

Final

**CARSON CITY AIRPORT AUTHORITY MEETING
AGENDA**

Wednesday, June 17, 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. 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 POSSIBLE ACTION: Approve a budget amendment to increase Account 6316:Bank Charges/Square Charges, from \$1,000 to \$1,500. (C. Jenkins)

Staff Summary: Account 6316:Bank Charges/Square Charges, is projected to exceed the current budget due to higher-than-anticipated access card sales. Increased access card sales have resulted in higher Square credit card processing fees than originally budgeted. Staff recommend approval of a budget amendment increasing the account budget from \$1,000 to \$1,500 to cover the additional anticipated costs.

H. PUBLIC HEARINGS

1. FOR DISCUSSION AND POSSIBLE ACTION: Award and authorize execution of the FAA contract for AIP Grant 47 (Main Apron Pavement Preservation Project) and the airport-funded Taxiway Rehabilitation Project. (C. Jenkins, B. Martinezmoles)

Staff Summary: A request for proposals was issued on March 18, 2026, with bids opened on April 15, 2026. Five bids were received. The Airport's engineering consultant, Wood Rodgers, Inc., has reviewed the submissions and recommends awarding the contract to Sierra Nevada Construction. Approval of this item will allow the project to proceed.

2. FOR DISCUSSION AND POSSIBLE ACTION: Approve an extension to the agreement to extend time and avoid lease termination with Carson Tahoe Executive, LLC (CTE). (C. Jenkins)

Staff Summary: CTE has experienced delays due to obligations with other projects. They have made progress toward developing parcels APN 005-02-105 and 005-02-106 with preliminary layouts and designs. They have engaged Kimley-Horn and Coffman Associates to continue planning, prepare FAA Form 7460-1, and submit a Section 743 determination request. They are requesting a 24-month extension to start construction.

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 9:00 a.m., June 12, 2026

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 members of the public with disabilities who 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(4)(c) 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 20, 2026 ● 5:30 PM
Community Center Robert “Bob” Crowell Board Room
851 East William Street, Carson City, Nevada

Authority Members

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

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

(5:32:00) – Chair Puliz called the meeting to order at 5:32 p.m.

(5:32:13) – Roll was called and a quorum was present.

Attendee Name	Status	Arrived
Chair Tim Puliz	Present	
Vice Chair Harlow Norvell	Present	
Treasurer James Sutton	Present	
Member Michaela Flint	Absent	
Member Curtis Horton	Present	
Member Karl Hutter	Absent	
Member Bryan Stewart	Absent	

B. PLEDGE OF ALLEGIANCE

(5:32:40) – Led by Vice Chair Norvell.

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

(5:33:06) – Chair Puliz introduced the item and entertained comments, changes, and/or a motion to approve the minutes of the April 15, 2026 meeting.

(5:33:17) – MOTION: Member Horton moved to approve the minutes of the April 15, 2026 meeting. Vice Chair Norvell seconded the motion. The motion carried 4-0-0.

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

D. MODIFICATION OF THE AGENDA.

None.

E. PUBLIC COMMENT

(5:33:45) – Chair Puliz entertained public comments; however, none were forthcoming.

F. AIRPORT ENGINEER’S REPORT

(5:34:36) – Chair Puliz introduced the item. Brian Martinezmoles of Wood Rodgers referenced the Engineer’s Report, which is incorporated into the record.

G. CONSENT AGENDA

1. FOR POSSIBLE ACTION: APPROVE THE COFFMAN ASSOCIATES, INC. SCOPE OF SERVICES FOR PREPARATION OF A CATEGORICAL EXCLUSION (CATEX) FOR THE TAXIWAY BRAVO RECONSTRUCTION PROJECT.

(5:35:42) – Chair Puliz introduced the item included on the Consent Agenda.

(5:35:53) – MOTION: Vice Chair Norvell moved to approve the Consent Agenda as written. Treasurer Sutton seconded the motion. The motion carried 4-0-0.

RESULT:	APPROVED (4-0-0)
MOVER:	Norvell
SECONDER:	Sutton
AYES:	Puliz, Norvell, Horton, Sutton
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Flint, Hutter, Stewart

H. PUBLIC HEARINGS

1. FOR DISCUSSION AND POSSIBLE ACTION: AWARD AND AUTHORIZE EXECUTION OF THE FAA CONTRACT FOR AIP GRANT 47 (MAIN APRON PAVEMENT PRESERVATION PROJECT) AND THE AIRPORT-FUNDED TAXIWAY REHABILITATION PROJECT.

(5:36:10) – Chair Puliz introduced the item. He noted that, per advice from counsel, the item would be tabled, and no action would be taken at this meeting.

2. FOR DISCUSSION AND POSSIBLE ACTION: REVIEW AND DISCUSS CHANGES, IF ANY, TO THE TENTATIVE FY 2026-2027 BUDGET AND ADOPT THE RESULTING FINAL BUDGET PURSUANT TO NRS 354.598.

(5:36:40) – Chair Puliz introduced the item. Mr. Jenkins referenced the Staff Report and Supporting Material, all of which are incorporated into the record.

(5:38:28) – MOTION: Member Horton moved to approve the final FY 2026-2027 budget and authorize staff to transmit it to the Nevada Tax Commission per NRS 354.598. Vice Chair Norvell seconded the motion. The motion carried 4-0-0.

RESULT:	APPROVED (4-0-0)
MOVER:	Horton
SECONDER:	Norvell
AYES:	Puliz, Norvell, Horton, Sutton
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Flint, Hutter, Stewart

3. 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.

(5:38:53) – Chair Puliz introduced the item. Mr. Jenkins referenced the Staff Report and Supporting Material, all of which are incorporated into the record. He discussed the 90/10 rule requirement, noting that at least 90% of the airport property adjacent to the airport operations area (AOA) must be used for aeronautical purposes, with no more than 10% involving through-the-fence residential access.

(5:41:57) – Vice Chair Norvell requested clarification on the 90/10 rule, stating that it was his understanding that the requirement no longer applied. Mr. Jenkins clarified that this is only the case for parcels where that condition had already been negotiated with the previous landowners. Vice Chair Norvell then asked whether the individuals selling the current parcel were successors in interest to the trust. Mr. Jenkins responded that they are the current owners of the property but were not the same owners who negotiated the terms of the original through-the-fence access permit. He added that the prior agreement applies only to the land east of Runway Bravo and would need to be renegotiated for any parcels not included in that original area.

(5:43:11) – Chair Puliz commented that the land is going to be used exactly as it was intended to be used when the Board of Supervisors originally purchased it, noting that it will create jobs and generate tax revenue for the City.

(5:45:01) – Chair Puliz entertained public comments; however, none were forthcoming.

(5:45:15) – MOTION: Treasurer Sutton moved 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. Member Horton seconded the motion. The motion carried 4-0-0.

RESULT:	APPROVED (4-0-0)
MOVER:	Sutton
SECONDER:	Horton
AYES:	Puliz, Norvell, Horton, Sutton
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Flint, Hutter, Stewart

I. AIRPORT MANAGER’S REPORT

(5:47:10) – Chair Puliz introduced the item. Mr. Jenkins referenced the Airport Manager’s Report, which is incorporated into the record. He reported that the fuel flowage numbers are incorrect and have been for the past couple of months due to a staff issue with one of the Fixed-Base Operators (FBO), which has since been corrected.

(5:52:42) – Vice Chair Norvell questioned whether a flight check occurred on May 6. Mr. Jenkins responded that he has not received confirmation on whether that flight was related to the nighttime approach, but he confirmed that a flight check was performed on the approach.

J. LEGAL COUNSEL’S REPORT

(5:46:11) – Chair Puliz introduced the item. Mr. Tackes provided a follow-up regarding the noise complaints the Airport had been receiving from an individual. He noted that he had sent the individual a letter requesting that he refrain from submitting daily complaints and reported that he received a polite and thoughtful response back. Mr. Tackes stated that he plans to contact the individual upon his return to Nevada.

K. TREASURER’S REPORT

(5:53:41) – Chair Puliz introduced the item. Treasurer Sutton thanked everyone for reviewing and approving the budget.

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

(5:54:07) – Chair Puliz entertained Member reports and announcements; however, none were forthcoming.

M. PUBLIC COMMENT

(5:54:07) – Chair Puliz entertained public comments; however, none were forthcoming.

N. AGENDA ITEMS FOR THE NEXT REGULAR MEETING

(5:54:07) – Chair Puliz introduced the item and inquired about future agenda items; however, none were forthcoming.

O. ACTION ON ADJOURNMENT

(5:54:15) – MOTION: Chair Puliz adjourned the meeting at 5:54 p.m.

The Minutes of the May 20, 2026 Carson City Airport Authority meeting are so approved this 17th day of June 2026.



FlyCarsonCity.com

CCAA BOARD MEMO

Agenda Item: G-1

BOARD MEMO 2026-12

Meeting Date: June 17, 2026

Agenda Title: FOR POSSIBLE ACTION: Approve a budget amendment to increase Account 6316:Bank Charges/Square Charges, from \$1,000 to \$1,500. (C. Jenkins)

Staff Summary: Account 6316:Bank Charges/Square Charges, is projected to exceed the current budget due to higher-than-anticipated access card sales. Increased access card sales have resulted in higher Square credit card processing fees than originally budgeted. Staff recommend approval of a budget amendment increasing the account budget from \$1,000 to \$1,500 to cover the additional anticipated costs.

Agenda Action: Motion

Time Requested: 0 Minutes

Proposed Motion

I move that the Carson City Airport Authority approve the budget amendment to increase Account 6316: Bank Charges/Square Charges from \$1,000 to \$1,500

CCAA’S Strategic Goal

Maintain financial stability

Previous Action and Executive Summary

Account 6316: Bank Charges/Square Charges supports credit card processing fees. Stronger-than-projected demand for access cards has driven Square processing fees above the originally budgeted \$1,000. Staff projects a shortfall of up to \$500 for the remainder of the fiscal year.

A budget amendment increasing the account from \$1,000 to \$1,500 will cover the additional anticipated costs. This is an administrative adjustment necessary to remain compliant with NRS 354.598005, which governs the procedures and requirements for augmenting or amending local government budgets. This adjustment has no impact on other budget lines or airport operations. Staff recommends approval.

Financial Information

Is there a fiscal impact?

No X Yes

If yes, account name/number & amount: 6316: Bank Charges/Square Charges. Increase from \$1,000 to \$1,500.

Is it currently budgeted? Yes at \$1,000

Alternatives

N/A

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded)



FlyCarsonCity.com

CCAA BOARD MEMO

Agenda Item: H-1

BOARD MEMO 2026-13

Meeting Date: June 17, 2026

Agenda Title: FOR DISCUSSION AND POSSIBLE ACTION: Award and authorize execution of the FAA contract for AIP Grant 47 (Main Apron Pavement Preservation Project). (C. Jenkins, B. Martinezmoles)

Staff Summary: A request for proposals was issued on March 18, 2026, with bids opened on April 21, 2026. Five bids were received. The Airport's engineering consultant, Wood Rodgers, Inc., has reviewed the submissions and recommends awarding the contract to Sierra Nevada Construction. Approval of this item will allow the project to proceed.

Agenda Action: Motion

Time Requested: 15 Minutes

Proposed Motion

I move to award the Base Bid contract for the Main Apron Pavement Preservation Project to Sierra Nevada Construction in the amount of \$184,462.

CCAA'S Strategic Goal

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

Previous Action and Executive Summary

The Main Apron Pavement Preservation Project was previously included in the Airport Capital Improvement Program (ACIP) and authorized for competitive bidding.

The Airport issued a Request for Proposals on March 18, 2026, for the Main Apron Pavement Preservation Project (Nevada Public Works Project No. PWP-CC-2026-256 / AIP No. 03-32-0004-047-2025). Five bids were received and publicly opened on April 21, 2026. Wood Rodgers, Inc., the Airport's engineering consultant, conducted a thorough review and recommends award to the lowest responsive and responsible bidder, Sierra Nevada Construction, in total amount of \$184,462 for the Base Bid.

The recommended award includes the following funding breakdown:

- Total Award \$184,462
 - FAA Portion: \$172,933
 - Local Match: \$11,529

Approval of this item will authorize execution of the construction contract with Sierra Nevada Construction and the associated FAA grant agreement for Grant 47. This will allow the project to proceed to construction while securing the maximum available federal participation.

Staff recommends Board approval.

Financial Information

Is there a fiscal impact?

No Yes

If yes, account name/number & amount:

- Total Award \$184,462
 - FAA Portion: \$172,933
 - Local Match: \$11,529

Is it currently budgeted? Yes

Alternatives

N/A

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded)



June 10, 2026

Mr. Corey Jenkins
Airport Manager
Carson City Airport
2600 College Parkway #6
Carson City, NV 89706

**Re: Recommendation of Award | Taxiway and Main Apron Pavement Preservation Project
Nevada Public Works Project No. PWP-CC-2026-256 (AIP No. 03-32-0004-047-2025)**

Dear Corey:

Per your request, we completed a bid review for the above-mentioned project. The bids were opened for this project on Tuesday, April 21, 2026 and were read out loud at an in-person meeting as specified in the bid documents. The bid opening was without incident with five bidders submitting their bid before the designated 3:00 pm time indicated within the bid documents.

The bid proposals received from American Road Maintenance, Hi-Lite Airfield Services, Maxwell Asphalt and Sierra Nevada Construction were reviewed and are complete with no apparent errors or omissions.

As you are aware, this project includes a combination of FAA Grant Funding for the Main Apron portion of the project in addition to Airport funding for pavement preservation of the Taxiways as funding is allowable. At the time of opening, the apparent low bidder would be determined based on available funding. It is our understanding that the available funding will allow the award of Base Bid only. Based on this award, Sierra Nevada Construction is determined to be the low bidder.

The bid amounts for Base Bid of all responsive proposals received are indicated below, with the detailed bid tabulation attached:

BIDDER	TOTAL BID AMOUNT
Sierra Nevada Construction	\$184,462.00
Maxwell Asphalt	\$185,308.20
CR Contracting	\$186,127.00
American Road Maintenance	\$188,201.00
Hi-Lite Airfield Services	\$216,178.16

If base bid is awarded, the funding breakdown would be as follows:

Total Award to Sierra Nevada Construction = \$184,462.00

Recommendation of Award | Taxiway and Main Apron Pavement Preservation Project
PWP-CC-2026-256 & AIP No. 03-32-0004-047-2025

It is our recommendation that a contract be awarded to Sierra Nevada Construction in the amount of \$184,462.00 which is considered the lowest responsible bid received for the project within the funding limitations of the project.

Should you have any questions regarding this matter please do not hesitate to contact me at this office.

Sincerely,

Wood Rodgers, Inc.

A handwritten signature in black ink, appearing to read 'B Martinezmoles', with a stylized flourish at the end.

Brian Martinezmoles, P.E.
Principal Engineer

Attachment: Bid Tabulation

**CXP Taxiway and Apron Pavement Preservation Project
Bid Tabulation**



BASE BID (TWY C AND MAIN APRON)			American Road Maintenance		CR Contracting		Hi-Lite Airfield Services		Maxwell Asphalt		Sierra Nevada Construction	
Item No.	Spec. No.	Item Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	C-105a	Mobilization (AIP Funded)	\$ 16,000.00	\$ 16,000.00	\$ 18,000.00	\$ 18,000.00	\$ 19,652.56	\$ 19,652.56	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
2	C-106-1a	Airfield Security (AIP Funded)	\$ 15,000.00	\$ 15,000.00	\$ 10,000.00	\$ 10,000.00	\$ 21,500.00	\$ 21,500.00	\$ 5,000.00	\$ 5,000.00	\$ 15,148.85	\$ 15,148.85
3	P-101-5.3	Removal of Foreign Substances/Contaminants	\$ 1.50	\$ 2,707.50	\$ 1.25	\$ 2,256.25	\$ 1.30	\$ 2,346.50	\$ 1.15	\$ 2,075.75	\$ 0.33	\$ 595.65
4	P-101-5.3a	Removal of Foreign Substances/Contaminants (AIP Funded)	\$ 1.50	\$ 10,804.50	\$ 1.25	\$ 9,003.75	\$ 1.30	\$ 9,363.90	\$ 1.15	\$ 8,283.45	\$ 0.60	\$ 4,321.80
5	P-608-8.1	Asphalt Surface Treatment	\$ 1.75	\$ 25,900.00	\$ 1.75	\$ 25,900.00	\$ 2.00	\$ 29,600.00	\$ 1.75	\$ 25,900.00	\$ 1.60	\$ 23,680.00
6	P-608-8.1a	Asphalt Surface Treatment (AIP Funded)	\$ 1.75	\$ 102,025.00	\$ 1.65	\$ 96,195.00	\$ 2.00	\$ 116,600.00	\$ 1.75	\$ 102,025.00	\$ 1.75	\$ 102,025.00
7	P-620-5.2b	Marking	\$ 1.75	\$ 3,158.75	\$ 2.75	\$ 4,963.75	\$ 1.90	\$ 3,429.50	\$ 3.00	\$ 5,415.00	\$ 2.55	\$ 4,602.75
8	P-620-5.2c	Marking (AIP Funded)	\$ 1.75	\$ 12,605.25	\$ 2.75	\$ 19,808.25	\$ 1.90	\$ 13,685.70	\$ 3.00	\$ 21,609.00	\$ 2.65	\$ 19,087.95
				Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal
				Airport Subtotal	Airport Subtotal	Airport Subtotal	Airport Subtotal	Airport Subtotal	Airport Subtotal	Airport Subtotal	Airport Subtotal	Airport Subtotal
				AIP Subtotal	AIP Subtotal	AIP Subtotal	AIP Subtotal	AIP Subtotal	AIP Subtotal	AIP Subtotal	AIP Subtotal	AIP Subtotal

BID ALTERNATIVE #1 (TWY D)			American Road Maintenance		CR Contracting		Hi-Lite Airfield Services		Maxwell Asphalt		Sierra Nevada Construction	
Item No.	Spec. No.	Item Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	C-105	Mobilization	\$ 14,000.00	\$ 14,000.00	\$ 5,000.00	\$ 5,000.00	\$ 16,012.00	\$ 16,012.00	\$ 2,500.00	\$ 2,500.00	\$ 20,000.00	\$ 20,000.00
2	C-106-1	Airfield Security	\$ 15,000.00	\$ 15,000.00	\$ 7,500.00	\$ 7,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 12,000.00	\$ 12,000.00
3	P-101-5.3	Removal of Foreign Substances/Contaminants	\$ 1.50	\$ 9,750.00	\$ 1.25	\$ 8,125.00	\$ 1.30	\$ 8,450.00	\$ 1.15	\$ 7,475.00	\$ 0.60	\$ 3,900.00
4	P-608-8.1	Asphalt Surface Treatment	\$ 1.75	\$ 86,450.00	\$ 1.75	\$ 86,450.00	\$ 2.00	\$ 98,800.00	\$ 1.75	\$ 86,450.00	\$ 1.80	\$ 88,920.00
5	P-605-5.1	Joint Sealing Filler	\$ 0.47	\$ 23,218.00	\$ 1.00	\$ 49,400.00	\$ 0.80	\$ 39,520.00	\$ 0.65	\$ 32,110.00	\$ 2.70	\$ 133,380.00
6	P-620-5.2b	Marking	\$ 1.75	\$ 11,375.00	\$ 3.00	\$ 19,500.00	\$ 1.90	\$ 12,350.00	\$ 3.00	\$ 19,500.00	\$ 2.30	\$ 14,950.00
				Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal

BID ALTERNATIVE #2 (TWY A)			American Road Maintenance		CR Contracting		Hi-Lite Airfield Services		Maxwell Asphalt		Sierra Nevada Construction	
Item No.	Spec. No.	Item Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	C-105	Mobilization	\$ 13,000.00	\$ 13,000.00	\$ 3,500.00	\$ 3,500.00	\$ 16,874.00	\$ 16,874.00	\$ 2,500.00	\$ 2,500.00	\$ 20,000.00	\$ 20,000.00
2	C-106-1	Airfield Security	\$ 15,000.00	\$ 15,000.00	\$ 7,500.00	\$ 7,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,500.00	\$ 5,500.00
3	P-101-5.3	Removal of Foreign Substances/Contaminants	\$ 1.50	\$ 9,000.00	\$ 1.25	\$ 7,500.00	\$ 1.30	\$ 7,800.00	\$ 1.15	\$ 6,900.00	\$ 0.75	\$ 4,500.00
4	P-608-8.1	Asphalt Surface Treatment	\$ 1.75	\$ 81,025.00	\$ 1.75	\$ 81,025.00	\$ 2.00	\$ 92,600.00	\$ 1.75	\$ 81,025.00	\$ 1.85	\$ 85,655.00
5	P-605-5.1	Joint Sealing Filler	\$ 0.53	\$ 24,539.00	\$ 1.00	\$ 46,300.00	\$ 1.20	\$ 55,560.00	\$ 0.80	\$ 37,040.00	\$ 2.75	\$ 127,325.00
6	P-620-5.2b	Marking	\$ 1.75	\$ 10,850.00	\$ 3.00	\$ 18,600.00	\$ 1.90	\$ 11,780.00	\$ 3.00	\$ 18,600.00	\$ 2.40	\$ 14,880.00
				Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal

BID ALTERNATIVE #3 (TLN E)			American Road Maintenance		CR Contracting		Hi-Lite Airfield Services		Maxwell Asphalt		Sierra Nevada Construction	
Item No.	Spec. No.	Item Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	C-105	Mobilization	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,112.00	\$ 2,112.00	\$ 1,800.00	\$ 1,800.00	\$ 2,000.00	\$ 2,000.00
2	C-106-1	Airfield Security	\$ 10,000.00	\$ 10,000.00	\$ 7,500.00	\$ 7,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 3,000.00	\$ 3,000.00
3	P-101-5.3	Removal of Foreign Substances/Contaminants	\$ 1.50	\$ 900.00	\$ 2.50	\$ 1,500.00	\$ 1.30	\$ 780.00	\$ 1.15	\$ 690.00	\$ 1.90	\$ 1,140.00
4	P-608-8.1	Asphalt Surface Treatment	\$ 1.75	\$ 15,925.00	\$ 1.75	\$ 15,925.00	\$ 2.00	\$ 18,200.00	\$ 1.75	\$ 15,925.00	\$ 2.15	\$ 19,565.00
5	P-620-5.2b	Marking	\$ 1.75	\$ 1,050.00	\$ 4.00	\$ 2,400.00	\$ 1.90	\$ 1,140.00	\$ 3.00	\$ 1,800.00	\$ 2.40	\$ 1,440.00
				Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal

BID ALTERNATIVE #4 (TWY B)			American Road Maintenance		CR Contracting		Hi-Lite Airfield Services		Maxwell Asphalt		Sierra Nevada Construction	
Item No.	Spec. No.	Item Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	C-105	Mobilization	\$ 5,000.00	\$ 5,000.00	\$ 3,500.00	\$ 3,500.00	\$ 5,316.00	\$ 5,316.00	\$ 2,500.00	\$ 2,500.00	\$ 4,000.00	\$ 4,000.00
2	C-106-1	Airfield Security	\$ 10,000.00	\$ 10,000.00	\$ 7,500.00	\$ 7,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 6,000.00	\$ 6,000.00
3	P-101-5.3	Removal of Foreign Substances/Contaminants	\$ 1.50	\$ 3,450.00	\$ 1.25	\$ 2,875.00	\$ 1.30	\$ 2,990.00	\$ 1.15	\$ 2,645.00	\$ 0.50	\$ 1,150.00
4	P-608-8.1	Asphalt Surface Treatment	\$ 1.75	\$ 39,200.00	\$ 1.75	\$ 39,200.00	\$ 2.00	\$ 44,800.00	\$ 1.75	\$ 39,200.00	\$ 1.55	\$ 34,720.00
5	P-620-5.2b	Marking	\$ 1.75	\$ 4,025.00	\$ 4.00	\$ 9,200.00	\$ 1.90	\$ 4,370.00	\$ 3.00	\$ 6,900.00	\$ 2.40	\$ 5,520.00
				Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal

American Road Maintenance	CR Contracting	Hi-Lite Airfield Services	Maxwell Asphalt	Sierra Nevada Construction
\$ 593,458.00	\$ 618,627.00	\$ 659,632.16	\$ 554,868.20	\$ 794,007.00



CCAA BOARD MEMO

Agenda Item: H-2

BOARD MEMO 2026-14

Meeting Date: June 17, 2026

Agenda Title: FOR DISCUSSION AND POSSIBLE ACTION: Approve an extension to the agreement to extend time and avoid lease termination with Carson Tahoe Executive, LLC (CTE). (C. Jenkins)

Staff Summary: CTE has experienced delays due to obligations with other projects. They have made progress toward developing parcels APN 005-02-105 and 005-02-106 with preliminary layouts and designs. They have engaged Kimley-Horn and Coffman Associates to continue planning, prepare FAA Form 7460-1, and submit a Section 743 determination request. They are requesting a 24-month extension to start construction.

Agenda Action: Motion

Time Requested: 15 Minutes

Proposed Motion

I move to approve an extension to the agreement to extend time and avoid lease termination with CTE for 24 months to start construction and 12 months to complete construction.

CCAA'S Strategic Goal

Maintain financial stability.
Support economic activity in the region.

Previous Action and Executive Summary

September 4, 2008 (Item 3-1) – The Carson City Board of Supervisors approved the original lease and an assignment to KCXP Investments, LLC.

November 16, 2022 (Item H-1) – The Carson City Airport Authority approved a notice of default for KCXP Investments, LLC for failure to develop the land in accordance with the lease.

February 15, 2023 (Item H-1) – The Carson City Airport Authority approved an agreement with KCXP Investments to avoid default.

September 20, 2023 (Item H-2) – The Carson City Airport Authority approved an assignment of the lease and the agreement to avoid default to Carson Tahoe Executive.

May 21, 2024 (Item H-3) – The Carson City Airport Authority approved the agreement to extend time and avoid lease termination with CTE.

When the Airport Authority moved the fuel island in 2008, the hangar storage portion of that lease was relocated to an open area along Taxiway C. Per an agreement between the fuel tenant and Tom Gonzales, the Authority approved an assignment of that lease to KCXP Investments, LLC. The lease required construction of hangars to be completed within 2 years. The real estate market experienced a steep downturn shortly thereafter, and Mr. Gonzales requested leniency on the timeline. The Authority granted additional time for construction. Over the years, requests were made to follow through with hangar development. In December 2021, the Airport Manager sent a letter notifying Mr. Gonzales that action would be taken to terminate the lease unless development moved forward. In January 2022, a representative for KCXP Investments, LLC contacted the Airport Manager and indicated they were working on a development plan. The Authority granted additional time with conditions including quarterly updates and a non-refundable deposit.

Carson Tahoe Executive, LLC (CTE) was subsequently assigned the lease and has demonstrated continued effort to develop parcels APN 005-02-105 and 005-02-106. Under the May 2024 extension agreement, construction plans were to be submitted by December 1, 2024, with all construction to be completed by May 1, 2026. While CTE has made progress, including preparation of preliminary layouts and designs and retention of Kimley-Horn and Coffman Associates to advance planning, prepare FAA Form 7460-1, and submit a Section 743 determination request, additional delays have occurred due to obligations with other projects.

CTE has requested a 24-month extension to commence construction. Following negotiations with Airport Staff and Legal Counsel, the proposed extension will provide this additional time while maintaining requirements for progress reporting and accountability. Approving the extension will avoid lease termination, allow the development of underutilized airport property to proceed, and support the Airport's long-term goals for infrastructure and economic development.

Financial Information

Is there a fiscal impact?

X No Yes

If yes, account name/number & amount:

Is it currently budgeted?

Alternatives

Do not extend the agreement and put the lease into default for failing to begin construction.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded)

Subject: Request for extension on ground breaking
From: James Pickett <jpickett@laderaventures.com>
Date: 6/10/2026, 2:44 PM
To: Corey Jenkins <cjenkins@flycarsoncity.com>
CC: Dan Taylor <dan.taylor@connorgs.com>

Corey,

As discussed, CTE would like to formally request an extension of time for commencing construction on our leased parcel at the airport. At this time, we would like to request a 24-month extension to start construction to continue our planning, design, and permitting.

Since taking over the ground lease, we have done preliminary layouts and designs (see attached preliminary site plan) and are evaluating what works best for the market. We are working closely with Stellar, our FBO operator, to understand what product will drive traffic to the airport.

We are moving forward in good faith with our Engineers (Kimley Horn) and have engaged Coffman Associates to prepare the FAA Form 7460-1 and Section 743 Determination Request with the FAA.

Thank you to you and the Airport Authority for your consideration.

Best,
James Pickett
Carson-Tahoe Executive

James Pickett

775-398-2266 - Direct

480-213-1803 - Mobile

jpickett@laderaventures.com

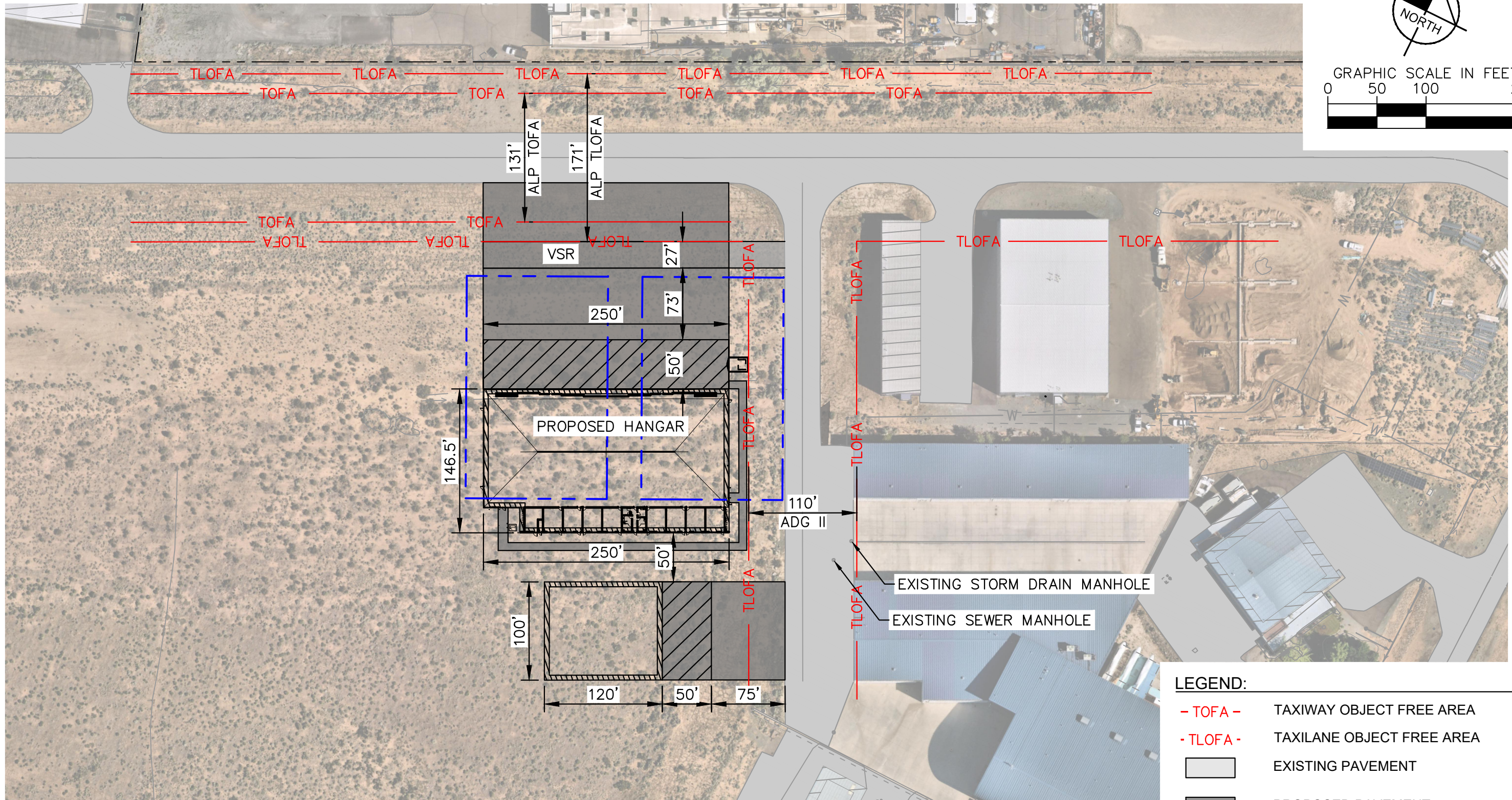
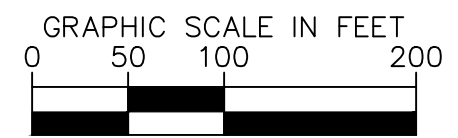
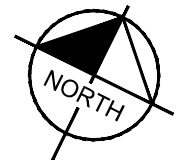


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— Attachments: —

KCXP_KH_Conceptual Site Plan_1.5 AC_V13_09_17_24.pdf

2.2 MB



LEGEND:

- TOFA -	TAXIWAY OBJECT FREE AREA
- TLOFA -	TAXILANE OBJECT FREE AREA
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	FUTURE PAVEMENT
	LEASE PARCEL BOUNDARY
	PROPOSED HANGAR
	NEW LEASE AREA

DATE: 9/9/2024

CONCEPTUAL SITE PLAN

CARSON CITY AIRPORT HANGARS

APN 005-02-105, 005-02-106
Corey Jenkins, Airport Manager
2600 E. College Parkway #6
Carson City, NV 89706


**AGREEMENT TO EXTEND TIME; AVOID LEASE
TERMINATION; CARSON CITY AIRPORT AND
CARSON TAHOE EXECUTIVE, LLC; Taxiway C lease**

This Agreement between the CARSON CITY AIRPORT AUTHORITY (“CCAA”), whose address is 2600 E. College Parkway #6 Carson City, Nevada 89706, and CARSON TAHOE EXECUTIVE, LLC, a Nevada limited liability company (“Tenant”), whose address is 3700 Barron Way, Suite 2, Reno, NV 89511, is made to document the agreement reached at the meeting of the CCAA on May 21, 2024 during which the CCAA and Tenant agreed as follows:


CCAA will extend the time regarding the deadlines to avoid the Termination of Tenant’s Taxiway C Lease which is held under document Nos. 382385 recorded September 5, 2008 (underlying lease), and 543528 recorded November 17, 2023 (assignment to Tenant) upon the following terms:

1. Tenant will proceed with plans to construct a hangar system on the leasehold, and provide written progress reports quarterly to the Airport Manager showing good faith progress by Tenant.
2. Tenant will complete construction plans and submit them to the CCAA and governmental offices for approval by December 1, 2024, subject to Force Majeure below.
3. Tenant will complete all construction within 18 months thereafter, i.e. by May 1, 2026.
4. Force Majeure: The construction plan filing and commencement deadlines shall be extended for such period of time as construction is prevented or delayed due to strikes, labor disputes, supply chain/vendor delays, fire, earthquake, floods and other out of the ordinary actions of the elements, pandemic, enemy invasion, wars, insurrection, sabotage, laws, orders or actions of governmental, civil or military authorities, governmental restrictions, riot, civil commotion and unavoidable casualty (an “Excusable Delay”). Tenant shall provide CCAA with written notice within 5 days of such event causing the prevention of Tenant’s ability to meet the deadline.

Absent an Excusable Delay and notice to CCAA, in the event that the Tenant fails to provide the progress reports or meet the construction deadlines (plans and construction), the lease will terminate.

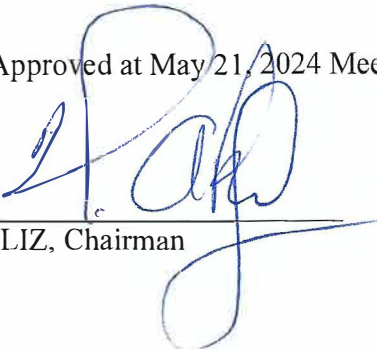


COREY JENKINS, Airport Manager
Dated 5/24/24



JAMES PICKETT, CARSON TAHOE
EXECUTIVE, LLC.
Dated 5/21/2024

CCAA Approved at May 21, 2024 Meeting:



TIM PULIZ, Chairman



FlyCarsonCity.com

June 17, 2026

Carson City Airport Manager's Report Prepared by Corey Jenkins

- **SRE Building Punch List Items**
 - The final punch list items are drawing out longer than we would like.
 - The quality of the work has also diminished.
 - We have given them until the end of this month to get all of these issues resolved.

- **Increase in access control violations**
 - There has been a noticeable increase in piggybacking and trespassing at the airport.
 - Police reports have been filed for trespassing incidents
 - A notice was sent out to all tenants reminding everyone of the importance of the rules and regulations around access control.
 - Warnings have been issued to airport users who have violated the rules and regulations

- **Debt book implementation**
 - We have been working to have our new accounting tool fully implemented and are on track to have this completed before the end of the fiscal year.
 - This is to achieve GASB compliance and simplify our audit.

- **Expecting construction to begin for Eagle Valley Airport Development as soon as they get their final approval**

- **Attended WNDD board meeting**

Fuel Flowage 2026

Total							
	Self-Serve		Full-Service		Total Combined		% Change
Month	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	9202	2214	5283	21707	38406	\$1,920.30	33%
April-26	6764	2904	4293	23153	37114	\$1,855.70	-1%
May-26	6362	2725	1403	12687	23176	\$1,158.80	-40%
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	37068	11630	19544	97803	166045	\$8,302.24	-61%

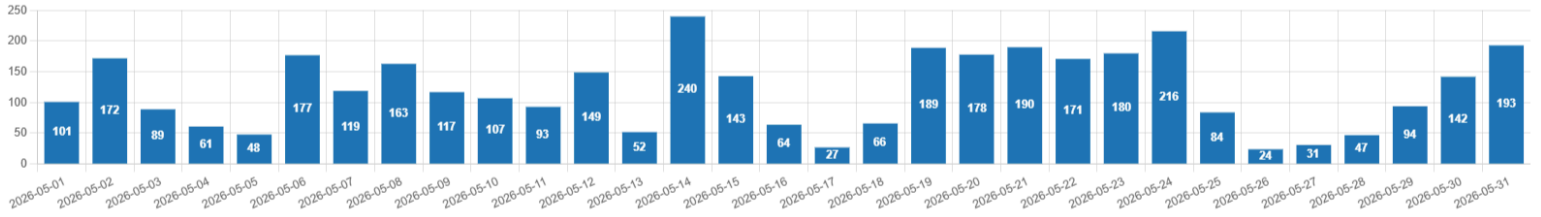
Aircraft Operations 2026

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	1668	1821	3489	-17%
May-26	1820	1907	3727	-10%
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	9560	9879	19439	-58%

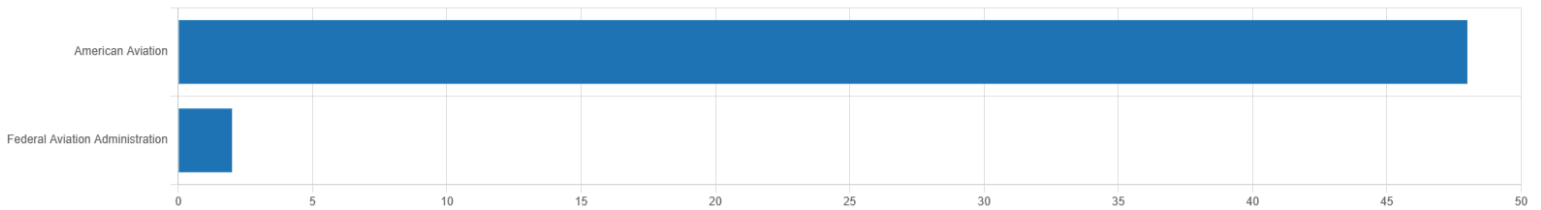
Hourly Operations



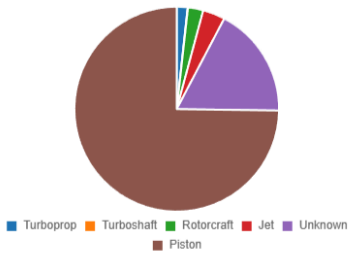
Daily Operations



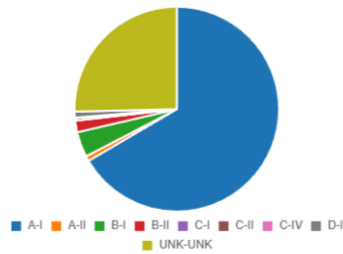
Top Operators



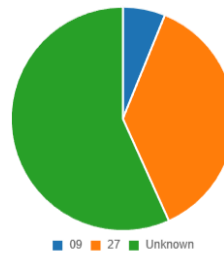
Aircraft Type



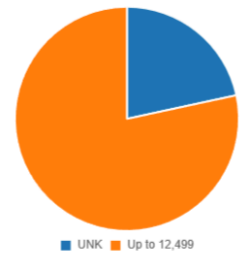
Aircraft Design Group



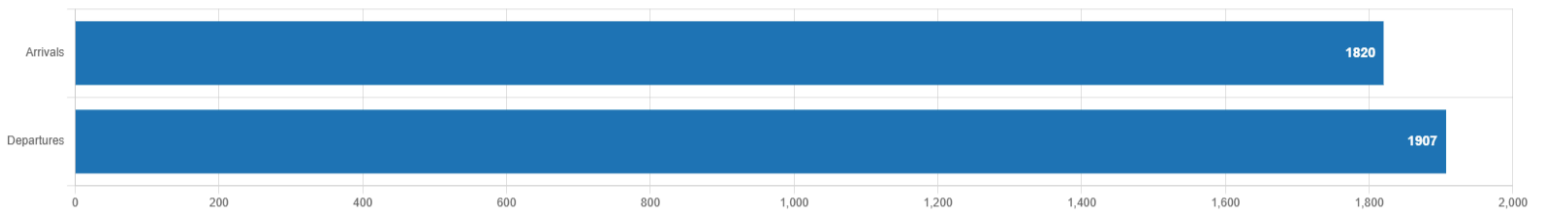
Runway Usage



Weight Class (lbs)



Total Arrivals/Departures



Carson City Airport Authority

Budget vs. Actuals Budget FY26

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
5010 Real/Personal Property Tax				
5010.1 Aircraft	193,945.68	205,000.00	-11,054.32	94.61 %
5010.2 Building	158,682.84	145,000.00	13,682.84	109.44 %
Total 5010 Real/Personal Property Tax	352,628.52	350,000.00	2,628.52	100.75 %
5050 AIRPORT LEASES				
5050H Hangar Lease	73,440.00	73,000.00	440.00	100.60 %
5051 Land Leases	340,808.19	320,000.00	20,808.19	106.50 %
5052 Tower Leases	75,375.00	84,500.00	-9,125.00	89.20 %
5053 Lease-Mayes	6,240.00	6,240.00	0.00	100.00 %
5054 KCXP Investments Revenue		-1,742.00	1,742.00	
Total 5050 AIRPORT LEASES	495,863.19	481,998.00	13,865.19	102.88 %
5150 Tie Down Fees	13,915.94	12,500.00	1,415.94	111.33 %
5151 Gate Card Fees	4,175.86	1,500.00	2,675.86	278.39 %
5155 Parking Fees		500.00	-500.00	
5200 Committed-Fuel Flowage Fees	19,864.16	24,000.00	-4,135.84	82.77 %
5201 Committed-Jet Fuel Tax	2,640.80	3,000.00	-359.20	88.03 %
5250 Through the Fence Fees		9,750.00	-9,750.00	
5300 Class II FBO Fees	9,000.00	8,000.00	1,000.00	112.50 %
5404 Rock Materials Sales	20,759.52	75,000.00	-54,240.48	27.68 %
5450 Reimbursements	0.00		0.00	
5500 Interest Income	60,263.58	800,000.00	-739,736.42	7.53 %
5998 Terminal Rental		400.00	-400.00	
Total Income	\$979,111.57	\$1,766,648.00	\$ - 787,536.43	55.42 %
GROSS PROFIT	\$979,111.57	\$1,766,648.00	\$ - 787,536.43	55.42 %
Expenses				
6169 Taxes & Licenses	84.40	300.00	-215.60	28.13 %
6300 Operating Expenses				
6000 Airport Engineering				
6001 Engineering-General		3,000.00	-3,000.00	
Total 6000 Airport Engineering		3,000.00	-3,000.00	
6130 Dues	659.99	1,200.00	-540.01	55.00 %
6135 Memberships	250.00	250.00	0.00	100.00 %
6137 Conferences	2,155.00	2,500.00	-345.00	86.20 %
6170 SWAAAE BOD Travel	1,404.74	1,500.00	-95.26	93.65 %
6190 Office ExpenSe-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	1,392.07	2,200.00	-807.93	63.28 %
6218 Marketing and Website	3,374.08	6,000.00	-2,625.92	56.23 %
6369 Travel	2,138.51	2,000.00	138.51	106.93 %

Carson City Airport Authority

Budget vs. Actuals Budget FY26

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 6300 Operating Expenses	12,544.39	20,700.00	-8,155.61	60.60 %
6301 Utilities				
6238 Stormwater Discharge Permit		1,000.00	-1,000.00	
6302 Phone & Internet	4,694.20	6,500.00	-1,805.80	72.22 %
6303 Electric	9,125.07	19,000.00	-9,874.93	48.03 %
6304 Gas	450.42	1,500.00	-1,049.58	30.03 %
6305 Water	2,383.19	2,500.00	-116.81	95.33 %
6306 Carson City Landfill	948.98	1,300.00	-351.02	73.00 %
Total 6301 Utilities	17,601.86	31,800.00	-14,198.14	55.35 %
6308 Office Expenses and Supplies	2,817.17	1,750.00	1,067.17	160.98 %
6309 Legal	50,551.50	100,000.00	-49,448.50	50.55 %
6310 Security	4,662.43	6,400.00	-1,737.57	72.85 %
6311 CCAA printing	228.95	500.00	-271.05	45.79 %
6312 Data Storage	370.00	500.00	-130.00	74.00 %
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	23,951.00	25,000.00	-1,049.00	95.80 %
6315 Contract Services/Appraisals	4,840.08	7,000.00	-2,159.92	69.14 %
6316 Bank Charges/Square Chgs	1,161.80	1,000.00	161.80	116.18 %
6317 Airport Equipment Maintenance	13,506.31	18,000.00	-4,493.69	75.04 %
6317.5 AWOS III Service Charges	6,914.00	7,000.00	-86.00	98.77 %
6318 Facility Maintenance	7,924.38	20,000.00	-12,075.62	39.62 %
6318.5 2025 Arrowhead Dr		20,000.00	-20,000.00	
Total 6318 Facility Maintenance	7,924.38	40,000.00	-32,075.62	19.81 %
6319 Airfield Maintenance	22,512.20	40,000.00	-17,487.80	56.28 %
6319.5 Gate Maintenance	1,915.79	2,000.00	-84.21	95.79 %
6319.51 Depreciation expense		140,000.00	-140,000.00	
6350 Labor Expense				
6351 Salaries	257,933.81	299,000.00	-41,066.19	86.27 %
6351.5 Overtime Budget (Airfield)	292.55	2,000.00	-1,707.45	14.63 %
6352 Healthcare	53,392.23	66,000.00	-12,607.77	80.90 %
6353 PERS Retirement Contribution	85,437.60	100,165.00	-14,727.40	85.30 %
6354 Nevada Payroll	1,426.75	1,500.00	-73.25	95.12 %
6355 Workers Compensation	3,798.02	8,360.00	-4,561.98	45.43 %
6356 State Unemployment Contri		2,950.00	-2,950.00	
6476 Uniforms	1,185.34	1,200.00	-14.66	98.78 %
Total 6350 Labor Expense	403,466.30	481,175.00	-77,708.70	83.85 %
6600 Bad Debt Transaction	149.95		149.95	
QuickBooks Payments Fees	1,183.65		1,183.65	
Total Expenses	\$623,060.16	\$978,125.00	\$ - 355,064.84	63.70 %
NET OPERATING INCOME	\$356,051.41	\$788,523.00	\$ -	45.15 %

Carson City Airport Authority

Budget vs. Actuals Budget FY26

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
			432,471.59	
Other Income				
6051 AIP 48 - Forecasting Update				
6051.1 AIP 48 - Forecasting Update Revenue	51,325.65		51,325.65	
6051.2 AIP 48 - Forecasting Update Expense	-24,861.00		-24,861.00	
Total 6051 AIP 48 - Forecasting Update	26,464.65		26,464.65	
7000 Open House				
7001.2 Open House Expense Sept 2024	-555.25		-555.25	
7002.1 Open House Income Sept 2025	24,050.00	10,000.00	14,050.00	240.50 %
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	
7004.1 Open House Income 2026	300.00		300.00	
Total 7000 Open House	-74.96	-2,000.00	1,925.04	3.75 %
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	200,450.00		200,450.00	
6048.2 AIP #46 Runway Drainage Project Expense	-112,196.00		-112,196.00	
Total 6048 AIP #46 Runway Drainage Project	88,254.00		88,254.00	
6049 AIP #47 Apron Rehab				
6049.1 AIP #47 Apron Rehab Revenue	38,004.76	150,000.00	-111,995.24	25.34 %
6049.2 AIP #47 Apron Rehab Expense	-22,072.50	-157,500.00	135,427.50	14.01 %
Total 6049 AIP #47 Apron Rehab	15,932.26	-7,500.00	23,432.26	-212.43 %
Total FAA AIP Activity Revenue	104,186.26	-7,500.00	111,686.26	-1,389.15 %
FAA AIP Grant Revenue				
6036 AIP #37 Acquire Snow Removal Equipment	0.00		0.00	
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	-16,581.62	-1,000,000.00	983,418.38	1.66 %
Total 6042 AIP #43 Approach Lighting System Phase 3 PAPI and MALSF	-15,321.52	-23,346.00	8,024.48	65.63 %
6044 AIP #44 SRE Construct Auxiliary Building				
6044.1 6044 AIP #44 SRE Construct Auxiliary Building Revenue	1,373,937.18	419,890.00	954,047.18	327.21 %
6044.2 AIP #44 SRE Construct Auxiliary Building Expense	-	-343,746.00	-	436.63 %
	1,500,903.21		1,157,157.21	
Total 6044 AIP #44 SRE Construct Auxiliary Building	-126,966.03	76,144.00	-203,110.03	-166.74 %
6046 AIP #45 Drainage Improvements Design (deleted)				
6046.1 AIP #45 Drainage Improvements Design Revenue (deleted)		140,625.00	-140,625.00	

Carson City Airport Authority

Budget vs. Actuals Budget FY26

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6046.2 AIP #45 Drainage Improvements Design Expense (deleted)		-150,000.00	150,000.00	
Total 6046 AIP #45 Drainage Improvements Design (deleted)		-9,375.00	9,375.00	
Total FAA AIP Grant Revenue	-142,287.55	43,423.00	-185,710.55	-327.68 %
Total Other Income	\$ -5,931.93	\$33,923.00	\$ -39,854.93	-17.49 %
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	
Total 6060 AIP 31- Master Plan Update		-15,250.00	15,250.00	
CCAA Funded Capital Projects				
6400 Capital Project				
6400.1 Paving		300,000.00	-300,000.00	
Total 6400 Capital Project		300,000.00	-300,000.00	
6417 Aggregate To Improve Safety Areas (500 ft Test Area)	3,156.04		3,156.04	
Total CCAA Funded Capital Projects	3,156.04	300,000.00	-296,843.96	1.05 %
Total Other Expenses	\$3,156.04	\$284,750.00	\$ - 281,593.96	1.11 %
NET OTHER INCOME	\$ -9,087.97	\$ -250,827.00	\$241,739.03	3.62 %
NET INCOME	\$346,963.44	\$537,696.00	\$ - 190,732.56	64.53 %

Carson City Airport Authority

Statement of Activity

May 2026

	Total
Revenue	
5010 Real/Personal Property Tax	
5010.1 Aircraft	16,162.14
5010.2 Building	13,223.57
Total for 5010 Real/Personal Property Tax	\$29,385.71
5050 AIRPORT LEASES	
5050H Hangar Lease	6,120.00
5051 Land Leases	29,776.39
5052 Tower Leases	6,306.83
5053 Lease-Mayes	520.00
Total for 5050 AIRPORT LEASES	\$42,723.22
5150 Tie Down Fees	1,184.12
5151 Gate Card Fees	314.54
5200 Committed-Fuel Flowage Fees	483.39
5201 Committed-Jet Fuel Tax	189.90
5300 Class II FBO Fees	450.00
5500 Interest Income	2.69
Total for Revenue	\$74,733.57
Gross Profit	
\$74,733.57	
Expenditures	
6300 Operating Expenses	
6211 Meals and Entertainment	73.29
6218 Marketing and Website	76.50
Total for 6300 Operating Expenses	\$149.79
6301 Utilities	
6302 Phone & Internet	276.64
6303 Electric	765.18
6304 Gas	45.54
6305 Water	222.79
6306 Carson City Landfill	114.00
Total for 6301 Utilities	\$1,424.15
6309 Legal	1,425.00
6310 Security	1,110.00
6312 Data Storage	35.00
6316 Bank Charges/Square Chgs	96.05
6317 Airport Equipment Maintenance	5,682.74
6318 Facility Maintenance	245.75

Carson City Airport Authority

Statement of Activity

May 2026

	Total
6319 Airfield Maintenance	2,599.37
6350 Labor Expense	
6351 Salaries	24,241.38
6352 Healthcare	5,339.43
6353 PERS Retirement Contribution	13,320.06
6354 Nevada Payroll	108.00
Total for 6350 Labor Expense	\$43,008.87
QuickBooks Payments Fees	176.88
Total for Expenditures	\$55,953.60
Net Operating Revenue	\$18,779.97
Other Revenue	
7000 Open House	
7002.1 Open House Income Sept 2025	1,000.00
7004.1 Open House Income 2026	240.00
Total for 7000 Open House	\$1,240.00
Total for Other Revenue	\$1,240.00
Net Other Revenue	\$1,240.00
Net Revenue	\$20,019.97

Carson City Airport Authority

Statement of Financial Position

As of May 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
1075 LGIP-Deferred	454,301.37
1077 LGIP- General Fund	1,741,242.29
3099 Gen. Fund #1162	323,434.36
3199 Petty Cash	100.00
Total for Bank Accounts	\$2,519,078.02
Accounts Receivable	
2000 Accounts Receivable - Operating	561,655.58
Total for Accounts Receivable	\$561,655.58
Other Current Assets	
1499 Undeposited Funds	0.00
2001 AR offset	-1,331.00
2010.1 Audit Adjustment to AR	575.27
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
Total for Other Current Assets	\$9,919.51
Total for Current Assets	\$3,090,653.11
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
Total for Fixed Assets	\$0.00

Carson City Airport Authority

Statement of Financial Position

As of May 31, 2026

	Total
Other Assets	
2300 Provided for LT Obligations	0.00
2305 NPV of Airport Leases	7,327,897.00
2810 Pension Requirement	0.00
Total for Other Assets	\$7,327,897.00
Total for Assets	\$10,418,550.11
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
3000 Accounts Payable	155,062.47
Total for Accounts Payable	\$155,062.47
Credit Cards	
6321 Home Depot	358.21
6328 NSB Credit Card Rick 9053	5,056.96
6329 NSB CC Corey 9061	4,335.56
Total for Credit Cards	\$9,750.73
Other Current Liabilities	
2101 Payroll Liability	741.76
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
Total for Other Current Liabilities	\$741.76
Total for Current Liabilities	\$165,554.96
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	25,237.50
3250 Gonzalez Deferred Lease	212,290.03
3260 Goni Deferred Lease	0.00
6325 Tractor US Bank	0.00
Total for Long-term Liabilities	\$6,791,438.53
Total for Liabilities	\$6,956,993.49

Carson City Airport Authority

Statement of Financial Position

As of May 31, 2026

	Total
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	273,751.25
Total for Equity	\$3,461,556.62
Total for Liabilities and Equity	\$10,418,550.11