

**CARSON CITY AIRPORT
AUTHORITY MEETING AGENDA**

Wednesday, June 26, 2024 – 5:30 P.M.

Public Meeting at:

**Carson City Airport Terminal
2600 E. College Parkway
Carson City, Nevada**

This Agenda Prepared by Corey Jenkins, Airport Manager

- 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 speak on *agendized and non-agendized matters* related to the Airport. Comments are limited to three (3) minutes per person or topic. If your item requires extended discussion, please request the Chairman to calendar the matter for a future Airport Authority meeting.
 - 1. The public may provide public comment in advance of a meeting by written submission to the following email address: Manager@flycarsoncity.com. For inclusion or reference in the minutes of the meeting, your public comment must include your full name & address and be submitted via email by not later than 5:00 p.m. the day before the meeting. The Carson City Airport Authority values your input. Members of the public who wish to provide live public comment may do so during the designated public comment periods, indicated on the agenda in person.

- F. AIRPORT ENGINEER’S REPORT (*Non-Action Item*).

G. CONSENT AGENDA

1. FOR DISCUSSION AND POSSIBLE ACTION: APPROVAL OF RIGHT OF ENTRY FOR SW GAS TO DEVELOP UTILITY EASEMENT FOR THE UTILITIES LOCATED IN THE LEASE PARCEL HELD BY ARROWHEAD TENANT, LLC AND SURROUNDING AREAS.

Staff Summary: The proposed action is to allow Southwest Gas access to the airport to develop a utility easement for the Arrowhead Tenant, LLC hangar development. They will complete the necessary engineering, planning and survey for the easement.

H. PUBLIC HEARINGS

1. FOR DISCUSSION AND POSSIBLE ACTION: CONSIDERATION FOR PAY INCREASE FOR AIRPORT STAFF.

Staff Summary: Airport Staff performance reviews have been completed by the Airport Manager. All staff exceeded expectations. The recommended pay increase for staff who are still in the probationary period is 3.2%. The recommended pay increase for staff who are out of probationary period is 5%. All recommended increases fit within the 2024/2025 budget.

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

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

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

L. REPORT FROM AUTHORITY MEMBERS *(Non-Action Item)*.

1. Status review of projects
2. Internal communications and administrative matters
3. Correspondence to the Authority
4. Status reports and comments from the members of the Authority

M. PUBLIC COMMENT. Members of the public who wish to address the Airport Authority may speak about items discussed on the agenda related to the Airport. Comments are limited to three (3) minutes per person or topic. If your item requires extended discussion, please request the Chairman to calendar the matter for a future Airport Authority meeting.

N. AGENDA ITEMS FOR NEXT REGULAR MEETING *(Non-Action Item)*.

O. ACTION ON ADJOURNMENT.

Final

* * * * *

DELIVERED (via E-Mail) to the FOLLOWING LOCATIONS for POSTING by 9am, June 21, 2024

The Carson City Airport Website	https://flycarsoncity.com/
State of Nevada Public Notice Website	https://notice.nv.gov
Airport Terminal Building	2600 College Parkway Carson City, NV
Mountain West Aviation	2101 Arrowhead Dr. Carson City, NV
Stellar Aviation of Carson City, LLC	2640 College Parkway Carson City, NV
<i>~ Distribution made to others per request and as noted on the Airport Authority Distribution List ~</i>	
<i>Supporting materials will be posted to the Carson City Airport website www.flycarsoncity.com as available, and can be obtained upon request from the Airport Manager, 2600 E. College Parkway #6, Carson City, NV</i>	

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 cjenkins@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.

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)
May 21, 2024 ● 5:30 PM
Carson City Airport Terminal
2600 E. College Parkway
Carson City, Nevada

Authority Members

Chair – Tim Puliz	Vice Chair – Harlow Norvell
Treasurer – Jon Rogers	Member – Curtis Horton
Member – Paul Hamilton	Member – Karl Hutter
Member – Michael Golden	

Staff

Steve Tackes – Airport Counsel
Rick Lee – Airport Operations and Maintenance Supervisor
Briana Munoz – Public Meetings Clerk

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 <https://www.carson.org/government/city-meetings>.

A. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

(5:30:34) – Chairperson Puliz called the meeting to order at 5:30 p.m.

(5:31:28) – Roll was called, and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Tim Puliz	Present	
Vice Chair Harlow Norvell	Absent	
Treasurer Jon Rogers	Present	5:41 p.m.
Member Michael Golden	Present	
Member Paul Hamilton	Present	
Member Curtis Horton	Present	
Member Karl Hutter	Present	

B. PLEDGE OF ALLEGIANCE

(5:31:35) – Led by Chair Puliz.

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

(5:31:55) – Chairperson Puliz introduced the item and entertained comments, changes, and/or a motion to approve the minutes of the April 17, 2024 meeting.

(5:31:59) – MOTION: Member Golden moved to approve the minutes of the March 20, 2024 meeting. Member Hutter seconded the motion. The motion carried 6-0-0.

RESULT:	APPROVED (5-0-0)
MOVER:	Golden
SECONDER:	Hutter
AYES:	Puliz, Golden, Hamilton, Horton, Hutter
NAYS:	None
ABSTENTIONS	None
ABSENT:	Norvell, Rogers

D. MODIFICATION OF THE AGENDA.

None.

E. PUBLIC COMMENT

(5:32:32) – Chairperson Puliz entertained public comments; however, none were forthcoming.

F. AIRPORT ENGINEER’S REPORT

(5:33:35) – Chairperson Puliz introduced the item. Wood Rodgers Representative Brian Martinezmoles presented his report, which is incorporated into the record.

(5:34:37) – Chair Puliz referenced an update on ongoing projects from Nadine Burgard of Armstrong Consultants, which is incorporated into the record.

G. CONSENT AGENDA

(5:34:56) – Chair Puliz introduced the items, entertained requests to pull items from the Consent Agenda, and entertained a motion.

(5:35:44) – MOTION: Member Golden moved to approve the consent agenda as presented. Member Hamilton seconded the motion. The motion carried 6-0-0.

RESULT:	APPROVED (5-0-1)
MOVER:	Golden
SECONDER:	Hamilton
AYES:	Puliz, Golden, Hamilton, Horton, Hutter
NAYS:	None
ABSTENTIONS	None
ABSENT:	Norvell, Rogers

1. FOR DISCUSSION AND POSSIBLE ACTION: REVIEW AND DISCUSS

CHANGE, IF ANY, TO THE TENTATIVE FY 2024-2025 FINAL BUDGET AND ADOPTION OF THE RESULTING FINAL BUDGET

2. FOR DISCUSSION AND POSSIBLE ACTION: APPROVE A LEASE AMENDMENT FOR AT&T WIRELESS SERVICES, INC. FOR THE ADDITION AND MODIFICATOIN OF EQUIPMENT.

H. PUBLIC HEARINGS

1. FOR DISCUSSION AND POSSIBLE ACTION: APPROVE THE PROPOSED PARCEL MAP AND THE SEPARATION OF THE FIRE DEPARTMENT LAND (PARCEL 2) FROM THE AIRPORT PARCEL (PARCEL 1).

(5:37:03) – Chairperson Puliz introduced the item. Mr. Tackes referenced the Board Memo and the Supporting Materials, all of which are incorporated into the record.

(5:38:33) – MOTION: Member Hutter moved to approve the proposed parcel map and the separation of the Fire Department parcel from the Airport. Member Golden seconded the motion. The motion carried 5-0-0.

RESULT:	APPROVED (5-0-0)
MOVER:	Hutter
SECONDER:	Golden
AYES:	Puliz, Golden, Hamilton, Horton, Hutter
NAYS:	None
ABSTENTIONS	None
ABSENT:	Norvell, Rogers

(5:39:14) – Mr. Tackes responded to clarifying questions regarding access requirements for the Fire Department to the Airport.

2. FOR DISCUSSION AND POSSIBLE ACTION: APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) FOR THE INSTALLATION OF FAA WEATHER CAMERAS ON THE AIRPORT OWNED AUTOMATED WEATHER OBSERVATION SYSTEM (AWOS) TOWER.

(5:40:38) – Chairperson Puliz introduced the item. Chair Puliz referenced the Board Memo and the Memorandum of Understanding between the Federal Aviation Administration and Carson City Airport Authority, both of which are incorporated into the record. Discussion ensued regarding whether the cameras were stationary cameras. In response to Member Golden, Chair Puliz confirmed that the cost would be undertaken by the Federal Aviation Administration (FAA).

(5:42:29) – MOTION: Member Golden moved to approve the proposed Memorandum of Understanding with the FAA for the installation of FAA Weather cameras on the AWOS tower. Member Hamilton seconded the motion. The motion carried 6-0-0.

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

3. FOR DISCUSSION AND POSSIBLE ACTION: APPROVE THE AGREEMENT TO EXTEND TIME AND AVOID LEASE TERMINATION WITH CARSON TAHOE EXECUTIVE, LLC (CTE).

(5:42:58) – Chair Puliz introduced the item. Mr. Tackes referenced the Staff Report and the Agreement to Extend Time; Avoid Lease Termination with Carson Tahoe Executive (CTE), LLC, both of which are incorporated into the record. Mr. Tackes responded to clarifying questions.

(5:47:40) – Member Golden highlighted the importance of meeting the designated timeframes. In response to Member Hutter’s question, Mr. Tackes explained that the process involved modifying the lease area, possibly requiring a lot line adjustment. Mr. Tackes responded to clarifying questions.

(5:50:58) – Chair Puliz requested that Bruce Carrade of CTE provide an overview for the Authority. Mr. Carrade said he was requesting an additional six months on the lease, for submitting drawings and allowing a year for construction. He mentioned that updates would be provided to Mr. Jenkins and noted plans to be on the Airport Authority meeting agenda in June 2024. Mr. Carrade added that the project would remain within the same square footage, avoiding the need for a new appraisal and maintain the current rate. Mr. Carrade responded to clarifying

questions regarding the timeline for the plans and completion of construction, confirming one year for construction and six months for planning.

(5:55:43) – Member Golden expressed concerns with potential delays with the project’s completion and Mr. Carrade noted that a \$25,000 deposit had been paid, indicating commitment to the project. In response to Treasurer Rogers, Mr. Carrade clarified who would bear the responsibility for appraisal costs. Mr. Tackes added that the cost would be lower as it involves a reappraisal.

(5:59:07) – MOTION: Member Horton moved to approve the agreement to extend time and avoid lease termination with Carson Tahoe Executive. Member Hutter seconded the motion. The motion carried 6-0-0.

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

I. AIRPORT MANAGER’S REPORT

(5:59:33) – Chairperson Puliz introduced the item. Mr. Lee provided the Airport Manager’s Report, on behalf of Mr. Jenkins, which is incorporated into the record. He provided an overview on the Fuel Flowage and Airport Operations reports, both of which are incorporated into the record. Additionally, Mr. Lee went over the Results of Additional Operations/Airfield Maintenance Staff and Modified Work Schedule, which is incorporated into the record. Mr. Lee responded to clarifying questions regarding molding.

J. LEGAL COUNSEL’S REPORT

(6:11:55) – Chairperson Puliz introduced the item. Mr. Tackes mentioned that the Carson Medical Group plans to begin using their new facility near the Airport next month.

K. TREASURER’S REPORT

(6:12:37) – Chairperson Puliz introduced the item. Treasurer Rogers expressed appreciation for the approval of the final budget. He added that there were no changes between the final and preliminary budgets. Treasurer Rogers mentioned the addition of Kim Pilant as the Airport’s administrative assistant.

L. REPORT FROM AUTHORITY MEMBERS

1. STATUS REVIEW OF PROJECTS

2. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

3. CORRESPONDENCE TO THE AUTHORITY

4. STATUS REPORTS AND COMMENTS FROM THE MEMBERS OF THE AUTHORITY

(6:14:05) – Chairperson Puliz entertained Member reports; however, none were forthcoming.

M. PUBLIC COMMENT

(6:14:11) – Chairperson Puliz entertained public comments. Mr. Carrade commented on the Results of the Additional Operations/Airfield Maintenance Staff and Modified Work Schedule report, noting that it was “very thorough” and included a variety of projects.

N. AGENDA ITEMS FOR NEXT REGULAR MEETING

(6:14:37) – Chairperson Puliz entertained requests for agenda items for the next CCAA meeting; however, none were forthcoming.

O. ACTION ON ADJOURNMENT

(6:14:48) – MOTION: Chairperson Puliz adjourned the meeting at 6:14 p.m.

The Minutes of the May 21, 2024 Carson City Airport Authority meeting are so approved on this 26th day of June 2024.



CCAA BOARD MEMO

Agenda Item: G-1

BOARD MEMO 2024-17

Meeting Date: June 26, 2024

Agenda Title: FOR DISCUSSION AND POSSIBLE ACTION: APPROVAL OF RIGHT OF ENTRY FOR SW GAS TO DEVELOP UTILITY EASEMENT FOR THE UTILITIES LOCATED IN THE LEASE PARCEL HELD BY ARROWHEAD TENANT, LLC AND SURROUNDING AREAS.

Staff Summary: The proposed action is to allow Southwest Gas access to the airport to develop a utility easement for the Arrowhead Tenant, LLC hangar development. They will complete the necessary engineering, planning and survey for the easement.

Agenda Action: Formal Action/Motion

Time Requested: 0 Minutes

Proposed Motion

I move to approve the Right of Entry for SW Gas.

CCAA'S Strategic Goal

Maintain airport infrastructure in top condition.

Previous Action and Executive Summary

November 16, 2022 (Item H-2) – The Carson City Airport Authority (CCAA) approved the ground lease to Arrowhead Tenant, LLC for construction of aircraft storage hangars.

December 15, 2022 (Item 8.A) – The Carson City Board of Supervisors approved the ground lease to Arrowhead Tenant, LLC for construction of aircraft storage hangars.

Southwest Gas requires a Right of Entry to perform the required work for the Arrowhead Tenant, LLC gas utilities. The proposed Right of Entry shows that the utilities will be bored from under Taxiway Bravo, but the developer has learned that this approach will not work because they are not able to locate the utilities far enough south. The new solution will be a trench across Bravo. The proposed Right of Entry still needs to be approved so they are able to do the work required to produce an easement for the utilities.

Financial Information

Is there a fiscal impact?

No Yes

If yes, account name/number & amount:

General Fund/ Federal Share:

Is it currently budgeted?

Alternatives

Do not approve.

Board Action Taken:

Motion: _____ 1) _____
2) _____

Aye/Nay

(Vote Recorded By)

APN: 005-011-01

If Recorded:

Recording Requested By/Return To:
Southwest Gas Corporation

P.O. Box 1190
Carson City, Nevada 89702-1190

DOCUMENTARY TRANSFER TAX \$
() Computed on full value of property conveyed.
() Computed on full value less liens & encumbrances remaining thereon at time of sale.

Signature of individual determining tax



SOUTHWEST GAS CORPORATION
RIGHT-OF-ENTRY

This form is used to grant access and acquire land rights for installation of pipeline(s) and appurtenances when an easement is not granted prior to start of construction.

Prepared By CPH2 Reviewed By TLG1
Sec. 4 T 15N R 20E Meridian Mount Diablo
County Carson City State NV
W.R. No. 4786736 W.O. No. 20144

I (We), Carson City, a consolidated municipality of the State of Nevada

For the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, referred to as Grantor(s), grants and conveys unto **SOUTHWEST GAS CORPORATION**, a California corporation, referred to as Grantee, its successors, assigns, licensees, and invitees as reasonably necessary and convenient to effect the purpose of this instrument, permission to enter in and upon Grantor(s) property for the installation and maintenance of a natural gas pipeline or pipelines and appurtenances ("facilities"), and for temporary work space for the duration of the construction activities, across, over, under and through the following described property ("Project Area"):

SEE ATTACHED EXHIBIT(S) "A" & "B"

Grantor(s) further agree(s) that no buildings, structures, fences, or trees shall be placed within 5 feet of the facilities; nor other grants or uses made that interfere with Grantee's facilities or with Grantee's rights under this grant, unless otherwise authorized in advance in writing by Grantee. Grantee agrees to restore the Project Area to reasonably the same condition that existed before the work was performed and to pay for all direct damages, if any, sustained to the above-described Project Area as a result of the negligence of Grantee and/or their agents and/or contractors related to the above-described installation.

W.R. No. 4786736

W.O. No. 20144

Upon completion of the facilities constructed pursuant to this Right-of-Entry, and provided that a road or right of way dedication, map or other document has not been recorded or established providing Grantee easement rights acceptable to Grantee, Grantor(s) hereby agree(s) to sign and execute Grantee's standard easement form describing the perpetual easement area to be retained over said Project Area within 90 days of receipt of said easement form.

Should Grantor(s) fail(s) to execute Grantee's standard easement form within 90 days of receipt of Grantee's written request, Grantee reserves the right to record this Right-of-Entry, whereby the terms and conditions of said Right-of-Entry shall remain in full force and effect for the perpetual right of access, operation, maintenance, replacement, removal or abandonment of the facilities; in whole or in part.

This Right-of-Entry shall run with the land and be binding upon Grantor's successors, heirs, and assigns.

The undersigned hereby affirms that there is no Social Security Number contained in this document submitted for recording.

TO HAVE AND TO HOLD said Right-of-Entry unto Grantee, its successors, assigns, and permitted licensees and invitees, together with all rights granted hereby.

IN WITNESS WHEREOF, the duly authorized representative of the Grantor(s) has executed this Right-of-Entry this _____ day of _____, 20 _____.

Grantor: _____

Grantor: _____

W.R. No. 4786736 _____

W.O. No. 20144 _____

ACKNOWLEDGMENT

STATE OF _____)

_____)

COUNTY OF _____)

On _____, before me, _____,
(here insert name of the officer)

a notary public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT “A”
SOUTHWEST GAS CORPORATION
RIGHT OF ENTRY
WR# 4786736

APN: 005-011-01 (TAXIWAY BRAVO)

THAT PORTION OF THE EAST HALF (1/2) OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M., CARSON CITY COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND AS DESCRIBED AS EXHIBIT “A” IN CARSON CITY AIRPORT LEASE AGREEMENT IN OFFICIAL RECORDS OF CARSON CITY COUNTY, NEVADA, IN DOCUMENT # 537361 ON DECEMBER 20, 2022.

APN: 005-021-13 (3909 TAXIWAY BRAVO)

A PARCEL OF LAND AS DESCRIBED IN AMENDMENT TO CARSON CITY AIRPORT LEASE AGREEMENT IN OFFICIAL RECORDS OF CARSON CITY COUNTY, NEVADA, IN DOCUMENT # 536842 ON NOVEMBER 18, 2022.

APN: 005-021-14 (3929 TAXIWAY BRAVO HANGER A)

A PARCEL OF LAND AS DESCRIBED AS EXHIBIT B-1 IN CARSON CITY AIRPORT LEASE AGREEMENT IN OFFICIAL RECORDS OF CARSON CITY COUNTY, NEVADA, IN DOCUMENT # 537361 ON DECEMBER 20, 2022.

APN: 005-021-15 (3959 TAXIWAY BRAVO HANGER B)

A PARCEL OF LAND AS DESCRIBED AS EXHIBIT B-2 IN CARSON CITY AIRPORT LEASE AGREEMENT IN OFFICIAL RECORDS OF CARSON CITY COUNTY, NEVADA, IN DOCUMENT # 537361 ON DECEMBER 20, 2022.

APN: 005-021-16 (3989 TAXIWAY BRAVO HANGER C)

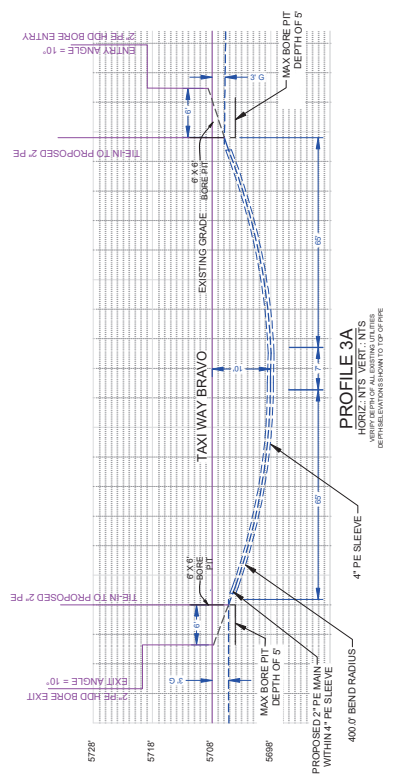
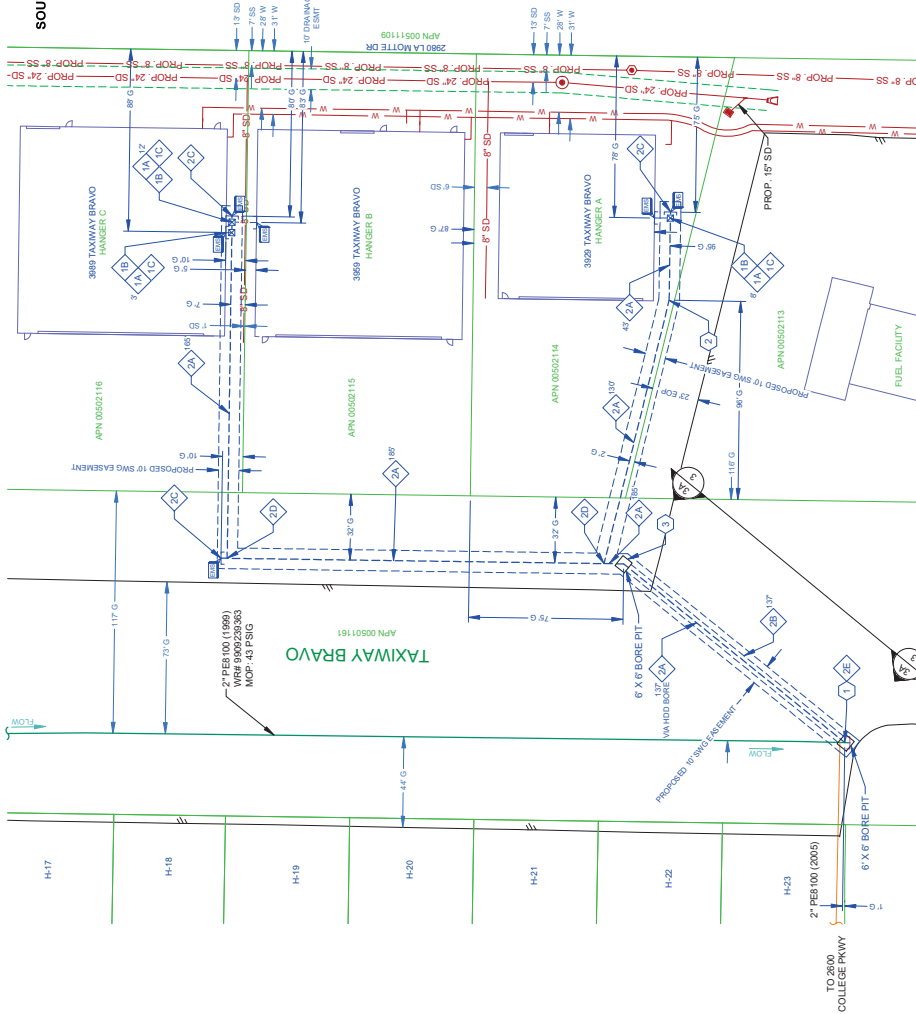
A PARCEL OF LAND AS DESCRIBED AS EXHIBIT B-3 IN CARSON CITY AIRPORT LEASE AGREEMENT IN OFFICIAL RECORDS OF CARSON CITY COUNTY, NEVADA, IN DOCUMENT # 537361 ON DECEMBER 20, 2022.

EXHIBIT "B"
SOUTHWEST GAS CORPORATION RIGHT OF ENTRY
WR# 4786736

2" DISTRIBUTION MATERIALS LIST (MAIN)						
CODE	DESIGN QTY.	AS-BUILT QTY.	STOCK ID	DESCRIPTION	SEAM	COATING
2A	670		100-5103	2" PE 8400 PIPE, PREP	NA	NA
2B	137		100-8999	4" PE SLEEVING, NMDA	NA	NA
2C	3		140-2895	2" PPS, CAP, ELECTROFUSION, MTD	NA	NA
2D	2		140-5317	TEE EF 2" IPS RE, 4710 MTD	NA	NA
2E	1		160-8171	2" X 2" PE TAP TEE, CNT	NA	NA
2F	5		170-9991	INSULATING SLD ASSEMBLY 2" CARRIER X 4" CASING, NOVIP	NA	NA

1 1/4" AND BELOW DISTRIBUTION MATERIALS LIST (SERVICE)						
CODE	DESIGN QTY.	AS-BUILT QTY.	STOCK ID	DESCRIPTION	SEAM	COATING
3A	23		101-8575	1" PE 8400 PIPE, PREP	NA	NA
3B	3		160-8643	TEE TAP EF 2X1 W/INT 1105 EPV, MTD	NA	NA
3C	3		860-6088	1" PE CAP, RWKY	NA	NA

CONSTRUCTION NOTES	
1	TE NEW 2" PE 8400 TO EXISTING 2" PE 8400, WR# 060230631 (1999)
2	ROPE NEW 2" PE 8400 MAIN
3	ROPE NEW 2" PE 8400 MAIN



NOT TO BE USED FOR CONSTRUCTION



ENGINEER/TECHNICIAN	COOY EBRE	PHONE: (775) 867-2842
ACCOUNT REP.	DANIEL PACE	PHONE: (775) 867-2722
PROJECT CONTACT		
SHEET NO.	3 OF 3	SCALE: 1" = 30'
DRAWN BY	INFINITY	CHRG. BY: CUEI
DATE	05/21/2024	APPROV. BY: BANG

WR.NO.	4786736	RELATED WR.NOS.	N/A
JOB TYPE	HP SERVICE DISTRIBUTION FEEDER	SYSTEM MAP:	NA NA NA
24 CARSON_43	43	SYSTEM MOP:	NA
HP SERVICE	<input type="checkbox"/>	SYSTEM MOP:	NA
DISTRIBUTION	<input checked="" type="checkbox"/>	SYSTEM MOP:	NA
FEEDER	<input type="checkbox"/>	SYSTEM MOP:	NA
TRANS. BY DEF	<input type="checkbox"/>	SYSTEM MOP:	NA
TRANS. > 20%	<input type="checkbox"/>	SYSTEM MOP:	NA

REVISIONS	NO.	DESCRIPTION	ISOLATION AREA	LOCATION	DATE	APPROV.

SOUTHWEST GAS CORPORATION
 Southwest Gas Corporation Confidential and Proprietary Information
 For Reference Only - Not Valid for Use. Location Purpose, No
 completeness of the information or opinions shown. This information
 information Act and the Protected Critical Infrastructure Information
 Act of 2002, and Nevada Revised Statutes § 239C.
 This document may not be copied, distributed, or shared to any other
 person without the prior written consent of
 Southwest Gas Corporation.

811
 Know what's below.
 Call before you dig.

SOUTHWEST GAS CORPORATION

CARSON CITY	CARSON_03	DIST. 24	x1741620
		SUB. AREA	x1741618
		ACCOUNT	DIABLO

APN 005-021-14, 005-021-15, 005-21-16

Lessee/ tax statements to:
ARROWHEAD TENANT, LLC
c/o Ward Chilton
1900 Manzanita Lane
Reno, NV 89509

The Tenant and Landlord hereto affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

CARSON CITY AIRPORT LEASE AGREEMENT

This lease, made and entered into this 16th day of November, 2022, between Carson City, a consolidated municipality, a political subdivision of the State of Nevada, hereinafter referred to as "City" or "Carson City" (property owner) and the Carson City Airport Authority, an Airport operator per NRS 844 hereinafter referred to as "Airport Authority" (and together with City, "Landlord"), whose address is 2600 E. College Parkway #6 Carson City, Nevada 89706 (email to: manager@flycarsoncity.com), and ARROWHEAD TENANT, LLC, a Nevada limited liability company ("Tenant"), whose address is 1900 Manzanita Lane, Reno, NV 89509 (email to: wardchilton@outlook.com)

WITNESSETH:

WHEREAS, the Tenant and Landlord desire to enter a lease as regards certain ground space for construction of hangars as an aircraft storage FBO under Title 19 of the Carson City Municipal Code; and

WHEREAS, the parties desire to establish such lease in a manner consistent with the Airport Master Plan and Carson City Municipal Code, so as to lease Tenant premises consistent with uses desired by Landlord and to provide economic activity and monetary support to the Carson City Airport ("Airport"); and

THEREFORE, Landlord and Tenant agree as follows:

1. **PREMISES.** Landlord leases to Tenant and Tenant leases from Landlord the real property, comprised of approximately 74,004 square feet as fully described on Exhibit A ("Legal Description") to this lease, with the appurtenant rights included in Paragraph 8. The 3 subparcels

identified in the Legal Description will be reflected on a Record of Survey to be recorded within 30 days of Board of Supervisor approval. The area is comprised of undeveloped property.

2. TERM. The term shall be fifty (50) years from the date of execution hereunder.

3. BASE RENT. Tenant shall pay to Landlord \$23,681.28 per year (\$1,973.44 per month); calculated as \$0.32 per square foot per year (upon lease approval; to be paid on the first of the month following Board of Supervisor approval of the lease). Rent shall be payable monthly with payments due on the first day of each month. Tenant shall be responsible for the paving of ramp and taxilane area within the leasehold boundaries for Tenant's use.

A. Tenant must bring utilities infrastructure to site at Tenant's cost, and must pay hookup fees or other related fees, if any, assessed by the Carson City Utility Department.

B. Tenant shall maintain, at Tenant's cost, utilities infrastructure in conformance with the engineering design and installation approved by the Airport Authority

C. Tenant to reimburse Landlord for the appraisal cost of \$3,000.00 with first rent payment.

4. ADJUSTMENTS TO BASE RENT.

A. CONSUMER PRICE INDEX ADJUSTMENT. An adjustment of the rental and fees described above shall occur first on January 1, 2025, then at two-year anniversary intervals from January 1, 2025, during the term of this Lease. Such adjustment of rental shall be based upon the percentage change reflected by the Consumer Price Index (hereinafter called the "Price Index") for the preceding two-year period. The Price Index shall mean the average for "all items" shown on the "U.S. City Average for All Urban Consumers" as promulgated by Bureau of Legal Statistics of the U.S. Department of Labor, as amended or replaced by the Bureau of Legal Statistics. Landlord shall measure each two-year adjustment using the most recently available report, recognizing that it may be necessary to use a 2-year period with a final quarter ending prior to each January 1 adjustment date. In no event, however, shall any decrease in the Price Index result in a decrease of the rental below the base rate set forth at Section 3 of this lease. For example, if the Price Index for December 2025 is 155.0 (1982-1984=100), and for December 2023 was 150.0, then the rent would be adjusted by the difference (155.0-150.0) divided by 150.0 which equals a 3.3% increase.

B. MARKET TO MARKET LAND APPRAISAL. On January 1, 2038 (ie. year 15), and thereafter at each 10-year anniversary of the lease term, the rent rate shall be adjusted to the appraised rate as determined by an MAI certified appraiser, selected from the Carson City Board of

Supervisors' approved list of appraisers. Landlord and Tenant shall share equally the expense of such appraisals.

5. IMPROVEMENTS. Tenant shall commence construction of the hangar project as set forth in Exhibit B to this lease with construction of all hangars completed within 2 years of execution of this lease. Tenant shall meet the construction requirements and standards adopted by Landlord pursuant to Title 19 of the Carson City Municipal Code, including but not limited to, expending funds for maintenance on the property, pavement and improvements, at an effective rate of at least \$0.03/sqft/yr averaged over a 10-year period. Upon completion of construction, Tenant shall provide Landlord with an exterior and pavement maintenance plan and shall abide by the plan. Upon each 10-year anniversary of January 1, 2023, the Tenant shall report on its improvements to, and maintenance on, the leasehold made during the 10-year period. Upon request of Landlord, Tenant shall provide supporting documentation of such Tenant expenditures to ensure that the facility is being maintained in the same fashion (i.e. the same, good condition as when improvement construction was completed, normal wear and tear excepted). Such maintenance shall include, as a minimum, adequate care of the Tenant pavement such that the pavement remains no lower than a fair rating (i.e. PCI 58-74). Failure to maintain leasehold improvements at or above these standards shall be treated as a breach of this lease.

6. DEFAULT. The occurrence of any of the following shall constitute a default by Tenant:

A. Failure to pay rent when due if the failure continues for ten (10) days after notice has been given to Tenant.

B. Abandonment and vacation of the premises. Failure to occupy and operate the premises for thirty (30) consecutive days shall be deemed an abandonment and vacation, except to the extent such non-use is within the construction schedule.

C. Violation of Tenant or its contractors, and/or subcontractors of the terms and conditions of this lease. If such default is not cured, within ten (10) days after written notice thereof from Landlord to Tenant, Landlord may, at its sole discretion, suspend or terminate this Agreement. If any nonmonetary default under this Paragraph C is not reasonably susceptible to a cure within the stated ten (10) day period, Landlord shall not exercise its remedies with respect to such default, so long as: (i) Tenant commences the necessary cure

within the stated ten (10) day period; and (ii) Tenant thereafter diligently continues the cure process.

D. Failure of Tenant to abide by all applicable laws, ordinances, rules and regulations of the United States, State of Nevada, or Carson City.

E. Filing a petition of voluntary or involuntary bankruptcy regarding Tenant.

F. The making by the Tenant of any general assignment for the benefit of creditors.

G. Violation of any of the standards, rules, and regulations set forth in CCMC Title 19, Appendix A of this lease, or Exhibit B to this lease, or failure to maintain current licenses required for the permitted operation.

H. Failure to provide or maintain the required certificates of insurance.

I. Failure to complete construction of the facilities as required by this lease and any exhibits or amendments thereto, or extensions granted by action of the Airport Authority at a publicly noticed meeting. Landlord may terminate this lease under this subsection at its sole discretion, with thirty (30) days written notice of its intention to terminate this Lease.

Notices given under this paragraph must specify the alleged default, the applicable lease provision(s), and must demand that Tenant cure its default and perform the provisions of this lease or pay the rent that is in arrears, within the applicable period of time, or quit the premises. Unless a different period to cure a default is specified in this lease, any notice of default from Landlord to the Tenant shall provide Tenant ten (10) days to cure its default, if the default is one that can be cured, or quit the premises. No such notice will be deemed a forfeiture or a termination of this lease unless Landlord so elects in the notice.

Failure to declare a breach or the actual waiver of any particular breach of this lease or its material or nonmaterial terms by either Landlord or Tenant shall not operate as a waiver by such party of any of its rights or remedies as to any other breach.

7. **REMEDIES.** Landlord shall have the following remedies if Tenant commits a default. These remedies are not exclusive; they are cumulative to any remedies now or later allowed by law. Such rights and remedies may be exercised and enforced concurrently and whenever and as often as Landlord deems appropriate. Any amount paid, or expense or liability incurred, by the Landlord for the account of Tenant may be deemed to be additional charges, and the same may, at the option of Landlord, be added to any amounts then due or thereafter falling due.

A. Penalties. Landlord may assess any penalties permitted under Carson City Municipal Code Title 19, or any penalties otherwise provided by law if the default constitutes a violation of law.

B. Tenant's right to possession not terminated. Landlord can continue this lease in full force and effect, and the lease will continue in effect, as long as Landlord does not terminate Tenant's right to possession. Landlord shall have the right to collect rent when due. During the period Tenant is in default, Landlord can enter the premises and relet them, or any part of them, to third parties for Tenant's account. Tenant shall be liable immediately to Landlord for all costs Landlord incurs in reletting the premises. Reletting can be for a period shorter or longer than the remaining term of this lease. In the event of reletting, Tenant shall still pay to Landlord the rent due under this lease on the dates the rent is due, less the rent Landlord receives from any reletting.

If Landlord elects to relet the premises as provided in this paragraph, rent that Landlord receives from a third party upon reletting shall be applied to the payment of:

First, any indebtedness from Tenant to Landlord other than rent due from Tenant;

Second, all costs, including maintenance, incurred by Landlord in reletting;

Third, rent due and unpaid under this lease, after deducting the payments referred to in this paragraph. Any sum remaining from the rent Landlord received from reletting shall be held by Landlord and applied for payment of future rent as rent becomes due under this lease. In no event shall Tenant be entitled to any excess rent received by Landlord. If, on the date rent is due under this lease, the rent received from reletting is less than the rent due on the date, Tenant shall pay to Landlord, in addition to the remaining rent due, all costs including for maintenance Landlord incurred in reletting, that remain after applying the rent received from the reletting as provided in this paragraph.

C. Termination of Tenant's right to possession. Landlord can terminate Tenant's right to possession of the premises at any time after default. No act by Landlord other than giving notice to Tenant shall terminate this lease. Acts of maintenance, efforts to relet the

premises, or the appointment of a receiver on Landlord's initiative to protect Landlord's interest under this lease shall not constitute a termination of Tenant's right to possession. On termination, Landlord has the right to recover from Tenant the unpaid rent that had been earned at the time of termination of this lease, and any other amount, including court costs, necessary to compensate Landlord for all detriments proximately caused by Tenant's default.

8. APPURTENANT RIGHTS AND RESTRICTIONS.

A. Tenant is qualified as a Fixed Base Operator for aircraft storage and may use the premises primarily for the storage of aircraft; storage of machinery, parts and tools associated with the stored aircraft, and the permitted FBO activities identified in the FAA Hangar Use Policy as adopted in the Carson City Municipal Code 19.02.020.370, as amended. Tenant may sublease portions of the premises, but Tenant is still responsible for compliance with the terms of the lease. Tenant is expressly prohibited from conducting any activity at the Airport other than that provided by this lease or as may be approved by Landlord.

Tenant may conduct such non-aviation business upon the premises as are otherwise permitted by law and do not otherwise interfere with the aviation uses permitted under this lease and other leases on this Airport. Landlord's decision shall be final as to claims of conflict over interfering uses. No person may live in, or otherwise inhabit, any hangars constructed on the property leased.

All aircraft stored on the leased area must be registered as personal property in Carson City, Nevada, unless such aircraft are transient and are not on the leased area for more than 30 consecutive days. Tenant shall supply Landlord with evidence of the registration and taxation information for aircraft stored on the leased premises on the two-year anniversaries of this lease, or upon such shorter period as may be requested by the Airport Manager or required by the Hangar Use Ordinance, or other applicable law or policy.

B. **Ingress and Egress.** Tenant shall have full and unimpaired access to the leased premises and a nonexclusive right to use the taxiways between the leased premises and the Airport's runway. Tenant shall be responsible for, and control the access to, the leased premises. Tenant is responsible for determining whether the designated taxilane access is sufficient for its needs. Access between the leasehold and Airport shall comply with the Landlord's rules, regulations, and/or access plans, and any rules or security regulations which

may have been established or shall be established in the future by the FAA, the Transportation Security Administration (TSA), or the State of Nevada. To the extent that the Airport utilizes a key card or other gate control system, and charges Airport users for such system, Tenant shall be entitled to use the system upon the same terms, conditions, and charges as other Airport users.

C. Right of Entry. Landlord, or its designated Airport Manager or agent, reserves the right to enter upon the premises at any reasonable time for the purpose of making any inspection deemed expedient or desirable for the proper enforcement of any terms, conditions, provisions, and covenants of this lease.

D. Air Space and Subsurface Rights. This lease confers no rights to the subsurface of the land more than five (5) feet below the ground level of the premises or to airspace more than ten (10) feet above the top of the roof of the building or buildings that is a part of the premises. Exported material must be approved by the Landlord as to placement or sale. Tenant acknowledges that Landlord is the owner of the dirt material in place at the time of lease. All exemptions or applications must have the prior approval of Landlord and comply with the Carson City Municipal Code Title 19, Airport Rules and Regulations.

E. Federal Requirements.

1. The Tenant for himself, his heirs, personal representatives, successors in interest, and assigns, as a part of the consideration, does covenant and agree as a covenant running with the land that Tenant shall comply with all Federal Aviation Regulations (FARs) applicable to Tenant's operations on the premises. The Tenant acknowledges that the Airport is the recipient of FAA Airport Improvement Program funds and other federal funds. The Tenant shall take no action which violates or causes others to violate the assurances Landlord granted to the FAA in conjunction with such federal funding. Such assurances include, but are not limited to compliance with:

- a. Title 49, USC, subtitle VII, as amended.
- b. Davis-Bacon Act - 40 U.S.C. 276(a), et seq.
- c. Federal Fair Labor Standards Act - 29 U.S.C. 201, et seq.
- d. Hatch Act - 5 U.S.C. 1501, et seq. (if applicable)
- e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 Title 42 U.S.C. 4601, et seq

- f. National Historic Preservation Act of 1966 - Section 106 - 16 U.S.C. 470(f).
- g. Archeological and Historic Preservation Act of 1974 - 16 U.S.C. 469 through 469c.
- h. Native Americans Grave Repatriation Act -25 U.S.C. Section 3001, et seq.
- i. Clean Air Act, P.L. 90-148, as amended.
- j. Coastal Zone Management Act, P.L. 93-205, as amended.
- k. Flood Disaster Protection Act of 1973 - Section 102(a) - 42 U.S.C. 4012a.1
- l. Title 49 ,U.S.C., Section 303, (formerly known as Section 4(f)
- m. Rehabilitation Act of 1973 - 29 U.S.C. 794.
- n. Civil Rights Act of 1964 - Title VI - 42 U.S.C. 2000d through d-4.
- o. Americans with Disabilities Act of 1990, as amended, (42 U.S.C. § 12101 et seq.), prohibits discrimination on the basis of disability).
- p. Age Discrimination Act of 1975 - 42 U.S.C. 6101, et seq.
- q. American Indian Religious Freedom Act, P.L. 95-341, as amended
- r. Architectural Barriers Act of 1968 -42 U.S.C. 4151, et seq.
- s. Power plant and Industrial Fuel Use Act of 1978 -Section 403- 2 U.S.C. 8373.
- t. Contract Work Hours and Safety Standards Act - 40 U.S.C. 327, et seq.
- u. Copeland Anti kickback Act - 18 U.S.C. 874.1
- v. National Environmental Policy Act of 1969 - 42 U.S.C. 4321, et seq.
- w. Wild and Scenic Rivers Act, P.L. 90-542, as amended.
- x. Single Audit Act of 1984 - 31 U.S.C. 7501, et seq. (if applicable)
- y. Drug-Free Workplace Act of 1988 - 41 U.S.C. 702 through 706.
- z. The Federal Funding Accountability and Transparency Act of 2006, as amended (Pub. L. 109-282, as amended by section 6202 of Pub. L. 110-252)..
- aa. Such Federal Regulations and Executive Orders as may be applicable to FAA AIP funding, and such other OMB Circulars as may apply and are listed at https://www.faa.gov/airports/aip/grant_assurances/ or such updated listing at the official website maintained by the FAA.

2. The Tenant for himself, his personal representatives, successors in interest, and assigns, as a part of the consideration, covenants and agrees as a covenant running with the land that: 1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the

benefits of, or be otherwise subject to discrimination in the use of the facilities; 2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subject to discrimination.

3. Tenant shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, DOT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as the Regulation may be amended.

4. Tenant shall furnish its accommodations and/or services on a fair, equal, and not unjustly discriminatory basis to all users and it must charge fair, reasonable, and not unjustly discriminatory prices for each unit or service; PROVIDED that the Tenant may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

5. Noncompliance with Provision 4 above shall constitute a material breach of this lease and in the event of such noncompliance, the Landlord shall have the right to terminate this lease without liability, or at the election of the Landlord or the United States; either or both governments shall have the right to judicially enforce these provisions.

6. Tenant agrees that it shall insert the above five provisions in any lease agreement by which the Tenant grants a right or privilege to any person or entity to render accommodations and/or services to the public on the leased premises.

7. If the conduct of business is permitted on the premises, the Tenant assures that it will undertake an affirmative action program as required by 14 CFR Part 152, Subpart E, to ensure that no person shall on the grounds of race, creed, color, national origin, or sex be excluded from participating in

any employment activities covered in 14 CFR Part 152, Subpart E. The Tenant assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this subpart.

8. The Landlord reserves the right to further develop or improve the landing area of the Airport as it sees fit, regardless of the desires or view of the Tenant and without interference or hindrance.

9. The Landlord reserves the right, but shall not be obligated to the Tenant, to maintain and keep in repair the landing area of the Airport and all publicly owned facilities of the Airport, together with the right to direct and control all activities of the Tenant in this regard.

10. This lease shall be subordinate to the provisions and requirements of any existing or future agreement between the Landlord and the United States, relative to the development, operation, or maintenance of the Airport.

11. The Landlord, its successors and assigns, for the use and benefit of the public, does reserve a right of flight for the passage of aircraft in the airspace above the surface of the lease premises. This public right of flight shall include the right to cause in the airspace any noise inherent in the operation of any aircraft used for navigation or flight through the airspace or landing at, taking off from, or operation of the Airport.

12. Tenant agrees to comply with the notification and review requirements covered in Part 77 of the Federal Aviation Regulations in the event future construction of a building is planned for the leased premises, or in the event of any planned modification or alteration of any present or future building or structure situated on the leased premises.

13. The Tenant by accepting this expressly agrees for itself, its successors and assigns that it will not erect nor permit the erection of any structure or object, nor permit the growth of any tree on the leased premises to a height more than ten (10) feet above the highest part of Tenant's building. In the event this covenant is breached, the Landlord reserves the right to

enter upon the premises to remove the offending structure or object and cut the offending tree, all of which shall be at the expense of the Tenant.

14. The Tenant, by accepting this lease, agrees for itself, its successors and assigns, that it will not make use of the leased premises in any manner which might interfere with the landing and taking off of aircraft from the Airport or otherwise constitutes a hazard. In the event this covenant is breached, the Landlord reserves the right to enter upon the leased premises and to abate the interference at the expense of the Tenant.

15. It is understood and agreed that nothing contained in this lease shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958 (49 U.S.C. 1349).

F. Tenant assures complete compliance with the Carson City Airport Rules and Regulations upon leased premises.

9. ASSIGNMENT. Tenant shall be permitted to assign this lease to a hangar owners association to allow individual ownership of hangars and such association shall be a single entity responsible to Landlord, but Tenant shall have no other right to assign its interest in this lease except upon Landlord's prior consent. Any such assignment will be binding to assignees on all terms and conditions in this lease.

Tenant shall have the right to assign, pledge, or hypothecate this lease for the purpose of securing additional financing, but only if the Landlord provides prior, written approval.

The parties agree that a transfer of corporate interests in Tenant exceeding twenty-five percent (25%) shall be deemed an assignment of this lease. The term "corporate interests" shall include corporate ownership, or the ownership of any partnership, trust, Limited Liability Company, and other entity for ownership by more than one person permitted by law.

The Landlord reserves the right to assign, pledge, or hypothecate this lease upon notice to the Tenant.

10. INSURANCE AND BONDING.

A. Coverage. As a condition precedent to this lease, Tenant shall provide, at its own cost, commercial general insurance coverage in the amount of ONE MILLION DOLLARS (\$1,000,000.00) per occurrence and TWO MILLION DOLLARS

(\$2,000,000.00) aggregate, the category to be under-written by a responsible insurance carrier, authorized by the State of Nevada to provide such coverage. The following coverage shall be included:

1. Third-party comprehensive general liability coverage for bodily injury and property damage, including owned and non-owned aircraft, for any claim or liability for any injury or damage to any person or property occurring on the leased premises or arising out of or resulting from Tenant's operations or omissions at the Airport.
2. Products liability coverage in addition to the foregoing comprehensive general liability insurance where the licensee operates a food service or offers goods or merchandise for sale.
3. Fire and extended coverage and vandalism and malicious mischief insurance, for damage or destruction of real property or leasehold improvements, where the Landlord has, or will have, an interest in such property by virtue of an existing lease.

B. Workers' Compensation & Employer's Liability Insurance. In addition, to the extent required by law, Tenant shall provide workers' compensation insurance as required by NRS Chapters 616A through 617 inclusive and Employer's Liability insurance with a minimum limit not less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease.

C. Insured Includes. Both Airport Authority and Carson City, individually, must be named as additional insureds and the insurance carrier underwriting such coverage must give the Landlord thirty (30) days written notice prior to cancellation of, or material alteration to, the insurance policy.

Landlord requires that Tenant provide Landlord with a Certificate of Insurance evidencing the coverage in effect, including limits and expiration date. Such policy or policies shall be maintained in full force and effect during the term of the lease, including and renewals or extensions of this lease.

D. Review of Insurance coverage. Landlord reserves the right, every five years, to review and adjust the amount and kind of insurance coverage required.

E. Insurance to remain in effect. Tenant agrees to keep all insurance policies in effect, as required by this lease, until the time Tenant surrenders the premises.

11. INDEMNIFICATION. To the extent permitted by law, including, but not limited to, the provisions of NRS Chapter 41, Landlord and Tenant shall indemnify, hold harmless and defend, not excluding the other's right to participate, the other party from and against all liability, claims, actions, damages, losses, and expenses, including but not limited to reasonable attorney's fees and costs, arising out of any alleged negligent or willful acts or omissions of the indemnifying party, its officers, employees and agents arising in connection to this lease. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of the indemnity which would otherwise exist as to any party or person described in this Section.

Except as otherwise provided below in this Section, the indemnifying party shall not be obligated to provide a legal defense to the indemnified party, nor reimburse the indemnified party for the same, for any period occurring before the indemnified party provides written notice of the pending claim(s) or cause(s) of action to the indemnifying party, along with: (1) a written request for a legal defense for such pending claim(s) or cause(s) of action; and (2) a detailed explanation of the basis upon which the indemnified party believes that the claim or cause of action asserted against the indemnified party implicates the culpable conduct of the indemnifying party, its officers, employees, and/or agents.

After the indemnifying party has begun to provide a legal defense for the indemnified party, the indemnifying party shall not be obligated to fund or reimburse any fees or costs provided by any additional counsel for the indemnified party, including counsel through which the indemnified party might voluntarily choose to participate in its defense of the same matter.

After the indemnifying party has begun to provide a legal defense for the indemnified party, the indemnifying party shall be obligated to reimburse the reasonable attorney's fees and costs incurred by the indemnified party during the initial thirty (30) day period of the claim or cause of action, if any, incurred by separate counsel.

In addition, and as more fully described in Section 12 of this lease, the Tenant further agrees to indemnify, hold harmless and defend Landlord from environmental liability for contamination or damage to the leased premises and any adjacent area to the leased premises related or connected with the occupation or use of the leasehold property.

12. ENVIRONMENTAL. The Tenant will conduct its business and operation on the leased premises in compliance with all applicable environmental laws and permits. No fuel storage (other than in aircraft fuel tanks of operational aircraft) is permitted on the leased premises. Flammable materials shall be stored in National Fire Code fireproof containers and not to exceed 5 gallons. The Tenant will forthwith notify the Landlord of the occurrence of any of the following and will provide the Landlord with copies of all relevant documentation in connection therewith:

- (a) a release of a hazardous substance on or about the leased premises except in strict compliance with applicable environmental laws and permits;
- (b) the receipt by the Tenant of an Environmental Notice; or
- (c) the receipt by the Tenant of information which indicates that hazardous substances are being used, dissipated, stored, disposed of or introduced into the environment by anyone in or about the leased premises in a manner other than that authorized under environmental laws.

Tenant will not permit the storage, use, treatment, disposal, or introduction into the environment of hazardous substances in or about the leased premises, except in compliance with applicable environmental laws. If the Landlord receives information that hazardous substances are being dissipated, used, stored, disposed of or introduced into the environment by anyone in or about the leased premises in a manner other than that authorized under environmental laws, the Tenant will conduct such investigations, searches, testing, drilling and sampling ("Investigations") as are reasonably requested from time to time by the Landlord to determine the existence of hazardous substances in or about the leased premises or traceable to the leased premises. If the Tenant does not complete the Investigations to the satisfaction of the Landlord, the Landlord may enter the leased premises and take any actions necessary to complete the Investigations, the cost of which actions will be borne by the Tenant as additional rent. If remedial work is required due to the presence of hazardous substances on or in the leased premises, the Tenant will take all necessary action, at the cost of the Tenant, to restore the leased premises to a level acceptable to the Landlord and to all governmental authorities having jurisdiction. Upon the request of the Landlord, from time to time, the Tenant will provide to the Landlord satisfactory documentary evidence that all environmental permits are valid and in good standing.

Environmental Indemnity. The Tenant will indemnify and hold harmless Landlord, its officers, directors, employees, agents and shareholders, from and against any and all losses, claims, costs,

expenses, damages and liabilities, including all costs of defending or denying the same, and all costs of investigation, monitoring, remedial response, removal, restoration or permit acquisition and including all solicitor's fees (on a solicitor and own client basis) and disbursements in connection therewith which at any time may be paid or incurred by or claimed against the Landlord, its officers, directors, employees, agents and shareholders, arising, directly or indirectly, out of:

- (a) a breach by the Tenant of any of the covenants contained in Section 12 of this lease;
- (b) the presence of or release of any hazardous substance on or off-site of the leased premises;
- (c) any action taken by the Landlord with respect to the existence of any hazardous substance on or off-site of the leased premises; or
- (d) any action taken by the Landlord in compliance with any environmental notice with respect to the existence of any hazardous substance on or off-site of the leased premises;

and such indemnity will survive the expiration or any termination of this lease notwithstanding anything in this lease to the contrary.

Tenant shall not be responsible for a hazardous material or environmental contamination that is found: (1) to have existed prior to the execution of this lease; or (ii) not to have existed until after termination of this Lease and Tenant's surrender of the premises. If said condition prevents the ability of Tenant to use the leasehold and Landlord is unable to rectify the condition in a timely manner, Tenant may request and the Landlord will not unreasonably deny, the termination of the lease.

13. MAINTENANCE. Landlord is not required to provide any maintenance, repairs, removal, and construction of the gross area leased or of buildings or facilities erected by Tenant.

Tenant shall provide and pay for all light, gas, electric, water, janitorial, sewer, trash and other utility charges used or incurred in or about the lease premises.

Tenant shall maintain all leased areas, salvage and rehabilitation areas, displays, storage areas, landscaping, pavement, facilities, and structures in a state of repair and good appearance acceptable to the Landlord. Landlord shall have sole discretion in interpreting and enforcing all Federal, State, and local rules, regulations, codes, and ordinances in determining what is, or is not, acceptable. No parking of vehicles, trailers or Tenant property shall be outside of the hangar, nor blocking any taxilane, except that vehicles will be parked immediately in front of hangar door if such

can be done without obstructing any taxilane, taxiway or public use area, or in designated parking areas.

Landlord may require Tenant to perform all necessary maintenance, repairs, removal, construction or cleaning/clearing of unsightly areas upon the leased premises. In the event such maintenance, repairs, removal, construction, or cleaning/clearing of unsightly areas is not undertaken as required, Landlord may perform such maintenance, repairs, removal, construction, or cleaning/clearing of unsightly areas on behalf of Tenant, and at Tenant's expense, plus ten percent (10%) for administration.

14. TAX OBLIGATION. Tenant shall pay all taxes and assessments against any buildings or other structures and improvements used by Tenant in its operations, and if imposed at any future date, any and all real property taxes assessed against the land leased from Landlord, including any possessory interest taxes.

15. REMOVAL OF BUILDINGS AND IMPROVEMENTS. Tenant shall remove at his cost all buildings and improvements upon termination of this lease and restore the premises to its original condition. Title in building and improvements shall at all times during the lease term remain in the Tenant. The Landlord shall have the option on expiration of lease period, or upon termination of this lease, to take title of the buildings and improvements, at no cost or obligation to Landlord, in lieu of Tenant's obligation to restore the premises to its original condition.

16. REPORTING. Anything that affects the safe and efficient operation of the Airport shall be immediately reported to Landlord or the designated Airport Manager.

17. AMENDMENTS. Any amendments to this lease require approval by the Landlord and Tenant. All proposed amendments must be submitted in writing to Landlord for review and placement before a regularly scheduled meeting of the Airport Authority for consideration.

18. GENERAL. It is understood and agreed that each and all the terms of this lease are subject to the regulations and provisions of law applicable to the operation of the Airport as a Federal Aid Airport Project. If any provision of this lease is invalid, the other provisions of this lease which are valid shall remain in effect, and this lease will be re-negotiated to comply with the requirements of the applicable laws and regulations. In the event that negotiation attempts are unsuccessful, either party may petition the First Judicial District Court, which shall then be entitled to establish such replacement provisions or issue such rulings as are just, for the purpose of satisfying the intent of this lease's provisions.

The Tenant agrees to observe and obey during the terms of this lease all laws, rules, and regulations promulgated and enforced by the State of Nevada, Carson City, and by any other proper authority having jurisdiction over the conduct of operations at the Airport.

Landlord and the Carson City Sheriff's Office shall have complete dominion over the premises herein during the term of this lease for the purpose of, and to the extent necessary, to maintain law, order, and safety, and has the authority and the right to deny access to the Airport for any person who fails to obey all relevant laws, rules, and regulations.

19. NOTICES. It is agreed that any notice to be given or served upon either party shall be sufficient if sent by email; certified mail, postage prepaid, addressed to the address of the party listed at the beginning of this lease; or to such other address as may be designated in writing by such party.

20. PUBLIC RECORDS. Pursuant to NRS 239.010, information or documents received from Tenant may be open to public inspection and copying. Landlord will have the duty to disclose unless a particular record is made confidential by law or a common law balancing of interests. Tenant may clearly label specific parts of an individual document as a "trade secret" or "confidential" in accordance with NRS 332.061, provided that Tenant thereby agrees to indemnify and defend Landlord for honoring such a designation. The failure to so label any document that is released by Landlord shall constitute a complete waiver of any and all claims for damages caused by any release of the records.

21. PROPER AUTHORITY. Landlord and Tenant represent and warrant that the person executing this lease on behalf of each party has full power and authority to enter into this lease. Tenant acknowledges that this lease is effective only for the period of time specified in this lease.

22. GOVERNING LAW / JURISDICTION. This lease and the rights and obligations of the Landlord and Tenant shall be governed by, and construed according to, the laws of the State of Nevada, without giving effect to any principle of conflict-of-law that would require the application of the law of any other jurisdiction. Tenant consents and agrees to the jurisdiction of the courts of the State of Nevada located in Carson City, Nevada for any dispute arising in relation to this lease.

23. ADDITIONAL CONDITIONS. Unless otherwise provided, Tenant shall comply with the Development/Construction Standards set forth in Appendix A. Unless otherwise provided, all construction materials, appearance, and building size shall be completed as represented in the submissions to Landlord.

24. ENTIRE CONTRACT AND MODIFICATION. This lease and its integrated attachment(s) constitute the entire agreement of Landlord and Tenant and such are intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other contracts that may have been made in connection with the subject matter hereof. Unless an integrated attachment to this lease specifically displays a mutual intent to amend a particular part of this lease, general conflicts in language between any such attachment and this lease shall be construed consistent with the terms of this lease. Conflicts in language between this lease and any other agreement between Landlord and Tenant on this same matter shall be construed consistent with the terms of this lease. The parties agree that each has had their respective counsel review this lease which shall be construed as if it was jointly drafted.

TENANT
ARROWHEAD TENANT LLC.
A Nevada limited liability company

By Ward Chilton
Ward Chilton, Manager

LANDLORD
CARSON CITY AIRPORT AUTHORITY
CARSON CITY, NEVADA

By Michael Golden
Michael Golden, CHAIRMAN

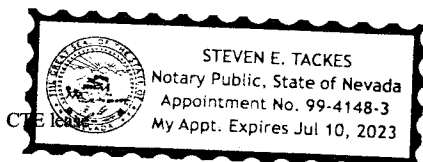
ATTEST:

Jon Rogers
Jon Rogers, TREASURER

STATE OF NEVADA)
COUNTY OF CARSON CITY) : SS

On this 16 day of November, 2022, before me, the undersigned, a Notary Public, personally appeared WARD CHILTON, manager of ARROWHEAD TENANT, LLC, a Nevada limited liability company, known to me (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.



Steven E. Tackes
NOTARY PUBLIC (SEAL)

CARSON CITY

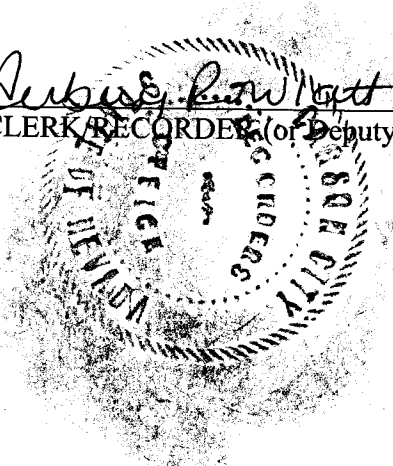
The Board of Supervisors of Carson City, Nevada, as underlying owner of the Airport, and thus the Lease Parcel, hereby approves and acknowledges the Lease, and the right and authority of the Authority to lease the Lease Parcel to Tenant.

Approved by the Board of Supervisors this 15th day of December, 2022.

Lori Bagwell
LORI BAGWELL, Mayor

ATTEST:

Debra S. Rawlett
CLERK/RECORDER (or Deputy)



CITY'S LEGAL COUNSEL
Approved as to form.

Adam Tully
DEP. DISTRICT ATTORNEY
Adam Tully

AIRPORT AUTHORITY COUNSEL
Approved as to form

Steven E. Tackes
STEVEN E. TACKES, ESQ.

**EXHIBIT "A"
LEASE PARCEL BOUNDARY FOR
HANGARS**

A PORTION OF APN 005-011-01

A parcel of land, situate in the East One-Half (W1/2) of Section Four (Sec. 4), Township Fifteen North (T.15N.), Range Twenty East (R.20E.), Mount Diablo Meridian (MDM), Carson City, State of Nevada, being a portion of the parcel "Bravo Lease" as shown on the Record of Survey for Carson City Airport Authority, filed in Book 11, Page 3039, as File Number 531484, April 11, 2022, in the Official Records of Carson City, Nevada, and being more particularly described as follows:

BEGINNING at the southeast corner of said parcel "Bravo Lease", as shown on said Record of Survey;

THENCE, leaving said **POINT OF BEGINNING**, along the southerly line of said parcel "Bravo Lease", North 76°05'34" West, 219.20 feet, to the southwest corner of said parcel;

THENCE, along the West line of said parcel, North 00°48'45" East, 321.80 feet;

THENCE, leaving the West line of said parcel, South 89°11'15" East, 213.50 feet, to the East line of said parcel;

THENCE, along the East line of said parcel, South 00°48'45" West, 371.46 feet to the **POINT OF BEGINNING**.

pl
Containing 74,004 square feet, more or less.

BASIS OF BEARINGS:

Grid North, Modified Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994 (NAD 83/94) determined using Real Time Kinematic GPS (RTK GPS) observations of Carson City Control Monuments CC052 and CC007. combined Grid to Ground Factor = 1.0002. all distances shown herein are ground values.

SURVEYOR'S CERTIFICATE:

I hereby certify that the description above was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Lee H. Smithson
Nevada PLS 5097
For and on behalf of

 **Manhard**
CONSULTING
241 RIDGE STREET, SUITE 400
RENO, NEVADA 89501
(775) 887-5222

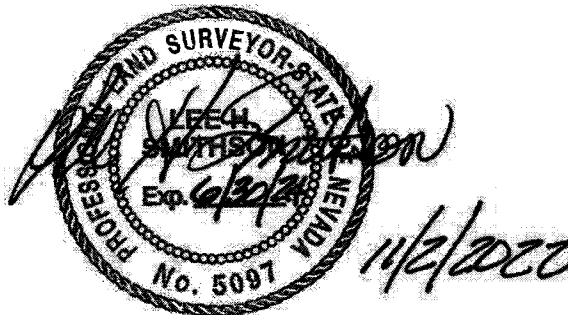


EXHIBIT B-1
LEASE PARCEL FOR
HANGAR A
A PORTION OF APN 005-011-01

A parcel of land, situate in the East One-Half (W1/2) of Section Four (Sec. 4), Township Fifteen North (T.15N.), Range Twenty East (R.20E.), Mount Diablo Meridian (MDM), Carson City, State of Nevada, being a portion of the parcel "Bravo Lease" as shown on the Record of Survey for Carson City Airport Authority, filed in Book 11, Page 3039, as File Number 531484, April 11, 2022, in the Official Records of Carson City, Nevada, and being more particularly described as follows:

BEGINNING at the southeast corner of said parcel "Bravo Lease", as shown on said Record of Survey;

THENCE, leaving said **POINT OF BEGINNING**, along the southerly line of said parcel "Bravo Lease", North 76°05'34" West, 219.20 feet, to the southwest corner of said parcel;

THENCE, along the West line of said parcel, North 00°48'45" East, 75.00 feet;

THENCE, leaving the West line of said parcel, South 89°11'15" East, 213.50 feet, to the East line of said parcel;

THENCE, along the East line of said parcel, South 00°48'45" West, 124.66 feet to the **POINT OF BEGINNING**.

Containing 21,313 square feet, more or less.

BASIS OF BEARINGS:

Grid North, Modified Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994 (NAD 83/94) determined using Real Time Kinematic GPS (RTK GPS) observations of Carson City Control Monuments CC052 and CC007. combined Grid to Ground Factor = 1.0002. all distances shown herein are ground values.

SURVEYOR'S CERTIFICATE:

I hereby certify that the description above was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Lee H. Smithson
Nevada PLS 5097
For and on behalf of

 **Manhard**
CONSULTING
241 RIDGE STREET, SUITE 400
RENO, NEVADA 89501
(775) 887-5222

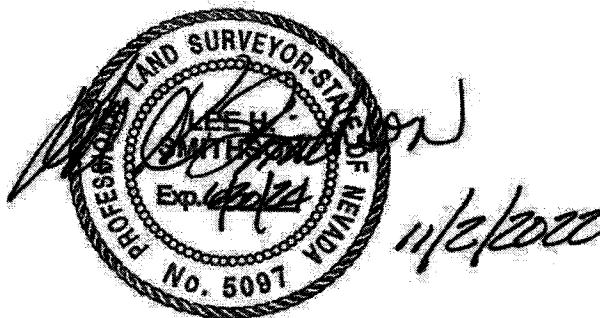


EXHIBIT B-2
LEASE PARCEL FOR
HANGAR B
APN 005-011-01

A parcel of land, situate in the East One-Half (W1/2) of Section Four (Sec. 4), Township Fifteen North (T.15N.), Range Twenty East (R.20E.), Mount Diablo Meridian (MDM), Carson City, State of Nevada, being a portion of the parcel "Bravo Lease" as shown on the Record of Survey for Carson City Airport Authority, filed in Book 11, Page 3039, as File Number 531484, April 11, 2022, in the Official Records of Carson City, Nevada, and being more particularly described as follows:

COMMENCING at the southeast corner of said parcel "Bravo Lease", as shown on said Record of Survey;

THENCE, North 00°48'45" East, 124.66 feet to the **POINT OF BEGINNING**;

THENCE, departing said **POINT OF BEGINNING**, North 89°11'15" West, 213.50 feet, to the West line of said parcel;

THENCE, along the West line of said parcel, North 00°48'45" East, 110.00 feet;

THENCE, leaving the West line of said parcel, South 89°11'15" East, 213.50 feet, to the East line of said parcel;

THENCE, along the East line of said parcel, South 00°48'45" West, 110.00 feet to the **POINT OF BEGINNING**.

Containing 23,485 square feet, more or less.

BASIS OF BEARINGS:

Grid North, Modified Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994 (NAD 83/94) determined using Real Time Kinematic GPS (RTK GPS) observations of Carson City Control Monuments CC052 and CC007. combined Grid to Ground Factor = 1.0002. all distances shown herein are ground values.

SURVEYOR'S CERTIFICATE:

I hereby certify that the description above was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Lee H. Smithson
Nevada PLS 5097
For and on behalf of

 **Manhard**
CONSULTING
241 RIDGE STREET, SUITE 400
RENO, NEVADA 89501
(775) 887-5222

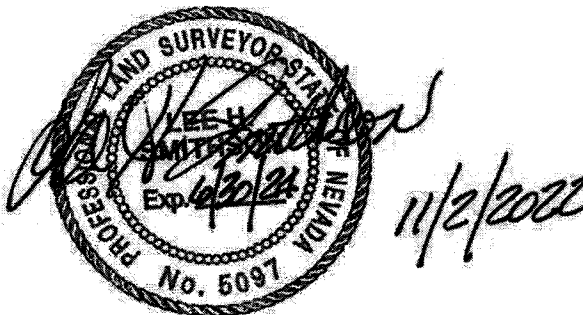


EXHIBIT B-3
LEASE PARCEL FOR
HANGAR C
APN 005-011-01

A parcel of land, situate in the East One-Half (W1/2) of Section Four (Sec. 4), Township Fifteen North (T.15N.), Range Twenty East (R.20E.), Mount Diablo Meridian (MDM), Carson City, State of Nevada, being a portion of the parcel "Bravo Lease" as shown on the Record of Survey for Carson City Airport Authority, filed in Book 11, Page 3039, as File Number 531484, April 11, 2022, in the Official Records of Carson City, Nevada, and being more particularly described as follows:

COMMENCING at the southeast corner of said parcel "Bravo Lease";

THENCE, along the East line of said parcel "Bravo Lease", North 00°48'45" East, 234.66 feet, **POINT OF BEGINNING**;

THENCE, leaving said **POINT OF BEGINNING**, North 89°11'15" West, 213.50 feet, to the West line of said Parcel;

THENCE, along the West line of said parcel, North 00°48'45" East, 136.80 feet;

THENCE, leaving the West line of said parcel, South 89°11'15" East, 213.50 feet, to the East line of said parcel;

THENCE, along the East line of said parcel, South 00°48'45" West, 136.80 feet to the **POINT OF BEGINNING**.

Containing 29,206 square feet, more or less.

BASIS OF BEARINGS:

Grid North, Modified Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994 (NAD 83/94) determined using Real Time Kinematic GPS (RTK GPS) observations of Carson City Control Monuments CC052 and CC007. combined Grid to Ground Factor = 1.0002. all distances shown herein are ground values.

SURVEYOR'S CERTIFICATE:

I hereby certify that the description above was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Lee H. Smithson
Nevada PLS 5097
For and on behalf of

 **Manhard**
CONSULTING
241 RIDGE STREET, SUITE 400
RENO, NEVADA 89501
(775) 887-5222

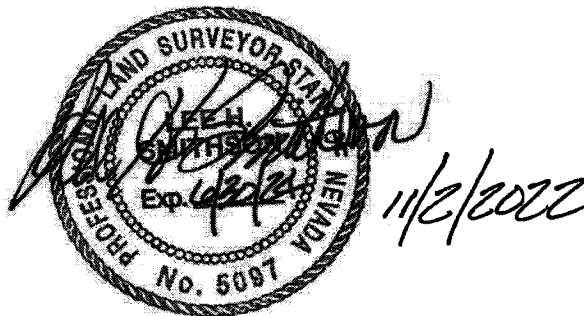
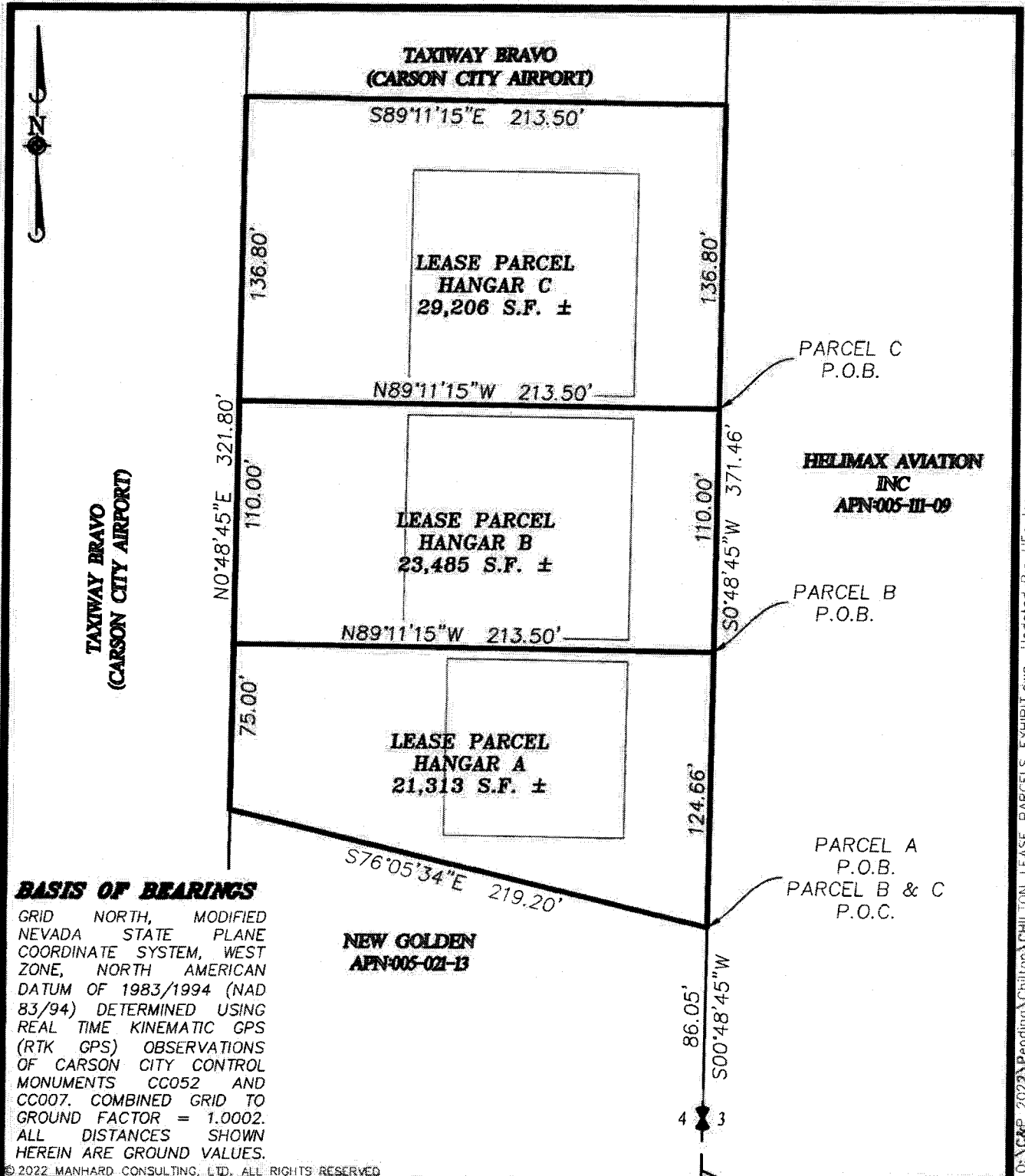


EXHIBIT C



Manhard CONSULTING LTD

241 Ridge Street, Suite 400, Reno, NV 89501 ph:775.748.3500 fx:775.746.3520 www.manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

CHILTON LEASE PARCELS	
CARSON CITY, NEVADA	
EXHIBIT "A-1"	
PROJ. MGR.: LHS	SHEET
DRAWN BY: HHF	1 OF 1
DATE: NOV 2022	TBD
SCALE: 1"=60'	

Dwg. Name: O:\C&P\2022\Pending\Chilton\CHILTON_LEASE_PARCELS_EXHIBIT.dwg Updated By: HFowler 11-49

EXHIBIT B**CONSTRUCTION EXHIBITS**

If required by any Federal, State, or local agency, the Tenant shall prepare and submit an environmental Phase I audit. All structures erected, and paved areas on the Airport, shall comply with all applicable County and State building, health, and safety regulations, including, if applicable, any other building, fire, sign, electrical, heating, zoning, and plumbing codes. Architectural design of all structures and paving shall be reviewed and approved by the Carson City Airport Authority.

Tenant shall be required to furnish to the Carson City Airport Authority a copy of a contract between Tenant and a licensed contractor. The contract shall be protected by a performance bond to guarantee that the improvements will be completed according to the existing codes and the improvements will be free from any liens. Tenant shall cause any contract with any contractor, designer or other person providing work, labor or materials to the Premises to include the following clause:

“Contractor agrees on behalf of itself, its subcontractors, suppliers and consultants and their employees, that there is no legal right to file a lien upon City-owned property (Airport), and will not file a mechanic's lien or otherwise assert any claim against City's real estate on account of any work done, labor performed or materials furnished under this contract. Contractor agrees to indemnify, defend and hold the Airport Authority and City harmless from any liens filed upon City's property and shall promptly take all necessary legal action to ensure the removal of any such lien at Contractor's sole cost.”

Tenant is obligated to secure all permits that are necessary and required to construct or develop any building, improvements, and additions upon lease parcel.

1. CONSTRUCTION ON PREMISES. Tenant shall comply with all Federal, State, and local laws, ordinances, orders, judgments, decrees, regulations, directives, and requirements now, or which may be, applicable to the construction of improvements on the operations and uses of the premises.

A. Construction Phasing

- 1. All plans completed and submitted to Landlord and governmental offices for approval within 1 year of the effective date of the lease.**

2. All permits obtained for construction within 120 days next following.
3. All construction completed within two years of the effective date of the lease.

B. Failure to Use Property. Failure by Tenant to satisfy the requirements as set forth above may result in default of this Agreement and Landlord may, at its discretion, disallow the use of any, or all, of the premises.

C. Certificate of Completion. Upon completion of the improvements, Tenant shall submit to the Landlord a copy of its acceptance letter certifying completion and a certified copy of any certificate or permit which may be required by any Federal, State, County, or other local government or agency in connection with the completion or occupancy by Tenant. Tenant shall furnish to Landlord a set of reproducible, final "as built" drawings of any and all improvements not later than ninety (90) days following the completion, occupancy, or initial use of such improvements, whichever comes first.

2. **TITLE TO IMPROVEMENTS AND FIXTURES.** During the term of this lease, all improvements (other than trade fixtures) erected, installed, or constructed by Tenant on the premises shall become part of the land upon which they are erected, or part of the building to which they are affixed, and title to such improvements, facilities, or alterations shall remain with Tenant. "Trade fixtures" shall remain the property of Tenant and that term shall include, but shall not be limited to, personal property, signs used to identify the Tenant's facilities in and about the premises, and all machinery and equipment installed in, placed on, or used in connection with Tenant's operation.

**APPENDIX A
CARSON CITY AIRPORT AUTHORITY**

DEVELOPMENT/CONSTRUCTION STANDARDS

CODE REQUIREMENTS - ALL CONSTRUCTION SHALL MEET ALL CARSON CODES AND REQUIREMENTS INCLUDING THE CARSON CITY AIRPORT AUTHORITY (C.C.A.A.)

OUTSIDE STORAGE AREA - T-HANGERS, SHOP-HANGERS/OFFICE BUILDINGS ETC. SHALL NOT HAVE OUTSIDE STORAGE OF ANY KIND.

WATER - WATER SERVICE SHALL BE BROUGHT TO THE PROPERTY BY THE LEASE HOLDER.

FIRE HYDRANTS - FIRE HYDRANTS MAY BE REQUIRED PURSUANT TO FIRE DEPARTMENT REGULATIONS AND ARE THE LEASEHOLDERS RESPONSIBILITY.

POWER - ELECTRIC POWER SHALL BE REQUIRED TO EACH BUILDING.

FLOORS - GROUND LEVEL CONCRETE FLOORS SHALL BE REQUIRED IN EACH BUILDING.

COLORS - EXTERIOR BUILDING COLORS SHALL BE LIMITED TO BLUE AND TAN MATCHING EXISTING STRUCTURES.

DOOR HEIGHT - T-HANGARS MUST HAVE A MINIMUM DOOR HEIGHT CLEAR SPAN OF 12 FT. LARGER OR MULTIPLE AIRCRAFT HANGERS MUST HAVE A MINIMUM DOOR HEIGHT CLEAR SPAN OF 19 FT. UNLESS APPROVED OTHERWISE BY THE AIRPORT AUTHORITY.

NEW CONSTRUCTION - ALL BUILDINGS SHALL BE OF NEW CONSTRUCTION.

LIGHTING - SECURITY LIGHTING SHALL BE AT THE DISCRETION OF THE AIRPORT AUTHORITY.

PARKING - PARKING SPACES SHALL NOT BE REQUIRED FOR HANGARS LOCATED ON THE INTERIOR OF THE AIRPORT. FOR HANGERS THAT ARE LOCATED WITH EXTERIOR ACCESS OR FRONTAGE, ENOUGH SPACES DEEMED PROPER FOR THE SIZE OF THAT BUILDING WILL BE REQUIRED AND WILL BE IN COMPLIANCE WITH THE APPLICABLE CITY CODES. NO PARKING OR STORAGE WILL BE PERMITTED ON AIRPORT PROPERTIES. AUTOMOBILE PARKING WILL BE RESTRICTED TO THE INDIVIDUAL'S LEASEHOLD BUT WILL NOT ALLOW FOR THE EXTERIOR STORAGE OF BOATS, CONTAINERS, RV'S, TRAILERS, WRECKED AIRCRAFT ETC.

FENCING - IF APPROPRIATE, PROPERTIES, WITH EXTERIOR BOUNDARIES SHALL PROVIDE SECURITY FENCING. SAID SECURITY FENCING SHALL BE REQUIRED WITH CONSTRUCTION OF THE STRUCTURE. ALL FENCING SHALL BE 6 FT. HIGH, CHAIN LINK FENCE OR BETTER.

TRASH - ALL PROPERTY, FENCE AND BUILDING LINES SHALL BE KEPT CLEAR OF WEEDS, TRASH, AND LITTER. LANDSCAPING SHALL BE AT THE DISCRETION OF THE AIRPORT AUTHORITY.

APN 005-021-13

Mail tax statements to:
Mountain West Aviation, LLC
PO Box 1685
Crystal Bay, NV 89402

**AMENDMENT TO
CARSON CITY AIRPORT LEASE AGREEMENT**

This Amendment to lease, made and entered into as of January 1, 2022, between the CARSON CITY AIRPORT AUTHORITY (Landlord), whose address is 2600 E. Graves Lane #6 Carson City, Nevada 89706, and MOUNTAIN WEST AVIATION, LLC.(Tenant), whose address is PO Box 1695, Crystal Bay, Nevada 89402.

WITNESSETH:

WHEREAS, the Tenant predecessor and Landlord entered into a lease for a fuel island recorded on July 12, 1992 as Doc. No. 191541; with an Assignment to Tenant recorded June 14, 2007 as Doc No. 368759; and an Amendment to relocate the fuel recorded Sept 5, 2008 as Document No. 382384; and

WHEREAS, the Tenant and Landlord have discovered from a recent survey that the actual leased and improved area is slightly different than the legal description in the Lease Amendment that moved the fuel island to its present location as a part of the runway realignment program. (i.e. the Amendment recorded Sept 5, 2008 as Document No. 382384); and

WHEREAS, the parties desire to amend the lease so that it matches the constructed facility and to adjust the rent accordingly.

THEREFORE, Landlord and Tenant agree as follows:

1. The area leased is reduced to its current paved footprint of 0.8575 acres (37,351 sq feet) instead of .89 acres (38,768.40 sq feet), as shown on the attached Record of Survey Lease Parcel Exhibit as "MW Aviation", and the rental payments are correspondingly reduced to reflect the smaller lease area, i.e. reduced by 1,417.4 sq feet.
2. The (non-fuel flow component) rental amount due from Tenant going forward is \$173.44; and a refund of \$552.63 was provided to Tenant for past rent paid on the larger area.

3. All of the other terms and conditions of the original lease and amendment are unchanged.

TENANT
MOUNTAIN WEST AVIATION, LLC,

LANDLORD
CARSON CITY AIRPORT AUTHORITY
CARSON CITY, NEVADA

Michael Golden
Michael Golden, LLC Manager

Tim Puliz
Tim Puliz, VICE-CHAIRMAN

ATTEST:

Jon Rogers
Jon Rogers, TREASURER

California
STATE OF ~~NEVADA~~)
County of Nevada : ss
CARSON CITY)

On this 4th day of ~~May~~ *August*, 2022, before me, the undersigned, a Notary Public, personally appeared Michael Golden, President of, or Managing Member of MOUNTAIN WEST AVIATION, LLC, known 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.

Diana Judith Vazquez
NOTARY PUBLIC (SEAL)



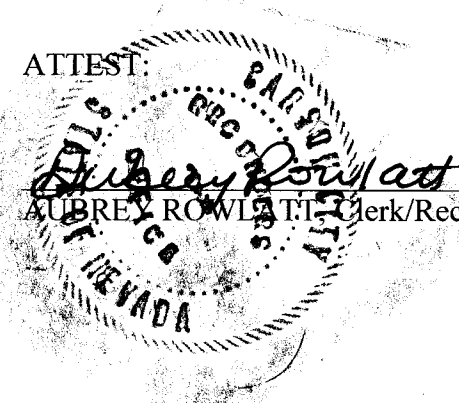
CARSON CITY

Approved by the Board of Supervisors this 17th day of November, 2022.

Lori Bagwell
LORI BAGWELL, Mayor

ATTEST:

Aubrey Rowlett
AUBREY ROWLETT, Clerk/Recorder



CITY'S LEGAL COUNSEL
Approved as to form.
Jason Woodbury
DISTRICT ATTORNEY
Jason Woodbury

AIRPORT AUTHORITY COUNSEL
Approved as to form
Steven E. Tackes
STEVEN E. TACKES, ESQ.

**EXHIBIT "A"
LEGAL DESCRIPTION**

MW AVIATION LEASE PARCEL

All that certain real property situate within the East One-Half (E 1/2) of Section Four (Sec. 4), Township Fifteen North (T15N), Range Twenty East (R20E), M.D.M, Carson City, Nevada, more particularly described as follows:

BEING that certain lease parcel "MW AVIATION LEASE PARCEL" as shown on Amended Record of Survey for Carson City Airport Authority, recorded April 15, 2022 as File No. 531658 in the Carson City Nevada Recorder's Office.

COMMENCING at the Northeast Corner of said Sec 4, marked by a 1-inch iron pipe, as shown on said Record of Survey;

THENCE along the east section line thereof, South 00°49'20" West, 2,530.09 feet to the **POINT OF BEGINNING**;

THENCE continuing along said course, South 00°49'20" West, 174.80 feet;

THENCE North 76°09'24" West, 219.13 feet;

THENCE North 00°49'20" East, 175.09 feet;

THENCE South 76°04'59" East, 219.20 feet to the **POINT OF BEGINNING**.

Containing 37,351 square feet of land, more or less.

The Basis of Bearings is identical to that of Record of Survey for Carson City Airport Authority Map No. 3040 recorded on April 15, 2022 as File No. 531658 in the Carson City, Nevada Recorder's Office.

Prepared by
CFA Inc.
1150 Corporate Blvd.
Reno, NV 89502
(775) 856-1150



Kevin L. German
10-12-22

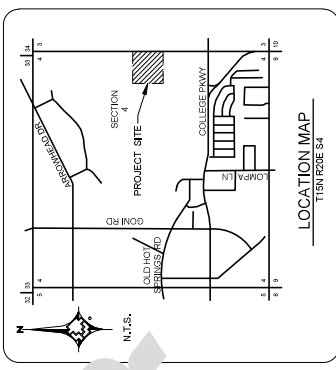
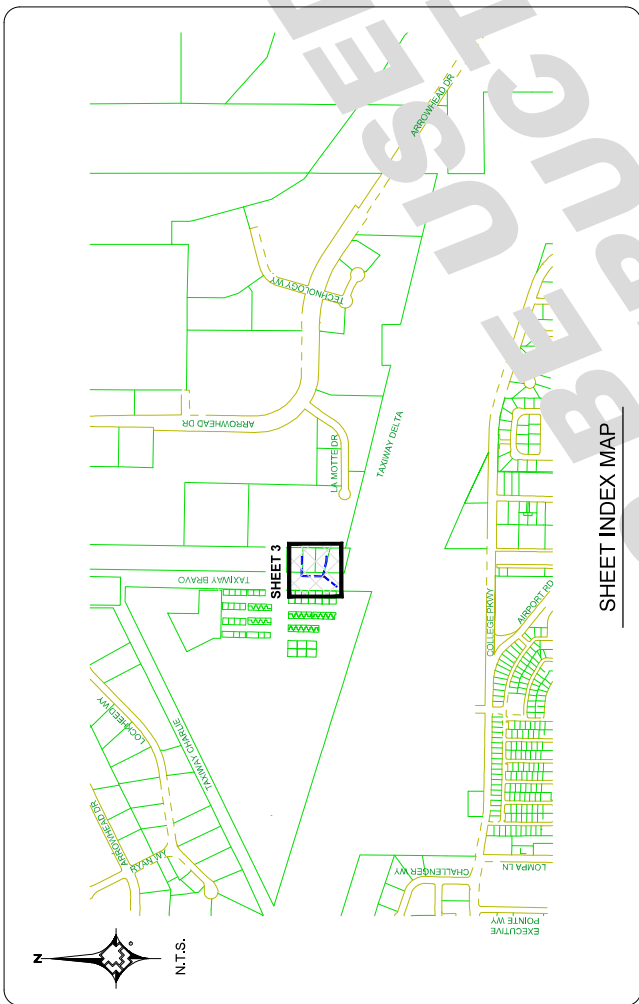
Kevin L. German
PLS 20461

DESIGN LEGEND

EXISTING GAS MAIN	
EXISTING GAS SERVICE	
GAS LINE TO BE ABANDONED	
PROPOSED GAS MAIN	
PROPOSED GAS SERVICE	
STEEL RISER	
ANODELESS RISER	
GASLIGHT	
GAS VALVE	
EXCESS FLOW VALVE	
RELIEF VALVE	
COUPLINGS	
BOND OVER	
CP TEST POINT	
INSULATOR	
REGULATOR STATION	
RECIPHER	
ANODE	
SCADA	
METER SET ASSEMBLY	
PURGE POINT	
BRANCH CVT LINE STOPPER	
EXISTING EASEMENT	
ROW LINE	
PROPERTY LINE	
STREET CENTERLINE	
EDGE OF PAVEMENT	
CABLE LINE - UNDERGROUND	
ELECTRIC - OVERHEAD	
ELECTRIC - UNDERGROUND	
FIBER OPTIC - UNDERGROUND	
PHONE - OVERHEAD	
PHONE - UNDERGROUND	
RECLAIMED WATER	
SEWER	
STORMWATER	
WATER	
UTILITY PEDESTALS	
FIRE HYDRANT	
MANHOLE	
WATER VALVE	
SURVEY MONUMENT	
POWER POLE	
GAS FLOW ARROW	

SHEET INDEX

- COVER SHEET
- NOTES AND STANDARD DETAILS
- PLAN SHEET



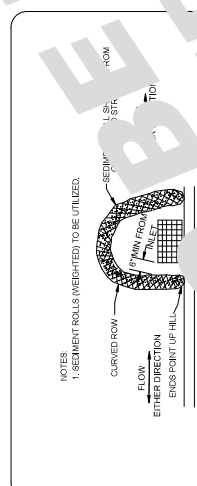
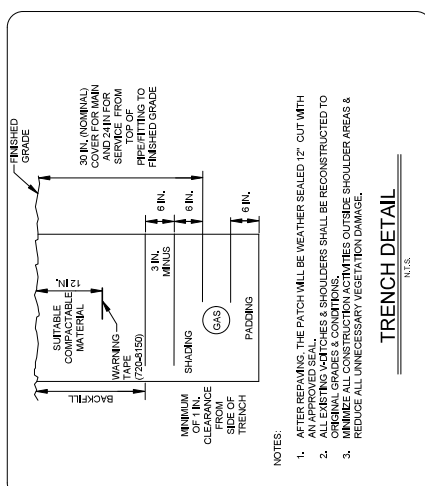
<p>Know what's below. Call before you dig.</p>		<p>SOUTHWEST GAS CORPORATION</p>		<p>Southwest Gas Corporation Confidential and Proprietary Information For Reference Only - Not Valid for Line Locating Purposes. No responsibility is assumed for the accuracy or completeness of the information or opinions shown. The information is provided for informational purposes only. This information is not to be used for any other purpose. This information is the property of Southwest Gas Corporation and is confidential under the provisions of the Information Act and the Protected Critical Infrastructure Information Act of 2002, and Nevada Revised Statutes § 239C. This document may not be copied, distributed, or shared to any other person without prior written consent of Southwest Gas Corporation.</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>APPROV.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	APPROV.					<p>24 CARSON_43</p> <table border="1"> <thead> <tr> <th>SYSTEM MAP</th> <th>HP SERVICE</th> <th>DISTRIBUTION</th> <th>FEEDER</th> <th>TRANS. BY DEF</th> <th>TRANS. >20%</th> </tr> </thead> <tbody> <tr> <td>43</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>		SYSTEM MAP	HP SERVICE	DISTRIBUTION	FEEDER	TRANS. BY DEF	TRANS. >20%	43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>IR/IND. 4786736</p> <p>RELATED WORKS N/A</p>		<p>ENGINEER/TECHNICIAN: COOY EBBERE ACCOUNT REP.: DANIEL PACE PROJECT CONTACT: DANIEL PACE SHEET NO. 3 OF 3 SCALE N.T.S. DRAWN BY: INFINITY CHECK BY: CUEI APPROV. BY: BANG</p>		<p>PHONE (775) 867-2842 PHONE (775) 867-2722 PHONE (951) 2924 DATE: 09/12/2024 APPROV. BY: BANG</p>	
NO.	DESCRIPTION	DATE	APPROV.																																
SYSTEM MAP	HP SERVICE	DISTRIBUTION	FEEDER	TRANS. BY DEF	TRANS. >20%																														
43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																														
<p>CARSON CITY</p>		<p>CARSON_03</p>		<p>DIST. 24 S. CARSON MOUNTAIN VIEW</p>		<p>LOCATION</p>		<p>ATLAS OR TILE</p>		<p>SYSTEM MAP: N/A SYSTEM MAP: N/A</p>		<p>HP SERVICE: <input type="checkbox"/> DISTRIBUTION: <input checked="" type="checkbox"/> FEEDER: <input checked="" type="checkbox"/> TRANS. BY DEF: <input type="checkbox"/> TRANS. >20%: <input type="checkbox"/></p>		<p>NAME: 24 CARSON_43</p>		<p>DATE: 09/12/2024</p>		<p>PROJECT CONTACT: DANIEL PACE</p>		<p>ENGINEER/TECHNICIAN: COOY EBBERE</p>		<p>PHONE (775) 867-2842</p>													
<p>CARSON CITY</p>		<p>CARSON_03</p>		<p>DIST. 24 S. CARSON MOUNTAIN VIEW</p>		<p>LOCATION</p>		<p>ATLAS OR TILE</p>		<p>SYSTEM MAP: N/A SYSTEM MAP: N/A</p>		<p>HP SERVICE: <input type="checkbox"/> DISTRIBUTION: <input checked="" type="checkbox"/> FEEDER: <input checked="" type="checkbox"/> TRANS. BY DEF: <input type="checkbox"/> TRANS. >20%: <input type="checkbox"/></p>		<p>NAME: 24 CARSON_43</p>		<p>DATE: 09/12/2024</p>		<p>PROJECT CONTACT: DANIEL PACE</p>		<p>ENGINEER/TECHNICIAN: COOY EBBERE</p>		<p>PHONE (775) 867-2842</p>													

DESIGN PIPE SUMMARY		
DESIGN QTY.	DESCRIPTION	
670	2" PE8400	
29	1" PE8400	

ABBREVIATIONS:

AA ALD/LA PIPE
 ABND ABANDONED
 ACB ACCELERATED CONCRETE
 ACA ACCELERATED CONSTRUCTION
 ACP ASBESTOS CEMENT PIPE
 APN ASSESSOR PARCEL NUMBER
 BLVD BOULEVARD
 BM BENCH MARK
 BTU BUTT WELD
 BCB BENCH CONCRETE
 C CONCRETE
 CC CONC
 CIP CONCRETE IN PLACE
 CAT CATEGORY
 CA DESIGN DATA COLLECTION APPLICATION
 DETAIL
 DIA DIAMETER
 DIMP DISTRIBUTION
 DP DISTRIBUTION PIPE
 DMG DAMAGE
 E EXISTING
 ELL ELLIPTICAL
 EA END ARM
 EJ END JOINT
 EPT END POINT
 EX EXISTING
 F FOUNDATION
 FE FEMUR
 FERT FEDERAL ENERGY REGULATORY COMMISSION
 FH FIRE HYDRANT
 FIR FIRE
 GIP GAS INFRASTRUCTURE REPLACEMENT
 GPR GAS PRESSURE REGULATOR
 HCA HIGH CONSEQUENCE AREA
 HDPE HIGH DENSITY POLYETHYLENE PIPE
 HP HIGH PRESSURE
 HOP HISTORIC OPERATING PRESSURE
 HYV HIGH VOLUME TAPPING TEE
 IN INCHES
 IPS IRON PIPE SIZE
 JT JOINT TRENCH
 MAOP MAXIMUM ALLOWABLE OPERATING PRESSURE
 MAC MEASUREMENTS & CONTROL
 MCF THOUSAND CUBIC FEET PER HOUR
 MP MAXIMUM OPERATING PRESSURE
 MPP MANUFACTURER'S PRESSURE RATING
 MPP MEMBER SERVICE PRESSURE RATING
 MPP MAPPING VERIFICATION PROCEDURE
 NAP NOT A PART

NATIONAL TRANSPORTATION SAFETY BOARD
 NTS NOT TO SCALE
 OC ON CENTER
 OD OUTSIDE DIAMETER
 OH OVERHEAD
 OHE OVERHEAD ELECTRIC
 P POWER
 P-OP PORTLAND CEMENT OPERATING PRESSURE
 PE POLYETHYLENE PIPE
 PHASIA PIPELINE & HAZARDOUS MATERIALS SAFETY ADMINISTRATION
 PL PROPERTY LINE
 PLS PRESSURE LIMITING STATION
 P.O.B. POINT OF BEGINNING
 PP POWER POLE
 POF PREQUALIFIED FITTING
 PSIG POUNDS PER SQUARE INCH (GAUGE)
 PVC POLYVINYL CHLORIDE
 RCM REINFORCED CONCRETE
 RC REINFORCED CONCRETE
 RCB REINFORCED CONCRETE PIPE
 ROW RIGHT OF WAY
 SCADA SUPERVISORY CONTROL AND DATA ACQUISITION
 SDR STANDARD DRAIN MANHOLE
 SFR SQUARE FOOT
 ST STATION
 SUT SERVICE LINE SHUT-OFF VALVE
 SWS SPECIFIED MAXIMUM YIELD STRENGTH
 SSS STAINLESS STEEL
 STA STREET
 SWG SOUTHWEST GAS
 TDS TEST DATA SHEET
 TB THROUGH
 TB THRU BLOCK
 TOP TOP OF PIPE
 TPT TEST POINT
 TS TECHNICAL SERVICE NOTE
 TRIMP TRANSMISSION INTEGRITY MANAGEMENT PROGRAM
 TYP TYPICAL
 U.E. UTILITY EASEMENT
 UGE UNDERGROUND ELECTRIC
 UG UNDERGROUND GAS
 UGT UNDERGROUND TELEPHONE
 VSP VINTAGE STEEL PIPE
 VPT VITRIFIED CLAY PIPE
 VERT VERTICAL
 VS VALLEY
 VS VALLEY GUTTER
 W WATER
 WMS WORK MANAGEMENT SYSTEM
 WR WORK REQUEST
 WWS WATER MAINS
 WV WATER VALVE
 YD YARDS



NOTES:

- SEDIMENT ROWS (WEIGHTED) TO BE UTILIZED.

SING NOTES AND CONDITIONS: (CONTRACTOR PROVIDED TRENCH)

- ALL WORK TO BE DONE IN ACCORDANCE WITH SOUTHWEST GAS OPERATIONS MANUAL, POLICIES AND PROCEDURES.
- ALL MAIN BEING TIED INTO IS OPERATING AT 49".
- ALL TRENCHING WHERE NOTED, TO BE PROVIDED BY SOUTHWEST GAS CONTRACT CREWS.
- DEVELOPER TO PROVIDE STAKING OF RIGHT-OF-WAY TO ENSURE MAINS INSTALLED IN THE CORRECT LOCATION.
- ALL TRENCHING, PADDING AND SHAKING SHALL BE IN ACCORDANCE WITH SOUTHWEST GAS AND LOCAL GOVERNMENT AGENCY PROCEDURES.
- PRESSURE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH SOUTHWEST GAS OPERATIONS MANUAL, POLICIES AND PROCEDURES.
- ALL TRENCHING SHALL BE IN ACCORDANCE WITH SOUTHWEST GAS AND LOCAL GOVERNMENT AGENCY PROCEDURES AND/OR ENCROACHMENT PERMIT CONDITIONS. THE MOST STRINGENT SPECIFICATIONS SHALL TAKE PRECEDENCE.
- DETAILS SHOWN ARE BASED ON STANDARD CONSTRUCTION PROCEDURES. DEVIATIONS CAN BE IMPLEMENTED WITH SOUTHWEST GAS INSPECTOR AND/OR SUPERVISOR APPROVAL.
- ENGINEERS APPROVAL MUST BE OBTAINED PRIOR TO ANY DESIGN DEVIATIONS TAKING PLACE AND WAS COMMENTS UPDATED WITH NOTES BY APPROVING ENGINEER.
- ALL NEW SERVICE LINES AND STUBS SHALL BE INSTALLED WITH AN EXCESS FLOW VALVE (EFV) OR SERVICE LINE SHUT-OFF VALVE (SLSV).
- LOCATION OF EXISTING FACILITIES BASED ON PREVIOUS AS-BUILT DATA. THE 4-IN TIE-IN FIELD VERIFIED FROM PROPERTY LINE AND SHOWN ON AS-BUILT FOR THIS PROJECT.
- CONTRACTOR SHALL NOTIFY ALL ENTITIES 48 HOURS PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE SAME UPON COMPLETION.
- ALL PE MAIN AND SERVICE FACILITIES MUST BE SERVED WHEN REQUIRED AND INSTALLED IN ACCORDANCE WITH SOUTHWEST GAS OPERATIONS MANUAL, POLICIES AND PROCEDURES. THE LOCATION OF ALL SLEEVE INSTALLATIONS ON APPLICABLE AS-BUILT DOCUMENTATION.

SWG CATHODIC PROTECTION NOTES

- THIS PROJECT IS NOT INSTALLING, ABANDONING, OR TIEING INTO ANY STEEL GAS FACILITIES.

REVISIONS

NO.	DESCRIPTION	DATE	APPROVED

PERMIT INFORMATION: LOCATION: ATLAS OR TILE
 DIST. 24: x174/1620, x174/1618
 MOUNTAIN GLO
 CARSON_QTY: CARSON_Q3

24 CARSON_Q3
 SYSTEM MAP: 43
 SYSTEM MAP: 43
 N/A
 SYSTEM MAP: N/A
 SYSTEM MAP: N/A

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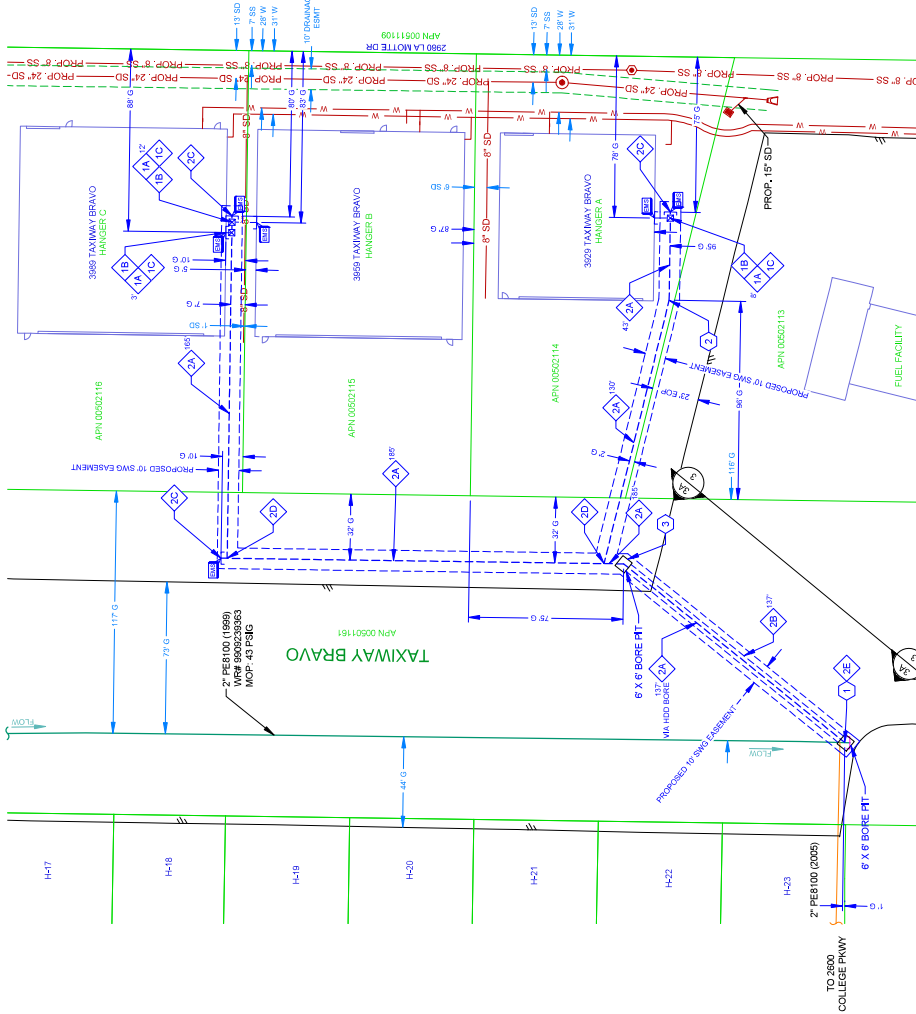
811
 Know what's below.
 Call before you dig.

SOUTHWEST GAS CORPORATION

ENGINEER/TECHNICIAN: COOY ERBE
 ACCOUNT REPR.: DANIEL PACE
 PROJECT CONTACT: DANIEL PACE
 SHEET NO.: 2 OF 3
 SCALE: N.T.S.
 DATE: 09/17/2024
 DRAWN BY: JENNIFER J. CUEI
 CHECK BY: CUEI
 APPROVED BY: BANG

PHONE: (775) 867-2842
 PHONE: (775) 867-2722

NEMC TAXI WAY BRAVO,
 CARSON CITY, NV



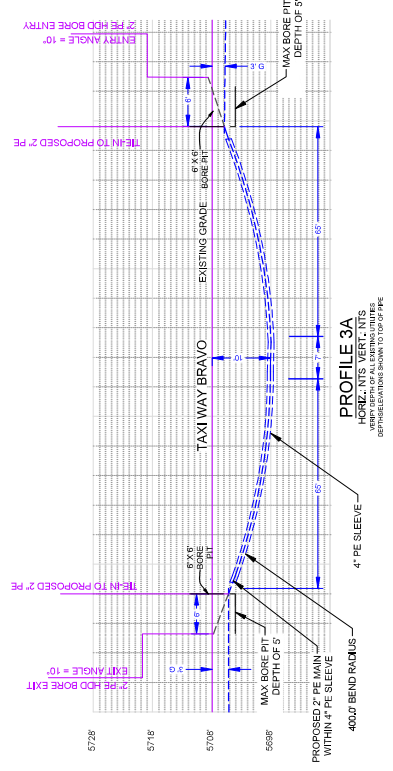
2" DISTRIBUTION MATERIALS LIST (MAIN)

CODE	DESIGN QTY.	AS-BUILT QTY.	STOCK ID	DESCRIPTION	SEAM	COATING
2A	670		100-5103	2" PE 8400 PIPE PREP	N/A	N/A
2B	137		100-8999	4" PE SLEEVING, NMCA	N/A	N/A
2C	3		140-2865	2" PPS CAP, ELECTROFUSION, MTD	N/A	N/A
2D	2		140-5317	TEE EF-2 (PS) RE, 4710 MTD	N/A	N/A
2E	1		160-8171	2" X 2" PE TAP TEE, CNT1	N/A	N/A
2F	5		170-9991	INSULATING SWD ASSEMBLY 2" CARRIER X 4" CASING, MDVP	N/A	N/A

1 1/4" AND BELOW, DISTRIBUTION MATERIALS LIST (SERVICE)

CODE	DESIGN QTY.	AS-BUILT QTY.	STOCK ID	DESCRIPTION	SEAM	COATING
3A	23		101-8575	1" PE 8400 PIPE PREP	N/A	N/A
3B	3		100-8683	TEE TAP EF 2X1.5 W/NT 1100 EPV MTD	N/A	N/A
3C	3		800-6986	1" PE CAP, RWLY	N/A	N/A

- CONSTRUCTION NOTES**
1. THE NEW 2" PE 8400 TO EXISTING 2" PE 8400, I/P# 990230363 (1999)
 2. ROPEN NEW 2" PE 8400 MAIN
 3. ROPEN NEW 2" PE 8400 MAIN



NOT TO BE USED FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	ISOLATION AREA	LOCATION	DATE	APPROV.	BY
	CARSON_Q3					

PERMIT INFORMATION

CARSON_Q3	
DIST. 24	
SUBMIT	
APPROVAL	

24 CARSON_Q3

HP SERVICE	43
DISTRIBUTION	43
FEEDER	
TRANS. BY DEF	
TRANS. 2-20%	

2" PE 8400 (2005) COLLEGE Pkwy

ENGINEER/TECHNICIAN	COOY ERBE
ACCOUNT REP.	DANIEL PACE
PROJECT CONTACT	
PHONE (775) 861-2842	
PHONE (775) 861-2722	
SHEET NO. 3 OF 3	SCALE 1" = 30'
DATE 09/12/2024	
DRAWN BY	INFINITY
CHECK BY	CJEL
APPROVED BY	BAND

RELATED WORKS

IRING	4786736
RELATED WORKS	N/A

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SOUTHWEST GAS CORPORATION

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CCAA BOARD MEMO

Agenda Item: H-1

BOARD MEMO 2024-18

Meeting Date: June 26, 2024

Agenda Title: FOR DISCUSSION AND POSSIBLE ACTION:
CONSIDERATION FOR PAY INCREASE FOR AIRPORT STAFF.

Staff Summary: Airport Staff performance reviews have been completed by the Airport Manager. All staff exceeded expectations. The recommended pay increase for staff who are still in the probationary period is 3.2%. The recommended pay increase for staff who are out of probationary period is 5%. All recommended increases fit within the 2024/2025 budget.

Agenda Action: Formal Action/Motion

Time Requested: 15 Minutes

Proposed Motion

I move to approve the pay increase for Airport Staff.

CCAA'S Strategic Goal

Maintain airport infrastructure in top condition.
Support economic activity in the region.

Previous Action and Executive Summary

There have been many recent changes in Airport Staff over the past couple of years. Now that there are no planned staff changes, it would be ideal to execute staff raises at the beginning of the new fiscal year annually. This will allow for the budgeting process to determine what the raise value will be each year and for staff performance reviews to be completed to determine if each employee will be eligible for the raise based on merit.

Financial Information

Is there a fiscal impact?

No Yes

If yes, account name/number & amount:

General Fund 3099

Annual Salary Increase: \$6,106.44

Annual Retirement Increase: \$1,068.63

General Fund/ Federal Share:

Is it currently budgeted? Yes

Alternatives

Do not approve.

Suggest a different rate.

Board Action Taken:

Motion: _____ 1) _____
2) _____

Aye/Nay

(Vote Recorded By)



FlyCarsonCity.com

June 26, 2024

Carson City Airport Manager's Report Prepared by Corey Jenkins

Managers' Report

- Crack Seal Project
 - The connector between Bravo and Delta and a small section along Carson Executive Hangar Association have been completed.
 - We will be prioritizing the next pavement projects based on available funds and areas of highest priority.
- ACIP Meetings and Planning
 - Coffman and Associates has prepared a letter to send to the FAA providing them with the data supporting the runway extension from the Master Plan and Letters of Support.
 - We have requested a follow-up meeting with the FAA.
 - We have not received a response from the FAA.
- The final budget.
 - The final budget was accepted by the State.
- Carson City Chamber Leadership Institute
 - On our final day, we got a tour of all the open spaces around Carson City. We also toured some of the historical sites.
 - I have graduated from the Carson City Chamber Leadership Institute
- Aircraft accident
 - There was an aircraft accident.
 - 911 was called by a witness and they also called airport staff right after.
 - The fire department responded and arrived shortly after airport staff were on the scene. There was no injury or risk of fire, so after they took a report, they turned the incident back over to airport staff.
 - The Sheriff Department also responded and took a report.
 - Airport staff were limited due to a sick leave call out but was not a problem and the recovery was smooth.
 - The runway was closed for 1.5 hours.

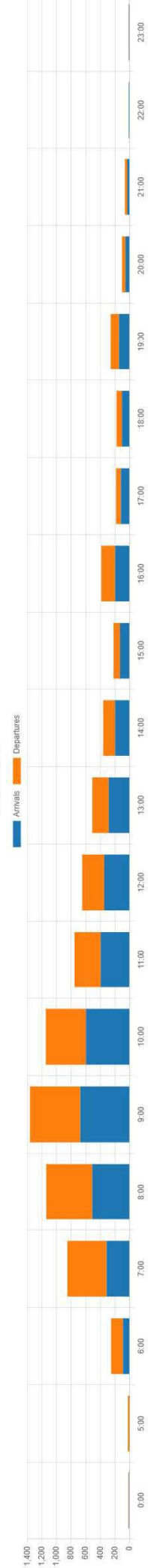
Fuel Flowage

Total							
	Self-Serve		Full-Service		Total Combined		% Change
Month	100LL	Jet A	100LL	Jet A	Gallons	Fuel Flowage Fee	Annual Change
January-24	5932	1389	2655	10751	20727	\$ 1,036.36	97%
February-24	6355	637	1343	13511	21847	\$ 1,092.34	12%
March-24	7206	353	2737	13374.9	23670	\$ 1,183.51	52%
April-24	9776	334	3489	8998	22598	\$ 1,129.89	5%
May-24	10401	1540	4241	28959	45141	\$ 2,257.05	57%
June-24	0	0	0	0	0	\$ -	-100%
July-24	0	0	0	0	0	\$ -	-100%
August-24	0	0	0	0	0	\$ -	-100%
September-24	0	0	0	0	0	\$ -	-100%
October-24	0	0	0	0	0	\$ -	-100%
November-24	0	0	0	0	0	\$ -	-100%
December-24	0	0	0	0	0	\$ -	-100%

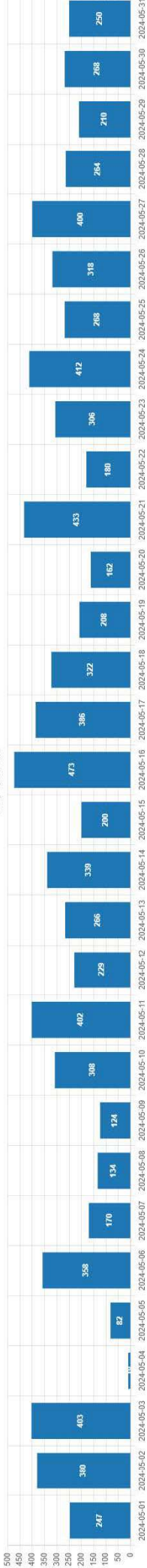
Aircraft Operations

2024 ADS-B Airport Operations				
Month	Arrivals	Departures	Total Operations	Annual Change
January-24	1457	1483	2940	32%
February-24	1295	1265	2560	-27%
March-24	1238	1242	2480	0%
April-24	4312	4312	8624	68%
May-24	4251	4261	8512	62%
June-24	0	0	0	-100%
July-24	0	0	0	-100%
August-24	0	0	0	-100%
September-24	0	0	0	-100%
October-24	0	0	0	-100%
November-24	0	0	0	-100%
December-24	0	0	0	-100%
Total Annual	12553	12563	25116	-60%

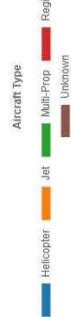
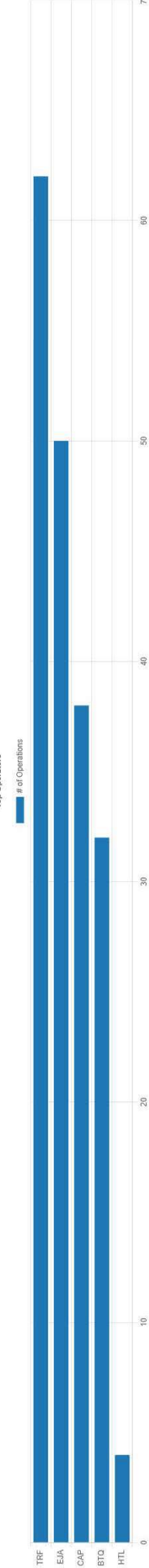
Hourly Operations



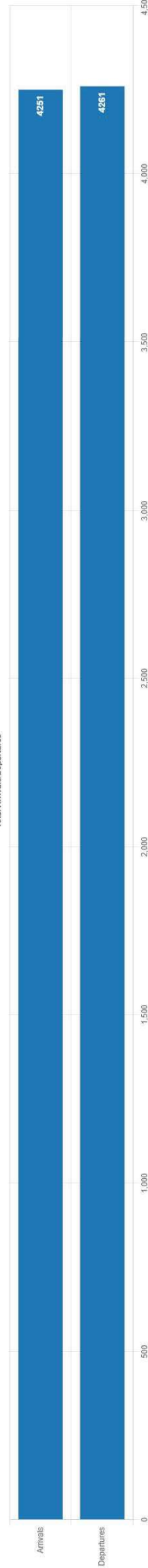
Daily Operations



Top Operators



Total Arrivals/Departures



Carson City Airport Authority-2

Balance Sheet Comparison

As of May 31, 2024

	TOTAL	
	AS OF MAY 31, 2024	AS OF MAY 31, 2023 (PY)
ASSETS		
Current Assets		
Bank Accounts		
1075 LGIP-Deferred	419,449.32	398,833.60
1077 LGIP- General Fund	1,607,661.63	1,237,407.83
3099 Gen. Fund #1162	305,980.52	374,097.10
3101 Deferred Lease #8249	0.00	0.00
3102 Gate Card #5242	0.00	0.00
3199 Petty Cash	100.00	100.00
6.30.20 Audit Adjustment	0.00	0.00
Total Bank Accounts	\$2,333,191.47	\$2,010,438.53
Accounts Receivable		
2000 Accounts Receivable - Operating	341,207.92	285,785.59
Total Accounts Receivable	\$341,207.92	\$285,785.59
Other Current Assets		
1499 Undeposited Funds	18,893.02	22,500.45
2001 AR offset	-19,337.00	
2010 Due From Other Government	389,578.87	98,396.87
2010.1 Audit Adjustment to AR	-332,044.00	1,019.00
2011 Accrued Interest Receivable	6,252.37	1,090.37
2020 Grants Receivable-CY	0.00	0.00
2021 Grants Receivable AIP33	0.00	0.00
2100 Prepaid Expenses	1,000.00	
CTE Reimbursement Funds	-37,935.00	
Grumman HU-16C Lien	0.00	0.00
Total Other Current Assets	\$26,408.26	\$123,006.69
Total Current Assets	\$2,700,807.65	\$2,419,230.81
Fixed Assets		
2120 land	146,542.03	146,542.03
2125 Machinery & Equipment	750,566.73	703,678.73
2126 Fencing	911,661.46	911,661.46
2130 Vehicle	807,877.35	149,733.35
2198 Accumulated Depreciation	-466,021.36	-357,012.36
2201 Tractor	153,046.00	70,924.00
Total Fixed Assets	\$2,303,672.21	\$1,625,527.21
Other Assets		
2300 Provided for LT Obligations	271,786.33	139,013.33
2305 NPV of Airport Leases	7,242,012.00	5,369,789.00

Carson City Airport Authority-2

Balance Sheet Comparison

As of May 31, 2024

	TOTAL	
	AS OF MAY 31, 2024	AS OF MAY 31, 2023 (PY)
2810 Pension Requirement	415,612.04	207,162.04
Total Other Assets	\$7,929,410.37	\$5,715,964.37
TOTAL ASSETS	\$12,933,890.23	\$9,760,722.39
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
3000 Accounts Payable	128,084.84	52,481.78
Total Accounts Payable	\$128,084.84	\$52,481.78
Credit Cards		
6321 Home Depot	324.96	1,288.20
6328 NSB Credit Card Rick 9053	1,226.97	766.16
6329 NSB CC Corey 9061	1,539.26	2,163.61
Total Credit Cards	\$3,091.19	\$4,217.97
Other Current Liabilities		
2101 Payroll Liability	2,137.83	790.52
2102 Accrued Compensated Absences	8,917.28	5,227.28
2115 Accrued Expenses	21,000.00	21,000.00
3030 Audit Adj to AP	4,102.00	686.00
3090 Pension Requirement-Liab	360,736.00	257,691.00
3271 Current Portion of LTD	12,734.00	12,734.00
Total Other Current Liabilities	\$409,627.11	\$298,128.80
Total Current Liabilities	\$540,803.14	\$354,828.55
Long-Term Liabilities		
3085 Net Pension Liability	447,813.00	142,339.00
3100 Leases Advances	26,556.00	18,770.00
3110 Deferred Inflows- Leases	6,872,722.00	5,184,646.00
3200 Mayes-Lease Transactions	305,149.83	174,262.83
3250 Gonzalez Deferred Lease	232,855.89	234,065.53
3260 Goni Deferred Lease	0.00	0.00
6325 Tractor US Bank	-13,243.00	0.00
Total Long-Term Liabilities	\$7,871,853.72	\$5,754,083.36
Total Liabilities	\$8,412,656.86	\$6,108,911.91
Equity		
4200 Fund Balance	2,548,313.52	2,553,540.52
4999 Retained Earnings	1,711,652.24	811,044.02
4999.1 GWFS to Fund FS adjustments	-38,223.00	-38,223.00
Net Income	299,490.61	325,448.94
Total Equity	\$4,521,233.37	\$3,651,810.48
TOTAL LIABILITIES AND EQUITY	\$12,933,890.23	\$9,760,722.39

Carson City Airport Authority-2

Budget vs. Actuals: CCAA Budget_FY24_P&L - FY24 P&L

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
5010 Real/Personal Property Tax				
5010.1 Aircraft	191,383.08	210,000.00	-18,616.92	91.13 %
5010.2 Building	156,586.08	140,000.00	16,586.08	111.85 %
Total 5010 Real/Personal Property Tax	347,969.16	350,000.00	-2,030.84	99.42 %
5050 AIRPORT LEASES				
5050H Hanger Lease	72,000.00	79,100.00	-7,100.00	91.02 %
5051 Land Leases	254,862.22	245,000.00	9,862.22	104.03 %
5052 Tower Leases	72,137.36	71,000.00	1,137.36	101.60 %
5053 Lease-Mayes	6,240.00	6,240.00	0.00	100.00 %
Total 5050 AIRPORT LEASES	405,239.58	401,340.00	3,899.58	100.97 %
5150 Tie Down Fees	9,551.00	9,000.00	551.00	106.12 %
5151 Gate Card Fees	1,934.92	900.00	1,034.92	214.99 %
5155 Parking Fees	643.86	200.00	443.86	321.93 %
5200 Committed-Fuel Flowage Fees	14,655.16	20,000.00	-5,344.84	73.28 %
5201 Committed-Jet Fuel Tax	1,676.55	4,000.00	-2,323.45	41.91 %
5250 Through the Fence Fees		7,200.00	-7,200.00	
5300 Class II FBO Fees	8,250.00	12,000.00	-3,750.00	68.75 %
5402 Open House Income	4,250.00	10,000.00	-5,750.00	42.50 %
5404 Rock Materials Sales	62,338.86	40,000.00	22,338.86	155.85 %
5500 Interest Income	84,887.15	65,000.00	19,887.15	130.60 %
5998 Terminal Rental		500.00	-500.00	
Total Income	\$941,396.24	\$920,140.00	\$21,256.24	102.31 %
GROSS PROFIT	\$941,396.24	\$920,140.00	\$21,256.24	102.31 %
Expenses				
6019 Charitable Contribution	2,040.75	1,000.00	1,040.75	204.08 %
6165 Job Supplies	48.14		48.14	
6169 Taxes & Licenses	280.00		280.00	
6300 Operating Expenses				
6000 Airport Engineering	3,000.00		3,000.00	
6130 Dues	1,685.00	1,450.00	235.00	116.21 %
6135 Memberships	95.00	750.00	-655.00	12.67 %
6137 Conferences	785.00	2,500.00	-1,715.00	31.40 %
6170 SWAAAE BOD Travel		750.00	-750.00	
6190 Office Expencc-PC Software	5,246.20	1,000.00	4,246.20	524.62 %
6200 Office Expenses -PC Hardware	154.96	500.00	-345.04	30.99 %
6211 Meals and Entertainment	889.06	500.00	389.06	177.81 %
6218 Marketing and Website	1,526.98		1,526.98	
6280 Open House Expense	1,229.51	10,000.00	-8,770.49	12.30 %
6369 Travel	512.96	500.00	12.96	102.59 %
Total 6300 Operating Expenses	15,124.67	17,950.00	-2,825.33	84.26 %
6301 Utilities				

Carson City Airport Authority-2

Budget vs. Actuals: CCAA Budget_FY24_P&L - FY24 P&L

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6238 Stormwater Discharge Permit	4.06		4.06	
6302 Phone & Internet	3,370.51	3,500.00	-129.49	96.30 %
6303 Electric	15,736.92	12,000.00	3,736.92	131.14 %
6304 Gas	1,133.82	1,000.00	133.82	113.38 %
6305 Water	2,392.72	2,000.00	392.72	119.64 %
6306 Carson City Landfill	1,256.20	1,200.00	56.20	104.68 %
Total 6301 Utilities	23,894.23	19,700.00	4,194.23	121.29 %
6308 Office Expenses and Supplies	1,701.95	2,000.00	-298.05	85.10 %
6309 Legal	36,180.00	100,000.00	-63,820.00	36.18 %
6310 Security	3,595.90	4,000.00	-404.10	89.90 %
6311 CCAA printing	428.08		428.08	
6312 Data Storage	603.82	400.00	203.82	150.96 %
6313 Insurance	7,784.00	13,000.00	-5,216.00	59.88 %
6314 Auditing	26,103.75	25,000.00	1,103.75	104.42 %
6314A Accounting/Bullis	16,595.00	18,000.00	-1,405.00	92.19 %
6314B Accounting/Tmcdbooks	9,760.00	28,800.00	-19,040.00	33.89 %
6315 Contract Services/Appraisals		6,000.00	-6,000.00	
6316 Bank Charges/Square Chgs	627.36	350.00	277.36	179.25 %
6317 Airport Equipment Maintenance	17,903.73	15,000.00	2,903.73	119.36 %
6317.5 AWOS III Service Charges	7,464.90	6,000.00	1,464.90	124.42 %
6318 Facility Maintenance	6,938.72	8,000.00	-1,061.28	86.73 %
6319 Airfield Maintenance	27,196.35	30,000.00	-2,803.65	90.65 %
6319.5 Gate Maintenance	3,009.89	250.00	2,759.89	1,203.96 %
6319.51 Depreciation expense		85,000.00	-85,000.00	
6350 Labor Expense				
6351 Salaries	196,040.60	215,400.00	-19,359.40	91.01 %
6351.5 Overtime Budget (Airfield)	1,080.00	6,000.00	-4,920.00	18.00 %
6352 Healthcare	39,304.29	45,000.00	-5,695.71	87.34 %
6353 PERS Retirement Contribution	70,115.59	65,000.00	5,115.59	107.87 %
6354 Nevada Payroll	1,248.50	1,100.00	148.50	113.50 %
6355 Workers Compensation	4,638.15	7,400.00	-2,761.85	62.68 %
6356 State Unemployment Contri		2,100.00	-2,100.00	
6357 Federal Quarterly Tax		500.00	-500.00	
6363 Voya/Deferred Comp	420.00		420.00	
6476 Uniforms	1,605.32	2,400.00	-794.68	66.89 %
Total 6350 Labor Expense	314,452.45	344,900.00	-30,447.55	91.17 %
6600 Bad Debt Transaction	1,650.00		1,650.00	
9100 Interest Expense	527.98		527.98	
QuickBooks Payments Fees	123.67		123.67	
Total Expenses	\$524,035.34	\$725,350.00	\$ -201,314.66	72.25 %
NET OPERATING INCOME	\$417,360.90	\$194,790.00	\$222,570.90	214.26 %
Other Income				

Carson City Airport Authority-2

Budget vs. Actuals: CCAA Budget_FY24_P&L - FY24 P&L

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5001 NDOT Grant Reimbursement	19,722.00		19,722.00	
FAA AIP Grant Revenue				
6035 AIP #36 Construct SRE Building				
6035.1 6035 AIP #36 Construct SRE Building Revenue		1,640,625.00	-1,640,625.00	
6035.2 6035 AIP #36 Construct SRE Building Expense	-12,470.00	-	1,737,530.00	0.71 %
		1,750,000.00		
Total 6035 AIP #36 Construct SRE Building	-12,470.00	-109,375.00	96,905.00	11.40 %
6036 AIP #37 Acquire Snow Removal Equipment	225.00		225.00	
6036.1 AIP #37 Acquire Snow Removal Equipment Revenue		218,000.00	-218,000.00	
6036.2 AIP #37 Acquire Snow Removal Equipment Expense	-225.00	-218,000.00	217,775.00	0.10 %
Total 6036 AIP #37 Acquire Snow Removal Equipment	0.00	0.00	0.00	
6037 AIP #38 Install Approach Lighting Phase I	25,796.00		25,796.00	
6040.1 AIP 41 - Relocate AWOS Revenue	19,722.00		19,722.00	
6041 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF				
6041.1 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF Rev	98,035.37		98,035.37	
6041.2 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF Expense	-50,755.00		-50,755.00	
Total 6041 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF	47,280.37		47,280.37	
6042 AIP #43 Approach Lighting System Phase 3 PAPI and MALSF				
6042.1 AIP #43 Approach Lighting System Phase 3 PAPI and MALSF Revenue	60,817.97		60,817.97	
6042.2 AIP #43 Approach Lighting System Phase 3 PAPI and MALSF Expense	-65,110.00		-65,110.00	
Total 6042 AIP #43 Approach Lighting System Phase 3 PAPI and MALSF	-4,292.03		-4,292.03	
6044 AIP #44 SRE Construct Auxiliary Building				
6044.1 6044 AIP #44 SRE Construct Auxiliary Building Revenue	24,788.43		24,788.43	
6044.2 AIP #44 SRE Construct Auxiliary Building Expense	-67,876.50		-67,876.50	
Total 6044 AIP #44 SRE Construct Auxiliary Building	-43,088.07		-43,088.07	
Total FAA AIP Grant Revenue	32,948.27	-109,375.00	142,323.27	-30.12 %
Total Other Income	\$52,670.27	\$ - 109,375.00	\$162,045.27	-48.16 %
Other Expenses				
CCAA Funded Capital Projects				
6400 Capital Project				
6418 FOD Boss Purchase	6,949.00	7,200.00	-251.00	96.51 %
Total 6400 Capital Project	6,949.00	7,200.00	-251.00	96.51 %
6412 Terminal Entrance Hardscape	3,659.50	120,000.00	-116,340.50	3.05 %
6413 Taxiway Sign Panels	9,719.51	15,000.00	-5,280.49	64.80 %
6414 Terminal Building Architectural Renderings	12,892.25		12,892.25	
6416 New Terminal Door Improvements with Access Control	7,556.24		7,556.24	
6417 Aggregate To Improve Safety Areas (500 ft Test Area)	65,167.22	275,000.00	-209,832.78	23.70 %

Carson City Airport Authority-2

Budget vs. Actuals: CCAA Budget_FY24_P&L - FY24 P&L

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total CCAA Funded Capital Projects	105,943.72	417,200.00	-311,256.28	25.39 %
Total Other Expenses	\$105,943.72	\$417,200.00	\$ -311,256.28	25.39 %
NET OTHER INCOME	\$ -	\$ -	\$473,301.55	10.12 %
	53,273.45	526,575.00		
NET INCOME	\$364,087.45	\$ -	\$695,872.45	-109.74 %
		331,785.00		

Carson City Airport Authority-2

Profit and Loss Comparison

July 2023 - May 2024

	TOTAL	
	JUL 2023 - MAY 2024	JUL 2022 - MAY 2023 (PY)
Income		
5010 Real/Personal Property Tax		
5010.1 Aircraft	175,434.49	174,945.87
5010.2 Building	143,537.24	143,137.50
Total 5010 Real/Personal Property Tax	318,971.73	318,083.37
5050 AIRPORT LEASES		
5050H Hanger Lease	66,000.00	10,901.14
5051 Land Leases	233,163.06	210,107.30
5052 Tower Leases	66,192.58	63,308.39
5053 Lease-Mayes	5,720.00	5,720.00
Total 5050 AIRPORT LEASES	371,075.64	290,036.83
5150 Tie Down Fees	8,838.00	9,225.59
5151 Gate Card Fees	1,934.92	525.22
5155 Parking Fees	643.86	25.00
5200 Committed-Fuel Flowage Fees	14,058.14	15,158.53
5201 Committed-Jet Fuel Tax	1,676.55	887.78
5300 Class II FBO Fees	7,800.00	5,250.00
5402 Open House Income	3,250.00	850.00
5404 Rock Materials Sales	62,338.86	77,451.29
5500 Interest Income	84,887.15	33,450.74
5915 Sales		1,290.00
5998 Terminal Rental		400.00
Total Income	\$875,474.85	\$752,634.35
GROSS PROFIT	\$875,474.85	\$752,634.35
Expenses		
6019 Charitable Contribution	2,040.75	597.00
6165 Job Supplies	48.14	129.73
6169 Taxes & Licenses	280.00	3.00
6300 Operating Expenses		
6000 Airport Engineering	3,000.00	
6130 Dues	1,685.00	325.00
6135 Memberships	95.00	325.00
6136 Registration		250.00
6137 Conferences	785.00	
6190 Office Expenche-PC Software	5,246.20	429.42
6200 Office Expenses -PC Hardware	154.96	1,101.57
6211 Meals and Entertainment	889.06	785.67
6218 Marketing and Website	1,526.98	1,507.00
6218A Legal Notices		1,576.88

Carson City Airport Authority-2

Profit and Loss Comparison

July 2023 - May 2024

	TOTAL	
	JUL 2023 - MAY 2024	JUL 2022 - MAY 2023 (PY)
6280 Open House Expense	1,229.51	10.97
6369 Travel	512.96	
Total 6300 Operating Expenses	15,124.67	6,311.51
6301 Utilities		
6238 Stormwater Discharge Permit	4.06	1,000.00
6302 Phone & Internet	3,370.51	2,772.43
6303 Electric	14,947.11	11,183.40
6304 Gas	1,133.82	1,225.34
6305 Water	2,392.72	2,233.24
6306 Carson City Landfill	1,152.35	710.83
Total 6301 Utilities	23,000.57	19,125.24
6308 Office Expenses and Supplies	1,701.95	882.31
6309 Legal	36,180.00	69,453.16
6310 Security	3,595.90	3,825.77
6311 CCAA printing	428.08	226.75
6312 Data Storage	562.66	416.78
6313 Insurance	7,784.00	3,095.00
6314 Auditing	26,103.75	26,223.50
6314A Accounting/Bullis	16,595.00	17,556.00
6314B Accounting/Tmcdbooks	9,760.00	4,765.00
6315 Contract Services/Appraisals		7,715.00
6316 Bank Charges/Square Chgs	627.36	273.66
6317 Airport Equipment Maintenance	17,903.73	19,221.63
6317.5 AWOS III Service Charges	7,464.90	14,461.81
6318 Facility Maintenance	6,588.72	8,780.91
6318.5 2025 Arrowhead Dr		1,586.68
Total 6318 Facility Maintenance	6,588.72	10,367.59
6319 Airfield Maintenance	27,196.35	10,916.56
6319.5 Gate Maintenance	3,009.89	22.01
6350 Labor Expense		
6351 Salaries	196,040.60	121,988.15
6351.5 Overtime Budget (Airfield)	1,080.00	2,251.81
6352 Healthcare	39,304.29	32,583.32
6353 PERS Retirement Contribution	70,115.59	27,031.34
6354 Nevada Payroll	1,248.50	1,036.25
6355 Workers Compensation	4,638.15	4,434.52
6363 Voya/Deferred Comp	420.00	
6476 Uniforms	1,583.98	1,135.21
Total 6350 Labor Expense	314,431.11	190,460.60

Carson City Airport Authority-2

Profit and Loss Comparison

July 2023 - May 2024

	TOTAL	
	JUL 2023 - MAY 2024	JUL 2022 - MAY 2023 (PY)
6444 Obsolete-Advertising & Marketing (deleted)		150.75
6600 Bad Debt Transaction	1,650.00	1,650.00
9100 Interest Expense	527.98	553.07
QuickBooks Payments Fees	105.28	
Total Expenses	\$522,710.79	\$408,403.43
NET OPERATING INCOME	\$352,764.06	\$344,230.92
Other Income		
5001 NDOT Grant Reimbursement	19,722.00	
5005 KCXP Avoidance of Lease Termination N/R Deposit		25,000.00
FAA AIP Grant Revenue		
6035 AIP #36 Construct SRE Building		
6035.2 6035 AIP #36 Construct SRE Building Expense	-12,470.00	
Total 6035 AIP #36 Construct SRE Building	-12,470.00	
6036 AIP #37 Acquire Snow Removal Equipment	225.00	225.00
6036.2 AIP #37 Acquire Snow Removal Equipment Expense	-225.00	-225.00
Total 6036 AIP #37 Acquire Snow Removal Equipment	0.00	0.00
6037 AIP #38 Install Approach Lighting Phase I	25,796.00	0.00
6040 AIP 41 - Relocate AWOS		8,193.00
6040.1 AIP 41 - Relocate AWOS Revenue	19,722.00	21,741.00
6040.2 AIP 41 - Relocate AWOS Expenses		-23,191.30
6041 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF		-3,000.00
6041.1 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF Rev	98,035.37	319,875.94
6041.2 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF Expense	-50,755.00	-291,592.50
Total 6041 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF	47,280.37	25,283.44
6042 AIP #43 Approach Lighting System Phase 3 PAPI and MALSF		
6042.1 AIP #43 Approach Lighting System Phase 3 PAPI and MALSF Revenue	60,817.97	
6042.2 AIP #43 Approach Lighting System Phase 3 PAPI and MALSF Expense	-65,110.00	
Total 6042 AIP #43 Approach Lighting System Phase 3 PAPI and MALSF	-4,292.03	
6044 AIP #44 SRE Construct Auxiliary Building		
6044.1 6044 AIP #44 SRE Construct Auxiliary Building Revenue	24,788.43	
6044.2 AIP #44 SRE Construct Auxiliary Building Expense	-67,876.50	
Total 6044 AIP #44 SRE Construct Auxiliary Building	-43,088.07	
Total FAA AIP Grant Revenue	32,948.27	32,026.14
Total Other Income	\$52,670.27	\$57,026.14
Other Expenses		
6062.2 AIP #33 Perimeter Fence Design Expense		-54,850.00
6415 Carson City Airport Sign		16,350.00

Carson City Airport Authority-2

Profit and Loss Comparison

July 2023 - May 2024

	TOTAL	
	JUL 2023 - MAY 2024	JUL 2022 - MAY 2023 (PY)
CCAA Funded Capital Projects		
6400 Capital Project		
6418 FOD Boss Purchase	6,949.00	
Total 6400 Capital Project	6,949.00	
6410 Bobcat w/Attachments		82,121.70
6412 Terminal Entrance Hardscape	3,659.50	
6413 Taxiway Sign Panels	9,719.51	14,188.30
6414 Terminal Building Architectural Renderings	12,892.25	8,107.50
6416 New Terminal Door Improvements with Access Control	7,556.24	4,953.82
6417 Aggregate To Improve Safety Areas (500 ft Test Area)	65,167.22	4,936.80
Total CCAA Funded Capital Projects	105,943.72	114,308.12
Total Other Expenses	\$105,943.72	\$75,808.12
NET OTHER INCOME	\$ -53,273.45	\$ -18,781.98
NET INCOME	\$299,490.61	\$325,448.94