



FlyCarsonCity.com

CCAA BOARD MEMO

Agenda Item: H-3

BOARD MEMO 2026-11

Meeting Date: May 20, 2026

Agenda Title: FOR DISCUSSION AND POSSIBLE ACTION: Approval of a conceptual draft Through-The-Fence (TTF) permit for an access point for U.S. Pump and Power Corporation, located at 530 Idaho St., Elko, NV 89801, and authorization for the Airport Manager to pursue FAA concurrence of the concept.

Staff Summary: U.S. Pump and Power Corporation has been working with the Carson City Airport Manager and the owner of adjacent property (APN 005-05-404) to evaluate the feasibility of relocating its manufacturing operations. The company would like to proceed but seeks confirmation from the FAA that a TTF permit for the proposed operation would not be denied. Approval of this item will endorse the conceptual proposal and authorize the Airport Manager to seek FAA concurrence for the project.

Agenda Action: Motion

Time Requested: 15 Minutes

Proposed Motion

I move to approve the conceptual draft Through-The-Fence permit for an access point serving U.S. Pump and Power Corporation at 530 Idaho St., Elko, Nevada, and to authorize the Airport Manager to pursue FAA concurrence of the concept, with the understanding that this action approves only the conceptual proposal and does not constitute final approval of a permit or any final operating authorization.

CCAA’S Strategic Goal

Support economic activity in the region
Maintain financial stability

Previous Action and Executive Summary

Staff is requesting Carson City Airport Authority (CCAA) endorsement of a conceptual Through-The-Fence access proposal for U.S. Pump and Power Corporation. The requested action is limited to approval of the concept and authorization for the Airport Manager to seek FAA concurrence regarding whether the proposed arrangement would be acceptable. The FAA will only review items that the CCAA has approved. This action does not approve a final permit, construction, or operational commencement. If

FAA concurrence is obtained and the project moves forward, any final agreement or required approval would require CCAA approval.

Financial Information

Is there a fiscal impact?

X No Yes

If yes, account name/number & amount:

Is it currently budgeted?

Alternatives

Approve the concept with amendments

Do not approve the concept.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded)

Draft

AIRPORT ACCESS PRIVILEGE PERMIT

APN: 00505404

This PERMIT is issued for Through-the-Fence access, by the Carson City Airport Authority ("Authority"), whose address is 2600 College Parkway #6, Carson City, Nevada 89706, to: U.S. Pump and Power Corporation, its owners, successors, and assigns (hereinafter collectively referred to as "PERMITEE"), whose address is 530 Idaho St, Elko, NV 89801.

TERMS:

WHEREAS, PERMITEE owns the property located at APN 00505404, Carson City, Nevada, which property is industrial use property located in the Airport Industrial area, adjacent to the Carson City Airport, and is situated similar to other industrial lots having airport access pursuant to Carson City Municipal Code ("CCMC") Title 19 (the "Property"); and

WHEREAS, PERMITEE stores and uses aircraft owned by PERMITEE in conjunction with its manufacturing or industrial use on the Property along with airport access for said aircraft; and

WHEREAS, PERMITEE is not operating as an Adjacent Hangar Association (AHA), thus additional requirements applicable to AHAs do not apply; and

THEREFORE, the Authority grants PERMITEE (or successor upon proper notice to Authority) airport access under the following terms:

1. PERMITEE shall have access for the identified Property under the terms set forth in CCMC Title 19 which is incorporated by reference herein and made a part hereof and shall pay the amount set forth for such permits in CCMC Title 19 for such access.
2. PERMITEE shall have a single point of access through the fence serving the Property at the current location which was previously agreed upon between PERMITEE and the Airport Authority (or as otherwise approved in writing by the Authority).
3. PERMITEE expressly warrants and acknowledges that this permit is granted subject to the terms of CCMC which requires, among other things, that no property with access shall be allowed to carry on any of the aeronautical uses specified in the Carson City Airport Rules and Regulations contained in Title 19 of the CCMC, regarding sale of fuel, parts, service or maintenance of aircraft. Further, PERMITEE represents and warrants that no activity will be allowed on the Property that competes with commercial aeronautical Fixed Base Operations (as that term is defined in Title 19 of the CCMC).

4. PERMITEE expressly warrants and acknowledges that the Carson City Airport operates subject to the requirements of the Federal Aviation Administration (FAA), and that PERMITEE will take no action on or about the Property which would interfere with airport operations or funding consistent with applicable FAA requirements.
5. PERMITEE shall be responsible for the provision and maintenance of any connecting pavement, fencing or other safety requirements on PERMITEE's property so as to access the Airport, and for the maintenance of such improvements to PERMITEE's property.
6. PERMITEE expressly warrants and acknowledges that property tax upon aircraft stored on the Property shall be promptly paid when due.
7. PERMITEE expressly warrants and acknowledges that airport security through the Property shall be maintained pursuant to the terms of CCMC Title 19.
8. Upon the terms contained herein, the Authority hereby grants to PERMITEE airport access from the Property through the fence pursuant to CCMC Title 19, for up to 4 aircraft, and that all such aircraft must be owned by PERMITEE.
9. The Property may be sold or assigned in whole or in part by PERMITEE and this permit may be transferred to PERMITEE's successor in interest so long as (1) the successor in interest is also the owner of the real property adjacent to the Carson City Airport, (2) PERMITEE or the successor in interest is current on all payments and reports the transfer of this permit to the Authority, and (3) the transfer of this permit otherwise meets the conditions and criteria of the FAA relative to through-the-fence access.

DATED this ____ day of _____, 20 ____.

U.S. Pump and Power Corporation
By: _____
Name: _____
Title: _____

CARSON CITY AIRPORT AUTHORITY
By: _____
Name: _____
Title: _____



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