sewer system.
- h. If the permittee monitors any pollutant more frequently than required by this permit, using test procedures prescribed in 40 CFR Part 136 or amendments thereto, or otherwise approved by EPA or as specified in this permit, the results of such monitoring shall be included in any calculations of actual daily maximum or monthly average pollutant discharge and results shall be reported in the report submitted to the Superintendent. Such increased monitoring frequency shall also be indicated in the report.

3.2 Non-Compliance Reporting and Automatic Resampling

If sampling performed by a permittee indicates a violation, the permittee shall notify the Control Authority within 24 hours of becoming aware of the violation. Within five (5) days following such discharge, the Permittee shall submit a detailed written report describing the cause(s) of the discharge and the measures to be taken by the Permittee to prevent similar future occurrences. Such notification shall not relieve the Permittee of any expense, loss damage, or other liability which might be incurred as a result of damage to the POTW, natural resources, or any other damage to person or property; nor shall such notification relieve the Permittee of any fines, penalties, or other liability which may be imposed pursuant to Chapter 17 of the Fargo City Municipal Code. The permittee shall also repeat the sampling and submit the results of the repeat analysis to the Control Authority within 30 days after becoming aware of the violation

3.3 Spill, Slug, Accidental Discharge Report or Change in Process

The permittee shall notify the Superintendent immediately upon the occurrence of spills prohibited by Section 17-0413 of the Fargo Municipal Code including accidental discharges, discharges of a nonroutine, episodic nature, a noncustomary batch discharge, slug loads or slug discharges that might cause potential problems for the POTW or spills that might enter the public sewer. The Superintendent should be immediately notified by telephone at 701-241-1454. The notification must include location of discharge; date and time of discharge; type of waste, including concentration and volume; and corrective actions taken. The permittee's notification of accidental releases in accordance with this section does not relieve it of other reporting requirements that arise under local, state, or federal laws.

Within 5 days following an accidental discharge, the permittee shall submit to the Superintendent a detailed written report. The report must specify the following:

- a. Description and cause of the upset, slug load, or accidental discharge; the cause thereof; and the impact on the permittee's compliance status. The description should also include location of discharge and type, concentration, and volume of waste.

- b. Duration of noncompliance, including exact dates and times of noncompliance and, if the noncompliance is continuing, the time by which compliance is reasonably expected to occur.
- c. All steps taken or to be taken to reduce, eliminate, and/or prevent recurrence of such an upset, slug load, accidental discharge, or other conditions of noncompliance.

Any permittee operating under a wastewater discharge permit incorporating equivalent mass or concentration limits shall notify the City within two (2) business days after the permittee has a reasonable basis to know that the production level will significantly change within the next calendar month. Any permittee not providing a notice of such anticipated change will be required to comply with the existing limits contained in its wastewater discharge permit.

3.4 Upset Notification

An upset is an exceptional incident in which there is unintentional and temporary non-compliance with pretreatment standards because of factors beyond the reasonable control of the user. An upset does not include non-compliance caused by operational error, improperly designed treatment facilities, inadequate treatment facilities, lack of preventive maintenance, or caseless or improper operation.

The permittee shall notify the Superintendent within twenty-four (24) hours of becoming aware of the upset and submit a written notification within five (5) days. This written notification must include the following:

- a. A description of the indirect discharge and cause of non-compliance,
- b. The period of non-compliance, including exact dates and times or, if not corrected, the anticipated time the non-compliance is expected to continue, and
- c. Steps being taken and/or planned to reduce, eliminate, and prevent recurrence of the non-compliance.

3.5 Notice to Bypass

Bypass is prohibited, and the POTW may take an enforcement action against a user for a bypass, unless the user demonstrates:

- a. Bypass was unavoidable to prevent loss of life, personal injury, or severe property damage;
- b. There were no feasible alternatives to the bypass, such as the use of auxiliary treatment facilities, retention of untreated wastes, or maintenance during normal periods of equipment downtime. This condition is not satisfied if adequate backup equipment should have been installed in the exercise of reasonable engineering judgment to prevent a bypass which occurred during normal periods of equipment downtime or preventive maintenance; and
- c. The user submitted a Notice to Bypass to the POTW. If a user knows in advance of the need for a bypass, it shall submit a Notice to Bypass to the POTW at least ten (10) days before the date of the bypass.

A user shall submit oral notice to the POTW of an unanticipated bypass that exceeds applicable pretreatment standards within twenty-four (24) hours from the time it becomes aware of the bypass. A written submission shall also be provided within five (5) days of the time the user becomes aware of the bypass. The written submission shall contain a description of the bypass and its cause; the duration of the bypass, including exact dates and times, and, if the bypass has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the bypass. The POTW may waive the written report on a case by case basis if the oral report has been received within twenty-four (24) hours.

3.6 Notification of Discharge of Hazardous Waste

Any user that is discharging more than 15 kilograms of hazardous wastes as defined in 40 CFR Part 261 (listed or characteristic wastes) in a calendar month or any facility discharging any amount of acutely hazardous wastes as specified in 40 CFR Part 261.30(d) and 261.33(e) is required to provide a one-time notification in writing to the city, to the EPA Regional Waste Management Division Director, and to the state of North Dakota. Any existing user exempt from this notification shall comply with the requirements contained herein within 30 days of becoming aware of a discharge of 15 kilograms of hazardous wastes in a calendar month or any discharge of acutely hazardous wastes to the city sewer system.

Such notification shall include:

- a. The name of the hazardous waste as set forth in 40 CFR Part 261.
- b. The EPA Hazardous waste number; and
- c. The type of discharge (continuous, batch, or other).

If an industrial user discharges more than 100 kilograms of such waste per calendar month to the sewer system, the notification shall also contain the following information to the extent it is known or readily available to the industrial user:

- a. An identification of the hazardous constituents contained in the wastes,
- b. An estimation of the mass and concentration of such constituents in the waste streams discharged during that calendar month, and;
- c. An estimation of the mass of constituents in the waste streams expected to be discharged during the following 12 months

3.7 Certification Statements

All wastewater user reports must be signed by the authorized representative of the user. The permittee is required to sign and submit the following certification statement with all monitoring reports:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

By a responsible corporate officer, if the Industrial User submitting the reports is a corporation. For the purpose of this paragraph, a responsible corporate officer means:

- a. a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision-making functions for the corporation, or;
- b. the manager of one or more manufacturing, production, or operation facilities employing more than 250 persons or having gross annual sales or expenditures exceeding \$25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

3.8 Report Submittal

All reports required by this permit shall be submitted to the City of Fargo Wastewater Treatment Facility Superintendent at the following address:

Fargo Wastewater Treatment Facility
Superintendent
3400 N. Broadway
Fargo, ND 58102

SECTION 4 GENERAL CONDITIONS

4.1 Severability

If any provision of this permit is invalidated by any court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect.

4.2 Duty to Comply

The permittee shall comply with all conditions of this permit. Failure to comply with the requirements of this permit may be grounds for administrative action, or enforcement proceedings including civil or criminal penalties, injunctive relief, and summary abatements.

4.3 Duty to Mitigate

The permittee shall take all reasonable steps to minimize or correct any adverse impact to the POTW or the environment resulting from noncompliance with this permit, including such accelerated or additional monitoring as necessary to determine the nature and impact of the noncomplying discharge.

4.4 Permit Modification

The Superintendent may modify the wastewater discharge permit for good cause including, but not limited to, the following:

- a. To incorporate any new or revised federal, state, or local pretreatment standards or requirements;
- b. To address significant alterations or additions to the user's operation, processes, or wastewater volume or character since the time of wastewater discharge permit issuance;
- c. A change in the POTW that requires either a temporary or permanent reduction or elimination of the authorized discharge;
- d. Information indicating that the permitted discharge poses a threat to the City's POTW, personnel, or receiving waters;
- e. Violation of any terms or conditions of the wastewater discharge permit;
- f. Misrepresentations or failure to fully disclose all relevant facts in the wastewater discharge permit application or in any required report;
- g. Revision of or a grant of variance from categorical pretreatment standards pursuant to 40 CFR 403.13;

- h. To correct typographical or other errors in the wastewater discharge permit; or
- i. To reflect a transfer of the facility ownership and/or operation to a new owner/operator

4.5 Permit Transfer

Wastewater discharge permits may be reassigned or transferred to a new owner and/or operator only if the permittee gives at least thirty (30) days advance notice to the Superintendent and the Superintendent approves the wastewater discharge permit transfer. The notice to the Superintendent must include a written certification by the new owner and/or operator which:

- a. States that the new owner and/or operator has no immediate intent to change the facility's operations and processes;
- b. Identifies the specific date on which the transfer is to occur; and
- c. Assumes full responsibility for complying with the existing wastewater discharge permit beginning on the date of the transfer.

Failure to provide advance notice of a transfer renders this wastewater discharge permit voidable as of the date of facility transfer.

4.6 Permit Termination

This wastewater discharge permit may be revoked for, but not limited to, the following reasons:

- a. Failure to notify the Superintendent of significant changes to the wastewater prior to said change.
- b. Failure to provide prior notification to the Superintendent of changed conditions;
- c. Misrepresentation or failure to full disclose all relevant facts in the wastewater discharge permit application;
- d. Falsifying self-monitoring reports;
- e. Tampering with monitoring equipment;
- f. Refusing to allow the City timely access to the facility premises and records;
- g. Failure to meet discharge limitations;
- h. Failure to pay fines;
- i. Failure to pay sewer charges;
- j. Failure to meet compliance schedules;
- k. Failure to complete a wastewater survey or the wastewater discharge permit application;
- l. Failure to provide advance notice of the transfer of permitted facility; or
- m. If the City has to invoke its emergency provision as cited in Section 17-1106 of the Fargo Municipal Code.
- n. Violation of any pretreatment standard or requirement, or any terms of the wastewater discharge permit.

Wastewater discharge permits shall be voidable upon cessation of operations or transfer of business ownership. All wastewater discharge permits issued to a particular user are void upon the issuance of a new wastewater discharge permit to that user.

4.7 Falsifying Information

Knowingly making any false statement on any report or other document required by this permit or knowingly rendering any monitoring device or method inaccurate, is a crime and may result in the imposition of criminal sanction or civil penalties or both.

4.8 Publication of Users in Significant Non-compliance

The city shall publish annually, in one or more newspaper(s) of general circulation providing meaningful public notice within the jurisdiction(s) served by the POTW, a list of the users which, during the previous twelve (12) months, were in significant non-compliance with applicable pretreatment standards and requirements.

4.9 Civil and Criminal Liability

Nothing in this permit may be construed to relieve the permittee from civil and/or criminal penalties for noncompliance. When the Superintendent finds that a user has violated or continues to violate any provision of this ordinance, a wastewater discharge permit, or order issued hereunder, or any other pretreatment standard or requirement, the Superintendent may petition the state district court or federal district court, as applicable, for the issuance of a temporary or permanent injunction, as appropriate, which restrains or compels the specific performance of the wastewater discharge permit, order, or other requirement imposed by Fargo Municipal Code on activities of the user. The city may also seek such other action as is appropriate for legal and/or equitable relief, including a requirement for the user to conduct environmental remediation. A petition for injunctive relief shall not be a bar against, or a prerequisite for, taking any other action against a user.

Pursuant to Fargo Municipal Code 17-1202:

- a. A user which has willfully or negligently violated any provision of Chapter 17 of the Fargo Municipal Code, a wastewater discharge permit, or order issued hereunder, or any other pretreatment standard or requirement shall, upon conviction, be guilty of a Class B misdemeanor, punishable by a fine of not more than \$1500, imprisonment for not more than thirty (30) days, or both said imprisonment and fine.
- b. A user which has willfully or negligently introduced any substance into the POTW which causes personal injury or property damage shall, upon conviction, be guilty of a Class B misdemeanor, punishable by a fine of not more than \$1500, imprisonment for not more than thirty (30) days, or both said imprisonment and fine. This penalty shall be in addition to any other cause of action for personal injury or property damage available under State law.
- c. A user which knowingly made any false statements, representations, or certifications in any application, record, report, plan, or other documentation filed, or required to be maintained, pursuant to this ordinance, wastewater discharge permit, or order issued hereunder, or who falsified, tampered with, or knowingly rendered inaccurate any monitoring device or method required under the Fargo Municipal Code shall, upon conviction, be guilty of a Class B misdemeanor, punishable by a fine of not more than \$1500, imprisonment for not more than thirty (30) days, or both said imprisonment and fine.

4.10 Property Rights

The issuance of this permit does not convey any property rights of any sort, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any violation of Federal, State, or local laws or regulations.

4.11 Duty to Provide Information

The permittee shall furnish to the Superintendent within 30 days any information which the Superintendent may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this permit, or to

determine compliance with this permit. The permittee shall also, upon request, furnish to the Superintendent within 30 days copies of any records required to be kept by this permit.

4.12 Definitions

See Fargo Municipal Code Article 17-02 Section 17-0203 - Definitions.

SECTION 5 OPERATION AND MAINTENANCE, INSPECTION, MONITORING AND RECORDS RETENTION

5.1 Proper Operation and Maintenance

The permittee shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the permittee to achieve compliance with the conditions of this permit. Proper operation and maintenance includes but is not limited to: effective performance, adequate funding, adequate operator staffing and training, and adequate laboratory and process controls, including appropriate quality assurance procedures. This provision requires the operation of back-up or auxiliary facilities or similar systems only when necessary to achieve compliance with the conditions of the permit.

5.2 Inspection and Sampling

The City shall have the right to enter the facilities of any user to ascertain whether the purpose of this wastewater discharge permit or order issued hereunder is being met and whether the user is complying with all requirements thereof. Users shall allow the Superintendent ready access to all areas of the premises for the purposes of inspection, sampling, records examination and copying, and the performance of any additional duties.

- a. Where a user has security measures in force which require proper identification and clearance before entry into its premises, the User shall make necessary arrangements with its security guards so that, upon presentation of suitable identification, the Superintendent will be permitted enter without delay for the purposes of performing specific responsibilities.
- b. The Superintendent shall have the right to set up on the User's property, or require installation of, such devices as are necessary to conduct sampling and/or metering of the user's operations.
- c. Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the user at the written or verbal request of the Superintendent and shall not be replaced. The costs of clearing such access shall be borne by the user.
- d. Unreasonable delays in allowing the Superintendent access to the user's premises shall be a violation of this permit.

5.3 Monitoring Facilities

Each user shall provide and operate at its own expense a monitoring facility to allow inspection, sampling, and flow measurements of each sewer discharge to the City. Each monitoring facility shall be situated on the user's premises, except where other locations have been approved by the City. There shall be ample room in or near such sampling facility to allow accurate sampling and preparation of samples for analysis. The facility, including the sampling and measuring equipment, shall be maintained at all times in a safe and proper operating condition at the expense of the user. The Superintendent may require the user to install monitoring equipment as necessary at the User's expense. All monitoring facilities shall be constructed and maintained in accordance with all applicable local construction standards and specifications. All devices used to measure wastewater flow and quality shall be calibrated to ensure their accuracy.

5.4 Record Keeping

The permittee shall retain records of all monitoring information, including all calibration and maintenance records, documentation associated with Best Management Practices and all original strip chart recordings for continuous monitoring instrumentation, copies of all reports required by this permit, for a period of at least three (3) years from the date of the sample, measurement, report or application.

This period may be extended by request of the Superintendent at any time.

All records that pertain to matters that are the subject of special orders or any other enforcement or litigation activities brought by the City of Fargo shall be retained and preserved by the permittee until all enforcement activities have concluded and all periods of limitation with respect to any and all appeals have expired.

Records of sampling and analyses shall include:

- a. The date, exact place, time, and methods of sampling or measurements, and sample preservation techniques or procedures;
- b. Who performed the sampling or measurements;
- c. The date(s) analyses were performed;
- d. Who performed the analyses;
- e. The analytical techniques or methods used;
- f. The results of such analyses including documentation associated with Best Management Practices.

EASEMENT
(Temporary Pipeline Construction Easement)

KNOW ALL MEN BY THESE PRESENTS that the **CITY OF FARGO, CASS COUNTY, NORTH DAKOTA**, a municipal corporation, hereinafter referred to as "Grantor", for and in consideration of the sum of One Dollar and other valuable consideration (\$1.00), to it in hand paid the receipt whereof is hereby acknowledged, **HEREBY GRANTS UNTO THE MUNICIPAL AIRPORT AUTHORITY OF THE CITY OF FARGO**, a municipal airport authority, its successors and assigns, hereinafter referred to as "Grantee", a temporary construction easement over, upon and in land hereinafter described for the purpose of pipeline construction and activities appurtenant thereto, said land being more fully described, to-wit:

The South 300.00 feet of the East 300.00 feet of the Southwest Quarter of Section 11, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, **EXCEPTING** the South 33.00 feet thereof.

Containing 1.84 acres, more or less and as described on **Exhibit 1**.

Grantor, its successors and assigns, hereby covenants to and with Grantee that Grantee's officers, contractors, agents and employees may at any and all times, when necessary or convenient to do so, go over and upon said above-described parcel of land and perform any and all acts necessary or convenient to carry into effect the purpose for which the grant is made.

Grantor, its successors and assigns, further agrees that it will not disturb, injure, molest or in any manner interfere with said parcel to be used for the storage of dirt and all other construction activities during the construction phase of said project and Grantor expressly warrants and states that no buildings, trees, shrubs or other obstacles of any kind shall be placed or located upon the parcel so

as to interfere in any manner with the said parcel to be used for the storage of dirt and all other construction activities during the construction phase of said project, provided that Grantee, at its own expense, shall refill any excavation it makes and level the ground thereafter, leaving the premises in as good condition as it was prior to the time of storage of dirt and all other construction activities was begun.

This easement shall terminate at the completion of construction of the project, or on December 31, 2025, whichever occurs later.

(Signatures on following page.)

AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into as of ~~August~~ September _____, 2025, by and between the City of Fargo (“City”), a North Dakota municipal corporation, and the Municipal Airport Authority of the City of Fargo (“Municipal Airport Authority” or “MAA”), a municipal airport authority established under the authority of N.D.C.C. Ch. 2-06 and by resolution of the board of city commissioners.

RECITALS

WHEREAS, the MAA operates the Hector International Airport (“HIA”) in the City.

WHEREAS, the HIA utilizes glycol and/or other chemicals to assist in the deicing of aircraft at HIA.

WHEREAS, the City operates wastewater lagoons north of the HIA property but in close proximity to HIA.

WHEREAS, the MAA desires to construct a pipeline which will transport glycol and/or other deicing chemicals from the HIA to the City’s wastewater lagoons.

WHEREAS, the City is willing to allow a portion of the pipeline to be constructed on City property and to allow glycol and other deicing chemicals to be transported through the pipeline to the wastewater lagoons based on the terms of this Agreement.

TERMS OF THE AGREEMENT

1. **Location and Purpose of Pipeline.** The MAA agrees to construct a pipeline from HIA’s property to the City’s wastewater lagoons. The intended pipeline is shown on **Exhibit A** to this Agreement. The constructed pipeline shall not deviate from what is shown on **Exhibit A** without the written consent of the City. The pipeline shall be used by MAA to transport glycol and other deicing fluids to the wastewater lagoons. No other chemicals or other materials may be transported in the pipeline without the express written consent of the City.
2. **Construction, Maintenance and Repair of Pipeline.** The MAA is solely responsible for all costs and expenses incurred in the construction, maintenance, repair, and replacement of the pipeline. These costs include but are not limited to the costs and expenses associated with planning, engineering, and permitting; construction and installation of the pipeline

and related facilities and infrastructure; ongoing maintenance, inspection, repair, and replacement; restoration of any disturbed areas; and compliance with all applicable laws, regulations, and rules. Under no circumstances shall the city of Fargo be responsible for any costs or expenses associated with the construction, maintenance, repair, or replacement of the pipeline. The City agrees to provide a construction and/or maintenance easement to the MAA so the MAA can construct the pipeline on a portion of City property and continue to maintain it.

3. **Ownership of the Pipeline.** MAA shall own the portion of the pipeline which is located on HIA's property. The City shall own the pipeline and related infrastructure which is located on City property, including but not limited to valves and manholes. The MAA shall be solely responsible for all costs and expenses incurred in the construction, maintenance, repair, and replacement of the pipeline, regardless if the pipeline is located on MAA/HIA or City property.
4. **Sole User.** The MAA shall be the sole user of the pipeline and shall only utilize the pipeline to transfer glycol and other anti-freeze liquids from HIA property to the city of Fargo wastewater lagoons. MAA agrees that it shall not provide access or use of the pipeline to any other person.
5. **Compliance with Industrial User Permit.** The MAA agrees to comply with all terms and conditions of the Industrial Pretreatment Permit ("IPP") granted by the City to the MAA. A copy of the IPP is attached as **Exhibit B**. The MAA understands and agrees that MAA needs to renew IPP on an annual basis. The City makes no representations or promises regarding future IPPs.
6. **Usage.** The MAA shall comply with the daily limits for glycol detailed in the IPP. The City has the right to shut off the pipeline once daily limits are met and/or in the case of an emergency as determined in the sole discretion of the City.
7. **Indemnification.** MAA shall indemnify, defend, and hold harmless the City from and against any and all claims, demands, causes of action, liabilities, damages, judgments, penalties, fines, costs and expenses of any nature whatsoever ("Claims") arising out of or related to the pipeline; including but not limited to, the construction installation, operation, maintenance, repair, or removal of the pipeline or related facilities; any act or omission of the MAA or its contractors, employees, agents, or representatives; any damage to property, personal injury, bodily injury, or death; any release, spill, or discharge of glycol or any hazardous substances, pollutants, or contaminants; and any failure of MAA to comply with applicable law, regulations and rules.

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8. **Entire Agreement.** This Agreement constitutes the entire and complete agreement between the parties and supersedes any prior oral or written agreements between the parties with respect to the matters contained herein. It is expressly agreed that there are no verbal understandings or agreements which in any way change the terms, covenants and conditions set forth herein, and that no modification of this Agreement and no waiver of any of its terms and conditions will be effective unless in writing and duly executed by the parties.
9. **Amendments.** No amendment, modification, or waiver of any condition, provision or term will be valid or of any effect unless made in writing signed by the party or parties to be bound, or a duly authorized representative, and specifying with particularity the extent and nature of such amendment, modification or waiver.
10. **Binding Effect.** All covenants, agreements, warranties and provisions of this Agreement will be binding upon and inure to the benefit of the parties and their respective representatives, successors and assigns.
11. **Governing Law.** This Agreement has been made and entered into under the laws of the State of North Dakota, and said laws will control its interpretation. Any litigation arising out of this Agreement will be venued in State District Court in Cass County, North Dakota, and the parties waive any objection to venue or personal jurisdiction.
12. **Headings.** Headings in this Agreement are for convenience only and will not be used to interpret or construe its provisions.
13. **Execution in Counterparts; Electronic Signatures.** This Agreement may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a “.pdf” format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or “.pdf” signature page was an original thereof.

(Signatures appear on the following pages.)

THE CITY OF FARGO, NORTH DAKOTA,
a municipal corporation

By: _____
Dr. Timothy J. Mahoney, Mayor

ATTEST:

Steven Sprague, City Auditor

MUNICIPAL AIRPORT AUTHORITY OF THE
CITY OF FARGO, a Political Subdivision under the
laws of the State of North Dakota

By _____
Paula Ekman, Chairman

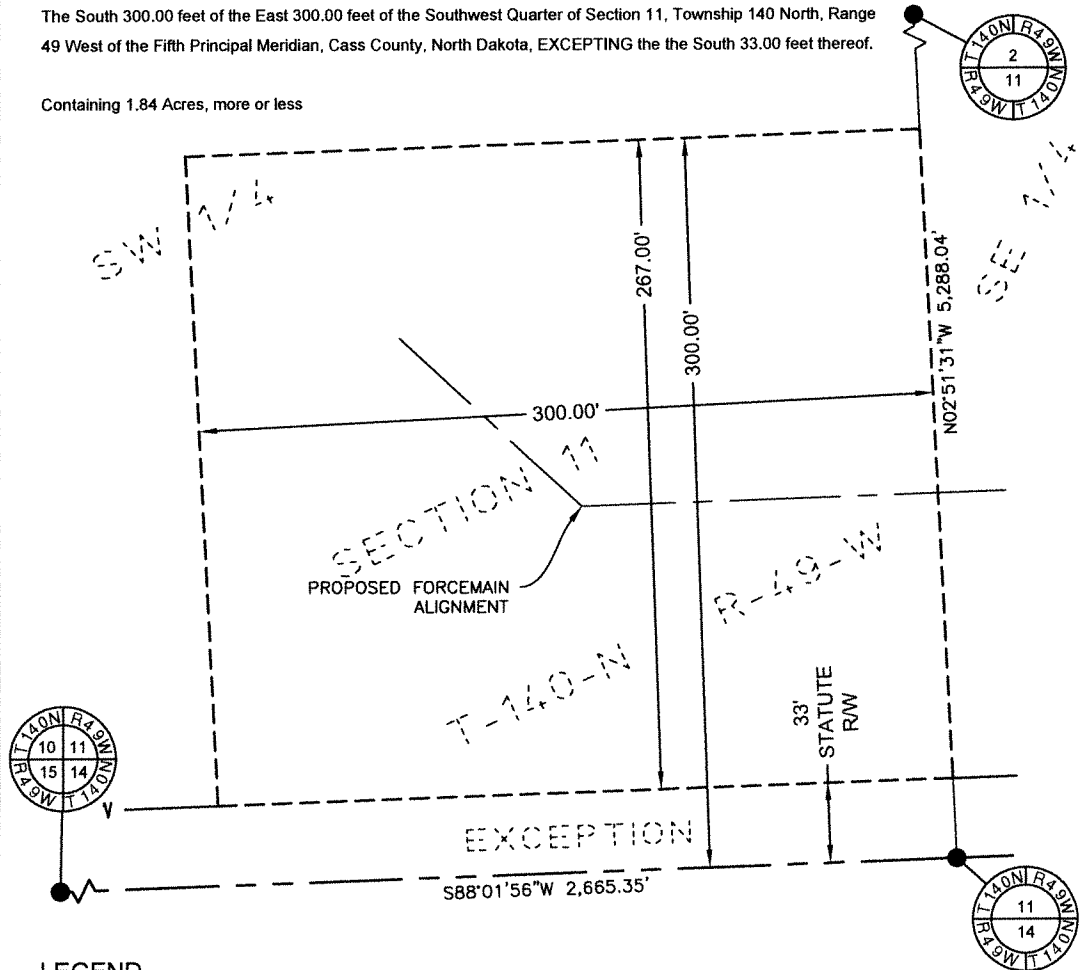
By _____
Shawn A. Dobberstein, A.A.E, Executive Director

EASEMENT EXHIBIT

DESCRIPTION

The South 300.00 feet of the East 300.00 feet of the Southwest Quarter of Section 11, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, EXCEPTING the the South 33.00 feet thereof.

Containing 1.84 Acres, more or less



LEGEND

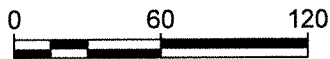
- Found Monument
- New Easement Line
- Quarter Section Line
- Section Line
- ROW — Right Of Way Line

CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Professional Land Surveyor under the laws of the State of North Dakota.

Jason Ness
JASON NESS, PLS

REG. NO. LS-6884 DATE: 8-29-2025



2505 University Dr. N.
Fargo, ND 58102
Phone: 701-566-6450
meadhunt.com

Drawn By: JN
Checked By: JN
Approved By: JN

HECTOR INTERNATIONAL AIRPORT
PART OF THE SE 1/4
SEC. 11, T-140-N, R-49-W
CASS COUNTY, NORTH DAKOTA

M&H NO.: 2796100-211944.01 DATE: 08-29-2025
DWG NAME: 211994 COF laqoon... .DWG SHEETS: 1 OF 1

GLYCOL TREATMENT ALTERNATIVES ANALYSIS HECTOR INTERNATIONAL AIRPORT

(2) Forcemain Alignment

The forcemain would be approximately 11,000 feet in length, constructed of 8-inch HDPE pipe. Although the SADR contains glycol, freezing is still a risk because the glycol will often be diluted and the pipeline could remain stagnant for long periods of time. The forcemain will be buried 8 feet below grade to avoid freezing. Design of the alignment would follow the shortest path, while maximizing the amount of work done on FAR property to reduce the required regulatory and permitting efforts. **Figure 3** shows a potential alignment and land ownership in the area between the Cargo Apron and the lagoons.



FIGURE 3: POTENTIAL FORCEMAIN ALIGNMENT

40th Annual Aviation Issues Conference

January 11-15, 2026 | The Big Island, Hawaii

REGISTER NOW

[AGENDA](#) [REGISTRATION](#) [HOTEL & TRAVEL](#) [SPONSORSHIP](#) [CONTACT](#)

The **AAAE Aviation Issues Conference** has served as the preeminent gathering of aviation professionals for over three decades, bringing together top-level officials from government and all segments of the aviation industry for in-depth discussions of key issues and charting the course for the Washington agenda in the year ahead.

Registration Fees & Deadlines

You acknowledge that in registering for and attending this AAEE event, you agree to adhere to the cancel policy noted below, AAEE's Duty of Care, and AAEE's Code of Conduct and Terms and Conditions.

If you are not seeing the correct pricing appear for your member type, please contact member.services@aaee.org to complete your registration for this event.

2026 REGISTRATION FEES – REGISTRATION WILL OPEN IN EARLY SEPTEMBER

	On/Before November 21, 2025	After November 21, 2025
AAEE Airport Member	\$995	\$1,100



ENCROACHMENT AGREEMENT

THIS AGREEMENT is made this ____ day of _____, 2025, by and between Auto-Bahn, LLC, a North Dakota limited liability company, with a post office address of 3217 Fiechtner Drive South, Suite A1, Fargo, North Dakota 58103 (“Auto-Bahn”); the Municipal Airport Authority of the City of Fargo, a North Dakota political subdivision, with a post office address of PO Box 2845, Fargo, North Dakota 58108-2845 (the “Airport Authority”); and the Southeast Cass Water Resource District, a North Dakota political subdivision, with a post office address of 1201 Main Avenue West, West Fargo, North Dakota 58078 (the “District”).

RECITALS

A. The District owns, operates, and maintains Cass County Drain No. 10 (“Drain 10”), a legal assessment drain in certain portions of Cass County.

B. Auto-Bahn leases property from the Airport Authority, adjacent to Drain 10, legally described as:

See legal description in attached **Exhibit A**.

The property described above is the “Airport Property.”

C. Auto-Bahn operates a rental car fuel station, car wash, and maintenance shop on the Airport Property, and wishes to construct additional improvements to the west of its existing shop (the “Auto-Bahn Improvements”) on portions of the District’s Drain 10 right of way.

D. The District is willing to allow Auto-Bahn to construct the Auto-Bahn Improvements in, on, over, under, across, and through portions of the District’s Drain 10 right of way, subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the parties’ mutual covenants contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree as follows:

AGREEMENT

1. **Encroachment.** The District agrees to permit and allow Auto-Bahn to encroach upon portions of the District's Drain 10 right of way legally described as follows:

See legal description and survey attached as **Exhibit B**.

The property described above is the "Encroachment Area." The District grants to Auto-Bahn permission to encroach upon the Encroachment Area for purposes of constructing, operating, maintaining, replacing, and removing the Auto-Bahn Improvements. The rights granted to Auto-Bahn by the District under this Agreement constitute a license, revocable by the District for cause, for protection of Drain 10, or otherwise under the termination provisions of this Agreement, and the license does not create for or on behalf of Auto-Bahn any interest or estate of any kind in any of the Encroachment Area, either by virtue of this Agreement or by Auto-Bahn's entry upon or use of the Encroachment Area. The District does not warrant fee simple ownership of the Encroachment Area and only conveys those rights to Auto-Bahn permitted under North Dakota law that are consistent with the District's rights in the Encroachment Area; to the extent any other parties own interests in the Encroachment Area, Auto-Bahn is solely responsible for obtaining consent and permission for their uses of the Encroachment Area.

2. **Permissible Uses.** Under this Agreement, the District grants to Auto-Bahn and Auto-Bahn's officers, agents, representatives, employees, consultants, contractors, subcontractors, subconsultants, and suppliers, access in, on, over, across, and through the Encroachment Area for ingress and egress for purposes of constructing, reconstructing, improving, repairing, removing, and maintaining the Auto-Bahn Improvements. Auto-Bahn will not commence construction, reconstruction, or any improvement of the Auto-Bahn Improvements until the District reviews and approves the design. Auto-Bahn will not utilize any of the Encroachment Area for snow storage, Auto-Bahn will not use the Encroachment Area for any other purpose, and Auto-Bahn's rights regarding the Encroachment Area will not disrupt or interfere with Drain 10 or the District's use of the Encroachment Area. Auto-Bahn's rights are revocable by the District in accordance with the terms of this Agreement. Auto-Bahn is responsible and liable to the District under this Agreement for all acts and omissions of all of Auto-Bahn's officers, agents, representatives, employees, consultants, contractors, subcontractors, subconsultants, suppliers, licensees, and invitees.

3. **Drainage Priority and Use.** The parties understand and agree Drain 10 is a public facility that provides drainage benefits and other important public benefits to Cass County and its residents and further agree the District's use of Drain 10, including the Encroachment Area, for purposes of a public drainage facility takes priority over any other use of the Encroachment Area, including Auto-Bahn's use of the Encroachment Area for purposes of the Auto-Bahn

*Southeast Cass Water Resource District
Auto-Bahn, LLC
Municipal Airport Authority of the City of Fargo
Encroachment Agreement*

Page 3

Improvements. The parties further understand and agree the District and Drain 10 are subject to certain laws, rules, regulations, requirements, and directives under the jurisdiction of the State of North Dakota and possibly various federal agencies, and Auto-Bahn's use of the Encroachment Area for purposes of the Auto-Bahn Improvements is subject to any applicable laws, rules, regulations, requirements, or directives from or regarding the State of North Dakota or applicable federal agencies; the District does not have any control over, and does not make any representations or warranties regarding, the State of North Dakota or any applicable federal agencies with jurisdiction over Drain 10. The District will not unreasonably interfere with Auto-Bahn's access rights or permissible uses of the Encroachment Area under this Agreement; however, the District's priority use of the Encroachment Area and of Drain 10 for public drainage purposes may require and include temporary or permanent disruptions or interference with the Auto-Bahn Improvements. The District has not made any warranties, express or implied, that the Encroachment Area is now, or will be in the future, suitable for the Auto-Bahn Improvements, or regarding the condition of the Encroachment Area or the Auto-Bahn Improvements, and the District has not made any other representations, warranties, or promises regarding the Encroachment Area or the Auto-Bahn Improvements. The District will use reasonable care to avoid any damages to the Auto-Bahn Improvements or related appurtenances; however, the District will not be liable or responsible for any damages to the Auto-Bahn Improvements or the Encroachment Area resulting from any construction, cleaning, inspection, reconstruction, modification, operation, maintenance, repair, or improvement of Drain 10 by the District or the District's officers, agents, representatives, employees, consultants, or contractors. In the event the District concludes the Auto-Bahn Improvements are damaging or impeding Drain 10, or if the District concludes modification or removal of the Auto-Bahn Improvements is necessary to accommodate the construction, cleaning, inspection, reconstruction, modification, operation, maintenance, repair, or improvement of Drain 10, Auto-Bahn will modify or remove the Auto-Bahn Improvements at Auto-Bahn's sole expense. In the event the District concludes modification of the Auto-Bahn Improvements is necessary, the parties will amend this Agreement for purposes of redefining the "Encroachment Area." In the event the District concludes removal of the Auto-Bahn Improvements is necessary, the District will terminate this Agreement in accordance with the termination provisions in this Agreement following removal by Auto-Bahn.

4. **Improvements.** Auto-Bahn will not construct or install, or permit construction or installation, of any other improvements, utilities, or fixtures on any portion of the Encroachment Area or any of the District's other property without first receiving written approval from the District. Auto-Bahn will not commence or permit any construction, reconstruction, improvement, repair, removal, or maintenance activity on any portion of the Encroachment Area or any of the District's other Drain 10 right of way that will entail or require any excavation without first receiving written approval from the District. Auto-Bahn will be solely responsible for any damages to Drain 10, the Encroachment Area, or any of the District's other Drain 10 right of way as a result of any construction, reconstruction, improvement, repair, removal, or maintenance of the Auto-Bahn Improvements or any other fixtures, equipment, or other personal property on the Encroachment Area, or otherwise as a result of any entry upon or use of the Encroachment Area or any of the District's other Drain 10 right of way by Auto-Bahn, or any of Auto-Bahn's officers,

agents, representatives, employees, consultants, contractors, subcontractors, subconsultants, suppliers, licensees, or invitees.

5. **Repair Obligations.** Auto-Bahn will have the following repair obligations:

- a) Auto-Bahn, at Auto-Bahn's cost, will repair or replace any of the District's structures, facilities, right of way, or any other property damaged as a result of Auto-Bahn's construction, reconstruction, improvement, repair, removal, or maintenance of the Auto-Bahn Improvements or any of Auto-Bahn's other fixtures, equipment, materials, or other personal property, or otherwise as a result of any entry upon or use of the Encroachment Area or any of the District's other Drain 10 right of way, by Auto-Bahn or Auto-Bahn's officers, agents, representatives, employees, consultants, contractors, subcontractors, subconsultants, suppliers, licensees, or invitees.
- b) To the extent any geotechnical improvements are necessary to Drain 10 as a result of the Auto-Bahn Improvements or any of Auto-Bahn's other fixtures, equipment, materials, or other personal property, Auto-Bahn will reimburse the District for the costs of the geotechnical improvements within a reasonable amount of time following written notice from the District of costs incurred, not exceeding 90 days.
- c) Auto-Bahn is solely responsible for any damages that occur to Drain 10 resulting from or arising out of any use of or entry upon the Encroachment Area by Auto-Bahn or Auto-Bahn's officers, agents, representatives, employees, consultants, contractors, subcontractors, subconsultants, suppliers, licensees, or invitees. In the event slides or damages occur to Drain 10 as a result of or due to the Auto-Bahn Improvements, Auto-Bahn will cooperate with the District and the District's engineers, consultants, and contractors to restore Drain 10 to its original condition prior to the slides or damages, at Auto-Bahn's sole cost and expense.
- d) If Auto-Bahn fails to repair or replace within a reasonable time following request or demand from the District, as required under this Agreement, the District may perform any of Auto-Bahn's obligations and Auto-Bahn will reimburse the District for all of the District's costs and expenses within a reasonable amount of time following written notice from the District of costs incurred, not exceeding 90 days.

6. **Subcontractors.** Auto-Bahn is solely responsible for the construction, reconstruction, improvement, repair, removal, or maintenance of the Auto-Bahn Improvements, and otherwise complying with this Agreement. However, to the extent Auto-Bahn procures any third parties for the construction, reconstruction, improvement, repair, removal, or maintenance of the Auto-Bahn Improvements, or otherwise retains any third party to perform any of Auto-Bahn's obligations under this Agreement, Auto-Bahn is solely responsible for the work, performance, acts, or omissions of those third parties, including any contractor, consultant, subcontractor,

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Auto-Bahn, LLC
Municipal Airport Authority of the City of Fargo
Encroachment Agreement*

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subconsultant, or supplier. Auto-Bahn must ensure all contractors, consultants, subcontractors, subconsultants, and suppliers are properly licensed and registered under North Dakota law, and must require all contractors, consultants, subcontractors, subconsultants, and suppliers to comply with the insurance requirements contained in this Agreement, including the obligation to name the District as an additional insured party under all policies. Auto-Bahn is fully responsible for scheduling and coordinating the work of any third parties, and Auto-Bahn is responsible for paying or compensating all third parties. Auto-Bahn will secure and provide executed lien waivers from any and all contractors, consultants, subcontractors, subconsultants, and suppliers regarding the construction, reconstruction, improvement, repair, removal, or maintenance of the Auto-Bahn Improvements.

7. **Cost Obligations.** Auto-Bahn will reimburse the District for all costs and expenses associated with and regarding this Agreement, the Encroachment Area, the Auto-Bahn Improvements, and any use of or entry upon the Encroachment Area by Auto-Bahn or Auto-Bahn's officers, agents, representatives, employees, consultants, contractors, subcontractors, subconsultants, suppliers, licensees, or invitees. Reimbursable expenses include engineering and consultant costs and fees; attorneys' costs and fees; and any costs associated with any design, design review, bidding, equipment, materials, geotechnical services, environmental services, right of way acquisition, permit acquisition, permit review or administration, surveying, construction, construction inspection, interim financing costs, repair, reconstruction, and any other costs incurred by the District regarding or as a result of the Auto-Bahn Improvements or any use of or entry upon the Encroachment Area by Auto-Bahn or Auto-Bahn's officers, agents, representatives, employees, consultants, contractors, subcontractors, subconsultants, suppliers, licensees, or invitees. Auto-Bahn will provide full payment to the District of all costs and expenses within a reasonable amount of time following written notice from the District of costs incurred, not exceeding 90 days. If Auto-Bahn fails to provide payment within 90 days, interest will accrue in the amount of 1.5% per month on all outstanding principal until paid in full.

8. **Term.** The District may terminate this Agreement if the District concludes termination of Auto-Bahn's rights under this Agreement is necessary to protect the integrity of Drain 10; as necessary to comply with any laws, rules, regulations, requirements, or directives of the State of North Dakota, or any other federal or state agency with regulatory jurisdiction over Drain 10; or in the event of any default by Auto-Bahn under this Agreement and failure to cure or remedy the default within a reasonable amount of time. The District will notify Auto-Bahn in writing of any termination. In the event of any termination, Auto-Bahn will remove the Auto-Bahn Improvements and any other improvements, fixtures, equipment, or other property from the Encroachment Area at Auto-Bahn's cost. Any termination of this Agreement will be without prejudice to any of Auto-Bahn's obligations or liabilities that arose or accrued prior to termination, and Auto-Bahn's indemnity obligations will survive any termination of this Agreement. In the event of any termination, the District will record an Affidavit of Termination with the Cass County Recorder's Office.

9. **Assumption of Risk.** Auto-Bahn explicitly accepts any and all risk regarding any

***Southeast Cass Water Resource District
Auto-Bahn, LLC
Municipal Airport Authority of the City of Fargo
Encroachment Agreement***

Page 6

entry upon or use of the Encroachment Area or any of the District's other Drain 10 right of way by Auto-Bahn or Auto-Bahn's officers, agents, representatives, employees, consultants, contractors, subcontractors, subconsultants, suppliers, licensees, or invitees. The District will not be liable or responsible for any damages or injuries caused to or by Auto-Bahn or any of Auto-Bahn's officers, agents, representatives, employees, consultants, contractors, subcontractors, subconsultants, suppliers, licensees, or invitees resulting from, or in any way arising out of, any of those parties' entry upon or use of the Encroachment Area.

10. **Indemnity.** With the exception of damages caused by the intentional acts or misconduct of the District, Auto-Bahn will release, hold harmless, defend, and indemnify the District and the District's officers, agents, representatives, employees, consultants, and contractors from any and all liability, losses, damages, claims, demands, actions, judgments, and executions in any way arising out of or regarding Auto-Bahn's obligations under this Agreement; any entry upon the Encroachment Area or any of the District's other Drain 10 right of way by Auto-Bahn or Auto-Bahn's officers, agents, representatives, employees, consultants, contractors, subcontractors, subconsultants, suppliers, licensees, or invitees; or any act or omission of Auto-Bahn or Auto-Bahn's officers, agents, representatives, employees, consultants, contractors, subcontractors, subconsultants, suppliers, licensees, or invitees. Auto-Bahn's obligations include all costs, expenses, and fees incurred by the District and the District's officers, employees, agents, consultants, subcontractors, and representatives in establishing and litigating the existence, scope, or any other matters relating to Auto-Bahn's obligations to release, defend, indemnify, and hold harmless. Auto-Bahn's obligations to defend will be free of any conflicts of interest, even if retention of separate legal counsel is necessary. Auto-Bahn's duties to release, defend, indemnify, and hold harmless include anything in excess of any minimum insurance requirements required under this Agreement, anything in excess of any of Auto-Bahn's insurance policy limits, and anything otherwise not covered under or by Auto-Bahn's insurance policies; Auto-Bahn's duties to release, defend, indemnify, and hold harmless are not limited by the insurance required under this Agreement. Auto-Bahn's obligations to release, defend, indemnify, and hold harmless will continue following any termination of this Agreement regarding any acts or omissions that occur prior to termination.

11. **Compliance with Laws.** Auto-Bahn, at Auto-Bahn's expense, is solely responsible for promptly complying with all present and future laws, ordinances, rules, and regulations, and obtaining all other necessary licenses, permits, registrations, and approvals, from all applicable federal, state, county, and municipal governments, and any other applicable governmental entities or political subdivisions, and their appropriate departments, commissions, boards, and officers, regarding the Auto-Bahn Improvements, Auto-Bahn's entry upon or use of the Encroachment Area, or any of Auto-Bahn's obligations under this Agreement.

12. **Insurance.** Auto-Bahn will, at Auto-Bahn's sole expense, purchase and maintain General Liability Insurance, Auto, and Property Insurance, by insurance companies authorized to do business in North Dakota, with policies that include coverage for bodily injury, property damage, personal injury, and advertising injury, with minimum liability limits of at least

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Auto-Bahn, LLC
Municipal Airport Authority of the City of Fargo
Encroachment Agreement*

\$2,000,000 per occurrence; the District may require reasonable increases to the minimum liability limits every five years, without the necessity for any amendment of this Agreement. The policies will name Auto-Bahn as the insured and will name the District as an additional insured party. The policies will contain a “waiver of subrogation,” waiving any right to recovery an insurance company might have against the District. All policies will be primary and noncontributory regarding any other insurance available to the District as an additional insured party and will contain cross liability/severability of interests to ensure that all additional insured parties are covered as if they were all separately covered. The policies will contain a provision that the policies and any endorsements may not be cancelled or modified without 30 days’ prior written notice to the District. Auto-Bahn’s duties to release, defend, indemnify, and hold harmless the District and the District’s officers, agents, representatives, employees, and contractors, include anything in excess of the minimum insurance requirements described in this Agreement and anything not otherwise covered or insured. Further, Auto-Bahn’s insurance coverage, or Auto-Bahn’s failure to properly secure all insurance coverage required under this Agreement, will not limit Auto-Bahn’s obligations to fully release, defend, indemnify, and hold harmless the District and the District’s officers, agents, representatives, employees, consultants, and contractors. Auto-Bahn will also ensure that any of Auto-Bahn’s consultants, contractors, subcontractors, and material suppliers purchase and maintain the same insurance with the same conditions and terms required of Auto-Bahn under this Agreement.

13. **Remedies.** In addition to the District’s termination rights under this Agreement, if Auto-Bahn fails to perform any of Auto-Bahn’s obligations under this Agreement within a reasonable time following request or demand from the District, the District may perform Auto-Bahn’s obligations and may request reimbursement from Auto-Bahn. Auto-Bahn will provide full reimbursement to the District of all costs and expenses within a reasonable amount of time following written notice from the District of costs incurred, not exceeding 90 days; if Auto-Bahn fails to reimburse the District within 90 days, interest will accrue in the amount of 1.5% per month on all outstanding principal until paid in full, and the District may recover its costs incurred, and interest, by assessing the costs against any property owned by Auto-Bahn in North Dakota, including any attorneys’ fees incurred in attempting to collect the amounts due, or by other legal means of collection. The District’s remedies provided in this Agreement are cumulative and not exclusive and are in addition to any and all other remedies available to the District under North Dakota law. Auto-Bahn will reimburse the District for all of the District’s costs and expenses, including reasonable attorneys’ fees, incurred in enforcing, collecting, or attempting to collect under this Agreement, or incurred in litigating the terms or validity of this Agreement.

14. **Joint and Several Obligations.** Auto-Bahn is the Airport Authority’s tenant and, with that in mind, Auto-Bahn and the Airport Authority will be jointly and severally liable for all of Auto-Bahn’s obligations, duties, and responsibilities under this Agreement.

15. **Assignment.** The parties will record this Agreement with the Cass County Recorder's Office. Auto-Bahn will not transfer or assign this Agreement, nor any of Auto-Bahn's rights or obligations under this Agreement, without the express written consent of the District. However, in the event Auto-Bahn's lease with the Airport Authority expires or in the event the Airport Authority otherwise leases the Airport Property to another party, the Airport Authority's new tenant will automatically become subject to the terms and obligations in this Agreement, including all of Auto-Bahn's duties, obligations, responsibilities, and liabilities under this Agreement, without the necessity for any consent or "assignment" under this Agreement.

16. **Forbearance.** The failure or delay of the District to insist on the timely performance of any of the terms of this Agreement, or the waiver of any particular breach of any of the terms of this Agreement, at any time, will not be construed as a continuing waiver of those terms or any subsequent breach, and all terms will continue and remain in full force and effect as if no forbearance or waiver had occurred.

17. **Governing Law.** This Agreement will be construed and enforced in accordance with North Dakota law. The parties agree any litigation arising out of this Agreement will be venued in North Dakota State District Court in Cass County, North Dakota, and the parties waive any objection to venue or personal jurisdiction.

18. **Severability.** If any court of competent jurisdiction finds any provision or part of this Agreement is invalid, illegal, or unenforceable, that portion will be deemed severed from this Agreement, and all remaining terms and provisions of this Agreement will remain binding and enforceable; the parties will reconvene negotiations to arrive, in good faith, at an agreement as to matters remaining undetermined as a result of any finding by a court of competent jurisdiction that any provision or part of this Agreement is invalid, illegal, or unenforceable.

19. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties regarding the matters described in this Agreement, and this Agreement supersedes all other previous oral or written agreements between the parties.

20. **Binding Effect.** This Agreement, and all covenants, terms, conditions, provisions, and undertakings created under this Agreement, will run with, and will be binding upon, the Encroachment Area, and the parties' heirs, successors, and assigns, including all subsequent lessees of the Encroachment Area.

21. **Modifications.** Any modifications or amendments of this Agreement must be in writing and signed by the District, the Airport Authority, and Auto-Bahn and must be recorded with the Cass County Recorder.

22. **Representation.** The parties, having been represented by counsel or having waived the right to counsel, have carefully read and understand the contents of this Agreement, and agree they have not been influenced by any representations or statements made by any other parties.

23. **Headings.** Headings in this Agreement are for convenience only and will not be used to interpret or construe its provisions.

[Signatures appear on the following pages.]

EXHIBIT A

LEGAL DESCRIPTION OF THE AIRPORT PROPERTY

EXHIBIT B

LEGAL DESCRIPTION AND SURVEY OF THE ENCROACHMENT AREA



Auto-BAHN



Joan Stading



From: bernie ness <bernieness@yahoo.com>
Sent: Friday, September 5, 2025 10:39 AM
To: shawn
Cc: Dani Arnold; Barbara Lam-Hales (barbara@overlandwest.com); Julia A. McGrath; Joan Stading; Steve Jones (sjones@overlandwest.com)
Subject: Autobahn LLC Car wash addition
Attachments: 002.0590 S1-Exist Layout Verified on 2024.04.09 (1).pdf; GIS Map Carwash Addition.pdf; image002.png

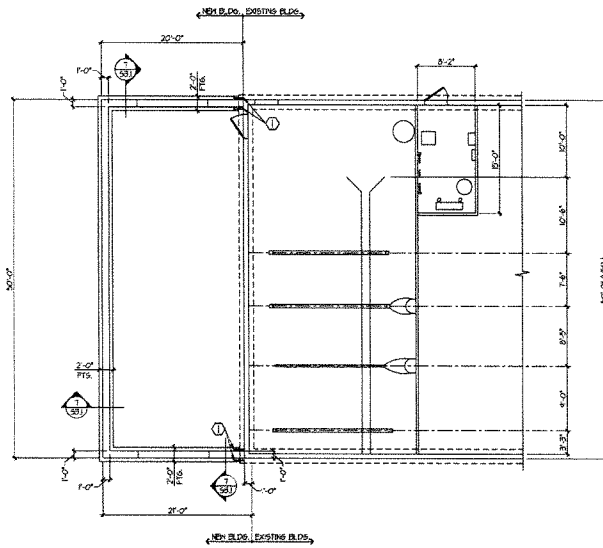
Shawn,

The car rental's service facility owned by Autobahn LLC needs a second car wash stall and updating to comply with current building codes. The cost of the project is \$900,000. In order to secure a 20 year loan our bank requires a ground lease for the term of the loan. We request a 20 year extension to comply with the loan requirement.

Thank You,

Bernie Ness
Reliance Leasing, Inc.
Cell 701-306-2201
Office 701-232-6130
Direct Line 701-205-1000

"We cannot solve the problems we face with the same level of thinking that created them"
~Albert Einstein



FOOTING & FOUNDATION PLAN
 1/8" = 1'-0"

± T.O. FTO. E.L. = 96'-0" (U.O.N.)



SHEET NOTES:

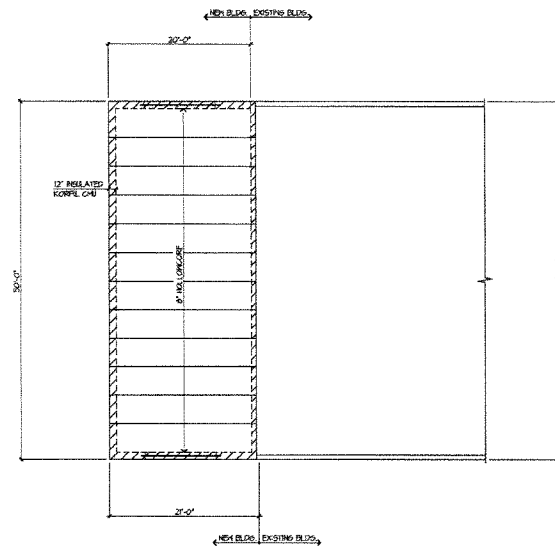
1. VERIFY ALL DIMENSIONS WITH ARCHITECT'S DRILL PLANS.
2. SEE SHEET S01 FOR GENERAL STRUCTURAL NOTES.
3. SEE SHEET S01 CONCRETE NOTE #3 FOR C.C.J.C. LAYOUT INFORMATION. S.D. # 1 (S01).

KEY NOTES:

- ① 46 x 1'-0" DIA. DRILL # 1 IMPROV 6" INTO EXISTING FTO.

FOOTING SCHEDULE

SIZE	DEPTH	REINFORCING		REMARK
		TRANS.	LONG.	
1'-0" CONT.	1'-0"	---	2 - #5	# STROOPS
2'-0" CONT.	1'-0"	M # 6'-0"	2 - #5	

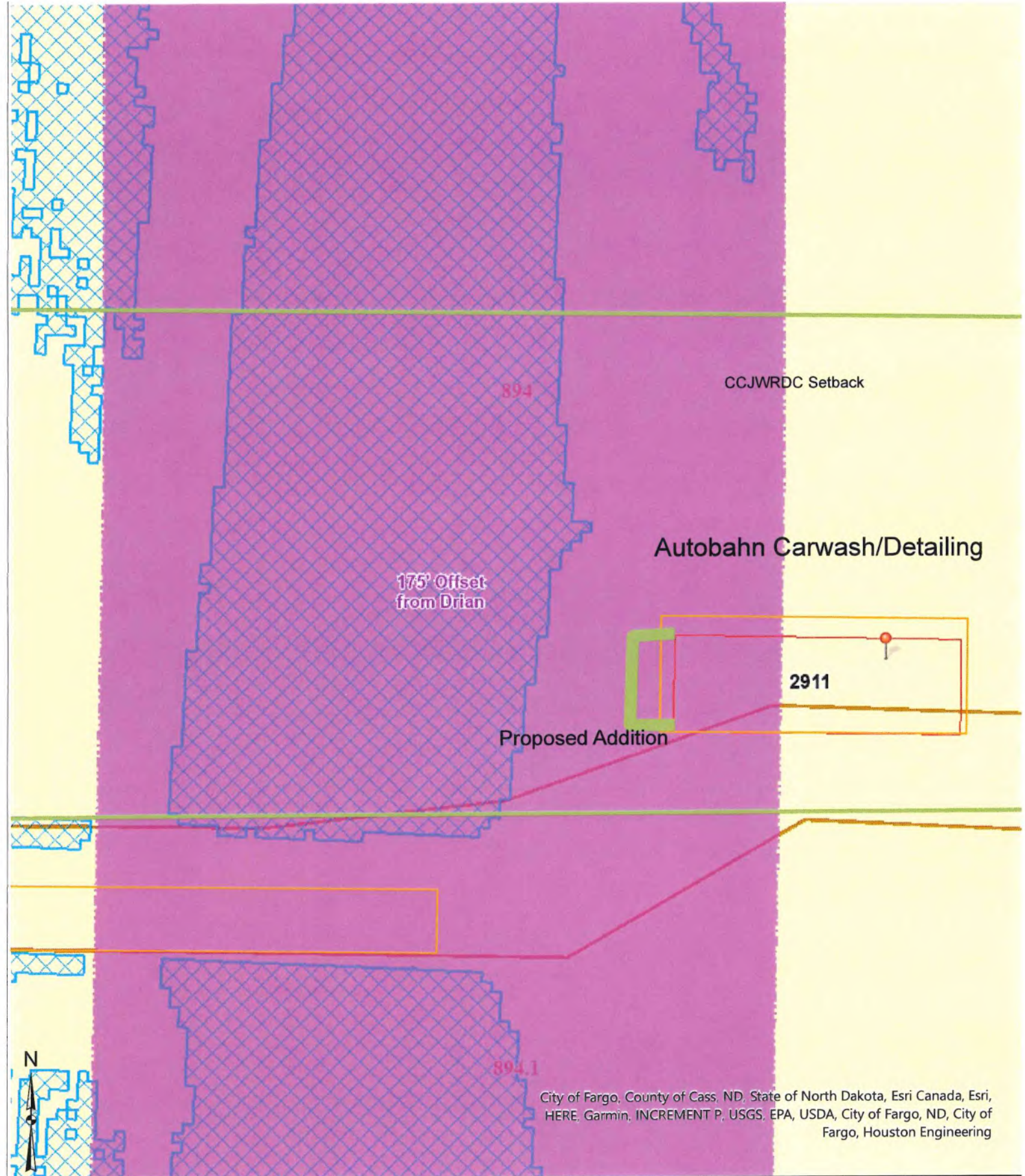


ROOF FRAMING PLAN
 1/8" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION
 9.19.19

	REV.	DATE	DESCRIPTION	DATE	CHK.
	PROJECT NO.	000-049-004	AUTOBANH, LLC		
	SCALE	1/8" = 1'-0"	CARWASH ADDITION		
	CHECKED BY	CD	HECTOR INTERNATIONAL AIRPORT		
DRAWN BY	HH	FARGO, ND 58103			S1



City of Fargo, County of Cass, ND, State of North Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, City of Fargo, ND, City of Fargo, Houston Engineering

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Proposed Autobahn Carwash Addition

1:1,128

7/22/2025 11:15 AM

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Figure 1. Hector Airport Boring Sketch



9

FARGO MUNICIPAL AIRPORT AUTHORITY

July Financial Recap

- Highlights
 - General Operating Fund
 - Net Income for 2025 at end of July
 - \$1,597,577 above budget
 - Overall- no concerns with the Operating Budget
 - Revenue
 - \$8,992,435 is -3.1% under budget
 - Expenses
 - \$4,765,264 is -28% under budget
 - Net
 - \$1,597,577 above budget



ENPLANEMENT STATISTICS- JULY 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	2025	56,399
APRIL	1,555	27,119	33,736	39,680	41,466	47,232	2025	47,232
MAY	5,190	29,503	35,607	40,969	44,547	47,983	2025	47,983
JUNE	9,005	36,715	36,552	40,174	45,301	47,898	2025	47,898
JULY	16,219	42,871	39,734	44,902	48,344	54,008	2025	54,008
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	146,089	211,728	260,314	299,490	310,489	349,528	2019	471,333

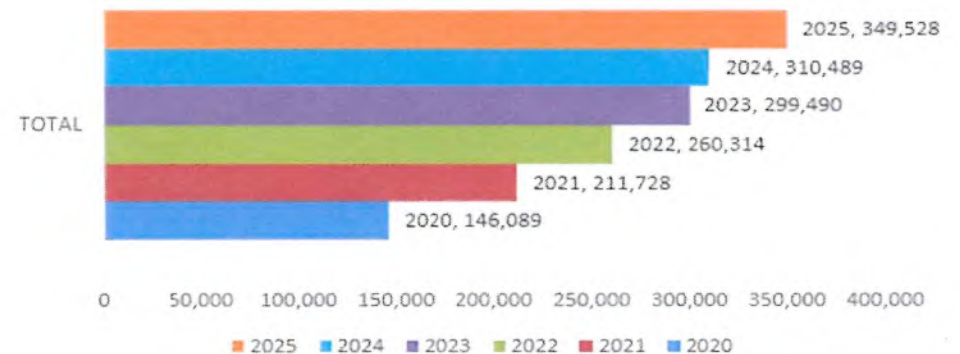
Max Pax/Month
56,399
Mar-25

Enplanements up over 12.27% over last year at this time (Jan- July) (39,039 passenger increase)

Continuous record enplanements since April 2024!

**August Enplanements not available due to timing of board meeting in September

Annual Enplanements January thru July each year



KPI'S (KEY PERFORMANCE INDICATORS): JULY 2025

Municipal Airport Authority

Airport KPI's

Operating summary for Class 561 only with airport KPI's. See assumptions for forecasted amounts. No assurance provided. Management is responsible for review and approval of all drivers and assumptions. Growth rate is based on a trailing 12 months

Name	Forecast				Notes
	FY-24 Actuals	FY-25 Forecast	FY-26 Forecast	FY-27 Forecast	
Airport KPI's					
Passenger Enplanements	546,787	593,884	614,135	635,077	Historical figures imported and future projected based on growth rate assumption below
Passenger Enplanements Annual Growth %	5.95%	8.69%	3.42%	3.42%	(Current Year Enplanements - Prior Year Enplanements) / Prior Year Enplanements
Airline Revenue Annual Growth Rate	(6.16)%	10.65%	11.01%	2.00%	(Current Year Airline Revenue - Prior Year Airline Revenue) / Prior Year Airline Revenue
Airline Cost per Enplaned Passenger	\$4.49	\$4.59	\$4.92	\$4.85	Airline Revenue / Enplaned Passengers
Non-Airline Revenue Annual Growth %	0.52%	7.28%	17.77%	2.68%	(Current Year Non-Airline Revenue - Prior Year Non-Airline Revenue) / Prior Year Non-Airline Revenue
Total Revenue Growth (561)	(18.40)%	7.86%	2.14%	6.25%	(Current Year Class 561 Revenue - Prior Year Class 561 Revenue) / Prior Year Class 561 Revenue



TERMINAL – ALL PROJECTS RECAP

	Approved + Pending	Matches Approved Grants thru 08/31	Grant \$ received/reimbursed to us thru 08/31	Matches Pending Grants (Secured & Non Secured) as of 08/31
Thru August 2025				
Terminal Expansion (all inclusive)	Total Funds	*Approved	Received	**Pending
Inflows				
Secured Funding	\$ 30,356,559.00	\$ 19,157,178.00	\$ 16,508,043.45	\$ 11,199,381.00
Competitive/ Discretionary *	\$ 88,878,304.00	\$ 78,100,370.00	\$ 17,068,210.46	\$ 10,777,934.00
Total Funding	\$ 119,234,863.00	\$ 97,257,548.00	\$ 33,576,253.91	\$ 21,977,315.00
Airport Cash	\$ 42,286,480.05	\$ 42,286,480.05	\$ 22,046,425.81	
Total Inflows	\$ 161,521,343.05	\$ 139,544,028.05	\$ 55,622,679.72	\$ 21,977,315.00
Outflows	Total Funds	Spent	Pending	
Expenses	\$ 161,521,343.05	\$ 55,622,679.72	\$ -	
Net Totals	\$ -	\$ -	\$ 21,977,315.00	
*Approved Footnote (Awarded and Signed)				
AIG 2022-2023-2024 (Awarded)	\$ 11,274,198.00			
AIP Entitlements 2024 (Awarded)	\$ 3,963,337.00			
ATP 2024-2025 (Awarded)	\$ 12,000,000.00			
AIG 2025	\$ 3,919,643.00			
Discretionary- AIP 2025	\$ 7,672,942.00			
ND Aeronatics (Awarded)	\$ 4,000,000.00			
State Local Match (Awarded)	\$ 888,950.00			
Discretionary: State Allocation	\$ 45,000,000.00			
2024 Competitive (Awarded)	\$ 8,538,478.00			
	\$ 97,257,548.00			
**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				x
ATP 2026 (Pending Competitive)	\$ 6,000,000.00			x
Guaranteed: AIP Entitlements 2025	\$ 3,409,869.00			x
Guaranteed: AIP Entitlements 2026	\$ 3,409,869.00			
Guaranteed: AIG 2026	\$ 3,919,643.00			c
Discretionary- AIP 2026	\$ 4,000,000.00			x
State Allocation- ND Aeronatics- Local Match	\$ 777,934.00			
Guaranteed: 2 yrs of Cargo 2025-2026 \$230K ea yr	\$ 460,000.00			Apron Rehab
PFC #11 (Skyway and potential other exp)	\$ -			Terminal
	\$ 21,977,315.00			

More Realistic: \$50-\$55M Cash Needed. At 05/13 board meeting, Tom S stated to expect to have out of pocket approx. \$50-\$55M



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	\$ 35,429,513.13	\$ -
Competitive/ Discretionary *	\$ -	\$ -	\$ -	\$ -
PFC	\$ -		\$ -	\$ -
Airport Cash	\$ 4,574,938.83	\$ 4,574,938.83	\$ 489,693.03	\$ -
Total Inflows	\$ 44,574,938.83	\$ 44,574,938.83	\$ 35,919,206.16	\$ -
			**Airport Cash- Insurance pymt	
<u>Outflows</u>				
Expenses	\$ 44,574,938.83		\$ 35,919,206.16	\$ -
Net Totals	\$ -	\$ 44,574,938.83	\$ -	\$ -

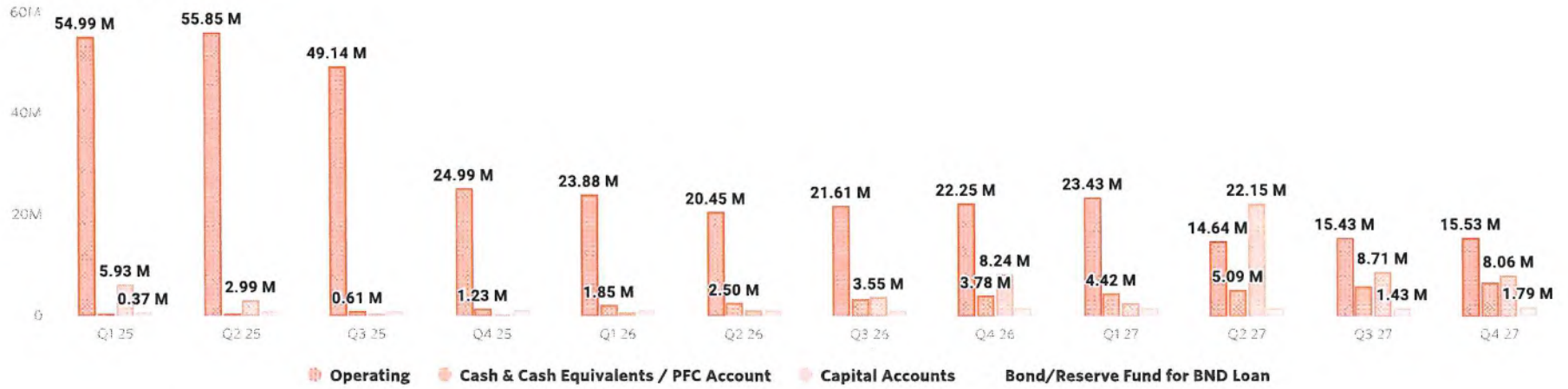
Total cash needed for the Parking Project, at this time is: \$4,574,938

*Approved Footnote
Bank of ND Loan

\$ 40,000,000.00



Cash Balances

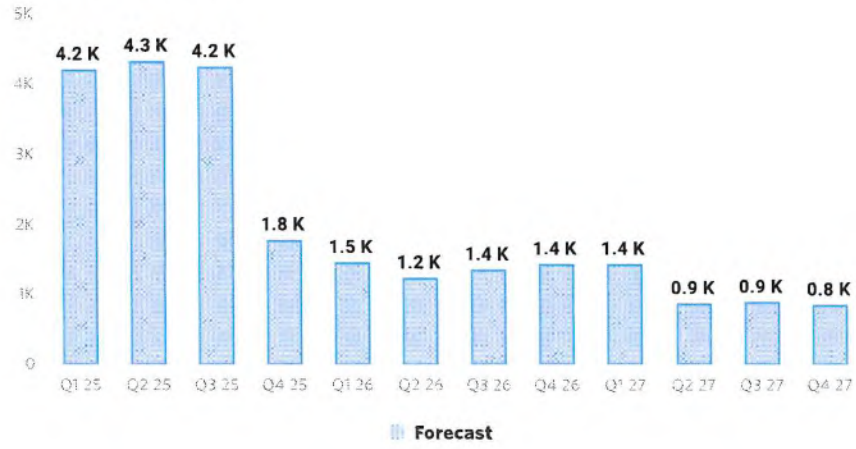


Operating Cash

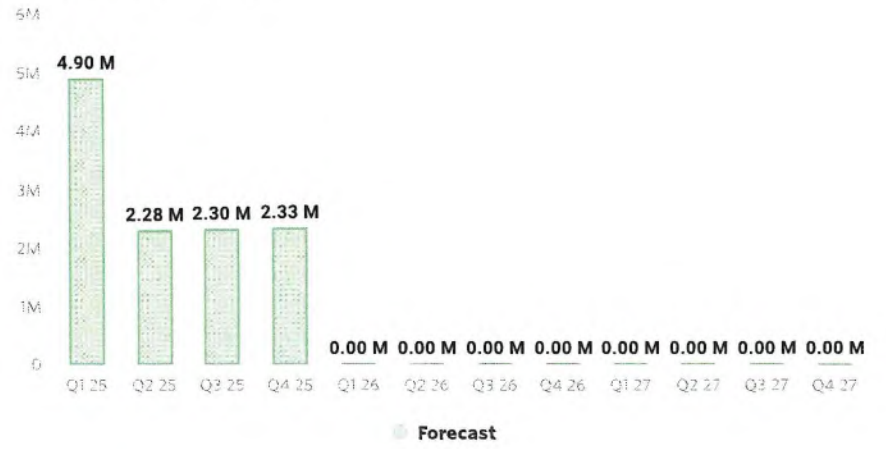


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Operating Days Cash



Investment Balances



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

Account	Actuals		2025 Budget		Notes
	FY-25	FY-25	Δ	%	
Revenue					
Airline Revenues					
Landing Fees					
Scheduled Flight Fees					
Scheduled Flight Fees / United Airlines	\$50,916	\$45,500	\$5,416	11.9%	
Scheduled Flight Fees / ALLEGIANT AIR	\$40,340	\$35,000	\$5,340	15.3%	
Scheduled Flight Fees / Frontier Airlines	\$8,938	\$10,500	\$(1,562)	(14.9)%	
Scheduled Flight Fees / American Airlines	\$53,389	\$35,000	\$18,389	52.5%	
Scheduled Flight Fees / Delta Air Lines	\$62,085	\$56,583	\$5,502	9.7%	
Subtotal Scheduled Flight Fees	\$215,669	\$182,583	\$33,085	18.1%	[1]
Subtotal Landing Fees	\$215,669	\$182,583	\$33,085	18.1%	
Terminal Rents					
Building Rentals / Delta Air Lines (Jetway)	\$10,400	\$10,500	\$(100)	(1.0)%	
Building Rentals / Delta Air Lines	\$88,965	\$93,333	\$(4,368)	(4.7)%	
Building Rentals / Jetway - Misc Airlines	\$1,950	\$583	\$1,367	234.3%	
Building Rentals / United Airlines-Jetway	\$21,000	\$21,000	-	-	
Building Rentals / United Airlines	\$61,487	\$61,250	\$237	0.4%	
Building Rentals / American Airlines (Jetway)	\$21,000	\$21,000	-	-	
Building Rentals / American Airlines	\$57,574	\$53,958	\$3,615	6.7%	
Building Rentals / ALLEGIANT AIR (JETWAY)	\$10,500	\$10,500	-	-	
Building Rentals / ALLEGIANT AIR	\$42,504	\$46,667	\$(4,163)	(8.9)%	
Building Rentals / Frontier Airlines (Jetway)	\$5,550	\$8,167	\$(2,617)	(32.0)%	
Building Rentals / Frontier Airlines	\$15,323	\$18,958	\$(3,635)	(19.2)%	
Subtotal Terminal Rents	\$336,253	\$345,917	\$(9,664)	(2.8)%	
ARFF Reimbursements	\$743,313	\$846,242	\$(102,929)	(12.2)%	[2]
Security Reimbursements	\$218,699	\$300,490	\$(81,791)	(27.2)%	[3]
Subtotal Airline Revenues	\$1,513,934	\$1,675,232	\$(161,298)	(9.6)%	
Non-Airline Revenues					
Non-Scheduled Flight Fees					
Non-Scheduled Flight Fees / Others Non-Scheduled	\$4,700	\$2,333	\$2,367	101.4%	
Non-Scheduled Flight Fees / General Aviation Landings	\$22,493	\$23,333	\$(840)	(3.6)%	
Non-Scheduled Flight Fees / Federal Express	\$20,132	\$52,500	\$(32,368)	(61.7)%	[4]
Non-Scheduled Flight Fees / United Parcel Service	\$31,627	\$49,000	\$(17,373)	(35.5)%	[5]
Subtotal Non-Scheduled Flight Fees	\$78,953	\$127,167	\$(48,214)	(37.9)%	[6]
Rental Fees					
Rentals of Hangars & FBO					
Rentals of Hangars & FBO / ABHN Partnership	\$932	\$932	-	-	
Rentals of Hangars & FBO / Carousel Hangar	\$1,746	\$1,746	-	-	
Rentals of Hangars & FBO / West Winds Condo Assn.	\$2,949	\$2,949	-	-	
Rentals of Hangars & FBO / Air Condo Association	-	\$1,252	\$(1,252)	(100.0)%	
Rentals of Hangars & FBO / Big Blue Hangar Assn.	\$2,493	\$2,493	-	-	
Rentals of Hangars & FBO / Hgr #3 Admin Office	\$10,806	\$10,831	\$(25)	(0.2)%	

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Municipal Airport Authority • YTD Budget vs. Actual •

Account	Actuals	2025 Budget	Δ	%	Notes
	FY-25	FY-25			
Rentals of Hangars & FBO / Fargo Air, Inc.	\$408	\$933	\$(525)	(56.3)%	
Rentals of Hangars & FBO / Fargo Jet Center	\$333,302	\$309,167	\$24,135	7.8%	[7]
Rentals of Hangars & FBO / JP Development 3861 20th St	\$713	\$713	-	-	
Rentals of Hangars & FBO / J P Development NG Land	\$75,689	\$75,689	-	-	
Rentals of Hangars & FBO / Francis Butler Hangar	\$1,273	\$1,273	-	-	
Rentals of Hangars & FBO / Springer SGA Hangar	\$1,184	\$1,184	-	-	
Rentals of Hangars & FBO / Fargo Jet - Hangar #4	\$29,220	\$29,288	\$(69)	(0.2)%	
Rentals of Hangars & FBO / Tom Nagle Hangar	-	\$2,079	\$(2,079)	(100.0)%	[8]
Rentals of Hangars & FBO / B. Ness Igloo / Hangar	\$1,042	\$608	\$434	71.4%	[9]
Rentals of Hangars & FBO / Northwest Aviation LLC	\$2,178	\$2,178	-	-	
Rentals of Hangars & FBO / Fargo Jet - Hangar #3	\$29,220	\$29,288	\$(69)	(0.2)%	
Rentals of Hangars & FBO / MACO Leasing, Inc	\$2,668	\$2,668	-	-	
Rentals of Hangars & FBO / Schatz Fuel Flowage	\$600	\$1,167	\$(567)	(48.6)%	[10]
Rentals of Hangars & FBO / Group VI, LLC	\$9,352	\$9,352	\$-	-%	
Rentals of Hangars & FBO / Group VI, LLC Fuel Flowage	\$4,776	\$5,833	\$(1,057)	(18.1)%	[11]
Rentals of Hangars & FBO / Spectrum Aeromed-Hangar#9	\$36,093	\$36,219	\$(126)	(0.3)%	
Rentals of Hangars & FBO / Fargo Aircraft Maint.	\$11,278	\$7,875	\$3,403	43.2%	
Rentals of Hangars & FBO / Fargo Aircraft Maintenance Fuel Farm Lease	-	\$102	\$(102)	(100.0)%	[12]
Rentals of Hangars & FBO / Jeff Johnson Hangar	\$1,458	\$1,458	-	-	[13]
Rentals of Hangars & FBO / JP Development 1631 19 AVE	\$689	\$1,299	\$(610)	(46.9)%	[14]
Rentals of Hangars & FBO / James P Roers Hangar	\$1,491	\$1,153	\$338	29.3%	[15]
Rentals of Hangars & FBO / FJC - South Fuel Farm	-	\$4,305	\$(4,305)	(100.0)%	[16]
Rentals of Hangars & FBO / Century Holdings, LLC	\$2,772	-	\$2,772	-	[17]
Rentals of Hangars & FBO / 4 Suns, LLLP	\$12,680	-	\$12,680	-	[18]
Subtotal Rentals of Hangars & FBO	\$577,010	\$544,034	\$32,976	6.1%	
Building Rentals					
Building Rentals / Airport Gift Shop	\$88,301	\$74,667	\$13,634	18.3%	
Building Rentals / Avis Rent a Car	\$163,865	\$147,461	\$16,404	11.1%	[19]
Building Rentals / Budget Rent A Car	\$98,384	\$69,396	\$28,988	41.8%	[20]
Building Rentals / Hertz Rent A Car	\$258,950	\$220,228	\$38,722	17.6%	[21]
Building Rentals / National Car Rental	\$314,333	\$237,501	\$76,832	32.4%	[22]
Building Rentals / Enterprise Rent A Car	\$310,636	\$232,418	\$78,218	33.7%	[23]
Building Rentals / The Landline Company	\$491	\$1,145	\$(654)	(57.1)%	
Building Rentals / FAA Airways Facility	\$10,156	\$9,310	\$846	9.1%	
Building Rentals / NorthStar Insurance	\$12,443	\$12,532	\$(89)	(0.7)%	
Building Rentals / ARINC (Aeronautical Radio)	\$1,910	\$1,108	\$802	72.4%	
Building Rentals / TSA - West Terminal	\$30,139	\$29,663	\$476	1.6%	
Building Rentals / Roger Tidd	\$1,076	\$1,090	\$(14)	(1.2)%	
Building Rentals / Spectrum Aeromed	\$27,820	\$27,918	\$(98)	(0.4)%	
Building Rentals / CBM-Sky Dine Service	\$186,171	\$169,806	\$16,365	9.6%	
Building Rentals / ND American Legion Aux	\$3,094	\$3,133	\$(39)	(1.2)%	
Building Rentals / Meadowlark Logistics	\$16,915	\$17,206	\$(291)	(1.7)%	
Building Rentals / American Legion Post #2	\$2,787	\$2,816	\$(30)	(1.1)%	
Building Rentals / Bucks Trading Co.	\$4,066	\$4,086	\$(21)	(0.5)%	
Building Rentals / Sun Country Airlines	\$491	-	\$491	-	
Subtotal Building Rentals	\$1,532,028	\$1,261,485	\$270,543	21.4%	
Rental of Expansion Area					
Rental Fees / Rental of Expansion Area	\$210,363	\$212,254	\$(1,892)	(0.9)%	

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Municipal Airport Authority • YTD Budget vs. Actual •

Account	Actuals	2025 Budget	Δ	%	Notes
	FY-25	FY-25			
Rental of Expansion Area / MDC Inc.	\$30,212	\$30,212	-	-	
Rental of Expansion Area / Auto-Bahn	-	\$1,383	\$(1,383)	(100.0)%	[24]
Rental of Expansion Area / Bernie Ness	\$663	\$387	\$276	71.4%	[25]
Rental of Expansion Area / Enterprise	\$605	\$353	\$252	71.4%	[26]
Rental of Expansion Area / Cass County	\$28,078	\$28,078	\$-	-%	
Rental of Expansion Area / UPS	\$38,521	\$32,190	\$6,331	19.7%	[27]
Rental of Expansion Area / BE Airport Property	\$5,974	\$5,974	\$-	-%	
Rental of Expansion Area / MDC Fargo 2 - Corporate Air	\$9,119	\$9,119	\$-	-%	
Subtotal Rental of Expansion Area	\$323,535	\$319,948	\$3,586	1.1%	
Parking Revenue / SP Plus	\$3,699,810	\$4,918,212	\$(1,218,403)	(24.8)%	[28]
Subtotal Rental Fees	\$6,132,383	\$7,043,680	\$(911,297)	(12.9)%	
Subtotal Non-Airline Revenues	\$6,211,335	\$7,170,846	\$(959,511)	(13.4)%	
Miscellaneous Revenue					
Interest Revenue					
Interest Revenue / Interest on Airport Funds	\$1,267,155	\$437,616	\$829,539	189.6%	[29]
Subtotal Interest Revenue	\$1,267,155	\$437,616	\$829,539	189.6%	
Subtotal Miscellaneous Revenue	\$1,267,155	\$437,616	\$829,539	189.6%	
Transfer					
Non Operating					
Non-Operating / Interest Income	\$12	-	\$12	-	
Subtotal Non Operating	\$12	-	\$12	-	
Subtotal Transfer	\$12	-	\$12	-	
Total Revenue	\$8,992,435	\$9,283,694	\$(291,259)	(3.1)%	[30]
Operational Expense					
Salaries					
Airport					
Public Airport / Full Time Staff	\$905,350	\$1,171,052	\$(265,701)	(22.7)%	[31]
Full Time Staff / Full Time - Overtime	\$97,520	\$140,000	\$(42,480)	(30.3)%	[32]
Full Time Staff / Full Time Banked Sick	-	\$15,750	\$(15,750)	(100.0)%	
Public Airport / Temporary/Seasonal	\$39,689	\$81,667	\$(41,978)	(51.4)%	
Temporary/Seasonal / PartTime Seasonal OT	\$604	\$9,333	\$(8,729)	(93.5)%	[33]
Subtotal Airport	\$1,043,163	\$1,417,802	\$(374,638)	(26.4)%	
Fire					
Full-Time Staff	\$436,173	\$458,208	\$(22,035)	(4.8)%	
Full Time Staff - Full Time - Overtime	\$20,121	\$35,000	\$(14,879)	(42.5)%	
OT Airfield Operations	-	\$5,833	\$(5,833)	(100.0)%	
Subtotal Fire	\$456,294	\$499,042	\$(42,748)	(8.6)%	
Police					
Public Airport Full Time Staff	\$193,988	\$300,490	\$(106,502)	(35.4)%	
Subtotal Police	\$193,988	\$300,490	\$(106,502)	(35.4)%	
Subtotal Salaries	\$1,693,445	\$2,217,333	\$(523,888)	(23.6)%	[34]
Employee Benefits					
Airport					
Employee Benefits / Health Insurance	\$101,653	\$135,917	\$(34,264)	(25.2)%	
Employee Benefits / Dental Insurance	\$4,766	\$7,000	\$(2,234)	(31.9)%	
Employee Benefits / Long Term Disability	\$2,267	\$3,500	\$(1,233)	(35.2)%	
Employee Benefits / Auto Allowance	\$990	\$1,167	\$(177)	(15.1)%	

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Municipal Airport Authority • YTD Budget vs. Actual •

Account	Actuals	2025 Budget	Δ	%	Notes
	FY-25	FY-25			
Employee Benefits / FICA 6.2%	\$64,737	\$74,285	\$(9,547)	(12.9)%	
Employee Benefits / Medicare 1.45%	\$15,140	\$18,667	\$(3,526)	(18.9)%	
Pension Benefits / NDPERS Pension	\$71,878	\$84,583	\$(12,705)	(15.0)%	
Public Airport / Unemployment Compensation	-	\$5,833	\$(5,833)	(100.0)%	
Public Airport / Workers Compensation	\$5,278	\$8,167	\$(2,889)	(35.4)%	
Subtotal Airport	\$266,710	\$339,118	\$(72,408)	(21.4)%	
Fire					
Employee Benefits - Health Insurance	\$73,203	\$81,083	\$(7,880)	(9.7)%	
Employee Benefits - Dental Insurance	\$2,399	\$2,917	\$(518)	(17.8)%	
Employee Benefits - Long Term Disability	\$1,006	\$1,750	\$(744)	(42.5)%	
Employee Benefits - FICA 6.2%	\$28,290	\$28,583	\$(293)	(1.0)%	
Employee Benefits - Medicare 1.45%	\$6,616	\$7,000	\$(384)	(5.5)%	
Pension Benefits - NDPERS Pension	\$44,480	\$46,667	\$(2,187)	(4.7)%	
Public Airport/Unemployment Compensation	-	\$875	\$(875)	(100.0)%	
Public Airport - Workers Compensation	\$5,795	\$11,667	\$(5,872)	(50.3)%	
Subtotal Fire	\$161,789	\$180,542	\$(18,752)	(10.4)%	
Subtotal Employee Benefits	\$428,499	\$519,660	\$(91,160)	(17.5)%	
Other Services					
Other Services Airport					
Other Services / Engineering Services	-	\$14,583	\$(14,583)	(100.0)%	
Other Services / Quality Testing	-	\$1,458	\$(1,458)	(100.0)%	
Other Services / Architectural Services	-	\$14,583	\$(14,583)	(100.0)%	
Other Services / Planning Services	\$1,600	-	\$1,600	-	
Other Services / Accounting Services	\$145,380	\$135,567	\$9,813	7.2%	
Other Services / Legal Services	\$24,600	\$45,500	\$(20,900)	(45.9)%	
Other Services / Security Services	\$117,648	\$291,667	\$(174,019)	(59.7)%	[35]
Other Services / Parking Management	\$642,453	\$805,597	\$(163,145)	(20.3)%	[36]
Other Services / Warranty Expense	\$5,952	\$5,952	-	-	
Other Service / Software Expense	\$8,658	\$8,658	-	-	
Other Services / Other Services	\$124,444	\$122,500	\$1,944	1.6%	
Subtotal Other Services Airport	\$1,070,734	\$1,446,065	\$(375,331)	(26.0)%	
Other Services Fire					
Other Services - Repair Services	-	\$17,500	\$(17,500)	(100.0)%	
Other Services - Other Services	\$6,541	\$8,750	\$(2,209)	(25.2)%	
Subtotal Other Services Fire	\$6,541	\$26,250	\$(19,709)	(75.1)%	
Subtotal Other Services	\$1,077,275	\$1,472,315	\$(395,040)	(26.8)%	
Utility Services					
Utility Services / Water and Sewer	\$31,105	\$26,833	\$4,272	15.9%	
Subtotal Utility Services	\$31,105	\$26,833	\$4,272	15.9%	
Cleaning Services					
Cleaning Services / Custodial Services	\$3,080	\$4,375	\$(1,295)	(29.6)%	
Cleaning Services / Garbage Pickup	\$10,116	\$9,333	\$783	8.4%	
Cleaning Services / Snow Clearing	\$8,313	\$37,917	\$(29,604)	(78.1)%	
Subtotal Cleaning Services	\$21,509	\$51,625	\$(30,116)	(58.3)%	
Repairs & Maintenance					
R&M Airport					
Repair and Maintenance / Building Repairs	\$74,691	\$140,583	\$(65,893)	(46.9)%	
Repair and Maintenance / General Equipment Repair	\$95,999	\$93,333	\$2,666	2.9%	

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Municipal Airport Authority • YTD Budget vs. Actual •

Account	Actuals	2025 Budget	Δ	%	Notes
	FY-25	FY-25			
Repair & Maintenance / Computer Equipment Repair	-	\$1,750	\$(1,750)	(100.0)%	
Repair and Maintenance / Maintenance Service Cont.	\$54,220	\$79,091	\$(24,871)	(31.4)%	
Repair and Maintenance / Other Repairs	\$83,464	\$105,000	\$(21,536)	(20.5)%	
Subtotal R&M Airport	\$308,374	\$419,758	\$(111,383)	(26.5)%	
R&M Fire					
Repair and Maintenance - General Equipment Repair	\$28,389	\$37,333	\$(8,944)	(24.0)%	
Repair and Maintenance / Maintenance Service Contract	\$987	-	\$987	-	
Subtotal R&M Fire	\$29,376	\$37,333	\$(7,957)	(21.3)%	
Subtotal Repairs & Maintenance	\$337,751	\$457,091	\$(119,340)	(26.1)%	
Rentals					
Rentals / Equipment & Vehicle Rent	\$302	\$13,125	\$(12,823)	(97.7)%	
Subtotal Rentals	\$302	\$13,125	\$(12,823)	(97.7)%	
Insurance					
Insurance Airport					
Insurance / Property Insurance	\$152,545	\$110,000	\$42,545	38.7%	[37]
Insurance / Automobile Liability	\$8,681	\$12,000	\$(3,319)	(27.7)%	[38]
Insurance / General Liability	\$99,289	\$100,000	\$(711)	(0.7)%	[39]
Subtotal Insurance Airport	\$260,515	\$222,000	\$38,515	17.3%	[40]
Insurance Fire					
Insurance - Automobile Liability	\$4,220	\$4,500	\$(280)	(6.2)%	[41]
Insurance / Property Insurance	\$21	-	\$21	-	
Subtotal Insurance Fire	\$4,241	\$4,500	\$(259)	(5.8)%	
Subtotal Insurance	\$264,756	\$226,500	\$38,256	16.9%	
Communications					
Communications Airport					
Communications / Regular Phone Service	\$1,671	\$1,867	\$(195)	(10.5)%	
Communications / Cellular Phone Service	\$213	\$583	\$(370)	(63.5)%	
Communications / Radio Systems	-	\$583	\$(583)	(100.0)%	
Communications / Other Communications	-	\$1,750	\$(1,750)	(100.0)%	
Subtotal Communications Airport	\$1,885	\$4,783	\$(2,899)	(60.6)%	
Communications Fire					
Communications - Regular Phone Service	\$213	\$875	\$(662)	(75.7)%	
Subtotal Communications Fire	\$213	\$875	\$(662)	(75.7)%	
Subtotal Communications	\$2,098	\$5,658	\$(3,561)	(62.9)%	
Advertising & Printing					
A&P Airport					
Advertising / Legal Publications	\$105	\$1,167	\$(1,062)	(91.0)%	
Advertising / Other Communications	-	\$1,167	\$(1,167)	(100.0)%	
Printing & Publishing / Custom Printed Forms	-	\$583	\$(583)	(100.0)%	
Printing & Publishing / Printing, Binding, Rep.	\$249	\$175	\$74	42.3%	
Subtotal A&P Airport	\$354	\$3,092	\$(2,738)	(88.6)%	
Subtotal Advertising & Printing	\$354	\$3,092	\$(2,738)	(88.6)%	
Travel & Education					
Travel & Education Airport					
In State Travel / In State Travel Expense	\$457	\$1,458	\$(1,001)	(68.6)%	
Out of State Travel / Out of State Travel Exp	\$16,568	\$20,417	\$(3,848)	(18.9)%	
Education / Due & Membership Instate	\$2,700	\$2,209	\$491	22.2%	
Education / Dues / Membership Outstate	\$23,520	\$24,091	\$(571)	(2.4)%	

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Municipal Airport Authority • YTD Budget vs. Actual •

Account	Actuals	2025 Budget	Δ	%	Notes
	FY-25	FY-25			
Education / Seminar & Conf. Instate	\$2,763	\$2,042	\$721	35.3%	
Education / Seminar & Conf. Outstate	\$12,597	\$8,633	\$3,964	45.9%	
Education / Reference Materials	\$431	\$5,250	\$(4,819)	(91.8)%	
Subtotal Travel & Education Airport	\$59,037	\$64,100	\$(5,063)	(7.9)%	
Travel & Education Fire					
In State Travel - In State Travel Expense	\$171	\$875	\$(704)	(80.4)%	
Out of State Travel - Out of State Travel Exp	\$1,892	\$8,750	\$(6,858)	(78.4)%	
Education - Dues /Membership Outstate	\$265	\$875	\$(610)	(69.7)%	
Education - Seminar & Conf. Instate	\$375	\$2,333	\$(1,958)	(83.9)%	
Education - Seminar & Conf. Outstate	\$1,350	\$2,800	\$(1,450)	(51.8)%	
Education / Reference Materials	-	\$875	\$(875)	(100.0)%	
Subtotal Travel & Education Fire	\$4,053	\$16,508	\$(12,455)	(75.4)%	
Subtotal Travel & Education	\$63,090	\$80,608	\$(17,518)	(21.7)%	
General Supplies					
General Supplies Airport					
General Supplies / Office Supplies	\$1,156	\$2,158	\$(1,002)	(46.4)%	
General Supplies / Medical Supplies	\$398	\$1,167	\$(768)	(65.9)%	
General Supplies / General Supplies	\$129,572	\$361,667	\$(232,095)	(64.2)%	
General Supplies / Janitorial Supplies	\$64,289	\$78,167	\$(13,878)	(17.8)%	
General Supplies / Postage	\$601	\$1,750	\$(1,149)	(65.7)%	
Subtotal General Supplies Airport	\$196,016	\$444,908	\$(248,892)	(55.9)%	
General Supplies Fire					
General Supplies - Office Supplies	-	\$700	\$(700)	(100.0)%	
General Supplies - Medical Supplies	-	\$292	\$(292)	(100.0)%	
General Supplies - General Supplies	\$3,909	\$14,000	\$(10,091)	(72.1)%	
General Supplies - Janitorial Supplies	\$773	\$1,575	\$(802)	(50.9)%	
General Supplies - Postage	\$26	\$58	\$(32)	(55.7)%	
Subtotal General Supplies Fire	\$4,708	\$16,625	\$(11,917)	(71.7)%	
Subtotal General Supplies	\$200,724	\$461,533	\$(260,809)	(56.5)%	
Energy					
Energy Airport					
Energy / Gasoline	\$6,989	\$11,667	\$(4,678)	(40.1)%	
Energy / Diesel Fuel	\$33,898	\$64,167	\$(30,268)	(47.2)%	
Energy / Natural Gas	\$54,999	\$80,000	\$(25,001)	(31.3)%	
Energy / Electricity	\$237,372	\$277,083	\$(39,712)	(14.3)%	
Energy / Heating Oil	-	\$5,833	\$(5,833)	(100.0)%	
Subtotal Energy Airport	\$333,258	\$438,750	\$(105,492)	(24.0)%	
Energy Fire					
Energy - Gasoline	\$276	\$583	\$(307)	(52.6)%	
Energy Diesel Fuel	\$1,825	\$3,500	\$(1,675)	(47.9)%	
Energy / Propane	-	\$233	\$(233)	(100.0)%	
Subtotal Energy Fire	\$2,102	\$4,317	\$(2,215)	(51.3)%	
Subtotal Energy	\$335,360	\$443,067	\$(107,707)	(24.3)%	
Miscellaneous Expense					
Chemicals					
Chemicals / Salt / Gravel / Salt for Roads	\$65,950	\$135,000	\$(69,050)	(51.1)%	[42]
Chemicals / Salt / Gravel / Gravel & Aggregate	\$5,502	\$14,000	\$(8,498)	(60.7)%	
Subtotal Chemicals	\$71,453	\$149,000	\$(77,547)	(52.0)%	

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Municipal Airport Authority • YTD Budget vs. Actual •

Account	Actuals	2025 Budget	Δ	%	Notes
	FY-25	FY-25			
Clothing Airport					
Clothing / Uniforms / Clothing	\$6,387	\$4,667	\$1,720	36.9%	
Subtotal Clothing Airport	\$6,387	\$4,667	\$1,720	36.9%	
Miscellaneous	\$2,672	\$1,867	\$805	43.1%	
Clothing Fire					
Clothing - Uniforms / Clothing	\$1,100	\$3,792	\$(2,691)	(71.0)%	
Subtotal Clothing Fire	\$1,100	\$3,792	\$(2,691)	(71.0)%	
Miscellaneous / Miscellaneous	\$173	-	\$173	-	
Subtotal Miscellaneous Expense	\$81,785	\$159,325	\$(77,540)	(48.7)%	
Capital Outlay					
Buildings/Improvements					
Buildings / Building Remodeling	-	\$7,000	\$(7,000)	(100.0)%	
Site Improvements	\$14,215	-	\$14,215	-	
Subtotal Buildings/Improvements	\$14,215	\$7,000	\$7,215	103.1%	
Capital Outlay Airport					
Capital Outlay / Machinery & Equipment	\$93,224	\$175,000	\$(81,776)	(46.7)%	[43]
Capital Outlay / Computer Equipment	-	\$4,083	\$(4,083)	(100.0)%	
Capital Outlay / Computer Software	\$226	\$1,750	\$(1,524)	(87.1)%	
Capital Outlay / Vehicles	-	\$29,167	\$(29,167)	(100.0)%	
Capital Outlay / Furniture & Fixtures	-	\$2,917	\$(2,917)	(100.0)%	
Capital Outlay / General Capital Outlay	\$6,701	\$58,333	\$(51,632)	(88.5)%	
Subtotal Capital Outlay Airport	\$100,151	\$271,250	\$(171,099)	(63.1)%	
Capital Outlay Fire					
Capital Outlay / Machinery & Equipment	\$18,156	\$11,667	\$6,489	55.6%	
Capital Outlay / Computer Equipment	\$2,610	\$1,750	\$860	49.1%	
Capital Outlay / Furniture & Fixtures	\$8,654	\$2,917	\$5,737	196.7%	
Capital Outlay / General Capital Outlay	-	\$29,167	\$(29,167)	(100.0)%	
Subtotal Capital Outlay Fire	\$29,420	\$45,500	\$(16,080)	(35.3)%	
Subtotal Capital Outlay	\$143,785	\$323,750	\$(179,965)	(55.6)%	
Special Assessments/DrainTaxes/Property Taxes					
Special Assessments Principal	-	\$58,333	\$(58,333)	(100.0)%	
Subtotal Special Assessments/DrainTaxes/Property Taxes	-	\$58,333	\$(58,333)	(100.0)%	
Technical Services Airport					
Technical Services / Communication	\$5,179	\$9,917	\$(4,737)	(47.8)%	
Technical Services / Computer Services	\$31,449	\$29,167	\$2,282	7.8%	
Technical Services / Marketing / Public Relat.	\$5,000	\$11,667	\$(6,667)	(57.1)%	
Technical Services / Payroll Services	\$26,871	\$30,917	\$(4,046)	(13.1)%	
Technical Services / Banking Services	\$250	\$1,458	\$(1,208)	(82.9)%	
Subtotal Technical Services Airport	\$68,749	\$83,125	\$(14,376)	(17.3)%	
Technical Services Fire					
Technical Services - Communication	\$1,439	\$1,750	\$(311)	(17.8)%	
Technical Services - Computer Services	\$3,200	\$2,333	\$866	37.1%	
Technical Services - Payroll Service	\$10,038	\$14,583	\$(4,545)	(31.2)%	
Subtotal Technical Services Fire	\$14,677	\$18,667	\$(3,990)	(21.4)%	
Total Operational Expense	\$4,765,264	\$6,621,641	\$(1,856,377)	(28.0)%	
Operating Income			\$1,565,118	58.8%	[44]
Other Income & Expense					

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Account	Actuals	2025 Budget	Δ	%	Notes
	FY-25	FY-25			
Other Income					
Gain (Loss) on Investments	\$34,280	-	\$34,280	-	
Miscellaneous Income	\$102,888	\$104,708	\$(1,821)	(1.7)%	
Subtotal Other Income	\$137,168	\$104,708	\$32,459	31.0%	
Total Other Income & Expense	\$137,168	\$104,708	\$32,459	31.0%	
Net Income	\$4,364,339	\$2,766,762	\$1,597,577	57.7%	

Notes

- [1] Higher than budget but does correspond to Enplanements being at record rates
- [2] ARFF Reimbursement from airlines (offset w/ expenses)
- [3] Security reimbursement for the airlines for TSA required LEO (Fargo PD) (offset w/ expenses)
- [4] UPS and FedEx have reduced service and the size of the aircraft due to lack of volumes
- [5] UPS and FedEx have reduced service and the size of the aircraft due to lack of volumes
- [6] Slightly under budget, but no concerns
- [7]
- [8] Sold in 2025 and leased to Century Holdings Group 2)(
- [9] Usually pays in July
- [10] Fuel Flowage will vary so will be over/ under budget depending on month
- [11] Fuel Flowage will vary so will be over/ under budget depending on month
- [12] EB needs to change- as customer makes 1x yr payment instead of monthly
- [13] EB needs to change- as customer makes 1x yr payment instead of monthly
- [14] EB needs to change- as customer makes 1x yr payment instead of monthly

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Notes

- [15] EB needs to change- as customer makes 1x yr payment instead of monthly
- [16] EB needs to change- as customer makes 1x yr payment instead of monthly
- [17] Tom Nagle Hangar, changed to Century Holdings, no current budget
- [18] No current budget- new this year
- [19] Over Budget (Estimated mthly budget % based on 2024 income over mth x mth)
- [20] Over Budget (Estimated mthly budget % based on 2024 income over mth x mth)
- [21] Over Budget (Estimated mthly budget % based on 2024 income over mth x mth)
- [22] Over Budget (Estimated mthly budget % based on 2024 income over mth x mth)
- [23] Over Budget (Estimated mthly budget % based on 2024 income over mth x mth)
- [24] Paying full in Sept- will adj budget
- [25] Paying full in July- will adj budget
- [26] Paying full in July- will adj budget
- [27]
- [28] Under Budget (Estimated mthly budget % based on 2024 income over mth x mth).
- [29] Over budget /will drop as we use cash reserves on terminal/ parking project and interest rate drops
- [30] Parking is the majority issue why income is less than budgeted (is to be expected)
- [31] Budgeted positions not yet filled
- [32] Overtime is being kept lower than budget
- [33]

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Notes

- [34] Budgeted positions not yet filled
- [35] Primary adjustment due to budgeted increase for screening of employees; change has been delayed
- [36] Due to parking revenue being lower, so are the mgmt fees
- [37] Renewal of Equipment Floater Policy
- [38] Renewal of Auto (Bell Bank)
- [39] Renewal of Governance & Cyber Liability, Airport Liability Coverage
- [40] Annual Insurance Premiums- Renewal
- [41] Renewal of Auto Policy
- [42] Purchase of De-Icing from Hawkins
- [43] **Will review and budget when EQ is actually coming and not over 12 months
- [44] Above Budget

Municipal Airport Authority
Balance Sheet

This is based on EOY (End of Year) Forecast

Account	Forecast						
	FY-25	FY-26	FY-27	FY-28	FY-29	FY-30	FY-31
Assets							
Current Assets							
Bank Accounts							
Operating							
FIBT Main Operating Checking	\$21,433,782	\$18,888,106	\$15,391,789	\$15,861,556	\$14,448,262	\$15,444,617	\$16,572,138
Capital Parking Savings Account	\$3,426,576	\$3,234,261	\$4,978	\$5,129	\$5,286	\$5,446	\$5,612
Cash on Deposit (Payroll Holding Acct)	\$132,337	\$132,337	\$132,337	\$132,337	\$132,337	\$132,337	\$132,337
Subtotal Operating	\$24,992,696	\$22,254,704	\$15,529,104	\$15,999,023	\$14,585,885	\$15,582,400	\$16,710,088
Cash & Cash Equivalents / PFC Account	\$1,230,879	\$3,775,781	\$6,407,465	\$9,128,888	\$11,943,113	\$14,853,302	\$17,862,729
Capital Accounts							
Cash & Cash Equivalents / Capital Construction Acct	\$60,181	\$8,235,324	\$8,060,781	\$1,770,681	\$4,310,960	\$(8,795,722)	\$(65,705,392)
Bank of North Dakota	\$4,158	\$4,158	\$4,158	\$4,158	\$4,158	\$4,158	\$4,158
Subtotal Capital Accounts	\$64,339	\$8,239,482	\$8,064,939	\$1,774,839	\$4,315,118	\$(8,791,563)	\$(65,701,234)
Bond/Reserve Fund for BND Loan	\$1,080,449	\$1,433,752	\$1,787,055	\$2,140,358	\$2,140,358	\$2,140,358	\$2,140,358
Subtotal Bank Accounts	\$27,368,363	\$35,703,719	\$31,788,563	\$29,043,108	\$32,984,474	\$23,784,497	\$(28,988,060)
Other Current Assets							
Accounts Receivable, net	\$4,641,143	\$4,641,143	\$4,641,143	\$4,641,143	\$4,641,143	\$4,641,143	\$4,641,143
PFM Investments	\$2,331,966	\$-	\$-	\$-	\$-	\$-	\$-
Interest Receivable	\$100,246	\$100,246	\$100,246	\$100,246	\$100,246	\$100,246	\$100,246
ST Lease Receivable [GASB 87]	\$882,834	\$882,834	\$882,834	\$882,834	\$882,834	\$882,834	\$882,834
Due From Other Funds - Enterprise Funds	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Deferred Outflow - Pensions	\$1,718,854	\$1,718,854	\$1,718,854	\$1,718,854	\$1,718,854	\$1,718,854	\$1,718,854
Prepaid Expenses and Other	\$264,154	\$264,154	\$264,154	\$264,154	\$264,154	\$264,154	\$264,154
Taxes Receivable	\$17,108	\$17,108	\$17,108	\$17,108	\$17,108	\$17,108	\$17,108
Subtotal Other Current Assets	\$9,956,305	\$7,624,339	\$7,624,339	\$7,624,339	\$7,624,339	\$7,624,339	\$7,624,339
Subtotal Current Assets	\$37,324,668	\$43,328,058	\$39,412,901	\$36,667,447	\$40,608,813	\$31,408,835	\$(21,363,721)

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Municipal Airport Authority • Balance Sheet •

Account	Forecast						
	FY-25	FY-26	FY-27	FY-28	FY-29	FY-30	FY-31
Fixed Assets							
Fixed Assets	\$224,521,302	\$224,521,302	\$224,521,302	\$224,521,302	\$224,521,302	\$224,521,302	\$224,521,302
Accumulated Depreciation	\$(46,922,815)	\$(46,922,815)	\$(46,922,815)	\$(46,922,815)	\$(46,922,815)	\$(46,922,815)	\$(46,922,815)
Subtotal Fixed Assets	\$177,598,487	\$177,598,487	\$177,598,487	\$177,598,487	\$177,598,487	\$177,598,487	\$177,598,487
Other Assets							
LT Lease Receivable [GASB 87]	\$5,849,949	\$5,849,949	\$5,849,949	\$5,849,949	\$5,849,949	\$5,849,949	\$5,849,949
Subtotal Other Assets	\$5,849,949	\$5,849,949	\$5,849,949	\$5,849,949	\$5,849,949	\$5,849,949	\$5,849,949
Total Assets	\$220,773,104	\$226,776,494	\$222,861,337	\$220,115,883	\$224,057,249	\$214,857,271	\$162,084,715
Liabilities							
Current Liabilities							
Accounts Payable	\$2,651,805	\$2,651,805	\$2,651,805	\$2,651,805	\$2,651,805	\$2,651,805	\$2,651,805
Payroll Liabilities	\$265,378	\$265,378	\$265,378	\$265,378	\$265,378	\$265,378	\$265,378
Deferred Inflows	\$6,412,178	\$6,412,178	\$6,412,178	\$6,412,178	\$6,412,178	\$6,412,178	\$6,412,178
Net Pension Liability	\$2,050,497	\$2,050,497	\$2,050,497	\$2,050,497	\$2,050,497	\$2,050,497	\$2,050,497
Deferred Inflows - Pension	\$1,237,137	\$1,237,137	\$1,237,137	\$1,237,137	\$1,237,137	\$1,237,137	\$1,237,137
Net OPEB Liability / NDPERS OPEB	\$107,635	\$107,635	\$107,635	\$107,635	\$107,635	\$107,635	\$107,635
Accrued Interest							
Acc. Int. - ND Legacy Loan	\$121,287	\$116,057	\$110,826	\$105,595	\$100,365	\$95,134	\$89,903
Acc. Int. - Additional Debt - Terminal	-	-	\$116,431	\$112,908	\$109,196	\$105,284	\$101,161
Accrued Interest Payable	\$79,525	\$79,525	\$79,525	\$79,525	\$79,525	\$79,525	\$79,525
Subtotal Accrued Interest	\$200,812	\$195,581	\$306,782	\$298,028	\$289,085	\$279,942	\$270,589
Current Portion of LT Debt	\$666,970	\$666,970	\$666,970	\$666,970	\$666,970	\$666,970	\$666,970
Subtotal Current Liabilities	\$13,592,413	\$13,587,182	\$13,698,383	\$13,689,629	\$13,680,686	\$13,671,543	\$13,662,190
Long Term Liabilities							
ND Legacy Infrastructure Loan - Garage	\$36,386,175	\$34,816,983	\$33,247,791	\$31,678,600	\$30,109,408	\$28,540,216	\$26,971,024
Additional Construction Debt	-	-	\$26,612,910	\$25,807,639	\$24,959,059	\$24,064,841	\$23,122,531
Less Current Portion of LT Debt	\$(666,970)	\$(666,970)	\$(666,970)	\$(666,970)	\$(666,970)	\$(666,970)	\$(666,970)
Subtotal Long Term Liabilities	\$35,719,205	\$34,150,013	\$59,193,732	\$56,819,269	\$54,401,497	\$51,938,087	\$49,426,584
Total Liabilities	\$49,311,618	\$47,737,195	\$72,892,115	\$70,508,898	\$68,082,183	\$65,609,630	\$63,088,774
Equity							

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Municipal Airport Authority • Balance Sheet •

Account	Forecast						
	FY-25	FY-26	FY-27	FY-28	FY-29	FY-30	FY-31
Contributed Capital / City of Fargo	\$4,154,569	\$4,154,569	\$4,154,569	\$4,154,569	\$4,154,569	\$4,154,569	\$4,154,569
Contributed Capital / FAA Grant in Aid	\$31,546,834	\$31,546,834	\$31,546,834	\$31,546,834	\$31,546,834	\$31,546,834	\$31,546,834
Contributed Capital / FAA Surplus Property	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750
Contributed Capital / ND State Aeronautics	\$1,941,229	\$1,941,229	\$1,941,229	\$1,941,229	\$1,941,229	\$1,941,229	\$1,941,229
Contributed Capital / ND Air Guard Grant Aid	\$455,976	\$455,976	\$455,976	\$455,976	\$455,976	\$455,976	\$455,976
Contributed Capital / Other Govts	\$232,109	\$232,109	\$232,109	\$232,109	\$232,109	\$232,109	\$232,109
Retained Earnings	\$178,671,046	\$133,129,019	\$140,706,831	\$111,636,756	\$111,274,518	\$117,642,598	\$110,915,174
Net Income	\$(45,542,027)	\$7,577,812	\$(29,070,076)	\$(362,238)	\$6,368,081	\$(6,727,424)	\$(50,251,701)
Total Equity	\$171,461,486	\$179,039,298	\$149,969,223	\$149,606,985	\$155,975,066	\$149,247,641	\$98,995,940
Total Liabilities & Equity	\$220,773,104	\$226,776,494	\$222,861,337	\$220,115,883	\$224,057,249	\$214,857,271	\$162,084,715

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

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 of the City of Fargo, North Dakota
Balance Sheet
As of July 31, 2025

	2025	2024	2023	2022	2021
ASSETS					
Current Assets					
Bank Accounts					
102.10-01 FIBT Main Operating Checking	44,002,474.86	29,727,044.59	15,873,504.82	31,234,944.99	26,327,294.21
102.10-02 Capital Parking Savings	7,380,307.18	8,872,425.60	7,259,204.46	7,022,361.47	6,996,767.40
102.10-11 Capital Construction	168,242.34	5,689,637.42	3,565,288.95	5,390,549.72	4,059,100.70
102.10-12 Cash on Deposit (Payroll Holding Acct)	132,337.43	132,337.43	132,337.43	132,337.43	0.00
102.10-13 PFC Account	208,451.86	198,941.21	180,731.98	975.48	0.00
102.10-14 Bank of North Dakota	31,756.89	1,540.45	1,780.93	0.00	0.00
102.10-15 FIBT CD	2,700,000.00	0.00	0.00	0.00	0.00
103.00-01 Bond Reserve Fund for BND Loan	727,145.61	354,757.77	0.00	0.00	0.00
104.00-00 Cash / City Cash Pool	0.00	0.00	0.00	0.00	419,023.30
Total Bank Accounts	\$ 55,350,716.17	\$ 44,976,684.47	\$ 27,012,848.57	\$ 43,781,169.09	\$ 37,802,185.61
Accounts Receivable					
115.15-00 Accounts Receivable	38,079.91	64,134.25	19,053.84	0.00	0.00
115.20-00 Accounts Receivable / Year End Receivables	1,170,805.06	1,126,195.63	1,157,231.25	864,999.53	0.00
126.10-00 Intergovernmental A/R / Intergovernmental A/R	3,432,257.89	1,906,748.36	8,075.98	495,451.78	612,010.52
Total Accounts Receivable	\$ 4,641,142.86	\$ 3,097,078.24	\$ 1,184,361.07	\$ 1,360,451.31	\$ 612,010.52
Other Current Assets					
108.10-00 Taxes Receivable / Delinquent Taxes	17,108.14	14,079.77	11,328.21	11,213.48	12,065.07
110.10 PFM Investments	2,284,061.00	11,857,126.93	20,397,702.15	0.00	0.00
110.20-00 Interest Receivable	5,250.00	39,948.18	64,454.59	0.00	0.00
111.20 Interest Receivable - Leases [GASB 87]	94,996.13	120,892.06	130,997.58	0.00	0.00
111.30 ST Lease Receivable [GASB 87]	882,834.11	1,056,629.69	1,039,380.68	0.00	0.00
130.50-00 Due From Other Funds - Enterprise Funds	-0.01	-0.01	-0.01	-0.01	-0.01
143.10-00 Prepaid Items / Prepaid Insurance	162,113.96	0.00	0.00	0.00	0.00
143.10-01 Prepaid Items / Prepaid Expenses	84,719.10	109,763.70	134,808.30	0.00	0.00
180.10-00 Deferred Outflow / City Employees' Pension	0.00	0.00	0.00	58,447.00	10,937.00
180.20-00 Deferred Outflow / NDPERS Pension	1,400,406.00	2,283,874.00	3,417,450.00	1,387,710.00	2,061,648.00
180.30-00 Deferred Outflow / NDPERS OPEB	59,864.00	80,099.00	118,694.00	16,889.00	20,659.00
180.40-00 Deferred Outflow / NDPERS Law Pension	258,584.00	318,880.00	529,887.00	0.00	0.00
190.10-00 Net Pension Asset / City Employees' Pension	0.00	0.00	0.00	178,964.00	4,088.00
Misc Receivable	0.00	0.00	0.00	0.00	0.00
Undeposited Funds	17,320.44	0.00	0.00	0.00	0.00
Total Other Current Assets	\$ 5,267,256.87	\$ 15,881,293.32	\$ 25,844,702.50	\$ 1,651,223.47	\$ 2,109,397.06
Total Current Assets	\$ 65,259,115.90	\$ 63,955,056.03	\$ 54,041,912.14	\$ 46,792,843.87	\$ 40,523,593.19
Fixed Assets					
161.10-00 Land & Land Rights / Land	8,516,546.79	8,516,546.79	8,516,546.79	8,516,546.79	8,516,546.79
162.10-00 Buildings / Buildings	49,423,392.66	34,434,425.02	33,934,726.22	33,543,777.73	27,307,182.57
162.20-00 Buildings / Accum Depr - Building	-17,118,814.08	-16,272,663.09	-15,517,019.13	-14,774,650.58	-14,085,666.74
163.10-00 Improvements Other / Improvements Other	2,676,346.78	2,676,346.78	2,676,346.78	2,676,346.78	2,531,888.13
163.20-00 Improvements Other / Accum Depr - Other Improv	-1,749,830.38	-1,642,113.30	-1,531,286.28	-1,417,349.68	-1,307,024.74
164.10-00 Machinery & Equipment / Machinery & Equipment	17,354,342.65	15,542,831.61	15,375,340.17	14,406,753.96	13,776,749.20
164.20-00 Machinery & Equipment / Accum Depr - M & E	-12,465,813.03	-12,119,280.53	-11,337,894.19	-10,587,970.13	-9,900,720.31
165.10-00 Construction in Progress / Construction in Progress	49,900,218.08	22,226,613.56	7,458,704.31	590,339.92	11,914,183.19
168.10-00 Infrastructure / Infrastructure	146,550,673.41	146,300,212.01	140,081,488.48	140,081,488.48	122,497,480.93
168.20-00 Infrastructure / Accumulated Depreciation	-65,488,575.67	-61,731,204.00	-58,087,169.67	-54,456,002.19	-50,981,315.50
Total Fixed Assets	\$ 177,598,487.21	\$ 137,931,714.85	\$ 121,569,783.48	\$ 118,579,281.08	\$ 110,269,303.52
Other Assets					
121.30 LT Lease Receivable [GASB 87]	5,849,948.79	5,619,334.07	6,298,720.74	0.00	0.00
Total Other Assets	\$ 5,849,948.79	\$ 5,619,334.07	\$ 6,298,720.74	\$ 0.00	\$ 0.00
TOTAL ASSETS	\$ 248,707,551.90	\$ 207,506,104.95	\$ 181,910,416.36	\$ 165,372,124.95	\$ 150,792,896.71

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable

200.00-00 Accounts Payable / Accounts Payable	140,663.03	151,420.48	523,266.92	100,177.59	0.00
201.00-00 Payables / Vouchers Payable	0.00	0.00	0.00	0.00	8,088.18
201.10-00 Vouchers Payable / Accrued Vouchers Year End	0.00	0.00	0.00	0.00	0.00
206.10-00 Payables / Retainage	0.00	0.00	0.00	0.00	0.00
Total Accounts Payable	\$ 140,663.03	\$ 151,420.48	\$ 523,266.92	\$ 100,177.59	\$ 8,088.18

Credit Cards

201.00-09 Vouchers Payable / Credit Card Payable	80,242.18	51,053.16	69,755.39	47,784.34	0.00
Total Credit Cards	\$ 80,242.18	\$ 51,053.16	\$ 69,755.39	\$ 47,784.34	\$ 0.00

Other Current Liabilities

202.10-00 Payroll Liabilities / Accrued Vouchers Year End	-6,552.52	-0.14	-0.03	945.20	0.00
202.10-01 Accrued Vouchers Year End / Airport YE Accrued Payroll	0.00	0.00	0.00	0.00	0.00
203.10-00 Payables / Compensated absences	240,656.06	205,817.58	173,277.55	101,083.11	210,209.49
206.10-01 Payables/Retainage	2,424,866.17	784,710.50	523,419.61	0.00	0.00
206.10-02 Deferred Inflow / Deferred Revenue	3,680.00	3,680.00	3,680.00	0.00	0.00
211.10 Deferred Inflows - Leases [GASB 87]	6,408,498.25	6,507,905.31	7,282,017.99	0.00	0.00
236.10-00 Payroll Liability / NDPERS Payable	31,274.87	27,284.68	21,733.09	24,603.21	0.00
236.20-00 Net Pension Liability / NDPERS Pension	1,997,017.00	1,980,618.00	3,023,892.00	1,114,487.00	3,440,599.00
236.40-00 Net Pension Liability / NDPERS Law Pension	53,480.00	96,237.00	341,153.00	0.00	0.00
238.10-00 Deferred Inflow / City Employees' Pension	0.00	0.00	0.00	310,164.00	263,670.00
238.20-00 Deferred Inflow / NDPERS Pension	959,197.00	1,524,531.00	1,159,754.00	2,253,849.00	469,333.00
238.30-00 Deferred Inflow / NDPERS OPEB	14,568.00	13,663.00	1,220.00	22,097.00	2,322.00
238.40-00 Deferred Inflow / NDPERS Law Pension	263,372.00	309,628.00	253,575.00	0.00	0.00
239.30-00 Net OPEB Liability / NDPERS OPEB	107,635.00	117,254.00	149,227.00	53,196.00	82,640.00
251.00 Accrued Interest Payable	79,524.50	0.00	0.00	0.00	0.00
253.00-00 Encumbrances / Encumbrances	0.00	0.00	0.00	0.00	-6,964,196.12
255.00-00 Encumbrances / Reserve for Encumbrances	0.00	0.00	0.00	0.00	6,964,196.12
Current Portion of LT Debt	666,970.00	0.00	0.00	0.00	0.00
Total Other Current Liabilities	\$ 13,244,186.33	\$ 11,571,328.93	\$ 12,932,949.21	\$ 3,880,424.52	\$ 4,468,773.49

Total Current Liabilities

	\$ 13,465,091.54	\$ 11,773,802.57	\$ 13,525,971.52	\$ 4,028,386.45	\$ 4,476,861.67
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Long-Term Liabilities

250.00-00 BND Loan	31,467,397.80	1,070,417.61	0.00	0.00	0.00
Less Current Portion of LT Debt	-666,970.00	0.00	0.00	0.00	0.00

Total Long-Term Liabilities

	\$ 30,800,427.80	\$ 1,070,417.61	\$ 0.00	\$ 0.00	\$ 0.00
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Total Liabilities

	\$ 44,265,519.34	\$ 12,844,220.18	\$ 13,525,971.52	\$ 4,028,386.45	\$ 4,476,861.67
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Equity

260.10-01 Contributed Capital / City of Fargo	4,154,569.00	4,154,569.00	4,154,569.00	4,154,569.00	4,154,569.00
260.10-02 Contributed Capital / FAA Grant in Aid	31,546,834.13	31,546,834.13	31,546,834.13	31,546,834.13	31,546,834.13
260.10-03 Contributed Capital / FAA Surplus Property	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00
260.10-04 Contributed Capital / ND State Aeronautics	1,941,229.24	1,941,229.24	1,941,229.24	1,941,229.24	1,941,229.24
260.10-05 Contributed Capital / ND Air Guard Grant Aid	455,976.00	455,976.00	455,976.00	455,976.00	455,976.00
260.10-06 Contributed Capital / Other Govts	232,108.84	232,108.84	232,108.84	232,108.84	232,108.84
272.00-00 Retained Earnings	178,671,046.03	156,273,922.41	129,443,996.95	118,416,847.80	105,370,817.43
Opening Balance Equity	0.00	0.00	0.00	0.00	0.00
Net Income	-12,561,480.68	55,495.15	607,980.68	4,594,423.49	2,612,750.40

Total Equity

	\$ 204,442,032.56	\$ 194,661,884.77	\$ 168,384,444.84	\$ 161,343,738.50	\$ 146,316,035.04
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TOTAL LIABILITIES AND EQUITY

	\$ 248,707,551.90	\$ 207,506,104.95	\$ 181,910,416.36	\$ 165,372,124.95	\$ 150,792,896.71
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Municipal Airport Authority of the City of Fargo, North Dakota
 Budget vs Actuals: Fund 561 - Airport Operations & Maintenance Dashboard
 July 2025

	2021 Actual	2022 Actual	2022 Budget	2023 Actual	2023 Budget	2024 Actual	2024 Budget	2025 Actual	2025 Budget
Income									
Total 330 Intergovernmental Revenue	27,323	302,402	345,833	953,055	116,057	-	-	-	-
Total 360.00 Interest Revenue	6,598	25,012	12,500	86,208	45,833	196,924	65,000	174,054	62,517
Total 361.00 Miscellaneous Revenue	-	-	417	-	208	-	-	-	-
Total 363.00 Rental Fees	610,914	656,816	382,536	865,835	695,607	902,629	908,668	924,278	949,597
Total 364 Lease Revenue [GASB 87]	-	-	-	-	-	-	-	-	-
Total 370.00 Miscellaneous Income	18,922	10,002	12,000	8,352	11,917	30,433	13,792	20,254	14,958
Total 395.00 Operating Revenues	127,618	154,313	106,250	101,509	139,102	124,160	150,068	120,134	163,819
Total 396.00 Non Operating	1,650	-	156	22,032	-	50	-	4	-
Total Income	793,025	1,148,544	859,692	2,036,990	1,008,724	1,254,196	1,137,528	1,238,723	1,190,890
Expenses									
Total 493.11 Salaries	289,944	282,939	218,463	208,347	263,555	238,168	286,496	241,838	316,762
Total 493.20 Employee Benefits	59,433	59,248	65,583	46,993	53,359	62,684	66,851	63,170	74,237
Total 493.28 Other Services / Pension	-	-	15,919	-	-	-	-	-	-
Total 493.33 Other Services	74,432	90,331	73,083	136,309	93,455	162,573	168,587	210,158	210,331
Total 493.41 Utility Services	-	3,314	3,167	3,893	3,250	4,420	3,333	5,379	3,833
Total 493.42 Cleaning Services	440	1,357	7,000	1,885	7,042	1,885	7,042	1,885	7,375
Total 493.43 Repairs & Maintenance	25,125	16,550	51,667	16,382	61,917	70,231	57,833	35,264	62,182
Total 493.44 Rentals	-	2,450	208	5,900	208	357	1,000	-	1,875
Total 493.52 Insurance	78,274	-	12,375	(6,816)	14,042	1,695	16,042	27,150	-
Total 493.53 Communications	156	282	1,250	292	833	288	808	301	808
Total 493.54 Advertising & Printing	66	66	342	-	317	-	442	-	442
Total 493.56 Travel & Education	2,667	7,422	7,050	9,497	7,392	4,338	9,517	13,052	8,149
Total 493.61 General Supplies	19,881	22,094	28,458	42,135	35,683	28,386	55,508	37,289	65,933
Total 493.62 Energy	32,547	11,748	45,971	34,711	62,700	73,011	62,700	66,095	59,367
Total 493.64 Miscellaneous Expense	368	2,548	10,375	753	12,667	2,103	15,000	1,972	3,475
Total 493.72 Capital Outlay	-	33,046	36,833	5,204	31,250	991,441	202,083	8,533	46,250
Total 493.80 Special Assessments/DrainTaxes/Property Taxes	-	-	8,333	-	8,333	-	8,333	-	8,333
Total 493.90-50 Transfers	7,500	-	3,125	-	-	-	-	-	-
Total 7004-493.34 Technical Services Airport	3,133	10,123	10,583	6,312	9,708	12,353	10,750	7,728	11,875
Total 7005-493.34 Technical Services Fire	149	2,796	5,583	2,039	2,292	2,232	2,417	1,974	2,667
Total 950.79 Asset Reclassification	-	-	(1,001,970)	-	-	-	-	-	-
Total Expenses	594,114	546,313	(396,601)	513,836	668,003	1,656,165	974,742	721,788	883,894
Net Operating Income	198,911	602,231	1,256,293	1,523,154	340,722	(401,969)	162,785	516,936	306,996
Total Other Income	-	-	-	54,711	-	47,692	-	1,999	-
Net Income	198,911	602,231	1,256,293	1,577,865	340,722	(354,277)	162,785	518,934	306,996

Municipal Airport Authority of the City of Fargo, North Dakota
 Budget vs Actuals: Fund 561 - Airport Operations & Maintenance Dashboard
 July 2025

	2021 Actual	2022 Actual	2022 Budget	2023 Actual	2023 Budget	2024 Actual	2024 Budget	2025 Actual	2025 Budget
Income									
Total 330 Intergovernmental Revenue	27,323	302,402	345,833	953,055	116,057	-	-	-	-
Total 360.00 Interest Revenue	6,598	25,012	12,500	86,208	45,833	196,924	65,000	174,054	62,517
Total 361.00 Miscellaneous Revenue	-	-	417	-	208	-	-	-	-
Total 363.70 Rentals of Hangars & FBO	37,078	49,451	33,777	69,835	42,713	76,040	67,452	77,056	73,167
Total 363.75 Scheduled Flight Fees	36,291	22,498	21,917	25,787	22,083	28,503	24,417	32,061	26,083
Total 363.80 Non-Scheduled Flight Fees	20,682	18,439	19,083	18,265	20,667	19,186	20,250	11,542	18,167
Total 363.87 Building Rentals	251,085	287,209	104,446	324,650	207,009	367,367	222,389	382,896	333,598
Total 363.90 Rental of Expansion Area	15,082	14,746	36,646	11,003	36,468	16,535	15,828	17,254	15,385
7004-363.88-01 Land Transport Facilities / SP Plus	250,695	264,473	166,667	416,296	366,667	394,998	558,333	403,469	483,197
Total 363.00 Rental Fees	610,914	656,816	382,536	865,835	695,607	902,629	908,668	924,278	949,597
Total 364 Lease Revenue [GASB 87]	-	-	-	-	-	-	-	-	-
Total 370.00 Miscellaneous Income	18,922	10,002	12,000	8,352	11,917	30,433	13,792	20,254	14,958
Total 395.00 Operating Revenues	127,618	154,313	106,250	101,509	139,102	124,160	150,068	120,134	163,819
Total 396.00 Non Operating	1,650	-	156	22,032	-	50	-	4	-
Total Income	793,025	1,148,544	859,692	2,036,990	1,008,724	1,254,196	1,137,528	1,238,723	1,190,890
Expenses									
493.11 Salaries									
Total 7004-493.11 Airport	149,941	167,959	130,306	119,137	158,481	149,709	181,642	153,538	202,543
Total 7005-493.11 Fire	111,644	86,348	59,251	46,424	67,417	60,049	64,167	59,431	71,292
Total 7007-493.11 Police	28,358	28,632	28,906	42,786	37,657	28,410	40,687	28,869	42,927
Total 493.11 Salaries	289,944	282,939	218,463	208,347	263,555	238,168	286,496	241,838	316,762
493.20 Employee Benefits									
Total 7004-493.20 Airport	32,051	35,575	43,297	30,389	32,155	40,424	42,083	40,497	48,445
Total 7005-493.20 Fire	20,464	23,673	17,331	16,604	21,204	22,260	24,768	22,672	25,792
Total 7007-493.20 Police	6,918	-	4,955	-	-	-	-	-	-
Total 493.20 Employee Benefits	59,433	59,248	65,583	46,993	53,359	62,684	66,851	63,170	74,237
Total 493.28 Pension Airport									
Total 7004-493.28 Pension Airport	-	-	15,919	-	-	-	-	-	-
Total 493.28 Pension Police									
Total 7005-493.28 Pension Police	-	-	-	-	-	-	-	-	-
Total 493.28 Other Services / Pension									
Total 7004-493.33 Other Services Airport	74,432	90,331	72,500	136,169	90,538	162,440	165,254	208,474	206,581
Total 7005-493.33 Other Services Fire	-	-	583	-	2,917	133	3,333	1,684	3,750
Total 493.33 Other Services	74,432	90,331	73,083	136,309	93,455	162,573	168,587	210,158	210,331
Total 493.41 Utility Services	-	3,314	3,167	3,893	3,250	4,420	3,333	5,379	3,833
Total 493.42 Cleaning Services	440	1,357	7,000	1,885	7,042	1,885	7,042	1,885	7,375
Total 7004-493.43 R&M Airport	24,768	16,550	50,667	16,382	61,083	64,255	53,250	32,253	56,848
Total 7005-493.43 R&M Fire	358	-	1,000	-	833	5,976	4,583	3,011	5,333
Total 493.43 Repairs & Maintenance	25,125	16,550	51,667	16,382	61,917	70,231	57,833	35,264	62,182
Total 493.44 Rentals	-	2,450	208	5,900	208	357	1,000	-	1,875

Municipal Airport Authority of the City of Fargo, North Dakota
 Budget vs Actuals: Fund 561 - Airport Operations & Maintenance Dashboard
 July 2025

	2021 Actual	2022 Actual	2022 Budget	2023 Actual	2023 Budget	2024 Actual	2024 Budget	2025 Actual	2025 Budget
Total 7004-493.52 Insurance Airport	76,593	-	12,167	(6,816)	13,875	1,695	15,667	27,150	-
Total 7005-493.52 Insurance Fire	1,681	-	208	-	167	-	375	-	-
Total 493.52 Insurance	-	-	12,375	(6,816)	14,042	1,695	16,042	27,150	-
Total 7004-493.53 Communications Airport	138	258	1,000	262	708	258	683	270	683
Total 7005-493.53 Communications Fire	18	24	250	30	125	30	125	31	125
Total 493.53 Communications	156	282	1,250	292	833	288	808	301	808
Total 493.54 Advertising & Printing	66	66	342	-	317	-	442	-	442
Total 7004-493.56 Travel & Education Airport	2,667	3,275	6,067	6,561	6,250	4,268	7,250	11,881	5,791
Total 7005-493.56 Travel & Education Fire	-	4,147	983	2,936	1,142	70	2,267	1,171	2,358
Total 493.56 Travel & Education	2,667	7,422	7,050	9,497	7,392	4,338	9,517	13,052	8,149
Total 7004-493.61 General Supplies Airport	19,796	21,247	27,192	40,371	33,858	27,818	53,833	37,289	63,558
Total 7005-493.61 General Supplies Fire	85	847	1,267	1,764	1,825	568	1,675	-	2,375
Total 493.61 General Supplies	19,881	22,094	28,458	42,135	35,683	28,386	55,508	37,289	65,933
Total 7004-493.62 Energy Airport	32,547	11,748	45,667	34,711	62,083	70,966	62,083	64,386	58,750
Total 7005-493.62 Energy Fire	-	-	304	-	617	2,045	617	1,709	617
Total 493.62 Energy	32,547	11,748	45,971	34,711	62,700	73,011	62,700	66,095	59,367
Total 493.64 Miscellaneous Expense	368	2,548	10,375	753	12,667	2,103	15,000	1,972	3,475
Total 7004-493.72 Buildings/Improvements	-	-	8,333	-	8,750	-	9,583	8,533	1,000
Total 7004-493.74 Capital Outlay Airport	-	33,046	22,500	5,204	16,417	988,992	186,000	-	38,750
7004-493.75-40 Depreciation / Depreciation	-	-	-	-	-	-	-	-	-
Total 7005-493.74 Capital Outlay Fire	-	-	6,000	-	6,083	2,449	6,500	-	6,500
Total 493.72 Capital Outlay	-	33,046	36,833	5,204	31,250	991,441	202,083	8,533	46,250
Total 493.80 Special Assessments/Drain Taxes/Property Taxes	-	-	8,333	-	8,333	-	8,333	-	8,333
Total 493.90-50 Transfers	7,500	-	3,125	-	-	-	-	-	-
Total 7004-493.34 Technical Services Airport	3,133	10,123	10,583	6,312	9,708	12,353	10,750	7,728	11,875
Total 7005-493.34 Technical Services Fire	149	2,796	5,583	2,039	2,292	2,232	2,417	1,974	2,667
Total 950.79 Asset Reclassification	-	-	(1,001,970)	-	-	-	-	-	-
Total Expenses	594,114	546,313	(396,601)	513,836	668,003	1,656,165	974,742	721,788	883,894
Net Operating Income	198,911	602,231	1,256,293	1,523,154	340,722	(401,969)	162,785	516,936	306,996
Total Other Income	-	-	-	54,711	-	47,692	-	1,999	-
Net Income	198,911	602,231	1,256,293	1,577,865	340,722	(354,277)	162,785	518,934	306,996

Municipal Airport Authority of the City of Fargo, North Dakota
Budget vs. Actuals: Fund 561 - Airport Operations and Maintenance Statement
 July 2025

	July 2025					Total				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
Income										
360 Miscellaneous Revenue			0			0	0	0		
360.00 Interest Revenue			0			0	0	0		
7004-360.36-00 Interest Revenue / Interest on Airport Funds	174,054	62,517	-111,537	278.41%	-178.41%	1,267,155	437,616	-829,539	289.56%	-189.56%
Total 360.00 Interest Revenue	\$ 174,054	\$ 62,517	-\$ 111,537	278.41%	-178.41%	\$ 1,267,155	\$ 437,616	-\$ 829,539	289.56%	-189.56%
363.00 Rental Fees			0			0	0	0		
363.70 Rentals of Hangars & FBO			0			0	0	0		
7004-363.70-01 Rentals of Hangars & FBO / ABHN Partnership		932	932	0.00%	100.00%	932	932	0	100.00%	0.00%
7004-363.70-02 Rentals of Hangars & FBO / Carousel Hangar		1,746	1,746	0.00%	100.00%	1,746	1,746	0	100.00%	0.00%
7004-363.70-06 Rentals of Hangars & FBO / West Winds Condo Assn.	2,949	2,949	0	100.00%	0.00%	2,949	2,949	0	100.00%	0.00%
7004-363.70-07 Rentals of Hangars & FBO / Fly High Condo Association		1,252	1,252	0.00%	100.00%	0	1,252	1,252	0.00%	100.00%
7004-363.70-08 Rentals of Hangars & FBO / Big Blue Hangar Assn.	2,493	2,493	0	100.00%	0.00%	2,493	2,493	0	100.00%	0.00%
7004-363.70-09 Rentals of Hangars & FBO / Hgr #3 Admin Office	1,552	1,547	-5	100.33%	-0.33%	10,806	10,831	25	99.77%	0.23%
7004-363.70-11 Rentals of Hangars & FBO / Fargo Air, Inc.	92	133	41	68.93%	31.07%	408	933	525	43.73%	56.27%
7004-363.70-14 Rentals of Hangars & FBO / Fargo Jet Center	51,173	44,167	-7,006	115.86%	-15.86%	333,302	309,167	-24,135	107.81%	-7.81%
7004-363.70-15 Rentals of Hangars & FBO / JP Development 3861 20th St		0	0			713	713	0	100.00%	0.00%
7004-363.70-17 Rentals of Hangars & FBO / J P Development NG Land		0	0			75,689	75,689	0	100.00%	0.00%
7004-363.70-23 Rentals of Hangars & FBO / Francis Butler Hangar		0	0			1,273	1,273	0	100.00%	0.00%
7004-363.70-29 Rentals of Hangars & FBO / Springer SGA Hangar		0	0			1,184	1,184	0	100.00%	0.00%
7004-363.70-30 Rentals of Hangars & FBO / Fargo Jet - Hangar #4	4,198	4,184	-14	100.33%	-0.33%	29,220	29,288	69	99.77%	0.23%
7004-363.70-31 Rentals of Hangars & FBO / Tom Nagle Hangar		0	0			0	2,079	2,079	0.00%	100.00%
7004-363.70-34 Rentals of Hangars & FBO / B. Ness Igloo / Hangar	1,042	87	-955	1200.00%	-1100.00%	1,042	608	-434	171.43%	-71.43%
7004-363.70-36 Rentals of Hangars & FBO / Northwest Aviation LLC	2,178	2,178	0	100.00%	0.00%	2,178	2,178	0	100.00%	0.00%
7004-363.70-38 Rentals of Hangars & FBO / Fargo Jet - Hangar #3	4,198	4,184	-14	100.33%	-0.33%	29,220	29,288	69	99.77%	0.23%
7004-363.70-39 Rentals of Hangars & FBO / MACO Leasing, Inc		0	0			2,668	2,668	0	100.00%	0.00%
7004-363.70-41 Rentals of Hangars & FBO / Schatz Fuel Flowage		167	167	0.00%	100.00%	600	1,167	567	51.43%	48.57%
7004-363.70-44 Rentals of Hangars & FBO / Group VI, LLC		0	0			9,352	9,352	0	100.00%	0.00%
7004-363.70-45 Rentals of Hangars & FBO / Group VI, LLC Fuel Flowage	900	833	-67	108.01%	-8.01%	4,776	5,833	1,057	81.87%	18.13%
7004-363.70-46 Rentals of Hangars & FBO / Spectrum Aeromed-Hangar#9	5,199	5,174	-25	100.49%	-0.49%	36,093	36,219	126	99.65%	0.35%
7004-363.70-49 Rentals of Hangars & FBO / Fargo Aircraft Maint.	1,082	1,125	43	96.14%	3.86%	11,278	7,875	-3,403	143.21%	-43.21%
7004-363.70-50 Rentals of Hangars & FBO / Fargo Aircraft Maintenance Fuel Farm Lease		15	15	0.00%	100.00%	0	102	102	0.00%	100.00%
7004-363.70-51 Rentals of Hangars & FBO / Jeff Johnson Hangar		0	0			1,458	1,458	0	100.00%	0.00%
7004-363.70-60 Rentals of Hangars & FBO / JP Development 1631 19 AVE		0	0			689	1,299	610	53.06%	46.94%
7004-363.70-61 Rentals of Hangars & FBO / James P Roers Hangar		0	0			1,491	1,153	-338	129.29%	-29.29%
7004-363.70-63 Rentals of Hangars & FBO / FJC - South Fuel Farm		0	0			0	4,305	4,305	0.00%	100.00%
7004-363.70-64 Rental of Hangars & FBO / Century Holdings, LLC		0	0			2,772	0	-2,772		
7004-363.70-65 Rental of Hangars & FBO / 4 Suns, LLLP		0	0			12,680	0	-12,680		
Total 363.70 Rentals of Hangars & FBO	\$ 77,056	\$ 73,167	-\$ 3,889	105.32%	-5.32%	\$ 577,010	\$ 544,034	-\$ 32,976	106.06%	-6.06%
363.75 Scheduled Flight Fees			0			0	0	0		
7004-363.75-08 Scheduled Flight Fees / United Airlines	8,630	6,500	-2,130	132.76%	-32.76%	50,916	45,500	-5,416	111.90%	-11.90%

Municipal Airport Authority of the City of Fargo, North Dakota
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 July 2025

	July 2025					Total				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
7004-363.75-10 Scheduled Flight Fees / ALLEGIANT AIR	4,311	5,000	689	86.21%	13.79%	40,340	35,000	-5,340	115.26%	-15.26%
7004-363.75-12 Scheduled Flight Fees / Frontier Airlines	1,737	1,500	-237	115.78%	-15.78%	8,938	10,500	1,562	85.13%	14.87%
7004-363.75-14 Scheduled Flight Fees / American Airlines	7,480	5,000	-2,480	149.60%	-49.60%	53,389	35,000	-18,389	152.54%	-52.54%
7004-363.75-15 Scheduled Flight Fees / Delta Air Lines	9,904	8,083	-1,821	122.52%	-22.52%	62,085	56,583	-5,502	109.72%	-9.72%
Total 363.75 Scheduled Flight Fees	\$ 32,061	\$ 26,083	-\$ 5,978	122.92%	-22.92%	\$ 215,669	\$ 182,583	-\$ 33,085	118.12%	-18.12%
363.80 Non-Scheduled Flight Fees			0			0	0	0		
7004-363.80-02 Non-Scheduled Flight Fees / Others Non-Scheduled	497	333	-164	149.23%	-49.23%	4,700	2,333	-2,367	201.45%	-101.45%
7004-363.80-03 Non-Scheduled Flight Fees / General Aviation Landings	3,378	3,333	-45	101.34%	-1.34%	22,493	23,333	840	96.40%	3.60%
7004-363.80-06 Non-Scheduled Flight Fees / Federal Express	2,700	7,500	4,800	36.00%	64.00%	20,132	52,500	32,368	38.35%	61.65%
7004-363.80-07 Non-Scheduled Flight Fees / United Parcel Service	4,967	7,000	2,034	70.95%	29.05%	31,627	49,000	17,373	64.55%	35.45%
Total 363.80 Non-Scheduled Flight Fees	\$ 11,542	\$ 18,167	\$ 6,625	63.53%	36.47%	\$ 78,953	\$ 127,167	\$ 48,214	62.09%	37.91%
363.87 Building Rentals			0			0	0	0		
7004-363.87-02 Building Rentals / Airport Gift Shop	17,320	10,667	-6,654	162.38%	-62.38%	88,301	74,667	-13,634	118.26%	-18.26%
7004-363.87-10 Building Rentals / Avis Rent a Car	42,819	39,160	-3,659	109.34%	-9.34%	163,865	147,461	-16,404	111.12%	-11.12%
7004-363.87-11 Building Rentals / Budget Rent A Car	30,595	24,150	-6,444	126.68%	-26.68%	98,384	69,396	-28,988	141.77%	-41.77%
7004-363.87-12 Building Rentals / Hertz Rent A Car	76,203	70,240	-5,963	108.49%	-8.49%	258,950	220,228	-38,722	117.58%	-17.58%
7004-363.87-13 Building Rentals / National Car Rental	67,827	49,167	-18,660	137.95%	-37.95%	314,333	237,501	-76,832	132.35%	-32.35%
7004-363.87-14 Building Rentals / Enterprise Rent A Car	60,263	49,048	-11,215	122.86%	-22.86%	310,636	232,418	-78,218	133.65%	-33.65%
7004-363.87-20 Building Rentals / Sun Country Airlines	164		-164			491	0	-491		
7004-363.87-25 Building Rentals / Frontier Airlines	2,741	2,708	-33	101.22%	-1.22%	15,323	18,958	3,635	80.83%	19.17%
7004-363.87-26 Building Rentals / Frontier Airlines (Jetwy)	1,100	1,167	67	94.29%	5.71%	5,550	8,167	2,617	67.96%	32.04%
7004-363.87-27 Building Rentals / The Landline Company		164	164	0.00%	100.00%	491	1,145	654	42.85%	57.15%
7004-363.87-31 Building Rentals / ALLEGIANT AIR	4,862	6,667	1,805	72.93%	27.07%	42,504	46,667	4,163	91.08%	8.92%
7004-363.87-32 Building Rentals / ALLEGIANT AIR (JETWAY)	1,500	1,500	0	100.00%	0.00%	10,500	10,500	0	100.00%	0.00%
7004-363.87-34 Building Rentals / American Airlines	8,069	7,708	-361	104.68%	-4.68%	57,574	53,958	-3,615	106.70%	-6.70%
7004-363.87-35 Building Rentals / American Airlines (Jetway)	3,000	3,000	0	100.00%	0.00%	21,000	21,000	0	100.00%	0.00%
7004-363.87-40 Building Rentals / FAA Airways Facility	1,451	1,330	-121	109.08%	-9.08%	10,156	9,310	-846	109.08%	-9.08%
7004-363.87-47 Building Rentals / NorthStar Insurance	1,808	1,790	-18	100.99%	-0.99%	12,443	12,532	89	99.29%	0.71%
7004-363.87-51 Building Rentals / ARINC (Aeronautical Radio)		158	158	0.00%	100.00%	1,910	1,108	-802	172.35%	-72.35%
7004-363.87-57 Building Rentals / United Airlines	9,329	8,750	-579	106.62%	-6.62%	61,487	61,250	-237	100.39%	-0.39%
7004-363.87-58 Building Rentals / United Airlines-Jetway	3,000	3,000	0	100.00%	0.00%	21,000	21,000	0	100.00%	0.00%
7004-363.87-59 Building Rentals / TSA - West Terminal	4,323	4,238	-86	102.02%	-2.02%	30,139	29,663	-476	101.60%	-1.60%
7004-363.87-60 Building Rentals / Roger Tidd	154	156	2	98.76%	1.24%	1,076	1,090	14	98.76%	1.24%
7004-363.87-61 Building Rentals / Jetway - Misc Airlines	200	83	-117	240.01%	-140.01%	1,950	583	-1,367	334.30%	-234.30%
7004-363.87-66 Building Rentals / Spectrum Aeromed	4,008	3,988	-20	100.49%	-0.49%	27,820	27,918	98	99.65%	0.35%
7004-363.87-70 Building Rentals / Delta Air Lines	12,977	13,333	356	97.33%	2.67%	88,965	93,333	4,368	95.32%	4.68%
7004-363.87-71 Building Rentals / Delta Air Lines (Jetway)	1,500	1,500	0	100.00%	0.00%	10,400	10,500	100	99.05%	0.95%
7004-363.87-72 Building Rentals / CBM-Sky Dine Service	23,836	26,034	2,199	91.56%	8.44%	186,171	169,806	-16,365	109.64%	-9.64%
7004-363.87-81 Building Rentals / ND American Legion Aux	442	448	6	98.76%	1.24%	3,094	3,133	39	98.76%	1.24%
7004-363.87-82 Building Rentals / Meadowlark Logistics	2,416	2,458	42	98.31%	1.69%	16,915	17,206	291	98.31%	1.69%

Municipal Airport Authority of the City of Fargo, North Dakota
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 July 2025

	July 2025					Total				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
7004-363.87-86 Building Rentals / American Legion Post #2	408	402	-6	101.48%	-1.48%	2,787	2,816	30	98.94%	1.06%
7004-363.87-91 Building Rentals / Bucks Trading Co.	581	584	3	99.50%	0.50%	4,066	4,086	21	99.50%	0.50%
Total 363.87 Building Rentals	\$ 382,896	\$ 333,598	-\$ 49,298	114.78%	-14.78%	\$ 1,868,281	\$ 1,607,401	-\$ 260,880	116.23%	-16.23%
363.90 Rental of Expansion Area			0			0	0	0		
7004-363.90-00 Rental Fees / Rental of Expansion Area		0	0			210,363	212,254	1,891	99.11%	0.89%
7004-363.90-01 Rental of Expansion Area / MDC Inc.	4,316	4,316	0	100.00%	0.00%	30,212	30,212	0	100.00%	0.00%
7004-363.90-02 Rental of Expansion Area / Auto-Bahn		198	198	0.00%	100.00%	0	1,383	1,383	0.00%	100.00%
7004-363.90-03 Rental of Expansion Area / Bernie Ness	663	55	-608	1199.98%	-1099.98%	663	387	-276	171.43%	-71.43%
7004-363.90-04 Rental of Expansion Area / Enterprise	605	50	-555	1199.92%	-1099.92%	605	353	-252	171.42%	-71.42%
7004-363.90-06 Rental of Expansion Area / Cass County	4,011	4,011	0	100.00%	0.00%	28,078	28,078	0	100.00%	0.00%
7004-363.90-07 Rental of Expansion Area / UPS	5,503	4,599	-904	119.67%	-19.67%	38,521	32,190	-6,331	119.67%	-19.67%
7004-363.90-08 Rental of Expansion Area / BE Airport Property	853	853	0	100.00%	0.00%	5,974	5,974	0	100.00%	0.00%
7004-363.90-09 Rental of Expansion Area / MDC Fargo 2 - Corporate Air	1,303	1,303	0	100.00%	0.00%	9,119	9,119	0	100.00%	0.00%
Total 363.90 Rental of Expansion Area	\$ 17,254	\$ 15,385	-\$ 1,869	112.15%	-12.15%	\$ 323,535	\$ 319,948	-\$ 3,586	101.12%	-1.12%
7004-363.88-01 Land Transport Facilities / SP Plus	403,469	483,197	79,728	83.50%	16.50%	3,699,810	4,917,212	1,217,403	75.24%	24.76%
Total 363.00 Rental Fees	\$ 924,278	\$ 949,597	\$ 25,319	97.33%	2.67%	\$ 6,763,257	\$ 7,698,346	\$ 935,089	87.85%	12.15%
Total 360 Miscellaneous Revenue	\$ 1,098,331	\$ 1,012,113	-\$ 86,218	108.52%	-8.52%	\$ 8,030,412	\$ 8,135,962	\$ 105,550	98.70%	1.30%
370.00 Miscellaneous Income			0			0	0	0		
7004-370.10-00 Miscellaneous / Miscellaneous	104	42	-62	249.58%	-149.58%	642	292	-350	219.93%	-119.93%
7004-370.10-01 Miscellaneous / Employee Parking	600	1,500	900	40.00%	60.00%	18,330	10,500	-7,830	174.57%	-74.57%
7004-370.10-02 Miscellaneous/Landline Boarding Fees		2,083	2,083	0.00%	100.00%	3,677	14,583	10,907	25.21%	74.79%
7004-370.10-03 Miscellaneous / Advertising		4,417	4,417	0.00%	100.00%	27,662	30,917	3,254	89.47%	10.53%
7004-370.10-04 Miscellaneous / Vending Commisions	1,347	1,083	-264	124.34%	-24.34%	8,048	7,583	-465	106.13%	-6.13%
7004-370.10-06 Miscellaneous / Reimbursements	26	0	-26			5,366	0	-5,366		
7004-370.10-07 Miscellaneous / Card Key Deposits	15,245	2,083	-13,162	731.76%	-631.76%	16,960	14,583	-2,377	116.30%	-16.30%
7004-370.10-09 Miscellaneous / Reimbursement-Utilities	2,932	3,750	818	78.20%	21.80%	22,203	26,250	4,047	84.58%	15.42%
Total 370.00 Miscellaneous Income	\$ 20,254	\$ 14,958	-\$ 5,296	135.41%	-35.41%	\$ 102,888	\$ 104,708	\$ 1,821	98.26%	1.74%
390 Transfer			0			0	0	0		
395.00 Operating Revenues			0			0	0	0		
7005-395.10-00 Operating Revenues / Operating Revenues	91,264	120,892	29,628	75.49%	24.51%	743,313	846,242	102,929	87.84%	12.16%
7007-395.10-00 Operating Revenues / Operating Revenue	28,869	42,927	14,058	67.25%	32.75%	218,699	300,490	81,791	72.78%	27.22%
Total 395.00 Operating Revenues	\$ 120,134	\$ 163,819	\$ 43,685	73.33%	26.67%	\$ 962,012	\$ 1,146,732	\$ 184,720	83.89%	16.11%
396.00 Non Operating			0			0	0	0		
7004-396.20-00 Non-Operating / Interest Income	4		-4			12	0	-12		
Total 396.00 Non Operating	\$ 4	\$ 0	-\$ 4			\$ 12	\$ 0	-\$ 12		
Total 390 Transfer	\$ 120,138	\$ 163,819	\$ 43,681	73.34%	26.66%	\$ 962,024	\$ 1,146,732	\$ 184,708	83.89%	16.11%
Total Income	\$ 1,238,723	\$ 1,190,890	-\$ 47,833	104.02%	-4.02%	\$ 9,095,323	\$ 9,387,402	\$ 292,079	96.89%	3.11%
Gross Profit	\$ 1,238,723	\$ 1,190,890	-\$ 47,833	104.02%	-4.02%	\$ 9,095,323	\$ 9,387,402	\$ 292,079	96.89%	3.11%
Expenses										
493.11 Salaries			0			0	0	0		

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	July 2025					Total				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
7004-493.11 Airport			0			0	0	0		
7004-493.11-00 Public Airport / Full Time Staff	128,805	167,293	38,488	76.99%	23.01%	905,350	1,171,052	265,701	77.31%	22.69%
7004-493.11-01 Full Time Staff / Full Time - Overtime	18,891	20,000	1,109	94.45%	5.55%	97,520	140,000	42,480	69.66%	30.34%
7004-493.11-02 Full Time Staff / Full Time Banked Sick		2,250	2,250	0.00%	100.00%	0	15,750	15,750	0.00%	100.00%
7004-493.14-00 Public Airport / Temporary/Seasonal	5,842	11,667	5,824	50.08%	49.92%	39,689	81,667	41,978	48.60%	51.40%
7004-493.14-01 Temporary/Seasonal / PartTime Seasonal OT	0	1,333	1,333	0.00%	100.00%	604	9,333	8,729	6.48%	93.52%
Total 7004-493.11 Airport	\$ 153,538	\$ 202,543	\$ 49,005	75.81%	24.19%	\$ 1,043,163	\$ 1,417,802	\$ 374,638	73.58%	26.42%
7005-493.11 Fire			0			0	0	0		
7005-493.11-00 Full-Time Staff	57,064	65,458	8,395	87.18%	12.82%	436,173	458,208	22,035	95.19%	4.81%
7005-493.11-01 Full Time Staff - Full Time - Overtime	2,367	5,000	2,633	47.35%	52.65%	20,121	35,000	14,879	57.49%	42.51%
7005-493.11-05 OT Airfield Operations	0	833	833	0.00%	100.00%	0	5,833	5,833	0.00%	100.00%
Total 7005-493.11 Fire	\$ 59,431	\$ 71,292	\$ 11,861	83.36%	16.64%	\$ 456,294	\$ 499,042	\$ 42,748	91.43%	8.57%
7007-493.11 Police			0			0	0	0		
7007-493.11-00 Public Airport Full Time Staff	28,869	42,927	14,058	67.25%	32.75%	193,988	300,490	106,502	64.56%	35.44%
Total 7007-493.11 Police	\$ 28,869	\$ 42,927	\$ 14,058	67.25%	32.75%	\$ 193,988	\$ 300,490	\$ 106,502	64.56%	35.44%
Total 493.11 Salaries	\$ 241,838	\$ 316,762	\$ 74,924	76.35%	23.65%	\$ 1,693,445	\$ 2,217,333	\$ 523,888	76.37%	23.63%
493.20 Employee Benefits			0			0	0	0		
7004-493.20 Airport			0			0	0	0		
7004-493.20-01 Employee Benefits / Health Insurance	16,096	19,417	3,321	82.90%	17.10%	101,653	135,917	34,264	74.79%	25.21%
7004-493.20-03 Employee Benefits / Dental Insurance	756	1,000	244	75.64%	24.36%	4,766	7,000	2,234	68.08%	31.92%
7004-493.20-04 Employee Benefits / Long Term Disability	349	500	151	69.88%	30.12%	2,267	3,500	1,233	64.77%	35.23%
7004-493.20-05 Employee Benefits / Auto Allowance	138	167	28	83.09%	16.91%	990	1,167	177	84.87%	15.13%
7004-493.21-01 Employee Benefits / FICA 6.2%	9,528	10,612	1,084	89.78%	10.22%	64,737	74,285	9,547	87.15%	12.85%
7004-493.21-02 Employee Benefits / Medicare 1.45%	2,228	2,667	438	83.56%	16.44%	15,140	18,667	3,526	81.11%	18.89%
7004-493.22-04 Pension Benefits / NDPERS Pension	10,591	12,083	1,492	87.65%	12.35%	71,878	84,583	12,705	84.98%	15.02%
7004-493.24-00 Public Airport / Unemployment Compensation		833	833	0.00%	100.00%	0	5,833	5,833	0.00%	100.00%
7004-493.25-00 Public Airport / Workers Compensation	811	1,167	356	69.48%	30.52%	5,278	8,167	2,889	64.63%	35.37%
Total 7004-493.20 Airport	\$ 40,497	\$ 48,445	\$ 7,948	83.59%	16.41%	\$ 266,710	\$ 339,118	\$ 72,408	78.65%	21.35%
7005-493.20 Fire			0			0	0	0		
7005-493.20-01 Employee Benefits - Health Insurance	11,008	11,583	575	95.03%	4.97%	73,203	81,083	7,880	90.28%	9.72%
7005-493.20-03 Employee Benefits - Dental Insurance	325	417	92	77.99%	22.01%	2,399	2,917	518	82.23%	17.77%
7005-493.20-04 Employee Benefits - Long Term Disability	142	250	108	56.64%	43.36%	1,006	1,750	744	57.51%	42.49%
7005-493.21-01 Employee Benefits - FICA 6.2%	3,685	4,083	399	90.24%	9.76%	28,290	28,583	293	98.97%	1.03%
7005-493.21-02 Employee Benefits - Medicare 1.45%	862	1,000	138	86.18%	13.83%	6,616	7,000	384	94.52%	5.48%
7005-493.22-04 Pension Benefits - NDPERS Pension	5,897	6,667	770	88.45%	11.55%	44,480	46,667	2,187	95.31%	4.69%
7005-493.24-00 Public Airport/Unemployment Compensation		125	125	0.00%	100.00%	0	875	875	0.00%	100.00%
7005-493.25-00 Public Airport - Workers Compensation	755	1,667	912	45.28%	54.72%	5,795	11,667	5,872	49.67%	50.33%
Total 7005-493.20 Fire	\$ 22,672	\$ 25,792	\$ 3,119	87.91%	12.09%	\$ 161,789	\$ 180,542	\$ 18,752	89.61%	10.39%
Total 493.20 Employee Benefits	\$ 63,170	\$ 74,237	\$ 11,067	85.09%	14.91%	\$ 428,499	\$ 519,660	\$ 91,160	82.46%	17.54%
493.33 Other Services			0			0	0	0		

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	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
7004-493.33 Other Services Airport			0			0	0	0		
7004-493.33-05 Other Services / Engineering Services		2,083	2,083	0.00%	100.00%	0	14,583	14,583	0.00%	100.00%
7004-493.33-06 Other Services / Quality Testing		208	208	0.00%	100.00%	0	1,458	1,458	0.00%	100.00%
7004-493.33-10 Other Services / Architectural Services		2,083	2,083	0.00%	100.00%	0	14,583	14,583	0.00%	100.00%
7004-493.33-15 Other Services / Planning Services		0	0			1,600	0	-1,600		
7004-493.33-20 Other Services / Accounting Services	27,368	19,367	-8,001	141.31%	-41.31%	145,380	135,567	-9,813	107.24%	-7.24%
7004-493.33-25 Other Services / Legal Services	7,900	6,500	-1,400	121.54%	-21.54%	24,600	45,500	20,900	54.07%	45.93%
7004-493.33-80 Other Services / Security Services	15,846	41,667	25,821	38.03%	61.97%	113,614	291,667	178,053	38.95%	61.05%
7004-493.38-85 Other Services / Parking Management	73,356	115,085	41,730	63.74%	36.26%	642,453	805,597	163,145	79.75%	20.25%
7004-493.38-90 Other Services / Warranty Expense	850	850	0	100.00%	0.00%	5,952	5,952	0	100.00%	0.00%
7004-493.38-91 Other Service / Software Expense	1,237	1,237	0	100.00%	0.00%	8,658	8,658	0	100.00%	0.00%
7004-493.38-99 Other Services / Other Services	81,918	17,500	-64,418	468.10%	-368.10%	123,884	122,500	-1,384	101.13%	-1.13%
Total 7004-493.33 Other Services Airport	\$ 208,474	\$ 206,581	-\$ 1,893	100.92%	-0.92%	\$ 1,066,140	\$ 1,446,065	\$ 379,925	73.73%	26.27%
7005-493.33 Other Services Fire			0			0	0	0		
7005-493.38-05 Other Services - Repair Services		2,500	2,500	0.00%	100.00%	0	17,500	17,500	0.00%	100.00%
7005-493.38-99 Other Services - Other Services	1,684	1,250	-434	134.72%	-34.72%	6,541	8,750	2,209	74.76%	25.24%
Total 7005-493.33 Other Services Fire	\$ 1,684	\$ 3,750	\$ 2,066	44.91%	55.09%	\$ 6,541	\$ 26,250	\$ 19,709	24.92%	75.08%
Total 493.33 Other Services	\$ 210,158	\$ 210,331	\$ 173	99.92%	0.08%	\$ 1,072,681	\$ 1,472,315	\$ 399,634	72.86%	27.14%
493.41 Utility Services			0			0	0	0		
7004-493.41-05 Utility Services / Water and Sewer	5,379	3,833	-1,546	140.32%	-40.32%	31,105	26,833	-4,272	115.92%	-15.92%
Total 493.41 Utility Services	\$ 5,379	\$ 3,833	-\$ 1,546	140.32%	-40.32%	\$ 31,105	\$ 26,833	-\$ 4,272	115.92%	-15.92%
493.42 Cleaning Services			0			0	0	0		
7004-493.42-05 Cleaning Services / Custodial Services	440	625	185	70.40%	29.60%	3,080	4,375	1,295	70.40%	29.60%
7004-493.42-15 Cleaning Services / Garbage Pickup	1,445	1,333	-112	108.39%	-8.39%	10,116	9,333	-783	108.39%	-8.39%
7004-493.42-20 Cleaning Services / Snow Clearing		5,417	5,417	0.00%	100.00%	8,313	37,917	29,604	21.92%	78.08%
Total 493.42 Cleaning Services	\$ 1,885	\$ 7,375	\$ 5,490	25.56%	74.44%	\$ 21,509	\$ 51,625	\$ 30,116	41.66%	58.34%
493.43 Repairs & Maintenance			0			0	0	0		
7004-493.43 R&M Airport			0			0	0	0		
7004-493.43-10 Repair and Maintenance / Building Repairs	12,934	20,083	7,149	64.40%	35.60%	74,691	140,583	65,893	53.13%	46.87%
7004-493.43-20 Repair and Maintenance / General Equipment Repair	3,439	13,333	9,895	25.79%	74.21%	95,999	93,333	-2,666	102.86%	-2.86%
7004-493.43-21 Repair & Maintenance / Computer Equipment Repair		250	250	0.00%	100.00%	0	1,750	1,750	0.00%	100.00%
7004-493.43-50 Repair and Maintenance / Maintenance Service Cont.	9,591	8,182	-1,410	117.23%	-17.23%	52,780	79,091	26,311	66.73%	33.27%
7004-493.43-90 Repair and Maintenance / Other Repairs	6,288	15,000	8,712	41.92%	58.08%	83,464	105,000	21,536	79.49%	20.51%
Total 7004-493.43 R&M Airport	\$ 32,253	\$ 56,848	\$ 24,596	56.73%	43.27%	\$ 306,934	\$ 419,758	\$ 112,823	73.12%	26.88%
7005-493.43 R&M Fire			0			0	0	0		
7005-493.43-20 Repair and Maintenance - General Equipment Repair	2,591	5,333	2,742	48.59%	51.41%	28,389	37,333	8,944	76.04%	23.96%
7005-493.43-50 Repair and Maintenance / Maintenance Service Cont.	420		-420			987	0	-987		
Total 7005-493.43 R&M Fire	\$ 3,011	\$ 5,333	\$ 2,322	56.46%	43.54%	\$ 29,376	\$ 37,333	\$ 7,957	78.69%	21.31%
Total 493.43 Repairs & Maintenance	\$ 35,264	\$ 62,182	\$ 26,918	56.71%	43.29%	\$ 336,311	\$ 457,091	\$ 120,780	73.58%	26.42%
493.44 Rentals			0			0	0	0		

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	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
7004-493.44-20 Rentals / Equipment & Vehicle Rent		1,875	1,875	0.00%	100.00%	302	13,125	12,823	2.30%	97.70%
Total 493.44 Rentals	\$ 0	\$ 1,875	\$ 1,875	0.00%	100.00%	\$ 302	\$ 13,125	\$ 12,823	2.30%	97.70%
493.52 Insurance			0			0	0	0		
7004-493.52 Insurance Airport			0			0	0	0		
7004-493.52-10 Insurance / Property Insurance	27,150	0	-27,150			152,545	110,000	-42,545	138.68%	-38.68%
7004-493.52-20 Insurance / Automobile Liability		0	0			8,681	12,000	3,319	72.34%	27.66%
7004-493.52-30 Insurance / General Liability		0	0			99,289	100,000	711	99.29%	0.71%
Total 7004-493.52 Insurance Airport	\$ 27,150	\$ 0	-\$ 27,150			\$ 260,515	\$ 222,000	-\$ 38,515	117.35%	-17.35%
7005-493.52 Insurance Fire			0			0	0	0		
7005-493.52-10 Insurance / Property Insurance			0			21	0	-21		
7005-493.52-20 Insurance - Automobile Liability		0	0			4,220	4,500	280	93.78%	6.22%
Total 7005-493.52 Insurance Fire	\$ 0	\$ 0	\$ 0			\$ 4,241	\$ 4,500	\$ 259	94.24%	5.76%
Total 493.52 Insurance	\$ 27,150	\$ 0	-\$ 27,150			\$ 264,756	\$ 226,500	-\$ 38,256	116.89%	-16.89%
493.53 Communications			0			0	0	0		
7004-493.53 Communications Airport			0			0	0	0		
7004-493.53-10 Communications / Regular Phone Service	239	267	28	89.49%	10.51%	1,671	1,867	195	89.54%	10.46%
7004-493.53-20 Communications / Cellular Phone Service	31	83	52	37.20%	62.80%	213	583	370	36.53%	63.47%
7004-493.53-30 Communications / Radio Systems		83	83	0.00%	100.00%	0	583	583	0.00%	100.00%
7004-493.53-60 Communications / Other Communications		250	250	0.00%	100.00%	0	1,750	1,750	0.00%	100.00%
Total 7004-493.53 Communications Airport	\$ 270	\$ 683	\$ 414	39.46%	60.54%	\$ 1,885	\$ 4,783	\$ 2,899	39.40%	60.60%
7005-493.53 Communications Fire			0			0	0	0		
7005-493.53-10 Communications - Regular Phone Service	31	125	94	24.72%	75.28%	213	875	662	24.34%	75.66%
Total 7005-493.53 Communications Fire	\$ 31	\$ 125	\$ 94	24.72%	75.28%	\$ 213	\$ 875	\$ 662	24.34%	75.66%
Total 493.53 Communications	\$ 301	\$ 808	\$ 508	37.18%	62.82%	\$ 2,098	\$ 5,658	\$ 3,561	37.07%	62.93%
493.54 Advertising & Printing			0			0	0	0		
7004-493.54 A&P Airport			0			0	0	0		
7004-493.54-10 Advertising / Legal Publications		167	167	0.00%	100.00%	105	1,167	1,062	8.99%	91.01%
7004-493.54-40 Advertising / Other Communications		167	167	0.00%	100.00%	0	1,167	1,167	0.00%	100.00%
7004-493.55-10 Printing & Publishing / Custom Printed Forms		83	83	0.00%	100.00%	0	583	583	0.00%	100.00%
7004-493.55-30 Printing & Publishing / Printing, Binding, Rep.		25	25	0.00%	100.00%	249	175	-74	142.28%	-42.28%
Total 7004-493.54 A&P Airport	\$ 0	\$ 442	\$ 442	0.00%	100.00%	\$ 354	\$ 3,092	\$ 2,738	11.45%	88.55%
Total 493.54 Advertising & Printing	\$ 0	\$ 442	\$ 442	0.00%	100.00%	\$ 354	\$ 3,092	\$ 2,738	11.45%	88.55%
493.56 Travel & Education			0			0	0	0		
7004-493.56 Travel & Education Airport			0			0	0	0		
7004-493.56-60 In State Travel / In State Travel Expense		208	208	0.00%	100.00%	457	1,458	1,001	31.37%	68.63%
7004-493.57-60 Out of State Travel / Out of State Travel Exp	2,874	2,917	43	98.53%	1.47%	16,568	20,417	3,848	81.15%	18.85%
7004-493.59-10 Education / Due & Membership Instate		209	209	0.00%	100.00%	2,700	2,755	55	98.02%	1.98%
7004-493.59-11 Education / Dues /Membership Outstate		182	182	0.00%	100.00%	23,520	24,091	571	97.63%	2.37%
7004-493.59-20 Education / Seminar & Conf. Instate		292	292	0.00%	100.00%	2,763	2,042	-721	135.33%	-35.33%
7004-493.59-21 Education / Seminar & Conf. Outstate	9,007	1,233	-7,774	730.30%	-630.30%	12,597	8,633	-3,964	145.91%	-45.91%

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	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
7004-493.59-30 Education / Reference Materials		750	750	0.00%	100.00%	431	5,250	4,819	8.21%	91.79%
Total 7004-493.56 Travel & Education Airport	\$ 11,881	\$ 5,791	-\$ 6,090	205.16%	-105.16%	\$ 59,037	\$ 64,645	\$ 5,609	91.32%	8.68%
7005-493.56 Travel & Education Fire			0			0	0	0		
7005-493.56-60 In State Travel - In State Travel Expense		125	125	0.00%	100.00%	171	875	704	19.58%	80.42%
7005-493.57-60 Out of State Travel - Out of State Travel Exp	246	1,250	1,004	19.69%	80.31%	1,892	8,750	6,858	21.63%	78.37%
7005-493.59-11 Education - Dues /Membership Outstate		125	125	0.00%	100.00%	265	875	610	30.29%	69.71%
7005-493.59-20 Education - Seminar & Conf. Instate	100	333	233	30.00%	70.00%	375	2,333	1,958	16.07%	83.93%
7005-493.59-21 Education - Seminar & Conf. Outstate	825	400	-425	206.25%	-106.25%	1,350	2,800	1,450	48.21%	51.79%
7005-493.59-30 Education / Reference Materials		125	125	0.00%	100.00%	0	875	875	0.00%	100.00%
Total 7005-493.56 Travel & Education Fire	\$ 1,171	\$ 2,358	\$ 1,187	49.66%	50.34%	\$ 4,053	\$ 16,508	\$ 12,455	24.55%	75.45%
Total 493.56 Travel & Education	\$ 13,052	\$ 8,149	-\$ 4,903	160.16%	-60.16%	\$ 63,090	\$ 81,154	\$ 18,064	77.74%	22.26%
493.61 General Supplies			0			0	0	0		
7004-493.61 General Supplies Airport			0			0	0	0		
7004-493.61-10 General Supplies / Office Supplies	256	308	53	82.94%	17.06%	1,156	2,158	1,002	53.57%	46.43%
7004-493.61-20 General Supplies / Medical Supplies		167	167	0.00%	100.00%	398	1,167	768	34.13%	65.87%
7004-493.61-40 General Supplies / General Supplies	23,916	51,667	27,750	46.29%	53.71%	129,572	361,667	232,095	35.83%	64.17%
7004-493.61-45 General Supplies / Janitorial Supplies	13,026	11,167	-1,859	116.65%	-16.65%	64,289	78,167	13,878	82.25%	17.75%
7004-493.61-50 General Supplies / Postage	92	250	158	36.72%	63.28%	601	1,750	1,149	34.34%	65.66%
Total 7004-493.61 General Supplies Airport	\$ 37,289	\$ 63,558	\$ 26,269	58.67%	41.33%	\$ 196,016	\$ 444,908	\$ 248,892	44.06%	55.94%
7005-493.61 General Supplies Fire			0			0	0	0		
7005-493.61-10 General Supplies - Office Supplies		100	100	0.00%	100.00%	0	700	700	0.00%	100.00%
7005-493.61-20 General Supplies - Medical Supplies		42	42	0.00%	100.00%	0	292	292	0.00%	100.00%
7005-493.61-40 General Supplies - General Supplies		2,000	2,000	0.00%	100.00%	3,909	14,000	10,091	27.92%	72.08%
7005-493.61-45 General Supplies - Janitorial Supplies		225	225	0.00%	100.00%	773	1,575	802	49.08%	50.92%
7005-493.61-50 General Supplies - Postage		8	8	0.00%	100.00%	26	58	32	44.31%	55.69%
Total 7005-493.61 General Supplies Fire	\$ 0	\$ 2,375	\$ 2,375	0.00%	100.00%	\$ 4,708	\$ 16,625	\$ 11,917	28.32%	71.68%
Total 493.61 General Supplies	\$ 37,289	\$ 65,933	\$ 28,644	56.56%	43.44%	\$ 200,724	\$ 461,533	\$ 260,809	43.49%	56.51%
493.62 Energy			0			0	0	0		
7004-493.62 Energy Airport			0			0	0	0		
7004-493.62-10 Energy / Gasoline	6,989	1,667	-5,322	419.33%	-319.33%	6,989	11,667	4,678	59.90%	40.10%
7004-493.62-11 Energy / Diesel Fuel	16,384	9,167	-7,217	178.73%	-78.73%	33,898	64,167	30,268	52.83%	47.17%
7004-493.62-50 Energy / Natural Gas	518	7,500	6,982	6.91%	93.09%	54,999	80,000	25,001	68.75%	31.25%
7004-493.62-51 Energy / Electricity	40,495	39,583	-912	102.30%	-2.30%	237,372	277,083	39,712	85.67%	14.33%
7004-493.62-53 Energy / Heating Oil		833	833	0.00%	100.00%	0	5,833	5,833	0.00%	100.00%
Total 7004-493.62 Energy Airport	\$ 64,386	\$ 58,750	-\$ 5,636	109.59%	-9.59%	\$ 333,258	\$ 438,750	\$ 105,492	75.96%	24.04%
7005-493.62 Energy Fire			0			0	0	0		
7005-493.62-10 Energy - Gasoline	225	83	-142	270.59%	-170.59%	276	583	307	47.40%	52.60%
7005-493.62-11 Energy Diesel Fuel	1,484	500	-984	296.80%	-196.80%	1,825	3,500	1,675	52.15%	47.85%
7005-493.62-52 Energy / Propane		33	33	0.00%	100.00%	0	233	233	0.00%	100.00%
Total 7005-493.62 Energy Fire	\$ 1,709	\$ 617	-\$ 1,093	277.21%	-177.21%	\$ 2,102	\$ 4,317	\$ 2,215	48.69%	51.31%

Municipal Airport Authority of the City of Fargo, North Dakota
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	July 2025					Total				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
Total 493.62 Energy	\$ 66,095	\$ 59,367	-\$ 6,729	111.33%	-11.33%	\$ 335,360	\$ 443,067	\$ 107,707	75.69%	24.31%
493.64 Miscellaneous Expense			0			0	0	0		
493.65 Chemicals			0			0	0	0		
7004-493.65-50 Chemicals / Salt / Gravel / Salt for Roads		0	0			65,950	135,000	69,050	48.85%	51.15%
7004-493.65-60 Chemicals / Salt / Gravel / Gravel & Aggregate		2,000	2,000	0.00%	100.00%	5,502	14,000	8,498	39.30%	60.70%
Total 493.65 Chemicals	\$ 0	\$ 2,000	\$ 2,000	0.00%	100.00%	\$ 71,453	\$ 149,000	\$ 77,547	47.95%	52.05%
7004-493.64 Clothing Airport			0			0	0	0		
7004-493.64-10 Clothing / Uniforms / Clothing	1,335	667	-668	200.22%	-100.22%	6,387	4,667	-1,720	136.86%	-36.86%
Total 7004-493.64 Clothing Airport	\$ 1,335	\$ 667	-\$ 668	200.22%	-100.22%	\$ 6,387	\$ 4,667	-\$ 1,720	136.86%	-36.86%
7004-493.68-10 Miscellaneous	638	267	-371	239.06%	-139.06%	2,672	1,867	-805	143.14%	-43.14%
7005-493.64 Clothing Fire			0			0	0	0		
7005-493.64-10 Clothing - Uniforms / Clothing		542	542	0.00%	100.00%	1,100	3,792	2,691	29.02%	70.98%
Total 7005-493.64 Clothing Fire	\$ 0	\$ 542	\$ 542	0.00%	100.00%	\$ 1,100	\$ 3,792	\$ 2,691	29.02%	70.98%
7005-493.68-10 Miscellaneous / Miscellaneous			0			173	0	-173		
Total 493.64 Miscellaneous Expense	\$ 1,972	\$ 3,475	\$ 1,503	56.76%	43.24%	\$ 81,785	\$ 159,325	\$ 77,540	51.33%	48.67%
493.72 Capital Outlay			0			0	0	0		
7004-493.72 Buildings/Improvements			0			0	0	0		
7004-493.72-20 Buildings / Building Remodeling		1,000	1,000	0.00%	100.00%	0	7,000	7,000	0.00%	100.00%
7004-493.73-20 Site Improvements	8,533	0	-8,533			14,215	0	-14,215		
Total 7004-493.72 Buildings/Improvements	\$ 8,533	\$ 1,000	-\$ 7,533	853.25%	-753.25%	\$ 14,215	\$ 7,000	-\$ 7,215	203.07%	-103.07%
7004-493.74 Capital Outlay Airport			0			0	0	0		
7004-493.74-10 Capital Outlay / Machinery & Equipment		25,000	25,000	0.00%	100.00%	93,224	175,000	81,776	53.27%	46.73%
7004-493.74-11 Capital Outlay / Computer Equipment		583	583	0.00%	100.00%	0	4,083	4,083	0.00%	100.00%
7004-493.74-12 Capital Outlay / Computer Software		250	250	0.00%	100.00%	226	1,750	1,524	12.91%	87.09%
7004-493.74-20 Capital Outlay / Vehicles		4,167	4,167	0.00%	100.00%	0	29,167	29,167	0.00%	100.00%
7004-493.74-30 Capital Outlay / Furniture & Fixtures		417	417	0.00%	100.00%	0	2,917	2,917	0.00%	100.00%
7004-493.74-50 Capital Outlay / General Capital Outlay		8,333	8,333	0.00%	100.00%	6,701	58,333	51,632	11.49%	88.51%
Total 7004-493.74 Capital Outlay Airport	\$ 0	\$ 38,750	\$ 38,750	0.00%	100.00%	\$ 100,151	\$ 271,250	\$ 171,099	36.92%	63.08%
7005-493.74 Capital Outlay Fire			0			0	0	0		
7005-493.74-10 Capital Outlay / Machinery & Equipment		1,667	1,667	0.00%	100.00%	18,156	11,667	-6,489	155.62%	-55.62%
7005-493.74-11 Capital Outlay / Computer Equipment		250	250	0.00%	100.00%	2,610	1,750	-860	149.14%	-49.14%
7005-493.74-30 Capital Outlay / Furniture & Fixtures		417	417	0.00%	100.00%	8,654	2,917	-5,737	296.71%	-196.71%
7005-493.74-50 Capital Outlay / General Capital Outlay		4,167	4,167	0.00%	100.00%	0	29,167	29,167	0.00%	100.00%
Total 7005-493.74 Capital Outlay Fire	\$ 0	\$ 6,500	\$ 6,500	0.00%	100.00%	\$ 29,420	\$ 45,500	\$ 16,080	64.66%	35.34%
Total 493.72 Capital Outlay	\$ 8,533	\$ 46,250	\$ 37,718	18.45%	81.55%	\$ 143,785	\$ 323,750	\$ 179,965	44.41%	55.59%
493.80 Special Assessments/DrainTaxes/Property Taxes			0			0	0	0		
7004-493.80-12 Special Assessments Principal		8,333	8,333	0.00%	100.00%	0	58,333	58,333	0.00%	100.00%
Total 493.80 Special Assessments/DrainTaxes/Property Taxes	\$ 0	\$ 8,333	\$ 8,333	0.00%	100.00%	\$ 0	\$ 58,333	\$ 58,333	0.00%	100.00%
7004-493.34 Technical Services Airport			0			0	0	0		
7004-493.34-10 Technical Services / Communication	738	1,417	679	52.09%	47.91%	5,179	9,917	4,737	52.23%	47.77%

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	July 2025					Total				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
7004-493.34-15 Technical Services / Computer Services	3,002	4,167	1,165	72.04%	27.96%	31,449	29,167	-2,282	107.82%	-7.82%
7004-493.34-20 Technical Services / Marketing / Public Relat.		1,667	1,667	0.00%	100.00%	5,000	11,667	6,667	42.86%	57.14%
7004-493.34-30 Technical Services / Payroll Services	3,948	4,417	469	89.39%	10.61%	26,871	30,917	4,046	86.91%	13.09%
7004-493.34-35 Technical Services / Banking Services	40	208	168	19.20%	80.80%	250	1,458	1,208	17.14%	82.86%
Total 7004-493.34 Technical Services Airport	\$ 7,728	\$ 11,875	\$ 4,147	65.07%	34.93%	\$ 68,749	\$ 83,125	\$ 14,376	82.71%	17.29%
7005-493.34 Technical Services Fire			0			0	0	0		
7005-493.34-10 Technical Services - Communication	230	250	20	92.00%	8.00%	1,439	1,750	311	82.24%	17.76%
7005-493.34-15 Technical Services - Computer Services	437	333	-103	130.95%	-30.95%	3,200	2,333	-866	137.12%	-37.12%
7005-493.34-30 Technical Services - Payroll Service	1,307	2,083	776	62.76%	37.24%	10,038	14,583	4,545	68.83%	31.17%
Total 7005-493.34 Technical Services Fire	\$ 1,974	\$ 2,667	\$ 693	74.02%	25.98%	\$ 14,677	\$ 18,667	\$ 3,990	78.63%	21.37%
Total Expenses	\$ 721,788	\$ 883,894	\$ 162,106	81.66%	18.34%	\$ 4,759,230	\$ 6,622,186	\$ 1,862,956	71.87%	28.13%
Net Operating Income	\$ 516,936	\$ 306,996	-\$ 209,939	168.38%	-68.38%	\$ 4,336,093	\$ 2,765,216	-\$ 1,570,877	156.81%	-56.81%
Other Income										
7004-396.80-05 Gain (Loss) on Investments	1,999		-1,999			34,280	0	-34,280		
Total Other Income	\$ 1,999	\$ 0	-\$ 1,999			\$ 34,280	\$ 0	-\$ 34,280		
Net Other Income	\$ 1,999	\$ 0	-\$ 1,999			\$ 34,280	\$ 0	-\$ 34,280		
Net Income	\$ 518,934	\$ 306,996	-\$ 211,938	169.04%	-69.04%	\$ 4,370,373	\$ 2,765,216	-\$ 1,605,157	158.05%	-58.05%

Municipal Airport Authority of the City of Fargo, North Dakota
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 July 2025

	July 2025					Total				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
Income										
330 Intergovernmental Revenue			0			0	0	0		
331.10 Federal Operating Grants			0			0	0	0		
7006-331.11 Federal Operating Grants			0			0	0	0		
7006-331.13-05 Direct Assist / Airport Improvement	1,901,946	2,083,333	181,387	91.29%	8.71%	15,106,084	14,583,333	-522,751	103.58%	-3.58%
Total 7006-331.11 Federal Operating Grants	\$ 1,901,946	\$ 2,083,333	\$ 181,387	91.29%	8.71%	\$ 15,106,084	\$ 14,583,333	-\$ 522,751	103.58%	-3.58%
Total 331.10 Federal Operating Grants	\$ 1,901,946	\$ 2,083,333	\$ 181,387	91.29%	8.71%	\$ 15,106,084	\$ 14,583,333	-\$ 522,751	103.58%	-3.58%
334.30 State Grants			0			0	0	0		
7004-334.30-05 State Grants / Capital Grant Assistance		125,000	125,000	0.00%	100.00%	839,322	875,000	35,678	95.92%	4.08%
7006-334.30-05 State Grants / Capital Grant Assistance	34,793	2,041,667	2,006,874	1.70%	98.30%	320,676	14,291,667	13,970,991	2.24%	97.76%
Total 334.30 State Grants	\$ 34,793	\$ 2,166,667	\$ 2,131,874	1.61%	98.39%	\$ 1,159,998	\$ 15,166,667	\$ 14,006,669	7.65%	92.35%
Total 330 Intergovernmental Revenue	\$ 1,936,739	\$ 4,250,000	\$ 2,313,261	45.57%	54.43%	\$ 16,266,082	\$ 29,750,000	\$ 13,483,918	54.68%	45.32%
360 Miscellaneous Revenue			0			0	0	0		
360.00 Interest Revenue			0			0	0	0		
7004-360.36-00 Interest Revenue / Interest on Airport Funds	8,097	18,519	10,423	43.72%	56.28%	78,361	129,634	51,272	60.45%	39.55%
Total 360.00 Interest Revenue	\$ 8,097	\$ 18,519	\$ 10,423	43.72%	56.28%	\$ 78,361	\$ 129,634	\$ 51,272	60.45%	39.55%
363.00 Rental Fees			0			0	0	0		
7004-363.91-01 Operating Revenues / Foreign-Trade Zone Fees		1,667	1,667	0.00%	100.00%	20,000	11,667	-8,333	171.43%	-71.43%
Total 363.00 Rental Fees	\$ 0	\$ 1,667	\$ 1,667	0.00%	100.00%	\$ 20,000	\$ 11,667	-\$ 8,333	171.43%	-71.43%
Total 360 Miscellaneous Revenue	\$ 8,097	\$ 20,186	\$ 12,089	40.11%	59.89%	\$ 98,361	\$ 141,300	\$ 42,939	69.61%	30.39%
390 Transfer			0			0	0	0		
391.00 Transfer In			0			0	0	0		
7004-391.50-00 Transfer In / Enterprise Funds	206,333	3,859,630	3,653,296	5.35%	94.65%	1,439,567	27,017,407	25,577,841	5.33%	94.67%
Total 391.00 Transfer In	\$ 206,333	\$ 3,859,630	\$ 3,653,296	5.35%	94.65%	\$ 1,439,567	\$ 27,017,407	\$ 25,577,841	5.33%	94.67%
395.00 Operating Revenues			0			0	0	0		
7004-395.20-06 Miscellaneous / State/Airline Tax Share		4,583	4,583	0.00%	100.00%	58,205	32,083	-26,121	181.42%	-81.42%
Total 395.00 Operating Revenues	\$ 0	\$ 4,583	\$ 4,583	0.00%	100.00%	\$ 58,205	\$ 32,083	-\$ 26,121	181.42%	-81.42%
396.00 Non Operating			0			0	0	0		
7004-396.12-00 Non Operating / Property Taxes	10,267	133,516	123,250	7.69%	92.31%	1,458,576	934,613	-523,963	156.06%	-56.06%
Total 396.00 Non Operating	\$ 10,267	\$ 133,516	\$ 123,250	7.69%	92.31%	\$ 1,458,576	\$ 934,613	-\$ 523,963	156.06%	-56.06%
Total 390 Transfer	\$ 216,600	\$ 3,997,729	\$ 3,781,129	5.42%	94.58%	\$ 2,956,347	\$ 27,984,104	\$ 25,027,756	10.56%	89.44%
Total Income	\$ 2,161,435	\$ 8,267,915	\$ 6,106,480	26.14%	73.86%	\$ 19,320,790	\$ 57,875,404	\$ 38,554,614	33.38%	66.62%
Gross Profit	\$ 2,161,435	\$ 8,267,915	\$ 6,106,480	26.14%	73.86%	\$ 19,320,790	\$ 57,875,404	\$ 38,554,614	33.38%	66.62%
Expenses										
493.33 Other Services			0			0	0	0		
7004-493.33 Other Services Airport			0			0	0	0		
7004-493.33-05 Other Services / Engineering Services	24,738	0	-24,738			103,993	0	-103,993		
7004-493.33-10 Other Services / Architectural Services	40,000	0	-40,000			160,000	0	-160,000		
7004-493.33-15 Other Services / Planning Services	17,387	0	-17,387			76,336	0	-76,336		
7004-493.33-20 Other Services / Accounting Services		0	0			3,500	0	-3,500		
7004-493.38-94 Other Services / Foreign Trade Zone	1,765	417	-1,348	423.59%	-323.59%	1,765	2,917	1,152	60.51%	39.49%

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	July 2025					Total				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
7004-493.38-99 Other Services / Other Services	21,177	23,333	2,156	90.76%	9.24%	89,462	163,333	73,871	54.77%	45.23%
Total 7004-493.33 Other Services Airport	\$ 105,068	\$ 23,750	-\$ 81,318	442.39%	-342.39%	\$ 435,057	\$ 166,250	-\$ 268,806	261.69%	-161.69%
7006-493.33 Other Services			0			0	0	0		
7006-493.33-05 Other Services / Engineering Services	241,451	205,667	-35,784	117.40%	-17.40%	1,477,631	1,439,667	-37,964	102.64%	-2.64%
7006-493.33-06 Other Services / Quality Testing		5,167	5,167	0.00%	100.00%	8,807	36,167	27,359	24.35%	75.65%
7006-493.33-10 Other Services / Architectural	9,786	10,417	631	93.95%	6.05%	106,291	72,917	-33,374	145.77%	-45.77%
7006-493.33-15 Other Services / Planning Services		1,250	1,250	0.00%	100.00%	0	8,750	8,750	0.00%	100.00%
7006-493.33-20 Other Services / Accounting Services		1,250	1,250	0.00%	100.00%	4,200	8,750	4,550	48.00%	52.00%
7006-493.33-25 Other Services / Legal Services		167	167	0.00%	100.00%	0	1,167	1,167	0.00%	100.00%
7006-493.38-99 Other Services -Other Services		0	0			4,160	0	-4,160		
Total 7006-493.33 Other Services	\$ 251,237	\$ 223,917	-\$ 27,320	112.20%	-12.20%	\$ 1,601,090	\$ 1,567,417	-\$ 33,673	102.15%	-2.15%
Total 493.33 Other Services	\$ 356,304	\$ 247,667	-\$ 108,638	143.86%	-43.86%	\$ 2,036,146	\$ 1,733,667	-\$ 302,479	117.45%	-17.45%
493.43 Repairs & Maintenance			0			0	0	0		
7004-493.43 R&M Airport			0			0	0	0		
7004-493.43-90 Repair and Maintenance / Other Repairs		91,667	91,667	0.00%	100.00%	0	641,667	641,667	0.00%	100.00%
Total 7004-493.43 R&M Airport	\$ 0	\$ 91,667	\$ 91,667	0.00%	100.00%	\$ 0	\$ 641,667	\$ 641,667	0.00%	100.00%
Total 493.43 Repairs & Maintenance	\$ 0	\$ 91,667	\$ 91,667	0.00%	100.00%	\$ 0	\$ 641,667	\$ 641,667	0.00%	100.00%
493.52 Insurance			0			0	0	0		
7004-493.52 Insurance Airport			0			0	0	0		
7004-493.52-10 Insurance / Property Insurance	7,048	0	-7,048			49,339	0	-49,339		
Total 7004-493.52 Insurance Airport	\$ 7,048	\$ 0	-\$ 7,048			\$ 49,339	\$ 0	-\$ 49,339		
Total 493.52 Insurance	\$ 7,048	\$ 0	-\$ 7,048			\$ 49,339	\$ 0	-\$ 49,339		
493.54 Advertising & Printing			0			0	0	0		
7004-493.54 A&P Airport			0			0	0	0		
7004-493.54-10 Advertising / Legal Publications			0			1,876	0	-1,876		
7004-493.54-11 Advertising / Marketing	62,683	37,500	-25,183	167.15%	-67.15%	380,619	262,500	-118,119	145.00%	-45.00%
Total 7004-493.54 A&P Airport	\$ 62,683	\$ 37,500	-\$ 25,183	167.15%	-67.15%	\$ 382,495	\$ 262,500	-\$ 119,995	145.71%	-45.71%
7006-493.54-10 Advertising / Legal Publications		294	-294			935	0	-935		
Total 493.54 Advertising & Printing	\$ 62,977	\$ 37,500	-\$ 25,477	167.94%	-67.94%	\$ 383,430	\$ 262,500	-\$ 120,930	146.07%	-46.07%
493.61 General Supplies			0			0	0	0		
7004-493.61 General Supplies Airport			0			0	0	0		
7004-493.61-40 General Supplies / General Supplies	12,905		-12,905			12,905	0	-12,905		
Total 7004-493.61 General Supplies Airport	\$ 12,905	\$ 0	-\$ 12,905			\$ 12,905	\$ 0	-\$ 12,905		
Total 493.61 General Supplies	\$ 12,905	\$ 0	-\$ 12,905			\$ 12,905	\$ 0	-\$ 12,905		
493.72 Capital Outlay			0			0	0	0		
7004-493.72 Buildings/Improvements			0			0	0	0		
7004-493.72-30 Buildings / New Construction		77,824	77,824	0.00%	100.00%	0	544,767	544,767	0.00%	100.00%
7004-493.73-10 Infrastructure / Construction Projects	95,186		-95,186			95,186	0	-95,186		
7004-493.73-20 Site Improvements	176,697	20,833	-155,864	848.15%	-748.15%	280,904	145,833	-135,071	192.62%	-92.62%
Total 7004-493.72 Buildings/Improvements	\$ 271,884	\$ 98,657	-\$ 173,227	275.58%	-175.58%	\$ 376,090	\$ 690,600	\$ 314,510	54.46%	45.54%
7004-493.74 Capital Outlay Airport			0			0	0	0		
7004-493.74-50 Capital Outlay / General Capital Outlay			0			236,998	0	-236,998		

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	July 2025					Total				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
Total 7004-493.74 Capital Outlay Airport	\$ 0	\$ 0	\$ 0			\$ 236,998	\$ 0	-\$ 236,998		
7006-493.72-30 Buildings /New Construction	3,521,798	6,250,758	2,728,960	56.34%	43.66%	17,208,017	43,755,304	26,547,286	39.33%	60.67%
7006-493.73-10 Infrastructure /Construction Projects	2,915,228	1,541,667	-1,373,562	189.10%	-89.10%	5,940,352	10,791,667	4,851,314	55.05%	44.95%
Total 493.72 Capital Outlay	\$ 6,708,910	\$ 7,891,082	\$ 1,182,171	85.02%	14.98%	\$ 23,761,459	\$ 55,237,571	\$ 31,476,112	43.02%	56.98%
Interest Paid			0			235,561	0	-235,561		
Total Expenses	\$ 7,148,145	\$ 8,267,915	\$ 1,119,770	86.46%	13.54%	\$ 26,478,840	\$ 57,875,404	\$ 31,396,564	45.75%	54.25%
Net Operating Income	-\$ 4,986,709	\$ 0	\$ 4,986,709	24933547907.31%	-24933547807.31%	-\$ 7,158,050	\$ 0	\$ 7,158,050	3253659172.45%	-3253659072.45%
Net Income	-\$ 4,986,709	\$ 0	\$ 4,986,709	24933547907.31%	-24933547807.31%	-\$ 7,158,050	\$ 0	\$ 7,158,050	3253659172.45%	-3253659072.45%

Municipal Airport Authority of the City of Fargo, North Dakota
Budget vs. Actuals: Fund 564 - Airport Passenger Facility Charge Statement
 July 2025

	July 2025					Total				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
Income										
360 Miscellaneous Revenue			0			0	0	0		
360.00 Interest Revenue			0			0	0	0		
7004-360.36-00 Interest Revenue / Interest on Airport Funds	673	417	-256	161.54%	-61.54%	4,543	2,917	-1,626	155.75%	-55.75%
Total 360.00 Interest Revenue	\$ 673	\$ 417	-\$ 256	161.54%	-61.54%	\$ 4,543	\$ 2,917	-\$ 1,626	155.75%	-55.75%
Total 360 Miscellaneous Revenue	\$ 673	\$ 417	-\$ 256	161.54%	-61.54%	\$ 4,543	\$ 2,917	-\$ 1,626	155.75%	-55.75%
390 Transfer			0			0	0	0		
395.00 Operating Revenues			0			0	0	0		
7004-395.10-50 Operating Revenues / Passenger Facility Charge	207,779	192,546	-15,233	107.91%	-7.91%	1,438,555	1,347,824	-90,732	106.73%	-6.73%
Total 395.00 Operating Revenues	\$ 207,779	\$ 192,546	-\$ 15,233	107.91%	-7.91%	\$ 1,438,555	\$ 1,347,824	-\$ 90,732	106.73%	-6.73%
Total 390 Transfer	\$ 207,779	\$ 192,546	-\$ 15,233	107.91%	-7.91%	\$ 1,438,555	\$ 1,347,824	-\$ 90,732	106.73%	-6.73%
Total Income	\$ 208,452	\$ 192,963	-\$ 15,489	108.03%	-8.03%	\$ 1,443,098	\$ 1,350,740	-\$ 92,358	106.84%	-6.84%
Gross Profit	\$ 208,452	\$ 192,963	-\$ 15,489	108.03%	-8.03%	\$ 1,443,098	\$ 1,350,740	-\$ 92,358	106.84%	-6.84%
Expenses										
493.90-50 Transfers			0			0	0	0		
7004-493.90-50 To Enterprise Fund	206,333	192,546	-13,787	107.16%	-7.16%	1,439,567	1,347,824	-91,743	106.81%	-6.81%
Total 493.90-50 Transfers	\$ 206,333	\$ 192,546	-\$ 13,787	107.16%	-7.16%	\$ 1,439,567	\$ 1,347,824	-\$ 91,743	106.81%	-6.81%
Total Expenses	\$ 206,333	\$ 192,546	-\$ 13,787	107.16%	-7.16%	\$ 1,439,567	\$ 1,347,824	-\$ 91,743	106.81%	-6.81%
Net Operating Income	\$ 2,119	\$ 417	-\$ 1,702	508.49%	-408.49%	\$ 3,532	\$ 2,917	-\$ 615	121.09%	-21.09%
Net Income	\$ 2,119	\$ 417	-\$ 1,702	508.49%	-408.49%	\$ 3,532	\$ 2,917	-\$ 615	121.09%	-21.09%

Municipal Airport Authority of the City of Fargo, North Dakota
Budget vs. Actuals: Fund 569 - Airport Parking Maintenance and Construction Statement
July 2025

	July 2025					Total				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
Income										
360 Miscellaneous Revenue			0			0	0	0		
360.00 Interest Revenue			0			0	0	0		
7004-360.36-00 Interest Revenue / Interest on Airport Funds	27,079	5,668	-21,411	477.76%	-377.76%	201,916	39,676	-162,240	508.91%	-408.91%
Total 360.00 Interest Revenue	\$ 27,079	\$ 5,668	-\$ 21,411	477.76%	-377.76%	\$ 201,916	\$ 39,676	-\$ 162,240	508.91%	-408.91%
Total 360 Miscellaneous Revenue	\$ 27,079	\$ 5,668	-\$ 21,411	477.76%	-377.76%	\$ 201,916	\$ 39,676	-\$ 162,240	508.91%	-408.91%
390 Transfer			0			0	0	0		
391.00 Transfer In			0			0	0	0		
7004-391.50-00 Transfer In / Enterprise Funds		988,566	988,566	0.00%	100.00%	0	6,919,959	6,919,959	0.00%	100.00%
Total 391.00 Transfer In	\$ 0	\$ 988,566	\$ 988,566	0.00%	100.00%	\$ 0	\$ 6,919,959	\$ 6,919,959	0.00%	100.00%
Total 390 Transfer	\$ 0	\$ 988,566	\$ 988,566	0.00%	100.00%	\$ 0	\$ 6,919,959	\$ 6,919,959	0.00%	100.00%
Total Income	\$ 27,079	\$ 994,234	\$ 967,154	2.72%	97.28%	\$ 201,916	\$ 6,959,635	\$ 6,757,719	2.90%	97.10%
Gross Profit	\$ 27,079	\$ 994,234	\$ 967,154	2.72%	97.28%	\$ 201,916	\$ 6,959,635	\$ 6,757,719	2.90%	97.10%
Expenses										
493.33 Other Services			0			0	0	0		
7004-493.33 Other Services Airport			0			0	0	0		
7004-493.33-06 Other Services / Quality Testing	5,149	1,250	-3,899	411.90%	-311.90%	31,088	8,750	-22,338	355.29%	-255.29%
7004-493.33-10 Other Services / Architectural Services		7,917	7,917	0.00%	100.00%	0	55,417	55,417	0.00%	100.00%
Total 7004-493.33 Other Services Airport	\$ 5,149	\$ 9,167	\$ 4,018	56.17%	43.83%	\$ 31,088	\$ 64,167	\$ 33,079	48.45%	51.55%
Total 493.33 Other Services	\$ 5,149	\$ 9,167	\$ 4,018	56.17%	43.83%	\$ 31,088	\$ 64,167	\$ 33,079	48.45%	51.55%
493.52 Insurance			0			0	0	0		
7004-493.52 Insurance Airport			0			0	0	0		
7004-493.52-10 Insurance / Property Insurance	2,863	0	-2,863			20,038	0	-20,038		
Total 7004-493.52 Insurance Airport	\$ 2,863	\$ 0	-\$ 2,863			\$ 20,038	\$ 0	-\$ 20,038		
Total 493.52 Insurance	\$ 2,863	\$ 0	-\$ 2,863			\$ 20,038	\$ 0	-\$ 20,038		
493.72 Capital Outlay			0			0	0	0		
7004-493.72 Buildings/Improvements			0			0	0	0		
7004-493.72-30 Buildings / New Construction	2,709,935	988,566	-1,721,369	274.13%	-174.13%	9,928,126	6,919,959	-3,008,167	143.47%	-43.47%
Total 7004-493.72 Buildings/Improvements	\$ 2,709,935	\$ 988,566	-\$ 1,721,369	274.13%	-174.13%	\$ 9,928,126	\$ 6,919,959	-\$ 3,008,167	143.47%	-43.47%
Total 493.72 Capital Outlay	\$ 2,709,935	\$ 988,566	-\$ 1,721,369	274.13%	-174.13%	\$ 9,928,126	\$ 6,919,959	-\$ 3,008,167	143.47%	-43.47%
Total Expenses	\$ 2,717,946	\$ 997,732	-\$ 1,720,214	272.41%	-172.41%	\$ 9,979,251	\$ 6,984,126	-\$ 2,995,125	142.88%	-42.88%
Net Operating Income	-\$ 2,690,867	-\$ 3,499	\$ 2,687,368	76911.13%	-76811.13%	-\$ 9,777,335	-\$ 24,491	\$ 9,752,845	39922.73%	-39822.73%
Net Income	-\$ 2,690,867	-\$ 3,499	\$ 2,687,368	76911.13%	-76811.13%	-\$ 9,777,335	-\$ 24,491	\$ 9,752,845	39922.73%	-39822.73%

11



Hector International Airport (FAR)

Advertising Location Request

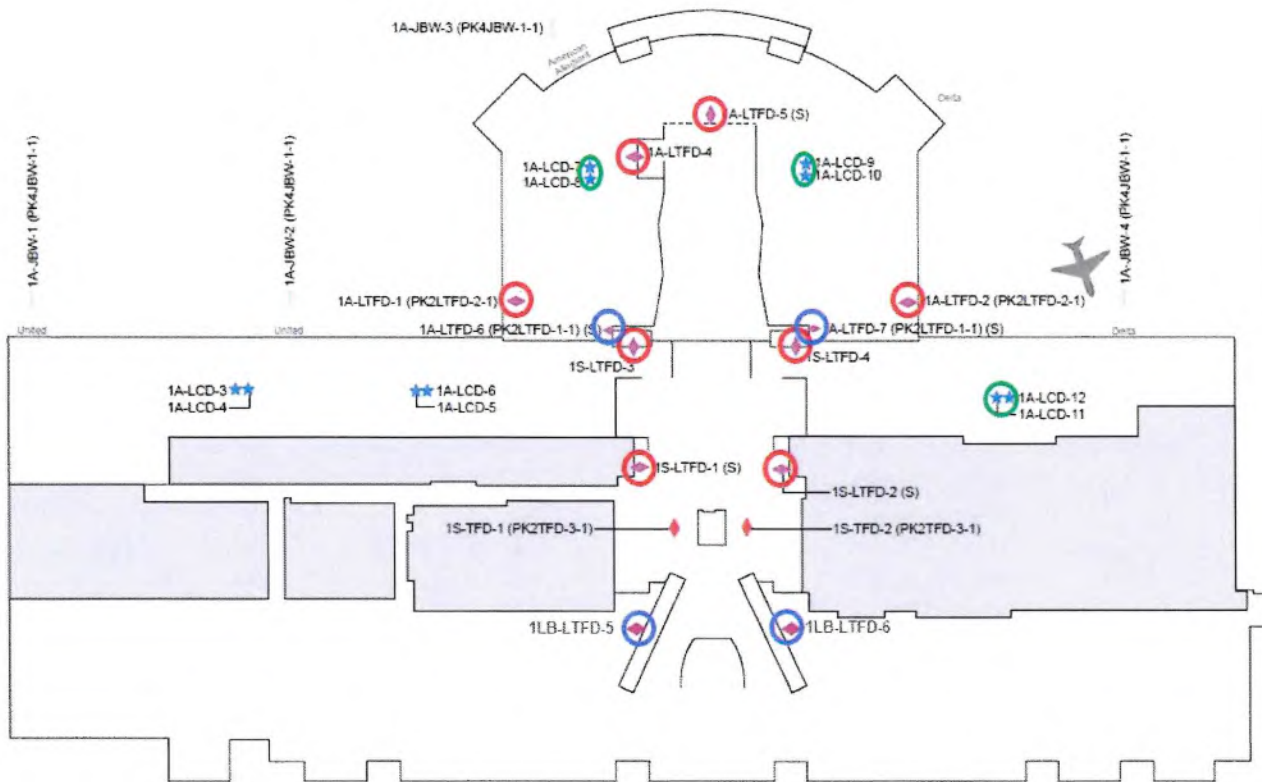
September 2025



Clear Channel
Outdoor

AIRPORTS DIVISION

Current Concourse: Impacted displays



Code	Type	Alter	Relocate	Remove
1A-LTFD-1	Static			Yes
1A-LTFD-2	Static			Yes
1A-LTFD-4	Static			Yes
1A-LTFD-5	Static			Yes
1A-LTFD-6	Static	Yes		
1A-LTFD-7	Static	Yes		
1LB-LTFD-5	Static	Yes		
1LB-LTFD-6	Static	Yes		
1S-LTFD-1	Static			Yes
1S-LTFD-2	Static			Yes
1S-LTFD-3	Static			Yes
1S-LTFD-4	Static			Yes
1A-LCD-11&12	Digital		Yes	
1A-LCD-7&8	Digital		Yes	
1A-LCD-9&10	Digital		Yes	

Total: **4** **3** **8**

Future Concourse: New layout



Code	Type	Location			Description
		Remain	Alter	New	
1	Digital	Yes			Existing to remain
2	Digital	Yes			Existing to remain
3	Static	Yes	Yes		May need to resize display
4	Static	Yes	Yes		May need to resize display
5	Static	Yes			Existing to remain
6	Static			Yes	Arrivals at top of escalator
7	Static	Yes			Existing to remain
8	Static			Yes	TSA checkpoint wall
9	Static			Yes	South side of roof drain enclosure
10	Static			Yes	South side of roof drain enclosure
12	Static			Yes	South side of roof drain enclosure
13	Static			Yes	South side of roof drain enclosure
14	Digital			Yes	Relocate ceiling mounted display
15	Digital			Yes	Relocate ceiling mounted display
16	Digital			Yes	Relocate ceiling mounted display
17	Static	Yes	Yes		May need to resize display
18	Static	Yes	Yes		May need to resize display
Total:		8	4	9	

Performance

As a separate SEC reporting segment of Clear Channel Outdoor, the Airports Division is restricted from presenting forward-looking revenue figures until audited results are released. Accordingly, projections for 2025 revenue cannot be disclosed.

- Partners since:** 1996
- Current start:** 4/15/22
- Term:** 10 years
- % Share:** 34%



Clear Channel provides exposure to passengers through a structured media program designed to achieve optimal impact without oversaturation. The current expansion initiative involves relocating existing media program placements. It does not increase the passenger base. Mead & Hunt has identified locations that are considered both optimal and balanced.

Clear Channel has a target of 5%–10% growth in the FAR program. Approval of Mead & Hunt's recommended locations will support the continuation of this growth trajectory, while denial may adversely affect the revenue stream.

Forward planning

Advertisers are expressing concern regarding the potential impact of ongoing construction on both current and future media placements.

It is impacting our ability to sell.

A timely resolution and strategic clarity will be impactful in resolving.



STRICTLY PRIVATE & CONFIDENTIAL



Clear Channel
Airports

GET MORE WITH US.



MOTHER'S ROOM
SENSORY ROOM
WELLNESS ROOM
GATES 5-9
S.A.R.A.
RESTROOM

GATES 5-9
RESTROOM
PLAY AREA
S.A.R.A.
MOTHER'S ROOM
SENSORY ROOM
WELLNESS ROOM

5

5
GATE



ARCONAS



Quote Number:

40565

Project Name:

FAR - Hector International Airport - Expansion

Date:

8/28/2025

Prepared For:

FAR Hector International Airport
2801 32nd Avenue N
Fargo ND 58102
United States of America

Prepared By:

Shireen Enns

Seating • Power • Waste & Recycling • Modular Counters

8/28/2025

Arconas Inc.

220 S. Elm Street
High Point, NC 27260
USA

Contact

Telephone: +1-905-272-0727
Toll free: + 1-800-387-9496
Email: info@arconas.com
Web: arconas.com

ARCONAS

PRICE QUOTE

To FAR Hector International Airport
Project FAR - Hector International Airport - Expansion
Attn

Number 40565
Date 8/28/2025
Expiry Date 10/27/2025
Prepared By Shireen Enns
Terms 1/3 with Order,
 1/3 prior Ship, 1/3
 N30 (OAC)

Qty	Item	Description	List Price	Discount	Net Price	Extended Price
Project Name: FAR - Hector International Airport - Expansion Phase 2 TIPS CONTRACT - 230301 FLYAWAY SERIES Upholstery: Grade D, E-Leather - Color- GREY -2979 Supports, Legs, and Arms: Die-cast aluminum Beam & Seat, Back pan finish: Steel painted with Powder coat, color-Cloud Silver Arm type: Regular arm with arm pad & Drinkholder Glides type: Regular Floor Glides Tag: Second Floor Phase 2 (1) Second Floor AREA A Existing Terminal (Gates 1 & 2)						
1	FLY2S	Flyaway 2 Seat Linear Unit	3,415.00	54.70 %	1,546.99	1,546.99
Tag: Second Floor- Phase 2 CX1 (14) Second Floor AREA A Existing Terminal (Gates 1 & 2) (21) Second Floor AREA C Existing area (Gates 2 & 3)						
30	FLY3S	Flyaway 3 Seat Linear Unit	5,018.00	54.70 %	2,273.15	68,194.62
ADA Unit with 3 arms Tag: Second Floor Phase 2 (4) Second Floor AREA A Existing Terminal (Gates 1 & 2)						
4	FLY3S	Flyaway 3 Seat Linear Unit	4,915.00	54.70 %	2,226.50	8,905.98
Tag: Second Floor Phase 2 (10) Second Floor AREA A Existing Terminal (Gates 1 & 2)						
7	FLY4S	Flyaway 4 Seat Linear Unit	6,674.00	54.70 %	3,023.32	21,163.25
Tag: Second Floor Phase 2 CX-3 (23) A Existing Terminal (Gates 1 & 2) (36) Second Floor AREA C Existing area (Gates 2 & 3)						
59	FLY5S	Flyaway 5 Seat Linear Unit	8,277.00	54.70 %	3,749.48	221,219.38
Tag: Second Floor Phase 2 (15) Second Floor AREA A Existing Terminal (Gates 1 & 2)						
15	FLY5S	Flyaway 5 Seat Linear Unit	9,902.00	54.70 %	4,485.61	67,284.09
FLYS4 (ADA) with 4 arms Tag: second Floor Phase 2 (3) Second Floor AREA A Existing Terminal (Gates 1 & 2)						

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Attn						
3	FLY4S	Flyaway 4 Seat Linear Unit	6,571.00	54.70 %	2,976.66	8,929.99
		5Seat ADA with 5 arms Tag: second Floor Phase 2 (8) Second Floor AREA C Existing area (Gates 2 & 3)				
8	FLY5S	Flyaway 5 Seat Linear Unit	8,174.00	54.70 %	3,702.82	29,622.58
		(18) ADA LOGO & (18) COMPANION SEAT (standard Silver thread)				
		Tag: Second Floor Phase 2 (23) Second Floor AREA A Existing Terminal (Gates 1 & 2) (28) Second Floor AREA C Existing area (Gates 2 & 3)				
30	Embroidery-ADA	Embroidery ADA (Wheelchair logo)	75.00	54.70 %	33.98	1,019.25
35	IP2510	Cable Management Device	95.00	54.70 %	43.03	1,506.22
10	IP2576	Cable Management Device 42.5" for 4 seat	188.00	54.70 %	85.16	851.64
82	IP2575	Cable Management Device 65.5" for 5 Seat	282.00	54.70 %	127.75	10,475.17
		"INPOWER FLEX 3 SERIES One Simplex, 2 USB, 2 USBC Includes: Flyaway seat bracket and 6' power cord or jumper- Cords TBC (189) IP2601-USBA modules (90) Modules with 6ft power cord (46) Modules with 6ft jumper cord (53) Modules with 8ft jumper cord				
113	IP2601-USBA	InPower Flex V3 North American Kit USB-A	1,284.00	54.70 %	581.65	65,726.68
87	IP2601-USBA	InPower Flex V3 North American Kit USB-A	1,284.00	54.70 %	581.65	50,603.72
67	IP2601-USBA	InPower Flex V3 North American Kit USB-A	1,321.00	54.70 %	598.41	40,093.67
382	FLYDRINK	Flyaway Drink Holder	184.00	54.70 %	83.35	31,840.46
50	FLYBTOBR	Flyaway Back To Back Connector Retro Fit	594.00	54.70 %	269.08	13,454.10
		SURGETALL01 SERIES Power station with USB, AC, and wireless charging Body finish: Corian, standard color Deep Nocturne(Black Fenix) Base finish: Cast Aluminum Bright Polished				
		Tag: Second Floor- Phase 2 AC-1 (1) Second Floor AREA A Existing Terminal (Gates 1 & 2) (8) Second Floor AREA C Existing area (Gates 2 & 3)				

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9	SURGETALL01	Surge for North America	5,998.00	54.70 %	2,717.09	24,453.85
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X-SERIES (RUX III)
Finish: Powder coat, Color-CloudSilver
Accents finish: Powder coat, Color-Cloudsilver
Finish: Stainless Steel
Decals Finish: read from Left to Right
1st opening: TBC
2nd opening: TBC
3rd opening: TBC

Tag: Second Floor Phase 12
AC-6
(4) Second Floor AREA A Existing Terminal (Gates 1 & 2)
(5) Second Floor AREA C Existing area (Gates 2 & 3)

9	X3R3IPC	Rux III Recycling and Trash Box Unit, P	3,791.00	54.70 %	1,717.32	15,455.91
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HOPSCOTCH SINGLE UPHOLSTERED BENCH
Upholstery: Grade A, Nassimi, Esprit, CAL 117, Color-Black
Base finish: Cast Aluminm- Bright Polished

Tag: Second Floor - Phase 2
LB-4
(4) Second Floor AREA C Existing area (Gates 2 & 3)

4	HOPBENCH	Hopscotch Bench	4,500.00	54.70 %	2,038.50	8,154.00
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FLYAWAY BENCH SERIES
Upholstery: Grade C, Majilite Destiny, CAL 117 Color- Juniper
Seat pans & beams finish: Powder coat, Color: Cloud Silver
Legs Finish: Satin Aluminum
Glides type: Regular Floor Glides

Tag: Second Floor Phase 2
LB-12
(1) Second Floor AREA A Existing Terminal (Gates 1 & 2)
(1) Second Floor AREA C Existing area (Gates 2 & 3)

2	FLY3B	Flyaway 3 Seat Bench Unit	3,535.00	54.70 %	1,601.36	3,202.71
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FLYAWAY BENCH SERIES
Upholstery: Grade C, Majilite Destiny, CAL 117 Color- Juniper
Seat pans & beams finish: Powder coat, Color: Cloud Silver
Legs Finish: Satin Aluminum
Glides type: Regular Floor Glides

Tag: Second Floor -Phase 2
LB-13
(2) Second Floor AREA A Existing Terminal (Gates 1 & 2)
(2) Second Floor AREA C Existing area (Gates 2 & 3)

4	FLY5B	Flyaway 5 Seat Bench Unit	5,892.00	54.70 %	2,669.08	10,676.30
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0	HT-FLY	Tapping Kit for Flyaway			-	0.00
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	5% TIPS Volume Discount on Arconas Products Only			
1	UPCHARGE	5% Volume Discount	-35,219.03	-35,219.03

Installation Cost for Phase 2 quote 40565

***Note: Fees include but are not limited to; receiving & unpacking of goods, assembly of all product, onsite delivery & installation, final cleaning. Project management fees may include virtual training and access to online videos, troubleshooting and service assistance, scheduling, phasing & shipping plans, virtual maintenance training for client personnel, and complimentary CAD drawings (one draft + 2 revisions). Should you choose not to use Arconas' certified installers, the turnkey services cost will be replaced with a 5% PM/ADMIN fee.**

1	Installation	Turnkey Installation & Project Services	102,550.00	102,550.00	102,550.00
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**Shipping to: Hector International Airport
 2801 32nd Avenue N, Fargo, ND. 58102
 Based on dock to dock delivery**

1	Freight	Freight	30,000.00	30,000.00	30,000.00
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Products ship knock down for local assembly
Freight charge is based on dock-to-dock delivery, during regular business hours. Please note, due to unstable freight cost increase, freight cost will be reassessed at the time of shipping.

Lead Time: 12-14 weeks upon receipt of PO, plus shipping.
Credit Card payment terms: If total order amount is over \$10,000.00, an additional 3.8% surcharge will apply.
Please send Purchase Order to orders@arconas.com

Total Seats

Total Tables

***Freight charges subject to revision at time of shipping**
***Discounts do not apply to shipping, installation & assembly**
***Unless specified, any form of Sales / Value Added Tax is excluded**

Products	669,161.53
Installation	102,550.00
Freight	30,000.00
SubTotal	801,711.53
Tax	0.00
Total	801,711.53
	USD

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TERMS OF SALE

Standard Terms of Sale. Unless otherwise agreed to in writing between Arconas Inc. ("Arconas") and the recipient of Arconas' quotation (the "Customer") for the sale of products (the "Products") the following terms: (a) are part of Arconas' quotation for the sale of Products and acceptance by Arconas of any resulting order from the Customer (the "Order"); (b) shall become the exclusive and binding agreement between Arconas and the Customer with respect to the Order (the "Agreement"); and (c) shall apply to any purchase order issued by the Customer in connection with an Order, regardless of whether these terms are expressly referenced in that purchase order. No term set forth in any of the Customer's form of solicitation, purchase order, or contract shall become part of the Agreement or otherwise become binding on Arconas unless expressly agreed to in writing by Arconas.

Change Orders. Substitutions, deletions, additions or other changes to an Order may not be made by a Customer without the written approval of Arconas. Change Order reductions greater than \$10,000 will incur costs as outlined in our Cancellation Clause below.

Warranty. Arconas warrants the Material and Workmanship of all products except in the case where Customer/Dealer assembles and installs product, whereby Arconas warrants the material and workmanship of the components only but not the workmanship of the assembly and Installation.

Freight. Freight terms shall be as described in the Order.

Prices, Payment and Taxes.

The purchase price for the Products as described in Arconas' quotation is F.O.B. Arconas' factory (the "Purchase Price"). Payment terms shall be as described in Arconas' quotation.

If any undisputed amount payable by the Customer under this Agreement is not paid when due, Arconas may assess and, if so assessed, the Customer shall pay a late charge at the rate of twelve percent (12%) of the outstanding amount (or at highest rate permitted by law, whichever is lower), per annum, pro rated on a daily basis. If an invoiced item is disputed, the Customer must give Arconas written notice of such dispute with full particulars thereof within thirty (30) days after the Customer's receipt of the applicable invoice. If the Customer disputes an invoiced item and such invoiced item is upheld in Arconas' favour, then such late payment charge provided for herein shall apply to the time period starting ten (10) days from the date on which the dispute is resolved. If the invoice contains an error, the Customer shall notify Arconas of such error and late charges shall apply thirty (30) days after the Customer's receipt of a corrected invoice.

Unless expressly provided for in Arconas' quotation and the Order, the Purchase Price does not include any applicable taxes, duties or other assessments that are applicable to the Order. The Customer shall pay any applicable taxes, duties or other assessments of a governmental authority and related interest and penalties relating to the Order (excluding taxes on Arconas' income). The Customer shall forthwith provide Arconas with copies of any documents which are reasonably requested by Arconas to evidence the remittance of any taxes, duties or other assessments relating to the self-assessment and remittance of taxes, duties or other assessments paid by the Customer relating to an Order. The Customer shall indemnify and save Arconas and Arconas' directors harmless from any taxes, duties, assessments, penalties, interest or other amounts which may be payable by or assessed against Arconas or its directors as a result of or in connection with the Customer's failure to pay in full when due all taxes, duties or other assessments relating to an Order.

Cancellation. A Customer may not cancel any order without Arconas' approval and then only upon payment of the applicable cancellation charges set forth herein. The effective date of any approved cancellation shall be the date that Arconas receives notice from the Customer of its request to cancel an order (the "Cancellation Date"). Cancellation charges shall be assessed as follows: (i) for orders scheduled to ship within ten (10) days of the Cancellation Date, cancellation charges shall be one hundred percent (100%) of the Purchase Price; (ii) for shipments scheduled beyond ten (10) days from the Cancellation Date, cancellation charges shall be fifty percent (50%) of the Purchase Price. Arconas is under no obligation to accept any order cancellation and may refuse any Customer request for cancellation in Arconas' sole discretion. In the event of an approved cancellation, Arconas shall have the right to retain any funds paid in the form of a progress or deposit payment, as applicable, towards satisfaction of a cancellation charge payable hereunder.

Events of Default. The occurrence of any one of the following events before payment in full is received by Arconas shall be an "Event of Default": (a) the Customer fails to make a payment when due and payable; (b) the Customer fails or neglects to perform any of its obligations hereunder; (c) the Customer makes any false or misleading representation to Arconas in connection with this Agreement; (d) the Customer enters into any arrangement with its creditors or any of them or suspends payment generally or is otherwise unable to pay its debts as they become due; (e) a receiver for the Customer or any material portion of its property is appointed or steps are taken for the appointment of such receiver by any person or entity; (f) if a bankruptcy, liquidation, insolvency or other similar proceeding is filed by or against the Customer, and in the case of an involuntary proceeding, is not vacated or set aside within sixty (60) days of its commencement; or (g) a breach or default by the Customer occurs under any other agreement between the Customer and Arconas or with respect to any other obligation of the Customer to Arconas. Upon the occurrence of an Event of Default, in addition to any other remedies available to Arconas under this Agreement or at law, Arconas shall have the right to terminate this Agreement and retain any funds paid in the form of a progress or deposit payment, as applicable, towards satisfaction of any expenses, costs, damages or other liabilities incurred by Arconas related to the Event of Default.

Title to Products and Arconas Security Interest. So long as any amount of the Purchase Price and any other charges payable hereunder in connection with an Order remain outstanding, title to the Products shall remain with Arconas. Arconas hereby retains and the Customer hereby grants to Arconas a security interest in the Products purchased hereunder until the Customer has made payment in full for the Products. The Customer shall execute, deliver or endorse any and all instruments, documents, assignments, security agreements and other agreements and writings that Arconas may at any time reasonably request in order to secure, protect, perfect or enforce the security interest and Arconas' rights under this Agreement. Arconas shall have all of the rights of a secured party with respect to the Products purchased hereunder under applicable laws. Upon the Customer's default of any payment obligation, in addition to other rights and remedies it has under this Agreement and may have at law, Arconas may exercise all the rights and remedies of a secured party in respect of the Products on default under applicable law, including, without limitation, the right to enforce the security interest to retake possession of any or all of the Products. Upon payment of the Purchase Price and all other charges payable by the Customer in connection with an Order, title to the Products shall transfer to the Customer and the security interest granted hereunder to Arconas shall be discharged.

Compliance with Law. The Customer shall comply with all laws, ordinances, rules, regulations, codes and orders of any authority having jurisdiction over the Customer and which relate to the Customer's installation, maintenance and use of the Products. If the Customer's installation or use of any Products contravenes any such laws, ordinances, rules, regulations, codes or orders of such authorities, the Customer shall be responsible for the violations thereof and shall bear the costs, expense and damages attributable to its failure to comply with the provisions of such laws, ordinances, rules, regulations, codes or orders.

Indemnification. The Customer shall indemnify, defend and hold Arconas harmless from and against any and all claims, actions, losses, damages, demands, liabilities, costs and expenses, including reasonable attorney's fees and expenses, whether or not a suit or other proceeding is initiated, which may arise from, but not limited to, the following events: (i) representations or misrepresentations made by the Customer, (ii) any neglect by the Customer or end-users, (iii) the Customer's or end-users' use of the Products not in compliance with the Products' intended purpose (iv) assembly and installation by the Customer limits warranty to Material and Workmanship of the components (only), (v) Customer's or end-users' modifications or alterations of Products that have not been approved by Arconas, (vi) damage from Customer or end-user misuse of the Products, or (vii) any other act, or failure to act, not in accordance with the terms of this Agreement by the Customer, or any other breach by the Customer of any covenants of the Customer under this Agreement.

Governing Law. Consent to Jurisdiction. This Agreement shall be governed by and construed in accordance with the laws of the State of New York, USA. The application of the United Nations Convention for the International Sale of Goods is excluded and shall not apply to any purchase and sale made hereunder. Any legal suit or action arising out of or relating to this Agreement may be instituted in a court of competent jurisdiction in State of New York, USA and the Customer waives any objection which it may now otherwise have or hereafter have to the waiving of the venue of any such suit, action or proceeding and hereby subjects itself to the jurisdiction of any such court.

Assignment. The Customer may not assign, transfer or otherwise encumber this Agreement or any part thereof without express written consent of Arconas. Arconas may assign and transfer this Agreement or any interest or right hereunder or any interest or right in the Products and/or grant a security interest in the Products, in whole or in part. Subject to the foregoing, this Agreement shall inure to the benefit of, and is binding upon, the successors and permitted assigns of the parties.

Force Majeure. A party's obligations hereunder will be excused during any time period when it is unable to perform such obligations hereunder due to circumstances beyond its reasonable control, including but not limited to fire, flood, embargoes, war, strikes, lockouts or other labour disturbances, shortages of labour or materials, acts of God, omissions or delays in acting by any governmental authority or other party. The party so affected, upon giving prompt written notice to the other party, shall be excused from performance of its obligations hereunder to the extent of the during of such event provided that such party shall use its reasonable commercial efforts to avoid or remove such event.

Time. Time is of the essence hereof.

Entire Agreement. The Customer's acceptance of any Products purchased under this Agreement shall be deemed acceptance of all the terms and conditions stated herein. Arconas' failure to object to any provisions contained in any communication from the Customer shall not be deemed a waiver of the provisions contained herein. This Agreement represents the entire agreement between the parties relating to the subject matter hereof and shall supersede all prior written or oral understandings and/or other terms in any purchase order or other document, now or hereafter delivered, except that this Agreement shall not supersede other written agreements between the parties that expressly reference this Agreement.

Seating • Power • Waste & Recycling • Modular Counters

Arconas Inc.

220 S. Elm Street
High Point, NC 27260
USA

Contact

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Web: arconas.com

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September 3, 2025

James M. Wiederrich
Jim.Wiederrich@woodsfuller.com
605-336-3890 Ext. 651

Sent via email only

Stacey Tjon Bossart

staceyb@lpllaw.net

Re: Fargo Airport Amended Lease Agreement

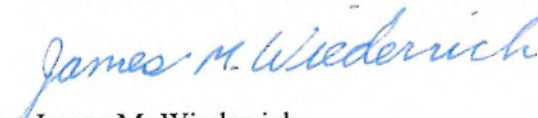
Dear Stacey:

We are providing to you a second version of the Amended and Restated Lease Agreement. This version includes a capital contribution of \$900,000.00 with a 10-year amortization period and a 10-year lease term. Attached please find a redline draft and clean draft with Dustin's signature. If you have any questions or proposed revisions, please let me know. The Airport will need to generate and attached as Exhibit A the Lessor's Inventory List. I recommend the parties calendar a reminder in January 2027 to determine the lease commencement date and to sign Exhibit C Lease Term Extension.

I would appreciate receiving a copy once approved and signed. We look forward to hearing from you.

Very truly yours,

WOODS, FULLER, SHULTZ & SMITH P.C.


James M. Wiederrich

Attachments

Cc: Dustin Sejnoha

**AMENDED AND RESTATED LEASE AGREEMENT
(Food and Beverage Services)**

This Amended and Restated Lease Agreement (Food and Beverage Services) (this “Lease”), dated _____, 2025, is entered into by and between the Municipal Airport Authority of the City of Fargo, North Dakota, a public body (“Lessor”) and Sky Dine, Inc., a South Dakota corporation (“Lessee”). This Lease is substituted for and replaces the Original Lease (defined below), which Original Lease is null and void.

RECITALS

A. Lessor and Lessee are parties to that certain Lease Agreement (food and beverage services, dated December 30, 2010, as amended by that certain Amendment to Lease Agreement, dated July 12, 2011, as further amended by that certain Extension & Modification of Lease Agreement, dated November 18, 2015, as further amended by that certain First Amendment to Extension & Modification of Lease Agreement, dated November 27, 2017, as further amended by that certain Letter from Lessee to Lessor, dated February 11, 2020, as further amended by that certain 2023 Amendment to Lease Agreement, dated June 1, 2023, and as further amended by that certain 2025 Amendment to Lease Agreement, dated March 18, 2025 (collectively, the “Original Lease”).

B. As provided in the Original Lease, Lessor leases to Lessee and Lessee leases from Lessor, for food and beverage service, a part of the Westside Airport Terminal Building situated at Hector International Airport in Fargo, North Dakota (the “Airport”).

C. Lessor and Lessee desire to amend and restate the Original Lease to, among other things, incorporate all prior amendments and extensions, all as provided in this Lease.

Lessor and Lessee agree, as follows:

AGREEMENT

1. Construction and Terminal Expansion. Lessee acknowledges Lessor has embarked upon a construction project for the expansion and renovation of the passenger terminal at the Airport (the “Construction Project”). With respect to the Construction Project, Lessor and Lessee agree as follows:

a. Current Premises. Lessee is currently operating the following kitchen, restaurant, bar/lounge, deli, and coffee kiosk operations (the “Current Premises”):

<u>General Location</u>	<u>Operations</u>
Pre-Security	Restaurant and Bar/Lounge
Post-Security	Grab-N-Go Deli with a Bar/Lounge
Post-Security	Coffee Kiosk

b. New Premises. Lessee will, upon completion of the Construction Project, operate the following kitchen, restaurant, bar/lounge, deli, and coffee kiosk operations, with the specifics of operations for each location are to be later agreed by Lessor and Lessee, which locations will be different than the Current Premises (the “New Premises”):

<u>General Location</u>	<u>Operations</u>
Pre-Security	Kitchen/Restaurant and Food Preparation Area, Bar/Lounge, and Grab-N-Go Deli
Post-Security	Coffee Kiosk
Post Security	Restaurant, Kitchen and Food Preparation Area, Grab-N-Go Deli, and Bar/Lounge

c. Temporary Premises. Lessor and Lessee will cooperate in good faith in an attempt to avoid Lessee having to be moved to temporary premises during the completion of the work for the Construction Project. In the event Lessee’s operations need to be moved to temporary premises, the temporary premises will be comparable in size and utility for the permitted uses hereunder (the “Temporary Premises”). Lessor will provide Lessee no less than fourteen (14) days’ prior written notice of the relocation, except if earlier relocation is required to comply with the regulations or directives of the Transportation Security Administration or Federal Aviation Administration. Lessor will not otherwise be liable or responsible for any inconvenience or loss by Lessee of revenue resulting from the relocation provided Lessor takes all commercially reasonable efforts to prevent or minimize such inconvenience or loss. Lessor will provide unrestricted access to the Current Premises and any Temporary Premises for Lessee and the public, except as otherwise restricted by the Transportation Security Administration or Federal Aviation Administration.

d. New Premises. Lessor and Lessee will meet and confer on the location, use, and design of the New Premises. Lessee will provide, without charge to Lessor and Lessor’s construction committees, architects, engineers, and contractors, consultation and layout recommendations for the New Premises. Lessor will be responsible for all work and construction costs for the New Premises (the “Lessor’s Build Out-Costs”), except Lessee will provide all branded/franchisor signage and other specialized equipment not applicable to non-branded food service operations (the “Lessee’s Equipment”). Lessee agrees to invest approximately \$10,000.00 to \$25,000.00 for Lessee’s specialized signage and Equipment. Lessor’s Build Out Costs will include completion of the New Premises and all utility connections for Lessor’s Inventory (as defined in Section 3) and Lessee’s Equipment.

2. Premises. As used in this Lease, the term “Premises” means, prior to the completion of the Construction Project, the Current Premises (and any Temporary Premises, as applicable) and, after completion of the Construction Project, the New Premises.

3. Inventory List. Attached as **Exhibit A – Inventory List**, attached hereto and incorporated herein, and to be kept on file in the Executive Director’s office is an Inventory List

agreed by Lessor and Lessee of all furniture, fixtures, and equipment (Inventory), existing as of the date hereof, furnished the Lessee by Lessor. Lessor will check this inventory every six (6) months or when Lessee ceases operations and Lessee will then promptly replace any missing Inventory items. All other furniture, fixtures, and equipment located in the Premises is the property of the Lessee. This Inventory List may be amended, in writing, by the parties. It is understood at the termination of this Lease, Lessee has the rights to remove its furniture, fixtures, and equipment at its expense.

4. Lessee's Contributions to Construction Project. Lessee will make to Lessor the following monetary contributions toward the Lessor's Construction Project:

a. Lessee Contribution Amount. Lessee will reimburse Lessor the sum of \$900,000.00 for the cost of furniture, fixtures, equipment, and improvements to the New Premises (the "Lessee Contribution Amount"). Lessee will pay to Lessor the Lessee Contribution Amount according to the following schedule:

<u>Date</u>	<u>Amount</u>
January 1, 2027	\$225,000.00
March 1, 2027	\$225,000.00
July 1, 2027	\$225,000.00
September 1, 2027	\$225,000.00

b. Lessor Reimbursement. If this Lease terminates due to Lessor's default prior to the twelfth (12th) annual anniversary of the Lease Extension Date (defined in Section 6), Lessor will reimburse to Lessee within thirty (30) days following the termination of this Lease a prorated amount of the Lessee Contribution Amount (the "Reimbursement Amount"), based on the schedule set forth in **Exhibit B – Amortization of Lessee Contribution Amount.**

c. Lessee-Requested Changes to the New Premises. If Lessee requests any changes to the furniture, fixtures, equipment, and improvements to the New Premises, if Lessee requests any changes to the brand specific or trade dress signage to the New Premises (the "Changes"), or if Lessor requests any changes to the New Premises after the construction documents are approved by Lessee, Lessor, Lessor's contractor, and Lessor's architect, then Lessee and Lessor will negotiate who will be responsible for the costs to be included in the change order approved by Lessee, Lessor, Lessor's contractor, and Lessor's architect. If the Lessee and Lessor agree to the terms of the change order, and the obligations of Lessee and Lessor to pay for the costs of the Changes set forth in the change order, then Lessee will also sign the change order and Lessor will proceed with the changes as set forth in the change order. If Lessee and Lessor are not able to agree to the terms of the change order, and the obligations of Lessee and Lessor to pay for the costs of the Changes set forth in the change order, then the changes will not be made.

5. Term. Unless earlier terminated pursuant to the terms of this Lease and subject to Section 6, below, the term of this Lease will continue until and through December 31, 2029.

6. Automatic Extension of Term; Lease Expiration.

a. Automatic Extension of Term. Upon Lessee's payments to Lessor of the Lessee's financial obligations set forth in Section 4.a, the term of this Lease will automatically be extended for a period of ten (10) years from the first (1st) day of the month following the date Lessee is allowed to occupy all of the New Premises following Substantial Completion of the Construction Project (the "Lease Extension Date"). The Lease will expire on the day prior to the tenth (10th) annual anniversary of this Lease Extension Date (the "Lease Expiration Date"), unless otherwise terminated or extended pursuant to the terms of this Lease. Lessee's right to occupy all of the New Premises must be granted to Lessee by Lessor within thirty (30) days of Substantial Completion. Lessor will give to Lessee ten (10) days' advance notice of the date all of the New Premises may be occupied. Upon issuance of the notice, Lessor and Lessee will complete and execute **Exhibit C – Lease Term Extension.**

b. Lease Expiration. No later than nine (9) months prior to the Lease Expiration Date, Lessor shall advertise for proposals to provide for food and beverage services at the Airport.

7. Rent/Concession Fee. Lessee will confirm to Lessor, in writing, by the 15th day following the previous month end the gross receipts from the sales of food and alcoholic beverages for the previous month.

a. Rent/Concession Fee. Lessee will pay to Lessor, on a monthly basis by the 15th day following the close of the previous month, a rental or concession fee of ten percent (10%) of the gross receipts from the sale of food and fourteen percent (14%) of the gross receipts from the sale of alcoholic beverages.

b. Special Rent/Concession Fee During Construction Project. Lessor and Lessee recognize the gross receipts will likely decline during completion of the work for the Construction Project. If, during the Construction Project commencing July 1, 2025, gross receipts from the sale of food and alcohol, on a combined basis, are sixty-five percent (65%) or less than, but greater than fifty percent (50%) of, the gross receipts for the same month in 2024, then the rental or concession fee will be eight percent (8%) of the gross sales for food and alcoholic beverages for that month. If, during the Construction Project, gross receipts from the sale of food and alcohol, on a combined basis, are fifty percent (50%) or less than the gross receipts for the same month in 2024, then the rental or concession fee will be three percent (3%) for sales of food and alcoholic beverages for that month. If, during the Construction Project, gross receipts from the sale of food and alcohol, on a combined basis, are greater than sixty five percent (65%) than the gross receipts for the same month in, 2024, then the rental or concession fee will be ten percent (10%) for food and fourteen percent (14%) for alcoholic beverages for that month. The provisions of this Section 7.b. will remain in effect until the Lease Extension Date. Substantial Completion of the Construction Project will be the stage in the progress of the work when the work for the entire Construction Project is sufficiently complete in accordance with the

contract documents between Lessor and its general contractor so Lessor can occupy or utilize the work for its intended purpose. Upon the achievement of Substantial Completion, Lessor and Lessee will complete and execute **Exhibit D – Substantial Completion Date**. For clarification purposes, the following examples are provided:

Example One: Gross receipts for the month of December 2024 were \$100.00. Gross receipts for the month of December 2025 were \$75.00. The rental or concession fee for the month of December 2025 will be ten percent (10%) of the gross receipts for food and fourteen percent (14%) of the gross receipts for alcoholic beverages.

Example Two: Gross receipts for the month of December 2024 were \$100.00. Gross receipts for the month of December 2025 were \$65.00. The rental or concession fee for the month of December 2025 will be eight percent (8%) of the gross receipts for food and alcoholic beverages.

Example Three: Gross receipts for the month of December 2024 were \$100.00. Gross receipts for the month of December 2025 were \$49.00. The rental or concession fee for the month of December 2025 will be three percent (3%) of the gross receipts for food and alcoholic beverages.

c. Gross Receipts Definition. As used in this Lease and for the purposes of this Section 7, “gross receipts” means the total amount received or realized by or accruing to the Lessee from all sales for cash or credit services, materials, or other merchandise resulting from the food and beverage services conducted by Lessee at the Airport. All gross receipts shall be deemed to be received at the time of sale, whether said sale is for cash or credit and not at the time of the billing or payment unless otherwise specifically authorized by the Lessor in writing. Any sales tax imposed by law, which is to be separately stated and paid by the subscriber or customer and directly paid to the taxing authority by the Lessee shall be excluded from gross receipts as shall all bona fide documented refunds. Lessor, or its representative, shall have the right to examine and audit the Lessee’s books, records, and accounting processes and practices in connection with the Lessee’s performance under this Lease during reasonable hours, upon Lessor giving fifteen (15) calendar days’ prior notice.

8. Rent Payable by Lessee. The full amount of the rent hereinbefore agreed to be paid by Lessee for the full term is the personal obligation of Lessee, and in case of any substantial violation of the rent payment condition by Lessee the same shall become at once due and payable to Lessor.

9. No Assignment Without Consent. This Lease shall not be assigned, nor the Premises or any part thereof be sublet or re-rented without the written consent of Lessor, which consent will not be unreasonably withheld.

10. Purpose of Lease. The pre-security checkpoint and post-security checkpoint will be the Premises to be used for the purpose of: restaurant, lunchroom, liquor and beer lounge, Grab-N-Go Deli, and Coffee Kiosk, and shall be used for no other purpose whatsoever without the written

consent of Lessor; provided, however, Lessee may operate an airline or other catering business from the Premises, but subject to the percentage monthly rental from the catering business payable to Lessor pursuant to the provisions of Sections 7.a and 7.b, and all other terms of this Lease shall apply.

11. Compliance with Laws, Rules & Regulations. Lessee agrees the Premises shall be occupied and used in accordance with the laws and ordinances of the City of Fargo and the laws of the State of North Dakota. Lessee shall comply with all applicable rules and regulations promulgated by Lessor for the operation, maintenance, and security of the Airport and the passenger terminal building, including all federal laws and regulations.

12. Condition of the Premises, Inspection & Alterations. Lessor and Lessee agree to be responsible for certain alterations, repairs, and additions as follows:

a. The Current Premises is accepted by Lessee as complete and in good order in its current condition. Lessor will, at its cost, make any alterations, repairs, or additions which are necessary due to Lessor's Construction Project. Lessee will, at its cost, make any other alterations, repairs, or additions which are necessary to maintain Lessee's food and beverage services operations in the Current Premises.

b. Lessor will, at its cost, provide to Lessee the Temporary Premises and will make all alterations, repairs, and additions which will be required for Lessee to maintain its food and beverage services operations in the Temporary Premises.

c. Lessor will, at its cost, provide to Lessee the New Premises necessary to maintain Lessee's food and beverage services operations in the New Premises. Upon the determination of the Substantial Completion Date, as described in Section 7 of this Lease, Lessor, Lessor's contractor, and Lessee will prepare and sign a final completion punch list for work of the Construction Project required to achieve final completion of the New Premises. Lessee will, at its cost, make any other alterations, repairs, or additions which are necessary to maintain Lessee's food and beverage services operations in the New Premises.

d. Notwithstanding any other provision of this Lease, Lessor will, at its cost, make all necessary repairs, maintenance, and replacements of the heating and cooling systems, water heaters, and exhaust hoods, vents, and fans within or without the Premises necessary to maintain Lessee's food and beverage services operations.

e. Any alterations, repairs, or additions made to the Premises by Lessee shall be subject to the approval in writing of Lessor and shall be made entirely at the expense of Lessee, except as otherwise provided in this Lease, or as agreed, in writing, by the parties. Title to such alterations, repairs, or additions shall become and remain in Lessor. During the term of this Lease, Lessor through its agents or employees shall at all times have access to said Premises for the purpose of examining the same and making such alterations, additions, and repairs as shall in its judgment be proper.

13. Specific Rights of Lessee. The parties agree Lessee shall have certain specific rights and will set them forth as follows:

a. Lessee shall have the right of ingress and egress from the various service locations served by Lessee, its employees, contractors, suppliers, service personnel, licensees, guests, patrons and invitees. This right of ingress and egress shall at all times be exercised in compliance with any and all regulations promulgated by TSA or other lawful authority for care, operation, maintenance, protection and security of the Airport.

b. Lessee will be allowed the non-exclusive right to provide in-flight catering services as well as off-airport catering services.

c. Lessor shall provide, at Lessor's cost through Lessor's HVAC system, ordinary amounts of heat and air conditioning to keep the Premises at reasonable temperatures for the conduct of Lessee's food and beverage services operations. Lessor shall also provide, at Lessor's cost, sanitary sewer and water services.

14. Lessee's Obligations at Airport. In its operations at the Airport, Lessee shall have the obligations set forth in this Section 14 together with any and all other obligations set forth in this Lease to be performed by Lessee.

a. Lessee shall provide and pay for one (1) commercial size garbage receptacle through the City of Fargo Solid Waste Department. Lessee will also be required to provide its own waste receptacle for cooking oil/grease, with disposal through a contract with an experienced firm.

b. Lessee will be required to reimburse Lessor for electricity costs associated with any electrical sub-meter installed solely for the Premises. The submeter will not include electricity costs for water heaters or HVAC units serving any of the Premises.

c. Lessee will provide, at Lessee's cost, telephone and internet services.

d. Lessee will be required to pay for all employee parking permits, as invoiced by Lessor in accordance with the established tenant/employee parking policy.

e. Lessee, at its own expense, shall obtain all applicable local, state, and federal licenses and permits necessary for the operation of the food and beverage services. All food and beverage areas shall be maintained in accordance with all applicable local, state, and federal rules, regulations, and standards. Further, all food and beverage operations at the Airport are subject to periodic inspection by Lessor. Lessee agrees it will act promptly to correct any deficiencies reported by Lessor and any other governmental agency having jurisdiction.

f. Lessee recognizes and agrees the Class A liquor license provided for the Airport Premises is exclusive to those locations and is to be issued only to Lessee for operating the food and beverage operations at the Airport. Lessee is responsible to follow

all applicable requirements associated with said Class A liquor license and is responsible to adhere to all deadlines associated with the application process, transfer fees, and annual fees for the liquor license which is issued in the name of Lessee. Lessee recognizes said license is issued by the City of Fargo and is subject to any and all liquor ordinance requirements, as well as state liquor license requirements.

g. Lessee is responsible to pay any and all leasehold interest taxes imposed by state law. Proof of annual payment of said leasehold interest taxes must be provided to Lessor.

15. Lessee's Responsibility for Maintenance & Repairs. Lessee is responsible for certain maintenance and repairs, which areas of responsibility are in addition to individual areas otherwise set forth in this Lease. These additional areas are as follows:

a. Lessee is responsible for maintenance and repair of all Inventory owned by Lessor, located in the Premises utilized by the Lessee, and identified in Exhibit A – Inventory List from time-to-time. Lessor will consider the replacement of Inventory on a case-by-case basis, if it is determined by Lessor, in its sole discretion, that replacement is the best option. If Lessor chooses not to replace the Inventory item, Lessee, in its own discretion, may choose to replace the Inventory item and the (newly replaced) Inventory item will then become the property of Lessee and will be removed from Lessor's Inventory List.

b. Lessee shall provide daily janitorial services for all operating areas of its Premises at its own expense.

c. Lessee shall maintain the fixed improvements in each operating area in a safe, clean, neat, and sanitary condition at all times.

d. Lessee is responsible for insect and pest control within all operating areas of its Premises, which includes the Pre-Security Restaurant and Bar/Lounge, Post-Security Grab-N-Go Deli with a Bar/Lounge, coffee kiosk, and kitchen areas.

16. No Demand for Rent Required. To enforce a forfeiture of this Lease for nonpayment of rent when due, no demand therefor shall be required, nor shall its acceptance renew this Lease for any time or purpose, except as provided for in Section 26.

17. Quiet Enjoyment. 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.

18. Provisions Binding on Assigns & Successors. All the provisions of this Lease shall extend to and be binding upon, and in favor of or against (as the case may be) the assigns and successors in interest of the parties.

19. North Dakota Law Governs. 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 expressly waived.

20. Lessee Service Requirements. It is understood and agreed Lessee will have the Pre-Security Restaurant and Bar/Lounge, as well as the Post-Security Grab-N-Go Deli with a Bar/Lounge, open for business seven (7) days per week, at such hours as may be required by the Lessor's Executive Director, to provide adequate service to the traveling public. In setting such hours, the Executive Director will be guided by the current flight departure schedule which, for example, presently occurs from 5:00 a.m. to 9:00 p.m. on most days. Lessee recognizes it is important to have the Pre-Security Restaurant and Bar/Lounge, and the Post-Security Grab-N-Go Deli with a Bar/Lounge operational well in advance of the first scheduled departure, taking in to account the airline boarding requirements and the needs of the traveling public. The hours of operation of the Pre-Security Restaurant and Bar/Lounge, and the Post-Security Grab-N-Go Deli with a Bar/Lounge will be in accordance with City ordinance, as well as state law, governing the sale and operation of liquor establishments. It is recognized Lessor may amend the concession operation hours from time-to-time to accommodate then existing airport and airline operating requirements. It is further understood and agreed Lessee will provide adequate personnel to furnish good and sufficient service during the above-stated hours, said personnel to be uniformly and neatly dressed.

21. Indemnification and Insurance Provisions. Lessee agrees to indemnify and save forever harmless Lessor from any and all third-party claims for damages of any kind or nature which may hereafter be made against Lessor on account of any bodily injuries or property damage resulting from Lessee's negligent acts and omissions, and for this purpose, Lessee hereby agrees to carry and keep in force legal and proper Worker's Compensation Insurance as required by law and Commercial General Liability Insurance as set forth in Section 28. Lessor hereby waives and releases all claims, liabilities, and causes of action against Lessee and its agents, employees, subcontractors, suppliers, and independent contractors for loss or damage to, or destruction of, the Premises or any portion thereof, including the buildings, other improvements and Inventory situated thereon, resulting from fire, explosion, or other perils included in standard extended coverage insurance, whether caused by the negligence of any of said persons or otherwise. Likewise, Lessee hereby waives and releases all claims, liabilities, and causes of action against Lessor and its agents, employees, subcontractors, suppliers, and independent contractors for loss or damage to, or destruction of, any of the improvements, fixtures, Equipment, supplies, merchandise, and other property, whether that of Lessee or of others in, upon, or about the Premises resulting from fire, explosion, or other perils included in standard insurance, whether caused by the negligence of any of said persons or otherwise. The waiver shall remain in force whether or not Lessee's insurer shall consent thereto.

22. Commodity or Service Price List. The parties agree the price list for any commodity or service furnished from the Premises shall be filed with Lessor. Any adjustment in said prices shall also be filed with the Lessor. Lessee agrees to consult with Airport management concerning the same.

23. FAA Regulations. Lessee, in 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 prohibited 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.

24. Further FAA Regulations. It is expressly understood and agreed between the parties as follows:

a. No person on the grounds of race, color, national origin, or disability shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of the Premises;

b. In construction of any improvements on, over, or under the Airport land and the furnishings 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; and

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 Federal Regulations may be amended. It should be noted however that change may be pending at the Federal level.

25. 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. Lessee agrees 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, 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 not an Airport Concession Disadvantaged Business Enterprise (an "ACDBE"), as defined in 49 CFR Part 23, Section 23.89. Pursuant to federal regulations and MAA's ACDBE program, Lessee agrees 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 this Lease.

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 named, and the total amount spent with each firm named.

d. It should be noted, however, that changes are pending at the Federal Level.

26. Notice of Termination and Right to Cure. The parties agree they will each have the following rights to cure and terminate this Lease:

a. It is expressly understood and agreed Lessor will give Lessee written notice of any violation by Lessee of the terms of this Lease, including the occurrence of an event described below in this Section 26, in any manner set forth in Section 32 Notice. Lessee shall have thirty (30) days after the receipt of such written notice in which to cure any default, and if said default or violation of the terms of this Lease is not cured, this Lease may be terminated upon written notice to Lessee as set forth in Section 32 Notice. It is further expressly understood and agreed Lessee covenants if a petition in bankruptcy shall be filed by or against the Lessee or if the 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 upon the expiration of the cure period described above with no cure having been completed, in which event Lessor may recover and resume possession of the Premises. Upon termination, it shall be unlawful for Lessee to enter upon the Premises, except for the purpose of removing Lessee's furniture, trade fixtures, equipment, inventory, and supplies.

b. It is expressly understood and agreed Lessee will give Lessor written notice of any violation by Lessor of the terms of this Lease, including the occurrence of an event described below in this Section 26, in any manner set forth in Section 32 Notice. Lessor shall have thirty (30) days after the receipt of such written notice in which to cure any default, and if said default or violation of the terms of this Lease is not cured, this Lease may be terminated upon written notice to Lessor as set forth in Section 32 Notice. It is further expressly understood and agreed Lessor covenants if a petition in bankruptcy shall be filed by or against the Lessor or if the Lessor shall be adjudged bankrupt or insolvent by any court, or if a receiver or trustee in bankruptcy or a receiver of any property of Lessor shall be appointed in any suit or proceeding brought by or against Lessor, then and in each and every such case, the term hereby granted shall immediately cease, terminate, and come to an end upon the expiration of the cure period described above with no cure having been completed. In the event of termination as set forth in this Section 26.b, Lessee will be allowed access to the Premises to remove its furniture, trade fixtures, equipment, inventory, and supplies.

27. Tax on Leasehold. Lessee agrees to pay all lawful taxes and assessments which, during the term hereof or any extension as provided herein, may become a lien or which may be levied or charged by the State, County, City or other tax-levying body upon the Premises herein,

upon any taxable interest acquired by Lessee in this Lease, or any taxable possessory right which Lessee may have in or to the Premises or facilities hereby leased or the improvements thereon by reason of Lessee's occupancy thereof or otherwise.

28. Lessee's Insurance. Lessee must obtain and maintain the following insurance coverages and meet the following insurance requirements:

a. Commercial General Liability Insurance. Lessee will procure and maintain through the term of this Lease a policy or policies of commercial general liability insurance with contractual liability coverage, at its own cost and expense, insuring Lessee and insuring Lessor, as an additional insured with respect to liability to third parties arising out of Tenant's use and occupancy of the Premises, from all claims, demands, or actions for bodily injury or death sustained by one or more persons and damage to property as a result of any one occurrence in the amount of not less than \$1,000,000.00.

b. Property Insurance. Lessee must carry throughout the term of this Lease CP 10 30 Causes of Loss-Special Form property insurance, or its equivalent, covering the full insurable replacement cost of Lessee's alterations, installations, or additions to the Premises, and Lessee's goods and merchandise, trade fixtures, furniture, signs, decorations, furnishings, wall coverings, floor coverings, window coverings, equipment and all other items of personal property of Lessee located on or within the Premises. Replacement cost means the cost to replace without deduction for depreciation.

c. Worker's Compensation and Employer's Liability Insurance. Lessee will procure and maintain throughout the term of this Lease, at its own cost and expense, a policy of worker's compensation insurance at statutory limits, and employer's liability insurance with policy limits not less than \$1,000,000.00 each accident, \$1,000,000.00 each employee, and \$1,000,000.00 policy limit.

d. Business Auto Liability Insurance. Lessee will procure and maintain throughout the term of this Lease a policy of business automobile liability insurance coverage all of tenant's owned, leased, or hired vehicles with policy limits of not less than \$1,000,000.00.

e. Liquor Liability Insurance. Tenant will procure and maintain throughout the term of this Lease a policy of liquor liability insurance covering the sale, service, and distribution of alcohol with policy limits of not less than \$1,000,000.00.

f. Lessee must keep such coverages in effect and provide a certificate of insurance to Lessor annually by January 1 until the Lease Extension Date is determined under Section 6.a, and thereafter on the annual anniversary of the Lease Extension Date.

29. Lessor's Insurance.

a. Liability Insurance. Lessor will procure and maintain throughout the term

of this Lease a policy or policies of commercial general liability insurance with contractual liability coverage, at its own cost and expense, insuring Lessor with respect to liability to third parties arising out of Lessor's ownership, use, and maintenance of the Premises from all claims, demands, or actions for bodily injury or death sustained by one or more persons and damage to property as a result of any one occurrence in the amount of not less than \$1,000,000.00.

b. Property Insurance. Lessor must throughout the term of this Lease procure and maintain throughout the Lease term a CP 10 30 Causes of Loss-Special Form policy of commercial property insurance upon the Airport containing the Premises, the building improvements located upon the real property, and personal property located thereon owned by the Lessor for their full replacement cost. Replacement cost means the cost to replace without deduction for depreciation.

30. Waivers of Subrogation. Notwithstanding any other provision of this Lease to the contrary, each party to this Lease waives any rights of recovery against the other for injury or loss on account of hazards covered by insurance required to be carried under this Lease (whether or not self-insured) to the extent of the amount of insurance proceeds that party would have received under that insurance if that party had maintained all insurance it is required to maintain under this Lease. All policies of property insurance required to be carried by either party for the Premises and the Airport, or personal property or fixtures thereon must include a clause or endorsement denying to the insurer rights by way of subrogation against the other party to the extent rights have been waived by the insured before the occurrence of an injury or loss.

31. Recitals. The foregoing Recitals are substantive to this Agreement and are incorporated into this Agreement as if fully set forth in this Section 29.

32. Notice. All notices required under this Lease must be made in writing and be served by personal delivery, prepaid registered or certified mail, overnight delivery, and/or electronic transmission, with such notices to be deemed effective upon delivery, addressed to the respective parties as follows:

If to Lessor: Municipal Airport Authority of the City of Fargo, North Dakota
Attn: Shawn A. Dobberstein, A.A.E.
P.O. Box 2845
Fargo, N.D. 58108-2845
Email: shawn@fargoairport.com

If to Lessee: Sky Dine, Inc.
Attn: Dustin Sejnoha
901 W 10th Street, Suite 200
Sioux Falls, SD 57104
Email: Dustin@skydine.com

33. Counterparts; Signatures. This Lease may be executed in one or more counterparts, each of which will be deemed to be an original but all of which, when taken together, shall be one and the same document. Counterparts may be signed and delivered via electronic mail (including by .pdf, .tif, .gif, .jpeg, or any electronic signature complying with the U.S. federal ESIGN Act of 2000, e.g., www.docuSign.com) and any counterpart so delivered will be deemed to have been duly and validly delivered and be valid and effective for all purposes.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Lease as of the date first set forth above.

[Signature Pages Follow]

Lessor:

Municipal Airport Authority of the
City of Fargo, North Dakota

By: _____
Paula A. C. Ekman, Its Chairperson

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

Lessee:

Sky Dine, Inc.

By: Dustin Sejnoha
Dustin Sejnoha, Its Vice President

Exhibit A

Lessor's Inventory List

Exhibit B

Amortization of Lessee Contribution Amount

Termination prior to Annual Anniversary of the Lease Extension Date:	Reimbursement Amount
1 st Annual Anniversary	\$900,000.00
2 nd Annual Anniversary	\$810,000.00
3 rd Annual Anniversary	\$720,000.00
4 th Annual Anniversary	\$630,000.00
5 th Annual Anniversary	\$540,000.00
6 th Annual Anniversary	\$450,000.00
7 th Annual Anniversary	\$360,000.00
8 th Annual Anniversary	\$270,000.00
9 th Annual Anniversary	\$180,000.00
10 th Annual Anniversary	\$90,000.00

Exhibit C

Lease Term Extension

The Lease term is hereby extended from _____, 202_ (the "Lease Extension Date") through _____, 203_ (the "Lease Expiration Date").

Dated this _____ day of _____, 202_.

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

By: _____

Paula A. C. Ekman, Chairperson

By: _____

Shawn A. Dobberstein, A. A. E., Executive Director

SKY DINE, INC.

By: _____

Dustin Sejnoha, Vice President

Exhibit D

Substantial Completion Date

This Exhibit D – Substantial Completion Date is an attachment to the Amended and Restate Lease Agreement (Food and Beverage Services), dated _____, 2025 (the “Lease”).

Pursuant to Section 7.b. of the Lease, Lessor and Lessee have identified the Substantial Completion Date for Lessor’s Construction Project. The Substantial Completion Date is _____, 202__.

Dated _____, 202__.

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

By:

Paula A. C. Ekman, Chairperson

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

LESSEE:
SKY DINE, INC.

By:

Dustin Sejnoha, Vice President

NOTICE OF REQUEST FOR STATEMENT OF INTEREST AND QUALIFICATIONS

Project Name: Hotel Development Project

SOIQ Deadline: January 7, 2025

Municipal Airport Authority Contact: Shawn A. Dobberstein, A.A.E.

Executive Director

Voice: 701-241-1501

shawn@fargoairport.com



A. PROJECT SUMMARY

The Municipal Airport Authority (MAA) of the City of Fargo is seeking to award a long-term lease for the development of a hotel concept ("hotel") located at the passenger terminal complex at Hector International Airport (FAR). The construction and financing of this project is to be done by a developer. The MAA has identified approximately 23,800 square feet for hotel development and an additional 10,000 square feet for parking (if necessary or desired) southeast of the existing passenger terminal to be available for this project. Technical information can be found within Exhibit A and a location drawing in Exhibit B (1) and Exhibit B (2). In addition, the "Leakage and Retention Study" for Hector International Airport can be made available upon request. This report presents passenger data for business analysis.

In the interest of determining the best and highest use of the site and to promote fair and equitable access to all parties including small or disadvantaged business enterprises, the MAA will be implementing a two-part process to select a developer to complete the project. The first part will be a qualification phase. Qualified submitters will move forward into the proposal phase. To begin the qualification phase, Statement of Interest and Qualifications ("SOIQ") are being solicited. As a part of this process, interested parties must submit a SOIQ. The SOIQ must contain both the parties' qualifications and a preliminary development concept(s), defined in Sections G and H of this document, for the MAA to review and consider. The MAA will use the preliminary development concepts it receives to determine the highest and best use of this site. All developers whose SOIQs are accepted, who meet the minimum qualifications described herein, and who provide preliminary development concepts, shall be deemed by the MAA as "qualified developers." Firms designated as qualified developers by the MAA may participate in a Request for Proposal (RFP) process if the authority decides that an RFP is necessary to determine which firm is best suited to meet the MAA's needs. The MAA staff recommendations will be brought before the full Authority for review and final approval.

The term "developer" used in this notice shall mean one or more of the following things: (1) a professional commercial real estate developer; (2) a group consisting of someone with significant financial means teamed with other professionals such as a general contractor or architect/site planner; and/or (3) an owner/operator with its own corporate real estate/development division.

The MAA's main objectives are to increase customer service by providing additional passenger amenities to the traveling public and to generate a new source of non-aeronautical revenue. The MAA will not sell the designated site but will enter into a long-term lease agreement with a qualified developer. The term of the lease agreement will be determined during the negotiation process and may vary at the MAA's sole discretion, depending on the amount of investment required, and the financial pro forma for the project.

B. SOIQ REQUIREMENTS

Each SOIQ must be in accordance with the requirements set forth in this document. Interested parties must provide detailed company information (including all parties expected to be involved in any process in the case of partnerships or joint ventures), related development experience, and preliminary development concepts for the site. Eight (8) complete and legible copies of the SOIQ must be submitted by the established deadline.

C. RIGHT TO REJECT SOIQS AND RESERVATIONS

The MAA reserves the right to reject any or all SOIQs, to waive any formal SOIQ requirements, to investigate the qualifications and experience of any interested party, to reject any provisions in any SOIQs, to obtain new SOIQs, to reject and solicit a new request for SOIQs or commence a different process, or to abandon this SOIQ process at any time and for any reason. SOIQs that are incomplete, insufficiently detailed, or that fail to meet the requirements set forth in this request for SOIQ may be, at the MAA's option, returned for completion or rejected entirely.

There is no express or implied obligation for the MAA to reimburse responding parties for any expenses incurred in preparing SOIQs or future responses to an RFP in response to this process.

The MAA reserves the right to retain all SOIQs submitted and to use any ideas provided regardless of whether the party is deemed a qualified developer or selected for development of a site. Submission of a SOIQ indicates acceptance by the firm of the conditions contained in this document.

D. FAR BACKGROUND

FAR is a small hub airport with approximately 1,050,000 passengers annually, including both enplaned and deplaned individuals. Over the past two decades, FAR has experienced roughly 110% growth in passenger enplanements. Serving as the gateway to eastern North Dakota and western Minnesota, FAR currently accommodates five airlines, major cargo operators, US Customs, and a considerable amount of general aviation and charter traffic. The airport is owned and operated by the MAA, which is governed by a five-member volunteer board appointed by the City of Fargo.

In recent years, the airport has undertaken significant capital improvements. The passenger terminal was expanded to include four additional gates, larger holdrooms, and enhanced amenities. Existing portions of the terminal were also reconfigured and remodeled, while parking facilities were expanded with a new parking garage and surface lot extensions. These expansions have amounted to nearly \$200 million. Additional information about FAR Airport and the MAA can be found at www.fargoairport.com.

The Airport is often a visitor's first impression of the region. The MAA has completed significant upgrades and additions to its facilities greatly increasing and enhancing revenue and customer satisfaction. We are seeking to find a partner in continuing this drive to present a welcoming and upscale environment.

E. PROJECT SCOPE

The MAA is seeking to develop a coordinated and aesthetically designed hotel at FAR. The MAA invites developers to submit qualifications for the development of a multi-story hotel located at the passenger terminal complex. Concepts shall capture and represent the business model being presented and includes amenities listed within this SOIQ and attachments (lobby, lounge, exercise facilities, etc.). The site designated for this project includes the area southeast of the terminal and is adjacent to an existing parking lot. An option to incorporate space to the east of the proposed hotel area may also be considered in development plans.

F. EVALUATION PROCESS AND CRITERIA

SOIQs meeting the requirements set forth in this request for SOIQs will be reviewed by a review panel of internal and/or external professionals. The review panel will determine which, if any, proposing parties meet the requirements set forth in this request for a development of the nature and type that the party has submitted. SOIQs will be evaluated on the criteria listed in this request for SOIQs, including those criteria defined below in Section G and any other criteria or information as deemed necessary by the review panel.

During the evaluation process, the MAA reserves the right, where it may serve the MAA's best interest, to request additional information or clarification from developers submitting SOIQs, or to allow completion, or corrections of errors or omissions.

The MAA's objective in issuing this SOIQ is to identify qualified developers and potential best use development concepts for the identified location. Responses received by the MAA as part of this SOIQ process will be used to refine the MAA's development plans. If more than one SOIQ is received, the MAA may choose to proceed with an RFP process or use the SOIQs to select the qualified developer/concept most suited to meet the MAA's needs. Once a developer is selected, a development plan process of no more than six (6) months duration, from the date of a signed development and/or lease agreement, will be required. Attached for your review is additional site information: Exhibit A: Technical Information, Exhibit B (1) and Exhibit B (2): Site Location Drawing.

All developers whose SOIQs are accepted and who meet the minimum qualifications described herein and provide preliminary development concepts shall be deemed by the MAA as "qualified developers." The MAA reserves the right to request and review updated qualifications from each of the qualified developers and reserves the right to reject any or all of the qualified developers from submitting further proposals based on such review. Qualified developers may be required to resubmit qualifications at the discretion and request of the MAA.

If the MAA enters into direct negotiations with a qualified developer, the MAA may describe in greater detail the process and development parameters (e.g., building material, design standards, etc.) required for the hotel. The qualified developer(s) who is selected to develop the hotel will be expected to enter into a development and/or lease agreement with the MAA and to complete the development. Specific development obligations will be determined by the MAA during the direct negotiation and Authority approval processes and in the RFP process, if necessary.

G. SOIQ CONTENT

Each developer's SOIQ shall address each section numbered below. Eight (8) copies shall be submitted. Color printing, photography and other marketing materials are not required and will not be considered during the MAA's evaluation of the SOIQs, unless directly relevant to the developer's previous commercial development projects. At the MAA's discretion, SOIQs which are not complete and/or not in full compliance with these requirements may be rejected by the MAA as non-responsive.

The SOIQ must include the following elements:

1. Contact Information

- a. Name, address and telephone number of the developer or group members. Prior to contracting with the MAA, the proposed group must be able to form a legal entity (or entities if a joint venture).

- b. Name, title, address, telephone number, and e-mail address of one (1) individual to whom all future correspondence and/or communication to the developer will be directed.

2. Demonstration of Experience & Capabilities

- a. Each developer or a member of the developer's team must have successfully completed development of at least one (1) project within the last ten (10) years in similar size and scope to the one being presented in this SOIQ. The degree and level of experience will be evaluated and compared to the complexity of the proposed hotel development idea as determined by the MAA.
- b. While the MAA is not requesting specific proof at this time; each qualified developer will need to demonstrate bonding capacity, adequate financial resources, and an appropriate level of experience to develop and operate the facility. Specific proof of these items will be required during the negotiating process or in response to an RFP, if necessary, in order to remain as a qualified developer.

3. Development Concepts

- a. The MAA is aware that there might be some hesitation in regard to providing concept ideas due to the proprietary nature of professional real estate development. For this reason, the MAA is requesting only generic concepts (no brand names) and supporting data (i.e., area market data, estimated construction costs, development square footage). The information provided should demonstrate a need for the proposed concept, identify any potential development challenges related to the specific site, and include general financial parameters and rents to the MAA. As a hypothetical example of what the MAA would like to receive, please see the following example:

Development concept hotel site:

Company X is proposing the development of a minimum of 80 room hotel property including a conference room and covered check-in parking concept. Our attached preliminary market data shows that the surrounding area needs additional mid to upper price ranged hotel rooms. We believe that this site would be a success based on the need for overnight sleeping and working space for flight crews, business and stranded passengers, and its proximity to FAR. Based on our preliminary construction estimates of \$xxM, Company X would need a minimum lease term of xx (x) years assuming a base rent component of \$ per sq. foot and including a minimum annual guarantee of \$xx,xxx and/or %xx percentage of gross revenue.

- b. The MAA will use this information to determine the highest and best use for the proposed hotel space. Note that rents and concession fee methodologies are subject to negotiation.
- c. As stated previously, in order to be eligible for participation in the development of a hotel at FAR, an interested party must provide a preliminary development concept for that designated space and demonstrate qualifications for a development of that nature. From this pool of concepts, the MAA will review and determine at its sole discretion the best development option for the space. During this review process, the MAA may request additional information regarding the preliminary concept as part of its assessment of the viability of a concept and the optimal development plan. The MAA may involve any relevant public code agencies in an effort to get preliminary buy-in to help expedite the permitting process. It is in the best interest of the prospective developer to submit a development concept that matches its proposed development in anticipation of a forthcoming direct negotiation or RFP process, if necessary.

4. Development Time

- a. The time needed to obtain financing, complete design and secure permits and approvals,

- b. The time needed to prepare the site, start and complete construction,
- c. Estimated operational start up time from completion of construction.

H. INFORMATIONAL MEETING

The MAA has scheduled an informational meeting per the SOIQ Timeline below to review the Request for SOIQ and answer questions related to the SOIQ. The meeting will be held in the FAR Airport Board room which is on the second level of the passenger terminal, located next to the airport gift shop. Interested developers are strongly encouraged to attend or send a qualified representative who is able to competently represent it or its company’s best interests. Estimated time frame for the informational meeting and the facility tour is 2 hours.

Following the informational meeting, the MAA may issue addenda to the Request for SOIQ to make any necessary clarifications or corrections and to address questions submitted. The first addendum will include a listing of all persons and contact information for those in attendance at the meeting.

I. SOIQ TIMELINE

DATES ACTION

November 4, 2025	Advertise SOIQ for perspective developers.
November 25, 2025	Informational meeting at FAR Terminal Starting at 10:00 AM
December 9, 2025	Last day for receipt of any questions by interested parties concerning the SOIQ by 4:00 P.M. CT. Questions received after this time will not be answered by the MAA.
December 15, 2025	Questions submitted in writing will be responded to by the MAA by this date.
January 7, 2026	SOIQs due to MAA (deadline of 2:00 p.m. CT)
January 30, 2026	The MAA evaluation of submittals completed.
February 10, 2026	The MAA Airport Authority decides best qualified.
February 17, 2026	Notice sent to “qualified developers.”
February 24, 2026	Begin the Development Direct Negotiations or RFP process.

All SOIQs are due no later than **2:00 p.m. (Central Time) on January 7, 2026**. All SOIQs must be delivered to the following address:

Municipal Airport Authority
 Attn: Shawn A. Dobberstein, A.A.E.
 Executive Director
 2801 32nd Ave. N
 Fargo, ND 58102

J. AIRPORT AUTHORITY RESERVATIONS

The MAA reserves the right to reject any or all SOIQs, to waive any formal SOIQ requirements, to investigate the qualifications and experience of any developer, to reject any provisions in any SOIQs, to obtain new SOIQs, to reject and solicit a new request for SOIQs or commence a different process, or to abandon this SOIQ process at any time and for any reason. SOIQs that are incomplete, insufficiently detailed, or that fail to meet the requirements and form set forth in this SOIQ may be, at the MAA’s option, returned for completion or rejected.

In addition to the MAA’s rights to reject SOIQs as set forth above, the MAA may, at its discretion, disqualify any developer: (1) with whom the MAA has had an unfavorable experience (e.g. poor, defective or otherwise unsatisfactory performance on a project, litigation, breach of contract); (2) if any of the information submitted by such developer in response to this request for SOIQs is determined to be inaccurate or

misleading; or (3) for any other cause, which in the MAA's judgment and sole discretion is sufficient to justify disqualification of developer or SOIQ.

There is no express or implied obligation for the MAA to reimburse responding developers for any expenses incurred in preparing SOIQs or proposals in response to this SOIQ or subsequent RFPs.

The MAA reserves the right to retain all SOIQs submitted and to use any ideas in a SOIQ regardless of whether the developer is selected. Submission of a SOIQ indicates acceptance by the developer of the conditions contained in this document.

The MAA reserves the right to invite developers who have not participated in this SOIQ process to participate in the subsequent negotiation process.

In issuing this SOIQ, the MAA reserves the right to preserve and maintain the Airport and its facilities for the purpose of air navigation. No rights or privileges are granted that shall violate State, FAA, TSA, or other Federal regulations and agreements as required. This will likely include the requirement for a formal submittal to the FAA in accordance with Federal Aviation Regulation Part 77 and an Air Traffic Control Tower line of sight/shadow analysis.

K. SUBMITTAL ACCESS

1. All information provided in this SOIQ may be made available to the public unless coordinated with the MAA and protected by the North Dakota Century Code.

2. Acknowledgement

- a. By submitting a SOIQ, the developer acknowledges that all non-trade secret information is subject to potential disclosure and agrees that the MAA will have no liability for any such disclosure.
- b. The information requested will be used to evaluate the proposals.
- c. Failure to supply information may result in a determination by the MAA that the proposal is non-responsive

EXHIBITS FOR DEVELOPERS

Hector International Airport Hotel

EXHIBIT A – TECHNICAL INFORMATION

1. Location: South of new terminal addition (per exhibit B).
2. Site location is available for development at approximately 23,800 sq. ft. with additional 10,000 sq. ft. for parking. There is no requirement to utilize the entire available area.
3. Site location shall not be sold to developer. A long-term lease contract will be negotiated.
4. Improvements by the Lessee shall revert to the MAA after 30 years from start of operation or a negotiated date unless an extension can be negotiated prior to the termination of the lease.
5. Airport shall retain first right of refusal to purchase improvements if offered for sale.
6. Developer must utilize City of Fargo, ND, design and construction standards, and applicable Federal, state, and local codes (including Federal ADA standards).
7. New structure exterior finish for the hotel shall match existing terminal finishes to the extent practicable.
8. A secure, enclosed walkway must be provided to allow direct access between the terminal and the hotel. Provisions related to the walkway—including any required modifications to the existing

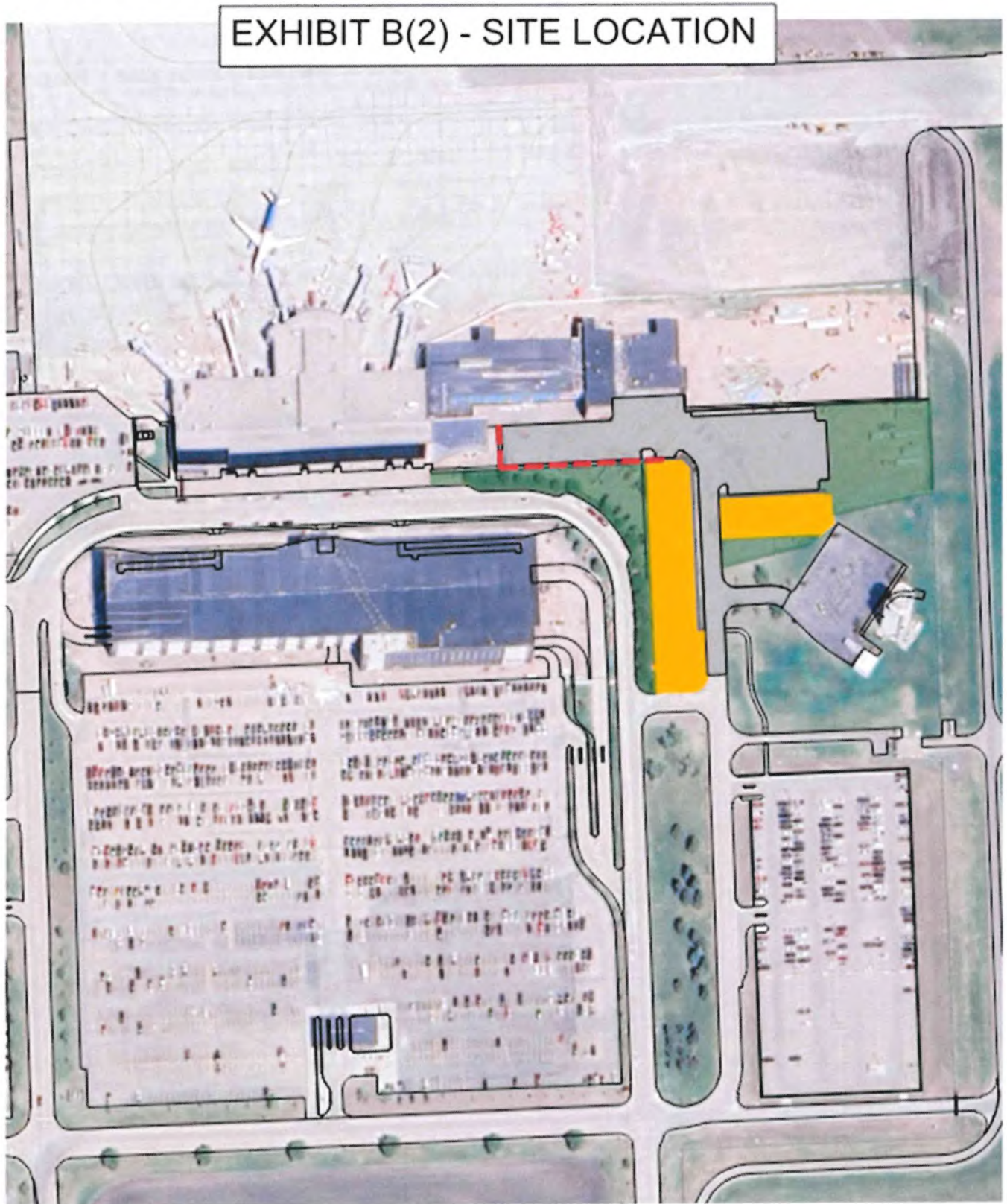
terminal door to satisfy minimum corridor throughput requirements should be incorporated into the SOIQ. This same walkway must also be available for use by both hotel guests and terminal personnel.

9. Walkway design and exterior finish shall match existing terminal finishes.
10. Access to rooms and other amenities shall be through exclusive hotel stairs and elevator.
11. Access to rooms and other amenities shall be through current industry access systems.
12. Emergency egress shall be provided at each level in a manner that ensures unimpeded access to the terminal is maintained at all times.
13. If proposed by the developer, the MAA envisions a facility conference room(s) supporting business meetings seating 20 – 40 individuals. Additionally, exercise rooms and other amenities that may be required by airlines for overnight crew should be considered.
14. CCTV systems including at least two cameras shall be provided by the developer as part of the hotel build-out and will match and connect to existing CCTV system equipment. The MAA shall retain the right to locate CCTV cameras in or on the hotel structure as necessary to enhance the security of the Airport.
15. Hotel developer shall provide for the hotel guests to access the FAR flight information display system either through direct connection or via other continuous feeds determined acceptable by the MAA.
16. Sanitary, storm sewer, potable water, power, and other utilities shall be provided by the developer. All necessary utilities are near the vicinity of the site.
17. Developer shall provide for adequate check-in parking and a negotiable number of parking stalls for hotel guests and airport corporate parking. Developer may assume use of the existing pay parking lots for their primary parking requirements.
18. All design, site preparation and construction shall be at the developer's expense including architectural and engineering fees.
19. Developer shall be responsible for all taxes due on construction and real estate to include special assessments.
20. Developer shall be required to negotiate a minimum time interval and value of renovations.

EXHIBIT B – SITE LOCATION DRAWING (Showing utility locations)



EXHIBIT B – SITE LOCATION DRAWING (CONT.) (Showing utility locations)



Comments/Questions regarding SOIQ

-page 1 indicates approx 23,800 sq ft for hotel development, page 6 states 28,000. Which is correct? The proposed site seems small.

A: The correct figure is 23,800 sq. ft., and the previously stated 28,000 sq. ft. will be amended. For reference, this site shares similarities with the airport hotel in Sioux Falls.

-is the entire space buildable or are there set back requirements?

A: Design elements will be determined by the developer. Drawings with utilities will be provided, but the developer will be responsible for permitting and ensuring compliance with relevant standards.

-a 10,000 sq ft parking lot will only accommodate approx. 30 vehicles, is this adequate?

A: This space is available as an option for developers. Developers may choose to include it in their SOIQ/RFP if they wish to use it.

-page 2 E. Project Scope indicates a multi-story hotel; should state any height restrictions.

A: We specifically reference Federal Aviation Regulation Part 77 instead of imposing separate height restrictions. This approach accounts for the various interpretations of federal regulations and addresses Air Traffic line-of-sight requirements.

-page 2 and page 6: "MAA reserves the right to retain all SOIQs submitted and to use any ideas provided..." this may eliminate some interested developers.

A: If the Authority is seeking to specify the terms and conditions for the use of submittal concepts and ideas, it is advised to collaborate with legal staff to develop appropriate language.

-page 4 "developer will need to demonstrate...experience to...operate facility." Does this exclude hotels that utilize a management company to operate?

A: The aim is not to restrict developers; rather, it is considered beneficial for the Authority to have a development team with experience in hotel operations.

-page 5 timeline; have you considered that this timeline includes three holidays; should more time be allocated?

A: In our assessment, the schedule is adequate; however, it may be adjusted at the discretion of the Authority.

-page 6 "...invite developers who have not participated in this SOIQ process to participate in the subsequent negotiation process." Why would we do this?

A: This option is available at the Authority's discretion and would likely be used only in exceptional cases to ensure fairness.

-page 6 Exhibit A #4; a 30-year lease may be too short.

A: The timeframe may be extended within the SOIQ or during negotiations, if required.

-page 7 #16 clarification of "utilities shall be provided by developer," wouldn't this only refer to hook ups to be provided by developer since it is a lease?

A: We expected the utilities to match those of other leased areas like hangars and FBOs outside the terminal.

Also of note: FSD AeroStay hotel has 76 rooms.

Respectfully,
Paula Ekman