

**CARSON CITY AIRPORT AUTHORITY
MEETING AGENDA**

WEDNESDAY, OCTOBER 21, 2020 – 5:30 P.M.

*Public Meeting Held via Video and Phone Access
This Agenda Prepared by Kenneth G. Moen, Airport Manager*

NOTICE TO PUBLIC: The State of Nevada and Carson City are currently in a declared State of Emergency in response to the global pandemic caused by the coronavirus (COVID-19) infectious disease outbreak. In accordance with the Governor’s Declaration of Emergency Directive 006, which has suspended the provisions of NRS 241.020 requiring the designation of a physical location for meetings of public bodies where members of the public are permitted to attend and participate, public meetings of the Carson City Airport Authority will NOT have a physical location open to the public until such time this Directive is removed. Additionally, the Agenda will be posted on the webpage, and not posted at the various bulletin boards used prior to the pandemic.

Members of the public who wish to participate may do so by providing WRITTEN public comments prior to or during the meeting. You may also provide public comment in advance of a meeting by written submission to the following e-mail address: mgolden@flycarsoncity.com. For inclusion or reference in the minutes of a meeting, your public comment must include your full name and be submitted via e-mail by not later than 3:00 p.m. the day before the date of the meeting. The Authority values your input.

For the public to listen by telephone, you must dial the following number: +1-408-418-9388 (Meeting Number/Access Code: 146 215 4635)

- A. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM.
 - B. PLEDGE OF ALLEGIANCE
 - C. APPROVAL OF THE MINUTES OF PAST MEETINGS OF THE AIRPORT AUTHORITY.
 - D. MODIFICATION OF THE AGENDA. *The Chairman reserves the right to modify the agenda in order to most effectively process the agenda items. Items may be taken out of order; Items may be combined for consideration by the Authority; Items may be pulled or removed from the agenda at any time.*
 - E. PUBLIC COMMENT. Members of the public who wish to address the Airport Authority may submit written comments on *agendized and non-agendized matters* related to the Airport. Comments are limited to three (3) pages per person or topic. If your item requires extended discussion, please request the Chairman to calendar the matter for a future Airport Authority meeting.
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F. PUBLIC HEARINGS

1. FOR POSSIBLE ACTION: APPROVAL TO ASSIGN STERLING AIR, LTD. GROUND LEASE TO CARSON TAHOE EXECUTIVE, LLC.

Staff Summary: Review Letter of Intent for the purchase Sterling Air, Ltd assets, and approval to assign ground lease to Carson Tahoe Executive, LLC.

Consent Agenda

All matters listed under the consent agenda are considered routine or have been discussed at previous public meetings and may be acted upon by the Airport Authority with one action and without an extensive hearing. Any member of the Airport Authority may request that an item be taken from the consent agenda, discussed and acted upon separately during this meeting. The Authority Chair, or the Authority Vice-Chair, retains discretion in deciding whether an item will be pulled off the consent agenda.

2. FOR POSSIBLE ACTION: APPROVE STERLING AIR, LTD AS A CLASS 2 FBO PROVIDING AIRCRAFT SALES. (Moen)

Staff Summary: Airport Manager to review application for Class 2 FBO operation based at the old Sterling Air, a Class 1 FBO.

3. FOR POSSIBLE ACTION: APPROVE PUREFLITE AS A CLASS 2 FBO PROVIDING PRIVATE AVIATION CONSULTING, MANAGEMENT, BROKERING AND CREWING SERVICES. (Moen)

Staff Summary: Airport Manager to review application for Class 2 FBO operation based at Mountain West Aviation, a Class 1 FBO.

4. FOR POSSIBLE ACTION: DIRECT AIRPORT MANAGER TO COMPELTE CONTRACT TO PURCHASE AND INSTALL NEW GATE ACCESS CONTROL SYSTEM THROUGH MESQUITE ELECTRIC?

Staff Summary: Direct airport manager to complete the purchase and installation of a new gate access control system to be completed in conjunction with the FAA AIP Grant funded fence/gate project.

G. AIRPORT ENGINEER'S REPORT *(Non-Action Item)*.

H. AIRPORT MANAGER'S REPORT *(Non-Action Item)*.

I. LEGAL COUNSEL'S REPORT *(Non-Action Item)*.

J. TREASURER'S REPORT *(Non-Action Item)*.

K. REPORT FROM AUTHORITY MEMBERS *(Non-Action Item)*.
Status review of projects

Internal communications and administrative matters
Correspondence to the Authority
Status reports and comments from the members of the Authority

- L. PUBLIC COMMENT. Members of the public who wish to address the Airport Authority may submit written comments on items discussed on the agenda related to the Airport. Comments are limited to three (3) pages per person or topic. If your item requires extended discussion, please request the Chairman to calendar the matter for a future Airport Authority meeting.
- M. AGENDA ITEMS FOR NEXT REGULAR MEETING (*Non-Action Item*).
- N. ACTION ON ADJOURNMENT.

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NOTICE TO PUBLIC: In accordance with the Governor’s Emergency Declaration Directive 006 suspending state law provisions requiring the posting of public meeting agendas at physical locations, this agenda was posted electronically at the following Internet websites: This notice has been posted at the following locations:

NOTE: The Airport Authority is pleased to make reasonable accommodations for the public who are disabled and wish to attend this meeting. If special arrangements for the meeting are necessary, please notify the Airport Authority at (775) 841-2255 or kmoen@flycarsoncity.com

Notice: NRS 241.020(3)(b) states that a request for mailed notice of meetings automatically lapses six months after it is made to the public body. A separate written request is not required for each meeting although requests are limited to six months at a time.

This agenda and backup information are available on the Airport’s website at <https://flycarsoncity.com/information/airport-authority-meeting-agendas-and-minutes/> and at the Airport Manager’s Office.

THE CARSON CITY AIRPORT AUTHORITY ENCOURAGES WRITTEN COMMENTS FROM THE PUBLIC. Comments should be addressed to the **Airport Manager**, and sent to the following address:

Carson City Airport Authority 2600 E. College Parkway #6, Carson City, Nevada 89706

DRAFT MINUTES
Regular Meeting
Carson City Airport Authority (CCAA)
Wednesday, September 16, 2020 ● 5:30 PM

Authority Members

Chair – Michael Golden	Vice Chair – Bradley Harris
Treasurer – Jon Rogers	Member – John Barrette
Member – Paul Hamilton	Member – Tim Puliz

Staff

Steve Tackes – Airport Counsel via WebEx
Ken Moen – Airport Manager via WebEx
Danielle Howard – Public Meetings Clerk via WebEx

NOTE: A recording of these proceedings, the Board’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and available for review during regular business hours.

Audio recordings and the meeting minutes of the Carson City Airport Authority meetings are available on www.carson.org/minutes.

A. CALL TO ORDER AND DETERMINATION OF QUORUM

(5:31:27) – Chairperson Golden called the meeting to order at 5:31 p.m.

(5:31:38) – Roll was called, and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Michael Golden	Present via WebEx	
Vice Chair Bradley Harris	Present via WebEx	
Treasurer Jon Rogers	Present via WebEx	
Member John Barrette	Present via WebEx	
Member Paul Hamilton	Present via WebEx	
Member Tim Puliz	Present via WebEx	

B. PLEDGE OF ALLEGIANCE

(5:32:02) – Led by Member Hamilton.

C. APPROVAL OF THE MINUTES OF THE PAST MEETING OF THE AIRPORT AUTHORITY.

(5:32:50) – Chairperson Golden introduced the item and entertained comments, corrections, and/or a motion.

(5:33:09) – MOTION: Member Barrette moved to approve the August 19, 2020 meeting minutes.

RESULT:	APPROVED (6-0-0)
MOVER:	Barrette
SECONDER:	Harris
AYES:	Golden, Harris, Barrette, Rogers, Hamilton, Puliz
NAYS:	None
ABSTENTIONS	None
ABSENT:	None

D. MODIFICATION OF THE AGENDA.

(5:33:53) – Chairperson Golden introduced the item and noted that Agenda Item F-4 would be discussed first.

E. PUBLIC COMMENT.

(5:34:39) – Chairperson Golden entertained public comments; however, none were forthcoming.

F. PUBLIC HEARINGS

1. FOR POSSIBLE ACTION: DISCUSSION AND PROCUREMENT OF AIRPORT OPS VEHICLE RESEARCH.

(5:59:35) – Chairperson Golden introduced the item. Mr. Moen presented the Board Memo and the accompanying documents, all of which are incorporated into the record, and responded to clarifying questions.

(6:05:57) – Chairperson Golden entertained Member comments. Vice Chairperson Harris and Member Puliz supported Mr. Moen’s recommendation.

(6:15:44) – Mr. Tackes advised getting full liability coverage insurance due to the vehicle likely being used on the road in addition to on the Airport.

(6:17:32) – Chairperson Golden entertained public comments. Armstrong Consultants Western Pacific Territory Manager Mike Dikun introduced himself and stated that, after 30 years in airport management and with having his own personal vehicle versus and airport vehicle, if Mr. Moen is at work and conducting Airport business, then he is at work and operating under the Airport’s authority and coverage with regards to vehicle operations. He added that there are numerous times when on a piece of land in an airport after a snowstorm that the Airport Manager should have a four-wheel drive vehicle, and he believed that “a four-wheel drive vehicle is certainly warranted in our climate.”

(6:19:22) – Discussion ensued regarding leasing versus purchasing the desired vehicle, and Chairperson Golden entertained a motion.

(6:25:08) – MOTION: Vice Chairperson Harris moved to instruct the Airport Manager to purchase a 2021 Chevrolet Silverado 1500 Four-Wheel Drive Crew Cab Work Truck (Quote ID 14342). Chairperson Golden entertained public comments and, when none were forthcoming, called for a vote.

RESULT:	APPROVED (6-0-0)
MOVER:	Harris
SECONDER:	Barrette
AYES:	Golden, Harris, Barrette, Rogers, Hamilton, Puliz
NAYS:	None
ABSTENTIONS	None
ABSENT:	None

2. FOR POSSIBLE ACTION: DISCUSSION AND DISCUSSION OF APPRAISAL OF VACANT AIRPORT LAND FOR MARKETING PURPOSES.

(6:26:49) – Chairperson Golden introduced the item. Mr. Moen presented the Board Memo and the accompanying documents, all of which are incorporated into the record, and he and Mr. Tackes responded to clarifying questions.

(6:32:02) – Chairperson Golden entertained Member comments. Vice Chairperson Harris, Member Hamilton, and Member Puliz were in favor of the appraisal proposal.

(6:37:42) – Chairperson Golden entertained public comments and, when none were forthcoming, a motion.

(6:38:02) – MOTION: Member Puliz moved to authorize Airport Staff to the contract for appraisal with Johnson Perkins for appraising vacant Airport land for the purpose of leasing Airport land for hangar storage development in the amount of \$6,500.

RESULT:	APPROVED (6-0-0)
MOVER:	Puliz
SECONDER:	Harris
AYES:	Golden, Harris, Rogers, Barrette, Hamilton, Puliz
NAYS:	None
ABSTENTIONS	None
ABSENT:	None

3. FOR POSSIBLE ACTION: APPROVAL TO ASSIGN STERLING AIR, LTD. GROUND LEASE TO TCE FBO, LLC.

This item was removed based on discussion on the matter having taken place during Agenda Item F-4.

4. FOR POSSIBLE ACTION: APPROVE STERLING AIR, LTD AS A CLASS 2 FBO PROVIDING AIRCRAFT SALES.

(5:34:46) – Chairperson Golden introduced the item. Mr. Moen presented the Board Memo and accompanying request letter from Sterling Air, LTD. President Steven Lewis, both of which are incorporated into the record, and responded to clarifying questions.

(5:37:58) – Mr. Lewis introduced himself, referenced his request letter, and explained that, because he would be 69 years old in December 2021, he and his wife believe that he should start “slowing down a bit.” He noted that, though there had been many other formal offers made for his fixed-base operator (FBO), the offer that had been made on behalf of the Airport made more sense to him.

(5:42:59) – Stellar Aviation Chief Operating Officer Brad Kost introduced himself and Jake Marcus Wand, the Principal Lead Investor for the project Mr. Kost briefly presented on. Mr. Kost stated that Mr. Wand and his team were interested in bringing some development to the Carson City Airport and that Jeff Pickett, a Primary Investor for the project who was unable to appear remotely for the CCAA meeting, is a major developer in the area, having developed such establishments as Montreux Golf and Country Club, and is connected to many of the major corporations coming in and out of the Reno and Carson areas. He added that Mr. Wand’s expertise is in online marketing, moving products, and expanding businesses. Mr. Kost elaborated on the project, which involved developing approximately \$15 million worth of real estate and would include hangars and infrastructure. He mentioned that Dassault Falcon Jet would be working with his team as one of their partners and that his previous company, Galaxy Aviation, was an FBO network that was sold to Atlantic Aviation. He also believed that the Carson City Airport was the perfect airport for his project team and a “good, long-term situation.”

(5:57:05) – Chairperson Golden thanked Mr. Kost for his brief presentation and stated that he looked forward to hearing from him and his team in the future. He entertained public and Member comments; however, none were forthcoming. No formal action was taken on this item.

5. FOR POSSIBLE ACTION: DIRECT AIRPORT MANAGER TO EXTEND OFFER TO THE CANDIDATE IDENTIFIED BY THE INTERVIEW PANEL TO FILL THE AIRPORTS OPERATIONS AND MAINTENANCE TECHNICIAN VACANCY.

(6:56:15) – Chairperson Golden introduced the item. Mr. Moen presented the Board Memo which is incorporated into the record, and referenced a leading candidate to fill the position of Airport Operations Maintenance Technician for whom Mr. Moen proposed an hourly rate of \$32.00. He also mentioned that the leading candidate had the qualifications to fill in for him if necessary.

(7:06:48) – Chairperson Golden entertained Member discussion. Vice Chairperson Harris commented that he was impressed with all the candidates’ resumes and added that the one candidate Mr. Moen recommended “stood out” in terms of project management skills.

(7:07:58) – Treasurer Rogers liked the idea of hiring a candidate that could fill in as Airport Manager when needed. Member Hamilton, as one of the Members on the three-person interview panel, noted that the leading candidate’s skills far exceeded those of the other candidates as well as the required qualifications for the vacant position. He, Treasurer Rogers, and Member Barrette were in favor of hiring the Mr. Moen’s recommended candidate.

(7:12:05) – Member Puliz agreed that the leading candidate was the most qualified for the position; however, he wished to maintain the Airport’s current budget and believed that the other candidates would fit well within that budget. Chairperson Golden agreed with Member Puliz and noted recent Airport expenses. He was concerned about the Airport “coming up short” and needing to seek out other sources of revenue. He believed that Mr. Moen should make the decision on who fills the vacant position; however, the starting hourly rate offer should be the same as the current Airport Operations and Maintenance Technician’s, Gary Province, though the pay could be reevaluated six months to a year into filling the position.

(7:17:26) – Vice Chairperson Harris asserted that the pay increase was justified because “you get better work when you get higher skills.” He mentioned that the Airport pays others on a contract basis to do some work that the candidate can do himself; therefore, it would be beneficial from a total budget standpoint. He also stated that Mr. Moen could focus more on the marketing side of his work due to the candidate’s impressive project management skills. Vice Chairperson Harris also stated that there were incoming forms of revenue for the Airport and advised looking at “the entire spend.” Chairperson Golden agreed with Vice Chairperson Harris’s points other than his final point. He recommended hiring the leading candidate with the hourly rate of Mr. Province, and if the candidate is saving the Airport money, then his pay could be increased.

(7:21:36) – Discussion ensued regarding negotiating the leading candidate’s proposed starting hourly rate, during which Mr. Moen pointed out that they were now aware of the budget impact due to COVID-19 and that because of the Coronavirus Aid Relief and Economic Security (CARES) Act grant, the Federal Aviation Administration (FAA) funding, and the Airport’s fuel flow trending higher, the Airport’s budget would be “up.”

(7:30:40) – Vice Chairperson Harris did not wish to negotiate the candidate’s salary via WebEx and offered to negotiate the hourly rate with the candidate himself. The Authority agreed with Vice Chairperson Harris’s offer. Mr. Moen added that he would work with Vice Chairperson Harris.

(7:37:00) – Chairperson Golden entertained public comments. Mr. Dikun commented that the leading candidate had worked at the Reno-Stead Airport for approximately 10 years and called him an “exceptional young man” as well as commended him on his skills. He also mentioned that the candidate had helped turn the Reno-Stead Airport around with the team built there and recommended hiring him.

(7:38:24) – Chairperson Golden noted that Mr. Moen had received a recommendation letter from Reno-Stead Airport Manager Mike Scott for the leading candidate, and Chairperson Golden stated that any recommendation

from Mr. Scott “is worth its weight in gold.” He added that he wished to see if the Authority could make the finances work in potentially hiring the candidate for the vacant position. No formal action was taken on this item.

6. FOR POSSIBLE ACTION: DIRECT AIRPORT MANAGER TO COMPLETE CONTRACT TO MILL AND FILL ASPHALT NEXT TO SOUTH T-HANGAR PERIMETER ROAD AND THE FIRE LANE WITH CASEY PAVING.

(6:40:25) – Chairperson Golden introduced the item. Mr. Moen presented the Board Memo and the accompanying documents, all of which are incorporated into the record, and responded to clarifying questions.

(6:49:04) – Chairperson Golden entertained Member comments. Member Puliz noted that the Airport perimeter road south of the T-Hangars is used by many people and is in “horrible condition,” and he, Member Barrette, Member Hamilton, and Vice Chairperson Harris were in favor of repaving the Airport Fire Lane access with Station 52 and the Airport perimeter road.

(6:54:34) – Chairperson Golden entertain public comments and, when none were forthcoming, a motion.

(6:55:11) – MOTION: Vice Chairperson Harris moved to approve Airport Staff to enter into contract with Casey Paving to repave Airport Fire Lane access with Station 52 and [the] perimeter road south of T-Hangars not to exceed \$50,000.

RESULT:	APPROVED (6-0-0)
MOVER:	Puliz
SECONDER:	Harris
AYES:	Golden, Harris, Rogers, Barrette, Hamilton, Puliz
NAYS:	None
ABSTENTIONS	None
ABSENT:	None

G. AIRPORT ENGINEER’S REPORT.

(7:40:38) – Chairperson Golden introduced the item. Mr. Moen and Mr. Dikun referenced the report, which is incorporated into the record.

H. AIRPORT MANAGER’S REPORT.

(7:44:12) – Chairperson Golden introduced the item. Mr. Moen presented his report and the accompanying documents, all of which are incorporated into the record, and responded to clarifying questions.

I. LEGAL COUNSEL’S REPORT.

(7:48:58) – Mr. Tackes informed the Members that he would be meeting with those trying to go forward with the assignment of the lease.

J. TREASURER’S REPORT.

(7:50:34) – Treasurer Rogers requested that Members contact him with questions regarding the numbers from his report, and he reported that more money would be moved into the government investment pool and that funds would be moved from the three bank accounts with no activity into the investment pool. He also mentioned that the property tax that transfers from the City to the Airport would show up on the following month’s report under the revenue numbers.

K. REPORT FROM AUTHORITY MEMBERS.

(7:51:38) – None.

L. PUBLIC COMMENT.

(7:51:48) – Chairperson Golden entertained public comments; however, none were forthcoming.

M. AGENDA ITEMS FOR NEXT REGULAR MEETING.

(7:52:04) – Chairperson Golden entertained Agenda item suggestions. Discussion ensued regarding scheduling a CCAA special meeting, which concluded with tentatively scheduling the special meeting for Wednesday, September 30, 2020 if the Committee had received all the required information by this date.

N. ACTION ON ADJOURNMENT.

(7:56:00) – Chairperson Golden adjourned the meeting at 7:56 p.m.

The Minutes of the September 16, 2020 Carson City Airport Authority regular meeting are so approved on this 21st day of October, 2020.



CCAA BOARD MEMO

Agenda Item: F-1

BOARD MEMO: 2020-45

Meeting Date: October 21, 2020

Agenda Title: APPROVAL TO ASSIGN STERLING AIR, LTD. GROUND LEASE TO CARSON TAHOE EXECUTIVE, LLC. (MOEN)

Staff Summary: Review Letter of Intent for the purchase Sterling Air, Ltd assets, and approval to assign ground lease to Carson Tahoe Executive, LLC.

Agenda Action: Formal Action/Motion

Time Requested: 10 Minutes

Proposed Motion

"I move to approve lease assignment from Sterling Air, Ltd to Carson Tahoe Executive LLC."

CCAA's Strategic Goal

Support economic development in the region.

Previous Action

None.

Background/Issues & Analysis

Long time airport tenant, Steve Lewis owner of Sterling Air, Ltd approach the airport staff regarding an offer to purchase Sterling Air, Ltd's assets. The assets include a hangar and a ground lease for approximately 43,458 sf. In order for Carson Tahoe Executive to conclude the purchase Sterling Air, Ltd assets, the Airport Authority and the Carson City Board of Supervisors must approve the lease assignment. The Airport Authority requested a Letter of Intent and provided Carson Tahoe Executive, LLC with an "FBO Checklist". Upon review of the requested materials, airport staff has determined that Carson Tahoe Executive meets the criteria for a Class 1 FBO as defined in CCMC Title 19.02.020.350, Fixed Base Operators.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC Title 19 and CCAA Strategic Plan

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: Land Leases and Tie Down Fees GL 5051 and 5150.

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: Assumption of lease will not impact current budget.

Alternatives

Do not approve lease assumption

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

APN: 005-011-83

When Recorded, Return To:

Ken Moen, Airport Manager
2600 E. College Parkway #6
Carson City, NV 89706

SPACE ABOVE THIS LINE FOR
RECORDER'S USE

ASSIGNMENT AND ASSUMPTION OF AIRPORT LEASE

THIS ASSIGNMENT AND ASSUMPTION OF AIRPORT LEASE ("Assignment"), made and entered into this 12th day of October, 2020, between STERLING AIR, LTD, a Nevada corporation. ("Assignor"), whose address is 2640 College Parkway, Carson City, Nevada 89706; and CARSON TAHOE EXECUTIVE, LLC., a Nevada limited liability company ("Assignee"), whose address is 3700 Baron Way, Suite 2, Reno, NV 89511, together with the consent of the CARSON CITY AIRPORT AUTHORITY ("Landlord"), whose address is 2600 E. College Parkway #6, Carson City, Nevada 89706;.

WITNESSETH:

WHEREAS, Assignor, as tenant, holds an Airport Lease Agreement with Landlord, titled "Carson City Airport Lease Amendment and Restatement", recorded in the office of the Carson City Recorder on August 6, 2004, as Document #323268 ("Lease", aka "Airport Lease"; copy attached hereto), covering approximately 43,458 square feet, more particularly described therein ("Leasehold Property");

WHEREAS, the Lease permits assignment only upon Landlord prior consent in pertinent part as follows:

9. ASSIGNMENT AND SUBLEASING. Tenant shall have no right to assign or sublet its interest in this lease except upon Landlord's prior consent. Any

such assignment or sublease will be binding to assignees/sub lessees on all terms and conditions in this lease.

WHEREAS, Assignor desires to assign its leasehold interest in the Lease to Assignee, and Assignee desires to assume the same.

NOW THEREFORE, in consideration of the foregoing Recitals, the mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee covenant and agree as follows:

1. Airport Lease Assignment and Assumption.

(a) Assignor hereby assigns, conveys and transfers to Assignee all of Assignor's right, title and interest under the Airport Lease, as more particularly described therein.

(b) Assignee hereby accepts the foregoing assignment and agrees to assume, perform and discharge, as and when due, all of the covenants and obligations of the Assignor under the Airport Lease which arise after the Effective Date of this Assignment, and agrees to be bound by all of the terms and conditions thereof from and after the Effective Date.

(c) The parties acknowledge that the UNICOM equipment and duties have been transferred to Landlord, and are no longer an obligation of the Tenant.

2. Indemnification

Assignee shall defend, indemnify, hold harmless and release Assignor, its successors and assigns, from and against any and all damage, loss, liability, claim, cost, expense, action and cause of action (including, without limitation, attorneys' fees and the reasonable costs of investigation) (collectively, "Claims") incurred by or asserted against Assignor, its successors and assigns, arising under the Airport Lease and accruing subsequent to the Effective Date of this Assignment.

Assignor shall defend, indemnify, hold harmless and release Assignee, its successors and assigns, from and against any and all Claims incurred by or asserted against Assignee, its successors and assigns, arising under the Airport Lease and accruing prior to the Effective Date of this Assignment.

3. Miscellaneous.

(a) Successors. This Assignment shall be binding upon the heirs, successors, assigns and personal representatives of the parties hereto.

(b) Headings. The captions to the paragraphs are intended for convenient reference only and shall not be used and are not intended to modify, aid, describe or otherwise affect the meaning of the paragraph from that which is indicated by the text of the paragraph alone.

(c) Construction. This Assignment is the product of negotiation and the parties agree that it shall not be construed against the drafter. If any part of this Assignment shall be found to be invalid or unenforceable, the remainder of the Assignment shall be enforceable in accordance with its terms, deleting such unenforceable or invalid provisions.

(d) Entire Agreement. This Assignment constitutes the entire agreement between the parties with regard to the Airport Lease and any prior negotiations, agreements or other writings pertaining to the subject matter of this Assignment are merged herein and extinguished.

(e) Governing Law. This Assignment shall be construed under the laws of Nevada.

(f) Attorney Fees. In the event of any action or proceeding brought by any party against another pertaining to or arising out of this Assignment, the prevailing party shall be entitled to recover all costs and expenses, including reasonable attorney fees.

(g) Counterparts. This Assignment may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

(h) Effective date. This Assignment & Assumption of Lease shall be effective upon recording.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the day and year first written above.

ASSIGNOR:

STERLING AIR, LTD.
A Nevada Corporation

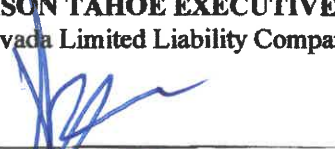
By: 

Steven W. Lewis
Its: President

Date: 12, 2020

ASSIGNEE:

CARSON TAHOE EXECUTIVE, LLC,
A Nevada Limited Liability Company

By: 

Jeff Pickett, Manager, Sole Member

By: 


Brandon Moreno, Manager

Date: 10/12/2020

STATE OF NEVADA)
 : ss
CARSON CITY)

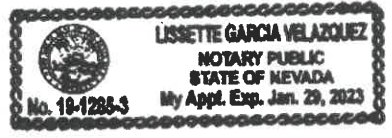
On this 12 day of October, 2020, before me, the undersigned, a Notary Public, personally appeared STEVEN W. LEWIS, president of STERLING AIR, LTD, known, or proved to me, to be the person described herein, who executed the foregoing instrument, and he acknowledged to me, that he has the requisite authority and executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



NOTARY PUBLIC
(Signature of Notarial Officer)


(SEAL)



STATE OF NEVADA)
 : ss
COUNTY OF Washoe)

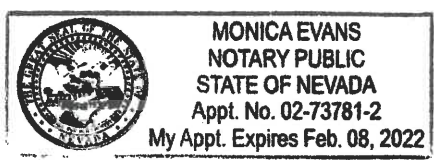
On this 12th day of October, 2020, before me, the undersigned, a Notary Public, personally appeared JEFF PICKETT as Manager and Sole Member of CARSON TAHOE EXECUTIVE, LLC, and BRANDON MORENO as Manager, known, or proved to me, to be the persons described herein, who executed the foregoing instrument, and they acknowledged to me, that they have the requisite authority and executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



NOTARY PUBLIC
(Signature of Notarial Officer)

(SEAL)



[Landlord and Board of Supervisors approvals on following page]

CARSON CITY AIRPORT AUTHORITY:

Approved this ____ day of _____, 2020 pursuant to Notice, meeting and vote:

ATTEST:

MICHAEL GOLDEN, Chairman
CARSON CITY AIRPORT AUTHORITY

JON ROGERS, Secretary-Treasurer

CARSON CITY:

Approved by the Board of Supervisors this ____ day of _____, 2020.

BRAD BONKOWSKI, Mayor Pro Tempore

ATTEST:

CITY'S LEGAL COUNSEL
Approved as to form.

AUBREY ROWLATT, Clerk/Recorder

DISTRICT ATTORNEY

AIRPORT AUTHORITY COUNSEL
Approved as to form

STEVEN E. TACKES, ESQ.



CCAA BOARD MEMO

Agenda Item: F-2

BOARD MEMO: 2020-46

Meeting Date: October 21, 2020

Agenda Title: FOR POSSIBLE ACTION: Approve Sterling Air, Ltd as a Class 2 providing aircraft sales (MOEN)

Staff Summary: Airport Manager to review application for Class 2 FBO operations based at former Sterling Air, Ltd, a Class 1 FBO.

Agenda Action: Formal Action/Motion

Time Requested: 10 Minutes

Proposed Motion

I move to approve to reclassify Sterling Air, Ltd as a Class 2 FBO providing aircraft sales, appraisal, financing aircraft management services.

CCAA's Strategic Goal

Maintain Financial Stability

Previous Action

Steve Lewis, owner of Sterling Air, Ltd., has operated a Class 1 FBO at 2640 E College Parkway since 2004.

Background/Issues & Analysis

Steve Lewis has been a pilot, flight instructor, FBO operator, CCAA Board member and chairman for over the past 35 years. As a result of the sale of the Sterling Air, Ltd assets to TCE FBO, LLC Mr. Lewis desires to operate a Class 2 FBO in the same location as a sub-tenant to TCE FBO, LLC. Mr. Lewis meets all of the qualifications to operate as a Class 2 FBO.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC Title 19 and CCAA Strategic Plan

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: Class 2 FBO Fee is \$100.00 per month.

Alternatives

Not authorize Sterling Air, Ltd provide Class 2 FBO services at the Carson City Airport.

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

SA STERLING AIR, Ltd.

AIRCRAFT SALES • SERVICE • FINANCING • APPRAISALS • CHARTER • FLIGHT TRAINING

9, September 2020

Mr. Ken Moen
Airport Manager
CARSON CITY AIRPORT
2600 E. College Parkway #6
Carson City, NV 89706

RE: REQUEST TO CHANGE FBO STATUS OF STERLING AIR, LTD. FROM A CLASS 1 TO CLASS 2

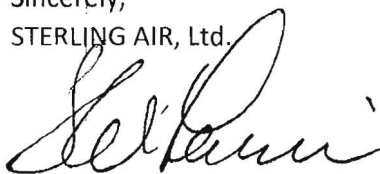
Dear Ken,

Per our discussion earlier today, you know that I've recently accepted an offer to purchase my hangar at 2640 College Parkway and to assume the remaining balance of my existing ground lease at the Carson City Airport. Upon the Airport Authorities approval of this assumption of the lease, I hereby request that my company be reclassified from my current Class 1 FBO status to that of a Class 2 FBO. Sterling Air, Ltd. will continue to operate my aircraft sales, management, finance and appraisal business from the same location but now as a 'tenant' of this new Class 1 FBO.

Ken, as you may already know, I've been operating from the Carson City Airport for nearly 45 consecutive years as a flight instructor, charter, air ambulance and corporate pilot as well as the former sales manager of a full line Cessna dealership (Carson Tahoe Aviation) from 1979 to 1983. My company, Sterling Air, Ltd. and Sterling Air Finance initially began operating on the airport as a Class 2 FBO from the then El Aero Services FBO on the north side of the field in June of 1991. On April 1st, 2004, Sterling Air, Ltd. became a Class 1 FBO upon the purchase of my fully remodeled 9,600-sf hangar/office complex and the Airport Authority's approval of the assumption and reassignment of my current ground lease.

The Carson City Airport has really been a great place to conduct business from over the past 45 years and I'm looking forward to a few more productive years' operating once again as a Class 2 FBO.

Sincerely,
STERLING AIR, Ltd.



Steven W. Lewis
President

Serving the general aviation community of northern Nevada and the eastern Sierra since 1976
2640 COLLEGE PARKWAY • CARSON CITY, NV 89706 • CARSON CITY AIRPORT
TEL: (800) 770-5908 • (775) 885-6800 • FAX (775) 885-6842
<http://www.sterling-air.com>



CCAA BOARD MEMO

Agenda Item: F-3

BOARD MEMO: 2020-47

Meeting Date: October 21, 2020

Agenda Title: FOR POSSIBLE ACTION: APPROVE PUREFLITE AS A CLASS 2 FBO PROVIDING PRIVATE AVIATION CONSULTING, MANAGEMENT, BROKERING AND CREWING SERVICES. (Moen)

Staff Summary: Airport Manager to review application for Class 2 FBO operation based at Mountain West Aviation, a Class 1 FBO.

Agenda Action: Formal Action/Motion

Time Requested: 10 Minutes

Proposed Motion

I move to approve to PURFLITE, LLC as a Class 2 FBO providing private aviation consulting, management, brokering and crewing services.

CCAA's Strategic Goal

Maintain Financial Stability

Previous Action

No previous action this a new operator at the Carson City Airport.

Background/Issues & Analysis

PUREFLITE, LLC is a Nevada based Limited Liability Company (LLC) organized in 2013. Thomas D. Chaplin is the senior partner and is holds Airline Transport Pilot rating. Kelly Smith is a Managing Partner and holds Airline Transport Pilot rating and a Masters in Business Administration. Tatyana Chaplin is a managing partner and holds a Masters in Business Administration and serves as the Client Liaison. PURFLITE, LLC's objective is to provide full service aircraft management services to aircraft owners with a focus on individuals or companies that are entering the market for a new-to-private-aviation turbine powered-aircraft. PUREFLITE, LLC will provide clients with consultation services, aircraft acquisition assistance, formation of a flight department, and aircraft crewing services. Typically, flight crews are either employed directly by aircraft owners or retained on a contract basis. All of PUREFLITE, LLC clients operate under FAR Part 91.

The Airport Authority requested a Letter of Intent and provided PUREFLITE, LLC with an "FBO Checklist". Upon review of the requested materials, airport staff has determined that PUREFLITE, LLC meets the criteria for a Class 2 FBO as defined in CCMC Title 19.02.020.350, Fixed Base Operators.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC Title 19 and CCAA Strategic Plan

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: Class 2 FBO Fee is \$100.00 per month.

Alternatives

Not approve PUREFLITE, LLC as an authorized Class 2 FBO at the Carson City Airport.

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)



2101 Arrowhead Drive Suite 201 Carson City, Nevada 89706 www.PUREFLITE.com

October 13, 2020

To: Carson City Airport Authority
Re: Letter of Intent & Summary of Proposed Services

Greetings Board Members:

We are pleased to present this letter of proposed services. PUREFLITE, LLC is a full service aircraft management company. We provide gratis initial consultation, aircraft acquisition assistance, flight department formation, aircraft management and crewing services.

Typically, flight crew are either employed directly by aircraft owners or retained on a contract basis. All of our clients operate under FAR Part 91.

Initially, our marketing efforts are targeting first-time private aviation consumers. Are primary-push is to bring these new-to-private-aviation turbine-aircraft owners to the Carson City Airport.

For more information about PUREFLITE, please visit our website. We look forward to helping grow the bottom line for all at CXP.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom", is written over a horizontal line.

Thomas D. Chaplin, ATP
Citation 525 Series Pilot
Senior Partner
PUREFLITE, LLC
+1-702-724-5648
thomas@pureflite.com

Cc:

Tatyana R. Chaplin, MBA
Client Liaison
Managing Partner
+1-702-724-5588
tatyana@pureflite.com

Kelly D. Smith, ATP/MBA
GV Chief Pilot
Managing Partner
PUREFLITE, LLC
+1-702-994-5821
kelly@pureflite.com



CCAA BOARD MEMO

Agenda Item: F-4

BOARD MEMO: 2020-48

Meeting Date: October 21, 2020

Agenda Title: FOR POSSIBLE ACTION: DIRECT AIRPORT MANAGER TO COMPELTE CONTRACT TO PURCHASE AND INSTALL NEW GATE ACCESS CONTROL SYSTEM THROUGH MESQUITE ELECTRIC.

Staff Summary: Direct airport manager to complete the purchase and installation of a new gate access control system to be completed in conjunction with the FAA AIP Grant funded fence/gate project.

Agenda Action: Formal Action/Motion

Time Requested: 10 Minutes

Proposed Motion

"I move to Airport staff to the contract for purchase and installation of a new gate access control system not to exceed amount of \$30,000."

CCAA's Strategic Goal

Provide for the safety and security of airport users and maintain airport infrastructure in top condition.

Previous Action

The procurement of an airport gate access control upgrade was identified in the Airport Capital Improvement Program for FY 20/21 which was approved by the CCAA at the May 20, 2020 meeting.

Background/Issues & Analysis

At the March 3rd budget workshop, airport staff identified a cost of approximately \$50,000 for the acquisition and installation of a new gate access control system. The current gate access control system was installed at least 20 years ago. There are four card readers located at four different airport gates and require to be programmed individually. This is a labor intensive process. The current system does not provide data about airport access and gate usage. Gate 1 (main gate) controller has reached maximum amount of card data that can be stored. The FAA AIP Fence project commenced on October 19th and includes replacement of the airport access gates. The electrical contractor, Mesquite Electric, has proposed the replacement access control cloud based system. This system has remote programming and system management, near unlimited capacity and has a video option with two-radio communication via cell phone with a gate user. If the Airport Authority chooses to add this project to the Mesquite Electric scope of work it will result in a seamless process and the cost will never be lower.

During the FAA Grant bidding process, Armstrong Engineering request access control system bids. The lowest bid was \$64,000. Airport staff and Armstrong requested bids for adding the access control system. The quoted systems were much more robust and were for much more complex operations. The CCAA also received a quote from Nevada Security Company, The quote was \$16,885.66 but the system did not meet the proposed specifications.

Applicable Statute, Code, Policy, Rule or Regulation

CCAA Strategic Plan and Capital Improvement Budget.

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: Capital Projects GL 6400

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: The Airport Authority CCAA identified \$50,000 CCAA capital improvement funds.

Alternatives

Instead of being proactive, the Airport Authority could wait for the system to fail and replace it then.

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)



Mesquite Electric LLC
PO Box 2355, Mesquite, Nv 89027
Office 702-345-2555 Fax 702-346-7605

October 15, 2020

Armstrong Consultants
Att: Chris Nocks
751 Horizon Court
Suite 255
Grand Junction, CO

Subject: Automated Gates-Access Control
Carson City, Nv

Additional Work on Four Automated Gate Card Access System

Option 1-Price Includes:

- (4) GeoVision GV-CS1320 single door controllers with 2MP camera with microphone and built in card reader (One at Gate1, Gate 2, Gate 6, and Gate 7)
 - Provide 200 glossy white wallet cards
 - Mimosa B5 Gigabit Point to Point Backhaul Radio
 - New server with one copy of GeoVision AS Manager
- \$25,500.00**

Option 2-Price Includes:

- (4) GeoVision GV-AS1520 Single controller and long range reader (One at Gate1, Gate 2, Gate 6, and Gate 7)
 - Provide 200 RFID stickers
 - Mimosa B5 Gigabit Point to Point Backhaul Radio
 - New server with one copy of GeoVision AS Manager
 - Long range RFID readers
- \$27,500.00**

Sincerely,
Kendall Anderson
702-289-7648 (Cell)

Access controller with an **Eye**



Touch and call



Receives live View
and two way audio



Unlock remotely
from anywhere



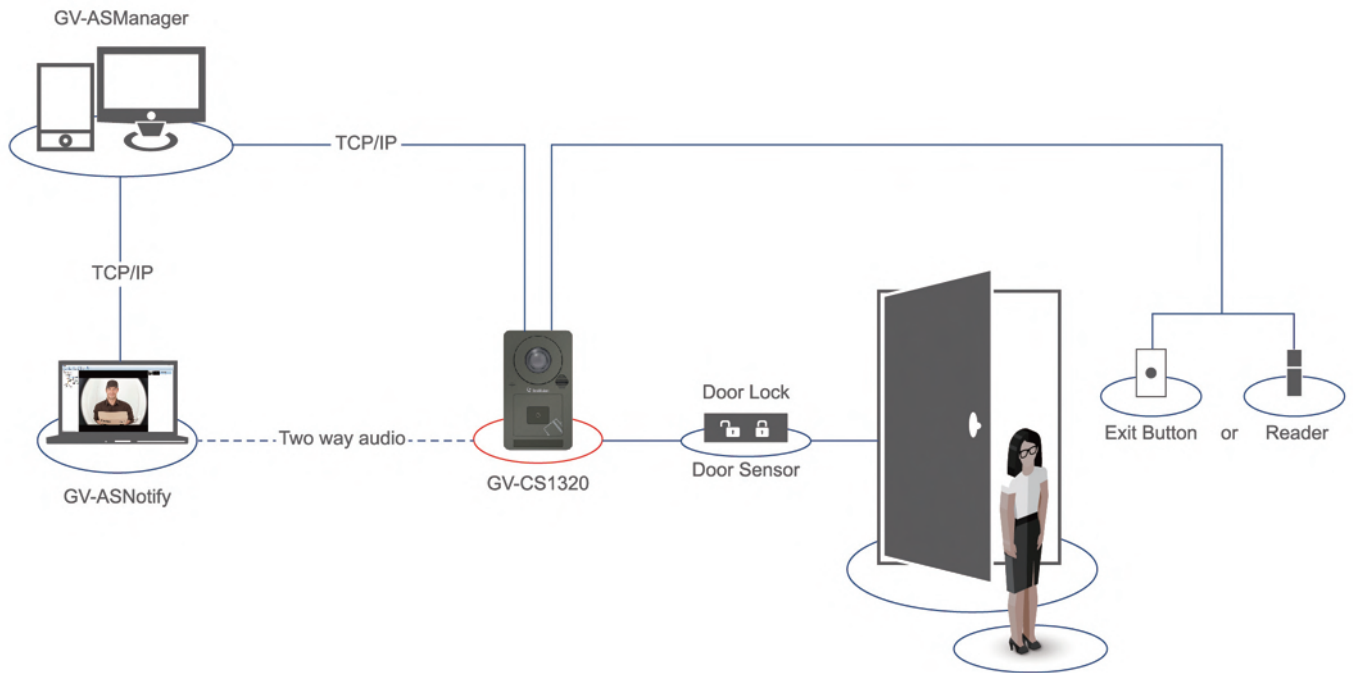
All-in-One Door Access Controller

- 2MP super low lux CMOS camera
- Provides 180° panorama view
- Intelligent IR
- Built-in Mic and Speaker
- Built-in micro SD card slot (SD/SDHC) for local storage
- Touch Doorbell Button
- Access control function
- Ingress protection (IP66)
- DC 12V / PoE (IEEE 802.3at)

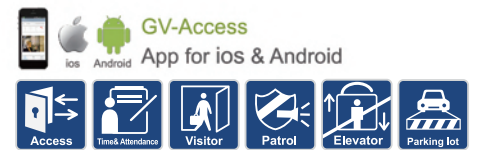
Application



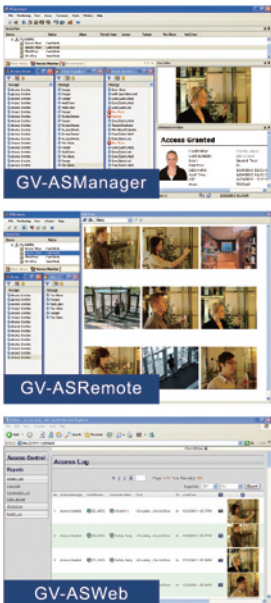
Structure



Our CS1320 provides entry level security, communication, and the option to start small and expand later. Select the ideal product solution for your building application.



Overview



GV-CS1320 is a new single entrance access controller with a built-in 2MP wide angle lens. It is also a 13.56 MHz reader.

It provides both a sensor and an exit button for door access control system. You can connect up to two readers to GV-CS1320 for entry and exit applications. With the capability to store up to 40,000 cards, the card reader recognizes identification cards and grants access accordingly. It has TCP/IP communication interface to PC.

Programming of GV-CS1320 can be done from the software GV-ASManager through the RS-485 connection. Its built-in camera captures all angles of the entrance and transmits live view to GV-ASManager and GV-System through network.



FlyCarsonCity.com

October 2020 Airport Manager's Report

Fuel Flow

2019	100LL	Jet A	Total Gallons
Self-Serve	8,060	3,469	11,529
Full Serve	1,863	17,149	19,012
FFF = \$1,527			30,541
2020			
Self-Serve	5,720	3,360	9,081
Full Serve	1,862	20,153	22,015
FFF = \$1,555	YOY Change .018 %		31,096

- See attached September 2020 JetNet airport activity report
- New Employee started on October 19, 2020. Richard "Rick" Lee is the new Airport Operations and Maintenance Technician. He is a Carson City native and is retired from the Nevada National Guard. His previous employer (since 2016) was the Reno-Tahoe Airport Authority where he worked as an Airfield Maintenance Technician II. Rick performed a wide variety of duties that included maintaining airport landscape, airfield markings, asphalt/concrete repair, vehicle preventative maintenance, and serving tools and equipment. Rick was a member of the airport snow removal team and has extensive airport snow removal experience.
- Gary Province's official retirement date is October 26th. The CCAA wishes to recognize Gary with 10 years of service to the Carson City Airport community.
- Casey Paving completed the demo and repaving of over 9,000 sf of the section of the perimeter road next to T-hangars. About 75 feet of the CCFD Emergency Access road was able to be paved due to extra material.
- Custom Fence initiated the airport fence enhancement project on October 19th. This is an FAA grant project that will replace 10,200 linear feet of fence, 3,250 linear feet of 3-stranded barbed wire, the addition wildlife prevention skirting and replacement of 4 access control gates and the addition a new access control gate at Station 52.
- Helimax participated in a Major Project Review with Carson City Planning on October 20th.
- Nevada Airports Association held a virtual Conference on October 2nd. Airport Manager had been the acting president for the past year and will begin a new two-year term effective October 2, 2020.

AIRPORT FLIGHT ACTIVITY REPORT

Carson

PREPARED FOR: Carson City Airport Authority

October 20, 2020

CARSON CITY AIRPORT

2600 East College Parkway #6

Carson City, NV 89706

775-841-2255 | flycarsoncity.com



Carson City Airport

2600 East College Parkway #6

Carson City, NV 89706

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Prepared For: Carson City Airport Authority

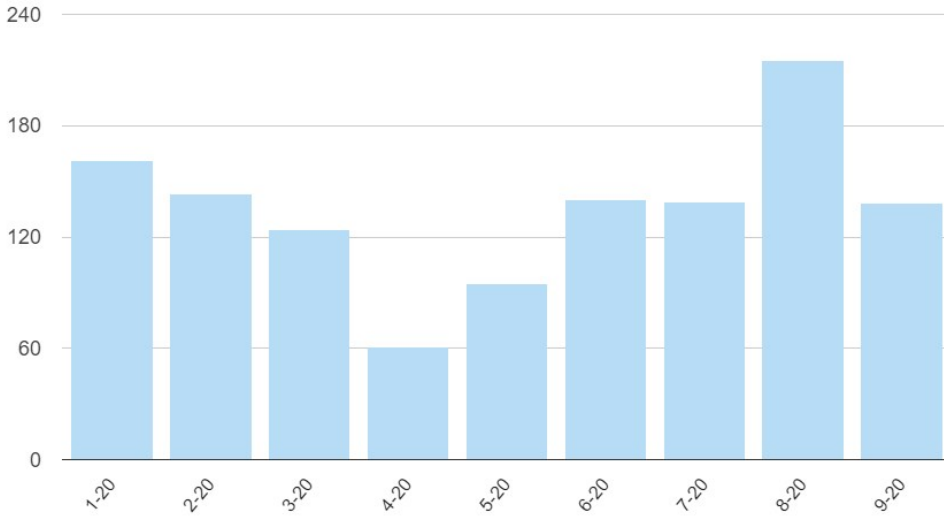


CARSON FLIGHT SUMMARY

BUSINESS (01/01/2020 - 09/30/2020) - ARRIVALS/DEPARTURES

FLIGHT SUMMARY

FLIGHTS PER MONTH



MONTH/YEAR

FLIGHTS

1/2020	161
2/2020	143
3/2020	124
4/2020	61
5/2020	95
6/2020	140
7/2020	139
8/2020	215
9/2020	138

CARSON TOP MANUFACTURERS

MANUFACTURERS	# FLIGHTS	TOTAL FLIGHT HOURS	EST FUEL BURN (GAL)
CESSNA	651	782.3	106,309
PILATUS	171	207.5	12,165
BEECH	97	134.0	11,876
SOCATA	68	123.3	7,666
Bombardier	48	44.7	13,087
MITSUBISHI	33	29.8	2,232
EMBRAER	32	44.1	7,744
PIPER	30	57.0	3,178
DASSAULT	27	56.3	15,060
PIAGGIO	19	24.8	2,879

Carson City Airport

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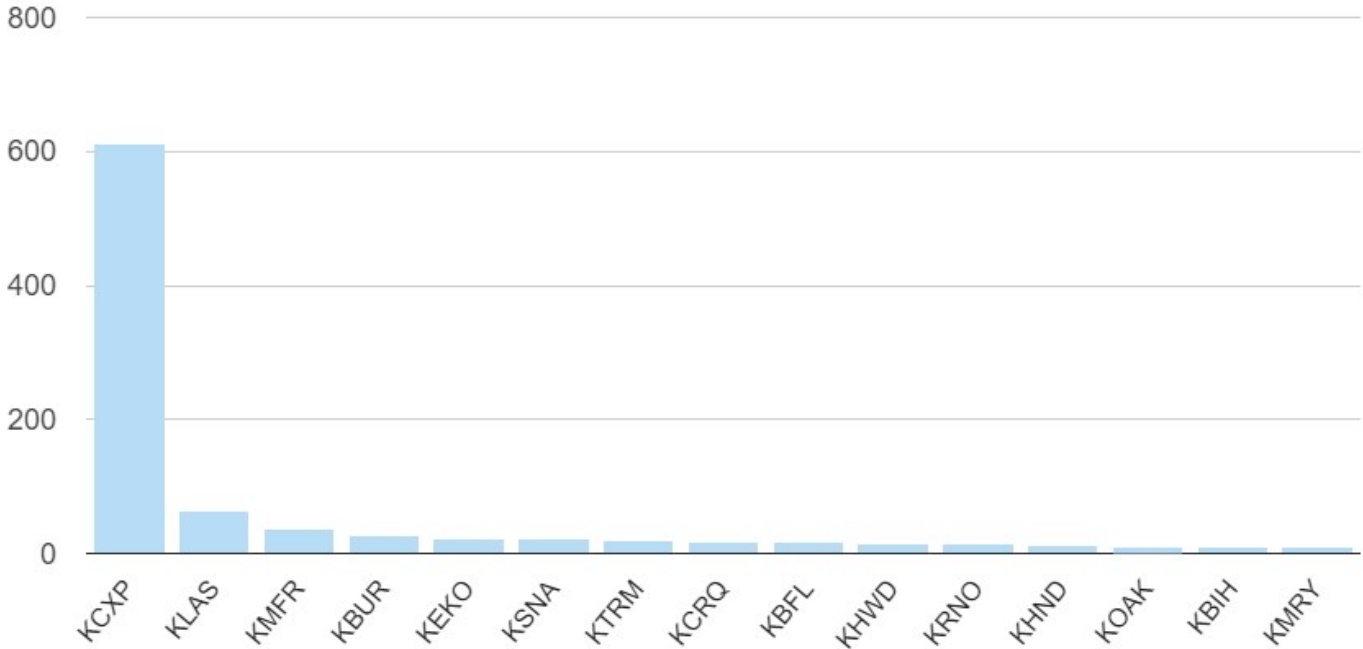
Prepared For: Carson City Airport Authority



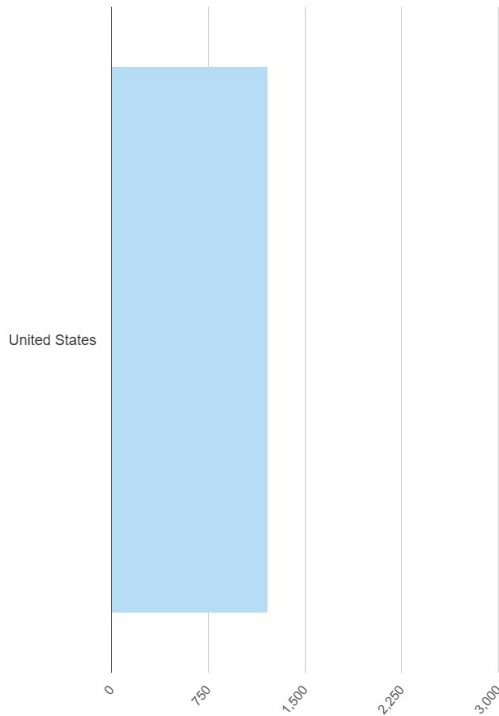
CARSON TOP AIRPORTS

BUSINESS (01/01/2020 - 09/30/2020) - ARRIVALS/DEPARTURES

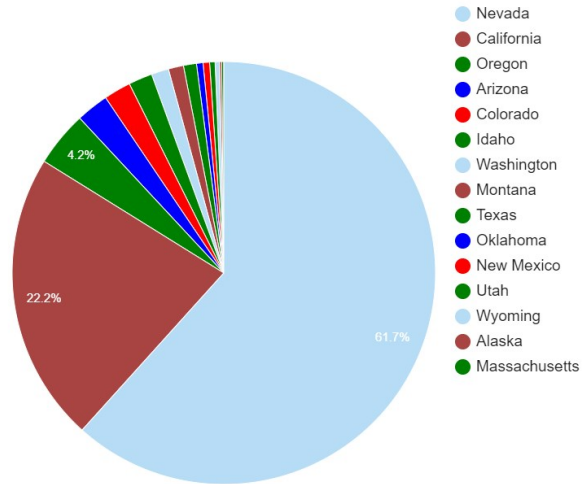
TOP AIRPORTS



TOP AIRPORT COUNTRIES



TOP AIRPORT STATES



Carson City Airport

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Prepared For: Carson City Airport Authority



CARSON TOP ROUTES

BUSINESS (01/01/2020 - 09/30/2020) - ARRIVALS/DEPARTURES

ORIGIN	DESTINATION	NBR FLTS	TOTAL FLT HRS	EST FUEL BURN (GAL)
McCarran (U.S. - Las Vegas NV) LAS / KLAS	Carson(U.S. - Carson City NV) CSN / KCXP	63	68	11,516
Carson (U.S. - Carson City NV) CSN / KCXP	McCarran(U.S. - Las Vegas NV) LAS / KLAS	62	65	10,514
Rogue Valley (U.S. - Medford OR) MFR / KMFR	Carson(U.S. - Carson City NV) CSN / KCXP	36	28	3,427
Carson (U.S. - Carson City NV) CSN / KCXP	Rogue Valley(U.S. - Medford OR) MFR / KMFR	33	27	3,644
Carson (U.S. - Carson City NV) CSN / KCXP	Bob Hope(U.S. - Burbank CA) BUR / KBUR	27	30	3,173
Bob Hope (U.S. - Burbank CA) BUR / KBUR	Carson(U.S. - Carson City NV) CSN / KCXP	27	31	3,268
Elko Municipal (U.S. - Elko NV) EKO / KEKO	Carson(U.S. - Carson City NV) CSN / KCXP	22	17	2,213
Carson (U.S. - Carson City NV) CSN / KCXP	Elko Municipal(U.S. - Elko NV) EKO / KEKO	22	16	1,984
John Wayne (U.S. - Santa Ana CA) SNA / KSNA	Carson(U.S. - Carson City NV) CSN / KCXP	21	27	3,493
Carson (U.S. - Carson City NV) CSN / KCXP	John Wayne(U.S. - Santa Ana CA) SNA / KSNA	21	27	4,217
Jacqueline Cochran Regional (U.S. - Palm Springs CA) TRM / KTRM	Carson(U.S. - Carson City NV) CSN / KCXP	20	34	2,597
Carson (U.S. - Carson City NV) CSN / KCXP	Oakland(U.S. - Oakland CA) OAK / KOAK	19	11	1,469
Carson (U.S. - Carson City NV) CSN / KCXP	Meadows Field(U.S. - Bakersfield CA) BFL / KBFL	18	16	1,441
Carson (U.S. - Carson City NV) CSN / KCXP	Mc Clellan-Palomar(U.S. - Carlsbad CA) CRQ / KCRQ	18	24	3,712
Carson (U.S. - Carson City NV) CSN / KCXP	Jacqueline Cochran Regional(U.S. - Palm Springs CA) TRM / KTRM	18	26	2,518
Mc Clellan-Palomar (U.S. - Carlsbad CA) CRQ / KCRQ	Carson(U.S. - Carson City NV) CSN / KCXP	17	22	3,085
Meadows Field (U.S. - Bakersfield CA) BFL / KBFL	Carson(U.S. - Carson City NV) CSN / KCXP	16	15	1,129
Hayward Executive (U.S. - Hayward CA) HWD / KHWD	Carson(U.S. - Carson City NV) CSN / KCXP	14	8	1,189
Reno-Tahoe (U.S. - Reno NV) RNO / KRNO	Carson(U.S. - Carson City NV) CSN / KCXP	14	7	1,348
Henderson Executive (U.S. - Las Vegas NV) HSH / KHND	Carson(U.S. - Carson City NV) CSN / KCXP	12	14	1,258
Carson (U.S. - Carson City NV) CSN / KCXP	Snohomish County(U.S. - Everett WA) PAE / KPAE	12	36	1,378
Carson (U.S. - Carson City NV) CSN / KCXP	Monterey Regional(U.S. - Monterey CA) MRY / KMRY	11	8	1,349
Oakland (U.S. - Oakland CA) OAK / KOAK	Carson(U.S. - Carson City NV) CSN / KCXP	11	6	769
Carson (U.S. - Carson City NV) CSN / KCXP	Hayward Executive(U.S. - Hayward CA) HWD / KHWD	11	6	913
Carson (U.S. - Carson City NV) CSN / KCXP	Salt Lake City(U.S. - Salt Lake City UT) SLC / KSLC	11	17	1,532

Carson City Airport

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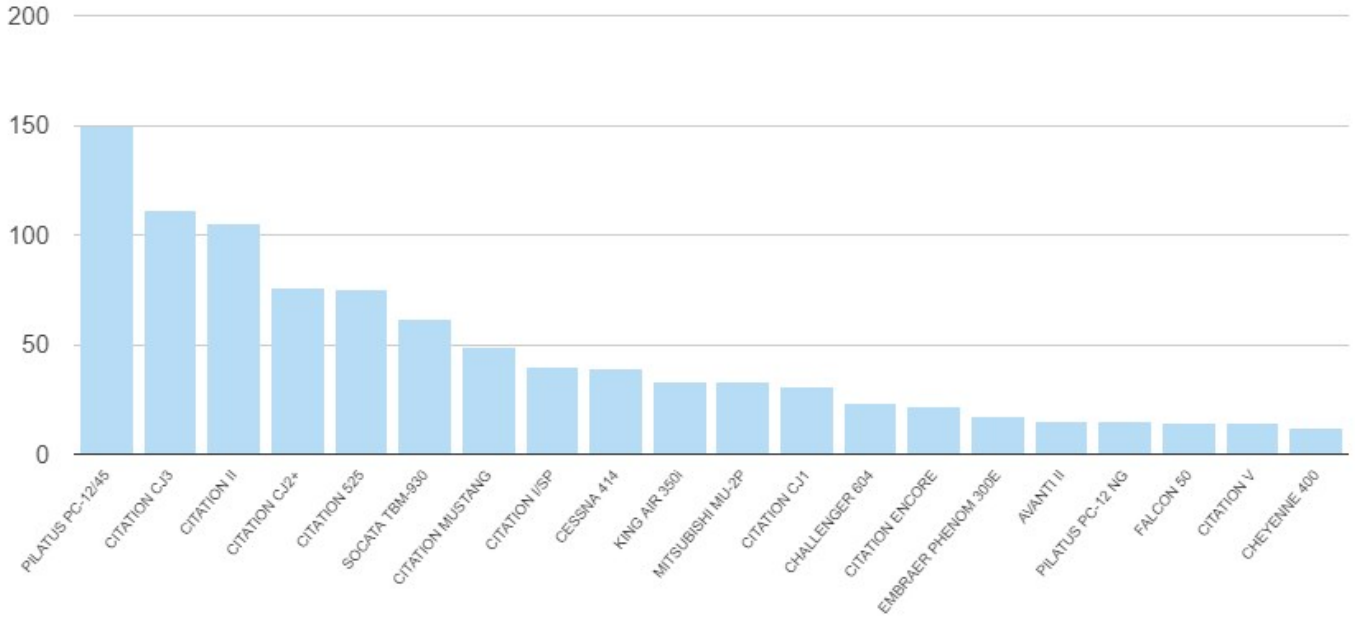
Prepared For: Carson City Airport Authority



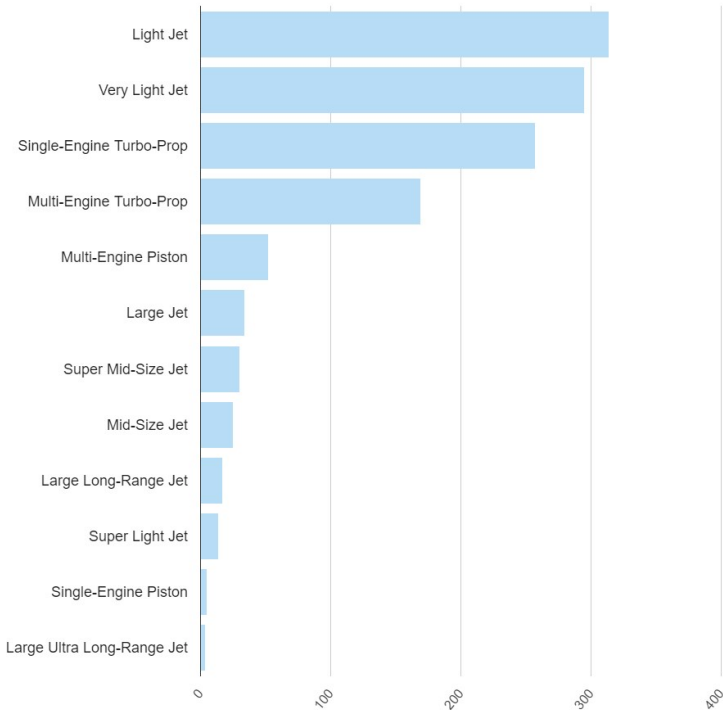
CARSON TOP MODELS

BUSINESS (01/01/2020 - 09/30/2020) - ARRIVALS/DEPARTURES

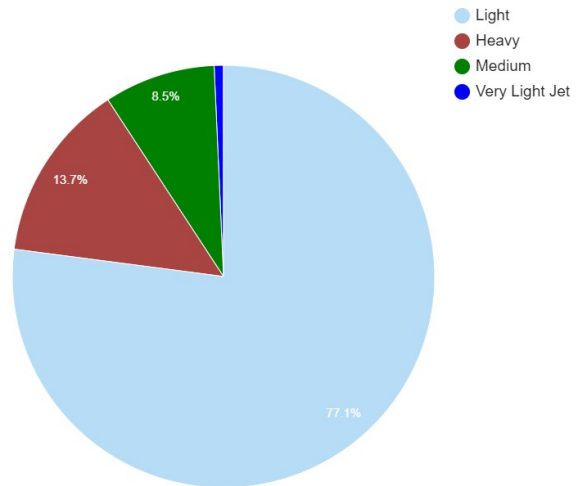
TOP MODELS



TOP AIRCRAFT BY SIZE CATEGORY



WEIGHT CLASS



Carson City Airport

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Carson City, NV 89706

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Prepared For: Carson City Airport Authority



CARSON TOP MODELS

BUSINESS (01/01/2020 - 09/30/2020) - ARRIVALS/DEPARTURES

MODEL	NBR FLIGHTS	TOTAL FLIGHT HOURS	EST FUEL BURN (GAL)
PILATUS PC-12/45	152	187	10,875
CITATION CJ3	111	158	23,465
CITATION II	105	101	19,419
CITATION CJ2+	76	56	7,681
CITATION 525	75	73	9,030
SOCATA TBM-930	62	114	7,110
CITATION MUSTANG	49	50	4,385
CITATION I/SP	40	43	6,974
CESSNA 414	39	91	3,384
MITSUBISHI MU-2P	33	30	2,233
KING AIR 350i	33	39	3,515
CITATION CJ1	31	47	5,450
CHALLENGER 604	23	16	5,478
CITATION ENCORE	22	15	2,613
EMBRAER PHENOM 300E	17	31	4,849
AVANTI II	15	20	2,304
PILATUS PC-12 NG	15	16	984
CITATION V	14	19	3,425
FALCON 50	14	18	4,719
CITATION BRAVO	12	18	2,470
KING AIR B100	12	18	1,754
CHEYENNE 400	12	18	1,773
TURBO COMMANDER 840	11	12	960
KING AIR B200	10	14	1,291
KING AIR 350	9	13	1,642
CITATION LATITUDE	9	19	4,792
CITATION CJ2	9	8	1,088
CITATION M2	8	9	1,011
CITATION ULTRA	8	9	1,713
PIPER MERIDIAN	8	16	652
KING AIR B200GT	8	5	608
PILATUS PC-12/47	6	5	376
CITATION EXCEL	6	6	1,309
CONQUEST I	6	10	678
EMBRAER LEGACY 600	6	5	1,412
EMBRAER PHENOM 300	6	5	879
BARON 58P	5	13	411
CARAVAN 208	5	13	719
PIPER MALIBU JETPROP	5	10	337

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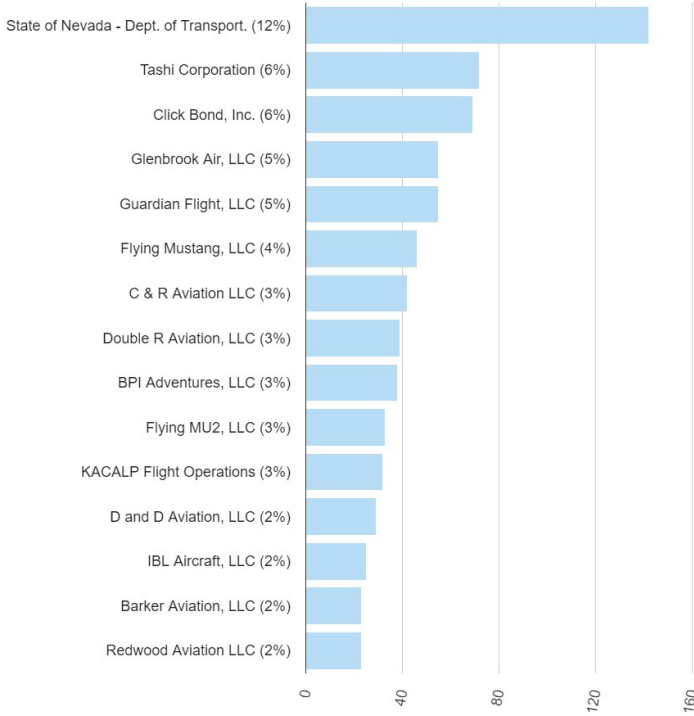
Prepared For: Carson City Airport Authority



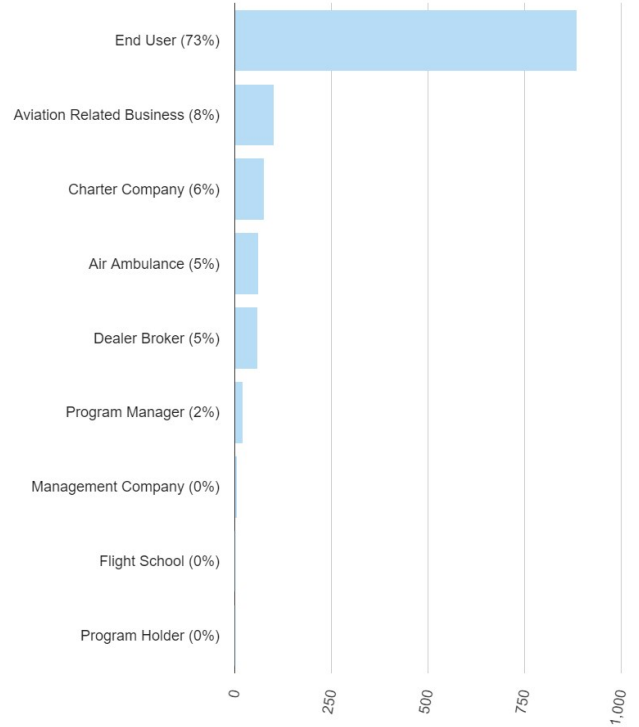
CARSON OPERATORS

BUSINESS (01/01/2020 - 09/30/2020) - ARRIVALS/DEPARTURES

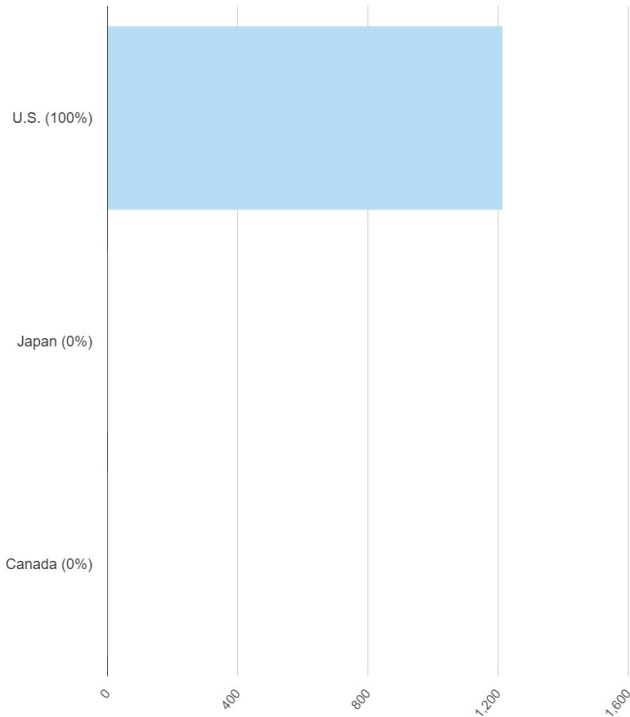
TOP OPERATORS



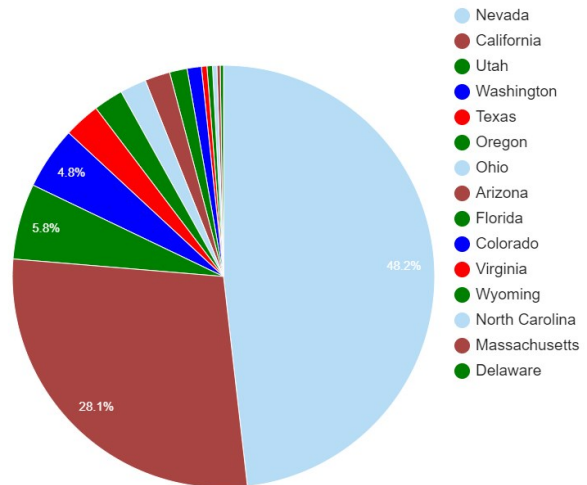
TOP OPERATOR BUSINESS TYPES



TOP OPERATOR COUNTRIES



TOP OPERATOR STATES



Carson City Airport

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Prepared For: Carson City Airport Authority



CARSON TOP OPERATORS

BUSINESS (01/01/2020 - 09/30/2020) - ARRIVALS/DEPARTURES

OPERATOR	BUSINESS TYPE	CITY	STATE	COUNTRY	NBR FLTS	TOTAL FLIGHT HOURS	EST FUEL BURN (GAL)
State of Nevada - Dept. of Transport.	End User	Carson City	NV	U.S.	142	141	22,737
Tashi Corporation	End User	Oakland	CA	U.S.	72	51	6,996
Click Bond, Inc.	Aviation Related	Carson City	NV	U.S.	69	111	15,508
Glenbrook Air, LLC	End User	Glenbrook	NV	U.S.	55	98	6,076
Guardian Flight, LLC	Air Ambulance	South Jordan	UT	U.S.	55	41	2,384
Flying Mustang, LLC	End User	Reno	NV	U.S.	46	47	4,090
C & R Aviation LLC	End User	Reno	NV	U.S.	42	72	4,157
Double R Aviation, LLC	End User	Bellevue	WA	U.S.	39	91	3,384
BPI Adventures, LLC	End User	Reno	NV	U.S.	38	40	6,437
Flying MU2, LLC	End User	Incline Village	NV	U.S.	33	30	2,233
KACALP Flight Operations	End User	Van Nuys	CA	U.S.	32	44	2,946
D and D Aviation, LLC	End User	Tahoe City	CA	U.S.	29	44	5,139
IBL Aircraft, LLC	End User	Marysville	CA	U.S.	25	21	2,661
Redwood Aviation LLC	End User	Redwood City	CA	U.S.	23	16	5,478
Barker Aviation, LLC	End User	Reno	NV	U.S.	23	25	3,781
NetJets	Program Manager	Cincinnati	OH	U.S.	22	36	9,895
Diamond Aviation	Charter	Carlsbad	CA	U.S.	21	26	2,901
Ambrose Corporation	Aviation Related	Lafayette	CA	U.S.	20	13	2,292
FITR, LLC	End User	Portland	OR	U.S.	18	20	3,011
MRK, LLC	End User	Reno	NV	U.S.	17	33	5,559
Blue Sky NV, LLC	End User	Incline Village	NV	U.S.	15	20	2,304
Tango Air, Inc.	Charter	Carlsbad	CA	U.S.	14	17	2,721
Mayes, John C.	End User	Austin	TX	U.S.	12	18	2,470
Twin Otter Intl., Ltd.	Aviation Related	North Las Vegas	NV	U.S.	12	18	1,773
NHM Aviation, Inc.	End User	Chatsworth	CA	U.S.	12	12	3,102
PUREFLITE, LLC	Dealer Broker	Las Vegas	NV	U.S.	12	6	716
Pinnacle Aviation, Inc.	Dealer Broker	Scottsdale	AZ	U.S.	11	16	2,350
N561PF, LLC	End User	Richland	WA	U.S.	10	11	1,923
Sail Rock Systems, Inc.	End User	Genoa	NV	U.S.	9	13	776
Sierra Bravo Aviation, Inc.	End User	San Francisco	CA	U.S.	8	5	608
D&G Aviation, LLC	End User	Denver	CO	U.S.	7	17	1,034
Steelman Aviation, Inc.	Charter	North Las Vegas	NV	U.S.	6	7	409
Classic Aviation, Inc.	Dealer Broker	Woods Cross	UT	U.S.	6	5	376
Southwest Gas Corporation	End User	Las Vegas	NV	U.S.	6	6	837
Cirrus Aviation Services	Dealer Broker	Las Vegas	NV	U.S.	6	5	1,000
Pilotinside.com LLC	End User	Reno	NV	U.S.	6	7	785
MVP Air, LLC	End User	Carson City	NV	U.S.	6	10	678
Napa Jet Center	Dealer Broker	Napa	CA	U.S.	5	4	666
Lud Corrao Revocable Family Trust	End User	Reno	NV	U.S.	5	13	719

Carson City Airport

2600 East College Parkway #6

Carson City, NV 89706

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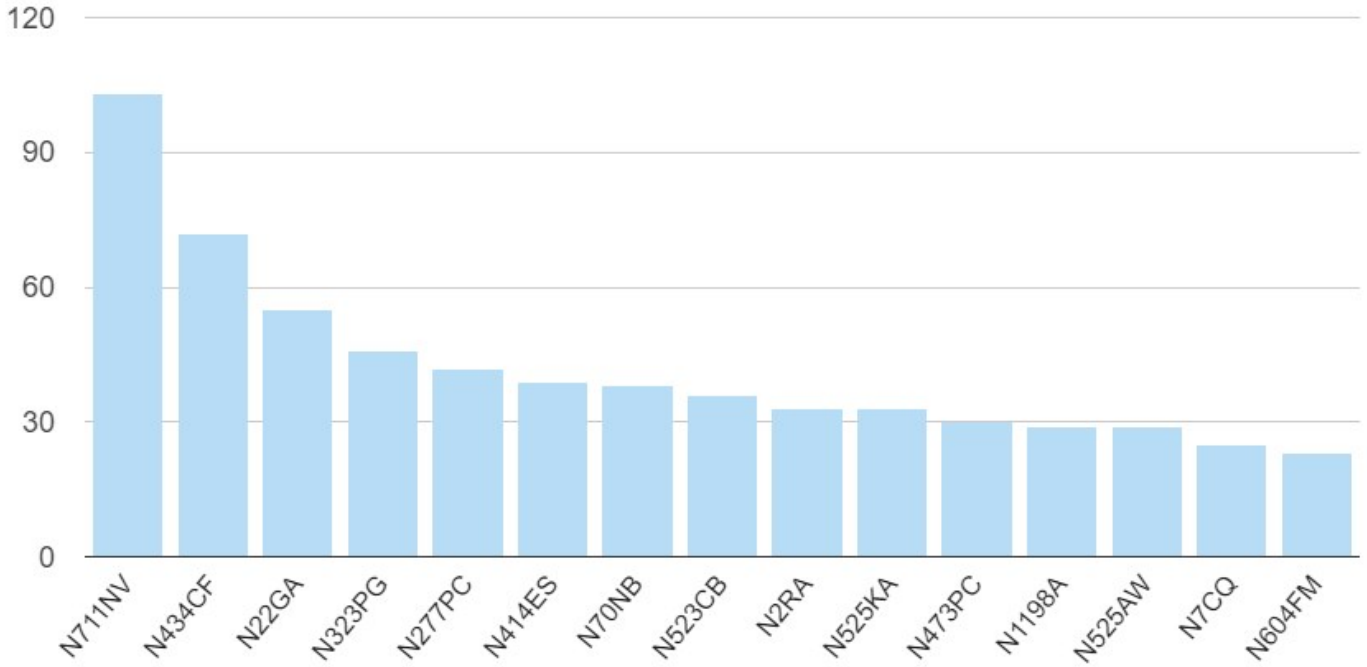
Prepared For: Carson City Airport Authority



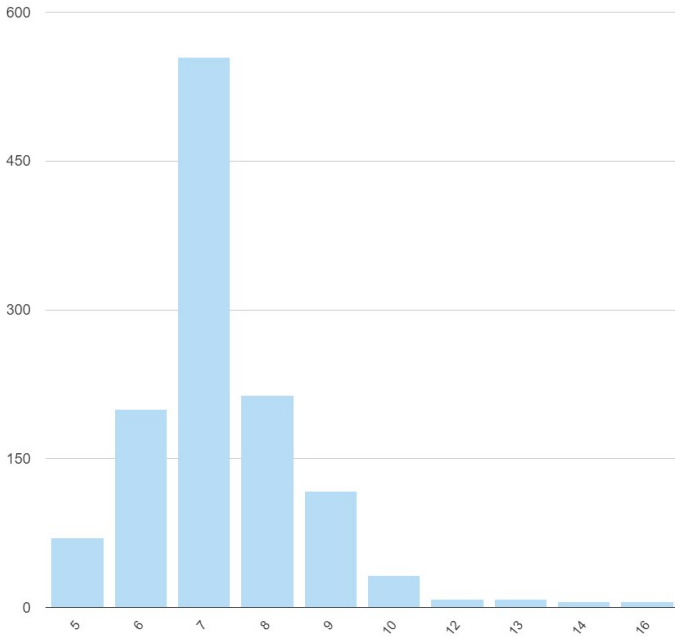
CARSON AIRCRAFT

BUSINESS (01/01/2020 - 09/30/2020) - ARRIVALS/DEPARTURES

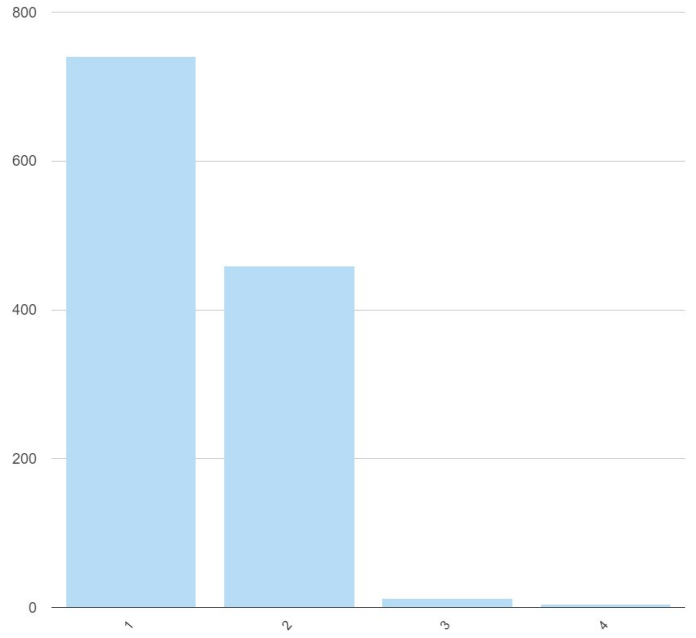
TOP AIRCRAFT



SEATS



CREW



Carson City Airport

2600 East College Parkway #6

Carson City, NV 89706

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Prepared For: Carson City Airport Authority



CARSON TOP AIRCRAFT

BUSINESS (01/01/2020 - 09/30/2020) - ARRIVALS/DEPARTURES

AIRCRAFT	SER#	REG#	CURRENT OPERATOR	NBR FLIGHTS	DIST(NM)	FLIGHT TIME(MIN)	EST FUEL BURN (GAL)
CITATION II	550-0557	N711NV	State of Nevada - Dept. of Transport.	103	28,067	98	18,940
CITATION CJ2+	525A-0434	N434CF	Tashi Corporation	72	15,782	51	6,996
SOCATA TBM-930	1231	N22GA	Glenbrook Air, LLC	55	25,473	98	6,076
CITATION MUSTANG	510-0288	N323PG	Flying Mustang, LLC	46	11,991	47	4,090
PILATUS PC-12/45	277	N277PC	C & R Aviation LLC	42	15,999	72	4,157
CESSNA 414	414-0812	N414ES	Double R Aviation, LLC	39	15,815	91	3,384
CITATION I/SP	501-0209	N70NB	BPI Adventures, LLC	38	10,628	40	6,437
CITATION CJ3	525B-0078	N523CB	Click Bond, Inc.	36	25,424	71	10,486
CITATION 525	525-0019	N525KA	Click Bond, Inc.	33	11,470	40	5,022
MITSUBISHI MU-2P	366SA	N2RA	Flying MU2, LLC	33	7,283	30	2,233
PILATUS PC-12/45	473	N473PC	KACALP Flight Operations	30	9,653	42	2,448
CITATION CJ1	525-0369	N525AW	D and D Aviation, LLC	29	12,826	44	5,139
KING AIR 350i	FL-1198	N1198A	State of Nevada - Dept. of Transport.	29	8,088	33	3,027
CITATION 525	525-0004	N7CQ	IBL Aircraft, LLC	25	6,007	21	2,661
CHALLENGER 604	5488	N604FM	Redwood Aviation LLC	23	4,197	16	5,478
CITATION CJ3	525B-0083	N83SJ	Barker Aviation, LLC	23	8,215	25	3,781
CITATION ENCORE	560-0626	N221	Ambrose Corporation	20	3,830	13	2,292
CITATION CJ3	525B-0339	N70FC	FITR, LLC	18	6,289	20	3,011
PILATUS PC-12/45	475	N273SM	Guardian Flight, LLC	16	2,237	11	614
AVANTI II	1148	N611GT	Blue Sky NV, LLC	15	6,255	20	2,304
EMBRAER PHENOM 300E	50500571	N327MC	Summit Aviation, Inc	15	9,591	26	4,151
CHEYENNE 400	42-5527012	N321LH	Twin Otter International, Ltd.	12	5,131	18	1,773
CITATION 525	525-0034	N525WR	PUREFLITE, LLC	12	1,288	6	716
CITATION BRAVO	550-0848	N550J	Mayes, John C.	12	5,843	18	2,470
FALCON 50	50-242	N28US	NHM Aviation, Inc.	12	4,125	12	3,102
CITATION CJ3	525B-0395	N196JH	Pinnacle Aviation, Inc.	11	5,392	16	2,350
TURBO COMMANDER 840	11680	N885LV	Sharky Air, LLC	11	2,969	12	960
CITATION CJ3	525B-0377	N393SG	Tango Air, Inc.	10	3,997	13	1,867
CITATION V	560-0048	N561PF	N561PF, LLC	10	3,639	11	1,923
KING AIR B100	BE-92	N619DD	Diamond Aviation	10	3,530	16	1,486
PILATUS PC-12/45	367	N894DM	Sail Rock Systems, Inc.	9	3,062	13	776
CITATION CJ2	525A-0096	N96DD	Diamond Aviation	8	2,244	7	1,019
KING AIR B200GT	BY-82	N726CB	Sierra Bravo Aviation, Inc.	8	1,192	5	608
PILATUS PC-12/45	318	N318MT	Guardian Flight, LLC	8	1,259	6	342
PILATUS PC-12/45	619	N311VM	Guardian Flight, LLC	7	1,131	5	262
CITATION CJ3	525B-0368	N723SG	Southwest Gas Corporation	6	1,733	6	837
CITATION M2	525-0828	N930AP	Pilotinside.com LLC	6	2,108	7	785
CONQUEST I	425-0030	N425WG	MVP Air, LLC	6	2,324	10	678
PILATUS PC-12/45	316	N811VM	Guardian Flight, LLC	6	1,274	6	334



ARMSTRONG

Airport Improvement Update

CARSON CITY AIRPORT – CARSON CITY, NEVADA

October 2020

ENGINEERING UPDATE

Project Updates:

Perimeter Fence and Access Gate Project:

- Contracts have been awarded to Custom Fence and Mesquite Electric.
- Custom Fence will be commencing work on Oct 19, and the project is contracted for 60 calendar days.
- A phasing plan will be developed with the Contractor to minimize airport access disruption due to gate installation.
- Mesquite Electric has provided a proposal for the access control system.

Runway 9-27 Pavement Maintenance Project:

- A contract has been awarded to American Road Maintenance.
- The Contractor is still working on finalizing their schedule, but it appears they will be at CXP the last week of October.
- Construction is estimated to require approximately 9 days, of which the runway will be closed for 3 nights (crack sealing), one 24-hour period (fog seal and temp marking), and one 10-hour period (final marking). Due to cooler overnight and daily temperatures, the 24 hour closure may need to be extended to 48 hours to allow for the fog seal to fully cure before reopening the runway.

Snow Removal Equipment Building Design:

- Design work is underway, and there was an initial concept meeting with the architect on Sept 17.
- The next milestone is to submit the schematic design drawings for review on Nov 9.
- The design is expected to be completed in early 2021, with the project being ready to bid in the Spring.

Miscellaneous Updates:

- None at this time.

Carson City Airport Authority

BALANCE SHEET

As of September 30, 2020

	TOTAL	
	AS OF SEP 30, 2020	AS OF SEP 30, 2019 (PY)
ASSETS		
Current Assets		
Bank Accounts		
1050 Designated Reserves. # 5163	0.00	6,722.11
1075 LGIP-Deferred	387,354.16	358,005.01
1076 LGIP-Reserve	433,483.98	409,731.13
1077 LGIP General Fund	153,853.33	151,508.21
1078 LGIP- Gate Fund Res	23,160.13	15,150.82
3099 Gen.Fund # 1162	466,925.12	284,311.67
3101 Deferred Lease #8248	0.00	23,842.45
3102 Gate Card #5242	0.00	7,879.84
Total Bank Accounts	\$1,464,776.72	\$1,257,151.24
Accounts Receivable		
2000 Accounts Receivable	-49,261.25	21,849.39
2005 Customer Advance Deposits	86,111.13	86,111.13
Total 2000 Accounts Receivable	36,849.88	107,960.52
2010 Due from Other Government	0.00	0.00
2020 Grants Receivable	29,504.00	29,504.00
Total Accounts Receivable	\$66,353.88	\$137,464.52
Other Current Assets		
1499 Undeposited Funds	26,403.06	-1,484.02
2100 Prepaid Expenses	0.00	0.00
Total Other Current Assets	\$26,403.06	\$ -1,484.02
Total Current Assets	\$1,557,533.66	\$1,393,131.74
Fixed Assets		
2200 Fixed Assets	0.00	0.00
Total Fixed Assets	\$0.00	\$0.00
Other Assets		
2300 Provided for LT Obligations	149,933.33	156,173.33
Total Other Assets	\$149,933.33	\$156,173.33
TOTAL ASSETS	\$1,707,466.99	\$1,549,305.07

Carson City Airport Authority

BALANCE SHEET

As of September 30, 2020

	TOTAL	
	AS OF SEP 30, 2020	AS OF SEP 30, 2019 (PY)
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
3000 Accounts Payable	0.00	10,920.14
3010 Employee Payable	0.00	0.00
3020 Payroll Taxes Payable	0.00	0.00
Total Accounts Payable	\$0.00	\$10,920.14
Credit Cards		
6320 VISA Credit Card Charges	0.00	0.00
6321 Home Depot	0.58	272.45
6322 Visa Credit Card #9428	5.73	1,562.80
6323 Visa Credit Card #2125	56.96	47.67
Total Credit Cards	\$63.27	\$1,882.92
Other Current Liabilities		
2011 Due to other Governments	0.00	0.00
2101 Payroll Liability	0.00	0.00
2110 Direct Deposit Liabilities	0.00	0.00
3300 Deferred Income	0.00	0.00
3350 Employee Net	0.00	0.00
Pass Through Account	0.00	0.00
Total Other Current Liabilities	\$0.00	\$0.00
Total Current Liabilities	\$63.27	\$12,803.06
Long-Term Liabilities		
3100 Lease Advances -	0.00	86,111.13
3150 Leases - Prepaid	0.00	0.00
3200 Mayes- Lease Transactions	196,564.11	156,173.33
3250 Gonzalez Deferred Lease	253,419.77	260,677.61
3260 Goni Deferred Lease	24,437.70	
Total Long-Term Liabilities	\$474,421.58	\$502,962.07
Total Liabilities	\$474,484.85	\$515,765.13
Equity		
4000 Investment in gen. fixed assets	0.00	0.00
4050 Opening Bal Equity	0.00	0.00
4100 Reserved for prepaid expenses	0.00	0.00
4200 Fund Balance	1,153,929.11	949,278.56
Net Income	79,053.03	84,261.38
Total Equity	\$1,232,982.14	\$1,033,539.94
TOTAL LIABILITIES AND EQUITY	\$1,707,466.99	\$1,549,305.07

Carson City Airport Authority

PROFIT AND LOSS

July - September, 2020

	TOTAL	
	JUL - SEP, 2020	JUL - SEP, 2019 (PY YTD)
Income		
5010 Real/Personal Property Tax	64,910.07	65,811.96
5050 AIRPORT LEASES		
5050H Hangar Lease	4,967.09	11,500.00
5051 Land Leases	43,868.28	52,553.21
5052 Tower Leases	10,133.46	9,544.77
5053 Lease - Mayes	1,560.00	1,560.00
Total 5050 AIRPORT LEASES	60,528.83	75,157.98
5150 Tie Down Fees	2,647.18	1,550.10
5151 Gate Card Fees	1,020.33	1,345.00
5155 Parking Fees	399.40	1,245.00
5200 Committed-Fuel Flowage Fees	4,422.16	2,455.10
5201 Committed-Jet Fuel Tax	392.58	701.35
5250 Through the Fence Fees		0.00
5300 Class II FBO Fees	1,500.00	1,300.00
5350 Committed-Gate Funds	25.00	-275.00
5400 Misc income	403.80	2,100.00
5402 Open House Income		10,434.00
5404 Rock Materials Sales	26,542.56	17,493.54
5500 Interest Income	1,851.66	5,843.31
Total Income	\$164,643.57	\$185,162.34
GROSS PROFIT	\$164,643.57	\$185,162.34
Expenses		
6019 Charitable Contribution		4,213.61
6135 Memberships	870.00	800.98
6137 Conferences		2,050.70
6190 Office Expenses -PC software	607.77	797.93
6210 Mileage	293.37	279.82
6211 Meals And Entertainment	60.69	22.83
6218 Marketing and Web Site	1,986.00	3,793.99
6218A Legal Notices		124.20
6280 Open House Expense		3,772.20
6300 OPERATING EXPENSES		
6301 UTILITIES		
6302 Phone & Internet	859.53	721.56
6303 Electric	2,638.51	1,611.80
6304 Gas	90.72	90.72
6305 Water	355.35	223.43
6306 Carson City Landfill	30.00	185.86
Total 6301 UTILITIES	3,974.11	2,833.37

Carson City Airport Authority

PROFIT AND LOSS

July - September, 2020

	TOTAL	
	JUL - SEP, 2020	JUL - SEP, 2019 (PY YTD)
6308 Office Expenses and Supplies	195.60	1,546.29
6309 Legal	6,030.00	6,990.00
6310 Security	674.97	674.97
6311 CCAA printing	43.43	157.60
6312 Data Storage	92.52	92.52
6313 Insurance	7,666.00	100.00
6314 Auditing		5,000.00
6314A Accounting/Bullis	1,190.00	1,560.00
6316 Bank Charges/Square Chgs	83.50	127.02
6317 Airport Equipment Maintenance	829.36	8,226.49
6317.5 AWOS III Service Expense	1,387.50	1,670.00
6318 Terminal Building Maint	2,160.70	890.29
6319 Airfield Maintenance	1,586.75	3,313.06
6350 LABOR EXPENSE		
6351 Salaries	38,541.79	34,619.82
6352 Healthcare	4,851.84	4,755.78
6353 PERS Retirement Contribution	9,043.79	7,500.76
6354 Nevada Payroll	280.00	280.00
6355 Workers Compensation	3,597.80	1,885.30
6356 State -Unemployment Contri	35.06	61.78
6357 Federal Quarterly Tax	0.00	1,787.95
6358 Medicare Expense	558.87	958.03
6360 Manager's Medical Expense	2,352.44	1,186.07
6363 Voya/Deferred Comp	-925.00	0.00
6476 Uniforms	493.68	379.52
Total 6350 LABOR EXPENSE	58,830.27	53,415.01
Total 6300 OPERATING EXPENSES	84,744.71	86,596.62
6441 Consulting-Nighttime Ops Feasibl		2,276.50
6530 Lease Transaction	1,560.00	1,560.00
Total Expenses	\$90,122.54	\$106,289.38
NET OPERATING INCOME	\$74,521.03	\$78,872.96
Other Income		
9999 Suspense		-100.00
Total Other Income	\$0.00	\$ -100.00
Other Expenses		
6060 AIP 31 - Master Plan Update	-7,892.00	-14,450.55
6061 AIP #32 Rehab Taxiways	360.00	1,429.80
6062 AIP #33 Perimeter Fence Design	1,770.00	1,034.50
6063 Other Miscellaneous Expense	105.00	

Carson City Airport Authority

PROFIT AND LOSS

July - September, 2020

	TOTAL	
	JUL - SEP, 2020	JUL - SEP, 2019 (PY YTD)
6400 Capital Project	950.00	
6402 Parking Lot Maint.		6,500.00
Total 6400 Capital Project	950.00	6,500.00
Reconciliation Discrepancies-1	175.00	-2.17
Total Other Expenses	\$ -4,532.00	\$ -5,488.42
NET OTHER INCOME	\$4,532.00	\$5,388.42
NET INCOME	\$79,053.03	\$84,261.38

Carson City Airport Authority

BUDGET VS. ACTUALS: FY_2019_2020 - FY20 P&L

July 2019 - September 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
49900 Uncategorized Income {103}		0.00	0.00	
5010 Real/Personal Property Tax	328,157.91	245,000.00	83,157.91	133.94 %
5050 AIRPORT LEASES				
5050H Hangar Lease	43,040.82	30,750.00	12,290.82	139.97 %
5051 Land Leases	230,593.44	164,000.00	66,593.44	140.61 %
5052 Tower Leases	53,416.76	40,533.00	12,883.76	131.79 %
5053 Lease - Mayes	7,800.00	14,360.00	-6,560.00	54.32 %
Total 5050 AIRPORT LEASES	334,851.02	249,643.00	85,208.02	134.13 %
5150 Tie Down Fees	17,406.72	3,700.00	13,706.72	470.45 %
5151 Gate Card Fees	2,680.85		2,680.85	
5155 Parking Fees	2,424.54	400.00	2,024.54	606.14 %
5200 Committed-Fuel Flowage Fees	14,838.70	14,000.00	838.70	105.99 %
5201 Committed-Jet Fuel Tax	2,417.57	2,400.00	17.57	100.73 %
5250 Through the Fence Fees	0.00	0.00	0.00	
5300 Class II FBO Fees	7,100.00	6,000.00	1,100.00	118.33 %
5350 Committed-Gate Funds	1,043.00	1,800.00	-757.00	57.94 %
5400 Misc income	3,061.40	0.00	3,061.40	
5402 Open House Income	10,434.00	10,000.00	434.00	104.34 %
5404 Rock Materials Sales	66,971.46	65,000.00	1,971.46	103.03 %
5450 Reimbursements	322.10		322.10	
5500 Interest Income	20,363.78	12,000.00	8,363.78	169.70 %
5510 Late Fees		0.00	0.00	
5850 Engineering Bill Back		0.00	0.00	
5851 Legal Bill Back		0.00	0.00	
Sales	0.00		0.00	
Total Income	\$812,073.05	\$609,943.00	\$202,130.05	133.14 %
GROSS PROFIT	\$812,073.05	\$609,943.00	\$202,130.05	133.14 %
Expenses				
6000 AIRPORT ENGINEERING				
6001 Engineering - General		5,000.00	-5,000.00	
Total 6000 AIRPORT ENGINEERING		5,000.00	-5,000.00	
6019 Charitable Contribution	4,213.61	0.00	4,213.61	
6135 Memberships	2,001.98	1,450.00	551.98	138.07 %
6136 Registration	765.00	2,000.00	-1,235.00	38.25 %
6137 Conferences	4,106.48	6,250.00	-2,143.52	65.70 %
6170 SWAAAE BOD Travel	883.61	5,000.00	-4,116.39	17.67 %
6190 Office Expenses -PC software	8,556.15	2,300.00	6,256.15	372.01 %
6200 Office Expenses -PC hardware	639.86	1,000.00	-360.14	63.99 %
6210 Mileage	1,858.79	1,000.00	858.79	185.88 %
6211 Meals And Entertainment	233.47	500.00	-266.53	46.69 %
6218 Marketing and Web Site	7,892.49	2,500.00	5,392.49	315.70 %

Carson City Airport Authority

BUDGET VS. ACTUALS: FY_2019_2020 - FY20 P&L

July 2019 - September 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6218A Legal Notices	189.20	2,500.00	-2,310.80	7.57 %
6280 Open House Expense	3,772.20	10,000.00	-6,227.80	37.72 %
6300 OPERATING EXPENSES				
6301 UTILITIES		0.00	0.00	
6238 Stormwater Discharge Permit		300.00	-300.00	
6302 Phone & Internet	4,578.70	3,800.00	778.70	120.49 %
6303 Electric	10,501.59	12,000.00	-1,498.41	87.51 %
6304 Gas	671.01	1,200.00	-528.99	55.92 %
6305 Water	1,740.06	750.00	990.06	232.01 %
6306 Carson City Landfill	235.86	1,000.00	-764.14	23.59 %
Total 6301 UTILITIES	17,727.22	19,050.00	-1,322.78	93.06 %
6308 Office Expenses and Supplies	5,996.92	7,000.00	-1,003.08	85.67 %
6309 Legal	35,030.00	60,000.00	-24,970.00	58.38 %
6309a Contract Labor (deleted)		4,000.00	-4,000.00	
6310 Security	4,574.85	4,100.00	474.85	111.58 %
6311 CCAA printing	517.83	600.00	-82.17	86.31 %
6312 Data Storage	462.60	450.00	12.60	102.80 %
6313 Insurance	9,526.00	7,000.00	2,526.00	136.09 %
6314 Auditing	13,533.60	12,000.00	1,533.60	112.78 %
6314A Accounting/Bullis	8,700.00	8,000.00	700.00	108.75 %
6315 Contract Services		5,000.00	-5,000.00	
6316 Bank Charges/Square Chgs	142.85	200.00	-57.15	71.43 %
6317 Airport Equipment Maintenance	14,222.98	27,000.00	-12,777.02	52.68 %
6317.5 AWOS III Service Expense	9,257.50	8,400.00	857.50	110.21 %
6318 Terminal Building Maint	6,337.52	7,000.00	-662.48	90.54 %
6319 Airfield Maintenance	18,533.85	12,000.00	6,533.85	154.45 %
6319.5 Gate maintenance	968.85	2,500.00	-1,531.15	38.75 %
6350 LABOR EXPENSE		0.00	0.00	
6351 Salaries	177,775.04	143,154.96	34,620.08	124.18 %
6352 Healthcare	23,874.96	20,040.00	3,834.96	119.14 %
6353 PERS Retirement Contribution	39,649.90	36,000.00	3,649.90	110.14 %
6354 Nevada Payroll	1,360.00	1,300.00	60.00	104.62 %
6355 Workers Compensation	7,372.48	1,000.00	6,372.48	737.25 %
6356 State -Unemployment Contri	841.75	2,013.00	-1,171.25	41.82 %
6357 Federal Quarterly Tax	1,787.96		1,787.96	
6358 Medicare Expense	3,033.97	1,946.00	1,087.97	155.91 %
6360 Manager's Medical Expense	8,831.50	7,057.00	1,774.50	125.15 %
6363 Voya/Deferred Comp	-925.00		-925.00	
6476 Uniforms	2,553.22	3,770.00	-1,216.78	67.72 %
Total 6350 LABOR EXPENSE	266,155.78	216,280.96	49,874.82	123.06 %
Total 6300 OPERATING EXPENSES	411,688.35	400,580.96	11,107.39	102.77 %
6441 Consulting-Nighttime Ops Feasibl	2,276.50		2,276.50	

Carson City Airport Authority

BUDGET VS. ACTUALS: FY_2019_2020 - FY20 P&L

July 2019 - September 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6442 Economic impact study		0.00	0.00	
6443 Strategic plan		1,604.00	-1,604.00	
6530 Lease Transaction	7,800.00	6,240.00	1,560.00	125.00 %
69800 Uncategorized Expenses		0.00	0.00	
Total Expenses	\$456,877.69	\$447,924.96	\$8,952.73	102.00 %
NET OPERATING INCOME	\$355,195.36	\$162,018.04	\$193,177.32	219.23 %
Other Income				
5000 FAA Grant Revenue	-8,740.00	607,500.00	-616,240.00	-1.44 %
5001 NDOT Grant Reimbursement	2,690.16		2,690.16	
Total 5000 FAA Grant Revenue	-6,049.84	607,500.00	-613,549.84	-1.00 %
9999 Suspense	0.00		0.00	
Total Other Income	\$ -6,049.84	\$607,500.00	\$ -613,549.84	-1.00 %
Other Expenses				
6020 FAA Engineering and Constructio				
6032 AIP 34 SRE RWY REHAB CATEXES	7,168.00		7,168.00	
6033 FAA CARES Act Grant	1,380.00		1,380.00	
Total 6020 FAA Engineering and Constructio	8,548.00		8,548.00	
6059 AIP # 30 North Apron Reconstr. (deleted)		0.00	0.00	
6060 AIP 31 - Master Plan Update	-20,173.55	0.00	-20,173.55	
6061 AIP #32 Rehab Taxiways	27,974.37		27,974.37	
6062 AIP #33 Perimeter Fence Design	8,728.00	650,000.00	-641,272.00	1.34 %
6063 Other Miscellaneous Expense	105.00		105.00	
6325 Tractor US Bank	20,925.00		20,925.00	
6400 Capital Project	950.00	23,500.00	-22,550.00	4.04 %
6402 Parking Lot Maint.	6,500.00		6,500.00	
6407 Terminal Project				
6408 South Ramp Lights	5,323.74		5,323.74	
6409 Terminal HVAC Replacement	2,775.00		2,775.00	
Total 6407 Terminal Project	8,098.74		8,098.74	
Total 6400 Capital Project	15,548.74	23,500.00	-7,951.26	66.16 %
Reconciliation Discrepancies-1	172.83		172.83	
Total Other Expenses	\$61,828.39	\$673,500.00	\$ -611,671.61	9.18 %
NET OTHER INCOME	\$ -67,878.23	\$ -66,000.00	\$ -1,878.23	102.85 %
NET INCOME	\$287,317.13	\$96,018.04	\$191,299.09	299.23 %