

MUNICIPAL AIRPORT AUTHORITY OF THE CITY OF FARGO, ND
Regular Meeting
Tuesday, May 12, 2026 – 8:00 am

***** Airport Boardroom, Third Floor (map attached) *****

<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 April 21, 2026

Approve the order of the agenda

CONSENT AGENDA

Action item: all consent agenda items are approved by one vote

1. Approve the airport vouchers totaling \$457,480.82
2. Approve individual vouchers
 - A. MCGOUGH CONSTRUCTION - \$2,614,895.19
Partial Payment Request #35, passenger terminal expansion
 - B. FLINT GROUP - \$30,133.20
2026 marketing
 - C. ARCHKEY/PARSONS ELECTRIC - \$140.00
Locates – terminal apron reconstruction
 - D. ARCHKEY/PARSONS ELECTRIC - \$420.00
Locates – terminal apron reconstruction
 - E. TL STROH ARCHITECTS - \$2,057.00
Skyway
3. Approve request from the Gilbert C. Grafton American Legion Post #2 to extend their Eastside Terminal lease
4. Approve Lease Amendment #3 with the General Services Administration for the Transportation Security Administration space
5. Approve extension of Listing Agreement with CityScapes Development for the Eastside Terminal Building

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REGULAR AGENDA

Action items

6. Receive and approve March financials
7. Receive and approve Request for Proposals (RFP) document for Public Parking Facilities
8. Receive and approve proposed draft liquor license for the airport premises

Information only

9. Receive update from Mead & Hunt regarding passenger terminal expansion and modification project (Mary Shaffer)
 - Tile floor, checkpoint carpet, exterior metal panels, Art Committee
 - SARA room, seating capacity
10. Receive update from TL Stroh Architects regarding skyway project and parking ramp roof damage (Joe Jenni/Terry Stroh)

Old Business

Information only

- Safety update
- Proposed hotel update (Tom Schauer)
- Charitable gaming (Ekman)

PUBLIC COMMENT PERIOD

Comments on agenda items from April 21, 2026 and May 12, 2026

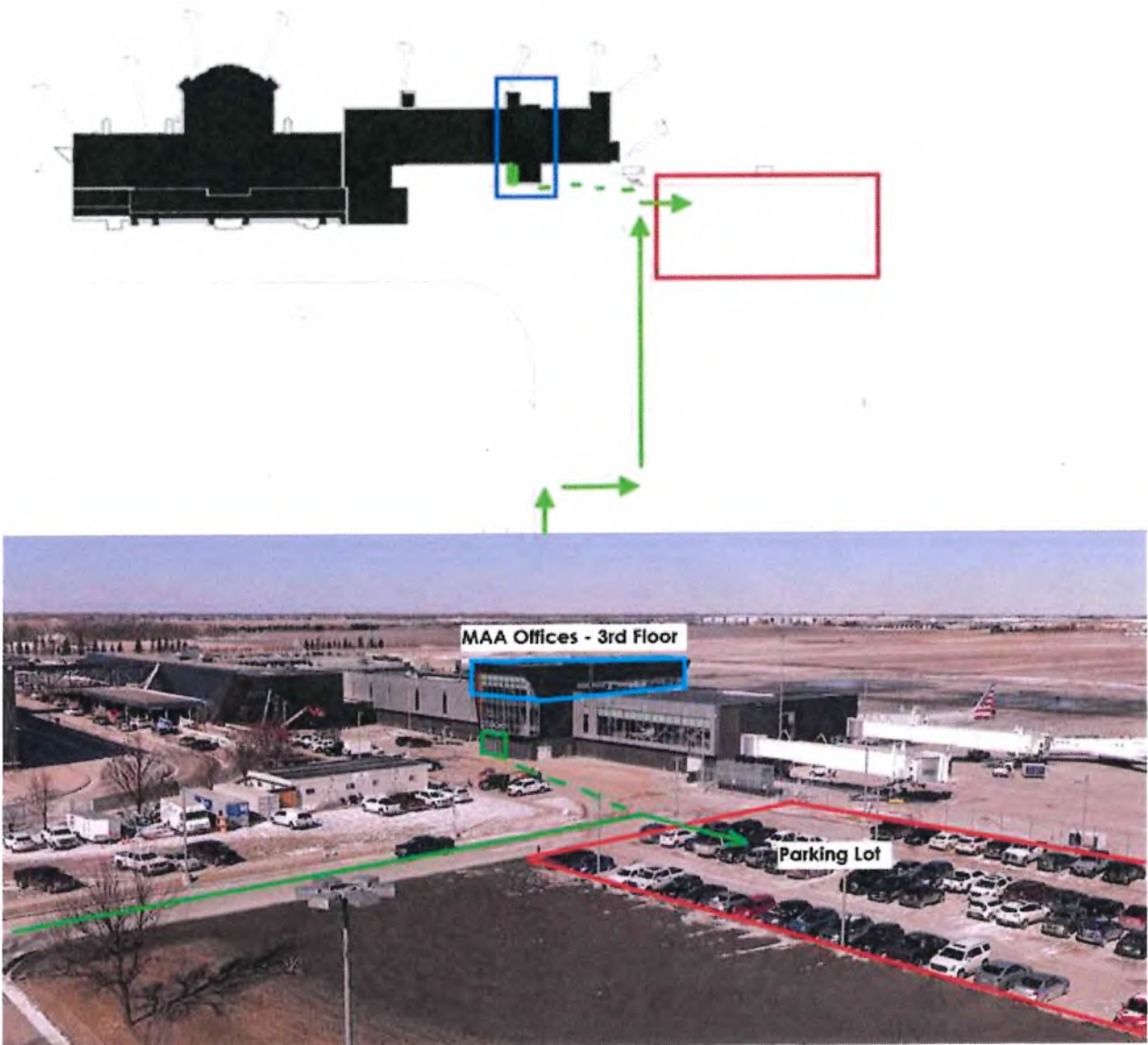
If necessary, the Municipal Airport Authority may enter into executive session to consider or discuss closed or confidential records or information pursuant to North Dakota Century Code Sections 44-04-19.1, 44-04-19.2., 44-04-24 and 44-04-26.

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

DIRECTIONS TO NEW MUNICIPAL AIRPORT AUTHORITY OFFICES

As you drive north towards the terminal on Dakota Drive and the airfield fence to the east ends, take a right. Drive past the East Economy Lot and the ATCT lot. Park in the Employee Parking Lot to your right (east – red box below). Walk to the entrance to the MAA administration offices in the section of the terminal with a third floor (blue box below). Take the elevator to third floor.

Please call our office if you have any questions. 701-241-1501



Regular Meeting

Tuesday

April 21, 2026

The Regular Meeting of the Municipal Airport Authority of the City of Fargo, ND, was held Tuesday, April 21, 2026, at 8:00 am.

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

Chair Berg presiding.

Berg introduced new MAA employee, Madisen Anderson, and also welcomed new board member Brooks Burgum.

Jim Sweeney, Fargo Jet Center, introduced their newly named Director of FBO Operations, Michael Lawrence. They also announced Fargo Jet Center being named in the top 20% of all FBOs in the Americas in the Aviation International News Magazine survey.

Approved the Minutes of the Regular Meeting Held March 12, 2026:

Cosgriff moved to approve the minutes of the Regular Meeting held March 12, 2026. Second by Bresciani. All members present voted aye. Motion carried.

Approved the Order of the Agenda:

Cosgriff moved to approve the order of the agenda with the addition of liquor license, TSA accommodation, and adding AI assisted meeting minutes.

Second by Bresciani. All members present voted aye. Motion carried.

Approved the Consent Agenda:

Cosgriff moved to approve the Consent Agenda, Items 1-4. Second by Bresciani. On the call of the roll, Bresciani, Ekman, Cosgriff, Burgum, Berg voted aye. Motion carried.

1. Approve the airport vouchers totaling \$855,213.12

2. Approve individual vouchers

- A. MEAD & HUNT - \$22,782.36
Terminal apron expansion, construction administration
- B. MEAD & HUNT - \$3,063.24
Phase I – Terminal apron reconstruction
- C. ARCONAS - \$376,547.18
Furniture and fixtures (3 invoices)
- D. MCGOUGH CONSTRUCTION - \$39,257.32
Partial Payment Request #23, parking ramp
- E. MEAD & HUNT - \$7,434.60
Glycol sewer forecemain
- F. MCGOUGH CONSTRUCTION - \$2,809,347.55
Partial Payment Request #34, passenger terminal expansion and modification
- G. INTEROFFICE - \$7,357.46
Furniture – Partial Payment #1
- H. KPH INC. - \$295,722.00
Partial Payment Request #6, glycol collection and forecemain
- I. TL STROH ARCHITECTS - \$2,497.00
Skyway
- J. ARCONAS - \$58,864.78
Furniture and fixtures (2 invoices)
- K. INTEROFFICE - \$272.56
Furniture and fixtures
- L. MEAD & HUNT - \$70,521.92
Passenger terminal, construction administration
- M. MEAD & HUNT - \$16,000.00
Art and Amenities
- N. MEAD & HUNT - \$8,225.20
Terminal apron expansion
- O. MEAD & HUNT - \$1,726.92
Hotel committee coordination
- P. MEAD & HUNT - \$12,251.64
Phase I – terminal apron reconstruction
- Q. MEAD & HUNT - \$9,529.85
Glycol forecemain

3. Authorize travel

- FMWF Chamber DC Business Fly-In, May 18-20, Washington, DC
- GLC AAAE Annual Conference, July 23-26, Kalamazoo, MI
- AAAE NAC, September 27-29, New Orleans, LA
- GLC AAAE Airports Conference, October 14-16, Chicago, IL

4. Approve request from Syncd AI LLC to lease space in the Eastside Terminal.

Received and Approved Final CY 2025 Financials:

Aasand presented and reviewed final CY 2025 Financials as the 2025 audit is now complete.

Bresciani moved to receive and approve the CY 2025 financials. Second by Ekman. All members present voted aye. Motion carried.

Received and Approved February Financials:

Aasand presented and reviewed February 2025 financials.

Bresciani moved to receive and approve February 2025 financials. Second by Ekman. All members present voted aye. Motion carried.

Received and Approved CY 2025 Audit Reports (Brian Opsahl, Brady Martz):

Brian Opsahl, Brady Martz, was recognized and reviewed the CY 2025 Audit Report. He stated they had no difficulty performing the audit, had no disagreements with management and appreciated all of the help provided. One correction made was related to retainage amounts for construction projects. He reported that the single audit on the federal funding (AIP Program) received a clean opinion with no issues or compliance errors. He stated the audit of the PFC program also received a clean opinion with no issues.

Ekman moved to receive and approve the CY 2025 Audit Report. Second by Burgum.

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

Received Update from Mead & Hunt Regarding Passenger Terminal Expansion and Modification Project:

Mary Shaffer, Mead & Hunt, was recognized and reported that the terminal project is on schedule.

- Approved exterior roadway signage plan (Mary Shaffer/Rollie Eidahl)

Shaffer presented the exterior roadway signage plan. This portion of the project will be put out for bid this week with bids due May 13. Estimate for this package is \$150,000-\$175,000.

Bresciani moved to approve the roadway signage plan as presented. Second by Ekman. On the call of the roll, Bresciani, Ekman, Cosgriff, Burgum, Berg voted aye. Motion carried.

- Received and Considered Approval for Phase I Art Consulting Agreement, \$22,800.00 (Ivy Oland/Mary Shaffer)

Oland was recognized via zoom. She stated this is Phase I, which is now for services to be provided in a contract directly with the MAA, following the completion of the services included in the agreement with Mead & Hunt.

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

Ekman moved to approve Phase I Art Consulting Agreement for \$22,800.00. Second by Cosgriff. On the call of the roll Bresciani, Ekman, Cosgriff, Burgum, Berg voted aye. Motion carried.

Approved Proposal from ADK Consulting for Employee Compensation Study Services, \$36,750.00:

Proposal for Compensation Study Services from ADK Consulting was received and reviewed.

Bresciani moved to approve the proposal from ADK Consulting for employee compensation study services (\$36,750.00). Second by Burgum.

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

Received Communication from Hangar 19 LLP Regarding Hangar 19 Expansion Plan, Considered Approval of Site Plan and Preparation of Updated Ground Lease:

The communication date April 15, 2026, from Hangar 19 LLP was received without objection.

Berg stated he would recuse himself from this item as he is a partner in Hangar 19.

Dobberstein reviewed the preliminary drawing provided by Olaf Anderson. He stated the proposal is to demolish the older hangar portion and construct a new addition. He stated Hangar 19 has a right of first refusal on additional property to the north of the existing structures and they are requesting to exercise that right of first refusal. He stated he would like to start with a new lease, as the original lease was in another name, using the same lease terms.

Berg relinquished the chair to Vice Chair Bresciani.

Ekman moved to approve the site plan submitted by Hangar 19 LLP and authorize preparation of updated ground lease. Second by Burgum.

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

Bresciani relinquished the chair to Berg.

Received Update from TL Stroh Architects Regarding Skyway Project and Parking Ramp:

Joe Jenni, TL Stroh Architects, was recognized and gave an update on the skyway. Project is on track.

Jenni reported they are beginning to install the additional perforated panels on the south and east sides of the ramp. He stated they did receive the examination report of the roof damage, so they are working through that and hopefully have a solution for repairs by the next meeting.

Mead & Hunt (Flooring):

Discussion was held on flooring and maintenance. It was suggested that if we are having issues with keeping the white tile floors clean should we consider a different flooring option for the remainder of the project in the renovation area. Mead & Hunt indicated the flooring materials have been ordered and are on site, but they could look at proposing a different option and what that cost would be. Gena Mollica, Mead & Hunt, suggested that a lot of the dirt being brought into the terminal has to do with construction and it is probably just a matter of getting through the remainder of the construction activity.

Neon Map Display in Baggage Claim:

Ivy Oland was recognized via zoom and stated the Arts and Amenities Committee discussed the neon map display and felt the scale of the map was undersized for the space. Their recommendation is to not reinstall the piece and open the wall for something else.

Cosgriff moved to accept the recommendation of the committee. Second by Ekman.

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

Berg added that this board does not want to be debating every wall and every picture in the terminal. He stated he wants to make sure Ivy and her committee take into consideration feedback from Shawn and staff and wrestle with this in that committee and hopefully it does not need to come before the board, unless there are issues that cannot be solved. If that is the case, the committee could make a recommendation to the board for consideration.

Post Security Restaurant Capacity:

Mary Shaffer, Mead & Hunt, was recognized and Gena Mollica was recognized via zoom. Shaffer stated the condition of the post security restaurant capacity is a temporary situation and she does not know that there can be any additional capacity available now. Mollica reviewed the planning process and plans in place were based on projections out to 2041. She stated the current design has more spaces than were recommended by the food service consultant.

After further discussion, Bresciani moved that Mead & Hunt work with Sky Dine on their recommendation for short term alternatives as well as any long term needs and what those costs might be.

Second by Ekman. All members voted aye. Motion carried.

Items 15 (charitable gaming) and 16 (SARA room) were tabled until the next meeting.

Old Business

Safety Update – nothing to report

Proposed Hotel Update – Tom Schauer reported that the hotel committee will be meeting with the developer this week and will have more to report at the next meeting.

Governance/Peer Airports – Dobberstein distributed a list of peer airports. Item will be on the next meeting agenda for discussion.

Vendor/Concession RFP Update – Dobberstein distributed a spreadsheet with all contracted vendors and term information.

General Aviation Meeting Update – Berg reported that he and staff met with general aviation stakeholders on April 20 and had a good meeting with about 40 people in attendance.

Station Manager Meeting – Bresciani reported that he and Berg, along with staff, met with the airline station managers recently. He stated the meeting was very productive and it was loud and clear that the station managers feel they have great communication with airport administration. They feel they can come up to the office any time. Berg stated one of the issues they deal with is high turnover, probably due to insufficient wages.

Baggage System Update – Darren Anderson reported that a significant reason for the bag jams was the way the TSA was feeding the bags and they have made a change which has improved the situation. The baggage system supplier is going to add corner guards which will prevent bags from falling off. Dobberstein reminded board members that we are still dealing with two systems, the old and the new, and until the installation of the new system is complete, we may still see some issues, but there has been vast improvement.

Items added to agenda:


Commendation to TSA Employees – Administration was directed to send a letter to each of the Fargo TSA employees recognizing their dedication to service during the recent partial government shutdown.

Liquor License – Cosgriff moved to apply for the stadium liquor license understanding that we have to comply with all of the aspects of the stadium license to serve alcohol in the various capacities available to us. Second by Ekman. All members present voted aye. Motion carried.

Public Comment Period – No public comment

Meeting adjourned at 9:34 a.m.

VOUCHERS FOR AUTHORITY APPROVAL - MAY 12, 2026



4 SEASONS PAVEMENT REPAIR	POTHOLE FILLER - AIRFIELD	\$6,050.00
ACME TOOLS	AIRFIELD LIGHTING SUPPLIES - FISH TAPES	\$179.94
AIRSIDE SOLUTIONS, INC.	AIRFIELD LIGHTING	\$1,611.20
AIRSIDE SOLUTIONS, INC.	AIRFIELD LIGHTING	\$135.73
ALLIED UNIVERSAL SECURITY SERVICES	AVIATION WORKERS SCREENING APRIL 10-16	\$829.76
ALLIED UNIVERSAL SECURITY SERVICES	SECURITY GUARD SERVICE APRIL 10-16	\$3,948.29
ALLIED UNIVERSAL SECURITY SERVICES	AVIATION WORKERS SCREENING APRIL 3-9	\$857.20
ALLIED UNIVERSAL SECURITY SERVICES	SECURITY GUARD SERVICE APRIL 3-9	\$3,787.29
ALLIED UNIVERSAL SECURITY SERVICES	AVIATION WORKERS SCREENING APRIL 17-23	\$829.76
ALLIED UNIVERSAL SECURITY SERVICES	SECURITY GUARD SERVICE APRIL 17-23	\$4,081.72
AMAZON	ETHERNET CABLE	\$9.15
AMAZON	ETHERNET CABLE PACK - AEROCLOUD	\$36.52
AMAZON	SARA - DOG WASTE STATION	\$279.99
AMAZON	GLOVES - AIRFIELD MAINT	\$211.19
AMAZON	SUGGESTION BOX	\$60.27
AMAZON	CREDIT FOR RETURNED SUGGESTION BOX	-\$60.27
AMAZON	HAND CLEANER - MAINT SHOP	\$137.50
AMERICAN ASSOCIATION OF AIRPORT EXECUTIVES	FEDERAL AFFAIRS CONTRIBUTION 2026	\$22,000.00
AMERICAN ASSOCIATION OF AIRPORT EXECUTIVES	AIRPORT MASTER FIREFIGHTER REGISTRATION FEE (JACOBSON)	\$355.00
AMERICAN ASSOCIATION OF AIRPORT EXECUTIVES	AIRPORT MASTER FIREFIGHTER REGISTRATION FEE (ALMER)	\$355.00
AMERICAN ASSOCIATION OF AIRPORT EXECUTIVES	AMF SUPPLEMENTAL MATERIAL/LEARNING GUIDE	\$100.00
AMERICAN ASSOCIATION OF AIRPORT EXECUTIVES	ANNUAL CONF, MAY 3-5, LOS ANGELES, CA (ANDERSON)	\$950.00
AMERICAN ASSOCIATION OF AIRPORT EXECUTIVES	ANNUAL MEMBERSHIP (JUNE 1, 2026 - MAY 31, 2027 (DOBBERSTEIN)	\$325.00
ANDERSON, DARREN	TRAVEL, AAAE CONF, MAY 3-5, LOS ANGELES, CA	\$2,281.31
A-OX WELDING SUPPLY	PROPANE - FORKLIFT	\$93.29
A-OX WELDING SUPPLY, LLC	WELDING SUPPLIES, PROPANE	\$177.39
API GARAGE DOOR, INC.	OVERHEAD DOOR REPAIRS - MAINT SHOP	\$7,642.00
AUTO VALUE FARGO	ARFF SUPPLIES	\$115.86
BALANCE TAX AND ACCOUNTING	ACCOUNTING SERVICES - 2025 AUDIT ASSISTANCE	\$323.75
BEESEEN GEAR	UNIFORM GEAR - SAMPLES	\$161.40
BEESEEN GEAR	UNIFORM GEAR (SAFETY SHIRTS, HATS, CAPS)	\$2,331.25
BERT'S TRUCK EQUIPMENT	EQUIP PART - #30	\$18.40
BERT'S TRUCK EQUIPMENT	EQUIP REPAIRS - #47	\$479.71
BEST BUY	USB PRINTER CABLE	\$107.64
BEST BUY	USB PRINTER CABLE	\$64.59
BEST BUY	USB PRINTER CABLE	\$43.04
BRENCO	VEHICLE CLEANING SUPPLIES	\$118.00
BURGGRAF'S ACE HARDWRE	OIL, MOTO MIX - MOWERS	\$100.45
BURGGRAF'S ACE HARDWRE	GENERAL SUPPLIES - ARFF STATION	\$255.79
BUTLER MACHINERY CO.	EQUIP REPAIRS - #16	\$3,760.76
BUTLER MACHINERY CO.	EQUIP REPAIRS - #42	\$1,337.00
CINTAS	LINEN SERVICE/UNIFORMS - 2.18.26	\$425.93
CINTAS	LINEN SERVICE/UNIFORMS - 2.25.26	\$425.93
CINTAS	LINEN SERVICE/UNIFORMS - 3.5.26	\$466.42
CINTAS	LINEN SERVICE/UNIFORMS - 3.18.26	\$425.93
CINTAS	LINEN SERVICE/UNIFORMS - 3.11.26	\$425.93
CITY OF FARGO	STORM SEWER	\$734.68
CITY OF FARGO	WATER/SEWER	\$395.66
CITY OF FARGO FINANCE DEPT.	GARBAGE 4.9.26	\$308.05
CITY OF FARGO FINANCE DEPT.	GARBAGE 4.16, 4.23	\$602.99
CITYSCAPES DEVELOPMENT, LLC	REALTOR SERVICES - E. TERMINAL LEASE - SYNCD AI, LLC	\$462.67
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$136.49
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$1,514.20
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$274.72
COLE PAPERS INC.	JANITORIAL SUPPLIES - MAINT SHOP	\$244.24
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$13.52
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL (1 OF 2)	\$136.49
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL (2 OF 2)	\$136.49
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$1,403.25
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$40.00
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$544.24
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$439.28
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$23.63
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL (FLOOR SCRUBBER)	\$4,639.63
COLE PAPERS INC.	JANITORIAL SUPPLIES - W. TERMINAL	\$604.54
CONSOLIDATED COMMUNICATIONS	TECH SERVICES - PARKING LOT	\$296.07
CONSOLIDATED COMMUNICATIONS	INTERNET - W. TERMINAL, MAINT SHOP	\$690.00
CONSOLIDATED COMMUNICATIONS	INTERNET - PARKING	\$1,048.64
CONSOLIDATED COMMUNICATIONS	INTERNET - ARFF STATION	\$230.00
CURB (TAXI)	AAAE LEGISLATIVE CONF, MAR 18-19, WASH DC (DOBBERSTEIN)	\$19.99
CURB (TAXI)	ALLEGiant CONF, MARCH 31-APRIL 1, LAS VEGAS, NV (DOBBERSTEIN)	\$66.98
CURT'S LOCK AND KEY SERVICE INC.	RE-KEY OFFICE DOORS - E. TERMINAL	\$94.00

CYBER ADVISORS	TECH SERVICES	\$3,965.04
CYBER ADVISORS	DESKTOP COMPUTER - AIRFIELD MAINT OFFICE	\$1,320.00
CYBER ADVISORS/CLEARFLY	PHONE SERVICE - FEBRUARY	\$214.86
DACOTAH PAPER CO.	JANITORIAL SUPPLIES - W. TERMINAL	\$2,215.28
DACOTAH PAPER CO.	JANITORIAL SUPPLIES - W. TERMINAL	\$191.91
DACOTAH PAPER CO.	WINDOW CLEANING KITS - W. TERMINAL	\$554.48
DACOTAH PAPER CO.	JANITORIAL SUPPLIES - W. TERMINAL	\$2,246.73
DAKOTA FENCE	FENCE REPAIRS	\$2,428.00
DAKOTA FENCE	STRAIGHTEN CARGO GATE (FED EX)	\$180.00
DAKOTA FENCE	FENCE POSTS REPAIRS - CARGO AREA (UPS)	\$897.00
DFW FIRE TRAINING RESEARCH CENTER	LIVE FIRE TRAINING, DFW, FEB 17, 2026 (ZERR)	\$600.00
DOBBERSTEIN, SHAWN	TRAVEL, AAAE CONF, MAY 3-5, LOS ANGELES, CA	\$302.99
EIDE BAILLY LLP	ACCOUNTING SERVICES - MARCH	\$7,689.94
ENGRAPHIX	NAME PLATE - BURGUM	\$34.17
ENVIRONMENTAL EQUIPMENT & SERVICES, INC.	EQUIP REPAIRS - #24	\$555.79
EPIC SOLUTIONS	GRACO PAINT SPRAYER	\$32,711.71
ESSENTIA HEALTH	ANNUAL PHYSICALS - ARFF	\$4,158.00
FAMILY FARE	COFFEE - BOARDROOM	\$13.79
FAMILY FARE	BOTTLED WATER - BOARDROOM	\$9.18
FARGO TIRE SERVICE	EQUIP REPAIRS - #4	\$857.70
FEDEX	POSTAGE/SHIPPING	\$33.57
FEDEX	POSTAGE/SHIPPING	\$88.55
FEDEX	POSTAGE/SHIPPING	\$29.62
FLIGHTAWARE	FBO TOOLBOX - MONTHLY	\$110.00
FLINT GROUP	MARKETING - MAY	\$30,133.20
FLUID INTERIORS	OFFICE CHAIRS (2) - ADMIN OFFICE	\$1,312.74
GH JANITORIAL SERVICE	CLEANING TSA OFFICES - APRIL	\$440.00
GRAINGER	ELECTRICAL TAPE - AIRFIELD LIGHTING	\$515.90
GRAINGER	ENTRY LOCK - BRIDGE #5 - W. TERMINAL	\$678.25
GRAINGER	BUILDING MATERIALS - W. TERMINAL	\$128.05
GRAYBAR	BUILDING SUPPLIES - US CUSTOMS BUILDING	\$226.80
GRAYBAR	BUILDING SUPPLIES - US CUSTOMS BUILDING	\$32.19
HANSON DESIGN ASSOCIATES, LLC	LANDSCAPE ARCHITECT SERVICES - 2026 TREE WORK	\$680.00
HARBOR FREIGHT TOOLS	SHOP TOOLS	\$20.98
HAWKINS, INC.	AQUA HAWK KA-50 DE-ICER	\$21,064.40
HAWKINS, INC.	AQUA HAWK KA-50 DE-ICER	\$21,134.79
HAWKINS, INC.	AQUA HAWK KA-50 DE-ICER	\$20,900.92
HILTON WASHINGTON DC NATIONAL MALL	AAAE LEGISLATIVE CONF, MAR 18-19, WASH DC (DOBBERSTEIN)	\$846.44
HOLMEN, ANDREW	TRAVEL, AAAE SNOW SYMPOSIUM, APRIL 24-29, BUFFALO, NY	\$1,982.44
HOME DEPOT	ARFF STATION SUPPLIES/TOOLS	\$446.72
HUBER ELECTRIC MOTOR & PUMP REPAIR	REPAIRS TO BENCH SANDER MOTOR	\$695.00
ID ZONE	ID BADGE HOLDERS, STRAPS	\$496.94
INTERSTATE ALL BATTERY CENTER	BATTERIES - GENIE LIFT - W. TERMINAL	\$1,079.70
INTUIT.COM	QUICKBOOKS SOFTWARE	\$275.00
LAWSON PRODUCTS	EQUIP REPAIR SUPPLIES - #4	\$1,011.83
LIEBERMAN TECHNOLOGIES	EFIDS IVR SERVICE - MAY	\$80.00
LOWE'S	SHINGLES FOR AIRFIELD PAINTING	\$266.88
LUMACURVE AIRFIELD SIGNS	AIRFIELD LIGHTING	\$1,019.51
LUTHER FAMILY FORD	EQUIP REPAIRS - #5	\$326.69
M & J AUTO PARTS	PART FOR EQUIP #24	\$29.50
M & J AUTO PARTS	EQUIP REPAIRS - #24	\$184.03
M & J AUTO PARTS	EQUIP REPAIRS - #15	\$155.50
M & J AUTO PARTS	HACKSAW BLADES	\$11.16
M & J AUTO PARTS	EQUIP REPAIRS - #7	\$194.22
M & J AUTO PARTS	SHOP SUPPLIES - CARB/CHOKE CLEANER	\$70.20
M & J AUTO PARTS	OIL FILTER - FORKLIFT #36	\$5.99
M & J AUTO PARTS	OIL FOR PAINTERS	\$12.05
M & J AUTO PARTS	CREDIT FOR RETURNED PARTS - #24	-\$93.14
M-B COMPANIES INC.	EQUIP REPAIRS - #2	\$404.85
M-B COMPANIES INC.	EQUIP REPAIRS - #4	\$553.98
M-B COMPANIES INC.	EQUIP REPAIR SUPPLIES - #4	\$58.92
M-B COMPANIES INC.	EQUIP REPAIR SUPPLIES - #10	\$65.93
M-B COMPANIES INC.	EQUIP REPAIRS - #4	\$252.14
MENARDS	AIRFIELD SUPPLIES, STORAGE BINS FOR ADMIN OFFICE	\$249.27
MENARDS	PAINT SUPPLIES - AIRFIELD	\$63.76
MENARDS	JANITORIAL SUPPLIES - SRE BUILDING	\$44.92
MIDWEST PEST CONTROL INC.	PEST CONTROL 3.10.26	\$275.00
MJ DALSIN CO. OF ND INC.	ROOF REPAIRS - E. TERMINAL	\$326.32
MJ DALSIN CO. OF ND INC.	ROOF SERVICE CALL - SRE BUILDING	\$100.00
MTI DISTRIBUTING, INC.	EQUIP REPAIRS - #34	\$220.14
NAPA AUTO PARTS	EQUIP REPAIR - #24	\$125.00
NORTH CENTRAL INTERNATIONAL	PART FOR #24	\$41.53
NORTHERN ENGINE & SUPPLY INC.	EQUIP REPAIRS	\$145.99
NORTHERN ENGINE & SUPPLY INC.	EQUIP REPAIRS	\$251.64

O'DAY EQUIPMENT, LLC	SERVICE/REPAIRS - W. TERMINAL GENERATOR	\$1,453.85
OFFICE DEPOT	OFFICE SUPPLIES - BATTERIES, CLEANING WIPES	\$47.98
OFFICE DEPOT	WASTEBASKETS - OFFICE, SRE BREAKROOM	\$83.66
OFFICE DEPOT	WASTEBASKETS, DOOR STOPPERS - OFFICE	\$64.65
PRO RESOURCES CORPORATION	PAYROLL, TAXES FEES APRIL 13-26	\$121,941.00
RDO EQUIPMENT CO.	PART FOR EQUIP #13	\$15.33
RENAISSANCE DALLAS ADDISON	ARFFWG LEADERSHIP SYMPOSIUM, MAR 9-12, ADDISON, TX (NOYES)	\$1,210.75
SANDERS METAL PRODUCTS INC.	ANCHOR HUB - NORTH GA RAMP TIEDOWN	\$217.85
SANFORD HEALTH	QUARTERLY EMR REFRESHER, MARCH 3	\$200.00
SANFORD HEALTH OCCMED	EMPLOYEE SCREENINGS	\$327.00
SHOPLET.COM	OFFICE SUPPLIES - BATTERIES, CLEANING WIPES	\$56.04
SIGN SOLUTIONS	SIGNS - PARKING LOT	\$261.06
SIGN SOLUTIONS	SIGNAGE MATERIALS - PUBLIC AREAS	\$262.50
SMARTSIGN	SIGNAGE - EMPLOYEE PARKING LOT	\$701.81
SMARTSIGN	SIGNAGE - PUBLIC AREAS	\$187.50
STEEN & BERG, INC.	REPAIR DAMAGE TO EQUIP #15 - GMC SIERRA	\$3,306.26
STENCILFAST	STENCILS, AIRFIELD PAINTING	\$1,987.87
SYN-TECH SYSTEMS	ANNUAL FUELMASTER STANDARD MAINTENANCE	\$1,275.00
TAXI CAB	AAAE LEGISLATIVE CONF, MAR 18-19, WASH DC (DOBBERSTEIN)	\$27.79
TEMU	LIGHTWEIGHT SAFETY HELMETS - BUILDING STAFF	\$40.52
THE CHAMBER	VOICES OF VISION 2026 - DOBBERSTEIN	\$65.00
THE CHAMBER	VOICES OF VISION 2026 - DAHL	\$65.00
T-MOBILE	AIRFIELD WIRELESS CARD, 24 HR OPS CELL, ARFF CELL	\$114.18
TRANSPORTATION SECURITY CLEARINGHOUSE	BACKGROUND CHECKS	\$1,400.00
TRANSPORTATION SECURITY CLEARINGHOUSE	BACKGROUND CHECKS	\$1,500.00
TRANSPORTATION SECURITY CLEARINGHOUSE	BACKGROUND CHECKS	\$1,750.00
UBER	ARFFWG LEADERSHIP SYMPOSIUM, MAR 9-12, ADDISON, TX (NOYES)	\$53.94
UBER	ARFFWG LEADERSHIP SYMPOSIUM, MAR 9-12, ADDISON, TX (NOYES)	\$56.93
ULINE	OFFICE CUBICLES - ADMIN OFFICE	\$4,281.98
UNITED ROTARY BRUSH	CASSETTE REFILLS - #20, #21	\$12,225.00
UPS STORE	LAMINATING UTILITY MAPS	\$120.00
US CUSTOMS AND BORDER PROTECTION	REIMBURSEMENT FOR TECH SERVICES	\$225.00
US POSTAL SERVICE	POSTAGE	\$4.07
VOLAIRE AVIATION INC.	PRESENTATION - ALLEGIANT AIR CONFERENCE	\$4,500.00
VOLAIRE AVIATION INC.	VOLAIRE AIRPORTS CONFERENCE - AIRLINE MEETINGS	\$10,500.00
VOLAIRE AVIATION INC.	AIR SERVICE DATA - MAY	\$1,875.00
WALLWORK TRUCK CENTER	EQUIP REPAIRS - ARFF TRUCKS	\$75.90
WEST SIDE STEEL	SUPPLIES/MATERIALS - PUBLIC AREA	\$151.26
XCEL ENERGY	ELECTRICITY, NATURAL GAS	\$29,342.60
XCEL ENERGY	ELECTRICITY, NATURAL GAS	\$683.18
XCEL ENERGY	ELECTRICITY	\$101.33
ZOOM COMMUNICATIONS INC.	WORKPLACE PRO MONTHLY, MAR 30-APR 29	\$16.99
		\$457,480.82

shawn

From: Bill Owens <william.bill.owens@gmail.com>
Sent: Tuesday, April 21, 2026 7:50 PM
To: shawn
Cc: Stacey E. Tjon Bossart (staceyb@lpllaw.net); Joan Stading
Subject: Re: American Legion lease - East Terminal

3

Greetings,

The Gilbert C Grafton Post 2 American Legion has voted for a 3 year extension of the lease.

Please let me know if you need anything else. I can coordinate signing on our end with the current Post Commander, Bob Ruud.

Thank you.

Bill Owens
Finance Officer
Gilbert C Grafton Post 2 American Legion

EXTENSION TO LEASE AGREEMENT

THIS AGREEMENT, effective the 1st day of July, 2026, 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 **AMERICAN LEGION POST 2**, a North Dakota corporation, whose post office address is 1801 23rd Avenue North, Fargo, North Dakota, 58102, party of the second part, hereinafter referred to as “Lessee” or “Tenant”.

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 two-year Lease Agreement dated July 1, 2016, with extensions of said Lease Agreement, with the last extension set to expire on June 30, 2026; and,

WHEREAS, Lessee has requested to extend said Lease for a term of three (3) years with said Lease therefore expiring on June 30, 2029, to which Lessor agreed; and,

WHEREAS, the parties wish to commit their agreement to writing.

NOW, THEREFORE, it is hereby agreed as follows:

1. This Extension of Lease shall be deemed to commence on July 1, 2026, for a period of three (3) years thus expiring on June 30, 2029.

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

Year One: 16' x 17' office space = $\$10.20[\text{'}] \times 272[\text{'}] = \$2,774.40$ per year or \$231.20 per month; and,

16' x 16' storage space = $\$8.88[\text{'}] \times 256[\text{'}] = \$2,273.28$ per year or \$189.44 per month.

Year Two: 16' x 17' office space = \$10.51['] x 272['] = \$2,858.72 per year or \$238.23 month; and,

16' x 16' storage space = \$9.15['] x 256['] = \$2,342.40 per year or \$195.20 per month.

Year Three: 16' x 17' office space = \$10.83['] x 272['] = \$2,945.76 per year or \$245.48 per month; and,

16' x 16' storage space = \$9.42['] x 256['] = \$2,411.52 per year or \$200.96 per month.

3. 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 _____, 2026.

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

By: _____
Richard Berg, Chair

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

STATE OF NORTH DAKOTA)
) ss:
COUNTY OF CASS)

On this ____ day of _____, 2026, before me, a notary public in and for said county and state, personally appeared **RICHARD BERG** 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

AMERICAN LEGION POST 2, a North Dakota Corporation

By: _____
 COMMANDER, BOB RUUD

STATE OF NORTH DAKOTA)
) ss:
COUNTY OF CASS)

On this _____ day of _____, 2026, before me, a notary public in and for said county and state, personally appeared **BOB RUUD**, to me known to the Commander of **AMERICAN LEGION POST 2**, that is described herein and that executed the within and foregoing instrument and acknowledged to me that such corporation executed the same.

Notary Public

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE**

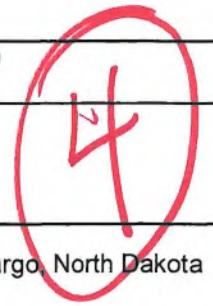
LEASE AMENDMENT No. 3

TO LEASE NO. GS-08P-LND00160

LEASE AMENDMENT

ADDRESS OF PREMISES
2801 32ND AVE NW
FARGO, ND 58102-1043

PDN Number: PS0060557



THIS AMENDMENT is made and entered into between Municipal Airport Authority of the City of Fargo, North Dakota whose address is: 2801 32ND AVE NW, Fargo ND, 58102

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to expand the space to 3,300 Rentable Square Feet (RSF), yielding 3,300 ANSI/BOMA Office Area (ABOA) Square Feet and issue Notice to Proceed for Tenant Improvement (TI) construction.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government.

1) The GSA Template L201D Paragraph 1.01 The Premises (SEP 2015) Sub-Paragraph A is hereby deleted and replaced with the following:

"1.01 THE PREMISES (SEP 2015)

A) Office and Related Space: 3,300 rentable square feet (RSF), yielding 3,300 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the on the 2nd floor of the building, as depicted on the floor plan(s) attached hereto as Exhibit A."

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Shawn Dobberstein

Name: Shawn Dobberstein
Title: Executive Director
Entity: Municipal Airport Authority of the City of Fargo,
Date: 4/27/2026 | 12:21:40 CDT

FOR THE GOVERNMENT:

Heather Jones

Name: Heather Jones
Title: Lease Contracting Officer
General Services Administration, Public Buildings Service
Date: 4/27/2026 | 12:46:11 CDT

WITNESSED FOR THE LESSOR BY:

Tanna Aasand

Name: Tanna Aasand
Title: Chief Financial Officer
Date: 4/27/2026 | 12:32:01 CDT

2) The GSA Template L201D Paragraph 1.03 Rent and Other Consideration (On-Airport) (Oct 2017) Sub-Paragraph A

“1.03 RENT AND OTHER CONSIDERATION (ON-AIRPORT) (OCT 2017)

A. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

Effective Dates	Rentable Square Feet (RSF)	Shell Rent ¹	Operating Costs ²	Annual Rent
*10/01/2026 – 01/31/2028	3,300	\$57,552.00	\$59,400.00	\$116,952.00

¹Shell rent calculation: \$17.44 per RSF multiplied by the RSF stated under Paragraph 1.01

²Operating Costs rent calculation: \$18.00 per RSF multiplied by the RSF stated under Paragraph 1.01

“To Have and To Hold the said Premises with its appurtenances for the term beginning either upon 10/01/2026 or upon acceptance of the Premises as required by this Lease.”

3) Lease Paragraph 5.03 NOTICE TO PROCEED WITH TI CONSTRUCTION, is hereby added to the Lease.

A. Notice to Proceed: The Government hereby grants to the Lessor Notice to Proceed with Alterations for the proposed space for the total amount of **\$442,639.14** in accordance with the TICS table, attached hereto as Exhibit B. The Government has reviewed the Lessor’s pricing and determined it to be fair and reasonable. Said pricing includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete this work.

B. Upon completion, inspection, and acceptance of the tenant improvements identified herein, by the GSA Lease Contracting Officer, the government shall reimburse the Lessor in a lump sum payment in the amount of **\$442,639.14**, upon receipt of a properly executed invoice, the invoice shall be sent electronically to GSA finance at [HTTP://FINANCE.OFCO.GSA.GOV/WEBVENDORS/](http://FINANCE.OFCO.GSA.GOV/WEBVENDORS/). Instructions for invoice submission are included on the website. Additional assistance is available by calling the Finance Customer Service line at 800-676-3690.

If the lessor is unable to process the invoice electronically, then the invoice may be mailed to the following address:

General Services Administration
 FTS and PBS Payment Division (7BCP)
 P.O. Box 17181
 Fort Worth, YX 76102-0181

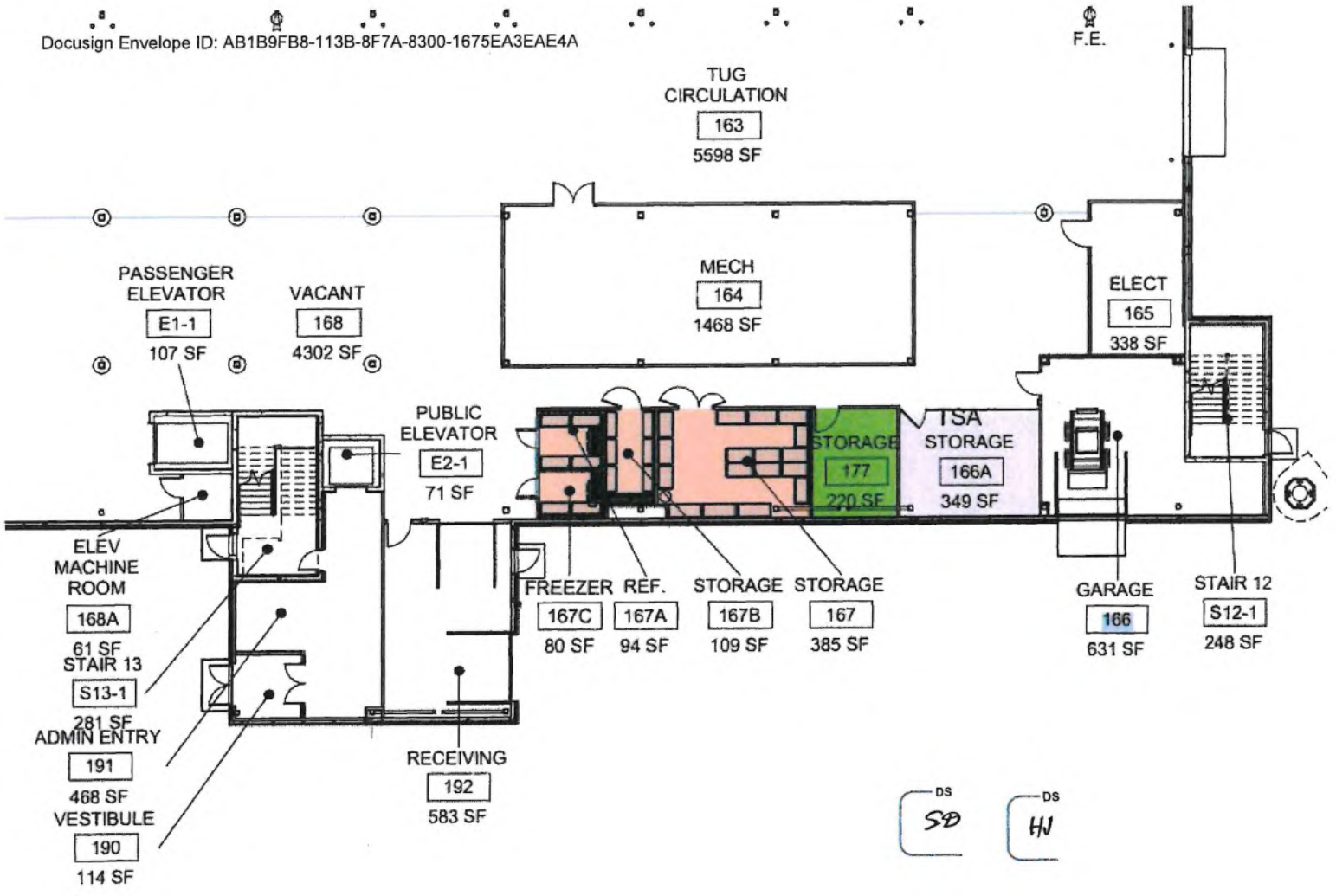
A Copy of the invoice must be provided to the Lease Contracting Officer. A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN number as shown in the heading of this Lease Amendment. (PS0060557)

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it. Payment will be due within thirty (30) days after GSA’s designated billing office receives a proper executed invoice or acceptance of the work by the Government, whichever is later.

All other terms and conditions of the Lease shall remain in force and effect.

LESSOR: DS
SD GOVERNMENT: DS
HJ



<u>Space Category</u>	<u>Room Number</u>	<u>Square Footage (FAR Full Terminal Plan Exhibit A)</u>	<u>Floor</u>	<u>SF Leaseable Space</u>
STORAGE TSA	166A	349	First Floor	349
BREAK TSA	210	610	Second Floor	610
OLC TSA	211	334	Second Floor	334
TSA CIRCULATION	212	445	Second Floor	445
TSA	213	215	Second Floor	215
MULTI-PURPOSE TSA	214	471	Second Floor	471
LAN TSA	215	90	Second Floor	90
OFFICE TSA	216	351	Second Floor	351
OFFICE TSA	217	134	Second Floor	134
SHARED OFFICE TSA	218	203	Second Floor	203
STORAGE TSA	219	98	Second Floor	98
				3300

DS
SD

DS
HW

EXHIBIT B

TENANT IMPROVEMENTS COST SUMMARY (TICS)			
GSA	for 2796100-192760.02		ABOA SF= 3,342
	Agency: GSA	TIA PER ABOA SF= \$ -	
February 14, 2025	Location: Fargo, ND		TOTAL TIA \$ -
	RU Factor 1.00	RSF= 3,342	
Masterformat CSI	System Elements	TI*	SHELL**
Div 1	General Requirements	\$ 47,500.00	\$ 58,100.00
Div 2	Site work & Demolition	\$ -	\$ 20,280.00
Div 3	Concrete	\$ -	\$ -
Div 4	Foundations / Masonry	\$ -	\$ -
Div 5	Metals	\$ -	\$ -
Div 6	Woods & Plastics	\$ 6,564.00	\$ -
Div 7	Thermal & Moisture	\$ 2,800.00	\$ -
Div 8	Doors & Windows	\$ 26,440.01	\$ -
Div 9	Finishes	\$ 100,846.00	\$ 52,393.00
Div 10	Specialties	\$ 1,795.50	\$ -
Div 11	Equipment	\$ -	\$ -
Div 12	Furnishings	\$ -	\$ -
Div 13	Special Construction	\$ -	\$ -
Div 15	General Construction	\$ -	\$ -
Div 21	Fire Suppression	\$ -	\$ 13,621.50
Div 22	Plumbing	\$ 3,726.25	\$ 36,987.00
Div 23	HVAC	\$ 28,298.00	\$ 180,089.00
Div 26.1	Electrical	\$ 207,644.80	\$ -
Div 26.2	Lighting	\$ -	\$ -
Div 27	Communications, Security & Other Elec. Systems	\$ -	\$ -
Div 28.1	Electrical safety & Security	\$ -	\$ -
Div 28.2	Security	\$ -	\$ -
Div 32	Exterior	\$ -	\$ -
Subtotal	Trade Costs	\$ 425,614.56	\$ 361,470.50
	General Contractor Fee Percent	\$ 17,024.58	\$ 14,458.82
Subtotal	Construction Costs	\$ 442,639.14	\$ 375,929.32
	Architectural & Engineering Fees (NIC DID costs) lump sum	\$ -	\$ -
	Other Lessor Costs Established Under the Lease	\$ -	\$ -
Subtotal	Lessor's Costs:	\$ 442,639.14	\$ 375,929.32
	Lessor's Project Management Fee Percent	\$ -	\$ -
Total	Price to Government:	\$ 442,639.14	\$ -
	Cost per ABOA SF	\$ 132.45	\$ 112.49
	Cost per RSF	\$ 132.45	\$ 112.49
Notes: * Include all subcontractors' costs. ** Shell and core work items within tenant space will include those items for a warm lit shell. Please refer to the SHELL DEFINITIONS tab, and the lease for further information.			

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LISTING AGREEMENT

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

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

OWNER warrants that he has the full right and authority to place this property on the market. This contract shall begin on the date of execution hereof and continue in force until 11:59 PM on June 1, 2027

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

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

NOTICE

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

LEASE: A. Terms:

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

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

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

B. Rent shall be TBD per square foot

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

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

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

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

Executed this ___ day of _____, _____.

OWNER/LANDLORD: (Print) _____

Signature: _____

CITYSCAPES DEVELOPMENT, LLC

By 

Rick Flacksbarth - Commercial Realtor

MN Lic. 40192174 ND Lic. 8206

(address) (city) (state, zip)

(phone-work) (fax number)

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**FARGO HECTOR
INTERNATIONAL
AIRPORT**

Finance Update

MARCH 2026

Executive Summary January-March 2026

Operating Performance (Month to Date)

	Month	YTD (Jan-Mar)	Budget	"+/- Budget Ytd"	"% +/- YTD"
Operating Revenue	\$ 1,704,719.00	\$ 4,667,325.00	\$ 4,121,514.00	\$ 545,459.00	13.23%
Operating Expense	\$ 893,220.00	\$ 2,557,075.00	\$ 3,280,771.00	\$ (723,696.00)	-22.06%
Net Operating Income	\$ 811,499.00	\$ 2,110,250.00	\$ 840,743.00	\$ 1,269,507.00	151.00%
Interest Income	\$ 111,711.00	\$ 333,528.00	\$ 110,500.00	\$ 223,028.00	201.84%
Operating Margin	\$ 923,210.00	\$ 2,443,778.00	\$ 951,243.00	\$ 1,492,535.00	156.90%

*Key Take-away: No issues at this time

Outstanding

Debt YTD

	Amount
Authorized Amount	\$ 40,000,000.00
Drawn to Date	\$ 39,439,089.30
Undrawn Capacity	\$ 560,910.70
Outstanding Balance	\$ 39,439,089.30

Volume & Activity Drivers YTD

	Actual	Prior Year	% change
Enplanements (YTD)	154,854.00	152,407.00	▲ 1.58%
Passenger Traffic (Enplane / Deplane)	308,976.00	303,788.00	▲ 1.68%
Load Factor/ Utilization	81.43%	80.14%	▲ 1.58%

*Enplaned passengers / total seats

*Interpretation: What is driving enplanements at the moment? Spring Break

Non-Aeronautical Revenue Highlights

Category	Actual	Budget	% change
Parking	\$ 2,683,685.00	\$ 2,255,634.00	▲ 19%
Concessions	92,917.00	68,750.00	▲ 35%
Rental Cars	385,729.27	458,000.00	▼ -16%

*Key Driver: Parking is leading way- seen increased occupancy

Key Performance Indicators (KPIs)

	Actual	Industry Avg	Above/ Below Avg
Net Revenue per Enplanement	13.63	6.00	▲ 7.63
Net Parking Revenue per Enplanement	15.36	6.50	▲ 8.86
Airline Cost per Enplanement	5.75	10.00	● -4.25

*Below Average will be reflected as green

*KPIs are calculated consistently month-to-month for comparability

Capital & Major Projects Summary

Project	Budget	Spent to Date	% Complete
Terminal	129,600,802.00	81,618,390.00	▲ 63%
Parking	40,000,000.00	46,507,352.00	▲ 116%
Apron Expans	20,216,889.00	17,758,619.00	▲ 88%
Apron Rehab	22,676,559.00	798,433.00	▲ 4%

*Risk or Watch item: Upcoming projects in 2027- working on funding sources

Outlook & Board Focus

Near Term (1-3 months)	Continue to monitor operating acct to ensure if seasonal or ongoing / Watch for economic slowdown/ sustain non-aero revenue
Key Risk:	Upcoming funding on capital projects 2027 and beyond- we are planning but additional sources of revenue will be needed
Board Action Needed:	None at this time



March 2026 Financial Performance

Revenue	Month	YTD (Jan-Mar)	Budget	" +/- Budget Ytd"	"% +/- YTD"
Aeronautical	\$ 307,143.00	\$ 890,881.00	\$ 752,232.00	\$ 138,649.00	18.43%
Parking	\$ 1,019,289.00	\$ 2,683,685.00	\$ 2,255,634.00	\$ 428,051.00	18.98%
Other*	\$ 378,287.00	\$ 1,092,759.00	\$ 1,114,000.00	\$ (21,241.00)	-1.91%
TOTAL	\$ 1,704,719.00	\$ 4,667,325.00	\$ 4,121,866.00	\$ 545,459.00	13.23%

Expense	Month	YTD (Jan-Mar)	Budget	" +/- Budget Ytd"	"% +/- YTD"
Personnel	\$ 348,990.00	\$ 869,671.00	\$ 1,186,949.00	\$ (317,278.00)	-26.73%
Other	\$ 544,230.00	\$ 1,687,404.00	\$ 2,093,822.00	\$ (406,418.00)	-19.41%
TOTAL	\$ 893,220.00	\$ 2,557,075.00	\$ 3,280,771.00	\$ (723,696.00)	-22.06%

Net Operating Income	Month	YTD (Jan-Mar)	Budget	" +/- Budget Ytd"	"% +/- YTD"
	\$ 811,499.00	\$ 2,110,250.00	\$ 840,743.00	\$ 1,269,507.00	151.00%

Interest Income	Month	YTD (Jan-Mar)	Budget	" +/- Budget Ytd"	"% +/- YTD"
	\$ 111,711.00	\$ 333,528.00	\$ 110,500.00	\$ 223,028.00	201.84%

Operating Margin	Month	YTD (Jan-Mar)	Budget	" +/- Budget Ytd"	"% +/- YTD"
	\$ 923,210.00	\$ 2,443,778.00	\$ 951,243.00	\$ 1,492,535.00	156.90%



Passenger Traffic Trends

	2024	2025	2026	Busiest	
JANUARY	42,726	48,037	49,186	2026	49,186
FEBRUARY	43,691	47,971	50,278	2026	50,278
MARCH	44,414	56,399	55,390	2025	56,399
APRIL	41,466	47,232		2025	47,232
MAY	44,547	47,983		2025	47,983
JUNE	45,301	47,898		2025	47,898
JULY	48,344	54,008		2025	54,008
AUGUST	48,514	50,867		2025	50,867
SEPTEMBER	43,663	46,258		2025	46,258
OCTOBER	48,627	50,846		2025	50,846
NOVEMBER	45,094	43,182		2024	45,094
DECEMBER	50,400	49,861		2024	50,400
TOTAL	546,787	590,542	154,854	2025	590,542

Max Pax/Month
56,399
 Mar-25

Airline	Estimated		Scheduled		Flights		
	Pax	LF	Seats	DIF	Sched	Actual	DIF
Delta	15,701	78%	20,094	-374	182	179	3
American	12,188	82%	14,857	214	213	207	6
Allegiant	16,122	88%	18,424	-11	105	106	-1
United	10,899	84%	13,046	-378	206	197	9
Frontier	992	53%	1,866	14	8	8	0
Total	55,903		68,287	-535	714	697	17

March
 Total Pax per day - **3,655**
 Average seats/day - **2,186**
 Average pax/day - **1,787**
 Average Seats per departure - **97**

Days in Month
 31

Passengers	March			YTD		
	2026	2025	% Chg	2026	2025	% Chg
Total	113,306	115,220	-2%	308,976	303,788	2%
Enplaned	55,390	56,399	-2%	154,854	152,407	2%
Deplaned	57,916	58,821	-2%	154,122	151,381	2%



KPIs

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 Actuals	FY-26 Forecast	FY-27 Forecast	
Airport KPI's					
Passenger Enplanements	546,787	590,542	607,929	628,660	Historical figures imported and future projected based on growth rate assumption below
Passenger Enplanements Annual Growth %	5.95%	8.07%	2.94%	3.42%	$(\text{Current Year Enplanements} - \text{Prior Year Enplanements}) / \text{Prior Year Enplanements}$
Airline Revenue Annual Growth Rate	(6.16)%	5.47%	21.82%	2.00%	$(\text{Current Year Airline Revenue} - \text{Prior Year Airline Revenue}) / \text{Prior Year Airline Revenue}$
Airline Cost per Enplaned Passenger	\$4.49	\$4.39	\$5.19	\$5.12	$\text{Airline Revenue} / \text{Enplaned Passengers (Cost to Airlines per Passenger)}$
Non-Airline Revenue Annual Growth %	0.88%	9.18%	16.80%	2.40%	$(\text{Current Year Non-Airline Revenue} - \text{Prior Year Non-Airline Revenue}) / \text{Prior Year Non-Airline Revenue}$
Total Revenue Growth (561)	(23.35)%	7.86%	17.04%	2.33%	$(\text{Current Year Class 561 Revenue} - \text{Prior Year Class 561 Revenue}) / \text{Prior Year Class 561 Revenue}$



Parking Ramp KPIs

- Occupancy/ Utilization Rates
 - As of March 10th short term parking is now being tracked
- Net Revenue Per Enplanement
 - $(\text{Parking Revenue} - \text{Parking Expenses}) / \text{Monthly Enplanements}$
- Parking is 70% of our Non-Aeronautical Revenue

LT Ramp Occupancy Rate w/out 1st floor			
Month	LT Ramp Avg	LT Ramp Fill	% Filled
Nov-25	315	744	42.31%
Dec-25	451	744	60.59%
Jan-26	528	744	70.91%
Feb-26	613	744	82.42%
Mar-26	583	744	78.39%
Apr-26	530	744	71.17%

SHORT TERM Ramp Occupancy Rate			
Month	ST Ramp Avg	ST Ramp Fill	% Filled
Nov-25	0	227	0.00%
Dec-25	0	227	0.00%
Jan-26	0	227	0.00%
Feb-26	0	227	0.00%
Mar-26	59	227	25.80%
Apr-26	60	227	26.46%

All Parking Areas

NET Revenue Per Enplanement				
Month	Enplanements	NET Revenue	Rev Per Enplanem	
Nov-25	43,182.00	\$ 494,743.46	\$	11.46
Dec-25	49,861.00	\$ 576,420.81	\$	11.56
Jan-26	49,186.00	\$ 681,360.82	\$	13.85
Feb-26	50,278.00	\$ 778,059.32	\$	15.48
Mar-26	55,390.00	\$ 919,086.18	\$	16.59

- The Economy lots % occupancy increased in March
- Ramp occupancy declined slightly
- Net effect: overall parking revenue increased



Parking Project Recap

- Status: On track
- Budget: On track
- Next milestone:
- Board Action: None

Parking	Total Funds	*Approved	Received/ Used	**Pending
<u>Inflows</u>				
Secured Funding Bank of ND Loan	\$ 40,000,000.00	\$ 40,000,000.00	\$ 39,439,095.00	\$ -
Competitive/ Discretionary *	\$ -	\$ -	\$ -	\$ -
PFC	\$ -		\$ -	\$ -
Airport Cash	\$ 6,507,352.79	\$ 6,507,352.79	\$ 490,112.88	\$ -
Total Inflows	\$ 46,507,352.79	\$ 46,507,352.79	\$ 39,929,207.88	\$ -
**Airport Cash- Insurance pymt				
<u>Outflows</u>				
	Total Funds		Spent	Pending
Expenses	\$ 46,507,352.79		\$ 39,929,207.88	\$ -
Net Totals	\$ -		\$ -	\$ -
<u>*Approved Footnote</u>				
Bank of ND Loan	\$ 40,000,000.00			



Terminal Projects Recap

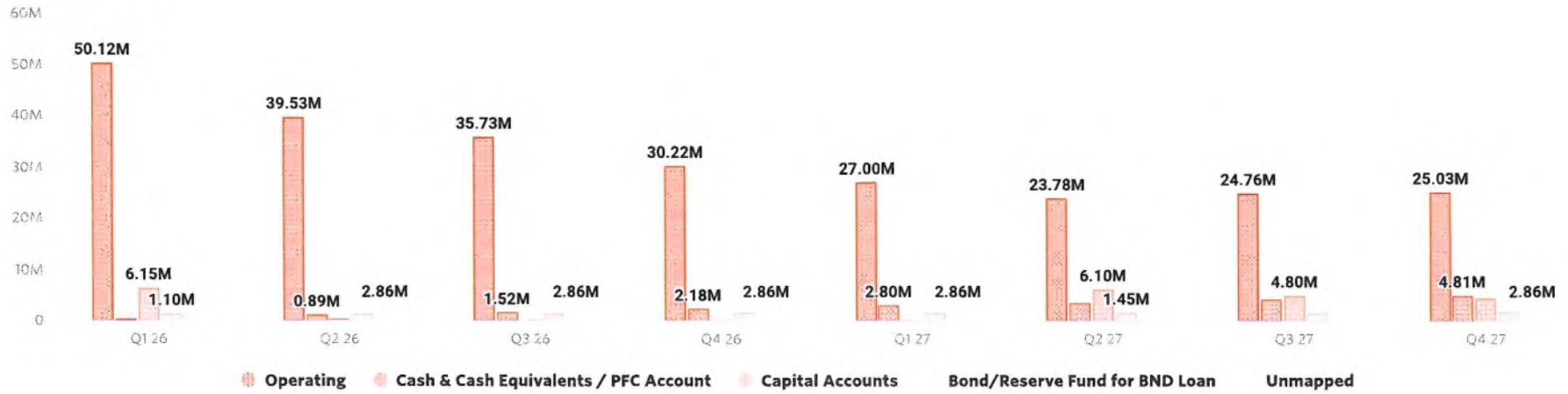
- Status: On track
- Budget: On track
- Next milestone:
- Board Action: None

Thru March 2026	Approved + Pending	Matches Approved Grants thru Feb 2026	Grant \$ received/reimbursed to us thru March 2026	Matches Pending Grants (Secured & Non Secured)
Terminal Expansion (all inclusive)	Total Funds	*Approved	Received	**Pending
<u>Inflows</u>				
Secured Funding	\$ 31,002,771.00	\$ 27,554,053.00	\$ 22,467,381.67	\$ 3,448,718.00
Competitive/ Discretionary *	\$ 88,620,386.00	\$ 82,442,452.00	\$ 55,980,223.56	\$ 6,177,934.00
PFC #11 (Skyway and potential other exp)	\$ -	\$ -	\$ -	\$ -
Total Funding	\$ 119,623,157.00	\$ 109,996,505.00	\$ 78,447,605.23	\$ 9,626,652.00
Airport Cash	\$ 53,151,224.34	\$ 53,151,224.34	\$ 21,727,837.40	
Total Inflows	\$ 172,774,381.34	\$ 163,147,729.34	\$ 100,175,442.63	\$ 9,626,652.00
<u>Outflows</u>	Total Funds		Spent	Pending
Expenses	\$ 172,774,381.34		\$ 100,175,442.63	
Net Totals	\$ -		\$ -	\$ 9,626,652.00

Of the \$45M State Aid- we have been reimbursed \$32M and continue to seek reimbursements monthly



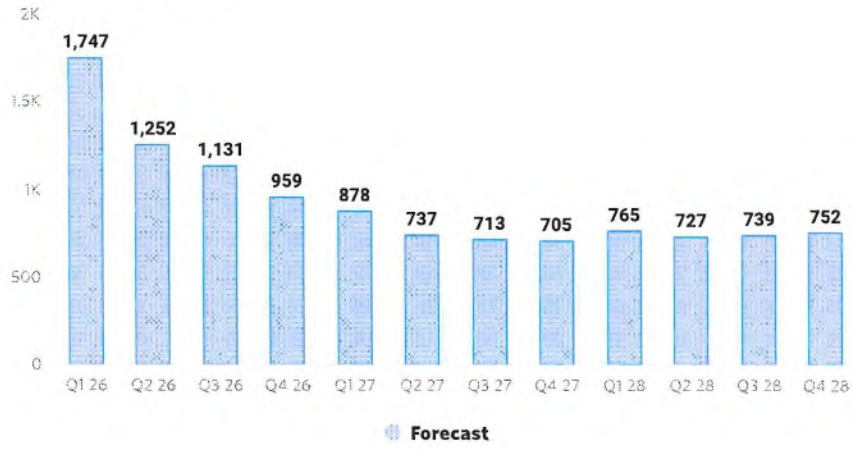
Cash Balances



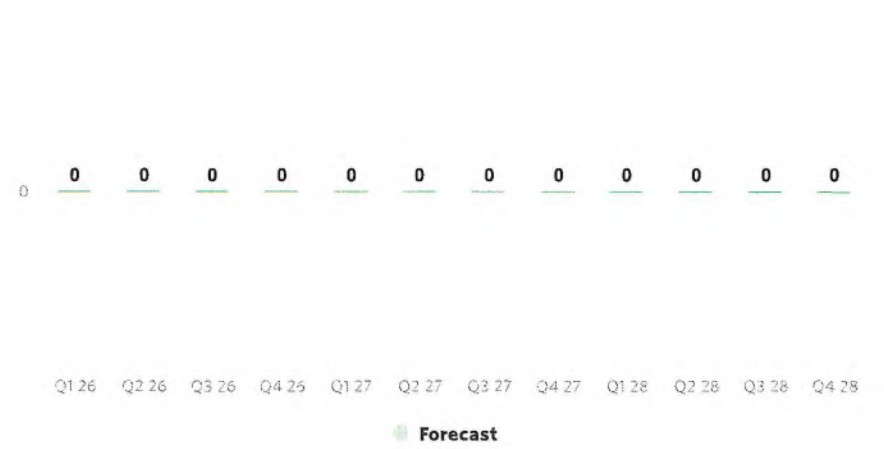
Operating Cash



Operating Days Cash



Investment Balances



Forward Operating Days Cash



Municipal Airport Authority of the City of Fargo, North Dakota
Budget vs. Actuals: 2026 Budget - FY26 P&L Classes
 January - March, 2026

	Mar 2026					Total- YTD				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
Income										
360 Miscellaneous Revenue			0.00			0.00	0.00	0.00		
363.00 Rental Fees			0.00			0.00	0.00	0.00		
363.70 Rentals of Hangars & FBO			0.00			0.00	0.00	0.00		
7004-363.70-01 Rentals of Hangars & FBO / ABHN Partnership	932.40	932.40	0.00	100.00%	0.00%	932.40	932.40	0.00	100.00%	0.00%
7004-363.70-02 Rentals of Hangars & FBO / Carousel Hangar		0.00	0.00			0.00	0.00	0.00		
7004-363.70-03 Rentals of Hangars & FBO / FAR North Aviation LLC			0.00			712.80	0.00	-712.80		
7004-363.70-06 Rentals of Hangars & FBO / West Winds Condo Assn.		0.00	0.00			0.00	0.00	0.00		
7004-363.70-07 Rentals of Hangars & FBO / Fly High Condo Association		104.34	104.34	0.00%	100.00%	0.00	313.02	313.02	0.00%	100.00%
7004-363.70-08 Rentals of Hangars & FBO / Big Blue Hangar Assn.		207.77	207.77	0.00%	100.00%	0.00	623.31	623.31	0.00%	100.00%
7004-363.70-09 Rentals of Hangars & FBO / Hgr #3 Admin Office		1,578.24	1,578.24	0.00%	100.00%	3,104.72	4,734.72	1,630.00	65.57%	34.43%
7004-363.70-10 Rentals of Hangars & FBO / Northwest Hangar		0.00	0.00			0.00	0.00	0.00		
7004-363.70-11 Rentals of Hangars & FBO / Fargo Air, Inc.	26.45	50.00	23.55	52.90%	47.10%	90.52	150.00	59.48	60.35%	39.65%
7004-363.70-14 Rentals of Hangars & FBO / Fargo Jet Center	88,966.45	46,833.33	-42,133.12	189.96%	-89.96%	229,100.32	140,499.99	-88,600.33	163.06%	-63.06%
7004-363.70-15 Rentals of Hangars & FBO / JP Development 3861 20th St		0.00	0.00			0.00	0.00	0.00		
7004-363.70-16 Rentals of Hangars & FBO / Hamilton NGA Hangar		0.00	0.00			0.00	0.00	0.00		
7004-363.70-17 Rentals of Hangars & FBO / J P Development NG Land		0.00	0.00			76,988.03	75,689.33	-1,298.70	101.72%	-1.72%
7004-363.70-18 Rentals of Hangars & FBO / Paul Bemabucci T Hangar		127.50	127.50	0.00%	100.00%	0.00	382.50	382.50	0.00%	100.00%
7004-363.70-23 Rentals of Hangars & FBO / Francis Butler Hangar		0.00	0.00			0.00	0.00	0.00		
7004-363.70-28 Rentals of Hangars & FBO / Gerald Eid Hangar		0.00	0.00			0.00	0.00	0.00		
7004-363.70-29 Rentals of Hangars & FBO / Springer SGA Hangar		0.00	0.00			0.00	0.00	0.00		
7004-363.70-30 Rentals of Hangars & FBO / Fargo Jet - Hangar #4		4,267.73	4,267.73	0.00%	100.00%	8,395.52	12,803.19	4,407.67	65.57%	34.43%
7004-363.70-31 Rentals of Hangars & FBO / Tom Nagle Hangar		173.25	173.25	0.00%	100.00%	0.00	519.75	519.75	0.00%	100.00%
7004-363.70-34 Rentals of Hangars & FBO / B. Ness Igloo / Hangar		86.85	86.85	0.00%	100.00%	0.00	260.55	260.55	0.00%	100.00%
7004-363.70-36 Rentals of Hangars & FBO / Northwest Aviation LLC		181.50	181.50	0.00%	100.00%	0.00	544.50	544.50	0.00%	100.00%
7004-363.70-37 Rental of Hangars & FBO / ND Army National Guard	10,170.00		-10,170.00			10,170.00	0.00	-10,170.00		
7004-363.70-38 Rentals of Hangars & FBO / Fargo Jet - Hangar #3		4,267.73	4,267.73	0.00%	100.00%	8,395.52	12,803.19	4,407.67	65.57%	34.43%
7004-363.70-39 Rentals of Hangars & FBO / MACO Leasing, Inc		0.00	0.00			0.00	0.00	0.00		
7004-363.70-40 Rentals of Hangars & FBO / Red River Aero		0.00	0.00			0.00	0.00	0.00		
7004-363.70-41 Rentals of Hangars & FBO / Schatz Fuel Flowage		1,100.00	1,100.00	0.00%	100.00%	450.06	1,100.00	649.94	40.91%	59.09%
7004-363.70-44 Rentals of Hangars & FBO / Group VI, LLC	9,351.90	779.33	-8,572.57	1199.99%	-1099.99%	9,351.90	2,337.99	-7,013.91	400.00%	-300.00%
7004-363.70-45 Rentals of Hangars & FBO / Group VI, LLC Fuel Flowage	900.06	625.00	-275.06	144.01%	-44.01%	2,250.06	1,875.00	-375.06	120.00%	-20.00%
7004-363.70-46 Rentals of Hangars & FBO / Spectrum Aeromed-Hangar#9	5,355.40	5,329.40	-26.00	100.49%	-0.49%	15,754.22	15,988.20	233.98	98.54%	1.46%
7004-363.70-49 Rentals of Hangars & FBO / Fargo Aircraft Maint.	1,936.75	1,916.67	-20.08	101.05%	-1.05%	4,687.10	5,750.01	1,062.91	81.51%	18.49%
7004-363.70-50 Rentals of Hangars & FBO / Fargo Aircraft Maintenance Fuel Farm Lease		0.00	0.00			0.00	0.00	0.00		
7004-363.70-51 Rentals of Hangars & FBO / Jeff Johnson Hangar		0.00	0.00			0.00	0.00	0.00		
7004-363.70-52 Rentals of Hangars & FBO / 380 North	418.50		418.50	0.00%	100.00%	0.00	1,255.50	1,255.50	0.00%	100.00%
7004-363.70-54 Rentals of Hangars & FBO / Flying K Properties	73.50		73.50	0.00%	100.00%	0.00	220.50	220.50	0.00%	100.00%
7004-363.70-56 Rentals of Hangars & FBO / KFAR Hangar, LLC	222.99		222.99	0.00%	100.00%	0.00	668.97	668.97	0.00%	100.00%
7004-363.70-57 Rentals of Hangars & FBO / Hangar 19, LLP	797.81		797.81	0.00%	100.00%	0.00	2,393.43	2,393.43	0.00%	100.00%
7004-363.70-58 Rentals of Hangars & FBO / RV Newman Consulting LLP	108.00		108.00	0.00%	100.00%	0.00	324.00	324.00	0.00%	100.00%
7004-363.70-59 Rentals of Hangars & FBO / Blotsky, Jim and Twylah	102.00		102.00	0.00%	100.00%	0.00	306.00	306.00	0.00%	100.00%
7004-363.70-60 Rentals of Hangars & FBO / JP Development 1631 19 AVE		0.00	0.00			0.00	0.00	0.00		
7004-363.70-61 Rentals of Hangars & FBO / James P Roers Hangar		0.00	0.00			0.00	0.00	0.00		
7004-363.70-62 Rentals of Hangars & FBO / J. Wesley Hangar 1, LLC	99.00		99.00	0.00%	100.00%	0.00	297.00	297.00	0.00%	100.00%
7004-363.70-63 Rentals of Hangars & FBO / FJC - South Fuel Farm	358.72		358.72	0.00%	100.00%	4,304.60	1,076.16	-3,228.44	400.00%	-300.00%
7004-363.70-64 Rental of Hangars & FBO / Magnum Electric Holdings, LLC		0.00	0.00			0.00	0.00	0.00		
7004-363.70-65 Rental of Hangars & FBO / 4 Suns, LLLP		1,056.67	1,056.67	0.00%	100.00%	0.00	3,170.01	3,170.01	0.00%	100.00%
Total 363.70 Rentals of Hangars & FBO	\$ 117,639.41	\$ 71,796.23	-\$ 45,841.18	163.85%	-63.85%	\$ 374,687.77	\$ 287,019.22	-\$ 87,668.55	130.54%	-30.54%
363.75 Scheduled Flight Fees			0.00			0.00	0.00	0.00		

	Mar 2026					Total- YTD				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
7004-363.75-08 Scheduled Flight Fees / United Airlines	8,901.26	6,333.33	-2,567.93	140.55%	-40.55%	25,449.77	18,999.99	-6,449.78	133.95%	-33.95%
7004-363.75-10 Scheduled Flight Fees / ALLEGIAN AIR	8,854.44	4,333.33	-4,521.11	204.33%	-104.33%	21,754.52	12,999.99	-8,754.53	167.34%	-67.34%
7004-363.75-12 Scheduled Flight Fees / Frontier Airlines	784.21	1,500.00	715.79	52.28%	47.72%	2,679.98	4,500.00	1,820.02	59.56%	40.44%
7004-363.75-14 Scheduled Flight Fees / American Airlines	8,975.44	6,250.00	-2,725.44	143.61%	-43.61%	25,630.75	18,750.00	-6,880.75	136.70%	-36.70%
7004-363.75-15 Scheduled Flight Fees / Delta Air Lines	10,596.92	8,083.33	-2,513.59	131.10%	-31.10%	30,930.25	24,249.99	-6,680.26	127.55%	-27.55%
Total 363.75 Scheduled Flight Fees	\$ 38,112.27	\$ 26,499.99	-\$ 11,612.28	143.82%	-43.82%	\$ 106,445.27	\$ 79,499.97	-\$ 26,945.30	133.89%	-33.89%
363.80 Non-Scheduled Flight Fees			0.00			0.00	0.00	0.00		
7004-363.80-02 Non-Scheduled Flight Fees / Others Non-Scheduled	993.46	625.00	-368.46	158.95%	-58.95%	1,589.89	1,875.00	285.11	84.79%	15.21%
7004-363.80-03 Non-Scheduled Flight Fees / General Aviation Landings	2,990.67	3,166.67	176.00	94.44%	5.56%	8,775.01	9,500.01	725.00	92.37%	7.63%
7004-363.80-06 Non-Scheduled Flight Fees / Federal Express	2,783.07	7,083.33	4,300.26	39.29%	60.71%	7,724.32	21,249.99	13,525.67	36.35%	63.65%
7004-363.80-07 Non-Scheduled Flight Fees / United Parcel Service	5,241.67	6,666.67	1,425.00	78.63%	21.37%	15,980.86	20,000.01	4,019.15	79.90%	20.10%
Total 363.80 Non-Scheduled Flight Fees	\$ 12,008.87	\$ 17,541.67	\$ 5,532.80	68.46%	31.54%	\$ 34,070.08	\$ 52,625.01	\$ 18,554.93	64.74%	35.26%
363.87 Building Rentals			0.00			0.00	0.00	0.00		
7004-363.87-02 Building Rentals / Airport Gift Shop	14,539.58	11,666.67	-2,872.91	124.62%	-24.62%	37,448.18	35,000.01	-2,448.17	106.99%	-6.99%
7004-363.87-10 Building Rentals / Avis Rent a Car	16,234.71	24,333.33	8,098.62	66.72%	33.28%	49,730.94	72,999.99	23,269.05	68.12%	31.88%
7004-363.87-11 Building Rentals / Budget Rent A Car	5,330.52	12,500.00	7,169.48	42.64%	57.36%	18,614.08	37,500.00	18,885.92	49.64%	50.36%
7004-363.87-12 Building Rentals / Hertz Rent A Car	25,723.08	35,833.33	10,110.25	71.79%	28.21%	80,978.15	107,499.99	26,521.84	75.33%	24.67%
7004-363.87-13 Building Rentals / National Car Rental	43,180.31	40,000.00	-3,180.31	107.95%	-7.95%	130,160.08	120,000.00	-10,160.08	108.47%	-8.47%
7004-363.87-14 Building Rentals / Enterprise Rent A Car	37,566.19	40,000.00	2,433.81	93.92%	6.08%	106,246.02	120,000.00	13,753.98	88.54%	11.46%
7004-363.87-15 Building Rentals / Turo	926.65		-926.65			4,252.65	0.00	-4,252.65		
7004-363.87-20 Building Rentals / Sun Country Airlines	1,276.07		-1,276.07			3,120.13	0.00	-3,120.13		
7004-363.87-25 Building Rentals / Frontier Airlines	7,647.36	2,708.33	-4,939.03	282.36%	-182.36%	22,942.08	8,124.99	-14,817.09	282.36%	-182.36%
7004-363.87-26 Building Rentals / Frontier Airlines (Jetwy)		666.67	666.67	0.00%	100.00%	0.00	2,000.01	2,000.01	0.00%	100.00%
7004-363.87-27 Building Rentals / The Landline Company		0.00	0.00			0.00	0.00	0.00		
7004-363.87-31 Building Rentals / ALLEGIAN AIR	23,958.84	6,083.33	-17,875.51	393.84%	-293.84%	71,876.52	18,249.99	-53,626.53	393.84%	-293.84%
7004-363.87-32 Building Rentals / ALLEGIAN AIR (JETWAY)		1,500.00	1,500.00	0.00%	100.00%	0.00	4,500.00	4,500.00	0.00%	100.00%
7004-363.87-34 Building Rentals / American Airlines	29,411.66	7,750.00	-21,661.66	379.51%	-279.51%	88,234.98	23,250.00	-64,984.98	379.51%	-279.51%
7004-363.87-35 Building Rentals / American Airlines (Jetway)		3,000.00	3,000.00	0.00%	100.00%	0.00	9,000.00	9,000.00	0.00%	100.00%
7004-363.87-40 Building Rentals / FAA Airways Facility	1,450.81	1,450.81	0.00	100.00%	0.00%	4,352.43	4,352.43	0.00	100.00%	0.00%
7004-363.87-47 Building Rentals / NorthStar Insurance	1,807.95	1,844.58	36.63	98.01%	1.99%	5,423.85	5,533.74	109.89	98.01%	1.99%
7004-363.87-51 Building Rentals / ARINC (Aeronautical Radio)		0.00	0.00			0.00	0.00	0.00		
7004-363.87-57 Building Rentals / United Airlines	31,402.65	8,500.00	-22,902.65	369.44%	-269.44%	94,207.95	25,500.00	-68,707.95	369.44%	-269.44%
7004-363.87-58 Building Rentals / United Airlines-Jetway		3,000.00	3,000.00	0.00%	100.00%	0.00	9,000.00	9,000.00	0.00%	100.00%
7004-363.87-59 Building Rentals / TSA - West Terminal	4,416.50	4,250.00	-166.50	103.92%	-3.92%	13,062.98	12,750.00	-312.98	102.45%	-2.45%
7004-363.87-60 Building Rentals / Roger Tidd	158.40	161.20	2.80	98.26%	1.74%	475.20	483.60	8.40	98.26%	1.74%
7004-363.87-61 Building Rentals / Jetway - Misc Airlines	327.50	250.00	-77.50	131.00%	-31.00%	627.50	750.00	122.50	83.67%	16.33%
7004-363.87-62 Building Rentals / Terminal Use - Misc. Airline	274.54		-274.54			274.54	0.00	-274.54		
7004-363.87-66 Building Rentals / Spectrum Aeromed	4,129.30	4,109.06	-20.24	100.49%	-0.49%	12,145.00	12,327.18	182.18	98.52%	1.48%
7004-363.87-70 Building Rentals / Delta Air Lines	40,039.52	13,333.33	-26,706.19	300.30%	-200.30%	120,118.54	39,999.99	-80,118.55	300.30%	-200.30%
7004-363.87-71 Building Rentals / Delta Air Lines (Jetway)		1,416.67	1,416.67	0.00%	100.00%	0.00	4,250.01	4,250.01	0.00%	100.00%
7004-363.87-72 Building Rentals / CBM-Sky Dine Service	36,090.66	22,916.67	-13,173.99	157.49%	-57.49%	92,916.75	68,750.01	-24,166.74	135.15%	-35.15%
7004-363.87-81 Building Rentals / ND American Legion Aux	455.40	463.45	8.05	98.26%	1.74%	1,366.20	1,390.35	24.15	98.26%	1.74%
7004-363.87-82 Building Rentals / Meadowlark Logistics	2,489.65	2,489.65	0.00	100.00%	0.00%	7,468.95	7,468.95	0.00	100.00%	0.00%
7004-363.87-86 Building Rentals / American Legion Post #2	408.29	414.47	6.18	98.51%	1.49%	1,224.87	1,243.41	18.54	98.51%	1.49%
7004-363.87-91 Building Rentals / Bucks Trading Co.	598.40	601.43	3.03	99.50%	0.50%	1,795.20	1,804.29	9.09	99.50%	0.50%
Total 363.87 Building Rentals	\$ 329,844.54	\$ 251,242.98	-\$ 78,601.56	131.29%	-31.29%	\$ 969,063.77	\$ 753,728.94	-\$ 215,334.83	128.57%	-28.57%
363.90 Rental of Expansion Area			0.00			0.00	0.00	0.00		
7004-363.90-00 Rental Fees / Rental of Expansion Area		28,355.83	28,355.83	0.00%	100.00%	557.70	85,067.49	84,509.79	0.66%	99.34%
7004-363.90-01 Rental of Expansion Area / MDC Inc.	4,316.03	4,316.03	0.00	100.00%	0.00%	12,948.09	12,948.09	0.00	100.00%	0.00%
7004-363.90-02 Rental of Expansion Area / Auto-Bahn		197.50	197.50	0.00%	100.00%	376.92	592.50	215.58	63.62%	36.38%
7004-363.90-03 Rental of Expansion Area / Bernie Ness		0.00	0.00			0.00	0.00	0.00		
7004-363.90-04 Rental of Expansion Area / Enterprise		0.00	0.00			0.00	0.00	0.00		
7004-363.90-06 Rental of Expansion Area / Cass County	4,813.38	4,813.38	0.00	100.00%	0.00%	14,440.14	14,440.14	0.00	100.00%	0.00%
7004-363.90-07 Rental of Expansion Area / UPS	5,511.04	5,502.98	-8.06	100.15%	-0.15%	16,533.12	16,508.94	-24.18	100.15%	-0.15%

	Mar 2026					Total- YTD				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
7004-363.90-08 Rental of Expansion Area / BE Airport Property	853.44	853.44	0.00	100.00%	0.00%	2,560.32	2,560.32	0.00	100.00%	0.00%
7004-363.90-09 Rental of Expansion Area / MDC Fargo 2 - Corporate Air	1,302.68	1,302.68	0.00	100.00%	0.00%	3,908.04	3,908.04	0.00	100.00%	0.00%
Total 363.90 Rental of Expansion Area	\$ 16,796.57	\$ 45,341.84	\$ 28,545.27	37.04%	62.96%	\$ 51,324.33	\$ 136,025.52	\$ 84,701.19	37.73%	62.27%
7004-363.88-01 Land Transport Facilities / SP Plus	1,019,289.49	751,877.92	-267,411.57	135.57%	-35.57%	2,683,684.52	2,255,633.76	-428,050.76	118.98%	-18.98%
Total 363.00 Rental Fees	\$ 1,533,691.15	\$ 1,164,302.63	-\$ 369,388.52	131.73%	-31.73%	\$ 4,219,275.74	\$ 3,664,532.42	-\$ 654,743.32	118.37%	-18.37%
Total 360 Miscellaneous Revenue	\$ 1,533,691.15	\$ 1,164,302.63	-\$ 369,388.52	131.73%	-31.73%	\$ 4,219,275.74	\$ 3,664,532.42	-\$ 654,743.32	118.37%	-18.37%
370.00 Miscellaneous Income			0.00			0.00	0.00	0.00		
7004-370.10-00 Miscellaneous / Miscellaneous	290.02	41.67	-248.35	695.99%	-595.99%	304.42	125.01	-179.41	243.52%	-143.52%
7004-370.10-01 Miscellaneous / Employee Parking	30.00	1,500.00	1,470.00	2.00%	98.00%	30.00	4,500.00	4,470.00	0.67%	99.33%
7004-370.10-02 Miscellaneous/Landline Boarding Fees		0.00	0.00			0.00	0.00	0.00		
7004-370.10-03 Miscellaneous / Advertising	22,001.68	4,583.33	-17,418.35	480.04%	-380.04%	22,001.68	13,749.99	-8,251.69	160.01%	-60.01%
7004-370.10-04 Miscellaneous / Vending Commissions	664.50	1,083.33	418.83	61.34%	38.66%	2,079.00	3,249.99	1,170.99	63.97%	38.03%
7004-370.10-06 Miscellaneous / Reimbursements		0.00	0.00			0.00	0.00	0.00		
7004-370.10-07 Miscellaneous / Card Key Deposits		2,416.67	2,416.67	0.00%	100.00%	0.00	7,250.01	7,250.01	0.00%	100.00%
7004-370.10-09 Miscellaneous / Reimbursement-Utilities		0.00	0.00			1,525.00	0.00	-1,525.00		
7004-370.10-10 Miscellaneous / TNC fees (Uber/Lyft)	13,396.00		-13,396.00			39,122.00	0.00	-39,122.00		
Total 370.00 Miscellaneous Income	\$ 36,382.20	\$ 9,625.00	-\$ 26,757.20	378.00%	-278.00%	\$ 65,062.10	\$ 28,875.00	-\$ 36,187.10	225.32%	-125.32%
390 Transfer			0.00			0.00	0.00	0.00		
395.00 Operating Revenues			0.00			0.00	0.00	0.00		
7005-395.10-00 Operating Revenues / Operating Revenues	101,574.49	126,446.25	24,871.76	80.33%	19.67%	283,923.39	379,338.75	95,415.36	74.85%	25.15%
7007-395.10-00 Operating Revenues / Operating Revenue	33,117.98	49,589.32	16,471.34	66.78%	33.22%	99,110.10	148,767.96	49,657.86	66.62%	33.38%
Total 395.00 Operating Revenues	\$ 134,692.47	\$ 176,035.57	\$ 41,343.10	76.51%	23.49%	\$ 383,033.49	\$ 528,106.71	\$ 145,073.22	72.53%	27.47%
Total 390 Transfer	\$ 134,692.47	\$ 176,035.57	\$ 41,343.10	76.51%	23.49%	\$ 383,033.49	\$ 528,106.71	\$ 145,073.22	72.53%	27.47%
Total Income	\$ 1,704,765.82	\$ 1,349,963.20	-\$ 354,802.62	126.28%	-26.28%	\$ 4,667,371.33	\$ 4,121,514.13	-\$ 545,857.20	113.24%	-13.24%
Gross Profit	\$ 1,704,765.82	\$ 1,349,963.20	-\$ 354,802.62	126.28%	-26.28%	\$ 4,667,371.33	\$ 4,121,514.13	-\$ 545,857.20	113.24%	-13.24%
Expenses										
493.11 Salaries			0.00			0.00	0.00	0.00		
7004-493.11 Airport			0.00			0.00	0.00	0.00		
7004-493.11-00 Public Airport / Full Time Staff	144,564.28	150,000.00	5,435.72	96.38%	3.62%	376,115.43	450,000.00	73,884.57	83.58%	16.42%
7004-493.11-01 Full Time Staff / Full Time - Overtime	16,913.39	19,166.67	2,253.28	88.24%	11.76%	48,155.73	57,500.01	9,344.28	83.75%	16.25%
7004-493.11-02 Full Time Staff / Full Time Banked Sick		2,250.00	2,250.00	0.00%	100.00%	0.00	6,750.00	6,750.00	0.00%	100.00%
7004-493.11-05 Full Time Staff / OT Airfield Operations		0.00	0.00			0.00	0.00	0.00		
7004-493.14-00 Public Airport / Temporary/Seasonal	10,133.99	15,833.33	5,699.34	64.00%	36.00%	18,402.90	47,499.99	29,097.09	38.74%	61.26%
7004-493.14-01 Temporary/Seasonal / PartTime Seasonal OT	542.08	1,250.00	707.92	43.37%	56.63%	1,341.19	3,750.00	2,408.81	35.77%	64.23%
Total 7004-493.11 Airport	\$ 172,153.74	\$ 188,500.00	\$ 16,346.26	91.33%	8.67%	\$ 444,015.25	\$ 565,500.00	\$ 121,484.75	78.52%	21.48%
7005-493.11 Fire			0.00			0.00	0.00	0.00		
7005-493.11-00 Full-Time Staff	66,891.19	70,833.33	3,942.14	94.43%	5.57%	173,499.27	212,499.99	39,000.72	81.65%	18.35%
7005-493.11-01 Full Time Staff - Full Time - Overtime	1,959.42	5,000.00	3,040.58	39.19%	60.81%	1,959.42	15,000.00	13,040.58	13.06%	86.94%
7005-493.11-05 OT Airfield Operations	0.00	833.33	833.33	0.00%	100.00%	0.00	2,499.99	2,499.99	0.00%	100.00%
7005-493.14-00 Public Airport / Temporary/Seasonal	0.00	0.00	0.00			0.00	0.00	0.00		
7005-493.14-01 Temporary/Seasonal / Temporary/Seasonal OT	0.00	0.00	0.00			0.00	0.00	0.00		
Total 7005-493.11 Fire	\$ 68,850.61	\$ 76,666.66	\$ 7,816.05	89.81%	10.19%	\$ 175,458.69	\$ 229,999.98	\$ 54,541.29	76.29%	23.71%
7007-493.11 Police			0.00			0.00	0.00	0.00		
7007-493.11-00 Public Airport Full Time Staff	32,337.71	49,589.32	17,251.61	65.21%	34.79%	62,105.84	148,767.96	86,662.12	41.75%	58.25%
Total 7007-493.11 Police	\$ 32,337.71	\$ 49,589.32	\$ 17,251.61	65.21%	34.79%	\$ 62,105.84	\$ 148,767.96	\$ 86,662.12	41.75%	58.25%
Total 493.11 Salaries	\$ 273,342.06	\$ 314,755.98	\$ 41,413.92	86.84%	13.16%	\$ 681,579.78	\$ 944,267.94	\$ 262,688.16	72.18%	27.82%
493.20 Employee Benefits			0.00			0.00	0.00	0.00		
7004-493.20 Airport			0.00			0.00	0.00	0.00		
7004-493.20-01 Employee Benefits / Health Insurance	19,760.66	21,358.33	1,597.67	92.52%	7.48%	51,377.72	64,074.99	12,697.27	80.18%	19.82%
7004-493.20-03 Employee Benefits / Dental Insurance	874.00	1,100.00	226.00	79.45%	20.55%	2,272.40	3,300.00	1,027.60	68.86%	31.14%
7004-493.20-04 Employee Benefits / Long Term Disability	351.36	550.00	198.64	63.88%	36.12%	912.30	1,650.00	737.70	55.29%	44.71%
7004-493.20-05 Employee Benefits / Auto Allowance	138.48	166.67	28.19	83.09%	16.91%	360.05	500.01	139.96	72.01%	27.99%
7004-493.20-07 Employee Benefits / Cellphone Allowance		0.00	0.00			0.00	0.00	0.00		
7004-493.21-01 Employee Benefits / FICA 6.2%	10,682.13	11,687.00	1,004.87	91.40%	8.60%	27,551.34	35,061.00	7,509.66	78.58%	21.42%

	Mar 2026					Total- YTD				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
7004-493.21-02 Employee Benefits / Medicare 1.45%	2,498.25	2,733.25	235.00	91.40%	8.60%	6,443.48	8,199.75	1,756.27	78.58%	21.42%
7004-493.22-01 Pension Benefits / City Pension 5.5%		0.00	0.00			0.00	0.00	0.00		
7004-493.22-02 Pension Benefits / Safety Non Medicare 11.7%		0.00	0.00			0.00	0.00	0.00		
7004-493.22-04 Pension Benefits / NDPERS Pension	11,712.48	13,500.00	1,787.52	86.76%	13.24%	30,415.18	40,500.00	10,084.82	75.10%	24.90%
7004-493.24-00 Public Airport / Unemployment Compensation		833.33	833.33	0.00%	100.00%	0.00	2,499.99	2,499.99	0.00%	100.00%
7004-493.25-00 Public Airport / Workers Compensation	966.11	1,166.67	200.56	82.81%	17.19%	2,457.52	3,500.01	1,042.49	70.21%	29.79%
Total 7004-493.20 Airport	\$ 46,983.47	\$ 53,095.25	\$ 6,111.78	88.49%	11.51%	\$ 121,789.99	\$ 159,285.75	\$ 37,495.76	76.46%	23.54%
7005-493.20 Fire			0.00			0.00	0.00	0.00		
7005-493.20-01 Employee Benefits - Health Insurance	12,353.82	12,741.67	387.85	96.96%	3.04%	32,119.93	38,225.01	6,105.08	84.03%	15.97%
7005-493.20-03 Employee Benefits - Dental Insurance	437.00	458.33	21.33	95.35%	4.65%	1,136.20	1,374.99	238.79	82.63%	17.37%
7005-493.20-04 Employee Benefits - Long Term Disability	146.28	275.00	128.72	53.19%	46.81%	379.80	825.00	445.20	46.04%	53.96%
7005-493.21-01 Employee Benefits - FICA 6.2%	4,268.72	4,753.33	484.61	89.80%	10.20%	10,878.37	14,259.99	3,381.62	76.29%	23.71%
7005-493.21-02 Employee Benefits - Medicare 1.45%	998.32	1,111.67	113.35	89.80%	10.20%	2,544.09	3,335.01	790.92	76.28%	23.72%
7005-493.22-04 Pension Benefits - NDPERS Pension	6,586.34	7,500.00	913.66	87.82%	12.18%	17,014.82	22,500.00	5,485.18	75.62%	24.38%
7005-493.24-00 Public Airport/Unemployment Compensation		125.00	125.00	0.00%	100.00%	0.00	375.00	375.00	0.00%	100.00%
7005-493.25-00 Public Airport - Workers Compensation	874.37	833.33	-41.04	104.92%	-4.92%	2,228.25	2,499.99	271.74	89.13%	10.87%
Total 7005-493.20 Fire	\$ 25,664.85	\$ 27,798.33	\$ 2,133.48	92.33%	7.67%	\$ 66,301.46	\$ 83,394.99	\$ 17,093.53	79.50%	20.50%
Total 493.20 Employee Benefits	\$ 72,648.32	\$ 80,893.58	\$ 8,245.28	89.81%	10.19%	\$ 188,091.45	\$ 242,680.74	\$ 54,589.29	77.51%	22.49%
493.33 Other Services			0.00			0.00	0.00	0.00		
7004-493.33 Other Services Airport			0.00			0.00	0.00	0.00		
7004-493.33-20 Other Services / Accounting Services	21,525.00	14,916.67	-6,608.33	144.30%	-44.30%	66,885.00	44,750.01	-22,134.99	149.46%	-49.46%
7004-493.33-25 Other Services / Legal Services		6,250.00	6,250.00	0.00%	100.00%	12,500.00	18,750.00	6,250.00	66.67%	33.33%
7004-493.33-80 Other Services / Security Services	15,324.97	18,333.33	3,008.36	83.59%	16.41%	47,979.83	54,999.99	7,020.16	87.24%	12.76%
7004-493.38-85 Other Services / Parking Management	101,889.08	127,819.25	25,930.17	79.71%	20.29%	306,863.97	383,457.75	76,593.78	80.03%	19.97%
7004-493.38-90 Other Services / Warranty Expense	850.25	850.25	0.00	100.00%	0.00%	2,550.75	2,550.75	0.00	100.00%	0.00%
7004-493.38-91 Other Service / Software Expense	1,236.80	1,236.80	0.00	100.00%	0.00%	3,710.40	3,710.40	0.00	100.00%	0.00%
7004-493.38-99 Other Services / Other Services	6,626.00	18,750.00	12,124.00	35.34%	64.66%	20,771.62	56,250.00	35,478.38	36.93%	63.07%
Total 7004-493.33 Other Services Airport	\$ 147,452.10	\$ 188,166.30	\$ 40,704.20	78.37%	21.63%	\$ 461,261.57	\$ 564,468.90	\$ 103,207.33	81.72%	18.28%
7005-493.33 Other Services Fire			0.00			0.00	0.00	0.00		
7005-493.38-05 Other Services - Repair Services		1,250.00	1,250.00	0.00%	100.00%	0.00	3,750.00	3,750.00	0.00%	100.00%
7005-493.38-99 Other Services - Other Services	4,183.00	1,083.33	-3,099.67	386.12%	-286.12%	4,368.00	3,249.99	-1,118.01	134.40%	-34.40%
Total 7005-493.33 Other Services Fire	\$ 4,183.00	\$ 2,333.33	-\$ 1,849.67	179.27%	-79.27%	\$ 4,368.00	\$ 6,999.99	\$ 2,831.99	82.40%	37.60%
Total 493.33 Other Services	\$ 151,635.10	\$ 190,489.53	\$ 38,854.53	79.60%	20.40%	\$ 465,629.57	\$ 571,468.89	\$ 105,839.32	81.48%	18.52%
493.41 Utility Services			0.00			0.00	0.00	0.00		
7004-493.41-05 Utility Services / Water and Sewer	4,910.83	4,250.00	-660.83	115.55%	-15.55%	13,523.39	12,750.00	-773.39	106.07%	-6.07%
Total 493.41 Utility Services	\$ 4,910.83	\$ 4,250.00	-\$ 660.83	115.55%	-15.55%	\$ 13,523.39	\$ 12,750.00	-\$ 773.39	106.07%	-6.07%
493.42 Cleaning Services			0.00			0.00	0.00	0.00		
7004-493.42-05 Cleaning Services / Custodial Services	880.00	625.00	-255.00	140.80%	-40.80%	1,320.00	1,875.00	555.00	70.40%	29.60%
7004-493.42-15 Cleaning Services / Garbage Pickup	1,983.37	1,666.67	-316.70	119.00%	-19.00%	5,346.54	5,000.01	-346.53	106.93%	-6.93%
7004-493.42-20 Cleaning Services / Snow Clearing	1,170.00	2,916.67	1,746.67	40.11%	59.89%	11,022.50	8,750.01	-2,272.49	125.97%	-25.97%
Total 493.42 Cleaning Services	\$ 4,033.37	\$ 5,208.34	\$ 1,174.97	77.44%	22.56%	\$ 17,689.04	\$ 15,625.02	-\$ 2,064.02	113.21%	-13.21%
493.43 Repairs & Maintenance			0.00			0.00	0.00	0.00		
7004-493.43 R&M Airport			0.00			0.00	0.00	0.00		
7004-493.43-10 Repair and Maintenance / Building Repairs	7,680.86	41,125.00	33,444.14	18.68%	81.32%	23,651.92	123,375.00	99,723.08	19.17%	80.83%
7004-493.43-20 Repair and Maintenance / General Equipment Repair	51,033.88	16,666.67	-34,367.21	306.20%	-206.20%	95,323.28	50,000.01	-45,323.27	190.65%	-90.65%
7004-493.43-21 Repair & Maintenance / Computer Equipment Repair		250.00	250.00	0.00%	100.00%	0.00	750.00	750.00	0.00%	100.00%
7004-493.43-50 Repair and Maintenance / Maintenance Service Cont.	2,763.36	14,583.33	11,819.97	18.95%	81.05%	33,867.29	43,749.99	9,882.70	77.41%	22.59%
7004-493.43-90 Repair and Maintenance / Other Repairs	7,515.51	16,333.33	8,817.82	46.01%	53.99%	12,142.13	48,999.99	36,857.86	24.78%	75.22%
Total 7004-493.43 R&M Airport	\$ 68,993.61	\$ 88,958.33	\$ 19,964.72	77.56%	22.44%	\$ 164,984.62	\$ 266,874.99	\$ 101,890.37	61.82%	38.18%
7005-493.43 R&M Fire			0.00			0.00	0.00	0.00		
7005-493.43-20 Repair and Maintenance - General Equipment Repair	75.90	4,166.67	4,090.77	1.82%	98.18%	75.90	12,500.01	12,424.11	0.61%	99.39%
7005-493.43-50 Repair and Maintenance / Maintenance Service Cont.			0.00			749.86	0.00	-749.86		
Total 7005-493.43 R&M Fire	\$ 75.90	\$ 4,166.67	\$ 4,090.77	1.82%	98.18%	\$ 825.76	\$ 12,500.01	\$ 11,674.25	6.61%	93.39%
Total 493.43 Repairs & Maintenance	\$ 69,069.51	\$ 93,125.00	\$ 24,055.49	74.17%	25.83%	\$ 165,810.38	\$ 279,375.00	\$ 113,964.62	59.35%	40.65%

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	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
493.44 Rentals			0.00			0.00	0.00	0.00		
7004-493.44-20 Rentals / Equipment & Vehicle Rent		1,250.00	1,250.00	0.00%	100.00%	0.00	3,750.00	3,750.00	0.00%	100.00%
Total 493.44 Rentals	\$ 0.00	\$ 1,250.00	\$ 1,250.00	0.00%	100.00%	\$ 0.00	\$ 3,750.00	\$ 3,750.00	0.00%	100.00%
493.52 Insurance			0.00			0.00	0.00	0.00		
7004-493.52 Insurance Airport			0.00			0.00	0.00	0.00		
7004-493.52-10 Insurance / Property Insurance		0.00	0.00			20,383.00	150,000.00	129,617.00	13.59%	86.41%
7004-493.52-20 Insurance / Automobile Liability		0.00	0.00			8,605.00	11,000.00	2,395.00	78.23%	21.77%
7004-493.52-30 Insurance / General Liability		0.00	0.00			107,954.30	115,000.00	7,045.70	93.87%	6.13%
Total 7004-493.52 Insurance Airport	\$ 0.00	\$ 0.00	\$ 0.00			\$ 136,942.30	\$ 276,000.00	\$ 139,057.70	49.62%	50.38%
7005-493.52 Insurance Fire			0.00			0.00	0.00	0.00		
7005-493.52-20 Insurance - Automobile Liability		0.00	0.00			4,191.00	5,000.00	809.00	83.82%	16.18%
7005-493.52-30 Insurance / General Liability			0.00			351.00	0.00	-351.00		
Total 7005-493.52 Insurance Fire	\$ 0.00	\$ 0.00	\$ 0.00			\$ 4,542.00	\$ 5,000.00	\$ 458.00	90.84%	9.16%
Total 493.52 Insurance	\$ 0.00	\$ 0.00	\$ 0.00			\$ 141,484.30	\$ 281,000.00	\$ 139,515.70	50.35%	49.65%
493.53 Communications			0.00			0.00	0.00	0.00		
7004-493.53 Communications Airport			0.00			0.00	0.00	0.00		
7004-493.53-10 Communications / Regular Phone Service	214.86	291.67	76.81	73.67%	26.33%	694.22	875.01	180.79	79.34%	20.66%
7004-493.53-20 Communications / Cellular Phone Service	30.92	50.00	19.08	61.84%	38.16%	92.76	150.00	57.24	61.84%	38.16%
7004-493.53-30 Communications / Radio Systems	83.33	83.33	83.33	0.00%	100.00%	0.00	249.99	249.99	0.00%	100.00%
7004-493.53-60 Communications / Other Communications	250.00	250.00	250.00	0.00%	100.00%	0.00	750.00	750.00	0.00%	100.00%
Total 7004-493.53 Communications Airport	\$ 245.78	\$ 675.00	\$ 429.22	36.41%	63.59%	\$ 786.98	\$ 2,025.00	\$ 1,238.02	38.86%	61.14%
7005-493.53 Communications Fire			0.00			0.00	0.00	0.00		
7005-493.53-10 Communications - Regular Phone Service	52.26	58.33	6.07	89.59%	10.41%	156.78	174.99	18.21	89.59%	10.41%
Total 7005-493.53 Communications Fire	\$ 52.26	\$ 58.33	\$ 6.07	89.59%	10.41%	\$ 156.78	\$ 174.99	\$ 18.21	89.59%	10.41%
Total 493.53 Communications	\$ 298.04	\$ 733.33	\$ 435.29	40.64%	59.36%	\$ 943.76	\$ 2,199.99	\$ 1,256.23	42.90%	57.10%
493.54 Advertising & Printing			0.00			0.00	0.00	0.00		
7004-493.54 A&P Airport			0.00			0.00	0.00	0.00		
7004-493.54-10 Advertising / Legal Publications		166.67	166.67	0.00%	100.00%	0.00	500.01	500.01	0.00%	100.00%
7004-493.54-11 Advertising / Marketing	37,289.75	34,206.67	-3,083.08	109.01%	-9.01%	215,788.31	102,620.01	-113,168.30	210.28%	-110.28%
7004-493.54-40 Advertising / Other Communications		166.67	166.67	0.00%	100.00%	0.00	500.01	500.01	0.00%	100.00%
7004-493.55-10 Printing & Publishing / Custom Printed Forms		83.33	83.33	0.00%	100.00%	0.00	249.99	249.99	0.00%	100.00%
7004-493.55-30 Printing & Publishing / Printing, Binding, Rep.		25.00	25.00	0.00%	100.00%	0.00	75.00	75.00	0.00%	100.00%
Total 7004-493.54 A&P Airport	\$ 37,289.75	\$ 34,648.34	-\$ 2,641.41	107.62%	-7.62%	\$ 215,788.31	\$ 103,945.02	-\$ 111,843.29	207.60%	-107.60%
Total 493.54 Advertising & Printing	\$ 37,289.75	\$ 34,648.34	-\$ 2,641.41	107.62%	-7.62%	\$ 215,788.31	\$ 103,945.02	-\$ 111,843.29	207.60%	-107.60%
493.56 Travel & Education			0.00			0.00	0.00	0.00		
7004-493.56 Travel & Education Airport			0.00			0.00	0.00	0.00		
7004-493.56-60 In State Travel / In State Travel Expense	506.38	208.33	-298.05	243.07%	-143.07%	506.38	624.99	118.61	81.02%	18.98%
7004-493.57-60 Out of State Travel / Out of State Travel Exp	1,306.84	2,916.67	1,609.83	44.81%	55.19%	7,053.77	8,750.01	1,696.24	80.61%	19.39%
7004-493.59-10 Education / Due & Membership Instate		316.67	316.67	0.00%	100.00%	1,250.00	950.01	-299.99	131.58%	-31.58%
7004-493.59-11 Education / Dues /Membership Outstate	22,360.00	2,500.00	-19,860.00	894.40%	-794.40%	23,080.00	7,500.00	-15,580.00	307.73%	-207.73%
7004-493.59-20 Education / Seminar & Conf. Instate	170.00	291.67	121.67	58.29%	41.71%	2,510.00	875.01	-1,634.99	286.85%	-186.85%
7004-493.59-21 Education / Seminar & Conf. Outstate	950.00	1,233.33	283.33	77.03%	22.97%	2,970.00	3,699.99	729.99	80.27%	19.73%
7004-493.59-30 Education / Reference Materials		750.00	750.00	0.00%	100.00%	0.00	2,250.00	2,250.00	0.00%	100.00%
Total 7004-493.56 Travel & Education Airport	\$ 25,293.22	\$ 8,216.67	-\$ 17,076.55	307.83%	-207.83%	\$ 37,370.15	\$ 24,650.01	-\$ 12,720.14	151.60%	-51.60%
7005-493.56 Travel & Education Fire			0.00			0.00	0.00	0.00		
7005-493.56-60 In State Travel - In State Travel Expense		125.00	125.00	0.00%	100.00%	0.00	375.00	375.00	0.00%	100.00%
7005-493.57-60 Out of State Travel - Out of State Travel Exp	1,580.62	1,250.00	-330.62	126.45%	-26.45%	3,598.82	3,750.00	151.18	95.97%	4.03%
7005-493.59-11 Education - Dues /Membership Outstate	600.00	125.00	-475.00	480.00%	-380.00%	600.00	375.00	-225.00	160.00%	-60.00%
7005-493.59-20 Education - Seminar & Conf. Instate	200.00	291.67	91.67	68.57%	31.43%	400.00	875.01	475.01	45.71%	54.29%
7005-493.59-21 Education - Seminar & Conf. Outstate		400.00	400.00	0.00%	100.00%	750.00	1,200.00	450.00	62.50%	37.50%
7005-493.59-30 Education / Reference Materials	810.00	83.33	-726.67	972.04%	-872.04%	810.00	249.99	-560.01	324.01%	-224.01%
Total 7005-493.56 Travel & Education Fire	\$ 3,190.62	\$ 2,275.00	-\$ 915.62	140.28%	-40.28%	\$ 6,158.82	\$ 6,825.00	\$ 666.18	90.24%	9.76%
Total 493.56 Travel & Education	\$ 28,483.84	\$ 10,491.67	-\$ 17,992.17	271.49%	-171.49%	\$ 43,528.97	\$ 31,475.01	-\$ 12,053.96	138.30%	-38.30%
493.61 General Supplies			0.00			0.00	0.00	0.00		

	Mar 2026					Total- YTD				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
7004-493.61 General Supplies Airport			0.00			0.00	0.00	0.00		
7004-493.61-10 General Supplies / Office Supplies	113.17	333.33	220.16	33.95%	66.05%	871.10	999.99	128.89	87.11%	12.89%
7004-493.61-20 General Supplies / Medical Supplies		150.00	150.00	0.00%	100.00%	107.28	450.00	342.72	23.84%	76.16%
7004-493.61-40 General Supplies / General Supplies	40,953.66	50,833.33	9,879.67	80.56%	19.44%	77,559.77	152,499.99	74,940.22	50.86%	49.14%
7004-493.61-45 General Supplies / Janitorial Supplies	15,718.55	11,250.00	-4,468.55	138.72%	-39.72%	38,942.59	33,750.00	-5,192.59	115.39%	-15.39%
7004-493.61-50 General Supplies / Postage	321.02	250.00	-71.02	128.41%	-28.41%	395.84	750.00	354.16	52.78%	47.22%
Total 7004-493.61 General Supplies Airport	\$ 57,106.40	\$ 62,816.66	\$ 5,710.26	90.91%	9.09%	\$ 117,876.58	\$ 188,449.98	\$ 70,573.40	62.55%	37.45%
7005-493.61 General Supplies Fire			0.00			0.00	0.00	0.00		
7005-493.61-10 General Supplies - Office Supplies		83.33	83.33	0.00%	100.00%	0.00	249.99	249.99	0.00%	100.00%
7005-493.61-20 General Supplies - Medical Supplies		41.67	41.67	0.00%	100.00%	0.00	125.01	125.01	0.00%	100.00%
7005-493.61-40 General Supplies - General Supplies	371.65	2,250.00	1,878.35	16.52%	83.48%	8,932.89	6,750.00	-2,182.89	132.34%	-32.34%
7005-493.61-45 General Supplies - Janitorial Supplies		208.33	208.33	0.00%	100.00%	374.78	624.99	250.21	59.97%	40.03%
7005-493.61-50 General Supplies - Postage		6.25	6.25	0.00%	100.00%	0.00	18.75	18.75	0.00%	100.00%
Total 7005-493.61 General Supplies Fire	\$ 371.65	\$ 2,589.58	\$ 2,217.93	14.35%	85.65%	\$ 9,307.67	\$ 7,768.74	\$ 1,538.93	119.81%	-19.81%
Total 493.61 General Supplies	\$ 57,478.05	\$ 65,406.24	\$ 7,928.19	87.88%	12.12%	\$ 127,184.25	\$ 196,218.72	\$ 69,034.47	64.82%	35.18%
493.62 Energy			0.00			0.00	0.00	0.00		
7004-493.62 Energy Airport			0.00			0.00	0.00	0.00		
7004-493.62-10 Energy / Gasoline	5,182.07	1,666.67	-3,515.40	310.92%	-210.92%	5,182.07	5,000.01	-182.06	103.64%	-3.64%
7004-493.62-11 Energy / Diesel Fuel	14,543.97	9,166.67	-5,377.30	158.66%	-58.66%	31,568.81	27,500.01	-4,068.80	114.80%	-14.80%
7004-493.62-50 Energy / Natural Gas	31,903.20	16,250.00	-15,653.20	196.33%	-96.33%	55,824.21	48,750.00	-7,074.21	114.51%	-14.51%
7004-493.62-51 Energy / Electricity	31,887.56	59,375.00	27,487.44	53.71%	46.29%	126,408.58	178,125.00	51,716.42	70.97%	29.03%
7004-493.62-53 Energy / Heating Oil		833.33	833.33	0.00%	100.00%	0.00	2,499.99	2,499.99	0.00%	100.00%
Total 7004-493.62 Energy Airport	\$ 83,516.80	\$ 87,291.67	\$ 3,774.87	95.68%	4.32%	\$ 218,983.67	\$ 261,875.01	\$ 42,891.34	83.62%	16.38%
7005-493.62 Energy Fire			0.00			0.00	0.00	0.00		
7005-493.62-10 Energy - Gasoline	180.54	83.33	-97.21	216.66%	-116.66%	180.54	249.99	69.45	72.22%	27.78%
7005-493.62-11 Energy Diesel Fuel	389.70	500.00	110.30	77.94%	22.06%	572.83	1,500.00	927.17	38.19%	61.81%
7005-493.62-52 Energy / Propane		33.33	33.33	0.00%	100.00%	0.00	99.99	99.99	0.00%	100.00%
Total 7005-493.62 Energy Fire	\$ 570.24	\$ 616.66	\$ 46.42	92.47%	7.53%	\$ 753.37	\$ 1,849.98	\$ 1,096.61	40.72%	59.28%
Total 493.62 Energy	\$ 84,087.04	\$ 87,908.33	\$ 3,821.29	95.65%	4.35%	\$ 219,737.04	\$ 263,724.99	\$ 43,987.95	83.32%	16.68%
493.64 Miscellaneous Expense		266.67	266.67	0.00%	100.00%	0.00	800.01	800.01	0.00%	100.00%
493.65 Chemicals			0.00			0.00	0.00	0.00		
7004-493.65-50 Chemicals / Salt / Gravel / Salt for Roads	63,100.11	19,166.67	-43,933.44	329.22%	-229.22%	149,235.63	57,500.01	-91,735.62	259.54%	-159.54%
7004-493.65-60 Chemicals / Salt / Gravel / Gravel & Aggregate		1,666.67	1,666.67	0.00%	100.00%	5,830.40	5,000.01	-830.39	116.61%	-16.61%
Total 493.65 Chemicals	\$ 63,100.11	\$ 20,833.34	-\$ 42,266.77	302.88%	-202.88%	\$ 155,066.03	\$ 62,500.02	-\$ 92,566.01	248.11%	-148.11%
7004-493.64 Clothing Airport			0.00			0.00	0.00	0.00		
7004-493.64-10 Clothing / Uniforms / Clothing	3,799.24	1,125.00	-2,674.24	337.71%	-237.71%	5,632.48	3,375.00	-2,257.48	166.89%	-66.89%
Total 7004-493.64 Clothing Airport	\$ 3,799.24	\$ 1,125.00	-\$ 2,674.24	337.71%	-237.71%	\$ 5,632.48	\$ 3,375.00	-\$ 2,257.48	166.89%	-66.89%
7004-493.68-10 Miscellaneous			0.00			120.00	0.00	-120.00		
7005-493.64 Clothing Fire			0.00			0.00	0.00	0.00		
7005-493.64-10 Clothing - Uniforms / Clothing		625.00	625.00	0.00%	100.00%	0.00	1,875.00	1,875.00	0.00%	100.00%
Total 7005-493.64 Clothing Fire	\$ 0.00	\$ 625.00	\$ 625.00	0.00%	100.00%	\$ 0.00	\$ 1,875.00	\$ 1,875.00	0.00%	100.00%
7005-493.68-10 Miscellaneous / Miscellaneous		833.33	833.33	0.00%	100.00%	0.00	2,499.99	2,499.99	0.00%	100.00%
Total 493.64 Miscellaneous Expense	\$ 66,899.35	\$ 23,683.34	-\$ 43,216.01	282.47%	-182.47%	\$ 160,818.51	\$ 71,050.02	-\$ 89,768.49	226.35%	-126.35%
493.72 Capital Outlay			0.00			0.00	0.00	0.00		
7004-493.72 Buildings/Improvements			0.00			0.00	0.00	0.00		
7004-493.72-20 Buildings / Building Remodeling		4,166.67	4,166.67	0.00%	100.00%	0.00	12,500.01	12,500.01	0.00%	100.00%
7004-493.73-20 Site Improvements		4,166.67	4,166.67	0.00%	100.00%	0.00	12,500.01	12,500.01	0.00%	100.00%
Total 7004-493.72 Buildings/Improvements	\$ 0.00	\$ 8,333.34	\$ 8,333.34	0.00%	100.00%	\$ 0.00	\$ 25,000.02	\$ 25,000.02	0.00%	100.00%
7004-493.74 Capital Outlay Airport			0.00			0.00	0.00	0.00		
7004-493.74-10 Capital Outlay / Machinery & Equipment	0.00	25,000.00	25,000.00	0.00%	100.00%	16,801.88	75,000.00	58,198.32	22.40%	77.60%
7004-493.74-11 Capital Outlay / Computer Equipment	4,705.00	208.33	-4,496.67	2258.44%	-2158.44%	4,705.00	624.99	-4,080.01	752.81%	-652.81%
7004-493.74-12 Capital Outlay / Computer Software	275.00	83.33	-191.67	330.01%	-230.01%	510.75	249.99	-260.76	204.31%	-104.31%
7004-493.74-20 Capital Outlay / Vehicles		4,583.33	4,583.33	0.00%	100.00%	0.00	13,749.99	13,749.99	0.00%	100.00%
7004-493.74-30 Capital Outlay / Furniture & Fixtures	4,494.27	208.33	-4,285.94	2157.28%	-2057.28%	4,494.27	624.99	-3,869.28	719.09%	-619.09%

	Mar 2026					Total- YTD				
	Actual	Budget	Remaining	% of Budget	% Remaining	Actual	Budget	Remaining	% of Budget	% Remaining
7004-493.74-50 Capital Outlay / General Capital Outlay		8,333.33	8,333.33	0.00%	100.00%	0.00	24,999.99	24,999.99	0.00%	100.00%
Total 7004-493.74 Capital Outlay Airport	\$ 9,474.27	\$ 38,416.65	\$ 28,942.38	24.66%	75.34%	\$ 26,511.70	\$ 115,249.95	\$ 88,738.25	23.00%	77.00%
7005-493.74 Capital Outlay Fire			0.00			0.00	0.00	0.00		
7005-493.74-10 Capital Outlay / Machinery & Equipment	3,250.00	1,666.67	-1,583.33	195.00%	-95.00%	3,250.00	5,000.01	1,750.01	65.00%	35.00%
7005-493.74-11 Capital Outlay / Computer Equipment		250.00	250.00	0.00%	100.00%	0.00	750.00	750.00	0.00%	100.00%
7005-493.74-30 Capital Outlay / Furniture & Fixtures		416.67	416.67	0.00%	100.00%	0.00	1,250.01	1,250.01	0.00%	100.00%
7005-493.74-50 Capital Outlay / General Capital Outlay		4,166.67	4,166.67	0.00%	100.00%	0.00	12,500.01	12,500.01	0.00%	100.00%
Total 7005-493.74 Capital Outlay Fire	\$ 3,250.00	\$ 6,500.01	\$ 3,250.01	50.00%	50.00%	\$ 3,250.00	\$ 19,500.03	\$ 16,250.03	16.67%	83.33%
Total 493.72 Capital Outlay	\$ 12,724.27	\$ 53,250.00	\$ 40,525.73	23.90%	76.10%	\$ 29,761.70	\$ 159,750.00	\$ 129,988.30	18.63%	81.37%
493.80 Special Assessments/DrainTaxes/Property Taxes			0.00			0.00	0.00	0.00		
7004-493.80-12 Special Assessments Principal		8,333.33	8,333.33	0.00%	100.00%	0.00	24,999.99	24,999.99	0.00%	100.00%
Total 493.80 Special Assessments/DrainTaxes/Property Taxes	\$ 0.00	\$ 8,333.33	\$ 8,333.33	0.00%	100.00%	\$ 0.00	\$ 24,999.99	\$ 24,999.99	0.00%	100.00%
7004-493.34 Technical Services Airport			0.00			0.00	0.00	0.00		
7004-493.34-10 Technical Services / Communication	737.99	2,371.67	1,633.68	31.12%	68.88%	2,213.97	7,115.01	4,901.04	31.12%	68.88%
7004-493.34-15 Technical Services / Computer Services	22,052.61	14,266.67	-7,785.94	154.57%	-54.57%	63,179.93	42,800.01	-20,379.92	147.62%	-47.62%
7004-493.34-20 Technical Services / Marketing / Public Relat.		1,666.67	1,666.67	0.00%	100.00%	0.00	5,000.01	5,000.01	0.00%	100.00%
7004-493.34-30 Technical Services / Payroll Services	4,397.63	4,583.33	185.70	95.95%	4.05%	11,347.63	13,749.99	2,402.36	82.53%	17.47%
7004-493.34-34 Technical Services / TNC Expenses	669.80		-669.80			1,956.10	0.00	-1,956.10		
7004-493.34-35 Technical Services / Banking Services	55.00	208.33	153.33	26.40%	73.60%	135.25	624.99	489.74	21.64%	78.36%
Total 7004-493.34 Technical Services Airport	\$ 27,913.03	\$ 23,096.67	\$ 4,816.36	120.85%	-20.85%	\$ 78,832.88	\$ 69,290.01	\$ 9,542.87	113.77%	-13.77%
7005-493.34 Technical Services Fire			0.00			0.00	0.00	0.00		
7005-493.34-10 Technical Services - Communication	230.00	266.67	36.67	86.25%	13.75%	460.00	800.01	340.01	57.50%	42.50%
7005-493.34-15 Technical Services - Computer Services	647.16	383.33	-263.83	168.83%	-68.83%	2,336.48	1,149.99	-1,186.49	203.17%	-103.17%
7005-493.34-30 Technical Services - Payroll Service	1,514.78	1,750.00	235.22	86.56%	13.44%	3,860.24	5,250.00	1,389.76	73.53%	26.47%
Total 7005-493.34 Technical Services Fire	\$ 2,391.94	\$ 2,400.00	\$ 8.06	99.66%	0.34%	\$ 6,656.72	\$ 7,200.00	\$ 543.28	92.45%	7.55%
Total Expenses	\$ 893,204.50	\$ 999,923.78	\$ 106,719.28	89.33%	10.67%	\$ 2,557,060.05	\$ 3,280,771.34	\$ 723,711.29	77.94%	22.06%
Net Operating Income	\$ 811,561.32	\$ 350,039.42	\$ 461,521.90	231.85%	-131.85%	\$ 2,110,311.28	\$ 840,742.79	\$ 1,269,568.49	251.01%	-151.01%
Other Income										
7004-360.36-00 Interest Revenue / Interest on Airport Funds	111,710.97	36,833.33	-74,877.64	303.29%	-203.29%	333,527.81	110,499.99	-223,027.82	301.84%	-201.84%
7004-361.75-01 Pcard Rebates / PFM Pcard Rebates		0.00	0.00			0.00	0.00	0.00		
Total Other Income	\$ 111,710.97	\$ 36,833.33	\$ 74,877.64	303.29%	-203.29%	\$ 333,527.81	\$ 110,499.99	\$ 223,027.82	301.84%	-201.84%
Net Other Income	\$ 111,710.97	\$ 36,833.33	\$ 74,877.64	303.29%	-203.29%	\$ 333,527.81	\$ 110,499.99	\$ 223,027.82	301.84%	-201.84%
Net Income	\$ 923,272.29	\$ 386,872.75	\$ 536,399.54	236.65%	-136.65%	\$ 2,443,839.09	\$ 951,242.78	\$ 1,492,596.31	256.91%	-156.91%

Monday, May 04, 2026 05:46:36 AM GMT-7 - Accrual Basis

Statement of Financial Position
Municipal Airport Authority of the City of Fargo, North Dakota
As of Mar 31, 2026

	2024	2025	Jan 1 - Mar 31 2026
Assets			
Current Assets			
Bank Accounts			
102.10-01 FIBT Main Operating Checking	43,725,872.37	37,169,882.87	34,443,613.32
102.10-01.01 Capital Construction (In Operating)			2,859,137.51
102.10-01.02 Parking (In Operating)			0.00
Total for 102.10-01 FIBT Main Operating Checking	\$43,725,872.37	\$37,169,882.87	\$37,302,750.83
102.10-02 Capital Parking Savings (#4088 MM)	9,113,123.27	7,136,340.58	6,847,008.24
102.10-11 Capital Construction (#5667/#5717)	4,143,122.40	2,902,102.25	6,148,053.57
102.10-12 Cash on Deposit (Payroll Holding Acct)	132,337.43	132,337.43	132,337.43
102.10-13 PFC Account (#9087/#9095)	204,920.16	208,241.61	239,471.90
102.10-14 Bank of North Dakota	1,498.37	2,331,893.50	1,089.73
102.10-15 FIBT CD		2,700,000.00	8,700,000.00
103.00-01 Bond Reserve Fund for BND Loan (#2877/ #2893)	361,635.65	738,877.45	1,099,177.69
104.00-00 Cash / City Cash Pool	0.00	0.00	0.00
Total for Bank Accounts	\$57,682,509.65	\$53,319,675.69	\$60,469,889.39
Accounts Receivable			
115.15-00 Accounts Receivable	52,707.89	66,265.31	0.00
115.20-00 Accounts Receivable / Year End Receivables	1,072,120.23	9,839,849.05	1,721,725.17
126.10-00 Intergovernmental A/R / Intergovernmental A/R	4,593,642.95	0.07	0.07
Total for Accounts Receivable	\$5,718,471.07	\$9,906,114.43	\$1,721,725.24
Other Current Assets			
108.10-00 Taxes Receivable / Delinquent Taxes	17,108.14	17,108.14	17,108.14
110.10 PFM Investments	4,886,116.79	0.00	0.00
110.20-00 Interest Receivable	18,824.05	0.00	0.00
111.20 Interest Receivable - Leases [GASB 87]	94,996.13	100,762.42	100,762.42
111.30 ST Lease Receivable [GASB 87]	882,834.11	1,128,321.19	1,128,321.19
130.50-00 Due From Other Funds - Enterprise Funds	-0.01	-0.01	-0.01
143.10-00 Prepaid Items / Prepaid Insurance	231,490.47	126,871.79	105,726.50
143.10-01 Prepaid Items / Prepaid Expenses	99,328.45	74,283.85	68,022.70
180.10-00 Deferred Outflow / City Employees' Pension	0.00	0.00	0.00
180.20-00 Deferred Outflow / NDPERS Pension	1,400,406.00	640,907.00	640,907.00
180.30-00 Deferred Outflow / NDPERS OPEB	59,864.00	39,082.00	39,082.00
180.40-00 Deferred Outflow / NDPERS Law Pension	258,584.00	166,629.00	166,629.00
190.10-00 Net Pension Asset / City Employees' Pension	0.00	0.00	0.00
Misc Receivable	0.00	0.00	0.00
Undeposited Funds	8,881.42	0.00	0.00
Total for Other Current Assets	\$7,958,433.55	\$2,293,965.38	\$2,266,558.94
Total for Current Assets	\$71,359,414.27	\$65,519,755.50	\$64,458,173.57
Fixed Assets			
161.10-00 Land & Land Rights / Land	8,516,546.79	8,516,546.79	8,516,546.79
162.10-00 Buildings / Buildings	49,423,392.66	49,413,645.66	49,413,645.66
162.20-00 Buildings / Accum Depr - Building	-17,118,814.08	-18,250,300.05	-18,250,300.05
163.10-00 Improvements Other / Improvements Other	2,676,346.78	2,719,816.53	2,719,816.53
163.20-00 Improvements Other / Accum Depr - Other Improv	-1,749,830.38	-1,856,516.53	-1,856,516.53
164.10-00 Machinery & Equipment / Machinery & Equipment	17,354,342.65	17,636,358.16	17,636,358.16
164.20-00 Machinery & Equipment / Accum Depr - M & E	-12,465,813.03	-13,258,873.39	-13,258,873.39
165.10-00 Construction in Progress / Construction in Progress	49,900,218.08	141,684,689.31	141,684,689.31
168.10-00 Infrastructure / Infrastructure	146,550,673.41	148,431,810.12	148,431,810.12
168.20-00 Infrastructure / Accumulated Depreciation	-65,488,575.67	-67,620,485.25	-67,620,485.25
Total for Fixed Assets	\$177,598,487.21	\$267,416,691.35	\$267,416,691.35
Other Assets			
121.30 LT Lease Receivable [GASB 87]	5,849,948.79	5,684,389.73	5,684,389.73
Total for Other Assets	\$5,849,948.79	\$5,684,389.73	\$5,684,389.73
Total for Assets	\$254,807,850.27	\$338,620,836.58	\$337,559,254.65

	2024	2025	Jan 1 - Mar 31 2026
Liabilities and Equity			
Liabilities			
Current Liabilities			
Accounts Payable			
200.00-00 Accounts Payable / Accounts Payable	3,973,790.25	3,773,746.99	2,911,532.93
201.00-00 Payables / Vouchers Payable	0.00	0.00	0.00
201.10-00 Vouchers Payable / Accrued Vouchers Year End	0.00	0.00	0.00
206.10-00 Payables / Retainage	0.00	0.00	0.00
Total for Accounts Payable	\$3,973,790.25	\$3,773,746.99	\$2,911,532.93
Credit Cards			
201.00-09 Vouchers Payable / Credit Card Payable	83,384.82	129,582.35	0.00
201.00-11 Vouchers Payable / US Bank Credit Card Payable			160,242.91
Total for Credit Cards	\$83,384.82	\$129,582.35	\$160,242.91
Other Current Liabilities			
202.10-00 Payroll Liabilities / Accrued Vouchers Year End	8,774.96	12,716.26	-5,225.30
202.10-01 Accrued Vouchers Year End / Airport YE Accrued Payroll	71,455.75	105,247.38	0.00
203.10-00 Payables / Compensated absences	240,656.06	283,658.09	283,658.09
206.10-01 Payables/Retainage	2,424,866.17	7,092,497.14	7,092,497.14
206.10-02 Deferred Inflow / Deferred Revenue	3,680.00	171,894.54	171,894.54
211.10 Deferred Inflows - Leases [GASB 87]	6,408,498.25	6,412,902.42	6,412,902.42
236.10-00 Payroll Liability / NDPERS Payable	45,756.25	42,169.08	34,828.09
236.20-00 Net Pension Liability / NDPERS Pension	1,997,017.00	1,635,105.00	1,635,105.00
236.40-00 Net Pension Liability / NDPERS Law Pension	53,480.00	-50,221.00	-50,221.00
238.10-00 Deferred Inflow / City Employees' Pension	0.00	0.00	0.00
238.20-00 Deferred Inflow / NDPERS Pension	959,197.00	680,869.00	680,869.00
238.30-00 Deferred Inflow / NDPERS OPEB	14,568.00	27,163.00	27,163.00
238.40-00 Deferred Inflow / NDPERS Law Pension	263,372.00	228,633.00	228,633.00
239.30-00 Net OPEB Liability / NDPERS OPEB	107,635.00	87,839.00	87,839.00
251.00-00 Accrued Interest Payable	79,524.50	121,004.53	79,524.50
253.00-00 Encumbrances / Encumbrances	0.00	0.00	0.00
255.00-00 Encumbrances / Reserve for Encumbrances	0.00	0.00	0.00
Current Portion of LT Debt	666,970.00	666,970.00	666,970.00
Total for Other Current Liabilities	\$13,345,450.94	\$17,518,447.44	\$17,346,437.48
Total for Current Liabilities	\$17,402,626.01	\$21,421,776.78	\$20,418,213.32
Long-term Liabilities			
250.00-00 BND Loan	21,068,681.02	38,061,346.93	38,106,189.38
Less Current Portion of LT Debt	-666,970.00	-666,970.00	-666,970.00
Total for Long-term Liabilities	\$20,401,711.02	\$37,394,376.93	\$37,439,219.38
Total for Liabilities	\$37,804,337.03	\$58,816,153.71	\$57,857,432.70
Equity			
260.10-01 Contributed Capital / City of Fargo	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
260.10-03 Contributed Capital / FAA Surplus Property	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
260.10-05 Contributed Capital / ND Air Guard Grant Aid	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
Opening Balance Equity	0.00	0.00	0.00
272.00-00 Retained Earnings	157,276,451.97	181,095,917.03	241,472,215.66
Net Income	21,394,594.06	60,376,298.63	-102,860.92
Total for Equity	\$217,003,513.24	\$279,804,682.87	\$279,701,821.95
Total for Liabilities and Equity	\$254,807,850.27	\$338,620,836.58	\$337,559,254.65

**Capital Statement
Budget vs. Actuals
January - March, 2026**

	Mar 2026				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
Income								
330 Intergovernmental Revenue			0.00		0.00	0.00	0.00	
331.10 Federal Operating Grants			0.00		0.00	0.00	0.00	
7006-331.11 Federal Operating Grants			0.00		0.00	0.00	0.00	
7006-331.13-05 Direct Assist / Airport Improvement	803,977.25	1,315,792.67	-511,815.42	61.10%	1,386,363.70	3,947,378.01	-2,561,014.31	35.12%
Total 7006-331.11 Federal Operating Grants	\$ 803,977.25	\$ 1,315,792.67	\$ -511,815.42	61.10%	\$ 1,386,363.70	\$ 3,947,378.01	\$ -2,561,014.31	35.12%
Total 331.10 Federal Operating Grants	\$ 803,977.25	\$ 1,315,792.67	\$ -511,815.42	61.10%	\$ 1,386,363.70	\$ 3,947,378.01	\$ -2,561,014.31	35.12%
334.30 State Grants			0.00		0.00	0.00	0.00	
7004-334.30-05 State Grants / Capital Grant Assistance	3,921,202.02	2,000,000.00	1,921,202.02	196.06%	4,455,371.08	7,000,000.00	-2,544,628.92	63.65%
Total 334.30 State Grants	\$ 3,921,202.02	\$ 2,000,000.00	\$ 1,921,202.02	196.06%	\$ 4,455,371.08	\$ 7,000,000.00	\$ -2,544,628.92	63.65%
Total 330 Intergovernmental Revenue	\$ 4,725,179.27	\$ 3,315,792.67	\$ 1,409,386.60	142.51%	\$ 5,841,734.78	\$ 10,947,378.01	\$ -5,105,643.23	53.36%
360 Miscellaneous Revenue			0.00		0.00	0.00	0.00	
363.00 Rental Fees			0.00		0.00	0.00	0.00	
7004-363.91-01 Operating Revenues / Foreign-Trade Zone Fees	20,000.00	0.00	20,000.00		20,000.00	20,000.00	0.00	100.00%
Total 363.00 Rental Fees	\$ 20,000.00	\$ 0.00	\$ 20,000.00		\$ 20,000.00	\$ 20,000.00	\$ 0.00	100.00%
Total 360 Miscellaneous Revenue	\$ 20,000.00	\$ 0.00	\$ 20,000.00		\$ 20,000.00	\$ 20,000.00	\$ 0.00	100.00%
390 Transfer			0.00		0.00	0.00	0.00	
391.00 Transfer In		0.00	0.00		0.00	0.00	0.00	
7004-391.50-00 Transfer In / Enterprise Funds	190,738.14	204,166.67	-13,428.53	93.42%	578,242.66	612,500.01	-34,257.35	94.41%
Total 391.00 Transfer In	\$ 190,738.14	\$ 204,166.67	\$ -13,428.53	93.42%	\$ 578,242.66	\$ 612,500.01	\$ -34,257.35	94.41%
395.00 Operating Revenues			0.00		0.00	0.00	0.00	
7004-395.20-06 Miscellaneous / State/Airline Tax Share		0.00	0.00		0.00	0.00	0.00	
Total 395.00 Operating Revenues	\$ 0.00	\$ 0.00	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00	
396.00 Non Operating			0.00		0.00	0.00	0.00	
7004-396.12-00 Non Operating / Property Taxes	730,261.58	1,200,000.00	-469,738.42	60.86%	1,298,914.69	1,300,000.00	-1,085.31	99.92%
7004-396.20-00 Non-Operating / Interest Income		0.00	0.00		0.00	0.00	0.00	
Total 396.00 Non Operating	\$ 730,261.58	\$ 1,200,000.00	\$ -469,738.42	60.86%	\$ 1,298,914.69	\$ 1,300,000.00	\$ -1,085.31	99.92%
Total 390 Transfer	\$ 920,999.72	\$ 1,404,166.67	\$ -483,166.95	65.59%	\$ 1,877,157.35	\$ 1,912,500.01	\$ -35,342.66	98.15%
Total Income	\$ 5,666,178.99	\$ 4,719,959.34	\$ 946,219.65	120.05%	\$ 7,738,892.13	\$ 12,879,878.02	\$ -5,140,985.89	60.09%
Gross Profit	\$ 5,666,178.99	\$ 4,719,959.34	\$ 946,219.65	120.05%	\$ 7,738,892.13	\$ 12,879,878.02	\$ -5,140,985.89	60.09%
Expenses								
493.33 Other Services			0.00		0.00	0.00	0.00	
7004-493.33 Other Services Airport			0.00		0.00	0.00	0.00	
7004-493.33-05 Other Services / Engineering Services		0.00	0.00		0.00	0.00	0.00	
7004-493.33-06 Other Services / Quality Testing		0.00	0.00		0.00	0.00	0.00	
7004-493.33-10 Other Services / Architectural Services		0.00	0.00		0.00	0.00	0.00	
7004-493.33-15 Other Services / Planning Services		0.00	0.00		0.00	0.00	0.00	
7004-493.33-20 Other Services / Accounting Services		0.00	0.00		0.00	0.00	0.00	
7004-493.33-25 Other Services / Legal Services		0.00	0.00		0.00	0.00	0.00	
7004-493.38-94 Other Services / Foreign Trade Zone		416.67	-416.67	0.00%	0.00	1,250.01	-1,250.01	0.00%
7004-493.38-99 Other Services / Other Services		0.00	0.00		32,500.00	0.00	32,500.00	
Total 7004-493.33 Other Services Airport	\$ 0.00	\$ 416.67	\$ -416.67	0.00%	\$ 32,500.00	\$ 1,250.01	\$ 31,249.99	2599.98%
7006-493.33 Other Services			0.00		0.00	0.00	0.00	
7006-493.33-05 Other Services / Engineering Services	142,670.80	16,666.67	126,004.13	856.02%	350,231.73	50,000.01	300,231.72	700.46%
7006-493.33-06 Other Services / Quality Testing		5,000.00	-5,000.00	0.00%	2,824.20	15,000.00	-12,175.80	18.83%
7006-493.33-10 Other Services / Architectural	5,001.00	4,166.67	834.33	120.02%	5,727.00	12,500.01	-6,773.01	45.82%
7006-493.33-15 Other Services / Planning Services		1,666.67	-1,666.67	0.00%	0.00	5,000.01	-5,000.01	0.00%
7006-493.33-20 Other Services / Accounting Services		10,416.67	-10,416.67	0.00%	0.00	31,250.01	-31,250.01	0.00%
7006-493.33-25 Other Services / Legal Services		666.67	-666.67	0.00%	0.00	2,000.01	-2,000.01	0.00%
7006-493.38-99 Other Services -Other Services		24,250.00	-24,250.00	0.00%	0.00	72,750.00	-72,750.00	0.00%
Total 7006-493.33 Other Services	\$ 147,671.80	\$ 62,833.35	\$ 84,838.45	235.02%	\$ 358,762.93	\$ 188,500.05	\$ 170,262.88	190.34%
Total 493.33 Other Services	\$ 147,671.80	\$ 63,250.02	\$ 84,421.78	233.47%	\$ 391,262.93	\$ 189,750.06	\$ 201,512.87	206.21%
493.43 Repairs & Maintenance			0.00		0.00	0.00	0.00	
7004-493.43 R&M Airport			0.00		0.00	0.00	0.00	
7004-493.43-90 Repair and Maintenance / Other Repairs		8,333.33	-8,333.33	0.00%	0.00	24,999.99	-24,999.99	0.00%
Total 7004-493.43 R&M Airport	\$ 0.00	\$ 8,333.33	\$ -8,333.33	0.00%	\$ 0.00	\$ 24,999.99	\$ -24,999.99	0.00%
Total 493.43 Repairs & Maintenance	\$ 0.00	\$ 8,333.33	\$ -8,333.33	0.00%	\$ 0.00	\$ 24,999.99	\$ -24,999.99	0.00%
493.52 Insurance			0.00		0.00	0.00	0.00	
7004-493.52 Insurance Airport			0.00		0.00	0.00	0.00	
7004-493.52-10 Insurance / Property Insurance	7,048.43	2,666.67	4,381.76	264.32%	21,145.29	8,000.01	13,145.28	264.32%
Total 7004-493.52 Insurance Airport	\$ 7,048.43	\$ 2,666.67	\$ 4,381.76	264.32%	\$ 21,145.29	\$ 8,000.01	\$ 13,145.28	264.32%
Total 493.52 Insurance	\$ 7,048.43	\$ 2,666.67	\$ 4,381.76	264.32%	\$ 21,145.29	\$ 8,000.01	\$ 13,145.28	264.32%
493.54 Advertising & Printing			0.00		0.00	0.00	0.00	
7004-493.54 A&P Airport			0.00		0.00	0.00	0.00	
7004-493.54-11 Advertising / Marketing	-26,700.00	14,660.00	-41,360.00	-182.13%	-26,700.00	43,980.00	-70,680.00	-60.71%
Total 7004-493.54 A&P Airport	\$ -26,700.00	\$ 14,660.00	\$ -41,360.00	-182.13%	\$ -26,700.00	\$ 43,980.00	\$ -70,680.00	-60.71%
Total 493.54 Advertising & Printing	\$ -26,700.00	\$ 14,660.00	\$ -41,360.00	-182.13%	\$ -26,700.00	\$ 43,980.00	\$ -70,680.00	-60.71%

	Mar 2026				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
493.72 Capital Outlay			0.00		0.00	0.00	0.00	
7004-493.74 Capital Outlay Airport			0.00		0.00	0.00	0.00	
7004-493.74-10 Capital Outlay / Machinery & Equipment		4,541.67	-4,541.67	0.00%	0.00	13,625.01	-13,625.01	0.00%
7004-493.74-11 Capital Outlay / Computer Equipment			0.00		76,071.35	0.00	76,071.35	
Total 7004-493.74 Capital Outlay Airport	\$ 0.00	\$ 4,541.67	\$ -4,541.67	0.00%	\$ 76,071.35	\$ 13,625.01	\$ 62,446.34	558.32%
7006-493.72-30 Buildings /New Construction	2,614,895.19	3,777,416.67	-1,162,521.48	69.22%	9,135,926.40	11,332,250.01	-2,196,323.61	80.62%
7006-493.73-10 Infrastructure /Construction Projects	295,722.00		295,722.00		295,722.00	0.00	295,722.00	
7006-493.74-30 Capital Outlay / Furniture & Fixtures	66,494.80		66,494.80		543,768.63	0.00	543,768.63	
Total 493.72 Capital Outlay	\$ 2,977,111.99	\$ 3,781,958.34	\$ -804,846.35	78.72%	\$ 10,051,488.38	\$ 11,345,875.02	\$ -1,294,386.64	88.59%
Total Expenses	\$ 3,105,132.22	\$ 3,870,868.36	\$ -765,736.14	80.22%	\$ 10,437,216.60	\$ 11,612,605.08	\$ -1,175,388.48	89.88%
Net Operating Income	\$ 2,561,046.77	\$ 849,090.98	\$ 1,711,955.79	301.62%	\$ -2,698,324.47	\$ 1,267,272.94	\$ -3,965,597.41	-212.92%
Other Income								
7004-360.36-00 Interest Revenue / Interest on Airport Funds	18,368.16	10,250.00	8,118.16	179.20%	54,642.15	30,750.00	23,892.15	177.70%
Total Other Income	\$ 18,368.16	\$ 10,250.00	\$ 8,118.16	179.20%	\$ 54,642.15	\$ 30,750.00	\$ 23,892.15	177.70%
Other Expenses								
Interest Paid BND Loan	730.62		730.62		-40,749.41	0.00	-40,749.41	
Total Other Expenses	\$ 730.62	\$ 0.00	\$ 730.62		\$ -40,749.41	\$ 0.00	\$ -40,749.41	
Net Other Income	\$ 17,637.54	\$ 10,250.00	\$ 7,387.54	172.07%	\$ 95,391.56	\$ 30,750.00	\$ 64,641.56	310.22%
Net Income	\$ 2,578,684.31	\$ 859,340.98	\$ 1,719,343.33	300.08%	\$ -2,602,932.91	\$ 1,298,022.94	\$ -3,900,955.85	-200.53%

Wednesday, Apr 29, 2026 - Accrual Basis

Debt Service

Debt Service vs Budget

	Mar 2026				Total YTD			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
Debt Service vs Budget								
Parking BND Loan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Debt Service	\$ 0.00	\$ 0.00	\$ 0.00	0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00

Outstanding Debt YTD

	Amount
Authorized Amount	\$ 40,000,000.00
Drawn to Date	\$ 39,439,089.30
Undrawn Capacity	\$ 560,910.70
Outstanding Balance	\$ 39,439,089.30

Component

	Based On	YTD Actual	FY Budget
Interest Expense	Drawn Bal	\$ -	\$ 750,000.00
Principal Payments	Drawn Bal	\$ -	\$ 1,209,407.00
Total Debt Service		\$ -	\$ 1,959,407.00

*Principal and Interest due May 1st

*Interest due Nov 1st

Parking Statement (Non-Operating)- Current Month
Budget vs. Actuals: 2026 Parking (Non-Operating)
 January - March, 2026

	Non-Operating				Total YTD			
	Mar 2026		over Budget	% of Budget	Total YTD		over Budget	% of Budget
	Actual	Budget			Actual	Budget		
Income								
Total Income			\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00	
Gross Profit	\$ 0.00	\$ 0.00	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00	
Expenses								
493.72 Capital Outlay			0.00		0.00	0.00	0.00	
7004-493.72 Buildings/Improvements			0.00		0.00	0.00	0.00	
7004-493.72-30 Buildings / New Construction			0.00		44,111.83	0.00	44,111.83	
Total 7004-493.72 Buildings/Improvements	\$ 0.00	\$ 0.00	\$ 0.00		\$ 44,111.83	\$ 0.00	\$ 44,111.83	
Total 493.72 Capital Outlay	\$ 0.00	\$ 0.00	\$ 0.00		\$ 44,111.83	\$ 0.00	\$ 44,111.83	
Total Expenses	\$ 0.00	\$ 0.00	\$ 0.00		\$ 44,111.83	\$ 0.00	\$ 44,111.83	
Net Operating Income	\$ 0.00	\$ 0.00	\$ 0.00		\$ -44,111.83	\$ 0.00	\$ -44,111.83	
Other Income								
7004-360.36-00 Interest Revenue / Interest on Airport Funds	25,155.50		25,155.50		70,977.88	0.00	70,977.88	
Total Other Income	\$ 25,155.50	\$ 0.00	\$ 25,155.50		\$ 70,977.88	\$ 0.00	\$ 70,977.88	
Net Other Income	\$ 25,155.50	\$ 0.00	\$ 25,155.50		\$ 70,977.88	\$ 0.00	\$ 70,977.88	
Net Income	\$ 25,155.50	\$ 0.00	\$ 25,155.50		\$ 26,866.05	\$ 0.00	\$ 26,866.05	

*No parking invoice in March due to no work

**PFC Statement- Current Month
Budget vs. Actuals: 2026 PFC
January - March, 2026**

	Mar 2026				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
Income								
390 Transfer			0.00		0.00	0.00	0.00	
395.00 Operating Revenues			0.00		0.00	0.00	0.00	
7004-395.10-50 Operating Revenues / Passenger Facility Charge	238,766.47	204,166.67	34,599.80	116.95%	607,674.14	612,500.01	-4,825.87	99.21%
Total 395.00 Operating Revenues	\$ 238,766.47	\$ 204,166.67	\$ 34,599.80	116.95%	\$ 607,674.14	\$ 612,500.01	-\$ 4,825.87	99.21%
Total 390 Transfer	\$ 238,766.47	\$ 204,166.67	\$ 34,599.80	116.95%	\$ 607,674.14	\$ 612,500.01	-\$ 4,825.87	99.21%
Total Income	\$ 238,766.47	\$ 204,166.67	\$ 34,599.80	116.95%	\$ 607,674.14	\$ 612,500.01	-\$ 4,825.87	99.21%
Gross Profit	\$ 238,766.47	\$ 204,166.67	\$ 34,599.80	116.95%	\$ 607,674.14	\$ 612,500.01	-\$ 4,825.87	99.21%
Expenses								
493.90-50 Transfers			0.00		0.00	0.00	0.00	
7004-493.90-50 To Enterprise Fund	190,738.14	204,166.67	-13,428.53	93.42%	578,242.66	612,500.01	-34,257.35	94.41%
Total 493.90-50 Transfers	\$ 190,738.14	\$ 204,166.67	-\$ 13,428.53	93.42%	\$ 578,242.66	\$ 612,500.01	-\$ 34,257.35	94.41%
Total Expenses	\$ 190,738.14	\$ 204,166.67	-\$ 13,428.53	93.42%	\$ 578,242.66	\$ 612,500.01	-\$ 34,257.35	94.41%
Net Operating Income	\$ 48,028.33	\$ 0.00	\$ 48,028.33		\$ 29,431.48	\$ 0.00	\$ 29,431.48	
Other Income								
7004-360.36-00 Interest Revenue / Interest on Airport Funds	705.43	416.67	288.76	169.30%	1,724.62	1,249.97	474.65	137.97%
Total Other Income	\$ 705.43	\$ 416.67	\$ 288.76	169.30%	\$ 1,724.62	\$ 1,249.97	\$ 474.65	137.97%
Net Other Income	\$ 705.43	\$ 416.67	\$ 288.76	169.30%	\$ 1,724.62	\$ 1,249.97	\$ 474.65	137.97%
Net Income	\$ 48,733.76	\$ 416.67	\$ 48,317.09	11696.01%	\$ 31,156.10	\$ 1,249.97	\$ 29,906.13	2492.55%

Tuesday, Apr 28, 2026 01:58:49 PM GMT-7 - Accrual Basis

7

**MUNICIPAL AIRPORT AUTHORITY
REQUEST FOR PROPOSALS
FOR
PUBLIC PARKING FACILITIES**



**FARGO HECTOR
INTERNATIONAL
AIRPORT**

FOR THE
HECTOR INTERNATIONAL AIRPORT (FAR)
FARGO, NORTH DAKOTA

Date of Issue: XXXXXXXX XX, 2026

Issued by:
Municipal Airport Authority
PO Box 2845
Fargo, ND 58108

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**SECTION 1:
NOTICE OF OPPORTUNITY AND GENERAL PROJECT INFORMATION**

A. NOTICE AND DESCRIPTION

The Municipal Airport Authority of the City of Fargo, North Dakota (the “Authority” or “MAA”) gives notice of this request for proposals (together with any addenda and answers to questions, the “RFP”) from experienced and qualified operators of parking facilities to operate the parking facilities (the “Facilities”) at Hector International Airport (the “Airport” or “FAR”). It is the Authority’s intent to select a proposal that meets or exceeds the criteria set forth in this RFP, and thereafter to negotiate a concession and operations agreement (the “Agreement”) with the successful proposer.

B. TIMELINE AND SCHEDULE OF EVENTS

The anticipated timeline and schedule of events for the proposal process is as follows:

<u>EVENT</u>	<u>DATE/TIME</u>
Issue RFP	, 2026
Submittal of Written Questions	, 2026
FAR Issues Answers to Written Questions	, 2026
SUBMISSION DEADLINE	, 2026 BY 4:00 P.M.
Finalist Interviews (if necessary) (virtual)	, 2026
Staff Recommendation to Authority’s Selection Committee and/or Board of Directors	, 2026 , 2026
Contract Commencement	January 1, 2027

*****NOTE***** The above timeline and schedule of events is subject to modification without notice at the Authority’s sole discretion.

C. LOCATION OF PROCUREMENT DOCUMENTS

This RFP and all other documents related to this procurement are only available online at [provide web address]. This RFP will be available beginning [insert date], 2026. Any amendments, addenda, questions/answers, and other documents pertaining to this procurement will be posted at this site as they are released. It is the responsibility of each proposer to view this site on a regular basis to ensure the receipt of up-to-date information and documentation regarding this procurement.

It is each Proposer's responsibility to examine carefully all documents that relate to this RFP, including any addenda that may be issued subsequently and prior to the submittal deadline, and to determine all conditions that may affect its proposal. A Proposer's lack of understanding due to failure to thoroughly examine these documents is not grounds for modification of, or relief from, any term or condition of this RFP based on a claim that the Proposer misunderstood that term or condition.

D. MINIMUM QUALIFICATIONS

The selected Proposer (sometimes referred to herein as the "Operator") must have a minimum of ten years of continuous experience in the management and operation of public parking facilities and at least one parking facility that has or had an aggregate total of 200,000 transactions annually and \$5,000,000 in annual revenue. Each proposer should provide its last two years of audited financial statements. A potential proposer that does not meet these minimum qualifications is encouraged to explore cooperative ventures with more established operators, to the extent permitted by the terms of this RFP.

Proposers must be incorporated or organized under the laws of one state in the United States and must be authorized to do business in the State of North Dakota at the time of agreement execution.

E. SITE VISIT

There will be no site visit for this procurement. A submitted proposal constitutes a proposer's certification that it has familiarized itself with the Airport and the Facilities.

F. EVALUATION

The Authority will evaluate proposals based on the criteria set forth herein. In general, the Authority will only evaluate proposals submitted by proposers who meet the minimum requirements and qualifications set forth in this RFP. Further, the Authority reserves the right to reject any or all proposals, to waive irregularities and technicalities of any kind, to re-advertise, or to otherwise proceed in the best interests of the Airport.

G. PROHIBITION AGAINST LOBBYING

A proposer shall not lobby, either on an individual or collective basis, the Authority (including its directors, officers, employees, or agents) or any federal, state, or local elected or public official or staff regarding this RFP or its written proposal. No proposer, and no acquaintances, friends, family members, outside advisors, agents, or other representatives of a proposer, shall contact the Authority (including its directors, officers, employees, or agents), or any federal, state, or local elected or public officials or Airport staff to arrange meetings, visits, or presentations to influence the outcome of the selection process. Violation of this provision, by or on behalf of a proposer, intentionally or unintentionally, may result in disqualification of the proposer and/or rejection of a written proposal.

H. QUESTIONS, INQUIRIES AND AIRPORT CONTACT

The Authority is committed to providing all interested parties with accurate and consistent information. To this end, from the date of this RFP through the execution of a written agreement, the Authority's contact is Shawn Dobberstein (email: Shawn@fargoairport.com telephone: (701) 241-1501. All submissions required by this RFP shall adhere to the Timeline and Schedule of Events set out in Section 1 of this RFP.

Oral communications and emails from the Authority, its staff, agents, employees or outside advisor, or any other person associated with this RFP shall not be binding on the Authority and shall in no way modify any provision of this RFP. Only formally issued addenda and the Authority's published responses to proposers' questions shall modify the terms of this RFP. Any addenda issued for this RFP will be published at the following website address: [\[provide website\]](#) Proposers are responsible for checking the website prior to submission of proposals for any addenda and responses to questions. If you are unable to download the addenda, you may contact the Authority's contact noted in this Section.

SECTION 2: AIRPORT AND REGIONAL INFORMATION

A. AIRPORT OVERVIEW

Hector International Airport (FAR) serves as the primary commercial service airport for the Fargo - Moorhead metropolitan region and is the largest and busiest airport in North Dakota. As the state's only small-hub airport, FAR plays a critical role in supporting regional economic activity, business travel, and connectivity to major U.S. hubs. The Airport offers nonstop service to key destinations such as Minneapolis - St. Paul, Atlanta, Chicago O'Hare, Denver, Dallas/Fort Worth, Phoenix, and several leisure markets, providing both network carrier connectivity and low-cost carrier options.

FAR has experienced sustained and record-setting growth in recent years, driven by strong regional population growth, economic expansion, and increased airline capacity. The Airport has exceeded 1 million total annual passengers for three consecutive years and continues to advance a major terminal expansion program - including a new parking ramp, expanded gates, and enhanced passenger processing facilities - to accommodate future demand and elevate the overall guest experience.

Hector International Airport has recovered strongly from the global pandemic and has demonstrated consistent year-over-year growth in passenger activity, reaching record levels in each of the past three years:

- **2025 Enplanements:** 590,542 (+8% vs. 2024)
- **2024 Enplanements:** 546,787 (+6% vs. 2023)
- **2023 Enplanements:** 516,071 (+13% vs. 2022)

This steady growth trajectory underscores FAR's position as a rapidly expanding regional airport with increasing passenger demand, strong airline partnerships, and ongoing infrastructure investment to support long-term operational and revenue growth.

B. REGIONAL INFORMATION

Fargo, North Dakota - the state's largest city with an estimated population of approximately 136,000 and a metropolitan population nearing 250,000 - is the economic and cultural hub of eastern North Dakota and the greater Fargo-Moorhead region. The area benefits from a highly diversified and resilient economy anchored by healthcare, higher education, manufacturing, agriculture technology (AgTech), and a growing technology sector. Major employers include Sanford Health (the region's largest employer), North Dakota State University, Essentia Health, Fargo Public Schools, and leading private-sector companies such as Bobcat Company, Microsoft, and John Deere-related entities. Fargo also serves as a regional retail and transportation hub for the Upper Midwest, attracting significant consumer activity from surrounding rural communities. With low unemployment, steady population growth, and a strong mix of industries ranging from bioscience to logistics and autonomous systems, the Fargo region offers a stable economic environment and a robust workforce pipeline to support continued growth and development.

C. PARKING FACILITIES

1. Public Parking Description. The current Facilities include a parking ramp, surface lots, and an exit toll plaza:

DESCRIPTION	SPACES	ENTRY LANES	EXIT LANES
Parking Ramp (Short & Long Term)	971	6	*
Long-Term Parking Lot	1,418	4	*
West Economy Lot	316	2	2
East Economy Lot	362	2	2
Economy Overflow Lot	353	**	**
TOTAL PUBLIC SPACES	3,420		

* Customers that parked in the Short-Term Ramp, Long-Term Ramp and/or Long-Term Surface Parking Lot exit through the shared exit plaza that is equipped with one (1) booth lane and two (2) unstaffed, kiosk lanes that accept credit card payments only.

** This facility is ungated and currently uses Scan-to-Pay technology for payments.

A map depicting these lots and the location of the toll plaza is attached hereto as **EXHIBIT A.**

All parking premises at FAR must be accessible 24 hours per day, 365 days per year and capable of processing customers in an expedient manner. Scheduled flights generally operate with departures starting around 5:00 AM daily resulting in passengers arriving at the Terminal Building anywhere from 3:00 AM until their departure time. The last flight arrivals are generally scheduled to arrive between midnight and 1:00 AM with active passengers regularly in the Terminal Building until approximately midnight or later. Irregular operations that involve late arrivals will result in passengers arriving after the scheduled times and needing to exit the parking premises during extended hours. On-site handling support must be available to support the operation during all operating hours with call center support also available to assist passengers.

Proposers should rely on their experience at similar size airport or facility operations, and the above guidance, to construct their proposed staffing schedules.

2. Airport Parking Rates. The current rates charged to users of the Facilities are set forth **EXHIBIT B** hereto. The Authority will retain the discretion to adjust parking rates based upon its business and operational needs.

3. Parking Equipment. The Facilities also include certain equipment items. A list of parking equipment by location is attached hereto as **EXHIBIT C**. The equipment items may be expanded, reduced, or updated from time to time during the term of the Agreement.
4. Office Facilities and Storage. A Parking Office is located at the main exit plaza for the Operator's use. Also included in the building is a garage for equipment and storage. A restroom and breakroom are available for the operator's personnel inside the building. The Operator will have use of these facilities as needed for operations.
5. Additional Facilities/Services/Technology. The Authority reserves the right to establish, at any time, additional parking lots, parking services/options, valet parking services, shuttle bus services, new revenue and access control solutions, or any other services that may benefit the Airport. To the extent that these additional services and solutions are outside the scope of the Agreement, the cost of managing these additional services and solutions will be negotiated. Proposers are encouraged to provide relevant information, insights, and recommendations - including, but not limited to, the items outlined above - that they believe will enhance operational efficiency, elevate the customer experience, and deliver measurable value to the Airport and/or Authority.

The Authority has provided a seasonal shuttle service for operational purposes and/or valet parking; however, with the addition of the new Parking Ramp in 2025, these services are not currently anticipated to be necessary. This is subject to change.

6. Gross Receipts. The gross receipts reported by the current operator and manager of the Facilities are as follows:

Contract Year	Gross Receipts
2023	\$6,452,880
2024	\$6,482,326
2025	\$6,671,918

7. Historical Enplanements and Deplanements. A detailed description of enplanements and deplanements since 2022 is set out in **EXHIBIT D**.

**SECTION 3:
PROJECT INFORMATION**

A. SCOPE OF WORK

The Operator will operate and manage the Facilities and related equipment on behalf of the Authority. The Operator shall be required to operate and manage the Facilities 24 hours per day, seven days per week (including weekends and holidays), with sufficient personnel to ensure an effective, efficient, courteous, and convenient parking operation for visitors to and users of the Airport.

The Operator shall operate each Facility and provide all services that are required under this RFP, its Proposal, and the completed Agreement with Authority, including, without limitation, the following:

- Supervise and direct the operation of the Premises as parking facilities and render the usual and customary services incidental thereto.
- Routinely maintain the parking equipment provided by Operator (if any) in good operating condition and repair and keep the Premises in a neat and orderly condition.
- Employ sufficient experienced and qualified personnel to operate the Premises who will be courteous to the public and render the services required by this Agreement.
- Promote, advertise and endeavor to increase the volume, efficiency and quality of Operator's services rendered hereunder.
- All rates charged for public parking at the Airport shall be determined by MAA, which may be modified at any time by MAA in its sole determination.
- Operator shall serve as the Merchant of Record (MOR) for all credit card transactions and may deduct the cost of credit card processing fees from Gross Revenues pursuant to **Article 11** below.
- Operator shall be responsible for handling and responding to all complaints from the public related to the operation of the Premises. Operator shall respond to all such complaints within twenty-four (24) hours of receipt thereof. A written response shall be provided by Operator to all written complaints. Operator shall forward to MAA a copy of each written complaint it receives and its written response at the same time such response is mailed or delivered to the customer.
- Annually during the term, Operator shall prepare and deliver to MAA a budget, for MAA's reasonable approval, reflecting the Operating Expenses (defined below) which Operator expects to incur, respectively, during MAA's forthcoming fiscal year (the "Budget"), it being agreed that if MAA for any reason does not respond to any proposed Budget within thirty (30) days after MAA's receipt thereof, said Budget shall be deemed approved. If at any time during the period

covered by an approved Budget it appears to Operator that the actual total of all Operating Expenses likely to be incurred during said period will exceed the Budget's projected total by more than ten percent (10%), Operator shall so advise MAA, and MAA and Operator shall jointly discuss what actions, if any, could be taken to minimize the Operating Expenses without substantially impairing the operation of the Premises.

- The Budget for the first year of this Agreement shall be for January 1, 2027 – December 31, 2027.
- The operator is responsible for the design and management of the day-to-day content of the Airport's Parking Page, herein referred to as Parking Guide. As such, when a customer clicks on the "Parking" link under the "Plan Your Trip" tab of the Airport's main website, the customer is automatically transferred to the page managed by the Operator. All content and appearance must comply with the Airport's brand guidelines and all federal, state and local guidelines, including Americans with Disabilities Act regulations. The operator will also be responsible for establishing and hosting a separate and dedicated domain/subdomain for the Parking Guide. All costs associated with the design, integration and ongoing required updates are to borne by the Proposer and should be included in the Management Fee. No change may be made to the Parking Guide without the prior written approval from the Airport.

Pursuant to the then-current approved Budget, MAA shall pay Operator for expenses incurred by Operator in the performance of its duties, obligations and services pursuant to this Agreement (collectively, "Operating Expenses"). Operating Expenses shall include, without limitation, all costs, charges and administrative expenses for: salaries and wages and associated payroll burden (including, without limitation, payroll taxes and fringe benefits); licenses and permits; first month's change funds/petty cash advanced by Operator (where applicable); compliance with governmental laws, regulations and payment card industry standards; uniforms; supplies; vehicle tows; tools and cleaning; snow and ice removal; maintenance and repair to be performed by Operator; mystery shopping services; any applicable sales, parking, use, excise, gross receipts or other tax or charge due the taxing authorities (collectively, "Sales Tax"); utilities (except to the extent paid directly by MAA); automobile allowances; employee recruitment, training and ongoing employee relations; computerized accounts receivable service; credit card system services; postage and freight; supplies; advertising; tickets, paper and reporting forms; property taxes; waste removal services; online parking fees from reserved parking program; offsite storage rental; health insurance, and workers' compensation insurance. Operating Expenses shall also include any expenses not listed above that are approved by MAA prior to expenditure. Operator may deduct Operating Expenses from Gross Receipts to the extent sufficient.

The following expenses shall be deemed "Non-Reimbursable" and shall be included in the Operator's Management Fee:

- Computer expense related to Operator's own onsite computer(s)
- Accounts payable charges

- Payroll processing Fees
- Operator's Insurance Coverages, except Workers Compensation Insurance
- Expenses associated with Operator's owned vehicles, including repairs, fuel, etc.
- Bank charges
- Mobile telephone expense of Operator's employees
- Local and Long-Distance Telephone charges
- Internet charges
- Parking brochures
- Travel & Overhead of Operator's offsite
- An annually-renewable Performance Bond in the amount of Five Hundred Thousand Dollars (\$500,000)
- The cost of license plate technology requires a nightly inventory of all parked overnight vehicles in the public parking facilities.
- Twice annually, typically during non-peak travel periods in the summer and winter, the Proposer shall conduct a comprehensive Transportation Study. Over a two-day period, the Proposer will engage with departing passengers to collect data using MAA-approved questions, including mode of transportation to the airport, purpose of travel (business or leisure), and zip code of residence. The results will be compiled into a detailed report and provided and/or presented to MAA. All costs associated with staffing, data collection, travel, and report preparation shall be borne by the Proposer and included within the Management Fee.

If any Operating Expenses increase due to any applicable (i) governmental action imposing or increasing employer-provided medical insurance or other benefits, workers compensation rates, or federal, state or local minimum wage or living wage rates, paid sick or family leave, disability benefit taxes, or the cost of disability premiums required to cover state-mandated disability coverage, or (ii) cost increases under a collective bargaining agreement, then any such increase shall be automatically included as an Operating Expense and the applicable approved Budget revised accordingly.

Operating Expenses shall not include (i) the costs of maintenance and repair required of MAA hereunder, or (ii) MAA's various costs associated with its ownership and/or occupancy of the Premises, including without limitation depreciation, building insurance, real estate taxes and assessments, taxes on MAA's personal property, debt retirement (including without limitation mortgage interest), rent and such costs and expenses as may be necessitated to comply with the Americans With Disabilities Act of 1990. Payment of such expenses and costs is the sole obligation of MAA.

If MAA disputes any Operating Expense, MAA shall give Operator written notice specifying the item disputed and the reason therefor. Payment for any Operating Expense which is not disputed shall not be withheld. Operator and MAA shall, in good faith, diligently pursue resolution of any disputed item within thirty (30) days of said notice.

B. GENERAL OPERATOR REQUIREMENTS

1. Knowledge of the Airport. Employees of the Operator are expected to be able to assist Airport patrons with way-finding in the vicinity of the Airport.
2. Cleaning and Snow Removal. In order to maintain the Facilities in a neat, orderly, and safe condition, the Operator shall be solely responsible for the pick-up and removal of trash from the Facilities and shall additionally be responsible for the prompt removal of snow and ice from the Facilities. Daily custodial services inside the toll plaza facilities shall be the Operator's sole responsibility.
3. Snow Removal. The Authority shall be responsible for the removal of snow, ice, or other frozen precipitation from the Facilities.
4. Inspection. The Operator shall make the Facilities available to the Authority for inspection by the Authority's authorized personnel at all times.
5. Subcontracts. The Authority must approve all subcontracts prior to the execution thereof by the Operator. In addition, the Operator may not assign, delegate, transfer or convey to any person or entity the right to operate the Facilities without the Authority's prior written approval.
6. Airport Modifications. The Authority shall have the right, at any time and from time to time prior to and during the term of the Agreement, in the interest of the safe and efficient operation of the Airport, to close, move or alter any roadway, Facility, vehicular entrance or exit or common corridor, passageway, walkway or other common areas in the terminal, including, without limitation, entrances, exits, passages, halls, corridors, aisles, stairways, elevators or escalators, or to restrict or change the traffic on or through any portion thereof. The Operator shall not have any claim against the Authority for such action, nor shall such action by the Authority release the Operator from any of its obligations under the Agreement.
7. Operator's Property. The Operator shall be solely responsible for security measures required to protect its area, equipment, materials and receipts.
8. Uniforms and Identification. The Operator's employees shall always wear neat and clean attire. All such attire as outlined in the Agreement shall be subject to the Authority's approval. The Operator's employees shall always wear identification badges provided by the Operator.
9. Repairs and Maintenance. The Operator shall be responsible for the loading of tickets, the clearing of ticket jams and adjustments to ticket dispensers and gate arms to ensure the continuous and efficient operation of the computerized revenue control systems of the Facilities. The Operator shall be responsible for preventive maintenance and repair of all equipment within the Facilities. No alterations or additions shall be made to the Facilities or the equipment located thereon without the Authority's prior written approval. The Operator shall be responsible for entering employee parking pass information into the system and purchasing tickets, access cards, and other supplies as needed and coordinated with the Operator.

10. Compliance with Law. The Operator shall be required to comply with all federal, state, and local laws, rules, and regulations, as well as all ordinances and resolutions enacted or passed by the Authority.
11. Monthly and Annual Reporting. Within fifteen (15) days after the end of each month, Operator shall provide to MAA a statement showing all Gross Receipts, Operating Expenses, the Management Fee and Net Profit for the preceding month. Within ninety (90) days following the last month of the term of this Agreement, Operator shall mail a like final statement.

Operator shall keep complete and accurate reports and records (collectively, the "Records") of Gross Receipts, Operating Expenses, and Net Profit relating to the Premises. Such Records shall be kept in accordance with good accounting practices. Operator shall permit MAA to inspect Operator's Records at Operator's offices during reasonable business hours and at MAA's expense. Expressly excluded from the Records available for inspection are any Records or portion thereof containing sensitive credit card data or proprietary or confidential information.

Within sixty (60) days following the end of each Contract Year of this Agreement, Operator, at its expense, shall submit an audited statement of the yearly Gross Receipts for its Airport operations for such Year and such other reasonable financial and statistical reports as the MAA may require by written notice to Operator. Each statement must be prepared by an independent Certified Public Accountant who is a member in good standing with the American Institute of Certified Public Accountants ("AICPA"). The audited statement of Gross Receipts will show all Gross Receipts by category by month for the Contract Year. If, through such audited statement, it is established that additional fees are due, Operator shall pay such additional fees to MAA not later than thirty (30) days after submission of such audited statement. Failure to pay such additional fees on time will be deemed a default under this Agreement. If through such audited statement(s) it is established that Operator has overpaid the MAA, the MAA will reimburse Operator within thirty (30) days of receipt such audited statement. It is agreed that said CPS shall not be in any way a member of Operator's staff or firm or otherwise fail to meet the AICPA's independence standards.

C. TERM AND FINANCIAL CONSIDERATIONS

1. Term. The initial term of the Agreement shall be for five (5) years. The Authority anticipates that the Agreement will have two one-year renewal options. The anticipated contract commencement date is January 1, 2027.
2. Management Fee. Proposals should include a proposed management fee to be paid by the Authority to the Operator each month for the management, operation, and administration of the Facilities. It is anticipated that this fee will be paid monthly by the Authority. If a proposer anticipates incurring any expenses in the operation of the Facilities that it believes should be reimbursed by the Authority, these should be clearly

defined in addition to the management fee. Please note the above-referenced listing of non-reimbursable expenses that must be included in the management fee.

D. AIRPORT SECURITY REQUIREMENTS

The Operator must agree to observe all security requirements of the Transportation Security Administration (TSA), 49 C.F.R. Parts 1540 and 1542, and the Airport Security Plan, and to take such steps as may be necessary or directed by Authority to ensure that its operations and that of its subcontractors, material suppliers, employees, invitees and guests observe these requirements. If Authority incurs any fines and/or penalties imposed by the TSA or any expense in enforcing the regulations of the TSA and/or the Airport Security Plan as a result of the acts or omissions of the Operator or any of its subcontractors, material suppliers, employees, invitees or guests, the Operator shall agree to pay and/or reimburse Authority for such fines and/or penalties.

E. MISCELLANEOUS REQUIREMENTS

In addition to other requirements and terms described elsewhere in this RFP, and in addition to other negotiated terms in the Agreement, the following will apply:

1. ACBDE Requirements.

In accordance with the Department of Transportation's Interim Final Rule (IFR) published on October 3, 2025, no ACDBE participation goal has been set for this contracting opportunity. The MAA encourages bidders to provide ACDBE or DBE firms with the opportunity to participate in the competitive process of supplying goods and services at FAR. Failure to provide ACDBE or DBE participation will not be by itself the basis for disqualification or determination of non-responsiveness to this RFP.

2. Insurance and Indemnification. The successful proposer will be required to meet the insurance requirements established by the Authority during the negotiation of the Agreement with the successful proposer. Proposal shall carry and maintain, as an Operating Expense, the following insurance coverages:

- a. Worker's Compensation insurance in compliance with the Worker's Compensation Act of the State of North Dakota.
- b. Employer's liability insurance on all employees for the Premises not covered by the Worker's Compensation Act, for occupational accidents or disease, for limits of not less than \$1,000,000 for any one occurrence, or whatever is necessary to satisfy the requirements of the umbrella liability insurance specified in Subsection (f) below.
- c. Garage liability or commercial general liability insurance on an occurrence form basis with limits of not less than \$2,000,000 per occurrence with an annual aggregate limit of \$2,000,000 per location.
- d. Automobile liability insurance covering losses for owned, non- owned or hired vehicles including comprehensive and collision coverage with a limit of not less than \$2,000,000 per occurrence.

- e. Comprehensive crime insurance including employee theft, premise, transit and depositor's forgery coverage with limits as to any given occurrence of not less than \$1,000,000.
- f. Umbrella liability insurance with an annual aggregate limit of not less than \$100,000,000.
- g. The liability policies affording the coverages described in Subsections (a)(3), (c)(d), and (f) above shall be endorsed to cover MAA and its employees, agents, directors and officers as additional insureds.
- h. Operator shall deliver certificates of insurance to MAA and renewal policies shall be obtained, and certificates delivered to MAA prior to expiration. The insurer shall endeavor to mail thirty (30) days' prior written notice to certificate holder should any of the policies be cancelled prior to the expiration date. Notwithstanding anything in this Agreement to the contrary, Operator's right to collect its insurance charges for any given period is subject only to verification that the required insurance coverage was in effect for that period as evidenced by a duly issued certificate of insurance.

MAA Insurance - MAA shall, at its expense, provide and maintain fire and extended coverage, vandalism and malicious mischief, and all-risk insurance coverages for buildings, improvements and any other real or personal property of MAA located on the Premises in an amount equal to the full replacement cost thereof.

Indemnification - Operator shall defend, indemnify and hold harmless MAA from and against any and all costs, expenses, losses, liability, claims, judgments and demands (collectively, "Losses") caused by Operator's breach of this Agreement or caused by the negligence of Operator, but Operator shall not be liable for any such Losses occasioned by failure of MAA to comply with its obligations hereunder or by reason of the negligence of MAA, its agents, employees or third parties. MAA shall defend, indemnify and hold harmless Operator from and against any and all Losses caused by MAA's breach of this Agreement or caused by the acts or omissions of MAA, its agents or employees.

F. EVALUATION AND CRITERIA.

Proposals received in response to this RFP will be evaluated by Authority staff members. Staff will use the evaluation criteria summarized below and may utilize any information or other criteria they deem necessary as submitted by proposers.

1. Experience and Financial Responsibility (25%). The proposer's number of years and relevancy of experience in the industry; financial performance with regard to existing facilities; industry achievements (national recognition from industry organizations and local and regional recognition); and references on past and existing performance at

airports.

2. Management Fee (25%). The amount of the Management Fee proposed, together with the potential amount associated with reimbursable expenses.
3. Quality of Proposal and Customer Service (20%). The overall quality and innovativeness of the proposal (and potential presentation) and its responsiveness to the Authority's needs, including operational management techniques, the proposer's practices and procedures relating to safety and customer queries, complaints and services.
4. Management and Operating Plans (25%). The demonstrated ability of the proposer to manage the Facilities; the terms of the proposer's management plan relating to the experience and qualifications of staff, including on-site staff; hourly rates paid to employees and benefits provided; staffing practices, staffing levels and employee training programs; methods to monitor customer service; and inventory and cash control, sales reporting and revenue procedures. The soundness of proposed operating budget for the first year of operation and acceptability of the submitted transition plan. This also includes the operating for other enhancements suggested by proposer.
5. Operational Improvements (5%) - The Proposer shall provide two (2) relevant and specific examples of recommendations made to an airport client within the past 24 months that have materially improved the guest experience, enhanced revenues, and/or reduced operating expenses.

**SECTION 4:
PROPOSAL CONTENT AND INSTRUCTIONS**

Proposals shall be divided into the following four sections:

1. Cover Letter;
2. Executive Summary;
3. Operation and Management Plan;
4. Experience and Qualifications.

Each proposer shall submit one hard-copy original proposal, bound in a three-ring binder or comparable presentation. Additionally, each proposer shall submit a digital copy of the proposal on a USB flash drive, along with an executed copy of the certification form set out in Exhibit E hereto. Page sizes must be 8½" by 11"; provided, however, that drawings, renderings, or other similar material that would benefit from a larger page size may be on a page size of 11" by 17", folded to 8½" by 11".

A. COVER LETTER.

Each proposer must submit a cover letter generally introducing the proposal, and identifying (a) the proposer's name, legal form, date of formation, information relating to the proposer's size and history, along with biographical information of the proposer's principal officers; and (b) complete contact information for the proposer's authorized representative. The cover letter must be signed by an authorized representative of the proposer.

B. EXECUTIVE SUMMARY.

No longer than two single-spaced pages in length, the Executive Summary should succinctly describe the proposer's management and operations plan, summarize any proposed technological innovations and/or upgrades for the Facilities, and such other information which the proposer deems significant to the reader's general understanding of the proposal.

C. OPERATION AND MANAGEMENT PLAN.

This section should contain all pertinent information regarding the proposal and must be sufficient to enable the Authority to evaluate how the plan will achieve the goal of providing high-quality, customer-focused parking operations at the Airport's Facilities. At a minimum, this section must contain the following:

1. Operational Plans, Policies and Procedures. Describe in detail how a proposer plans to operate and manage the facilities on a day-to-day basis. This section should describe a proposer's general management policies, operating procedures, and any plans or proposals to improve and modernize the operation and management of the Facilities with the goal of maximizing operational efficiency and financial gain. Preferential consideration will be given to proposals that seek to modernize the Facilities and their operation.
2. Staffing and Scheduling Plan. Divided into separate sections for management and non-management employees, present a staffing plan that shows by shift the number of personnel proposed to be scheduled in the daily management and operation of the Facilities. Staffing plans should describe hiring practices, qualifications, and compensation. The successful proposer will require sufficient experience and temperament of its management staff. The proposer should name the onsite manager that will serve as the primary liaison for daily activity for the Airport and provide a resume. Please also provide an organizational chart for staffing the operation and management of the Facilities.
3. Custodial and Facilities Maintenance. Describe the procedures and schedules for all custodial services, facilities maintenance and repair, and snow/ice removal.
4. Operational Recommendations. Describe any recommendation(s) to enhance the guest experience, increase revenues and/or reduce operating expenses.
5. Transition. Describe how the proposer will transition from the current operator, including any cost that would be borne by MAA due to the transition.

D. FINANCIAL OPERATIONS.

Each proposal shall describe internal financial activities related to the proposed operation and management of the Facilities, to specifically include the following:

1. A detailed description of the proposer's internal financial controls and auditing procedures.
2. The amount of the proposed Management Fee and the basis on which it was determined.
3. A description of items and associated costs that the proposer would consider an item to be reimbursed by the Authority.
4. A detailed proposed annual budget for the first 12 months of operation.

Proposers are free to include other financial metrics that would be relevant to an understanding of the financial viability of the proposal. However, the foregoing factors are required.

E. EXPERIENCE AND QUALIFICATIONS.

Each proposal shall contain a section that fully and fairly describes a proposer's experience and qualifications to manage and operate the Facilities, along with information demonstrating the proposer's financial viability, to specifically include the following:

1. The number of years in business.
2. The most recent two full audited financial statements, which must be prepared in accordance with generally accepted accounting principles. The Authority may request additional financial information in order to evaluate a proposer's financial qualifications.
3. A detailed description of any experience in operating and/or managing paid public parking facilities within the last 10 years, to include the names and locations of such facilities, the inclusive dates of operation at such facilities, and the annual gross revenue of parking operations managed at each facility.
4. A contact name and contact information for each place identified in the previous paragraph 3.
5. The experience of the management team members that will be responsible for the proposer's operations at the Airport;
6. A description of any litigation pertaining to the proposer's performance of any obligations identical or similar in nature to those sought to be obtained by this proposal in which the proposer was a named party. Understanding that respondents may manage and/or operate a large quantity of diverse parking operations, the Proposer may limit this required information to its airport operations only if it operates at the time of proposal submission more than twenty (20) U.S. airports.

F. CUSTOMER FEEDBACK

Proposers must detail their approach to actively soliciting and facilitating customer feedback and questions throughout the engagement. This description should include, but not be limited to:

1. The specific methods and channels that will be used to encourage customers to provide feedback and ask questions (e.g., dedicated points of contact, regular surveys, online portals, scheduled check-in meetings).
2. The internal mechanism and process for receiving, tracking, escalating, and resolving customer feedback and questions.
3. The defined service level agreements (SLAs) or target response times for acknowledging and providing substantive answers to customer inquiries.

G. PARKING ECOMMERCE & MARKETING

Proposers must detail their approach to implementing a fully integrated eCommerce program/platform for all applicable parking assets related to this solicitation with the exception of the Economy Overflow lot. The eCommerce platform and service should be fully integrated with parking equipment and inclusive of marketing activities that facility exposure for the service and along with a quantifiable Return on Investment (ROI) and corresponding revenue uplift.

The functions of the eCommerce Program may include, but are not limited to reservation and pre-payment options, demand forecasting, ability to balance occupancy across all applicable parking products, marketing and upselling opportunities and parking labor planning. Further, proposers should describe activities that describe how they will manage and provide the Authority with innovative ways to better serve its guests with a seamless parking experience.

H. EV CHARGER MANAGEMENT

Proposers must detail their approach to providing oversight and supporting a total of twelve ChargePoint EV Chargers in the Parking Ramp Facility. These chargers are monetized at a rate of \$0.50/kWh. Management and support duties may include but is not limited to the following:

1. Visual Inspections: Checking for physical damage and/or vandalism.
2. Network Management: Ongoing monitoring of data connectivity to the stations.
3. Cable Management: Inspecting cables for visual fraying, cuts or damage.
4. Answer customer questions regarding use, operation and availability of EV Chargers.

Additionally, proposers will serve as the intermediary for the flow of revenue to the Authority. Revenue is currently transferred on a monthly basis but the Authority has the right to adjust this cadence and the rate at their discretion.

SECTION 5:
MISCELLANEOUS NOTICES AND INFORMATION

A. TITLE VI SOLICITATION NOTICE.

The Authority, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, disadvantaged business enterprises and airport concession disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in consideration for an award.

B. OPEN RECORDS AND CONFIDENTIALITY.

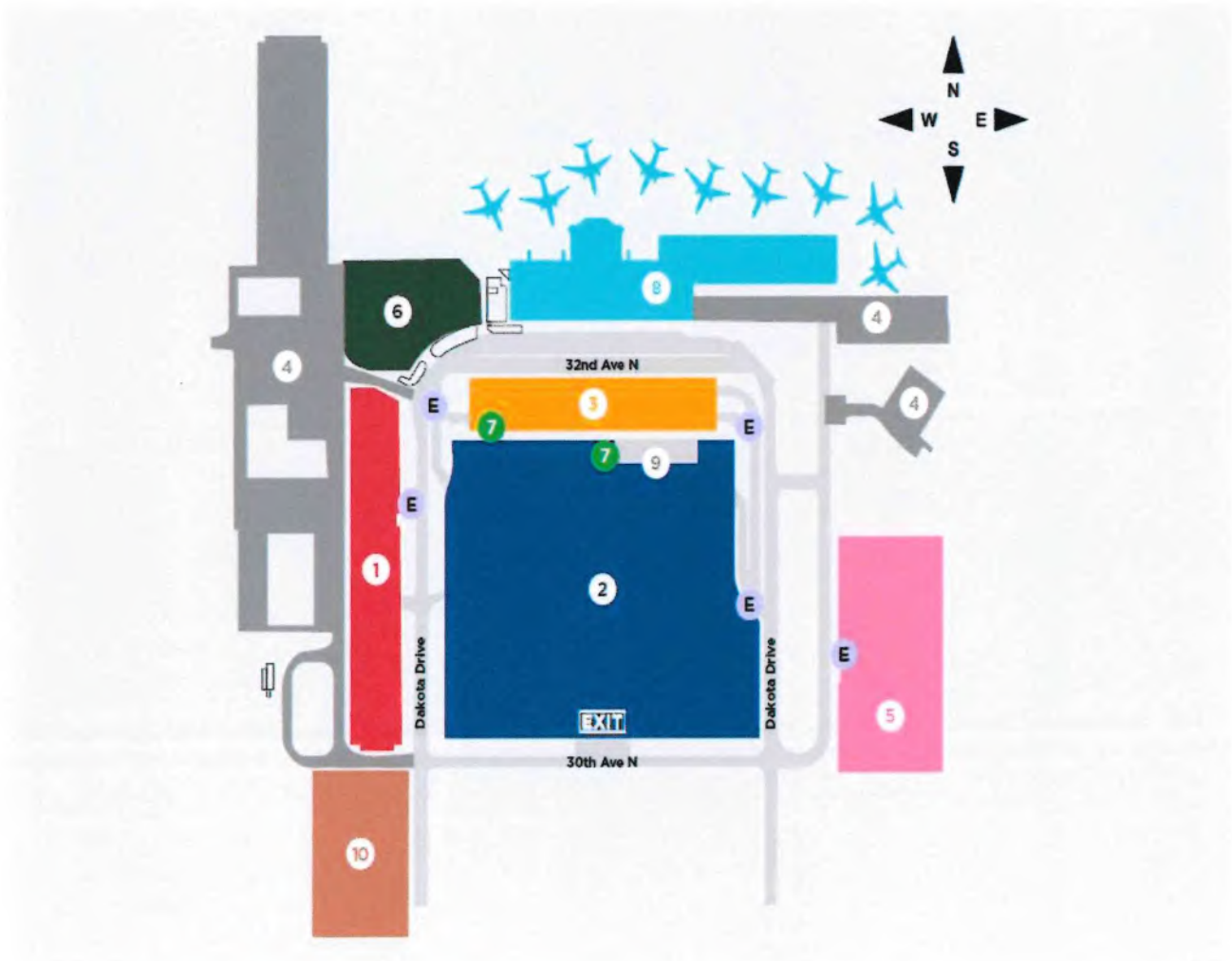
The Authority is subject to the North Dakota Freedom of Information Act ("FOIA"), governed by Chapter 44-04 of the North Dakota Century Code. Upon receipt of a valid request made under FOIA, the Authority may be required to disclose copies of proposals submitted in response to this RFP. The Authority shall promptly notify a proposer if it receives a request under FOIA that would require it to produce financial information relating to a proposer or its proposal, and shall timely assert, for itself or on behalf of a proposer, any exemption to FOIA the Authority believe may apply to prevent or limit disclosure of such financial information. However, in the event the Authority believes no exemption applies, or if a requesting party pursues or threatens to pursue a lawsuit to enforce its request over any exemption asserted on a proposer's behalf, proposers are hereby notified that the Authority will comply with FOIA and a proposer may, at its expense, assert or defend on its own behalf any FOIA exemption it believes applies to the requested documents.

C. MANDATORY FEDERAL PROVISIONS.

Certain provisions mandated by federal law apply to this procurement and are attached hereto as **EXHIBIT E** and are incorporated herein by reference.

EXHIBIT A

Map of Facilities



- | | | |
|----------------------------|------------------------------|-----------------------------|
| 1 West Economy Parking | 5 East Economy Parking | 9 Premium Reserved |
| 2 Long Term Parking | 6 Rental Car Parking Lot | 10 Economy Overflow Parking |
| 3 Parking Ramp | 7 E-Charging Locations | E Parking Entrance |
| 4 Authorized Vehicles Only | 8 Airline Passenger Terminal | |

EXHIBIT B

Rates by Parking Lot

Short Term Parking Ramp	Duration	Rate
	0-20 minutes	No Charge
	Each Additional 20 minutes	\$2.00
	Daily Maximum	\$30.00
Long Term Parking Ramp	Duration	Rate
	0-20 minutes	No Charge
	Each Additional 20 minutes	\$2.00
	Daily Maximum	\$22.00
Long-Term Lot	Duration	Rate
	Per Each 30 Minutes	\$2.00
	Daily Maximum	\$12.00
West/East Economy Overflow Lots	Duration	Rate
	Per Each 30 Minutes	\$2.00
	Daily Maximum	\$9.00

*The Overflow Economy Lot utilizes Scan to Pay technology owned by the incumbent operator. The parking patron is assessed a \$1.99 per transaction fee.

EXHIBIT C

Parking Equipment by Lot Location

Location	Equipment	Qty.	Manufacturer	Month/Year Installed
Short Term Ramp				
	Entrance Ticket Kiosk	4	Flash	July 2025
	Entrance Gate	4	Magnetic	July 2025
	Cross Over Exit gate	1	Magnetic	July 2025
Long Term Ramp				
	Entrance Ticket Kiosk	2	Flash	July 2025
	Entrance Gate	2	Magnetic	July 2025
	Cross Over Exit gate	1	Magnetic	July 2025
Long Term Surface Lot				
	Entrance Ticket Kiosk	4	Flash	December 2022
	Entrance Gate	4	Magnetic	December 2022
West Economy				
	Entrance Ticket Kiosk	2	Flash	December 2022
	Entrance Gate	2	Magnetic	December 2022
	Exit Kiosk	2	Flash	December 2022
	Exit Gate	2	Magnetic	December 2022
East Economy				
	Entrance Kiosk	2	Flash	February 2023
	Entrance Gate	2	Magnetic	February 2023
	Exit Kiosk	2	Flash	February 2023
	Exit Gate	2	Magnetic	February 2023
Overflow Lot				
	Scan to Pay			
Main Exit Plaza				
	Fee Computer (Flash Tablet)	1	Flash	December 2022
	Exit Gate (Exit Booth 1)	1	Magnetic	December 2022
	Exit Kiosk	2	Flash	December 2022
	Exit Gate (Kiosk Lane 2 & 3)	2	Magnetic	December 2022

EXHIBIT D

**Detailed Enplanement and Deplanement Data
2022-Current**

		2022	2023	2024	2025
January	Enplanements	34,470	43,705	42,726	48,037
	Deplanements	33,936	42,235	40,327	45,957
February	Enplanements	37,009	42,028	43,691	47,971
	Deplanements	35,698	41,127	42,383	46,603
March	Enplanements	43,306	48,032	44,414	56,399
	Deplanements	44,931	50,344	46,952	58,821
April	Enplanements	33,736	39,680	41,466	47,232
	Deplanements	35,036	43,049	44,673	51,919
May	Enplanements	35,607	40,969	44,547	47,983
	Deplanements	37,385	43,108	46,506	49,210
June	Enplanements	36,552	40,174	45,301	47,898
	Deplanements	38,347	41,921	47,917	50,108
July	Enplanements	39,734	44,902	48,344	54,008
	Deplanements	38,861	44,120	47,344	53,624
August	Enplanements	38,683	43,871	48,514	50,867
	Deplanements	38,663	43,829	48,074	50,304
September	Enplanements	35,213	41,452	43,663	46,258
	Deplanements	34,606	40,501	43,514	45,715
October	Enplanements	39,578	43,332	48,627	50,846
	Deplanements	38,189	42,181	46,648	49,038
November	Enplanements	38,014	42,271	45,094	43,182
	Deplanements	36,330	40,287	43,239	41,213
December	Enplanements	43,610	45,655	50,400	49,861
	Deplanements	40,590	43,634	48,482	46,388
TOTALS	Enplanements	455,512	516,071	546,787	590,542
	Deplanements	452,563	516,426	546,049	588,900

Additional passenger statistics can be found on the Airport's website:
<https://www.fargoairport.com/news-statistics>

EXHIBIT E

Mandatory Federal Provisions

The following provisions, if applicable, shall be part of this procurement and will be included to the extent required in any contract with a submitting party.

All references made herein to “Contractor”, “Prime Contractor”, “Bidder”, and “Offeror” shall pertain to the submitting party.

All references made herein to “Subcontractor”, “Sub-Tier Contractor” or “Lower Tier Contractor” shall pertain to any subconsultant under contract with the submitting party.

All references made herein to “Sponsor” and “Owner” shall mean the Northwest Arkansas Regional Airport Authority.

All references made herein to “this contract” shall include this RFQ and any contract that results from it between the Authority and the successful submitting party.

1. Disadvantaged Business Enterprises (Reference: 49 CFR Part 26)

- a. Solicitation Language (Race/Gender Neutral Means). The requirements of 49 CFR part 26 apply to this contract. It is the policy of the Authority to practice nondiscrimination based on race, color, sex, or national origin in the award or performance of this contract. The Authority encourages participation by all firms qualifying under this solicitation regardless of business size or ownership.
- b. Contractor Assurance. The Contractor, subrecipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of any contract with the Authority. The Contractor shall carry out applicable requirements of 49 CFR part 26 in the award and administration of DOT-assisted contracts. Failure by the Contractor to carry out these requirements will be considered a material breach of any contract with the Authority, which may result in the termination or such other remedy as the recipient deems appropriate, which may include, but is not limited to:
 - i. Withholding monthly progress payments;
 - ii. Assessing sanctions;
 - iii. Liquidated damages; and/or
 - iv. Disqualifying the Contractor from future bidding as non-responsible.

2. **Fair Labor Standards Act**. All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR part 201, et seq, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part-time workers.

The Contractor has full responsibility to monitor compliance to the referenced statute or regulation. The Contractor must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.

3. Foreign Trade Restriction.

- a. By submission of an offer, the Offeror certifies that with respect to this solicitation and any resultant contract, the Offeror:
 - i. is not owned or controlled by one or more citizens of a foreign country included in the list of countries that discriminate against U.S. firms as published by the Office of the United States Trade Representative (USTR);
 - ii. has not knowingly entered into any contract or subcontract for this project with a person that is a citizen or national of a foreign country included on the list of countries that discriminate against U.S. firms as published by the USTR; and
 - iii. has not entered into any subcontract for any product to be used on the Federal project that is produced in a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR.

This certification concerns a matter within the jurisdiction of an agency of the United States of America and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18 USC § 1001.

- b. The Offeror/Contractor must provide immediate written notice to the Owner if the Offeror/Contractor learns that its certification or that of a subcontractor was erroneous when submitted or has become erroneous by reason of changed circumstances. The Contractor must require subcontractors provide immediate written notice to the Contractor if at any time it learns that its certification was erroneous by reason of changed circumstances.
- c. Unless the restrictions of this clause are waived by the Secretary of Transportation in accordance with 49 CFR § 30.17, no contract shall be awarded to an Offeror or subcontractor:
 - i. who is owned or controlled by one or more citizens or nationals of a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR; or
 - ii. whose subcontractors are owned or controlled by one or more citizens or nationals of a foreign country on such USTR list; or
 - iii. who incorporates in the public works project any product of a foreign country on such USTR list.

- d. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by this provision. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
- e. The Offeror agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification without modification in all lower tier subcontracts. The Contractor may rely on the certification of a prospective subcontractor that it is not a firm from a foreign country included on the list of countries that discriminate against U.S. firms as published by USTR, unless the Offeror has knowledge that the certification is erroneous.
- f. This certification is a material representation of fact upon which reliance was placed when making an award. If it is later determined that the Contractor or subcontractor knowingly rendered an erroneous certification, the Federal Aviation Administration (FAA) may direct through the Owner cancellation of the contract or subcontract for default at no cost to the Owner or the FAA.

4. Incorporated by Reference. The following five Federal provisions are incorporated in this RFQ by reference:

- a. Buy American Preference (49 USC § 50101, Executive Order 14005, and Bipartisan Infrastructure Law (Pub. L. No. 117-58, Build America, Buy America (BABA));
- b. Davis-Bacon Requirements (2 CFR § 200, Appx. II(D), 29 CFR Part 5, 49 USC § 47112(b), and 40 USC §§ 3141-3144, 3146 and 3147);
- c. Debarment and Suspension (2 CFR Part 180 (Subpart B), 2 CFR Part 200, Appx. II(H), 2 CFR Part 1200, DOT Order 4200.5, and Executive Orders 12549 and 12689);
- d. Lobbying and Influencing Federal Employees (31 USC § 1352—Byrd Anti-Lobbying Amendment; 2 CFR Part 200, Appx. II(I), and 49 CFR Part 20, Appx. A); and
- e. Procurement of Recovered Materials (2 CFR § 200.322, 2 CFR Par 200, Appx. II(J), 40 CFR Part 247, and 42 USC § 6901 *et seq.* (Resource Conservation and Recovery Act)).

Memorandum



To: MAA Board Members

From: Stacey Tjon Bossart

Date: April 22, 2026 (updated May 8, 2026)

RE: Liquor Licenses

A. Class “A” license. Sky Dine currently holds a Class A license as a concessionaire at the Airport. A Class A license authorizes the licensee to sell “on sale” only within a bar/restaurant setting, and within the times so delineated. With the Class A license, gross receipts derived from food sales must exceed that of alcohol sales.

B. Class “N” license. A stadium license “shall mean a fixed structure, which may be fully enclosed or open, in which spectators of events watch sports, concerts or other similar entertainment activities, with permanent seating and which has controlled access to and from its grounds. A stadium shall include the seating arena, private suites, concession stands, concourse area, playing field, and other permanent or fixed structures and areas related to spectator activities.”

1. A Class “N” license need not have a Class “E” license as defined in 25-1506(G) so long as the provisions of this Class “N” license are followed. A Class “N” license must be in compliance with any and all other license and restrictions that may be imposed and required by another governing body.

C. Class “FA” license. An “FA” license shall authorize the licensee to sell “on-sale” only, subject to the following restrictions and conditions:

1. A Class “FA” licensee may sell alcoholic beverages in a restaurant which holds a license or permit pursuant to the provisions of article 13-04 of the FMC and which derives 50% or more of its annual gross receipts from the sale of prepared meals and not alcoholic beverages. Meals must be prepared by the licensee or its employees on the licensed premises from ingredients purchased by the licensee. Food not prepared by the licensee that is sold on the licensed premises shall not be included in gross receipts derived from food sales. Only employees of a

licensee, at least 21 years of age and older, may sell alcohol. Subject to 25-1509, the area where persons under 21 may remain, may not be the qualified alcoholic beverage fixed or permanent licensed premises license, issued pursuant to 5-02-01 of the NDCC and comparable city ordinance.

2. A Class "N" licensee may sell alcoholic beverages at a stadium which has a minimum permanent seating capacity of 1,500.
3. A Class "N" licensee may sell alcoholic beverages within 90 minutes prior to and during the event or activity held in the stadium.
4. Persons under the age of twenty-one (21) years shall be allowed into and throughout the stadium of a Class "N" licensee.
5. Distilled spirits shall be served in a clear plastic container.
6. No more than two (2) alcoholic beverages may be purchased at any one time by an individual guest.
7. Only employees of the Class "N" licensee, who are at least 21 years of age, may deliver and sell the alcoholic beverages.
8. A Class "N" license shall authorize the licensee to sell on-sale only and no licensee hereunder may conduct any off-sale liquor sales.
9. The Class "N" license shall be governed by all of the provisions of this article applicable to Class "A" licenses.

D. A Class "FA-GOLF" license may sell alcoholic beverages as the food and beverage concessionaire at a golf course which also holds a restaurant license or permit, pursuant to the provisions of article 13-04 of the FMC and which derives its gross receipts from the sale of prepared meals and not alcoholic beverages. A "FA-GOLF" licensee must derive at least 25% of its gross receipts from the sale of prepared meals and food products and not alcoholic beverages during the months when full golf course operations are open. During the remaining months of the year, said recipient must derive 50% or more of its gross receipts from the sale of prepared meals and not alcoholic beverages. A "FA-GOLF" licensee shall provide a full and complete kitchen to adequately prepare food. The licensee must close at 1:00 a.m. The license shall be site specific and shall not be transferred in any

manner, provided however, the license may be transferred to a successor concessionaire of a golf course. Upon cessation or termination of a business, the license reverts to the City. The "FA-GOLF" license may be issued as a seasonal license. Application for such license must be made prior to June 30 of each year with fees being fractionally prorated.

CLASS "AIRPORT PREMISES" LIQUOR LICENSE

Class "Airport premises." A Class "Airport premises" license shall authorize the licensee to sell "on-sale" only, subject to the following conditions:

1. A Class "Airport premises" licensee need not have a Class "E" license as defined in § 25-1506(G) so long as the provisions of this Class "Airport premises" license are followed. A Class "Airport premises" licensee must be in compliance with any and all other licenses and restrictions that may be imposed and required by any other governing body. The licensee shall have a concessions agreement with the Municipal Airport Authority of the City of Fargo to provide food and alcoholic/non-alcoholic beverage services at the airport premises. The Municipal Airport Authority of the City of Fargo owns the airport premises at 2801 32nd Avenue North, Fargo, ND (also known as the Passenger Terminal at Fargo's Hector International Airport).
2. A Class "Airport premises" licensee may sell alcoholic beverages at the airport premises, a passenger terminal which has a maximum permanent seating capacity up to 1,500 and shall be subject to increase as necessary to meet the needs of the traveling public.
3. A Class "Airport premises" licensee may sell alcoholic beverages in accordance with the airline flight schedules operating at the airport premises passenger terminal. The designated location for alcohol sales and consumption is the gate area located on the landside concourse beyond the passenger security checkpoint. The gate area is the location on the airport premises where passengers wait to board airline flights.
4. Alcohol cannot be consumed in the restrooms, children's play area, sensory room, immersive reality room, mother's nurturing room, service animal relief area and security checkpoint. The Authority may designate other areas as alcohol-free areas and these areas may be modified, added, or deleted at the discretion of the Authority. Finally, it is expressly understood that Passengers may not take alcoholic beverages with them when boarding airline flights and beverage containers must be disposed of prior to doing so.
5. Persons under the age of twenty-one (21) years shall be allowed into and throughout the designated airport premises of a Class "Airport premises" licensee. Persons under the age of twenty-one (21) years shall not be allowed to occupy any space within three feet of the bar rail.
6. Distilled spirits shall be served in a clear plastic container and be designated as an alcoholic beverage when leaving the bar area.
7. No more than two (2) alcoholic beverages may be sold per individual, per transaction for consumption outside of the bar area.

8. Only employees of the Class "Airport premises" licensee who are at least twenty-one (21) years of age may deliver and sell the alcoholic beverages.

9. A Class "Airport premises" license shall authorize the licensee to sell on-sale only and no licensee hereunder may conduct any off-sale liquor sales.

10. The Class "Airport premises" license shall be governed by all of the provisions of this article applicable to Class "A" licensees.

shawn

From: Mary Shaffer <Mary.Shaffer@meadhunt.com>
Sent: Thursday, May 7, 2026 5:04 PM
To: shawn
Cc: Gena Mollica; Angie Corwin
Subject: RE: Fargo - Board Mtg Update



Hi, Shawn – a few updates we can share:

TILE FLOOR: McGough already has all of the white tile (CT-4) on hand. If desired, he can order something different in place of the white tile, however, he is not able to return the tile for credit at this point. There are also schedule implications if we need to order different tile, due to lead time. CT-4 is scheduled to be installed starting in October. Gena is working with the manufacturer on additional cleaning suggestions.

TSA CHECKPOINT CARPET – Gena met with Dan last week when she was out; there is a backpack vacuum being used that may not be as effective as other machines; also, they cannot touch the TSA equipment at all now. It sounds like a coordination effort is needed you're your team and TSA team to be able to clean the space appropriately.

EXTERIOR METAL PANELS: Joe reached out to the manufacturer to get their input on the panel faces. Based on the zinc material and the dark color, they said these panels were behaving as expected, and were essentially normal.

ART COMMITTEE will be touring terminal after the board meeting.