

*Final*

**CARSON CITY AIRPORT AUTHORITY  
MEETING AGENDA**

**Wednesday, April 15, 2026 – 5:30 P.M.**

***Public Meeting at:***

**CARSON CITY COMMUNITY CENTER  
(Robert Crowell Board Room)  
851 E. William  
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](mailto: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.

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- F. AIRPORT ENGINEER'S REPORT (*Non-Action Item*).
- G. CONSENT AGENDA
- H. PUBLIC HEARINGS
  - 1. FOR DISCUSSION AND POSSIBLE ACTION: Approve FBO Permit of RealClean Aircraft Detailing as a class V FBO providing aircraft cleaning services.

Staff Summary: RealClean Aircraft Detailing Reno-Tahoe, LLC has applied to operate as a Class V FBO at Carson City Airport in Carson City, NV. The company has provided evidence of insurance naming the Carson City Airport Authority as additional insured, a current Carson City Business License, and confirmation of

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registration with the Nevada Secretary of State. The applicant is also aware that aircraft washing must be performed using waterless methods unless an approved oil-water separator is available.

CLOSED SESSION item Per NRS 241.030

2. FOR DISCUSSION AND POSSIBLE ACTION: Consider the character, professional competence and impact on compensation of Airport Manager (S. Tackes)

Re-opened to PUBLIC SESSION

3. FOR DISCUSSION AND POSSIBLE ACTION: to set the compensation of the Airport Manager. (S. Tackes; H. Norvell)

Staff Summary: Annual review of Airport Manager. Per Staff/Airport Counsel evaluation, an increase in the Manager's salary is warranted based on a review of comparable regional salaries, the Airport Manager's performance this past year, and increased demands on him from the increase in airport projects, and other considerations as may be made by the Authority.

- 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 THE NEXT REGULAR MEETING (*Non-Action Item*).
- O. ACTION ON ADJOURNMENT.

*Final*

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**DELIVERED (via E-Mail) to the FOLLOWING LOCATIONS for POSTING by 9am, April 10, 2025**

The Carson City Airport Website	<a href="https://flycarsoncity.com/">https://flycarsoncity.com/</a>
State of Nevada Public Notice Website	<a href="https://notice.nv.gov">https://notice.nv.gov</a>
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 <a href="http://www.flycarsoncity.com">www.flycarsoncity.com</a> 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](mailto: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)**  
**March 18, 2026 ● 5:30 PM**  
**Community Center Robert “Bob” Crowell Board Room**  
**851 East William Street, Carson City, Nevada**

**Authority Members**

<b>Chair – Tim Puliz</b>	<b>Vice Chair – Harlow Norvell</b>
<b>Treasurer – James Sutton</b>	<b>Member – Michaela Flint</b>
<b>Member – Curtis Horton</b>	<b>Member – Karl Hutter</b>
<b>Member – Bryan Stewart</b>	

**Staff**

Steve Tackes – Legal Counsel  
Corey Jenkins – Airport Manager  
Zach Pettit – 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.carsoncity.gov/government/city-meetings>.

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

(5:30:51) – Chair Puliz called the meeting to order at 5:30 p.m.

(5:31:06) – Roll was called and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chair Tim Puliz	Present	
Vice Chair Harlow Norvell	Present	
Treasurer James Sutton	Present	
Member Michaela Flint	Present via WebEx	
Member Curtis Horton	Present	
Member Karl Hutter	Present via WebEx	5:35 p.m.
Member Bryan Stewart	Absent	

**B. PLEDGE OF ALLEGIANCE**

(5:31:30) – Led by Member Horton.

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

(5:31:55) – Chair Puliz introduced the item and entertained comments, changes, and/or a motion to approve the minutes of the February 18, 2026 meeting.

**(5:32:07) – MOTION: Treasurer Sutton moved to approve the minutes of the previous meeting. Vice Chair Norvell seconded the motion. The motion carried 5-0-0.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Sutton
<b>SECONDER:</b>	Norvell
<b>AYES:</b>	Puliz, Norvell, Flint, Horton, Sutton
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Hutter, Stewart

**D. MODIFICATION OF THE AGENDA.**

None.

**E. PUBLIC COMMENT**

(5:32:47) – Chair Puliz entertained public comments; however, none were forthcoming.

**F. AIRPORT ENGINEER’S REPORT**

(5:33:40) – Chair Puliz introduced the item. Brian Martinezmoles of Wood Rodgers referenced the Airport Engineer’s Report, which is incorporated into the record. He reported that Wood Rodgers has submitted 60% plans to the FAA ADOs (Regional Airports Division and District Offices) for the RSA drainage and improvements. He added that they are proceeding towards 90% plans and moving forward with the goal of opening bids before May to be prepared for the grant period. He also reported that the Main Apron Rehabilitation Project is out to bid as of today. This project also includes the airport-funded pavement maintenance project. Lastly, Mr. Martinezmoles informed the Authority that the Airport Capital Improvement Plan (ACIP) has been reviewed by the Airport Manager, Wood Rodgers, and Coffman (Airport Planner). He reported that the review of the ACIP went well and that it will go the Board of Supervisors for formal approval on Thursday, March 19, 2026.

**G. CONSENT AGENDA**

**1. FOR POSSIBLE ACTION: APPROVAL OF CHANGE ORDER 5 TO THE CONTRACT WITH HOUSTON SMITH CONSTRUCTION, INC. FOR AIP 44, SNOW REMOVAL EQUIPMENT BUILDING (“SRE BUILDING”) CONSTRUCTION, IN AN AMOUNT NOT TO EXCEED \$3,617.90.**

**2. FOR POSSIBLE ACTION: APPROVE AN IMPROVEMENT PERMIT REQUEST FOR VERIZON WIRELESS FOR THE ADDITION OF TWO NEW MICROWAVE DISHES ON THE ROOF OF THE EXISTING VERIZON WIRELESS SHELTER.**

(5:35:10) – Chair Puliz introduced the items included on the Consent Agenda.

**(5:35:27) – MOTION: Vice Chair Norvell moved to approve the Consent Agenda as written. Member Horton seconded the motion. The motion carried 6-0-0.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Norvell
<b>SECONDER:</b>	Horton
<b>AYES:</b>	Puliz, Norvell, Flint, Horton, Hutter, Sutton
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Stewart

**H. PUBLIC HEARINGS**

**1. FOR DISCUSSION AND POSSIBLE ACTION: REVIEW AND APPROVE THE FY 2026/2027 PRELIMINARY BUDGET FOR SUBMISSION TO THE NEVADA DEPARTMENT OF TAXATION.**

(5:36:00) – Chair Puliz introduced the item. Mr. Jenkins referenced the Staff Report and Supporting Material, all of which are incorporated into the record.

(5:37:27) – Treasurer Sutton reported that he and Mr. Jenkins have carefully reviewed the budget line items multiple times and incorporated necessary adjustments. He noted that construction of the snow equipment storage shed is nearing completion and will provide significant additional space. He added that the proposed budget includes funding for computer replacements and reflects anticipated revenue increases, including potential opportunities identified withing the existing pilot base. Treasurer Sutton stated that, considering recent developments and expected projects coming online, the Airport’s financial outlook for the upcoming year appears strong.

(5:38:45) – Mr. Tackes noted that while it is generally considered good practice to approve the tentative budget by April 15, the statutory requirement is that the Treasurer files it by April 18 since the Authority can always come back and approve the final budget during the May meeting.

(5:39:50) – Chair Puliz entertained public comments; however, none were forthcoming.

**(5:40:16) – MOTION: Member Hutter moved to approve the FY 2026/2027 Preliminary Budget to the Nevada Department of Taxation. Vice Chair Norvell seconded the motion. The motion carried 6-0-0.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Hutter
<b>SECONDER:</b>	Norvell
<b>AYES:</b>	Puliz, Norvell, Flint, Horton, Hutter, Sutton
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Stewart

**2. FOR DISCUSSION: CONSIDERATION OF A PAY INCREASE FOR AIRPORT MANAGER.**

(5:40:48) – Chair Puliz introduced the item. Mr. Tackes referenced the Staff Report and Supporting Material, all of which are incorporated into the record.

(5:44:57) – Member Horton voiced his support for a pay increase for the Airport Manager, stating that he would be comfortable with an adjustment higher than five percent. He described his interactions with Mr. Jenkins as consistently professional and knowledgeable, noting that Mr. Jenkins is responsive even during unusual hours. Member Horton emphasized the importance of retaining employees at all levels and stated that employees are the Airport’s greatest asset. He added that he does not want the Airport to become a training ground and that maintaining competitive compensation is essential to continuing the positive progress the Airport is experiencing.

(5:47:00) – Vice Chair Norvell expressed his support for a salary increase for the Airport Manager. He stated that the Authority relies on the Airport Manager for all day-to-day operations, tenant relations, and coordination with the FAA, and noted that Carson City’s airport activity has grown significantly in recent years. He compared Carson City’s Airport to a regional airport in Sedona, Arizona, observing that Sedona has far fewer based aircraft and annual operations yet employs more staff and pays its airport manager approximately \$40,000 more annually. He stated that Carson City’s Airport Manager oversees a substantially higher workload with fewer employees and that an adjustment to bring the position’s salary in line with comparable airports is warranted. Vice Chair Norvell concluded that such an adjustment would be consistent with the Authority’s responsibility to act in the best interest of the public and the budget.

(5:51:42) – Member Flint agreed with the comments made by previous members and stated that Mr. Jenkins is very knowledgeable and professional. She noted that she has been consistently impressed by the depth of information he provides and emphasized that a strong manager is essential to the success of the organization. Member Flint added that it is appropriate to compensate the Airport Manager in a way that ensures the Airport can retain him.

(5:53:09) – Member Hutter supported a significant salary increase for Mr. Jenkins based on the data presented. Speaking as a corporate user of the Airport, he emphasized the importance of reliable, safe, and functional access to general aviation for business operations. He stated that the Airport has become a high-functioning and thriving facility with strong maintenance and growing capabilities, and he commended the growth and transformation that

have occurred during Mr. Jenkins' tenure. He added that the amount of work accomplished with a lean staff is remarkable.

(5:56:17) – Treasurer Sutton echoed the sentiments expressed by other members, noting his amazement at Mr. Jenkins' dedication, quality of work, and performance above his current pay grade. Referring to the comparison with Sedona and acknowledging Mr. Jenkins' complete and total knowledge of airport operations, Treasurer Sutton expressed strong support for a salary increase for the Airport Manager.

(5:57:57) – Chair Puliz concurred with members' positive comments regarding Mr. Jenkins' performance as Airport Manager and noted that he had been one of the original Members tasked with hiring him. He stated that Mr. Jenkins' compensation should be based on two key factors: maintaining fairness with industry standards for comparable airports and ensuring alignment with the Airport's budget constraints. Chair Puliz expressed concerns about the comparables table, pointing out that many of the listed airports operate Fixed-Base Operators (FBOs), bringing in revenue and staffing responsibilities not currently present at Carson City's Airport. He also emphasized the value of the City's generous benefit packages, including PERS (Public Employees' Retirement System) and the health and welfare program. Chair Puliz added that Mr. Jenkins' salary represents over 30 percent of the Airport's gross revenue, which he noted is unusual. He stated that he would like to conduct additional research before making a formal motion so the Authority can present a responsible and equitable offer. He also acknowledged that since Mr. Jenkins' hiring, staffing has doubled, customer service has improved, and the Airport has remained within budget.

(6:02:38) – Vice Chair Norvell noted that the regional airport in South Lake Tahoe, California pays its Airport Manager a salary of \$162,760, despite having only 24 based aircraft and five employees. He added that the airport's \$1.8 million budget is nearly double that of Carson City's Airport. Mr. Tackes further pointed out that South Lake Tahoe owns its hangars, giving it an additional revenue source that Carson City does not have. He emphasized that these differences make direct comparisons difficult and warrant a closer review.

The Members reached a consensus that further analysis of the numbers was necessary prior to bringing forward a formal motion.

## **I. AIRPORT MANAGER'S REPORT**

(6:05:27) – Chair Puliz introduced the item.

(6:06:26) – Mr. Jenkins reported ongoing work with Jon Rogers relating to budget planning. He also stated that the Airport is engaging with potential developers for new hangar development, including a forthcoming "Through the Fence" project north of Delta. He noted that the initial project could serve as a model for additional development proposals already under discussion.

(6:08:17) – Mr. Jenkins announced that he will be attending the Western Nevada Development District's annual conference, where he will speak on the Transportation Panel. The following month, he will participate in the Nevada Aviation Association Conference as a speaker during an airport management roundtable.

(6:08:45) – Mr. Jenkins provided an update on mowing progress, noting that some of the areas addressed had never previously been mowed by Airport Maintenance staff. He reported that nearly the entire triangle area has been mowed, while one section is intentionally left as a buffer between Taxiway Charlie and the triangle. He added that most coyote activity originates from that area and expressed hope that mowing will reduce wildlife habitat and attractants on the airfield.

(6:09:43) – Mr. Jenkins reported that Airport Maintenance staff have completed herbicide applicator license training through UNR’s Cooperative Extension program. He emphasized that the program is substantial and that airports of similar size typically rely on subcontractors for this work. He noted that this new capability will save the Airport a significant amount of money.

(6:10:30) – Mr. Jenkins reported that Airport Maintenance staff member Morgan Dolan has completed the AAEE Basic Airport Safety and Operations Specialist School (ASOS), the first step of a three-step training program.

(6:11:05) – Mr. Jenkins stated that fuel flowage numbers for this month were incomplete and therefore not included, as updates had not yet been received from the FBOs. He noted that airport operations are slightly down compared to the previous year, while fuel sales are up, indicating increased jet and turboprop activity.

(6:11:45) – Mr. Jenkins reported that additional bobcat equipment and staffing have enabled Airport Maintenance staff to mow the large brush area in the southwest corner of the quarry, which had not been addressed in years prior. He stated that this work should further reduce wildlife habitat and attractants in an area known for drawing wildlife onto the airfield.

(6:12:24) – Mr. Jenkins stated that while attending the Legal Issues Conference in Washington, D.C., he had the opportunity to address FAA Administrator Bryan Bedford directly. He described the Airport’s experience with the nighttime approval process and the challenges encountered. He reported that although the Administrator’s response was generic, former FAA Chief Operating Officer Teri Bristol later approached him with advice and FAA contacts, with whom he intends to follow up.

(6:14:07) – Mr. Jenkins reported that he spoke with Colorado Congressional Representative Jeff Hurd, a member of the House Aviation Subcommittee and an experienced pilot, regarding issues faced by high-elevation airports. He stated that Representative Hurd provided useful guidance for securing support for the runway extension project, particularly in light of the challenge of funding both the extension and ongoing airfield maintenance. He added that Ms. Bristol also discussed alternative funding ideas, including the potential use of community development grants, which may be more effective when applied toward rehabilitation projects.

#### **J. LEGAL COUNSEL’S REPORT**

(6:17:51) – Chair Puliz introduced the item. Mr. Tackes noted that he had nothing to report.

#### **K. TREASURER’S REPORT**

(6:17:57) – Chair Puliz introduced the item. Treasurer Sutton reported that the Airport has finalized several months’ worth of budget work and stated that the Airport is in a strong position moving forward. He credited the groundwork laid by Mr. Jenkins, specifically the ongoing discussions with multiple potential developers, and noted that these efforts are expected to increase Airport revenues. Treasurer Sutton concluded that he is pleased with the budget that has been prepared.

**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**

(6:18:39) – Chair Puliz entertained Member reports and announcements; however, none were forthcoming.

**M. PUBLIC COMMENT**

(6:18:49) – Chair Puliz entertained public comments; however, none were forthcoming.

**N. AGENDA ITEMS FOR THE NEXT REGULAR MEETING**

(6:18:54) – Chair Puliz introduced the item and inquired about future agenda items; however, none were forthcoming.

**O. ACTION ON ADJOURNMENT**

**(6:19:10) – MOTION: Chair Puliz adjourned the meeting at 6:19 p.m.**

The Minutes of the March 18, 2026 Carson City Airport Authority meeting are so approved this 15<sup>th</sup> day of April 2026.



FlyCarsonCity.com

## CCAA BOARD MEMO

Agenda Item: H-1

BOARD MEMO 2026-06

Meeting Date: April 15, 2026

**Agenda Title:** FOR DISCUSSION AND POSSIBLE ACTION: Approve FBO Permit of RealClean Aircraft Detailing as a class V FBO providing aircraft cleaning services.

*Staff Summary: RealClean Aircraft Detailing Reno-Tahoe, LLC has applied to operate as a Class V FBO at Carson City Airport in Carson City, NV. The company has provided evidence of insurance naming the Carson City Airport Authority as additional insured, a current Carson City Business License, and confirmation of registration with the Nevada Secretary of State. The applicant is also aware that aircraft washing must be performed using waterless methods unless an approved oil water separator is available.*

**Agenda Action:** Motion and Approval

**Time Requested:** 15 Minutes

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### **Proposed Motion**

I move to approve the Class V FBO Permit Application for RealClean Aircraft Detailing Reno-Tahoe, LLC.

### **CCAA'S Strategic Goal**

Maintain financial stability  
Support economic activity in the region

### **Previous Action and Executive Summary**

RealClean Aircraft Detailing Reno-Tahoe, LLC has submitted a complete FBO Permit Application to operate as a Class V FBO providing mobile aircraft cleaning and detailing services at Carson City Airport.

The applicant has provided all required documentation, including:

Completed FBO Permit Application

Evidence of insurance naming the Carson City Airport Authority as additional insured

Current Carson City Business License

Nevada Secretary of State business registration

As a Class V FBO, RealClean does not require any leased space, facilities, parking, or office space at the airport.

The applicant has been advised of Carson City Airport rules regarding aircraft washing. Water use for washing aircraft is not permitted unless an approved oil-water separator is available and utilized.

**Financial Information**

Is there a fiscal impact?

No     Yes

If yes, account name/number & amount: General Fund \$1,800 annually.

Is it currently budgeted?

No

**Alternatives**

Do not approve the FBO permit.

Approve the FBO permit with conditions.

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded)



# Carson City Airport Fixed Base Operator (FBO) Permit Application

For Class 2 - 5 FBOs

Pursuant to Carson City Code of Ordinances Title 19, Chapter 19.02, Sections 19.02.020.310 - 19.02.020.350

## Applicant Information

Full Name or Business Name: RealClean Aircraft Detailing Reno-Tahoe

Address: 655 S Rock Blvd, Reno, NV 89502

Phone: 775-260-2335 Email: t.ho@realcleanaircraft.com


Type of Entity (e.g., Individual, Partnership, Corporation, LLC): LLC

Description of Proposed Business Activities/Services (specify services from Title 19, e.g., Aircraft Rental, Maintenance, Storage, etc.):  
**Mobile Aircraft Detailing**

The FBO fee is \$1,800 per year.

## Certification

I certify that the information provided is true and complete. I agree to comply with all Carson City Airport rules, regulations, and lease terms. I understand that false information may result in denial or revocation of the permit.

Signature:  Date: 3/11/2026

## Submission Instructions

Submit this form and all supporting documents to: Carson City Airport Authority, 2600 College Parkway, Carson City, NV 89706. Applications are reviewed at the next available Authority meeting.

## Checklist of Required Supporting Materials (Attach all items)

- N/A 1. Current financial statement prepared or certified by a Certified Public Accountant.
- N/A 2. Proforma statement showing expected revenues/expenses and financial ability to support for at least 6 months.
- N/A 4. Current credit report covering all business areas in the past 3 years.
- N/A 5. Copies of all FAA licenses or certifications required for the proposed business.
- 6. Evidence of ability to obtain adequate insurance naming the Carson City Airport Authority as additional insured.
- N/A 7. Evidence of adequate facilities at the airport (e.g., parking, restrooms, office space, security) appropriate to business size. [Mobile business](#)
- N/A 8. Full disclosure of any criminal record (gross misdemeanors/felonies) for applicant or principals.
- 9. List of all names and addresses of all principals/owners/partners.
- Other documents as requested by the Airport Authority:
  - [Carson City Business License](#)



## Carson City Business License Division

108 E. Proctor Street  
Carson City, NV 89701  
(775) 887-2105 - Hearing Impaired: 711  
buslic@carson.org

## BUSINESS LICENSE CERTIFICATE

<b>Business Name:</b>	100Watt Warrior Industries, LLC DBA: RealClean Reno-Tahoe	<b>Business Type(s):</b>	561720 Janitorial Services
<b>Business Location:</b>	3650 CLOVER WAY RENO, NV 89509	<b>Mailing Address:</b>	3650 CLOVER WAY RENO, NV 89509
<b>Owner:</b>	100Watt Warrior Industries, LLC	<b>License Type:</b>	Business License
<b>License Number:</b>	BL-010273-2026	<b>Classification:</b>	Out of Town
<b>Issued Date:</b>	2/26/2026	<b>Fees Paid:</b>	\$123.51
<b>Expiration Date:</b>	12/31/2026		

Thank you for choosing to operate your business in Carson City.

Please provide any changes to the business information to the Business License Division. Licenses are not transferable.

If you have any questions concerning your business license, contact the Business License Division.

**TO BE POSTED IN A CONSPICUOUS PLACE**

STATE OF NEVADA

FRANCISCO V. AGUILAR  
Secretary of State



C. MURPHY HEBERT  
Chief Deputy Secretary of State

DEANNA L. REYNOLDS  
Deputy Secretary for Commercial Recordings

OFFICE OF THE  
SECRETARY OF STATE

Tina Ho  
3650 Clover Way  
Reno, NV 89509, USA

Work Order #: W2025121502318  
December 15, 2025  
Receipt Version: 1

Special Handling Instructions:

Submitter ID: 966804

Charges

Description	Fee Description	Filing Number	Filing Date/Time	Filing Status	Qty	Price	Amount
Articles of Organization	Fees	20255377730	12/15/2025 10:03:18 PM	InternalReview	1	\$75.00	\$75.00
Initial List	Fees	20255377732	12/15/2025 10:03:18 PM	InternalReview	1	\$150.00	\$150.00
Initial List	Business License Fee	20255377732	12/15/2025 10:03:18 PM	InternalReview	1	\$200.00	\$200.00
Total							\$425.00

Payments

Type	Description	Payment Status	Amount
Credit Card	7658649861096827103703	Success	\$425.00
Credit Card	Service Fee	Success	\$10.63
Total			\$435.63

Credit Balance: \$0.00

Tina Ho  
3650 Clover Way  
Reno, NV 89509, USA

STATE OF NEVADA

FRANCISCO V. AGUILAR  
Secretary of State



C. MURPHY HEBERT  
Chief Deputy Secretary of State

DEANNA L. REYNOLDS  
Deputy Secretary for Commercial Recordings

OFFICE OF THE  
SECRETARY OF STATE

Tina Ho  
3650 Clover Way  
Reno, NV 89509, USA

Work Order #: W2025121502318  
December 15, 2025  
Receipt Version: 1

Special Handling Instructions:

Submitter ID: 966804

Charges

Description	Fee Description	Filing Number	Filing Date/Time	Filing Status	Qty	Price	Amount
Articles of Organization	Fees	20255377730	12/15/2025 10:03:18 PM	InternalReview	1	\$75.00	\$75.00
Initial List	Fees	20255377732	12/15/2025 10:03:18 PM	InternalReview	1	\$150.00	\$150.00
Initial List	Business License Fee	20255377732	12/15/2025 10:03:18 PM	InternalReview	1	\$200.00	\$200.00
Total							\$425.00

Payments

Type	Description	Payment Status	Amount
Credit Card	7658649861096827103703	Success	\$425.00
Credit Card	Service Fee	Success	\$10.63
Total			\$435.63

Credit Balance: \$0.00

Tina Ho  
3650 Clover Way  
Reno, NV 89509, USA

STATE OF NEVADA

**FRANCISCO V. AGUILAR**  
Secretary of State



**C. MURPHY HEBERT**  
Chief Deputy Secretary of State

**DEANNA L. REYNOLDS**  
Deputy Secretary for Commercial Recordings

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SECRETARY OF STATE

**Business Entity - Filing Acknowledgement**

12/15/2025

**Work Order Item Number:** W2025121502318 - 4915329  
**Filing Number:** 20255377732  
**Filing Type:** Initial List  
**Filing Date/Time:** 12/15/2025 22:03:18 PM  
**Filing Page(s):** 2

**Indexed Entity Information:**

**Entity ID:** E53777012025-0

**Entity Name:** 100Watt Warrior Industries,  
LLC

**Entity Status:** Active

**Expiration Date:** None

Non-Commercial Registered Agent

Tina Ho

3650 Clover Way, Reno, NV 89509, USA

The attached document(s) were filed with the Nevada Secretary of State, Commercial Recording Division. The filing date and time have been affixed to each document, indicating the date and time of filing. A filing number is also affixed and can be used to reference this document in the future.

Respectfully,

A handwritten signature in black ink that reads "FV Aguilar".

FRANCISCO V. AGUILAR  
Secretary of State

STATE OF NEVADA

**FRANCISCO V. AGUILAR**  
*Secretary of State*



**C. MURPHY HEBERT**  
*Chief Deputy Secretary of State*

**DEANNA L. REYNOLDS**  
*Deputy Secretary for Commercial Recordings*

OFFICE OF THE  
SECRETARY OF STATE

**Business Entity - Filing Acknowledgement**

12/15/2025

**Work Order Item Number:** W2025121502318 - 4915328  
**Filing Number:** 20255377730  
**Filing Type:** Articles of Organization  
**Filing Date/Time:** 12/15/2025 22:03:18 PM  
**Filing Page(s):** 2

**Indexed Entity Information:**

**Entity ID:** E53777012025-0

**Entity Name:** 100Watt Warrior Industries,  
LLC

**Entity Status:** Active

**Expiration Date:** None

Non-Commercial Registered Agent

Tina Ho

3650 Clover Way, Reno, NV 89509, USA

The attached document(s) were filed with the Nevada Secretary of State, Commercial Recording Division. The filing date and time have been affixed to each document, indicating the date and time of filing. A filing number is also affixed and can be used to reference this document in the future.

Respectfully,

A handwritten signature in black ink that reads "FV Aguilar".

FRANCISCO V. AGUILAR  
Secretary of State





**FRANCISCO V. AGUILAR**  
 Secretary of State  
 401 North Carson Street  
 Carson City, Nevada 89701-4201  
 (775) 684-5708  
 Website: [www.nvsos.gov](http://www.nvsos.gov)  
[www.nvsilverflume.gov](http://www.nvsilverflume.gov)

## Formation - Limited-Liability Company

Continued, Page 2

<b>8. Purpose/ Profession to be Practiced:</b> (NRS 89 only)													
<b>9. Series and/or Restricted Limited- Liability Company:</b> (Optional)	Check box if a Series Limited-Liability Company <input type="checkbox"/> Domestic Limited-Liability Company"s only: The Limited-Liability Company is a Restricted Limited-Liability Company <input type="checkbox"/>												
<b>10. Records Office:</b> (Foreign Limited-Liability Companies)	<table style="width: 100%; border: none;"> <tr> <td style="border: none;">Address</td> <td style="border: none; width: 25%;"></td> <td style="border: none; width: 25%;"></td> <td style="border: none; width: 25%;"></td> <td style="border: none; width: 25%;"></td> </tr> <tr> <td style="border: none;">Country</td> <td colspan="4" style="border: none;"><input style="width: 100%;" type="text"/></td> </tr> </table>	Address					Country	<input style="width: 100%;" type="text"/>					
Address													
Country	<input style="width: 100%;" type="text"/>												
<b>11. Street Address of Principal Office:</b> (Foreign Limited-Liability Companies)	<table style="width: 100%; border: none;"> <tr> <td style="border: none;">Address</td> <td style="border: none; width: 25%;"></td> <td style="border: none; width: 25%;"></td> <td style="border: none; width: 25%;"></td> <td style="border: none; width: 25%;"></td> </tr> <tr> <td style="border: none;">Country</td> <td colspan="4" style="border: none;"><input style="width: 100%;" type="text"/></td> </tr> </table>	Address					Country	<input style="width: 100%;" type="text"/>					
Address													
Country	<input style="width: 100%;" type="text"/>												
<b>12. Name, Address and Signature of the Organizer:</b> (NRS 86, NRS 89 -Each Organizer must be a licensed professional.)	<p>*Foreign Limited-Liability Company - In the event the designated Agent for Service of Process resigns and is not replaced or the agent's authority has been revoked or the agent cannot be found or served with exercise of reasonable diligence, then the Secretary of State is hereby appointed as the Agent for Service of Process.</p> <p>I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.</p> <table style="width: 100%; border: none;"> <tr> <td style="border: none;"><input style="width: 60%;" type="text" value="Tina Ho"/></td> <td style="border: none;"><input style="width: 30%;" type="text" value="United States"/></td> </tr> <tr> <td style="border: none;">Name</td> <td style="border: none;">Country</td> </tr> <tr> <td style="border: none;"><input style="width: 30%;" type="text" value="3650 Clover Way"/></td> <td style="border: none;"><input style="width: 20%;" type="text" value="Reno"/></td> <td style="border: none;"><input style="width: 10%;" type="text" value="NV"/></td> <td style="border: none;"><input style="width: 30%;" type="text" value="89509"/></td> </tr> <tr> <td style="border: none;">Address</td> <td style="border: none;">City</td> <td style="border: none;">State</td> <td style="border: none;">Zip/Postal Code</td> </tr> </table> <p><b>X</b> <u>Tina Ho</u> (attach additional page if necessary)</p>	<input style="width: 60%;" type="text" value="Tina Ho"/>	<input style="width: 30%;" type="text" value="United States"/>	Name	Country	<input style="width: 30%;" type="text" value="3650 Clover Way"/>	<input style="width: 20%;" type="text" value="Reno"/>	<input style="width: 10%;" type="text" value="NV"/>	<input style="width: 30%;" type="text" value="89509"/>	Address	City	State	Zip/Postal Code
<input style="width: 60%;" type="text" value="Tina Ho"/>	<input style="width: 30%;" type="text" value="United States"/>												
Name	Country												
<input style="width: 30%;" type="text" value="3650 Clover Way"/>	<input style="width: 20%;" type="text" value="Reno"/>	<input style="width: 10%;" type="text" value="NV"/>	<input style="width: 30%;" type="text" value="89509"/>										
Address	City	State	Zip/Postal Code										
<b>Name and Signature of Manager or Member:</b> (NRS 86.544 only)	<p>See instructions</p>												

### AN INITIAL LIST OF OFFICERS MUST ACCOMPANY THIS FILING

**Please include any required or optional information in space below:**

(attach additional page(s) if necessary)



**FRANCISCO V. AGUILAR**  
 Secretary of State  
 401 North Carson Street  
 Carson City, Nevada 89701-4201  
 (775) 684-5708  
 Website: [www.nvsos.gov](http://www.nvsos.gov)  
[www.nvsilverflume.gov](http://www.nvsilverflume.gov)

# Initial List and State Business License Application

## Initial List Of Officers, Managers, Members, General Partners, Managing Partners, or Trustees:

**100Watt Warrior Industries, LLC**

NAME OF ENTITY

**TYPE OR PRINT ONLY - USE DARK INK ONLY - DO NOT HIGHLIGHT**

**IMPORTANT:** Read instructions before completing and returning this form.

Please indicate the entity type (check only one):

- Corporation
  - This corporation is publicly traded, the Central Index Key number is:
- Nonprofit Corporation (see nonprofit sections below)
- Limited-Liability Company
- Limited Partnership
- Limited-Liability Partnership
- Limited-Liability Limited Partnership (if formed at the same time as the Limited Partnership)
- Business Trust

Filed in the Office of  Secretary of State State Of Nevada	Business Number	<b>E53777012025-0</b>
	Filing Number	<b>20255377732</b>
	Filed On	<b>12/15/2025 22:03:18 PM</b>
	Number of Pages	<b>2</b>

Additional Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers, may be listed on a supplemental page.

**CHECK ONLY IF APPLICABLE**

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee.

- 001 - Governmental Entity
- 006 - NRS 680B.020 Insurance Co, provide license or certificate of authority number

---

**For nonprofit entities formed under NRS chapter 80:** entities without 501(c) nonprofit designation are required to maintain a state business license, the fee is \$200.00. Those claiming and exemption under 501(c) designation must indicate by checking box below.

- Pursuant to NRS Chapter 76, this entity is a 501(c) nonprofit entity and is exempt from the business license fee.  
Exemption Code 002

---

**For nonprofit entities formed under NRS Chapter 81:** entities which are Unit-owners' association or Religious, Charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C § 501(c) are excluded from the requirement to obtain a state business license. Please indicate below if this entity falls under one of these categories by marking the appropriate box. If the entity does not fall under either of these categories please submit \$200.00 for the state business license.

- Unit-owners' Association
- Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. §501(c)

---

**For nonprofit entities formed under NRS Chapter 82 and 80: Charitable Solicitation Information - check applicable box**

Does the Organization intend to solicit charitable or tax deductible contributions?

- No - no additional form is required
- Yes - the \*Charitable Solicitation Registration Statement\* is required.
- The Organization claims exemption pursuant to NRS 82A 210 - the \*Exemption From Charitable Solicitation Registration Statement\* is required

\*\*Failure to include the required statement form will result in rejection of the filing and could result in late fees.\*\*



FRANCISCO V. AGUILAR  
 Secretary of State  
 401 North Carson Street  
 Carson City, Nevada 89701-4201  
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[www.nvsilverflume.gov](http://www.nvsilverflume.gov)

**Initial List and State  
 Business License  
 Application - Continued**

**Officers, Managers, Members, General Partners, Managing Partners or Trustees:**

CORPORATION, INDICATE THE Manager:

<b>Tina Ho</b>		<b>USA</b>	
Name		Country	
<b>3650 Clover Way</b>	<b>Reno</b>	<b>NV</b>	<b>89509</b>
Address	City	State	Zip/Postal Code

None of the officers and directors identified in the list of officers has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of an officer or director in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the office of the Secretary of State.

**X** Tina Ho  
**Signature of Officer, Manager, Managing  
 Member, General Partner, Managing Partner,  
 Trustee, Member, Owner of Business,  
 Partner or Authorized Signer** FORM WILL BE RETURNED IF

<b>Manager</b>	<b>12/15/2025</b>
Title	Date

UNSIGNED

# SECRETARY OF STATE



## DOMESTIC LIMITED-LIABILITY COMPANY (86) CHARTER

I, FRANCISCO V. AGUILAR, the duly qualified and elected Nevada Secretary of State, do hereby certify that **100Watt Warrior Industries, LLC** did, on 12/15/2025, file in this office the original Articles of Organization that said document is now on file and of record in the office of the Secretary of State of the State of Nevada, and further, that said document contains all the provisions required by the law of the State of Nevada.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 12/15/2025.

*FV Aguilar*

FRANCISCO V. AGUILAR  
Secretary of State

Certificate  
Number: B202512156356218  
You may verify this certificate  
online at <https://www.nvsilverflume.gov/home>

# SECRETARY OF STATE



## NEVADA STATE BUSINESS LICENSE

100Watt Warrior Industries, LLC

**Nevada Business Identification # NV20253494017**

**Expiration Date: 12/31/2026**

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

**License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.**



Certificate Number: B202512156356217

You may verify this certificate  
online at <https://www.nvsilverflume.gov/home>

IN WITNESS WHEREOF, I have hereunto set my  
hand and affixed the Great Seal of State, at my  
office on 12/15/2025.

FRANCISCO V. AGUILAR  
Secretary of State





## CCAA BOARD MEMO

Agenda Item: H-3

BOARD MEMO 2026-07

Meeting Date: April 15, 2026

**Agenda Title:** FOR DISCUSSION AND POSSIBLE ACTION: to set the compensation of the Airport Manager. (S. Tackes; H. Norvell)

*Staff Summary: Annual review of Airport Manager. Per Staff/Airport Counsel evaluation, an increase in the Manager's salary is warranted based on a review of comparable regional salaries, the Airport Manager's performance this past year, and increased demands on him from the increase in airport projects, and other considerations as may be made by the Authority.*

**Agenda Action:** Motion to set salary and approval **Time Requested:** 15 Minutes

---

### **Proposed Motion**

I move we set the Airport Manager's salary at \$xxxxxx.

### **CCAA'S Strategic Goal**

Airport Management excellence.

### **Previous Action and Executive Summary**

Carried over from last month. Attached is an updated regional comparison of Airport Manager salaries. This item may be affected by the closed agenda item on review of character and competence. That said, it is Airport Counsel's opinion, having worked with every Carson City Airport Manager since 1989, that the current Airport Manager has met and exceeded all tasks assigned to him as well as ones which he initiated for the betterment of the Airport and the community.

Corey is the first Airport Manager hired by the CCAA who had prior Airport Management experience, and it shows. He has exceeded expectations in the following areas:

Interfacing, as the Airport's primary contact, with:

- All relevant FAA department personnel
- NDOT Aviation (contracted with FAA to do pavement inspections, etc.)
- CCAA's financial accounts with banks, including signature cards and credit cards
- Airport Engineers, Airport Planning Consultants
- Airport Vendors
- City officials- Mayor and all City departments
- Area airports and their management
- Insurance brokers and agents for CCAA liability coverage and system for tracking tenant coverage as required by leases and CCMC Title 19
- Developed system to track hangar occupancy to allow for emergency services and to maintain compliance with FAA hangar use laws
- Manages the ADS-B reporting and implemented its use to justify and support our FAA AIP Grant applications.
- Manages the Airport Staff members and provides training and evaluations.
- Manages landscaping, animal control, safety measures.
- Manages financial accounts for reporting to CCAA Treasurer and for tax and annual audit reporting
- Manages bank deposits and disbursements, in conjunction with CCAA Treasurer.
- Drafts, reviews, obtains approvals, prints and posts Agendas, Board Packets and other materials for public disclosure.
- Monitors/follows/updates/tracks/chases/pursues existing FAA projects to assure they are on track and implemented as soon as practical.
- Pursues NEW Funding for FAA funded projects to get us in line ASAP for strategic projects which may or may not be in the "works" such as primary and secondary pavements, SRE building, tractor and plow equipment, approach lighting and runway extensions.
- Develops plans with CCAA members to pursue NEW funding via congressional request
- Oversees all Airport maintenance and repair work.

Just to name those that I regularly see him performing.

Beyond those tasks, Corey has accomplished the following:

1. Transformed the Airport economic development into actual projects now built and others on line to be built, and the corresponding revenue increase used to improve and support the Airport.
2. Solicits new projects and gives accurate information to project developers that they have found reliable.
3. Updated Airport software and hardware to stay ahead of FAA requirements, management needs, tenant and airport user needs.
4. Managed the NOTAM process and mechanized to the extent possible; developed policies and procedures for more quickly assessing and posting NOTAMs

5. Managed our gate access system, driving policies and procedures on the air-side of the gates.
6. Revamped and updated our webpage and our electronic Presence.
7. Developed written policies and procedures for a variety of important tasks, such as, emergency measures both Airport only and those in conjunction with other agencies (and in fact has hosted those events on the Airport with scenario training), airport closure processes, etc.

The Airport is working very smoothly these days as a result of the Airport Manager's skill, oversight and hands-on hard work. The Carson City Airport is the busiest area airport, due in part to its location, but also largely due to management of the facility and its maintenance, growth, and customer satisfaction. While there will always be some complaints by users, the level of dissatisfaction is at its lowest point in the last 30 years and the level of interest in locating at KCXP appears to be at its highest per the projects being built and the money being invested.

These factors should be considered in evaluation of the Airport Manager's performance and pay.

**Financial Information**

Is there a fiscal impact?

No    X Yes

If yes, account name/number & amount:

General Fund:

Is it currently budgeted?

**Alternatives**

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 (Vote Recorded)

**Airport Manager Salaries @ Comparable Airports**

State	City	Airport	Salary Range	Date of Data	Based Aircraft	Annual Operations	Budget	STAFF*
Nevada	Carson City	CXP	\$126,000	2025	399	86,088	\$1,000,000	4
Nevada	Boulder City	BVU	\$106,049 - \$155,891	2025	252	44,521	\$900,000	3
California	Truckee	TRK	\$186,766 - \$274,547	2025	154	35,000	\$18,000,000	27+
Nevada	Reno Stead	RTS	\$118,553 - \$180,200	2025	185	60,000	N/A	N/A
California	South Lake Tahoe	TVL	\$162,760	2026	24	13,863	\$1,800,000	5
Nevada	Elko	EKO	\$111,867	2025	70	34,500	\$41,800,000	6+
Nevada	Minden	MEV	\$104,624 - \$146,494.40	2025	272	90,920	N/A	N/A
Arizona	Sedona	SEZ	\$169,500.00	2026	63	35,000	\$1,800,000	9
Utah	St. George	SGU	\$167,833.09	2023	195	77,158	\$2,875,440	16
Oregon	Bend	BND	\$125,000	2026	226	141,175	\$2,000,000	3
California	Auburn	AUN	\$101,000	2026	237	175,000	\$1,500,00	4 shared w/city
California	Grass Valley	GOO	\$99,694 - \$121,706	2026		23,680		no current manager
California	Petaluma	O69	\$94,000 - \$116,000	2024				no current manager
California	Marysville	MYV	\$132,300.00	2026	90	not tracked	\$850,00	2 Plus shared employees
California	Tracy	TCY	\$93,,478 - \$113,626	2024				
California	Yuba City	O52	\$89,644 - 116,568	2024	70	8,000	N/A	County Dept. head
California	Oroville	OVE	\$80,232 - \$116,463	2024				



[FlyCarsonCity.com](http://FlyCarsonCity.com)

April 15, 2025

## **Carson City Airport Manager's Report Prepared by Corey Jenkins**

- Tentative Budget has been converted to the required State Format and submitted to the Department of Taxation
- Working with potential developers for new hangar development.
- Attended Multiple Conferences
  - Washington D.C. government issues conference
    - Promote the need for the runway extension project funding.
    - Asked the director of the FAA for advice on the night time approach
      - Working on writing a letter based on the feedback from the retired FAA Chief Operating Officer.
  - Western Nevada Development District (WNDD) annual conference.
    - Spoke on a transportation panel.
    - Was able to promote the value of an airport to a community and brainstorm some ideas with small airport sponsors.
  - Nevada Aviation Association (NVAA)
    - Spoke on a panel consisting of airport managers.
    - Main topics revolved around managing an airport with limited resources while trying to be as close to a part 139 airport standard as possible.

## Fuel Flowage 2026

Total							
Month	Self-Serve		Full-Service		Total Combined		% Change
	100LL	Jet A	100LL	Jet A	Gallons	FFF	Annual Change
January-26	8705	1758	5287	22545	38295	\$ 1,914.76	27%
February-26	6036	2029	3278	17711	29053	\$ 1,452.67	2%
March-26	0	0	0	0	0	\$ -	-100%
April-26	0	0	0	0	0	\$ -	-100%
May-26	0	0	0	0	0	\$ -	-100%
June-26	0	0	0	0	0	\$ -	-100%
July-26	0	0	0	0	0	\$ -	-100%
August-26	0	0	0	0	0	\$ -	-100%
September-26	0	0	0	0	0	\$ -	-100%
October-26	0	0	0	0	0	\$ -	-100%
November-26	0	0	0	0	0	\$ -	-100%
December-26	0	0	0	0	0	\$ -	-100%
Total	14741	3787	8565	40256	67349	\$ 3,367.43	-84%

## Aircraft Operations 2026

2026 ADS-B Airport Operations				
Month	Arrivals	Departures	Total Operations	Annual Change
January-26	1467	1527	2994	-18%
February-26	1177	1195	2372	-22%
March-26	3428	3429	6857	22%
April-26			0	-100%
May-26			0	-100%
June-26			0	-100%
July-26			0	-100%
August-26			0	-100%
September-26			0	-100%
October-26			0	-100%
November-26			0	-100%
December-26			0	-100%
Total Annual	6072	6151	12223	-74%

# Statement of Financial Position

## Carson City Airport Authority

As of Mar 31, 2026

	TOTAL
<b>Assets</b>	
Current Assets	
Bank Accounts	
1075 LGIP-Deferred	454,301.37
1077 LGIP- General Fund	1,741,242.29
3099 Gen. Fund #1162	318,298.78
3199 Petty Cash	100.00
<b>Total for Bank Accounts</b>	<b>\$2,513,942.44</b>
Accounts Receivable	
2000 Accounts Receivable - Operating	243,711.75
<b>Total for Accounts Receivable</b>	<b>\$243,711.75</b>
Other Current Assets	
1499 Undeposited Funds	17,056.28
2001 AR offset	-1,331.00
2010.1 Audit Adjustment to AR	0.00
2010 Due From Other Government	643.87
2011 Accrued Interest Receivable	9,031.37
2020 Grants Receivable-CY	0.00
2100 Prepaid Expenses	1,000.00
CTE Reimbursement Funds	0.00
Grumman HU-16C Lien	0.00
<b>Total for Other Current Assets</b>	<b>\$26,400.52</b>
<b>Total for Current Assets</b>	<b>\$2,784,054.71</b>
Fixed Assets	
2120 land	0.00
2125 Machinery & Equipment	0.00
2126 Fencing	0.00
2130 Vehicle	0.00
2198 Accumulated Depreciation	0.00
2201 Tractor	0.00
<b>Total for Fixed Assets</b>	<b>\$0.00</b>
Other Assets	
2300 Provided for LT Obligations	0.00
2305 NPV of Airport Leases	7,327,897.00
2810 Pension Requirement	0.00
<b>Total for Other Assets</b>	<b>\$7,327,897.00</b>
<b>Total for Assets</b>	<b>\$10,111,951.71</b>
<b>Liabilities and Equity</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3000 Accounts Payable	10,198.87
<b>Total for Accounts Payable</b>	<b>\$10,198.87</b>
Credit Cards	
6321 Home Depot	211.19

# Statement of Financial Position

## Carson City Airport Authority

As of Mar 31, 2026

	TOTAL
6328 NSB Credit Card Rick 9053	2,360.41
6329 NSB CC Corey 9061	2,491.58
<b>Total for Credit Cards</b>	<b>\$5,063.18</b>
Other Current Liabilities	
2101 Payroll Liability	2,740.61
2102 Accrued Compensated Absences	0.00
2115 Accrued Expenses	0.00
3030 Audit Adj to AP	0.00
3090 Pension Requirement-Liab	0.00
3271 Current Portion of LTD	0.00
<b>Total for Other Current Liabilities</b>	<b>\$2,740.61</b>
<b>Total for Current Liabilities</b>	<b>\$18,002.66</b>
Long-term Liabilities	
3085 Net Pension Liability	0.00
3100 Leases Advances	0.00
3110 Deferred Inflows- Leases	6,553,911.00
3200 Mayes-Lease Transactions	26,277.50
3250 Gonzalez Deferred Lease	213,499.67
3260 Goni Deferred Lease	0.00
6325 Tractor US Bank	0.00
<b>Total for Long-term Liabilities</b>	<b>\$6,793,688.17</b>
<b>Total for Liabilities</b>	<b>\$6,811,690.83</b>
Equity	
4200 Fund Balance	4,173,840.52
4999.1 GWFS to Fund FS adjustments	-3,791,884.97
4999 Retained Earnings	2,805,849.82
Net Income	112,455.51
<b>Total for Equity</b>	<b>\$3,300,260.88</b>
<b>Total for Liabilities and Equity</b>	<b>\$10,111,951.71</b>

# Carson City Airport Authority

## Budget vs. Actuals Budget FY26

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
5010 Real/Personal Property Tax				
5010.1 Aircraft	161,621.40	205,000.00	-43,378.60	78.84 %
5010.2 Building	132,235.70	145,000.00	-12,764.30	91.20 %
<b>Total 5010 Real/Personal Property Tax</b>	<b>293,857.10</b>	<b>350,000.00</b>	<b>-56,142.90</b>	<b>83.96 %</b>
<b>5050 AIRPORT LEASES</b>				
5050H Hanger Lease	61,200.00	73,000.00	-11,800.00	83.84 %
5051 Land Leases	281,255.41	320,000.00	-38,744.59	87.89 %
5052 Tower Leases	62,761.34	84,500.00	-21,738.66	74.27 %
5053 Lease-Mayes	5,200.00	6,240.00	-1,040.00	83.33 %
5054 Through The Fence		-1,742.00	1,742.00	
<b>Total 5050 AIRPORT LEASES</b>	<b>410,416.75</b>	<b>481,998.00</b>	<b>-71,581.25</b>	<b>85.15 %</b>
5150 Tie Down Fees	11,547.70	12,500.00	-952.30	92.38 %
5151 Gate Card Fees	3,638.52	1,500.00	2,138.52	242.57 %
5155 Parking Fees		500.00	-500.00	
5200 Committed-Fuel Flowage Fees	17,460.32	24,000.00	-6,539.68	72.75 %
5201 Committed-Jet Fuel Tax	2,266.12	3,000.00	-733.88	75.54 %
5250 Through the Fence Fees		9,750.00	-9,750.00	
5300 Class II FBO Fees	8,100.00	8,000.00	100.00	101.25 %
5404 Rock Materials Sales	17,721.54	75,000.00	-57,278.46	23.63 %
5450 Reimbursements	0.00		0.00	
5500 Interest Income	60,257.93	800,000.00	-739,742.07	7.53 %
5915 Sales	-575.27		-575.27	
5998 Terminal Rental		400.00	-400.00	
<b>Total Income</b>	<b>\$824,690.71</b>	<b>\$1,766,648.00</b>	<b>\$ - 941,957.29</b>	<b>46.68 %</b>
<b>GROSS PROFIT</b>	<b>\$824,690.71</b>	<b>\$1,766,648.00</b>	<b>\$ - 941,957.29</b>	<b>46.68 %</b>
<b>Expenses</b>				
6169 Taxes & Licenses	84.40	300.00	-215.60	28.13 %
6268 Repairs & Maintenance	517.53		517.53	
6300 Operating Expenses				
6000 Airport Engineering				
6001 Engineering-General		3,000.00	-3,000.00	
<b>Total 6000 Airport Engineering</b>		<b>3,000.00</b>	<b>-3,000.00</b>	
6130 Dues	659.99	1,200.00	-540.01	55.00 %
6135 Memberships	250.00	250.00	0.00	100.00 %
6137 Conferences	2,055.00	2,500.00	-445.00	82.20 %
6170 SWAAAE BOD Travel	1,404.74	1,500.00	-95.26	93.65 %
6190 Office Expence-PC Software	505.86	800.00	-294.14	63.23 %
6200 Office Expenses -PC Hardware	664.14	1,250.00	-585.86	53.13 %
6211 Meals and Entertainment	1,193.46	2,200.00	-1,006.54	54.25 %

# Carson City Airport Authority

## Budget vs. Actuals Budget FY26

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6218 Marketing and Website	3,044.58	6,000.00	-2,955.42	50.74 %
6369 Travel	2,127.99	2,000.00	127.99	106.40 %
<b>Total 6300 Operating Expenses</b>	<b>11,905.76</b>	<b>20,700.00</b>	<b>-8,794.24</b>	<b>57.52 %</b>
6301 Utilities				
6238 Stormwater Discharge Permit		1,000.00	-1,000.00	
6302 Phone & Internet	3,892.11	6,500.00	-2,607.89	59.88 %
6303 Electric	7,390.10	19,000.00	-11,609.90	38.90 %
6304 Gas	361.78	1,500.00	-1,138.22	24.12 %
6305 Water	1,937.61	2,500.00	-562.39	77.50 %
6306 Carson City Landfill	735.98	1,300.00	-564.02	56.61 %
<b>Total 6301 Utilities</b>	<b>14,317.58</b>	<b>31,800.00</b>	<b>-17,482.42</b>	<b>45.02 %</b>
6308 Office Expenses and Supplies	1,492.44	1,750.00	-257.56	85.28 %
6309 Legal	42,191.52	100,000.00	-57,808.48	42.19 %
6310 Security	2,699.91	6,400.00	-3,700.09	42.19 %
6311 CCAA printing	228.95	500.00	-271.05	45.79 %
6312 Data Storage	300.00	500.00	-200.00	60.00 %
6313 Insurance	6,674.00	15,000.00	-8,326.00	44.49 %
6314 Auditing	40,000.00	40,000.00	0.00	100.00 %
6314A Accounting/Bullis	19,289.00	25,000.00	-5,711.00	77.16 %
6315 Contract Services/Appraisals	4,840.08	7,000.00	-2,159.92	69.14 %
6316 Bank Charges/Square Chgs	954.47	1,000.00	-45.53	95.45 %
6317 Airport Equipment Maintenance	6,736.68	18,000.00	-11,263.32	37.43 %
6317.5 AWOS III Service Charges	6,914.00	7,000.00	-86.00	98.77 %
6318 Facility Maintenance	6,561.20	20,000.00	-13,438.80	32.81 %
6318.5 2025 Arrowhead Dr		20,000.00	-20,000.00	
<b>Total 6318 Facility Maintenance</b>	<b>6,561.20</b>	<b>40,000.00</b>	<b>-33,438.80</b>	<b>16.40 %</b>
6319 Airfield Maintenance	20,369.07	40,000.00	-19,630.93	50.92 %
6319.5 Gate Maintenance	1,680.79	2,000.00	-319.21	84.04 %
6319.51 Depreciation expense		140,000.00	-140,000.00	
6350 Labor Expense				
6351 Salaries	200,477.16	299,000.00	-98,522.84	67.05 %
6351.5 Overtime Budget (Airfield)	292.55	2,000.00	-1,707.45	14.63 %
6352 Healthcare	42,792.28	66,000.00	-23,207.72	64.84 %
6353 PERS Retirement Contribution	80,463.30	100,165.00	-19,701.70	80.33 %
6354 Nevada Payroll	1,156.75	1,500.00	-343.25	77.12 %
6355 Workers Compensation	3,569.78	8,360.00	-4,790.22	42.70 %
6356 State Unemployment Contri		2,950.00	-2,950.00	
6476 Uniforms	1,185.34	1,200.00	-14.66	98.78 %
<b>Total 6350 Labor Expense</b>	<b>329,937.16</b>	<b>481,175.00</b>	<b>-151,237.84</b>	<b>68.57 %</b>
6600 Bad Debt Transaction	149.95		149.95	
QuickBooks Payments Fees	978.91		978.91	
<b>Total Expenses</b>	<b>\$518,823.40</b>	<b>\$978,125.00</b>	<b>\$ -</b>	<b>53.04 %</b>

# Carson City Airport Authority

## Budget vs. Actuals Budget FY26

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
			<b>459,301.60</b>	
<b>NET OPERATING INCOME</b>	<b>\$305,867.31</b>	<b>\$788,523.00</b>	<b>\$ -</b>	<b>38.79 %</b>
			<b>482,655.69</b>	
Other Income				
6051 AIP 48 - Forecasting Update				
6051.1 AIP 48 - Forecasting Update Revenue	26,902.10		26,902.10	
6051.2 AIP 48 - Forecasting Update Expense	-21,132.00		-21,132.00	
<b>Total 6051 AIP 48 - Forecasting Update</b>	<b>5,770.10</b>		<b>5,770.10</b>	
7000 Open House				
7001.2 Open House Expense Sept 2024	-555.25		-555.25	
7002.1 Open House Income Sept 2025	22,800.00	10,000.00	12,800.00	128.00 %
7002.2 Open House Expense Sept 2025	-23,691.05	-12,000.00	-11,691.05	197.43 %
7003.2 Open House Expenses June 2023	-178.66		-178.66	
<b>Total 7000 Open House</b>	<b>-1,624.96</b>	<b>-2,000.00</b>	<b>375.04</b>	<b>81.25 %</b>
8000 Discounts	149.71		149.71	
9999 Suspense	5,629.96		5,629.96	
FAA AIP Activity Revenue				
6048 AIP #46 Runway Drainage Project				
6048.1 AIP #46 Runway Drainage Project Income	100,225.00		100,225.00	
6048.2 AIP #46 Runway Drainage Project Expense	-112,196.00		-112,196.00	
<b>Total 6048 AIP #46 Runway Drainage Project</b>	<b>-11,971.00</b>		<b>-11,971.00</b>	
6049 AIP #47 Apron Rehab				
6049.1 AIP #47 Apron Rehab Revenue	19,073.63	150,000.00	-130,926.37	12.72 %
6049.2 AIP #47 Apron Rehab Expense	-22,072.50	-157,500.00	135,427.50	14.01 %
<b>Total 6049 AIP #47 Apron Rehab</b>	<b>-2,998.87</b>	<b>-7,500.00</b>	<b>4,501.13</b>	<b>39.98 %</b>
<b>Total FAA AIP Activity Revenue</b>	<b>-14,969.87</b>	<b>-7,500.00</b>	<b>-7,469.87</b>	<b>199.60 %</b>
FAA AIP Grant Revenue				
6036 AIP #37 Acquire Snow Removal Equipment				
6040.1 AIP 41 - Relocate AWOS Revenue	0.00		0.00	
6042 AIP #43 Approach Lighting System Phase 3 PAPI and MALSF				
6042.1 AIP #43 Approach Lighting System Phase 3 PAPI and MALSF Revenue	1,260.10	976,654.00	-975,393.90	0.13 %
6042.2 AIP #43 Approach Lighting System Phase 3 PAPI and MALSF Expense	-23,414.78	-1,000,000.00	976,585.22	2.34 %
<b>Total 6042 AIP #43 Approach Lighting System Phase 3 PAPI and MALSF</b>	<b>-22,154.68</b>	<b>-23,346.00</b>	<b>1,191.32</b>	<b>94.90 %</b>
6044 AIP #44 SRE Construct Auxiliary Building				
6044.1 6044 AIP #44 SRE Construct Auxiliary Building Revenue	1,176,199.72	419,890.00	756,309.72	280.12 %
6044.2 AIP #44 SRE Construct Auxiliary Building Expense	-	-343,746.00	-925,587.25	369.26 %
	1,269,333.25			
<b>Total 6044 AIP #44 SRE Construct Auxiliary Building</b>	<b>-93,133.53</b>	<b>76,144.00</b>	<b>-169,277.53</b>	<b>-122.31 %</b>
6046 AIP #45 Drainage Improvements Design (deleted)				

# Carson City Airport Authority

## Budget vs. Actuals Budget FY26

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6046.1 AIP #45 Drainage Improvements Design Revenue (deleted)		140,625.00	-140,625.00	
6046.2 AIP #45 Drainage Improvements Design Expense (deleted)		-150,000.00	150,000.00	
<b>Total 6046 AIP #45 Drainage Improvements Design (deleted)</b>		<b>-9,375.00</b>	<b>9,375.00</b>	
<b>Total FAA AIP Grant Revenue</b>	<b>-115,288.21</b>	<b>43,423.00</b>	<b>-158,711.21</b>	<b>-265.50 %</b>
<b>Total Other Income</b>	<b>\$ -</b>	<b>\$33,923.00</b>	<b>\$ -</b>	<b>-354.72 %</b>
	<b>120,333.27</b>		<b>154,256.27</b>	
Other Expenses				
6060 AIP 31- Master Plan Update				
6060.1 AIP 31- Master Plan Update Revenue		305,000.00	-305,000.00	
6060.2 AIP 31- Master Plan Update Expense		-320,250.00	320,250.00	
<b>Total 6060 AIP 31- Master Plan Update</b>		<b>-15,250.00</b>	<b>15,250.00</b>	
CCAA Funded Capital Projects				
6400 Capital Project				
6400.1 Paving		300,000.00	-300,000.00	
<b>Total 6400 Capital Project</b>		<b>300,000.00</b>	<b>-300,000.00</b>	
6417 Aggregate To Improve Safety Areas (500 ft Test Area)	1,734.38		1,734.38	
<b>Total CCAA Funded Capital Projects</b>	<b>1,734.38</b>	<b>300,000.00</b>	<b>-298,265.62</b>	<b>0.58 %</b>
<b>Total Other Expenses</b>	<b>\$1,734.38</b>	<b>\$284,750.00</b>	<b>\$ -</b>	<b>0.61 %</b>
			<b>283,015.62</b>	
NET OTHER INCOME	<b>\$ -</b>	<b>\$ -250,827.00</b>	<b>\$128,759.35</b>	<b>48.67 %</b>
	<b>122,067.65</b>			
NET INCOME	<b>\$183,799.66</b>	<b>\$537,696.00</b>	<b>\$ -</b>	<b>34.18 %</b>
			<b>353,896.34</b>	

# Statement of Activity - copy

## Carson City Airport Authority

March 2026

	TOTAL
<b>Revenue</b>	
5010 Real/Personal Property Tax	
5010.1 Aircraft	16,162.14
5010.2 Building	13,223.57
<b>Total for 5010 Real/Personal Property Tax</b>	<b>\$29,385.71</b>
5050 AIRPORT LEASES	
5050H Hanger Lease	6,120.00
5051 Land Leases	29,776.39
5052 Tower Leases	6,306.83
5053 Lease-Mayes	520.00
<b>Total for 5050 AIRPORT LEASES</b>	<b>\$42,723.22</b>
5150 Tie Down Fees	1,239.12
5151 Gate Card Fees	360.64
5200 Committed-Fuel Flowage Fees	1,691.13
5201 Committed-Jet Fuel Tax	187.67
5300 Class II FBO Fees	4,050.00
5450 Reimbursements	-1,976.45
5500 Interest Income	43,961.98
<b>Total for Revenue</b>	<b>\$121,623.02</b>
<b>Gross Profit</b>	<b>\$121,623.02</b>
<b>Expenditures</b>	
6300 Operating Expenses	
6130 Dues	400.00
6170 SWAAAE BOD Travel	169.87
6211 Meals and Entertainment	289.55
6218 Marketing and Website	551.50
6369 Travel	1,279.30
<b>Total for 6300 Operating Expenses</b>	<b>\$2,690.22</b>
6301 Utilities	
6302 Phone & Internet	365.18
6303 Electric	982.97
6304 Gas	81.67
6305 Water	235.37
6306 Carson City Landfill	114.00
<b>Total for 6301 Utilities</b>	<b>\$1,779.19</b>
6308 Office Expenses and Supplies	102.39
6309 Legal	2,185.00
6310 Security	334.99
6312 Data Storage	35.00
6313 Insurance	5,402.00
6316 Bank Charges/Square Chgs	200.18
6317 Airport Equipment Maintenance	669.87
6318 Facility Maintenance	370.66
6319.5 Gate Maintenance	448.38
6319 Airfield Maintenance	1,463.94
6350 Labor Expense	

# Statement of Activity - copy

## Carson City Airport Authority

March 2026

	TOTAL
6351 Salaries	22,533.09
6352 Healthcare	5,260.52
6353 PERS Retirement Contribution	16,691.52
6354 Nevada Payroll	108.00
6476 Uniforms	639.70
<b>Total for 6350 Labor Expense</b>	<b>\$45,232.83</b>
QuickBooks Payments Fees	104.85
<b>Total for Expenditures</b>	<b>\$61,019.50</b>
<b>Net Operating Revenue</b>	<b>\$60,603.52</b>
Other Revenue	
7000 Open House	
7003.2 Open House Expenses June 2023	-178.66
<b>Total for 7000 Open House</b>	<b>-\$178.66</b>
FAA AIP Activity Revenue	
6049 AIP #47 Apron Rehab	
6049.2 AIP #47 Apron Rehab Expense	-475.00
<b>Total for 6049 AIP #47 Apron Rehab</b>	<b>-\$475.00</b>
<b>Total for FAA AIP Activity Revenue</b>	<b>-\$475.00</b>
FAA AIP Grant Revenue	
6044 AIP #44 SRE Construct Auxiliary Building	
6044.1 6044 AIP #44 SRE Construct Auxiliary Building Revenue	86,125.94
<b>Total for 6044 AIP #44 SRE Construct Auxiliary Building</b>	<b>\$86,125.94</b>
<b>Total for FAA AIP Grant Revenue</b>	<b>\$86,125.94</b>
<b>Total for Other Revenue</b>	<b>\$85,472.28</b>
<b>Net Other Revenue</b>	<b>\$85,472.28</b>
<b>Net Revenue</b>	<b>\$146,075.80</b>