

## AIRPORT BOARD MEETING AGENDA

Monday June 11, 2018 Flight Service Building 2 PM

### APPROVAL OF PRIOR MEETING MINUTES

#### OLD BUSINESS

- Financial Projections ✓
- Budget ✓
- Wage Review ✓
- Airport Minimum Standards ←
- Hangar Project ✓
- Commercial Development Project ✓
- MCC Program ✓

#### NEW BUSINESS

- Brandon the Fire Chief would like to discuss having the CFR located at the airport. ✓
- Bruce Meidinger would like to discuss his design of the hangar he sells. ✓
- Phone Service

#### COMMITTEE REPORTS

- Finance
- Operations
- Development

#### MANAGER'S REPORT

- Approve Claim Vouchers
- Manager's Report

#### ADJOURNMENT

Public comment on any public matter that is not on the agenda of this meeting can be presented under "Request of Citizens" provided it is within the jurisdiction of the Committee to address. Public comment will be entered into the minutes of this meeting. The Committee cannot take any action on a matter unless notice of the matter has been made on an agenda and an opportunity for public comment has been allowed on the matter. Public matter does not include contested cases and other adjudicative proceedings.

## **AIRPORT COMMISSIONERS MEETING MINUTES**

### **Monday, May 14, 2018 Flight Service Building 2 PM**

Meeting was called to order by Chairman Doug Phair. Present were Paul Grutkowski, Patrick Lifo, Bob Lunde, Keith Holmlund, Ken Gardner, Philip Emmons, Jeff Langkau (Manager), and Dorothy Willems (Secretary). Guest: Tracy Baker (Executive Director, Miles city Economic Development Council), Julie Emmons (South Eastern Montana Economic Development, Grant Administrator and Planner), and Makenna.

### **APPROVAL OF PRIOR MEETING MINUTES**

- Pat Lifo made a motion to approve the April 9, 2018 Minutes. Keith Holmlund seconded the motion. Motion carried.

### **OLD BUSINESS**

#### **Project 2018 Update (Criag Canfield, KLI)**

- Grant application has been submitted for Design Phase II Project with changes to back off on:
  - #5 Design for Helipad Relocation.
  - #6 Replace Airport Beacon
  - #7 Taxiway and County T Hanger Apron Reconstruction
  - #8 Pavement Maintenance (Taxiways A, B, C, and Apron
- The changes are made to allow to apply for available State Apportionment Funds. We would complete the balance of the Runway Project 2020 now, so we can use Discretionary Funds. The Tool Cat will remain in the Project completion. Chairman Doug Phair, Craig Canfield, and Jason will complete documents to meet the Deadline of the Project.

#### **Industrial Park Development**

- Discussion regarding funding should the Airport build a building for the small Airplane Manufacturing. Craig indicated if the Airport used their own funds request for reimbursement could be made later.
- TRECO pole yard in the Valley reported they are looking to build a new building 40X80 with about 4-5 acres. Paul suggested getting on the agenda of the TRECO Board at Ashland and do a presentation for the Airport Industrial Park Development. Paul will check with TRECO for times and access to Board Meetings.
- Flying S is looking for a new location with possible building. Airport Industrial Park Development could be a possibility.

#### **New Hangar Construction**

- Doug Phair reported an estimate from Dave Phipps for a 100'X125' Hangar with an 80'X20' Door, concrete and heat at \$500,00. Bob Lunde reported an estimate from Eagle Span for a building the same size at \$332,986 with no concrete and no heat. Doug and Bob will try to get a concrete bid including concrete and heat.
- Financing with low interest loan and possible Grant money for the project was discussed along with possible revenue expected for monthly pay back on a loan. Craig Canfield will do some investigating for available funds for this type of project.

#### **Holman Agreement**

- Holman Lease Agreement is completed and signed. Next year the Airport hopes to give him an offer to buy.

#### **City/County Funding of Airport**

- Keith Holmlund, Doug Phair, Pat Lifo, Jeff Langkau, and Dorothy Willems attended the City Finance Meeting to discussion the financial difference in dollars between what the City contributes to the Airport and what the County contributes to the Airport. The County contributing \$30,000 while the City contributes \$14,000 but charges the Airport \$20,000 for Administrative Fees. Keith Holmlund requested of the City when doing the Budget for 2018-2019 give some consideration to level the contribution. The City said they would take it under consideration. The County 2<sup>nd</sup> payment for the revenue to the Airport will be made in June.
- June of 2017 the Operating Agreement between the City and County regarding the Airport expired, and a new agreement has not been signed to date. The County is waiting on the City for action.

#### **Airport Budget**

- Jeff Langkau and Phipps Emmons will get together and review the Proposed Budget put together by Jeff and presented to the Airport Board. The Board okayed Jeff could deliver the present budget prepared by Jeff to the City and the Board will vote on the Final Budget at next meeting after Jeff and Philip's report.
- It was noted the variables at the Airport are Tax Revenue, Salaries, and Fuel Sales. When discussing reviewing salary Keith Holmlund stated the County okayed a 2 % increase for the County Employee's.

## **NEW BUSINESS**

**Julie Emmons Presentation** - Tracy Baker (Executive Director, Miles city Economic Development Council), Julie Emmons (South Eastern Montana Economic Development, Grant Administrator and Planner), and Makenna.

- After only a short notice learning of a Small Airplane Manufacture looking for a location to set up a manufacturing plant Chairman Doug Phair, Tracy Baker, and Julie Emmons put together a presentation requesting location in Miles City, MT. The request asked for local official's information about the airport and the space available for potential development. The company claims 50 Jobs would be created which Julie explain the funds available for new job creation to help fund the 50,000 sq ft building. The application was sent to Ken Flecher at the Governor Office. (Presentation sent to the Governor Office is attached to minutes).
- Julie explained the job creation program indicating the money available for job creation through CEBG would be \$25,000 per job and EDA could match the funds with \$25,000 (10 jobs would amount to \$500,000) which could be used to pay for the building.
- Julie also explained the funds available through Big Sky Trust Fund (Business Development Division) and that application should be applied for by July 1, 2019. Criag Canfield (KLJ) will work with Julie investigating what is needed to apply for funds for a possible building for new hanger. A Master Plan for an Industrial Site on Airport Property would be required for an application. Anyone building on the Airport Site would probably need at least 15 to 20 year lease.
- Julie and Tracy also advised the web sites available under their programs and passed out information to access.

### **Insurance, Renewal and RFQ's**

- Chairman Doug Phair requested Jeff investigate with the City what is insured with MMIA and Regal Insurance and report at the next meeting. Also possibility getting another quote for comparison.

### **Ag Operations plan for 2018**

- Monte Reder may be only person under the Ag Operation Contract with a fee of \$500 but if 3000 gallons of fuel is purchased \$250 is refunded.

### **Airport Standards development**

- Chairman Doug Phair requested the Operation Committee review any Airport Standards Development and work on project to develop Standards and coordinate with insurance.

### **Surveillance System**

- Chairman Doug Phair requested the Operation Committee review what's available for Surveillance Systems, review what the Airport may need, and report at the next meeting. Suggestion made to possibly buy small amount at a time and add to the system.

### **New Rates for 2018 Renewals**

- July 1<sup>st</sup> renewal leases due with discussion regarding increase in leases. Current leases state escalation clause could be up to 3%. Pat Lifo made a motion to increase the new rent lease 3%. Keith Holmlund 2<sup>nd</sup> the motion. Motion carried.

### **Floor BLM lease building and other Capital Improvements**

- Jeff Langkau will visit with Rick Lang (BLM) regarding the need for new flooring and option to expand BLM at the Airport which would required a larger building. Present lease extends to 2023 with escalating.
- MDT Lease Addendum to the Stock Pile Lease to increase the charges from \$100 to \$600 per year seems to be invalid at the MDT because person signing it was not authorized. Jeff received a letter explaining this and requested a new contract. Jeff will contact Marilyn at MDT with clarification for exactly what is needed.

### **Airport Wage Review**

- Chairman Doug Phair requested the Finance Committee review wages and come with recommendation to the next meeting.
- The part time position to replace Bruce Larson has been advertised at \$15 per hour at Job Service but no application as yet.

## **COMMITTEE REPORTS**

- **Finance – 5/14/2018**
  - Check account balance \$117,322.57
  - Account Receivables \$11,713.09
  - April Salaries & City Charges (\$15,000.00)
  - Receivables from County \$14,000.00
  - Estimated Balance May 14, 2018 \$128,035.66
  - Airport Improvement Fund \$80,670.56 (\$12,215.44 transfer from checking to Airport Improvement)
- **Operations – None**
- **Development –None**

## **MANAGER'S REPORT**

- **Manager Report (copy attached)**

- Reported on Quality Assurance Class.
- Upgraded Phones
- Fire Extinguishers Serviced at \$300.
- Hanger 9 Door Actuator was installed by Scott Donnelly.
- Walk through with Harris for the antenna. They reported it would work and the rent they pay is \$300 to \$500. Board suggested to start price at \$600 to \$700 for negotiations.
- Pat Lifo will be helping to allow Jeff to use his comp time before July 1<sup>st</sup>.
- The Bathroom was taken out in Hanger 3.
- Safety Meeting
  - Quality Control-to avoid misfuelling suggested to always asked the pilot to tell you the fuel to put in his plane. Asked the pilot to initial the credit card receipt to confirm fuel.
  - Filter Manufacturer will be requiring Filter Vessel Upgrade with 2 filters in the next 2 years which may also require a different Pressure Gauge. This could be quite expensive.
- Claims Vouchers
  - Keith Holmlund made a motion to accept the claims in the amount of \$74,890.52. Bob Lunde 2<sup>nd</sup> the motion. Motion passed. Included Fuel Tank at a cost of \$24,986.00 delivered.

## **ADJOURNMENT**

Doug Phair adjourned the meeting.

## MANAGERS REPORT

## Miles City Airport

**June 11th, 2018**

### Claims Vouchers Approval

- Brandon from MCFD
- Spraying weeds and Mowing is going well.
- The old well was put back in service and works good.

- **April. Hours Worked:** Jeff 160 – Hrs. Reg.  
13.5-- Hr. Comp  
Lee 177--Hrs. Reg.  
1--Hrs. OT.

- April. Aircraft Ops.
  - Helicopter-----8
  - Under 12,500-----286
  - Over 12,500-----108

## New Business

- Want to find someone to hay inside the fence.

## June 2018 Claims

[illegible]

# TOTAL FUEL GALLONS SOLD

MONTH	2015		2016		2017		20118	
	JETA	AVGAS	JETA	AVGAS	JETA	AVGAS	JETA	AVGAS
JANUARY	2,417.00	1,060.66	422.00	1,276.79	1,656.00	1,019.00	2,717.00	737.00
FEBRUARY	1,642.00	1,004.91	1,548.00	2,008.00	3,008.00	1,181.00	3,040.00	952.00
MARCH	3,420.00	1,187.13	3,453.00	1,098.50	2,676.00	1,943.00	1,332.00	1,702.00
APRIL	3,496.00	1,823.37	3,062.00	1,950.00	3,661.00	2,209.00	2,776.00	1,134.00
MAY	2,948.00	3,057.89	3,800.00	3,484.00	7,552.00	3,977.10	17,336.00	4,325.00
JUNE	2,469.00	3,725.19	5,296.00	3,365.00	6,831.00	3,270.00		
JULY	3,000.00	4,872.30	3,000.00	2,820.00	56,562.00	8,325.00		
AUGUST	3,776.00	3,667.73	3,000.00	3,162.00	2,553.00	9,277.00		
SEPTEMBER	2,717.00	1,029.40	7,707.00	3,236.00	2,244.00	5,663.00		
OCTOBER	2,034.00	1,649.64	2,546.00	2,487.00	2,251.00	2,002.00		
NOVEMBER	3,154.00	1,306.15	4,331.00	1,375.00	1,517.00	1,469.00		
DECEMBER	1,820.00	1,229.32	531.00	1,146.00	2,572.00	816.00		
TOTALS	60,236.00	25,613.69	73,042.00	27,408.29	130,988.00	41,151.10	16,021.00	
	85849.69		100450.29		172139.1		16021	

# MILES CITY AIRPORT

## OPERATIONAL SALES FOR MAY 2018

FUEL	RETAIL PRICE	COST	PROFIT	TOTAL GALLONS	NET INCOME
JET-A	\$4.50	\$2.51	\$1.99	5956	\$11,852.00
100LL FS	\$5.30	\$4.13	\$1.17	2145	\$2,509.00
100LL SS	\$5.05	\$4.13	\$0.92	2180	\$2,005.00
RENT					
HANGAR	\$4,406				\$4,511
BUILDING	\$1,157				\$1,132
LAND	\$2,148.00				\$2,299
PRODUCT	LIST PRICE				
GRAVEL					
Hangar Trans.					
				\$ 748.00	
				TOTAL INCOME	\$25,056.00



**willems@midrivers.com**

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**From:** willems@midrivers.com  
**Sent:** Sunday, June 10, 2018 8:10 PM  
**To:** 'Doug Phair (doug@ramshot.com)'; 'Doug Phair (dphair@midrivers.com)'; 'Keith Holmlund (k.holmlund@co.custer.MT.US)'; Ken Gardner (dogwisper67@yahoo.com); 'Lunde, Bob (mcvc@midrivers.com)'; 'Miles City Airport (mcairport@midrivers.com)'; 'Patrick Lifo (p.lifo@yahoo.com)'; 'Paul Grutkowski (Paul@east-mont.com)'; 'Philip Emmons (emmonscpa@yahoo.com)'  
**Subject:** Financial Report for June 11th Meeting

**6-11-2018 Financial  
Statement**

Balance in Checking Account	\$ 91,969.32
Receivables	\$ 26,362.14
Salary & City Charges for April	\$ (15,000.00)
Receivables from County	\$ 14,000.00
	<b>\$ 117,331.46</b>

Airport Improvement Fund	\$ 68,455.12
Transfer from Checking	\$ 12,215.44
<b>Total</b>	<b>\$ 80,670.56</b>

**DOROTHY WILLEMS**

Airport Secretary  
800 N Sewell  
Miles City, MT 59301  
406-234-0041 Home  
406-853-4342 Cell  
willems@midrivers.com

**Frank Wiley Field (Miles City Airport)**

**AIP 3-30-0055-017-2018**

**June 11, 2018**

	<b>FY 2018 Grant</b>	<b>FY 2019 Grant</b>
<b>Snow Removal Equipment Acquisition</b>		
Tool Cat Blade, Broom, and Blower	\$85,000.00	
<b>SRE Acquisition and Environmental Documentation</b>		
Conduct Environmental Study	\$35,000.00	
SRE Acquisition	\$17,800.00	
Project Admin	\$14,200.00	
FAA Closeout Report	\$4,000.00	
<b>Design, AGIS, and SRE Acquisition (Proposed Contract Amounts before IFE)</b>		
Aeronautical Survey		\$134,200.00
Design for Airport Improvements		\$163,500.00
FAA Project Closeout Report		\$6,700.00
<b>Subtotal Engineering</b>	<b>\$71,000.00</b>	<b>\$304,400.00</b>
<b>Miscellaneous Administration</b>		
Bid Advertisement, Legal Review, etc..	\$500.00	\$1,000.00
Independent Fee Estimate	\$3,500.00	
<b>Subtotal Miscellaneous Administration</b>	<b>\$4,000.00</b>	<b>\$1,000.00</b>
<b>Total Project Cost</b>	<b>\$160,000.00</b>	<b>\$305,400.00</b>
<b>FAA Share (90% Eligible Costs)</b>	<b>\$144,000.00</b>	<b>\$274,860.00</b>
<b>Sponsor Share (10% Eligible Costs)</b>	<b>\$16,000.00</b>	<b>\$30,540.00</b>

Miles City Airport Commission  
Profit & Loss  
July 2014 through June 2018

	Jul '14 - Jun 15	Jul '15 - Jun 16	Jul '16 - Jun 17	Jul '17 - Jun 18
<b>Income</b>				
310000 - Taxes				
311010 - Real Property Taxes	10,331.61	12,499.72	13,264.36	7,952.93
311020 - Personal Property Taxes	401.51	383.52	71.34	35.61
312000 - Penalty & Int. on Delinq. Taxes	29.18	30.99	25.07	18.17
Total 310000 - Taxes	10,762.30	12,914.23	13,360.79	8,006.71
330000 - Intergovernmental Revenue				
331129 - FAA Aeronautics Admin Grant	113,829.00	3,659,591.50	358,370.50	0.00
334032 - Aero Grant 06-2015	0.00	81,407.00	0.00	0.00
334080 - Coal Impact Grant 06-2015	0.00	166,118.00	0.00	0.00
Total 330000 - Intergovernmental Revenue	113,829.00	3,907,116.50	358,370.50	0.00
340000 - Charges for Services				
341075 - Serv/Cnty-Interlocal Agreement	24,852.00	30,424.50	28,626.00	0.00
343061 - Landing Fees	1,526.66	2,810.36	2,450.37	2,369.70
343062 - Aviation Fuel	358,547.70	412,690.05	426,282.27	709,106.77
343064 - Hangar Rent	52,946.50	58,477.16	63,907.13	65,543.27
343065 - Building Rentals	17,317.21	12,879.58	13,359.82	13,751.32
343067 - Other-Miscellaneous	50.00	508.85	0.00	224.98
4050 - Sales	110.00	0.00	160.80	0.00
340000 - Charges for Services - Other	0.00	0.00	3,516.08	0.00
Total 340000 - Charges for Services	455,350.07	517,990.50	538,302.47	790,996.04
360000 - Miscellaneous Revenue				
361010 - Land Rental	18,961.94	23,807.06	14,808.14	20,209.41
362020 - Misc Revenue	184.99	2,405.39	616.50	1,194.98
Total 360000 - Miscellaneous Revenue	19,146.93	26,012.45	15,424.64	21,404.39
370000 - Investment Earnings				
371010 - Investment Earnings	39.17	26.04	257.51	983.74
370000 - Investment Earnings - Other	2.67	0.00	5.86	0.00
Total 370000 - Investment Earnings	41.84	26.04	263.37	983.74
380000 - Other Financing Sources				
381071 - MT Aero Loan 06-2015	0.00	169,530.00	0.00	0.00
Total 380000 - Other Financing Sources	0.00	169,530.00	0.00	0.00
390000 - Airport Improvement Plan				
343018A - Airport Improvement Gravel	0.00	33,749.44	1,000.00	1,237.50
343065A - Airport Improvement Rent Income	0.00	10,809.68	0.00	2,150.00
343067A - 343067A -Other -Miscellaneous	0.00	48,120.00	1,310.00	0.00
343069A - Ag Contract	0.00	0.00	8,250.00	10,000.00
Total 390000 - Airport Improvement Plan	0.00	92,679.12	10,560.00	13,387.50
Total Income	599,130.14	4,726,268.84	936,281.77	834,778.38
Gross Profit	599,130.14	4,726,268.84	936,281.77	834,778.38
<b>Expense</b>				
430300 - Public Works				
111 - Salaried and Wages - Perm	75,457.40	90,638.49	99,931.01	81,563.38
121 - Overtime - Permanent	0.00	434.78	2,470.89	3,311.28
131 - Vacation	0.00	153.88	2,122.77	6,388.50
132 - Sick Leave	225.00	0.00	1,754.73	956.24
133 - Other Leave Pay	0.00	414.30	3,635.27	2,438.40
134 - Holiday Pay	0.00	136.40	1,557.40	2,489.60
141 - Unemployment Insurance	340.57	139.14	167.69	546.81
142 - Workers Compensation	4,222.34	5,017.46	6,136.55	4,987.38
143 - Health Insurance	10,068.05	14,572.57	16,598.55	14,290.50
144 - Fica	5,789.59	6,679.75	8,435.84	7,487.59
145 - PERS	5,972.73	7,214.95	9,341.14	8,258.36
198 - Clothing Allotment	0.00	375.00	375.00	375.00
210 - Office Supplies & Materials	1,450.70	877.42	817.00	581.54
214 - Small Items of Equipment	0.00	196.46	28.65	0.00
220 - Operating Expenses	5,811.43	7,234.33	4,272.99	4,345.16
230 - Repair and Maintenance	24,538.76	25,771.00	12,722.42	7,958.79
231 - Gas, Oil, Diesel Fuel, Grease	4,703.29	1,331.58	2,329.98	5,001.16
237 - Aviation Fuel	248,047.51	244,473.38	264,572.13	443,653.03
239 - Tire, Tubes Etc	0.00	0.00	418.25	977.28
250 - Supplies for Resale	0.00	0.00	326.23	1,372.08
311 - Postage, Box Rent	49.00	117.85	229.85	176.00
319 - Other Communication	660.74	729.12	723.00	1,664.96
330 - Publicity, Subscriptions & Dues	623.00	82.17	591.72	1,183.67
334 - Memberships & Registrations	122.06	201.00	490.00	490.00
341 - Electric Utility Services	7,711.65	8,158.71	10,088.95	9,516.71
344 - Gas Utility Service	6,563.87	3,428.96	5,026.57	6,008.71
345 - Telephone	2,762.84	2,790.35	2,549.59	3,364.63
347 - Internet	541.60	475.10	312.60	261.50
350 - Professional Services	81,855.72	1,348.05	0.00	0.00
356 - Project 014 & 015-2013	0.00	8,645.00	0.00	0.00
363 - R & M Vehicles/Equip/Labor-PW	4,745.00	2,130.17	6,593.11	13,485.57
367 - Plumbing, Heating, Electrical	6,344.43	0.00	0.00	0.00
380 - Training Services	595.00	147.50	25.00	0.00
511 - Insurance on Buildings	3,181.82	3,154.82	0.00	3,328.87
512 - Insurance on Vehicles & Equip	1,832.02	1,695.30	695.00	2,439.79
513 - Liability Insurance	4,615.00	4,615.00	4,615.00	0.00
530 - Rent	22,200.00	14,800.00	0.00	0.00

Miles City Airport Commission  
Profit & Loss  
July 2014 through June 2018

	Jul '14 - Jun 15	Jul '15 - Jun 16	Jul '16 - Jun 17	Jul '17 - Jun 18
911 - FAA AIP17-2017	0.00	0.00	2,500.00	0.00
939 - AIP-3-30-055-017-2018				
Advertising	0.00	1,744.05	0.00	0.00
939 - AIP-3-30-055-017-2018 - Other	0.00	4,140,245.68	322,501.68	2,563.85
Total 939 - AIP-3-30-055-017-2018	0.00	4,141,989.73	322,501.68	2,563.85
940 - Machinery & Equipment	0.00	2,000.00	4,200.00	0.00
Total 430300 - Public Works	531,031.12	4,602,168.72	799,166.66	641,466.36
430320 - Airport Improvement Expense				
360A - Building Expense/Capital Imp	0.00	5,813.00	30,500.00	0.00
940A - Equipment Expense	0.00	10,621.00	0.00	26,210.99
Total 430320 - Airport Improvement Expense	0.00	16,434.00	30,500.00	26,210.99
490000 - Debt Service				
490500 - Other Debt Svc Pmts				
641 - Principal - Aeronautics Loan 08	4,921.00	4,921.00	4,921.00	4,921.00
642 - Interest - Aeronautics Loan 08	713.55	535.16	356.73	179.34
645 - Equipment-Principal	2,970.79	5,065.68	5,065.68	2,110.70
646 - Equipment-Interest	362.82	649.08	649.08	270.45
648 - MT Aero Principle 06-2015	0.00	16,953.00	16,953.00	16,953.00
649 - MT Aero Interest 06-2015	0.00	2,754.86	2,479.38	2,203.89
650 - Fuel Truck Principle	0.00	6,806.47	22,579.10	14,749.56
651 - Fuel Truck Interest	0.00	593.53	1,470.90	289.08
Total 490500 - Other Debt Svc Pmts	8,968.16	38,278.78	54,474.87	41,676.02
Total 490000 - Debt Service	8,968.16	38,278.78	54,474.87	41,676.02
520000 - Other Financing Uses				
521000 - Transfers to Other Funds				
620 - Transfers to Other Funds	17,221.80	18,334.12	19,608.00	16,076.63
Total 521000 - Transfers to Other Funds	17,221.80	18,334.12	19,608.00	16,076.63
Total 520000 - Other Financing Uses	17,221.80	18,334.12	19,608.00	16,076.63
Total Expense	557,221.08	4,675,215.62	903,739.43	725,430.00
Net Income	41,909.06	51,053.22	32,542.34	109,348.38

# Miles City Airport

## Commercial/Industrial Development Project

### June 2018

**Propose:** Convert no or low income airport property into revenue generating assets for the Miles City Airport to help support future improvements at Frank Wiley Field.

**The Project:** Establish lots along the north side of highway 59N for commercial or industrial development. In order to maximize income, the airport plans a build shop or warehouse buildings to match tenant requests.

**Financing:** Financing will be provided via an InterCap loan for the Montana Board of Investments.

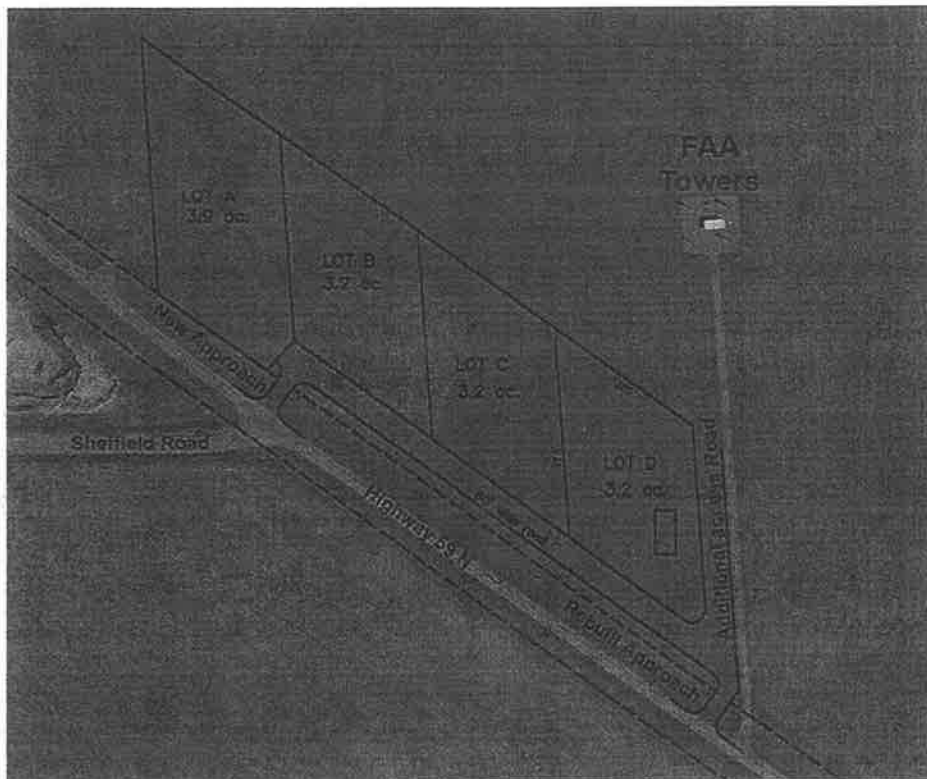
**Engineering:** In accordance with state subdivision guidelines, four lots can be established without full subdivision procedures. The airport will work with Dowl engineering to lay out the proposed lots, establish well/septic area and state highway approach improvement for approval with the state.

**Utilities:** MDU, Mid-Rivers and TRECO has utilities in the area.

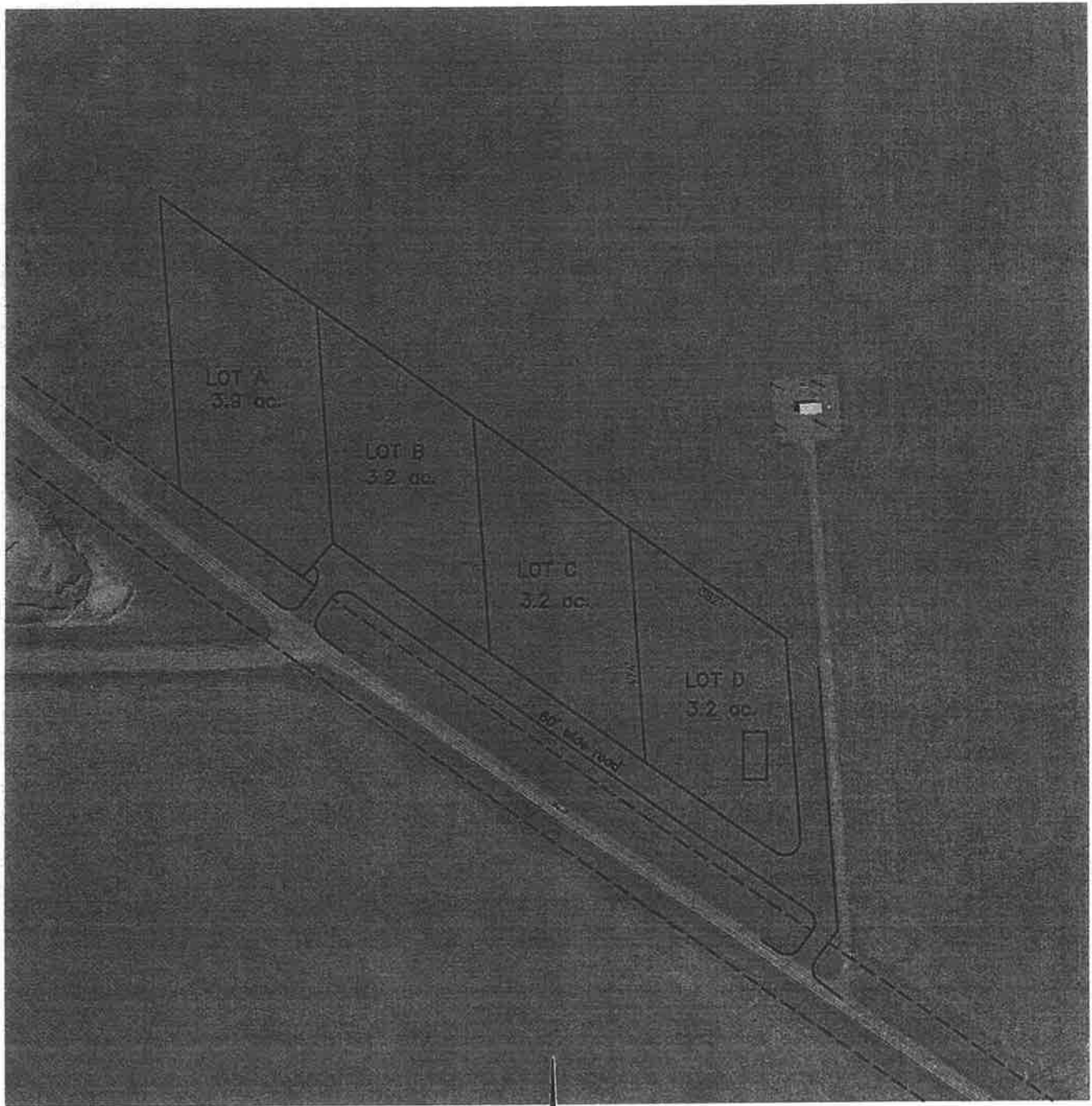
**Tenants:** The airport has obtained a verbal commitment from one tenant for a 40' x 80' shop structure.

Two other potential tenants have expressed interest. Terms of leases are expected to be 10 years.

**Financial Viability:** The project, including engineering, utilities, permits and building for Lot 1 is projected to cost \$262,140. At the current rate of 3.15% over 15 years, the project would cost \$1,829.26/month. Lease price for tenant 1 is planned at \$2,500/month, netting the airport \$670.74/month or \$8,048.90 per year.



\\MLS-FS\MLS-Projects\27\20374-18\65CAD\2018 Base Maps\Miles City Base Maps\2016 Civil 3D Base Map\DWG\WC2018 Base Map.dwg PLOT DATE 2018-06-01 15:20 USER: qwright



WWW.DOWL.COM

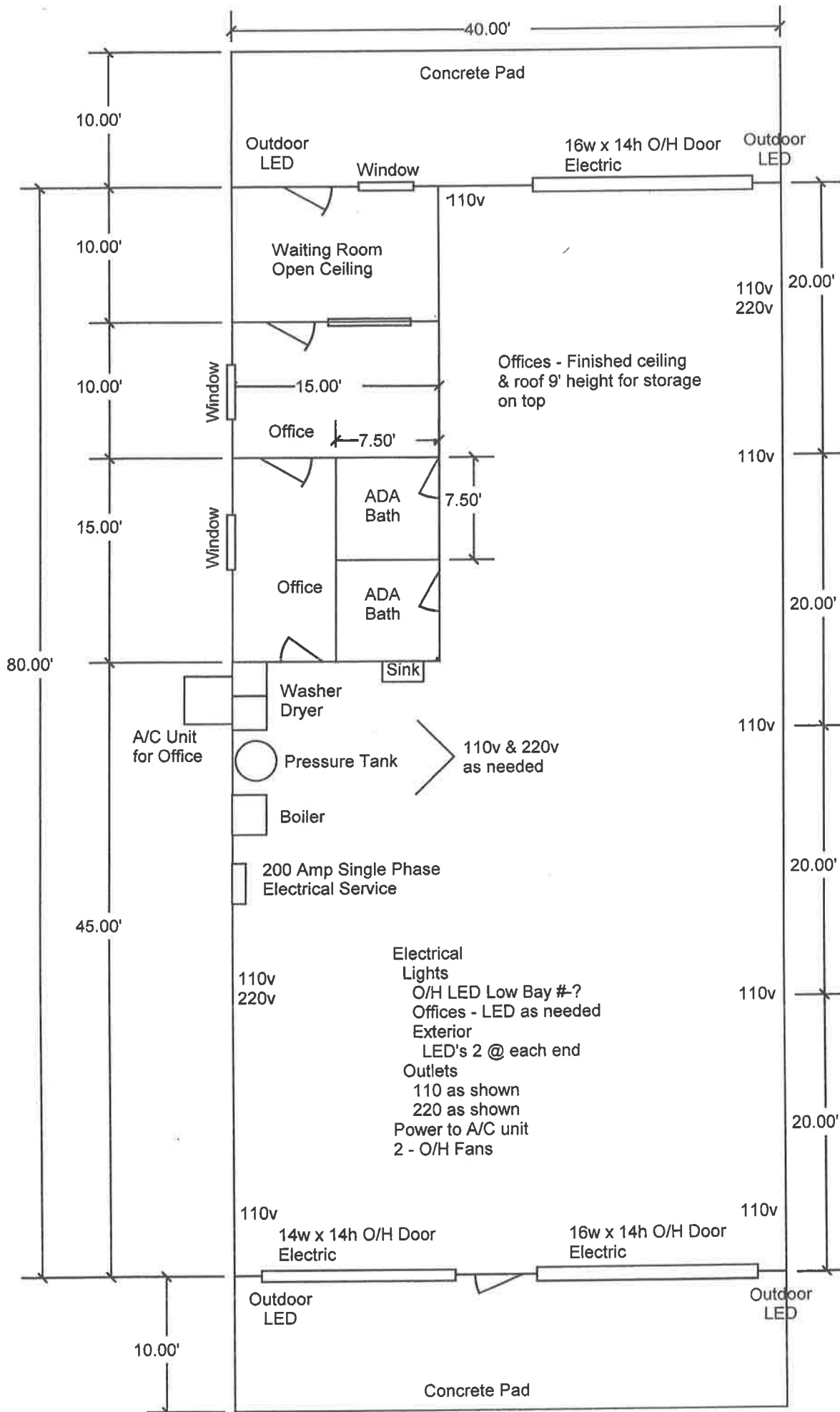
713 Pleasant Street  
Miles City, Montana 59301  
406-234-6666

LOT LAYOUT  
Miles City Airport  
Industrial Development Project

PROJECT	XXXXX.XXXX
DATE	6/1/2018

FIGURE #1

40 x 80 x 18' eve					
Width	40				
Length	80	3,200 sq ft			
Concrete thickness (inches)	6				
Floating Slab					
R38 & R30					
	Qty	unit cost	Total		Option w/OH Heat w/o interior sheeting
Building w/Insulation & Delivery			\$ 44,500	\$ 44,500	
Erection	3,200	\$ 7.00 sq ft	\$ 22,400	\$ 22,400	
Concrete Floor (cyds.)	59.3	\$ 143.00 cyd	\$ 8,474	\$ 8,474	
Concrete Footings (cyds)	53.3	\$ 143.00 cyd	\$ 7,627	\$ 7,627	
Concrete Red Iron Pads (cyds)	4.7	\$ 143.00 cyd	\$ 678	\$ 678	
Concrete Corner Pads	0.6	\$ 143.00 cyd	\$ 85	\$ 85	
Concrete Driveway pads 10' - 2 pads	7.4	\$ 143.00 cyd	\$ 1,059	\$ 1,059	
Concrete Floor installation	4,000	\$ 2.00	\$ 8,000	\$ 8,000	
Concrete Footing Installation	240	\$ 15.00	\$ 3,600	\$ 3,600	
Concrete Driveway Pad Installation	800	\$ 2.00	\$ 1,600	\$ 1,600	
Sump	1	\$ 1,500.00	\$ 1,500	\$ 1,500	
Blue Board Floor (sheets)	100	\$ 32.00 ea	\$ 3,200	\$ 3,200	
Blue Board Footing (sheets)	70.3	\$ 32.00 ea	\$ 2,250	\$ 2,250	
Blue Board Installation	1.0	\$ 3,000.00 ea	\$ 3,000	\$ 3,000	
Foam (cases)	2.0	\$ 120.00 cs	\$ 240	\$ 240	
Interior metal wall 8' high	640	\$ 2.95 ft	\$ 1,888	\$ 1,888	
Metal Siding on office	200	\$ 2.95 ft	\$ 590	\$ 590	
Interior metal wall installation	1	\$ 2,000.00	\$ 2,000		
O/H Door Insulated R 19 16w x 14h	2	\$ 2,725.00	\$ 5,450	\$ 5,450	
O/H Door Insulated R19 14 w x 14h	1	\$ 4,300.00	\$ 4,300	\$ 4,300	
A/C 1.5 ton unit/office incl installation	1	\$ 2,500.00	\$ 2,500	\$ 2,500	
3/4" Floor Heat Tubing (lft)	3,200	\$ 0.50 lft	\$ 1,600	\$ -	
Floor heat tubing installation	3,200	\$ 1.50	\$ 4,800	\$ -	
Boiler (250k Btu)& Installation	1	\$ 10,000	\$ 10,000	\$ -	
Plumbing hookup for Boiler	1	\$ 2,000	\$ 2,000	\$ -	
OH Heating Option @ 60 BTU/sq ft =	2	\$ 1,500.00	\$ -	\$ 3,000	
O/H Heat Installtion (incl piping)				\$ 1,500	
LED Lights 100 watt 50 lumens/sq ft	50	\$ 175 ea	\$ 8,750	\$ 8,750	
Electrical Installation	1	\$ 15,000 ea	\$ 15,000	\$ 15,000	
Plumbing Bath/Sink/W&D Fixtures & Install	1	\$ 6,000 ea	\$ 6,000	\$ 6,000	
Office and Bath Materials & Installation	1	\$ 10,000 ea	\$ 10,000	\$ 10,000	
Well incl. pipe to building	200	\$ 60 ft	\$ 12,000	\$ 12,000	
Well pump and pressure tank	1	\$ 5,066	\$ 5,066	\$ 5,066	
Septic					
	Tennant Provide				
Utilities to Property	1	\$ 10,000 ea	\$ 10,000	\$ 10,000	
Site/Ground Prep	1	\$ 12,500 ea	\$ 12,500	\$ 12,500	
Highway Approach	1	\$ 7,500 ea	\$ 7,500	\$ 7,500	
Engineering	1	\$ 12,000 ea	\$ 12,000	\$ 12,000	
DEQ, Highway & Other Permits	1	\$ 4,000 ea	\$ 4,000	\$ 4,000	
Building Permit	1	\$ 3,500 ea	\$ 3,500	\$ 3,500	
			\$ 249,657	\$ 233,757	
<b>Contingent Project Cost</b>	<b>5%</b>		<b>\$ 262,140</b>	<b>\$ 245,445</b>	
Cost/sq ft			\$ 81.92		
Grant Funding (If available)	0%		\$ -		
Balance/Loan - Montana InterCap Loan Program			\$ 262,140		
Term (yrs)	15				
Interest Rate (current rate 3.15) - Variable	3.2%				
Monthly Payment			\$1,829.26		
Utility monthly average cost N/A Lessee will pay utilities			-		
<b>Airport cost per month</b>			<b>\$1,829.26</b>		
Rental Income	Month	Year			
Tenant 1	\$2,500.00	\$ 30,000.00			
Net Revenue to airport	\$670.74	\$ 8,048.90			



Flying S

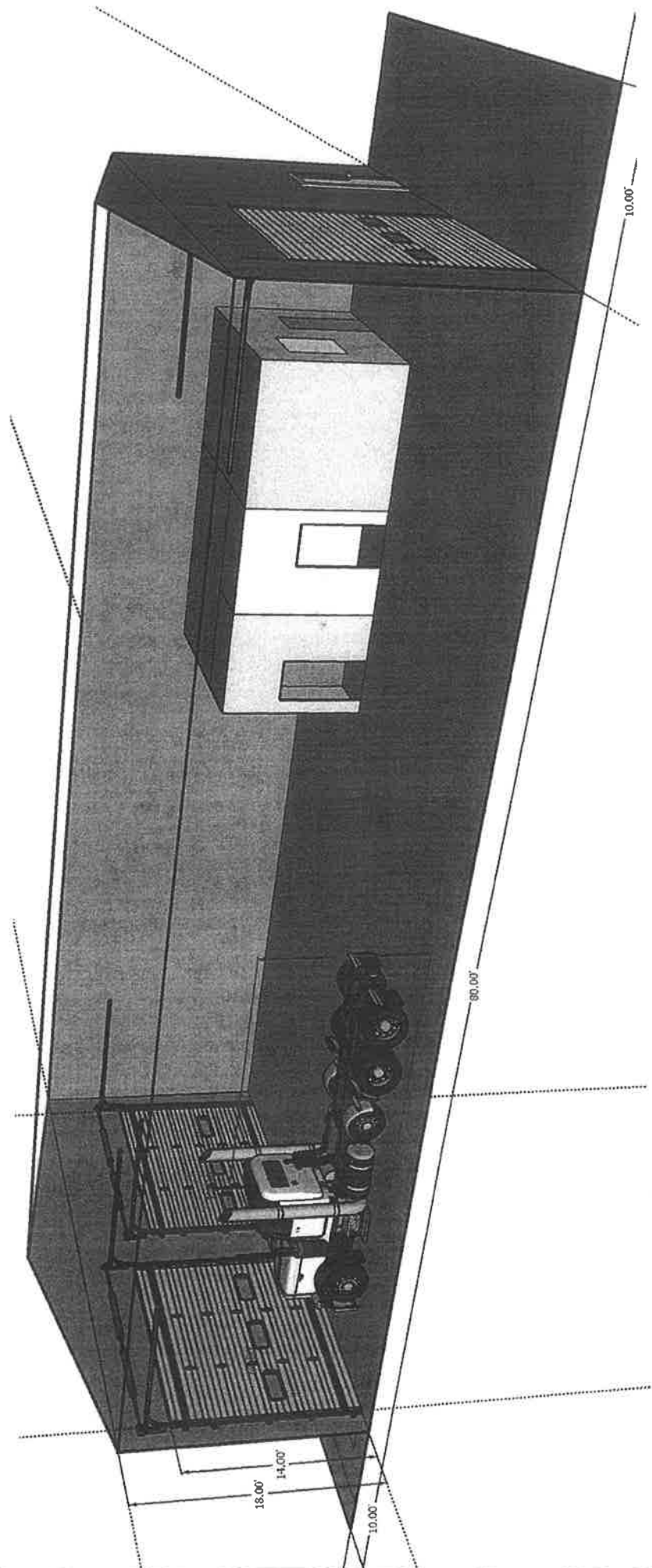
A/C - 1.5 Ton  
OH Heat Option  
Shop - 200,000 BTU

Reagan's Plumbing  
Bath/Sink/Boiler/W&D  
A/C ?  
Septic connect

well  
600' @ \$50/ft  
100' to gravel  
4 1/2 plastic casing  
Pump & Pressure Tank  
\$3500  
Ck DNRC restrictions

Well





## MLS Airport

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**From:** Buildings Evergreen [corporate@buildingsevergreen.com]  
**Sent:** Monday, June 11, 2018 12:44 PM  
**To:** mcairport@midrivers.com  
**Subject:** Hangar project  
**Attachments:** Lunde, Bob MC 5-18.pdf; Lunde, Bob MC 92x97 6-18.pdf

Dear Board of Directors:

In discussions with Bob Lunde & the airport manager, I have the following estimates for our Hangar building Project. I put a price together on the 100'x125' but according to the State of Montana, that would probably need to have a sprinkler system and I am not sure you have the water capacity to do that. If you had to install a holding tank and pump, that would be really expensive. I do not have the sprinkler priced in as it would need some design work and if your water is adequate, not that bad in price.

With that in mind, I also priced out a 92' wide, which would work for the door and clearance of 2' on each side of the wing and the length of 97'6" or 9,000 sq.ft. which would not require any sprinkler. We could also go with two 100'x63' or a 100'x 90' or other combination. I listed some other costs to make allowances for, if you use or do them.

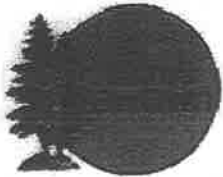
This should help with the budget so you can see what it takes for this size project.  
Good luck and feel free to call to discuss. I am sorry I could not come over for your meeting, but it may be preliminary anyway. If the project progresses and you need me to come over, I would be happy to come and discuss with your committee.

Thanks

**Bruce Meidinger-Mooney K Encore driver**

Buildings EverGreen LLC  
701-224-0587

[Corporate@BuildingsEverGreen.com](mailto:Corporate@BuildingsEverGreen.com)



**"WOOD" Beautiful, Durable, Renewable**

Buildings EverGreen LLC  
 3115 E. Broadway  
 Bismarck, ND 58501  
 701-224-0587 Fax 701-224-1973



## Proposal and Acceptance

Proposal Submitted to: <b>FBO</b>		Phone: M 406-853-3937 406-234-7426	Fax:	Date: Rev 5/16/2018
Street C/O Bob Lunde		Job Name: mcairport@midrivers.com		
		Job #		
City, State, & Zip Miles City, Mt		Job Location:		
We hereby submit specifications & estimates for:				
100' wide x 125.5 long x 22' High				
1 40 # combined roof load, 30# Ground snow load 3 /12 roof pitch				
2 Colored steel siding, roof & trims. 12.5 ft. frames on center Avg				
3 4 3' Thermal 8 steel walk Door(s).				
4 One 80'x20' Higher Power, door in the endwall.				
5 12 " R-38 ceiling, 6" R-19 wall insulation package w. 6 mill poly Vapor Barrier.				
6 White steel liner, walls & ceiling-it does not include covering the end wall uprights, or the frames.				
7 5" concrete mono slab, installed with 1/2" Rebar Mat 2' on center.				
8 HVAC				
9 Electrical				
10 Labor and equipment to erect this building, insulation, liner and doors including the large door.				
<b>OPTIONS: Add for the following material options:</b>				
The Higher power door is \$ 50,605, Delivered to site. That does not include Siding, insulation, liner or the labor to install,				
<b>DOES NOT INCLUDE:</b> Level Site, Fire Sprinkler System, Windows, concrete apron in front of door, power to site				
<b>NOTES:</b> Add 5% for Bonding, if using public money.				
Add 7% (min) if using an independent Architect.				
<b>Contract Conditions-Materials only and/or erecting:</b>				
If this contract includes concrete and/or labor, Owner to provide a building site, level to + or - 3". If contractor needs to level, a reasonable time and materials charge will be applied. Owner is responsible for ongoing Snow removal.				
Owner to provide Electric power with 50' of the building to include one 50 Amp and three 110 outlets.				
All doors & windows are white, unless otherwise stated.				
In the event of breach of this contract, the owner agrees to pay reasonable attorney, collection expenses and 1 1/2% interest, per month, on the unpaid balance.				
<b>Eight hundred, ninety eight thousand, eight hundred forty Fve &amp; 00/100 US dollars</b>				
Payments to be made as follows:				
\$179,769 20% Down with final payment upon delivery				
All material is guaranteed to be as specified. Any alteration or deviation from the above specifications involving costs will be executed only upon written orders, and will increase or decrease this Proposal & Acceptance.				
All agreemnts contingent upon strikes, accidents, or delays beyond our control.				
Owner to carry Builder's Risk insurance unless contract states otherwise.				
Acceptance of Proposal:		The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments to be made as outlined above.		
Dated of Acceptance		Signature		
		Signature		

Authorized  
Signature

This proposal may be withdrawn if not accepted within fourteen days

Buildings EverGreen LLC

3115 E. Broadway

Bismarck, ND 58501

701-224-0587 Fax 701-224-1973



## Proposal and Acceptance

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Six hundred, ninety eight thousand, nine hundred, thirty & 00/100 US dollars			
Payments to be made as follows:			
\$139,786 20% Down with final payment upon delivery			
All material is guaranteed to be as specified. Any alteration or deviation from the above specifications involving costs will be executed only upon written orders, and will increase or decrease this Proposal & Acceptance.			
All agreements contingent upon strikes, accidents, or delays beyond our control.			
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Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments to be made as outlined above.			
Dated of Acceptance			
Authorized Signature		This proposal may be withdrawn if not accepted within fourteen days.	
Signature		Signature	
Signature		Signature	