

Missoula County Airport Authority Regular Board Meeting

DATE: Tuesday, March 31, 2026
TIME: 1:30 p.m.
PLACE: Johnson Bell Board Room – Airport Terminal

- Chair to call the meeting to order
 - Advise the Public the meeting is being recorded
 - Roll Call
 - Seating of Alternate Commissioner if needed
 - Approval of the Agenda
- Public Comment
- Review and approve the minutes of the Regular Board meeting dated February 24, 2026 [Pg 3](#)
- Approval of Claims for Payment – Will Parnell [Pg 8](#)
- Financial Report – Will Parnell [Pg 12](#)
- Director's Report – Brian Ellestad [Pg 27](#)
- Legal Report – Juniper Davis
- Committee Updates
 - Business Development Committee: No Activity
 - Contract and Lease Committee: No Activity
 - Executive Committee: March 31, 2026
 - Facility and Operations Committee: No Activity
 - Finance Committee: No Activity
 - General Aviation Committee: No Activity
 - Legislative Committee: No Activity
 - Marketing Committee: No Activity

Unfinished Business

- Notice of Intent to Adopt Updates to Primary Guidance Documents (no action required) – Tim Damrow [Pg 30](#)

New Business/Action Items

- Grass Valley Farms Lease Addendum – Nate Cole [Pg 31](#)
- Lease Agreement with TJ Gardner Company – Nate Cole [Pg 33](#)
- Natural Gas Supply Contract – Nate Cole [Pg 48](#)
- Lyft Rideshare Agreement Addendum – Will Parnell [Pg 50](#)
- Authorization to Accept DEQ Grant for Electric Vehicle – Dan Neuman [Pg 53](#)
- Approval for Airport Director to accept FAA Grants AIP-96 and AIP-97 – Brian Ellestad [Pg 54](#)
- Commitment with Quotient Group for 2028 MSO Roundtable – Brian Ellestad [Pg 55](#)

Information/Discussion Item(s)

- Next Board Meeting April 28, 2026, at 1:30 pm

PLEASE NOTE: This meeting will be in a hybrid format.

Members of the public can call in and connect digitally to the meeting using the information below and will have the opportunity to comment prior to any vote of the Board as well as on any item not before the Board at the beginning of the meeting.

Members of the public can submit comments by email to: jdavis@flymissoula.com.

Documents will be available on the airport's website, www.flymissoula.com, by 9 a.m. on the meeting date. Members of the public can view the meeting and documents by joining the meeting from their computer, tablet or smartphone at:

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 266 456 298 882

Passcode: JtfCxe

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 332-249-0710](tel:+13322490710), [857565796#](tel:+13322490710) United States, New York City

Phone Conference ID: 857 565 796#

MISSOULA COUNTY AIRPORT AUTHORITY
Regular Board Meeting
February 24, 2026
1:30 pm, Johnson Bell Conference Room

THOSE PRESENT

BOARD: Chair Pat Boyle
Vice Chair Adriane Beck
Secretary/Treasurer Shane Stack
Commissioner Matt Doucette
Commissioner Andrew Hagemeyer
Commissioner Jack Meyer (via Teams)
Alternate Commissioner Richard Huffman
Alternate Commissioner Chay Hughes

STAFF: Director Brian Ellestad
Deputy Director Tim Damrow
Director of Finance and Administration Will Parnell
Legal Counsel Juniper Davis
Business Development Manager Dan Neuman
HR Manager Nikki Munro
Federal Compliance Manager Jesse Johnson
IT Manager Dylan O'Leary
Staff Accountant Brianna Brewer

OTHERS: Gary Matson, Runway 25 Hangars
Shaun Shea, Morrison & Maierle

Chair Pat Boyle called the meeting to order and advised everyone that the meeting was being recorded.

Legal Counsel Juniper Davis performed a roll call of Board members, staff members, and members of the public.

AGENDA

Chair Pat Boyle noted that one Alternate Commissioner needed to be seated.

Motion: Vice Chair Adriane Beck moved to seat Alternate Commissioner Richard Huffman as regular Commissioner for the duration of the meeting.

Second: Commissioner Matt Doucette

Vote: Motion passed unanimously

Chair Pat Boyle asked if there were any changes to the agenda. There were none.

Motion: Secretary/Treasurer Shane Stack moved to approve the agenda.

Second: Commissioner Matt Doucette

Vote: Motion passed unanimously

PUBLIC COMMENT PERIOD

Chair Pat Boyle asked if there was any public comment on items not on the Board's agenda. There was no public comment.

MINUTES

Chair Pat Boyle asked if anyone had questions, edits, or public comments regarding the minutes for the Regular Board Meeting dated January 27, 2025. There were none.

Motion: Commissioner Andrew Hagemeyer moved to approve the minutes of the Regular Board Meeting dated January 27, 2025.

Second: Vice Chair Adriane Beck

Vote: Motion Passed Unanimously

CLAIMS FOR PAYMENT

Director of Finance and Administration Will Parnell presented the Claims for Payment for January 2026. Starting with project expenses, the airport incurred approximately \$1.5 million in project expenses. Of that amount, approximately \$1.2 million, or 76% of total project expenses, was or will be submitted to the FAA for reimbursement. The remaining project expenses will be paid with reserves and debt. Will also provided a summary of the general checking account notable non-recurring or significant payables during the period.

Chair Pat Boyle asked if there were any Board questions or public comments regarding the Claims for Payment. There were no questions or comments.

Motion: Secretary/Treasurer Shane Stack moved to approve the Claims for Payment

Second: Vice Chair Adriane Beck

Vote: Motion Passed Unanimously

FINANCIAL REPORT

Director of Finance and Administration Will Parnell presented the January 2026 financial report narrative which included updated details on accounts receivable, which now includes aging percentages, as well as budget information, long-term debt activity, and the East Concourse construction-in-progress roll-forward. Reporting formats have changed due to the airport's recent migration from a local general ledger system to a cloud-based one, which caused some custom reports to be lost; staff plan to recreate and provide them at future board meetings.

Chair Pat Boyle asked if there were any Board questions or public comments regarding the Financial Report. There were none.

Motion: Secretary/Treasurer Shane Stack moved to approve the Financial Report

Second: Commissioner Matt Doucett

Vote: Motion Passed Unanimously

DIRECTOR'S REPORT

Airport Director Brian Ellestad reported in January, the airport saw a solid month with a 3.7% year-over-year increase in activity, marking the fourth consecutive month of outperforming the national average since recovering from the September runway closure.

The airport received the Missoula Job Service Council Employee Choice Award, with leadership attending the luncheon to accept the recognition. Staff travel this month includes attendance at a state aviation conference, participation in the Seattle firefighter stair-climb event, and a mid-March Washington, D.C. trip.

Union negotiations and tenant agreements continue. TSA staff are currently working without pay due to federal funding delays and the airport is expressing daily appreciation for their service.

Brian reported that upcoming board action may involve acceptance of a DEQ grant to replace an old, seldom-used bus with an electric multi-passenger vehicle. The airport is also preparing a tower grant request for additional upgrades and has just submitted a \$1.7 million application under a federal grant program to reconstruct Aviation Way.

LEGAL UPDATE

Legal Counsel Juniper Davis reported that the airport's current RFP for a 500-square-foot public-facing space near ticketing remains open, with a minimum annual bid of \$10,000 for a three-year term. The deadline for the RFP is March 16. Juniper also reported that amendments with Uber and Lyft are forthcoming, along with a requested 10-year lease extension from the Kembel/Stevens hangar group, and new lease and development agreements related to Minuteman Aviation's planned maintenance hangar.

Coordination with the City and County continues on subdivision reviews and a potential trail easement south of the airport. The City is also submitting a grant application for transportation improvements east of the airport, which could affect Whippoorwill and George Elmer.

COMMITTEE UPDATES

Chair Pat Boyle notified the Board that there was an Executive Committee meeting on February 24, to discuss the Board agenda and packet.

NEW BUSINESS

Committee Assignments

Chair Pat Boyle asked the Board whether there were any questions or clarifications on the Board committee assignments that were in the Board packet. There were no questions and no action is necessary.

Resolution No. 2025-06 Establishing Rates and Charges and Resolution 2025-07 Terms and Conditions Governing Use by Commercial Air Service Providers

Director of Finance and Administration Will Parnell explained that this action items presents two resolutions for the Board's consideration. First, Resolution 2025-06 would consolidate all existing airport rates and charges into one comprehensive schedule which would be published on the airport's website and updated with the budget cycle or as needed. The Resolution 2025-06 also rescinds previous individual fee-setting resolutions.

Resolution 2025-07 updates the Commercial Air Service terms by removing embedded fee amounts and instead referencing the new unified schedule. Will explained that the goal is to ensure consistency and eliminating duplicate fee listings.

Chair Pat Boyle asked if there were any additional Board questions or public comments regarding the two Resolutions. Will clarified that the Rates and Charges will be available on the Airport's website and can be available upon request.

Motion: Vice Chair Adriane Beck moved to approve Resolution No. 2025-06 and Resolution No. 2025-07.

Second: Secretary/Treasurer Shane Stack

Vote: Motion Passed Unanimously

Rocky Mountain Transportation Off Airport Rental Car Agreement

Deputy Director Tim Damrow explained that the Airport is updating an off-site rental car agreement following an ownership change in which Clark Fork Valley Rentals was purchased by Rocky Mountain Transportation. He further explained that off-site rental agreements allow operators to pick up and drop off customers at the airport but prohibit them from conducting business on airport property. After meeting with the new owners to review operational requirements, staff are requesting approval of an updated agreement that keeps all terms, conditions, and dates the same, with the only changes being the operator's name and ownership.

Chair Pat Boyle asked if there were any additional Board questions or public comments regarding the agreement. There were no questions or comments.

Motion: Commissioner Andrew Hagemeyer moved to approve the off-airport rental car agreement with Rocky Mountain Transportation.

Second: Commissioner Matt Doucette

Vote: Motion Passed Unanimously

Chair Pat Boyle noted that the next Board meeting will be held on March 31, 2026, at 1:30 p.m.

Meeting Adjourned.

Missoula County Airport Authority
Check Register by Account Name
2/1/2026 - 2/28/2026

Account Name	Total
Airfield Lighting R&M	\$ 152.10
Airfield Maintenance	511.79
ATCT R&M	66.20
BHS Parts and MX	3,834.59
Building General R&M	2,871.96
Computer Equipment Expense	1,039.00
Construction in Progress	388.44
Contracted Maintenance	5,737.08
Custodial Services	43,479.00
Custodial Supplies	6,121.52
Disposal Expense	2,860.48
Electric Maintenance	68.97
Electricity/Gas Expense	74,318.54
Employee Screening	16,160.00
Employee Training Expense	850.00
Flight Ice	867.50
GASB 96 Long-term Subscription	42,223.67
ISS CCURE/accesscontrol/camera	37,535.57
Jet Bridge R&M	1,838.72
Landside Maintenance	4,642.10
Legal Services	1,995.73
Marketing	15,789.84
Meals & PR	59.97
Memberships	1,895.00
Office Supplies	496.67
On-demand IT Support	3,697.50
Petroleum Products Expense	5,272.47
Phone Charges	4,151.73
Plumbing Expense	1,712.25
Recurring IT Support Subscripti	2,717.24
Rent Car R&M	2,238.79
Rental Car Fuel	13,322.63
Sewer Expense	3,491.54
Snow & Ice Removal	5,610.50
Staff Engagement	360.00
Tools/Equipment	53.97
TPA – EE benefits and Payroll	935.00
Travel Expense	120.00
Uniform Expense	1,362.99
Vehicle R&M	1,985.30
Water Expense	4,609.85
Grand Total	\$ 317,446.20

Missoula County Airport Authority
 Check Register by Vendor Name
 2/1/2026 - 2/28/2026

Vendor Name	Total
AAAE	\$ 650.00
AILEVON PACIFIC AVIATION CONSULTING, LLC	4,189.84
AirBadge LLC	40,000.00
AirSide Solutions, Inc	511.79
ALEAN	650.00
Amadeus	2,223.67
ASSOCIATED EMPLOYER	850.00
BATTERIES PLUS	870.00
Black Knight Security and Investigations	16,160.00
BLACKFOOT COMMUNICATIONS	905.99
BROWN'S SEPTIC	1,625.00
CENTURYLINK	585.15
CHS MOUNTAIN WEST CO-OP	18,534.46
City of Missoula	7,076.39
Corporate Traditions, INC.	360.00
CULLIGAN	306.25
CURTIS	385.60
ELLESTAD, BRIAN v	120.00
ENERGISYSTEMS	477.00
ENERGY LABORATORIES	272.00
FASTSIGNS	4,642.10
FIRST CALL	6,205.74
GRAINGER	908.40
GRANITE TECHNOLOGY SOLUTIONS	926.67
GreatAmerica Financial Services	209.00
GRIZZLY DISPOSAL	2,860.48
HIDAY, ALEX	120.00
HILLYARD INC	6,121.52
HOTSY	895.94
Ink Shed Merch	934.25
INTEGRATED SECURITY SOLUTIONS, INC	37,535.57
JOHNSTONE SUPPLY	66.20
KLS HYDRAULICS	268.70
KONE	1,150.00
MIDLAND IMPLEMENT	896.70
MISSOULA ELECTRIC CO-OP	1,119.05
MISSOULA FIRE EQUIP, INC	3,113.45
MISSOULA OFFICE CITY	91.98
MISSOULA TEXTILE, INC	454.63
MONTANA ACE HARDWARE	68.97
Montana Pest Solutions	490.00

Missoula County Airport Authority

Check Register by Vendor Name

2/1/2026 - 2/28/2026

MOUNTAIN SUPPLY	406.85	
MURDOCHS	207.55	
NAPA	1,049.11	
NORTHWESTERN ENERGY	67,019.25	
Northwestern Services, LLC	6,180.24	
NWAAAE	475.00	
OFFICE SOLUTIONS & SERVICES	98.44	
Oshkosh AeroTech, LLC	1,829.92	
PACIFIC STEEL	40.85	
Parsons Behle & Latimer	891.73	
PLATT ELECTRIC	540.54	
POMP'S TIRE-MISSOULA	312.93	
QUOTIENT GROUP	11,600.00	
RISING FAST v	40,479.00	
Ritchie Manning Kautz PLLP	1,104.00	*New Vendor - legal services
ROBSON HANDLING TECHNOLOGY	3,834.59	
Southeastern Equipment & Supply, Inc.	285.69	*New Vendor - floor scrubber parts
SWEET PEA SEWER	654.00	
UKG	935.00	
ULINE	646.27	
VERIZON	1,733.92	
VIDTRONIX TICKET & LABEL LLC	1,039.00	
VW ICE INC	867.50	
WAYNE DALTON	1,295.00	
WE DUST	4,713.80	
WESTERN STATES EQUIP	330.39	
Z WATER SOLUTIONS LLC	3,000.00	
ZENT, ANTHONY	43.14	

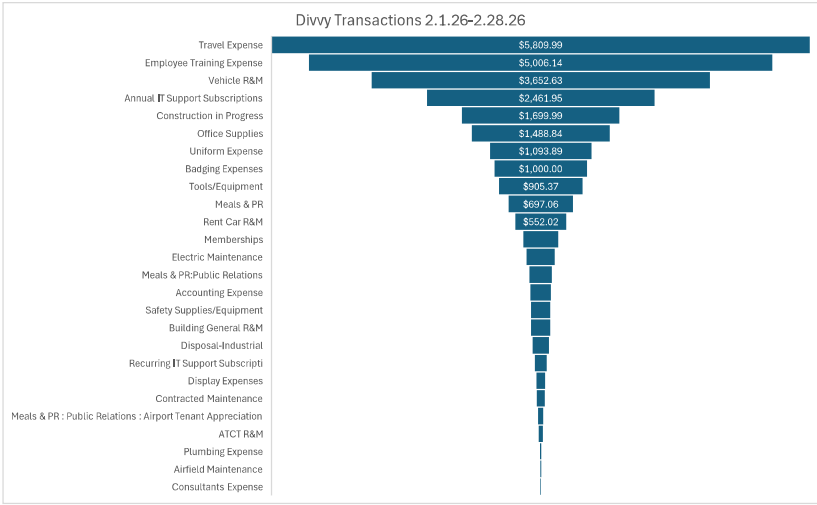
Grand Total	\$ 317,446.20
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New Vendors

*Ritchie Manning Kautz PLLP

*Southeastern Equipment & Supply, Inc.

Category name	Total	Percent of spend
Travel Expense	\$5,809.99	21.86%
Employee Training Expense	\$5,006.14	18.83%
Vehicle R&M	\$3,652.63	13.74%
Annual IT Support Subscriptions	\$2,461.95	9.26%
Construction in Progress	\$1,699.99	6.40%
Office Supplies	\$1,488.84	5.60%
Uniform Expense	\$1,093.89	4.12%
Badging Expenses	\$1,000.00	3.76%
Tools/Equipment	\$905.37	3.41%
Meals & PR	\$697.06	2.62%
Rent Car R&M	\$552.02	2.08%
Memberships	\$380.00	1.43%
Electric Maintenance	\$306.40	1.15%
Meals & PR:Public Relations	\$243.50	0.92%
Accounting Expense	\$222.04	0.84%
Safety Supplies/Equipment	\$211.69	0.80%
Building General R&M	\$211.24	0.80%
Disposal-Industrial	\$178.41	0.67%
Recurring IT Support Subscripti	\$131.65	0.50%
Display Expenses	\$94.95	0.36%
Contracted Maintenance	\$89.89	0.34%
Meals & PR : Public Relations : Airport Tenant Appreciation	\$55.47	0.21%
ATCT R&M	\$48.58	0.18%
Plumbing Expense	\$18.70	0.07%
Airfield Maintenance	\$16.02	0.06%
Consultants Expense	\$8.40	0.03%



***Employee Training Expense Breakdown**

- 2026 AIA Annual Conference Registration
- 2026 ACI-NA Business for Airports Registration
- OBBBA Impact on Payroll IRS Forms training
- Deposit for tent rental for Disaster Drill
- Microsoft Excel training
- GST Instructor Course
- EMS Refresher Course supplies

Missoula County Airport Authority (MCAA)

Financial Report Narrative

The board packet includes the comparative balance sheet, profit and loss comparison, profit and loss budget performance, operating revenues and operating expenses as a % of gross and as compared to prior period, cash flow statement, and the long-term debt roll forward.

Balance Sheet

As of February 28, accounts receivable consisted of the following:

	Amount	A/R Aging				
		Current	1 - 30	31 - 60	61 - 90	>91
Trade, Advertising, and Ground Handling	\$ 1,482,784	69%	9%	6%	2%	14%
Grants	3,426,171	52%	16%	5%	26%	1%
Advance Contract Refund	48,421				N/A	
	<u>\$ 4,957,375</u>					

A summary of construction in progress for the east concourse is as follows:

	Balance July 1, 2025	Additions	Balance February 28, 2026
Construction in progress, east concourse:			
Phase 2	50,527,612	2,628,167	53,155,779
Phase 3	<u>5,734,921</u>	<u>3,301,374</u>	<u>9,036,295</u>
Total construction in progress east concourse	<u>56,262,533</u>	<u>5,929,541</u>	<u>62,192,074</u>
			Less related debt, series 2022 <u>(29,999,780)</u>
			Net investment in capital asset <u>\$ 32,192,294</u>

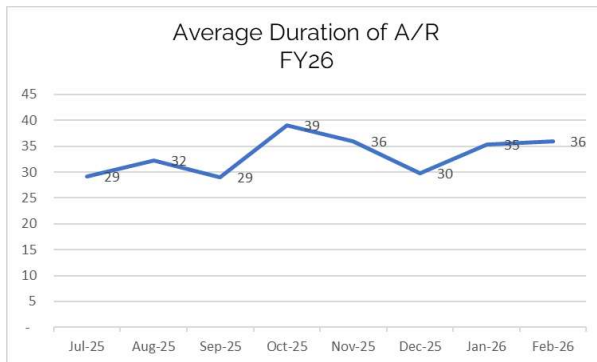
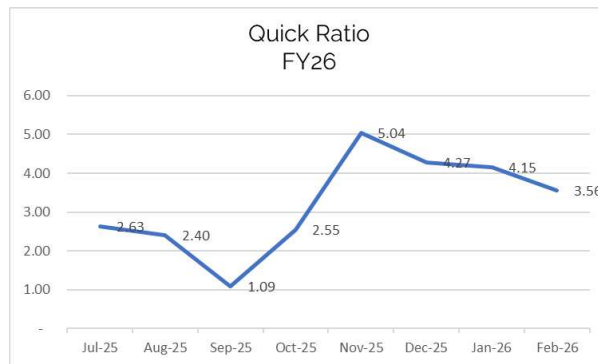
Cash Flow

MCAA had positive cash flows from noncapital financing and investing activities. Operating and capital and related financing activities resulted in negative cash flows.

Long-term Debt

No activity reported during the month of February 2026.

**Financial Ratios
Fiscal Year 2026**



Quick Ratio Ability to pay current obligations using liquid assets.
Average Duration of A/R Average duration of accounts receivable (A/R) or the number of days it takes to collect them.
Debt to Asset Ratio Proportion (or the percentage of) assets that are financed by interest bearing liabilities.

Balance Sheet Comparison

Missoula County Airport Authority

As of February 28, 2026

	TOTAL	
	As of February 28, 2026	As of February 28, 2025 (PY)
Assets		
Current Assets		
Bank Accounts		
10100 Petty Cash	300	300
10500 General Checking Acct	1,818,144	5,769,281
10511 Project Checking Acct	10,000	5,000
10550 USFS Account	160,600	160,456
10560 Debt Service Account	332	332
10580 CFC Account	322,240	321,950
10590 STIP Terminal Reserve	27,092	25,958
10600 STIP	983,779	942,585
10604 Money Market Accounts	\$8,820,246	\$2,865,092
10700 Payroll Checking	251,810	242,265
10710 Flex - FIB	3,831	7,852
1071 Bill.com Money In Clearing	2,477	1,656
1072 Bill.com Money Out Clearing	(8,881)	(5,175)
10750 PFC Cash at US BANK	2,598,241	1,776,571
Total for Bank Accounts	\$14,990,213	\$12,114,122
Accounts Receivable	\$4,961,194	\$2,329,270
Other Current Assets		
10900 AvSec Fingerprinting Account	1,767	1,498
11300 Projects Rec'ble	12,743	0
11500 Pre-Paid Expenses	112,212	86,308
11600 Prepaid Insurance	132,758	94,374
11810 ST Lease Recble GASB 87	213,875	1,590,049
11820 Interest Recble GASB 87	3,071	9,697
26200 Faber Loan	100,000	100,000
Total for Other Current Assets	\$576,428	\$1,881,926
Total for Current Assets	\$20,527,835	\$16,325,318

Balance Sheet Comparison

Missoula County Airport Authority
As of February 28, 2026

	TOTAL	
	As of February 28, 2026	As of February 28, 2025 (PY)
Fixed Assets		
13000 Land	11,617,234	11,617,234
13100 Land Improvements	18,040,105	16,368,645
13200 Buildings- Terminal	69,087,568	69,087,568
13300 Buildings- Ops & Fire	6,661,601	6,661,601
13450 Buildings - Other	11,664,163	11,643,144
13500 Runways/Taxiways/Apron	80,361,232	80,361,232
13600 Lighting/ Security System	4,002,233	4,002,233
13700 Sewage System	298,102	298,102
13900 ATCT	6,539,373	6,513,530
14000 Equipment	4,461,241	4,315,793
14100 Furniture & Fixtures	1,591,801	1,591,801
14300 Vehicles	10,484,815	7,733,764
14400 Studies	1,925,407	1,925,407
14500 Allowance for Depreciation	(116,938,955)	(108,365,281)
19400 Construction in Progress	\$83,895,230	\$53,073,509
Total for Fixed Assets	\$193,691,150	\$166,828,281
Other Assets		
11830 LT Lease Recble GASB 87	1,001,493	737,143
19610 Deferred Pension Outflows	\$779,116	\$978,352
19800 LT Loan - Faber	93,765	382,299
19901 GASB 96 Subscription Asset(s)	\$299,661	\$367,183
Total for Other Assets	\$2,174,036	\$2,464,978
Total for Assets	\$216,393,021	\$185,618,578

Balance Sheet Comparison

Missoula County Airport Authority
As of February 28, 2026

	TOTAL	
	As of February 28, 2026	As of February 28, 2025 (PY)
Liabilities and Equity		
Liabilities		
Current Liabilities		
Accounts Payable	\$2,480,855	\$5,002,091
Credit Cards	\$5,536	\$12,635
Other Current Liabilities		
20800 Current Portion of L/T Debt	565,473	548,542
20805 GASB 96 Short-term Subscription	80,567	70,730
20810 GASB 96 Accrued Interest Liab.	1,981	6,227
20900 Fed W/h Payable - Parent Account	\$166	\$341
21130 Misc Deductions Payable	(\$184)	(\$184)
21300 Valic Payable	(100)	(100)
21400 Workers' Comp Payable	0	0
21600 Accrued Vacation/Sick Payable	780,363	709,203
21930 FSB Notes Interest Payable	283,352	198,451
22140 Advertising Deferred Revenue	21,093	10,000
24000 Payroll Liabilities	(\$6,782)	\$1,983
Total for Other Current Liabilities	\$1,725,929	\$1,545,192
Total for Current Liabilities	\$4,212,321	\$6,559,918
Long-term Liabilities		
20502 2022 Note	29,999,780	17,075,280
25030 2019 Note A	13,316,800	13,316,800
25035 2019 Note B	1,946,849	2,507,928
25600 Current Portion L/T Debt 2019B	(565,473)	(548,542)
25805 A/P Retainage Long-Term	255,438	1,611,575
25809 GASB 96 Long-term Subscription	65,213	115,685
26010 Pension Liability sum	\$4,174,981	\$4,406,660
26110 Deferred Pension Inflows	\$279,184	\$199,506
26300 Dererred Lease Inflow GASB 87	1,137,376	2,125,302
Total for Long-term Liabilities	\$50,610,148	\$40,810,194
Total for Liabilities	\$54,822,469	\$47,370,111

Balance Sheet Comparison

Missoula County Airport Authority
As of February 28, 2026

	TOTAL	
	As of February 28, 2026	As of February 28, 2025 (PY)
Equity		
32000 Retained Earnings	45,664,660	34,960,569
Net Income	20,678,357	8,060,362
29500 Unreserved	92,904,579	92,904,579
29510 Reserved	2,322,956	2,322,956
Total for Equity	\$161,570,552	\$138,248,467
Total for Liabilities and Equity	\$216,393,021	\$185,618,578

Profit & Loss YTD Comparison

Missoula County Airport Authority
February 2026

	TOTAL	
	Feb 1 - Feb 28 2026	Feb 1 - Feb 28 2025 (PY)
Income		
30100 Signatory Landing Fees	58,138.39	44,822.03
30200 Non Sig Landing Fees	4,919.44	9,333.14
30210 Cargo Landing Fees	3,908.10	5,297.62
30300 Non-Based Landing Fees	8,061.00	10,672.77
30400 Signatory Rent	62,803.14	41,875.63
30420 Non-Sig Use Fees	7,239.30	12,449.25
30430 Signatory Use Fee	62,435.10	51,764.55
30500 Equipment/Space/Services	150.00	400.00
30507 Advertising Income	15,776.33	13,918.00
30509 Ground Handling	88,147.80	78,092.95
30600 FBO Rentals	24,981.80	22,291.17
30800 Fuel Flowage Fees	5,660.96	4,095.36
30900 Fuel Farm Leases	\$464.19	\$379.67
30901 Self Fueling	361.94	
Total for 30900 Fuel Farm Leases	\$826.13	\$379.67
31000 Coffee Concession	713.48	744.00
31100 Restaurant	14,210.53	14,409.65
31110 Liquor Concessions	9,293.33	10,270.89
31300 Rental Car %	71,915.82	65,099.53
31400 Rent Car Rent	45,377.27	15,179.80
31600 Rent Car Fuel	22,387.97	19,539.63
31900 USFS Hangar Rent	28,333.33	20,826.51
32100 Gift Shop Faber	17,107.77	17,047.40
32300 Terminal Rent		
32301 Airport Suite	833.33	
32302 Transportation Security	14,067.79	
Total for 32300 Terminal Rent	\$14,901.12	
32400 Parking Lot	405,463.00	366,620.00
32700 Airport-Owned Commercial Bldg	13,500.00	
32800 Ag Land Leases	2,247.50	2,996.67
32900 Non-Aeronautical Ground Rent	5,584.87	26,772.22
32910 Aeronautical Ground Rent	14,441.19	8,465.47
33000 Vending	2,473.27	2,619.16

Profit & Loss YTD Comparison

Missoula County Airport Authority
February 2026

	TOTAL	
	Feb 1 - Feb 28 2026	Feb 1 - Feb 28 2025 (PY)
33800 Off Airport Rent Cars	475.42	560.87
34000 Utilities Reimbursement	2,722.10	2,651.45
34200 Miscellaneous Income	\$1,315.00	\$507.25
34300 Ground Transport	6,200.65	5,042.59
81403 TSA Checkpoint OTA	1,231.66	1,231.66
85100 Badging Fees Collected	110.00	65.00
42700 Drain Pumping Fee		260.00
Total for Income	\$1,023,052.77	\$876,301.89
Gross Profit	\$1,023,052.77	\$876,301.89
Expenses		
32401 Parking Management Fee	7,666.67	8,583.33
32402 Parking Hourly Wages	27,634.50	25,915.50
32403 Parking Credit Card Processing	11,893.20	10,561.17
32404 Parking Adjustments	-375.00	-375.00
40100 Wages	353,871.94	327,511.53
40330 Overtime Wages	3,062.35	14,529.80
40600 Fringe Benefits Expense	\$135,015.20	\$123,896.45
40800 Legal Services	2,464.50	138.00
41200 Insurance Expense	33,189.61	23,593.55
41300 Accounting Expense	8,343.80	45.99
41400 Phone Charges	3,310.46	3,464.08
42000 Office Supplies	\$1,716.46	\$12,445.13
42100 Computer Equipment Expense	1,959.55	1,814.40
42200 Electricity/Gas Expense	61,527.14	66,962.41
42400 Water Expense	4,950.56	4,474.67
42500 Sewer Expense	2,598.55	2,810.98
42600 Disposal Expense	2,860.48	2,690.58
42800 Disposal-Industrial	178.41	
43000 Petroleum Products Expense	4,473.85	28,324.24
43400 Vehicle R&M	5,409.60	8,946.96
43800 Tools/Equipment	1,635.84	1,128.71
44100 Custodial Services	43,479.00	39,610.00
44200 Contracted Maintenance	1,900.76	11,797.13
44302 Jet Bridge R&M	163.35	937.51

Profit & Loss YTD Comparison

Missoula County Airport Authority
February 2026

	TOTAL	
	Feb 1 - Feb 28 2026	Feb 1 - Feb 28 2025 (PY)
44400 Electric Maintenance	306.40	-270.27
44600 Plumbing Expense	248.47	
44800 Mechanical/Supplies	103.20	3,062.87
45000 Building General R&M	309.86	4,912.61
45104 Rent Car R&M	5,096.40	2,086.79
45105 ATCT R&M	48.58	960.81
45106 USFS Hangar R&M	152.00	686.13
45107 BHS Parts and MX	103.98	447.49
45203 Airfield Maintenance	88.00	141.02
45400 Landside Maintenance	84.65	876.90
46000 Custodial Supplies	7,946.85	6,051.73
46400 Uniform Expense	1,618.82	228.75
46600 Employee Training Expense	8,423.14	2,959.45
46800 Travel Expense	5,265.10	3,958.32
47000 Memberships	1,163.65	2,212.69
47200 Safety Supplies/Equipment	5,391.55	165.67
47400 Meals & PR	\$757.03	\$2,543.21
47401 Public Relations	\$243.50	
47411 Airport Tenant Appreciation	55.47	
Total for 47401 Public Relations	\$298.97	
47402 Staff Engagement	255.00	
Total for 47400 Meals & PR	\$1,311.00	\$2,543.21
47501 Marketing	23,714.58	30,949.58
47600 Consultants Expense	78.40	1,960.19
47605 Landing Fee Commission Expense	1,612.20	2,134.55
47707 Display Expenses	94.95	
49204 Employee Screening	5,760.00	5,045.05
49205 Annual IT Support Subscriptions	2,361.95	6,947.62
49206 On-demand IT Support	85.00	1,706.67
49207 Recurring IT Support Subscripti	3,034.64	4,402.80
49208 Rental Car Fuel	15,162.58	16,629.92
*80611 *BANK Charges	30.98	-19.95
80625 TPA ? EE benefits and Payroll	935.00	935.00
80650 Finance Charges	240.76	133.44

Profit & Loss YTD Comparison

Missoula County Airport Authority
February 2026

	TOTAL	
	Feb 1 - Feb 28 2026	Feb 1 - Feb 28 2025 (PY)
89615 SCASD IN-KIND CONTRIBUTIONS		
89616 IN-KIND USE FEE	3,452.40	
89617 IN-KIND LANDING FEE	3,253.13	
Total for 89615 SCASD IN-KIND CONTRIBUTIONS	\$6,705.53	
41800 Communication R&M		500.00
45600 Airfield Lighting R&M		561.91
45800 Snow & Ice Removal		40,294.12
49203 Badging / Compliance Contracts		2,075.00
80810 Bad Debt - non based		989.95
Total for Expenses	\$816,409.00	\$866,077.14
Net Operating Income	\$206,643.77	\$10,224.75
Other Income		
31500 CFCs	59,615.00	44,344.00
70200 Interest Income-Unrestricted	18,522.55	9,362.03
70300 PFC Interest Income	17.59	
70400 Project Restricted Interest	22.24	35.47
89010 Federal Programs		
89000 Airport Improvement Grants	612,659.72	1,156,516.53
89500 PFC Contributions	328,057.29	124,040.86
Total for 89010 Federal Programs	\$940,717.01	\$1,280,557.39
80550 Insurance Settlement		66,199.76
Total for Other Income	\$1,018,894.39	\$1,400,498.65
Other Expenses		
80140 Note 2019A Interest Expense	43,562.35	43,562.35
80145 Note 2019 B Interest Expense	4,881.49	6,289.06
80150 Note 2022 Interest Expense	95,424.02	51,600.00
80300 Depreciation	690,325.63	682,596.73
Total for Other Expenses	\$834,193.49	\$784,048.14
Net Other Income	\$184,700.90	\$616,450.51
Net Income	\$391,344.67	\$626,675.26

MISSOULA COUNTY AIRPORT AUTHORITY
STATEMENT OF CASH FLOW
For the Month Ended February 28, 2026

	<u>28-Feb</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Cash received from customers	\$ 856,854
Cash paid to suppliers	(340,526)
Cash paid to employees and employee benefits	<u>(579,743)</u>
Net cash flows from operating activities	<u>(63,415)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Payments for capital assets	(60,417)
Principal payments on long-term debt	-
Federal contributions	40,724
Subsequent collections of capital contributions	<u>8,312</u>
Net cash flows from capital and related financing activities	<u>(11,381)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Customer facility charges	59,615
Passenger facility charges	<u>328,057</u>
Net cash flows from noncapital financing activities	<u>387,672</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest and investment revenue	<u>18,562</u>
Net cash flows from investing activities	<u>18,562</u>
Net change in cash and investments	331,439
Cash and investments, beginning of February, 2026	<u>14,658,773</u>
Cash and investments, end of February, 2026	<u>\$ 14,990,212</u>

	<u>28-Feb</u>
RECONCILIATION OF INCOME FROM OPERATIONS TO NET CASH FLOWS FROM OPERATING ACTIVITIES	
Income from operations	\$ <u>206,644</u>
Adjustments to reconcile loss from operations to net cash flows from operating activities:	
Change in receivables and other assets	(160,905)
Change in prepaid expenses	40,332
Change in unearned revenue, advance payment, and deferred inflows	(7,519)
Change in accounts payable and accrued expenses	<u>(141,966)</u>
Total adjustments	<u>(270,058)</u>
Net cash flows from operating activities	<u>\$ (63,415)</u>

FY26 Profit & Loss Budget Performance
 July, 2025-February, 2026

	Jul 1 2025 - Feb 28 2026				
	Actual	Budget	Percent of budget	Money remaining	Percent remaining
Income					
30100 Signatory Landing Fees	625,988.98	547,672.88	114.30%	-78,316.10	-14.30%
30200 Non Sig Landing Fees	67,522.07	80,355.53	84.03%	12,833.46	15.97%
30210 Cargo Landing Fees	33,472.98	57,419.92	58.30%	23,946.94	41.70%
30300 Non-Based Landing Fees	266,442.69	151,660.79	175.68%	-114,781.90	-75.68%
30400 Signatory Rent	490,981.91	427,842.80	114.76%	-63,139.11	-14.76%
30420 Non-Sig Use Fees	91,992.80	117,719.18	78.15%	25,726.38	21.85%
30430 Signatory Use Fee	691,439.70	665,076.33	103.96%	-26,363.37	-3.96%
30500 Equipment/Space/Services	1,600.00			-1,600.00	
30507 Advertising Income	175,799.64	146,446.61	120.04%	-29,353.03	-20.04%
30509 Ground Handling	842,294.05	851,851.15	98.88%	9,557.10	1.12%
30600 FBO Rentals	196,289.62	183,333.32	107.07%	-12,956.30	-7.07%
30800 Fuel Flowage Fees	73,846.79	73,141.07	100.96%	-705.72	-0.96%
30900 Fuel Farm Leases	6,388.88	3,000.00	212.96%	-3,388.88	-112.96%
31000 Coffee Concession	7,472.74	8,029.14	93.07%	556.40	6.93%
31100 Restaurant	162,924.99	123,285.24	132.15%	-39,639.75	-32.15%
31110 Liquor Concessions	101,762.49	104,656.12	97.24%	2,893.63	2.76%
31300 Rental Car %	1,669,541.66	1,822,301.77	91.62%	152,760.11	8.38%
31400 Rent Car Rent	351,594.16	310,000.00	113.42%	-41,594.16	-13.42%
31600 Rent Car Fuel	307,873.04	296,009.20	104.01%	-11,863.84	-4.01%
31900 USFS Hangar Rent	219,159.82	226,659.40	96.69%	7,499.58	3.31%
32100 Gift Shop Faber	226,845.43	222,652.07	101.88%	-4,193.36	-1.88%
32300 Terminal Rent	118,994.12	0.00		-118,994.12	
32400 Parking Lot	3,353,847.00	3,302,500.13	101.55%	-51,346.87	-1.55%
32700 Airport-Owned Commercial Bldg	78,000.00			-78,000.00	
32800 Ag Land Leases	17,980.00	26,311.12	68.34%	8,331.12	31.66%
32900 Non-Aeronautical Ground Rent	44,678.96	237,702.49	18.80%	193,023.53	81.20%
32910 Aeronautical Ground Rent	104,876.43	87,174.05	120.31%	-17,702.38	-20.31%
33000 Vending	28,662.61	20,807.59	137.75%	-7,855.02	-37.75%
33800 Off Airport Rent Cars	73,833.79	54,281.20	136.02%	-19,552.59	-36.02%
34000 Utilities Reimbursement	44,889.17	15,685.02	286.19%	-29,204.15	-186.19%
34200 Miscellaneous Income	15,650.10	26,841.54	58.31%	11,191.44	41.69%
34300 Ground Transport	132,370.46	115,254.01	114.85%	-17,116.45	-14.85%
81403 TSA Checkpoint OTA	9,853.28	10,000.00	98.53%	146.72	1.47%
85100 Badging Fees Collected	10,982.42	5,691.16	192.97%	-5,291.26	-92.97%
Total for Income	10,645,852.78	10,321,360.83	103.14%	-324,491.95	-3.14%
Cost of Goods Sold					
Gross Profit	10,645,852.78	10,321,360.83	103.14%	-324,491.95	-3.14%

Expenses						
32401 Parking Management Fee	61,333.36				-61,333.36	
32402 Parking Hourly Wages	236,759.49				-236,759.49	
32403 Parking Credit Card Processing	97,202.92				-97,202.92	
32404 Parking Adjustments	-3,000.00					3,000.00
40100 Wages	3,004,244.52	3,089,190.30	97.25%	84,945.78		2.75%
40330 Overtime Wages	48,659.96	52,043.59	93.50%	3,383.63		6.50%
40600 Fringe Benefits Expense	1,097,669.28	1,190,080.17	92.23%	92,410.89		7.77%
40800 Legal Services	12,919.45	12,415.74	104.06%	-503.71		-4.06%
41200 Insurance Expense	262,745.55	206,713.29	127.11%	-56,032.26		-27.11%
41300 Accounting Expense	93,292.46	100,988.67	92.38%	7,696.21		7.62%
41400 Phone Charges	33,610.16	35,940.53	93.52%	2,330.37		6.48%
41800 Communication R&M	3,800.92	19,196.31	19.80%	15,395.39		80.20%
42000 Office Supplies	17,128.25	25,499.96	67.17%	8,371.71		32.83%
42100 Computer Equipment Expense	19,968.05	43,423.55	45.98%	23,455.50		54.02%
42200 Electricity/Gas Expense	397,960.39	519,023.65	76.67%	121,063.26		23.33%
42400 Water Expense	47,660.00	56,643.59	85.65%	7,983.59		14.35%
42500 Sewer Expense	28,784.38	34,828.73	82.65%	6,044.35		17.35%
42600 Disposal Expense	21,707.41	28,712.63	75.60%	7,005.22		24.40%
42800 Disposal-Industrial	2,204.43	1,160.55	189.95%	-1,043.88		-89.95%
43000 Petroleum Products Expense	48,157.41	83,919.70	57.39%	35,762.29		42.61%
43400 Vehicle R&M	44,675.33	62,173.77	71.86%	17,498.44		28.14%
43600 Equipment Rental	493.35	214.59	229.90%	-278.76		-128.90%
43800 Tools/Equipment	62,272.55	61,917.56	100.57%	-354.99		-0.57%
44100 Custodial Services	365,924.00	372,370.82	98.27%	6,446.82		1.73%
44200 Contracted Maintenance	120,611.06	111,728.87	107.95%	-8,882.19		-7.95%
44302 Jet Bridge R&M	21,050.92	2,109.71	997.81%	-18,941.21		-897.81%
44400 Electric Maintenance	2,259.89	10,946.26	20.65%	8,686.37		79.35%
44600 Plumbing Expense	4,127.34	6,093.96	67.73%	1,966.62		32.27%
44800 Mechanical/Supplies	6,589.78	8,295.02	79.44%	1,705.24		20.56%
45000 Building General R&M	24,876.98	8,476.13	293.49%	-16,400.85		-193.49%
45104 Rent Car R&M	31,838.65	12,263.57	259.62%	-19,575.08		-159.62%
45105 ATCT R&M	12,031.12	1,879.29	640.19%	-10,151.83		-540.19%
45106 USFS Hangar R&M	8,495.33	1,673.76	507.56%	-6,821.57		-407.56%
45107 BHS Parts and MX	47,657.01	51,781.60	92.03%	4,124.59		7.97%
45108 QTA Spare Parts	32,472.18	32,000.00	101.48%	-472.18		-1.48%
45203 Airfield Maintenance	19,113.80	6,687.62	285.81%	-12,426.18		-185.81%
45400 Landside Maintenance	65,360.15	8,416.95	776.53%	-56,943.20		-676.53%
45600 Airfield Lighting R&M	1,529.71	3,341.00	45.79%	1,811.29		54.21%
45703 Fog Abatement	506.92	3,240.00	15.65%	2,733.08		84.35%
45800 Snow & Ice Removal	112,643.24	240,958.11	46.75%	128,314.87		53.25%
46000 Custodial Supplies	64,093.97	53,099.99	120.70%	-10,993.98		-20.70%
46400 Uniform Expense	19,718.27	52,773.41	37.36%	33,055.14		62.64%
46600 Employee Training Expense	32,441.58	51,761.65	62.67%	19,320.07		37.33%
46800 Travel Expense	39,333.32	80,294.91	48.99%	40,961.59		51.01%
47000 Memberships	35,045.76	47,463.61	73.84%	12,417.85		26.16%
47200 Safety Supplies/Equipment	16,476.18	17,915.04	91.97%	1,438.86		8.03%
47303 Wildlife Mitigation	352.54	8,000.00	4.41%	7,647.46		95.59%
47400 Meals & PR	23,825.56	39,726.32	59.97%	15,900.76		40.03%
47501 Marketing	172,206.08	132,776.07	129.70%	-39,430.01		-29.70%
47600 Consultants Expense	1,691.95	5,390.27	31.39%	3,698.32		68.61%
47605 Landing Fee Commission Expense	42,159.13	28,880.00	145.98%	-13,279.13		-45.98%
47707 Display Expenses	779.84	1,666.68	46.79%	886.84		53.21%
49100 Fingerprint/STA Charges	-275.00				275.00	
49202 Badging Expenses	9,394.15	4,000.00	234.85%	-5,394.15		-134.85%
49203 Badging / Compliance Contracts	7,245.00	14,333.32	50.55%	7,088.32		49.45%
49204 Employee Screening	45,920.00	26,209.00	175.21%	-19,711.00		-75.21%
49205 Annual IT Support Subscriptions	69,539.33	31,995.67	217.34%	-37,543.66		-117.34%
49206 On-demand IT Support	12,153.33	42,678.39	28.48%	30,525.06		71.52%
49207 Recurring IT Support Subscripti	22,711.63	24,253.33	93.64%	1,541.70		6.36%
49208 Rental Car Fuel	305,666.04	270,120.06	113.16%	-35,545.98		-13.16%
49209 ISS CCURE/accesscontrol/camera	142,365.50	36,720.00	387.71%	-105,645.50		-287.71%
49300 Parking	2,144.50	1,941.50	110.46%	-203.00		-10.46%
49600 Flight Ice	4,227.50	3,960.00	106.76%	-267.50		-6.76%
80600 Miscellaneous Expense	6.98	600.00	1.16%	593.02		98.84%
*80611 *BANK Charges	3,289.69			-3,289.69		
80625 TPA ? EE benefits and Payroll	18,204.42	20,662.60	88.10%	2,458.18		11.90%
80650 Finance Charges	2,307.79			-2,307.79		
80810 Bad Debt - non based	2,232.12			-2,232.12		
80900 SCADG Expense	625.97			-625.97		
89610 Misc - ATCT	7,348.96			-7,348.96		
89615 SCASD IN-KIND CONTRIBUTIONS	16,801.58	0.00		-16,801.58		
44000 Landscaping Expense		5,221.38	0.00%	5,221.38		100.00%
47717 VIC Expenses		1,000.00	0.00%	1,000.00		100.00%
Total for Expenses	7,637,371.37	7,508,792.75	101.71%	-128,578.62		-1.71%
Net Operating Income	3,008,481.41	2,812,568.08	106.97%	-195,913.33		-6.97%

MISSOULA COUNTY AIRPORT AUTHORITY
OPERATING REVENUES & OPERATING EXPENSES
For the Period Ended February 28, 2026 and 2025

	July - Feb 26	July - Feb 25	\$ DIFF.	% DIFF.	July - Feb 26 % of Gross	July - Feb 25 % of Gross	Change
Passenger Airline Aeronautical Revenue:							
Passenger airline landing fees (signatory & non-signatory), net air incentives	\$ 693,511	\$ 634,414	\$ 59,097	9%	7%	6%	0%
Terminal arrival fees, rents, net air incentives	1,274,414	1,123,442	150,972	13%	12%	11%	1%
Total	1,967,925	1,757,856	210,069	12%	18%	18%	1%
Non-Passenger Aeronautical Revenue:							
Landing Fees from Cargo	33,473	46,955	(13,482)	-29%	0%	0%	0%
Landing Fees GA, Military & USFS	266,443	178,416	88,027	49%	3%	2%	1%
FBO revenue; contract or sponsor-operated	202,679	181,367	21,312	12%	2%	2%	0%
Cargo and hangar rentals (USFS hanger & aeronautical ground rent)	324,036	250,636	73,400	29%	3%	3%	1%
Fuel sales and fuel flowage fees	73,847	61,504	12,343	20%	1%	1%	0%
Security Reimbursements from Fed govt.	9,853	9,853	-	0%	0%	0%	0%
Other non-passenger operating revenue (ground handling)	842,294	696,451	145,843	21%	8%	7%	1%
Total	1,752,625	1,425,182	327,443	23%	16%	14%	2%
Non-Aeronautical Revenue:							
Land and non-terminal facility leases and revenues (ag lease & non-aeronautical ground rent)	142,259	276,929	(134,670)	-49%	1%	3%	-1%
Terminal-food and beverage	272,160	256,186	15,974	6%	3%	3%	0%
Terminal-retail stores & duty free	226,845	230,124	(3,279)	-1%	2%	2%	0%
Terminal-services and other (advertising, vending, other)	204,462	180,503	23,960	13%	2%	2%	0%
Rental cars-excludes customer facility charges	2,402,843	2,321,575	81,268	4%	23%	23%	-1%
Parking	3,353,847	3,266,176	87,671	3%	32%	33%	-1%
Other (flight crew parking, badging, utilities reimbursement, other)	190,516	188,104	2,412	1%	2%	2%	0%
Ground transportation	132,370	122,639	9,732	8%	1%	1%	0%
Total	6,925,303	6,842,235	83,068	1%	65%	68%	-3%
Total Operating Revenue	\$ 10,645,852.78	\$ 10,025,273	\$ 620,579	6%	100%	100%	
Operating Expenses							
Personnel compensation and benefits	\$ 4,150,574	\$ 3,950,167	\$ 200,407	5%	54.35%	56.46%	-2%
Communications and utilities	674,292	506,549	167,743	33%	8.83%	7.24%	2%
Supplies and materials	1,024,812	1,001,978	22,834	2%	13.42%	14.32%	-1%
Contractual services	1,524,947	1,372,451	152,496	11%	19.97%	19.62%	0%
Insurance, claims and settlements	262,746	164,925	97,821	59%	3.44%	2.36%	1%
	-	-	-				
Total Operating Expenses	\$ 7,637,371.37	\$ 6,996,071	\$ 641,301	9%	100%	100%	
Net Operating Income	\$ 3,008,481	\$ 3,029,203	\$ (20,721)				

MISSOULA COUNTY AIRPORT AUTHORITY
LONG-TERM DEBT
 For the Month Ended February 28, 2026

FY 2026	Balance June 30, 2025	Proceeds from Borrowing	Payments	Balance February 28, 2026
Note payable to First Security Bank of Missoula - series 2019A	\$ 13,316,800	\$ -	\$ -	\$ 13,316,800
Note payable to First Security Bank of Missoula - series 2019B	2,368,955		(422,106)	1,946,849
****Note payable to First Security Bank of Missoula - series 2022	29,999,780	-	-	29,999,780
	<u>\$ 45,685,535</u>	<u>\$ -</u>	<u>\$ (422,106)</u>	<u>\$ 45,263,429</u>

Note payable activity for the month ended February 28, 2026:	Amount
Proceeds from Borrowing	\$ -
Payments	\$ -

Current estimated debt service payment; payable April 1, 2026	Principal	Interest	Total
*Note payable to First Security Bank of Missoula - series 2019A	\$ -	\$ 130,687	\$ 130,687
**Note payable to First Security Bank of Missoula - series 2019B	143,191	14,644	157,836
***Note payable to First Security Bank of Missoula - series 2022	-	286,272	286,272
	<u>\$ 143,191</u>	<u>\$ 431,604</u>	<u>\$ 574,795</u>

**Interest on the unpaid principal is calculated on the basis of actual number of days elapsed in a 365 or 366 day year at a fixed annual interest rate of 3.98%. Interest is due and payable on the 1st day of each calendar quarter, beginning July 1, 2020. Principal is due and payable on the 1st day of each calendar quarter, beginning July 1, 2029. All unpaid principal and accrued interest is due and payable on July 1, 2044.*

***Interest on the unpaid principal is calculated on the basis of actual number of days elapsed in a 365 or 366 day year at a fixed annual interest rate of 3.04%. Interest is due and payable on the 1st day of each calendar quarter, beginning July 1, 2020. Principal is due and payable on the 1st day of each calendar quarter, beginning July 1, 2022. All unpaid principal and accrued interest is due and payable on April 1, 2029.*

****Interest on the unpaid principal is calculated on the basis of actual number of days elapsed in a 365 or 366 day year at a fixed annual interest rate of 3.87%. Interest is due and payable on the 1st day of each calendar quarter, commencing April 1, 2023, and principal is due and payable on the 1st day of each calendar quarter, commencing July 1, 2032. All unpaid principal of accrued interest is due and payable on April 1, 2047.*



**Director's Report
March 27, 2026**

Director's Statement: February enplanements ended with an increase of 8.0% as compared to February of 2025. This was our 5th month in a row with growth, as we had to restart our streak following our runway project. Nationally, enplanements were up 3.5% in February so we continue to exceed the national average. First quarter continues looking strong with American, Alaska & United all showing seat growth that continues into spring. Unfortunately looking forward we have a lot of unknowns regarding the impacts of the partial government shutdown affecting TSA and how the Iran war will affect the remainder of our spring and future summer travel.

We continue to support our TSA staff that are working without pay. We have been partnering with Faber to provide meals since the start of the shutdown, similar to what we did in the previous shutdown. We have had great community outreach and continue to promote and forward items as they come into our office for the TSA agents. We also signed on to an ACI/AAAE industry letter that went to the Senate and House leadership.

Early this morning, the Senate unanimously agreed to fund Department of Homeland Security for fiscal 2026 except some of its immigration enforcement, deportation, and Border Patrol operations, which Democrats refused to vote for since late January without significant reforms. As a reminder, these activities are being funded currently through resources provided in the One Big Beautiful Bill. Earlier this week, President Trump rejected a similar proposal. The bill must be considered by the House of Representatives, which could vote as early as today on this funding measure before leaving for recess. Speaker Mike Johnson holds a very narrow Republican majority in the House. Several conservative Republicans have criticized the Senate's approach and oppose a funding bill that does not include money for immigration enforcement. If the House agrees to vote on measure, AAAE anticipates that Democrats will vote to approve this spending bill. President Trump has already announced that he will immediately sign the bill, should the House pass it. This is not over until the final vote and signature.

On March 10th several of us attended Destination Missoula's annual awards celebration where the airport was presented the Jay Award. From the Destination Missoula web site: "The Jay Award is given annually to the person who best exemplifies a lasting contribution to the tourism industry. (Basically, a tourism person of the year award.) The Jay Award was named in honor of Jay Robson, our first recipient, and former President of DM who worked tirelessly to get the Missoula TBID passed." Thank you, Destination Missoula, for recognizing the Airport!

Tim traveled to Seattle the weekend of March 8th to support our Public Safety Officers who signed up to participate in the Leukemia & Lymphoma Society (LLS) Stairclimb. The yearly fundraising event hosts hundreds of firefighting personnel to push their physical endurance by climbing the stairs of Seattle's Columbia Center (70 floors) in full fire gear including breathing apparatus. Our team successfully completed the event, averaging around 16 seconds per floor, we are proud of their commitment and participation.

March 17-19th I traveled to Washington DC to attend an AAAE Legislative conference and meeting with our Senators and Congressman to discuss our upcoming projects. At the conference I introduced Senator Sheehy as a speaker, and I later meet with both Senator Daines and Sheehy staff members. Senator Sheehy agreed to consider one of our future airfield projects as a possible congressionally directed spending request project. During my time in Washington, I also attended "Montana Coffee" and had a short conversation with Congressman Zinke who once again praised our runway project and how we completed it in a timely manner.

Staff have been working with our union-presented groups as our current 4-year agreements will be coming to an end this fiscal period. We will be focused on getting updated agreements for all parties as we move into FY 2027. We have tentative agreements now in place for two of the three groups. As we finalize those agreements we will bring them to you for your approval.

Will continues to fine tune our upcoming FY 2027 budget; we will be sending a draft to the airlines shortly for their comment period.

Tim, Will and I continue to meet biweekly with NWAAAE Chapter representatives as we start planning our hosted event next September as we work to lock down agenda and facilities, more to come!

Tim will be traveling to Las Vegas following Tuesday's Board meeting to attend an Allegiant Airlines hosted air service conference and meet with their route planning department.

Destination Missoula and Glacier Country are in the process of installing wall wraps and wall displays. On your way in or out you may want to peek at baggage claim.

Board Agenda: Explanations are included in your board packet.

Unfinished Business

- Notice of Intent to Adopt Updates to Primary Guidance Documents (no action required)

New Business/Action Items

- Grass Valley Farms Lease Addendum
- Lease Agreement with TJ Gardner
- Natural Gas Supply Contract
- Lyft Rideshare Agreement Addendum
- Authorization to Accept DEQ Grant for Electric Vehicle
- Authorization to Accept AIP grants 96 & 97

- Commitment to Quotient Group for 2028 MSO Roundtable

Missoula County Airport Authority

Agenda Action Sheet

Meeting Date: Tuesday, March 31st, 2026

1. **TITLE:** Notice of Intent to Adopt Updates to Primary Guiding Documents (PGD)
DISCUSSION ITEM (No Action Required)
2. **AGENDA CATEGORY:** (Please highlight)
UNFINISHED BUSINESS **NEW BUSINESS** COMMITTEE REPORTS
INFORMATION/DISCUSSION ITEM
3. **TIME REQUIRED:** 5 Minutes
4. **BACKGROUND INFORMATION:** The process to update our PGD started late in 2019. They were first reviewed by a paid consultant, then numerous times by staff. They have been presented to the public four times for comment, review over the last six years and presented to the board in August 2025. The documents we are presenting are the culmination of the input from staff and stakeholder comments. The board should have these documents in their email for review.

This is the final opportunity for comments on the Primary Guiding Documents before they are presented to the Board for adoption at the April 28, 2026, monthly Board meeting.
5. **BUDGET INFORMATION:** N/A
6. **SUPPLEMENTAL AGENDA INFORMATION:** Draft Primary Guiding Documents can be found: <https://flymissoula.com/primary-guiding-documents-draft>
7. **RECOMMENDED MOTION:** No action necessary until final adoption in April 2026
8. **PREPARED BY:** Tim Damrow, Deputy Director
9. **COMMITTEE REVIEW:** none

**Missoula County Airport Authority
Agenda Action Sheet**

Meeting Date: March 31st, 2026

1. **TITLE:** Grass Valley Farms Lease Addendum

Review, discussion and possible approval of Addendum to the Agricultural Lease with Grass Valley Farms
ACTION ITEM
2. **AGENDA CATEGORY:** (Please highlight)
UNFINISHED BUSINESS **NEW BUSINESS** COMMITTEE REPORTS
INFORMATION/DISCUSSION ITEM
3. **TIME REQUIRED:** 5 Minutes
4. **BACKGROUND INFORMATION:** Grass Valley Farms currently has approximately 850 acres leased from the airport for agricultural use. Airport staff worked with Grass Valley Farms over the past year to reevaluate the productivity of the leased property in order to determine if an adjustment to the lease rate was warranted. After this analysis, staff recommend a reduction in the lease rate by 25% to account for the fact that more acreage is limited to grazing rather than cropland.
5. **BUDGET INFORMATION:** Approximately \$19,780 per year.
6. **SUPPLEMENTAL AGENDA INFORMATION:**
7. **RECOMMENDED MOTION:** Move to approve the addendum to the agricultural lease with Grass Valley Farms LLC, for \$23.25 per acre and authorize Airport Director to execute the lease.
8. **PREPARED BY:** Nate Cole, Director of Maintenance
9. **COMMITTEE REVIEW:** None

FIRST ADDENDUM TO AGRICULTURAL LEASE AGREEMENT

THIS FIRST ADDENDUM ("FIRST ADDENDUM") is made and entered into this ____ day of March, 2026, by and between MISSOULA COUNTY AIRPORT AUTHORITY ("Lessor" or "MCAA"), and Grass Valley Farms, LLC ("Lessee").

RECITALS

1. The Missoula County Airport Authority owns and operates the Missoula Montana Airport in Missoula County, Montana ("the Airport");
2. MCAA and Lessee are parties to an Agricultural Lease Agreement entered into on March 28, 2023;
3. MCAA and Lessee agree to reduce the ground rent by 25% to more accurately reflect that a smaller portion of the property consists of irrigated cropland, and that a larger portion of the property is non-irrigated cropland;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree to amend the Lease Agreement as follows:

1. Lease Documents. The Lease Agreement listed above in the Recitals, along with this First Addendum, comprise the entire agreement between the parties and such documents are incorporated herein.
2. Rents and Fees. Section 5 of the Lease Agreement is amended and replaced with the following:

From April 1, 2023, to March 31, 2025, Lessee agrees to pay the Lessor a ground rent of \$31.00 per acre per year based on the acreage of the Leased Property. Beginning April 1, 2025, Lessee agrees to pay to the Lessor a ground rent of \$23.25 per acre per year based on the acreage of the Leased Property. The ground rent shall be paid monthly in an amount equal to 1/12th of the yearly ground rent. All payments made under this Agreement will be sent to Lessor at the address set forth in this Agreement, or to whatever other person and/or address Lessor designates in writing.

3. This Addendum contains the entire understanding of the parties with respect to the amendments to the Lease. All terms of the Lease not specifically amended herein shall remain in full force and effect. In the event of a conflict between the terms of this Addendum and the Lease, the terms of the Addendum will govern.

LESSOR:
MISSOULA COUNTY AIRPORT AUTHORITY

LESSEE:
GRASS VALLEY FARMS, LLC

Brian Ellestad, Airport Director

Cory Miller, Member

**Missoula County Airport Authority
Agenda Action Sheet**

Meeting Date: March 31st, 2026

1. **TITLE:** Approval of Property Lease to TJ Gardner Company

Review, discussion and possible approval of Property Lease to TJ Garnder Company
ACTION ITEM
2. **AGENDA CATEGORY:** (Please highlight)
UNFINISHED BUSINESS **NEW BUSINESS** COMMITTEE REPORTS
INFORMATION/DISCUSSION ITEM
3. **TIME REQUIRED:** 5 Minutes
4. **BACKGROUND INFORMATION:** TJ Gardner would like to lease approximately 27,000 square feet of property from the airport for storage of supplies and equipment. The area is located in the secure area of the airport off of Whippoorwill Drive. The agreement is month-to-month and can be cancelled by either party with 30 day notice.
5. **BUDGET INFORMATION:** \$700 per month
6. **SUPPLEMENTAL AGENDA INFORMATION:**
7. **RECOMMENDED MOTION:** Move to award the property lease of approximately 27,000 square feet to TJ Gardner Company for \$700 per month and authorize Airport Director to execute the lease.
8. **PREPARED BY:** Nate Cole, Director of Maintenance
9. **COMMITTEE REVIEW:** None

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Agreement") is made and entered into this ____ day of March, 2026, by and between MISSOULA COUNTY AIRPORT AUTHORITY ("Lessor" or "MCAA"), and TJ Gardner Company, an S Corporation registered to do business in the State of Montana ("Lessee").

RECITALS

1. The Missoula County Airport Authority owns and operates the Missoula Montana Airport in Missoula County, Montana ("the Airport");
2. Lessee desires to lease land for materials storage on a month-to-month basis;
3. MCAA has space available on the Airport at this time to accommodate Lessee;

NOW THEREFORE, for and in consideration of the prompt payment of all amounts due under this Agreement and the performance of the covenants, terms and conditions of this Agreement, the sufficiency of which is recognized by both parties, the parties agree as follows:

1. Lease. Lessor grants Lessee the use of the Leased Property as described below and on Exhibit A for the limited purposes and uses as set forth in this Agreement.
2. Description of Leased Property. The property leased shall consist of approximately 27,000 Sq. Ft. as more particularly described in the attached Exhibit A ("Leased Property").
3. Term. The term of this Agreement shall start on April 1, 2026 (Effective Date) and shall be a month-to-month tenancy. Either party shall have the right to terminate the lease upon 30 days notice.
4. Right of Entry. MCAA reserves the right to enter the Leased Property at any reasonable time for (a) airport safety; (b) to perform inspections. MCAA shall not interfere with Lessee's regular operations and shall provide Lessee with 48-hour notice prior to any work needing to occur on the Leased Property for airport purposes.
5. Rents and Fees. Beginning on April 2, 2026, Lessee agrees to pay to the Lessor a Rent of seven hundred dollars (\$700.00) per month. All payments made under this Agreement will be sent to Lessor at the address set forth in this Agreement, or to whatever other person and/or address Lessor designates in writing.
6. Late Charge. Lessee must pay a late charge of ten cents (\$.10) for each one dollar of each payment that is more than twenty (20) days in arrears to cover the extra expense involved in handling delinquent payments. Any payment made after that date will not be considered complete unless it includes this late payment charge. Lessee will be in default under this Agreement until the late payment charge is paid.
7. Rental Rate Adjustment. Lessor may adjust the Rental Rate after providing Lessee with written notice at least sixty (60) days before the new rate takes effect.

8. Taxes and Assessments. Lessee shall timely and promptly pay any and all taxes and assessments, personal property taxes, business taxes and fees, and sales taxes which become due and payable upon or arising from the Leased Property; any fixtures, equipment or other property constructed on the Leased Property or used in Lessee's operations; Lessee's use of the Leased Property; and/or Lessee's operations on or from the Leased Property.

If requested in writing by Lessor, Lessee shall provide Lessor with proof of payment of all such taxes and assessments.

9. Utilities. No utility services are available on the Lease Property.
10. Use. Lessee's primary use of the Leased Property pursuant to this Agreement is limited to storing materials related to Lessee's business, such as tools, equipment, and supplies related to construction type work.
11. No Other Uses. No other uses or operations are permitted under this Agreement without the prior written approval of Lessor. Lessee must submit to Lessor a detailed written description of the proposed new use or operation and satisfy all applicable criteria and standards set forth in MCAA's Primary Guiding Documents. The proposed new use or operation must be: consistent with MCAA's overall mission; in compliance with MCAA's grant assurances to the FAA; compatible and consistent with current and planned future uses of the Airport's facilities and property; in compliance with all applicable federal, state and local laws, regulations and/or ordinances; and consistent with MCAA policies and/or rules and regulations as they may exist at the time of the proposed new use or operation.
12. Compliance with Laws. Lessee will not use or permit the use of the Leased Property for any illegal, immoral, offensive, objectionable, improper, or disreputable purpose, any purpose which may result in damage to the Leased Property, any purpose which may cause a public or private nuisance or disturb other persons in the area, any purpose which is dangerous or prohibited by typical casualty or liability insurance policies available for similar properties, any purpose which may result in the cancellation of any insurance policy, or any purpose which violates any federal, state, or local statute or regulation.
13. Applicable Laws. The Agreement is subject to all applicable federal, state and local laws and regulations governing the use of MCAA property including those of the FAA, the State of Montana and the Missoula County Airport Authority. Lessee agrees to comply with all such laws and regulations in all its operations on and uses of the Leased Property.
14. Rules and Regulations. Lessee's use of the Leased Property and all of the Lessee's operations and activities on MCAA property are subject to the provisions of MCAA's Primary Guiding Documents as the same may be amended from time to time by MCAA. Lessee is bound by and subject to the provisions of the Primary Guiding Documents and any other rules or regulations duly adopted by the Board of Commissioners of the Missoula County Airport Authority.
15. Non-Exclusivity. Notwithstanding anything contained in this Agreement that may be or appears to be to the contrary, it is expressly understood and agreed that the rights granted under this Agreement for Lessee to use portions of the Airport outside the Leased Property are non-exclusive. MCAA reserves the right to grant similar privileges or leases to another

operator or other operators on other parts of the Airport including for operations the same as or similar to Lessee's.

16. Restrictions and Conditions on Use of Leased Property.

- a. Lessee agrees to repair and maintain the leasehold and all improvements on the Leased Property in good order and repair. Lessee agrees to keep the Leased Property in a neat, clean and orderly condition including, but not limited to, the prevention of accumulation of any trash, debris, refuse or waste materials. If the Leased Property is not being properly maintained as required, Lessor may, after giving written notice to Lessee, cause such repair, maintenance or clean up to be done. The cost of such work shall be added to the rent. If said costs are not paid promptly by Lessee, this Lease shall be deemed to be in default and Lessor shall be entitled to all available legal remedies.
- b. Lessor reserves unto itself, its successors and assigns for the use and benefits of the public a right of flight for the passage of aircraft in the airspace above the surface of the Leased Property, together with the right to cause in said airspace such noise as may be inherent in the operations of aircraft now known or hereafter used for navigation of or flight in the said airspace and for use of said airspace for landing on, taking off from, or operating on the airport.
- c. Lessor reserves the right to further develop or improve the Airport as it sees fit, regardless of the desires or view of Lessee and without interference or hindrance. In the event Lessor has to use a portion of the Leased Property for expansion or development, the Leased Property will be adjusted accordingly. Lessor agrees to reimburse Lessee for any actual expense incurred upon any land Lessee is requested to surrender to Lessor. Lessee shall be required to provide evidence to substantiate the expense for which reimbursement is being requested. Reimbursement is limited to expenses in maintaining the Leased Property during the current year of the Agreement, costs and expenses in planting, growing or harvesting crops, or the loss of the crop if the Leased Property is taken prior to harvest.
- d. The Leased Property is accepted by Lessee subject to any and all existing easements or other encumbrances; and Lessor shall have the right to install, lay, construct, maintain, repair and operate such sanitary sewers, drains, storm water sewers, pipelines, manholes, connection, water, oil and gas pipelines, telephone and telegraph power lines and other such appliances with appurtenances necessary or convenient to use in connection therewith, over, in, upon, through, across and along the Leased Property or any part thereof, as will not interfere with Lessee's operation hereunder and to enter thereupon for any and all such purposes. Lessor also reserves the right to grant franchises, easements, rights of way and permits in, over, upon, along or across any and all such portions of the Leased Property as Lessor may elect so to do.
- e. This Agreement shall be subordinate to the provisions and requirements of any existing or future Agreement between Lessor and the United States of America relative to the development, operation or maintenance of the Airport and subject to whatever right the United States Government has affecting the control, operation, regulation and taking over of said Airport, or the exclusive or non-

exclusive use of the Airport by the United States during the time of war or national emergency.

17. Restoration of Leased Property Upon Expiration or Termination. Upon the expiration of the term of this Agreement or upon any termination of this Agreement, Lessee shall return the Leased Property to Lessor without any further compensation. Lessee shall remove all personal property from the Leased Property, which shall include the removal of any structures, fixtures, improvements, or alterations to the Leased Property.

In the event all the personal property is not removed from the Leased Property, Lessor may recover from Lessee the costs and expenses associated with removing any personal property, including the disposal of any unwanted property and/or improvements left behind by Lessee. In addition, all rents and fees due under this Agreement shall continue at the normal rate until the Leased Property is returned to MCAA in the proper condition.

18. Default by Lessee. In the event of a default by Lessee in the performance of any covenant, term, condition, or obligation or violation of any term of this Agreement and such default is not corrected within thirty (30) days after written notice to Lessee by MCAA, MCAA may pursue any and all legal remedies available. If the default is not capable of being corrected within thirty (30) days, then Lessee must commence corrective action within the thirty (30) days and diligently pursue it to completion.

19. MCAA's Rights Upon Default. If the MCAA notifies the Lessee in writing that it is in default under this Agreement, and the Lessee fails to cure the default within the time set forth in the notice, MCAA may, without making further notice or demand upon the Lessee, take any or all of the following actions:

- a. Leave this Agreement in effect, permit the Lessee to remain in possession of the Leased Property, and bring an action or actions against the Lessee to recover the amounts owed by the Lessee under this Agreement as they become due, and to recover any other amounts necessary to compensate the MCAA for all detriment caused by the Lessee's failure to perform its obligations under this Agreement. The abandonment of the Leased Property by the Lessee will not affect the Lessee's obligations under this Agreement.
- b. Notify the Lessee in writing that the Agreement is terminated, and demand that the Lessee immediately relinquish possession of the Leased Property. The MCAA may take this action either as an alternative to or subsequent to exercising the remedies set forth in sub-section (a) of this paragraph. If the Lessee does not relinquish possession of the Leased Property, the MCAA may enter and take possession of the Leased Property, may remove the property and personnel of the Lessee from the Leased Property at the expense of the Lessee, and may store the Lessee's personal property in any reasonable manner and place selected by the MCAA, without liability for any physical damage or financial loss that may be caused to the Lessee by such removal. The Lessee agrees to reimburse the MCAA for all expenses of and all damage caused by the repossession of the Leased Property and the removal and storage of the Lessee's property.
- c. Hold, renovate, or dispose of the Leased Property or any part of the Leased Property on any terms selected by the MCAA, free and clear of any rights of the

Lessee and without any duty to account to the Lessee for any proceeds of the use of the Leased Property.

- d. Relet the Leased Property in any commercially reasonable manner, and apply the proceeds, after deducting all costs and expenses incurred in connection with retaking possession of, remodeling, and reletting the Leased Property, in payment of the Lessee's obligations under this Agreement, with the Lessee remaining responsible for any deficiency.
 - e. If Lessee's default consists of failure to obtain, maintain or pay for any of the insurance policies which this Agreement requires it to maintain, or failure to pay any tax, assessment, or other charge which this Agreement requires it to pay, or failure to keep the Leased Property free from liens, levies and encumbrances, or failure to indemnify the MCAA against any claim, action, damage, loss, injury, demand, liability, cost or expense, the MCAA will have the right, but not be obligated, to take that action itself, and to bill the Lessee for the costs of taking that action. If the Lessee fails to pay such costs with the next payment due under this Agreement, the Lessee agrees to pay the late charge and interest on those costs at the rates provided for in paragraphs 6(j) and 6(k), respectively, of this Agreement.
 - f. Pursue any and all other rights or remedies available to the MCAA at law or in equity.
20. Notice of Default Fee. If an event of default occurs and the MCAA sends a notice of default to Lessee, Lessee must pay the MCAA \$300 per notice to reimburse MCAA for the costs of sending the notice of default. This fee will be set forth in the notice of default, and the default will not be considered cured until this fee is paid.
21. Hold Harmless. Lessee agrees to indemnify and hold MCAA and its officers, agents, and employees harmless from and against any and all claims, demands, loss or liability of any kind or nature which MCAA, its officers, agents and employees may sustain or incur or which may be imposed upon them for injury to or death of persons or damage to property arising out of or in any manner connected with the fault, negligence or lack of care of Lessee, its officers, agents or employees in its operations on the Leased Property. MCAA agrees to indemnify and hold Lessee and its officers, agents, and employees harmless from and against any and all claims, demands, loss or liability of any kind or nature which Lessee, its officers, agents and employees may sustain or incur or which may be imposed upon them for injury to or death of persons or damage to property arising out of or in any manner connected with the fault, negligence or lack of care of MCAA, its officers, agents or employees in the use of the Leased Property.
22. Insurance. During the term of this Agreement, the Lessee will obtain and maintain the following kinds and amounts of insurance with respect to the Leased Property:
- a. Commercial general liability insurance with a reputable company insuring against liability for bodily injury and property damage occurring in, on or around the Leased Property, in an amount not less than one Million Dollars (\$1,000,000.00) combined single limit of bodily injury and property damage and shall name MCAA as an additional insured.

- b. Any other insurance that is customarily required for the type of business activity conducted by Lessee and that MCAA may request in writing.
 - c. Lessee must obtain insurance acceptable to Lessor for any special events authorized by Lessor pursuant to the terms and conditions of this Agreement.
 - d. All such insurance policies will be in a form or forms which satisfy the requirements of MCAA's Primary Guiding Documents as the same may exist or be amended from time to time. Lessee shall deliver to MCAA a certificate of all required insurance showing it to be in effect and providing that it will not be canceled without at least thirty (30) days prior written notification to MCAA. The procuring of such policy or policies of insurance shall not be construed to be a limitation upon Lessee's liability under the hold harmless agreements set forth in this Agreement, nor as full performance of Lessee's part of the indemnification provisions of this Agreement. Regardless of the existence of insurance, Lessee's obligation is the full and total amount of any damage, injury or loss caused by the fault, negligence or lack of care of Lessee, its officers, agents or employees in its operations at the Airport.
 - e. The procuring of such policy or policies of insurance shall not be construed to be a limitation upon Lessee's liability under the hold harmless agreements set forth in this Agreement, nor as full performance of Lessee's part of the indemnification provisions of this Agreement. Regardless of the existence of insurance, Lessee's obligation is the full and total amount of any damage, injury or loss caused by the fault, negligence or neglect connected with or arising from the operations of Lessee under this Agreement.
23. Notices. All default or termination notices given or to be given by either party to the other shall be given in writing, sent certified mail, return receipt requested, and shall be addressed to the parties at the addresses set forth below or at such other addresses as the parties may by written notice designate:

Airport Director

Missoula County Airport Authority
 5225 Highway 10 West Box 25
 Missoula, Montana 59808

Jordan Cole

TJ Gardner Company
 2208 Pauline Drive
 Missoula, MT 59804

24. Hazardous Substances – Pollution Liability. For purposes of this Agreement, "Hazardous Substances" means asbestos and any toxic, dangerous, or hazardous waste, substance, or material under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended, the Resource Conservation and Recovery Act, any so-called Superfund or Superlien law, or any other federal, state, or local statute, law, ordinance, code, rule, regulation, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic, or dangerous waste, substance, or material.
- a. MCAA warrants and represents that to the best of its knowledge there are no existing hazardous substances, wastes or pollutants or any underground storage tanks on the Leased Property and that, to the best of its knowledge, no hazardous substances have been released or discharged by MCAA on the Leased Property

including in the soil and groundwater. MCAA shall indemnify and hold harmless the Lessee against any and all costs, including fines, penalties or administrative costs that may be associated with a breach of this warranty and representation.

- b. Lessee warrants and covenants that during the term of this Agreement it will not produce, handle, store, release, or dispose of hazardous substances on the Leased Property except as expressly authorized in this Agreement or by prior written permission from MCAA. The phrase "expressly authorized in this Agreement" means Lessee's use of substances such as fuel, oil, lubricants, cleaning solvents or other similar such substances used in the ordinary course of Lessee's business on the Leased Property provided such use is in strict compliance with this Agreement and all applicable environmental and safety laws, rules and regulations. Failure of Lessee to abide by the terms of this paragraph may be restrained by injunction, in addition to any other remedies available to MCAA.
- c. Lessee will give written notice to MCAA before storing, using, or disposing of any hazardous substances on the Leased Property. The notice will identify the hazardous substance, describe the manner in which it will be stored, used, or disposed of, and describe the manner in which any excess quantities of the hazardous substance or byproducts arising from the hazardous substance will be disposed of by Lessee. If MCAA objects to the storage, use, or disposal of a hazardous substance on the Leased Property, it may demand that Lessee refrain from or cease the activity objected to, and may demand that Lessee take any appropriate steps to remove the hazardous substance from the Leased Property. The failure of the Lessee to notify MCAA of the storage, use, or disposal of a hazardous substance on the Leased Property, or the failure of Lessee to comply with any demand of MCAA with respect to hazardous substances, will constitute an event of default under this Agreement.
- d. Any approved and authorized hazardous substances on the Leased Property will be stored, used, and disposed of in strict compliance with all applicable laws, rules, and ordinances. MCAA has the right to inspect the Leased Property, 24 hours after giving written notice to the Lessee, to determine if the Lessee is storing, using, or disposing of any hazardous substances, and if so whether the Lessee is doing so properly.
- e. Lessee must immediately notify MCAA of any fuel spills, breaches of any nature of any environmental laws or regulations, disposal or release of hazardous substance in the Leased Property, any discovery of hazardous substances in the Leased Property, or of any notice by a governmental authority or private party alleging that a disposal or release of hazardous substances on or near the Leased Property may have occurred. Lessee will promptly deliver to MCAA copies of and provide complete access to any and all documents or information in its custody, control or possession, regarding hazardous substances including any such documents or information received from, or submitted by the Lessee to, the United States Environmental Protection Agency and/or any federal, state, county, or municipal environmental or health agency concerning the Leased Property or the operations being conducted on the Leased Property.

- f. To the full extent permitted by applicable law, Lessee will defend, indemnify, and hold MCAA harmless from any and all costs, expenses, damages, assessments, remediation, claims, liabilities, fines, judgments, penalties, costs, suits, procedures, violations of environmental laws or regulations, and actions of any kind, including but not limited to attorney fees, arising out of or in any way connected with any storage, use, spills, discharges, or releases of hazardous substances on the Leased Property caused by or arising from the fault, conduct, act, omission and/or negligence of Lessee and/or its employees, agents, contractors, guests and/or invitees. The obligations and liabilities of the Lessee shall continue for as long as MCAA remains responsible for any spills, discharges, or releases of hazardous substances.
 - g. Upon expiration or termination of this Agreement, the Lessee will remove, to the satisfaction of MCAA, all hazardous substances released or deposited on the Leased Property, including in the soil and groundwater, by Lessee and/or its employees, agents, contractors, guests and/or invitees.
 - h. If Lessee fails to comply with any applicable environmental laws, regulations or rules, MCAA, in addition to its rights and remedies to enter the Leased Property and improvements, may take necessary measures to ensure compliance with environmental requirements all at Lessee's expense.
 - i. The provisions of this section shall survive any expiration or termination of this Agreement.
25. Non-Discrimination. Lessee agrees to comply with all federal and state laws, rules and regulations regarding non-discrimination, including any such laws, rules or regulations of the U.S. Department of Transportation, Title 49, Part 21.
- a. In all its activities within the scope of its airport program, the Lessee agrees to comply with pertinent statutes, Executive Orders, and such rules as identified in Title VI List of Pertinent Nondiscrimination Acts and Authorities in the attached Exhibit B to ensure that no person shall, on the grounds of race, color, national origin, creed, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance.
 - i. If the Lessee transfers its obligation to another, the transferee is obligated in the same manner as the Lessee.
 - ii. The above provision obligates the Lessee for the period during which the property is used or possessed by the Lessee and MCAA remains obligated to the Federal Aviation Administration.
 - b. Notwithstanding anything to the contrary contained in this Agreement, the parties agree that Lessee is responsible for compliance with the Americans With Disabilities Act of 1990 (the "ADA") for any and all activities on the Leased Property, including compliance with the provisions of Title III of the ADA for any construction, renovations, alterations, and repairs made by Lessee within or on the Leased Property during the term of this Agreement.
 - c. Lessee agrees for the term of this Agreement, and any renewals, that all hiring of employees must be on the basis of merit and qualifications, and that is shall not

discrimination on the basis of race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability, or national origin.

- d. Noncompliance with the above provisions shall constitute a material breach of this Agreement. In the event such noncompliance is not corrected within thirty (30) days after written notice to Lessee by MCAA, MCAA shall have the right to terminate this Agreement and the estate created without liability therefor or at the election of MCAA or the United States either or both shall have the right to judicially enforce said provisions.
26. Place of Performance, Governing Law and Choice of Venue. The place of performance of this Agreement shall be in Missoula County, Montana. This Agreement shall be construed and interpreted pursuant to the laws of the State of Montana. Venue for any dispute or suit concerning this Agreement shall be in Missoula County, Montana.
 27. Negotiation of This Agreement. The parties acknowledge that this Agreement is the result of substantial negotiations between the parties and should be construed in accordance with the fair intent and meaning of the language, considered in its entirety and not for or against either party, regardless of which party (or which party's attorney) prepared this Agreement. Each party acknowledges that it has consulted with its own attorney in connection with the negotiation of this Agreement.
 28. Amendments and Assignments. This Agreement may not be assigned, sublet, modified, altered or amended in any manner unless such modification, alteration or amendment is reduced to writing and executed by all parties to this Agreement.
 29. Time. Time is of the essence in this Agreement.
 30. Computation of Time. Whenever the last day for the exercise of any privilege or right or the discharge of any duty under this Agreement will fall upon a Saturday, a Sunday, or any public or legal holiday, whether state or federal, the party having the privilege, right or duty will have until 5:00 p.m. on the next regular business day to exercise the privilege or discharge the duty.
 31. Merger. This Agreement represents the entire agreement of the parties hereto and NO REPRESENTATIONS, EXPRESS OR IMPLIED, have been made by any party except as contained herein. This Agreement is in substitution of and supersedes any and all prior agreements, discussions, understandings or conversations between the parties, their agents and employees pertaining to this transaction.
 32. Attorney Fees, Expenses and Costs. In any action brought by either party to enforce any of the terms of this Agreement, the prevailing party in such action shall be entitled to costs, out of pocket expenses, expert and lay witness fees and expenses, and such reasonable attorney and paralegal fees as the court shall determine just including any such costs, out of pocket expenses and fees incurred on any appeals or in any bankruptcy proceeding.
 33. Partial Invalidity. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

34. Headings and Captions. The various headings, titles, subtitles, captions and numbers and the groupings of the provisions of this Agreement into separate sections and paragraphs are for the purpose of convenience only and are to be ignored in any construction of the provisions of this Agreement.

35. Waiver. The failure of MCAA or Lessee to insist upon strict performance of any of the terms, conditions, or covenants herein shall not be deemed a waiver of any rights or remedies that either may have and shall not be deemed a waiver of any subsequent breach or default in the terms, conditions or covenants contained in this Agreement.

36. Successors in Interest. The terms, covenants and conditions of this Agreement apply to and are binding on the successors and assigns of the parties to this Agreement.

LESSOR:
MISSOULA COUNTY AIRPORT AUTHORITY

Brian Ellestad, Airport Director

LESSEE:
TJ GARDNER COMPANY

Jordan Cole

Exhibit A

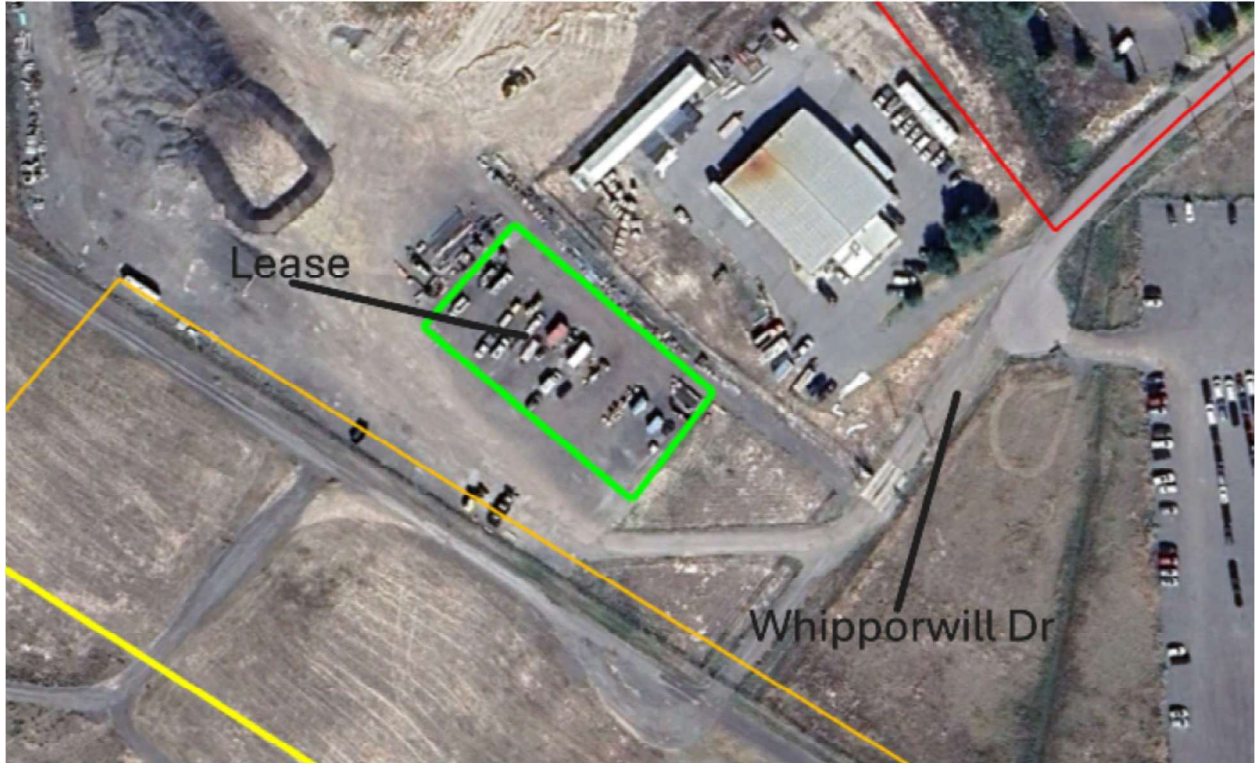


Exhibit B

REQUIRED FEDERAL CONTRACT PROVISIONS

The following provisions are attached and incorporated by reference into the Lease Agreement between the Missoula County Airport Authority (“MCAA” or “Owner”) and TJ Gardner Company, an S Corporation registered to do business in Montana (“Contractor”).

1. GENERAL CIVIL RIGHTS PROVISIONS

In all its activities within the scope of its airport program, the Operator agrees to comply with pertinent statutes, Executive Orders, and such rules as identified in Title VI List of Pertinent Nondiscrimination Acts and Authorities to ensure that no person shall, on the grounds of race, color, national origin, creed, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance.

This provision is in addition to that required by Title VI of the Civil Rights Act of 1964.

COMPLIANCE WITH NONDISCRIMINATION REQUIREMENTS

During the performance of this contract, the Operator, for itself, its assignees, and successors in interest (hereinafter referred to as the “Operator”) agrees as follows:

- A. **Compliance with Regulations:** The Operator (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Acts and Authorities, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
- B. **Non-discrimination:** The Operator, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin, creed, sex, age, or disability in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Operator will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21 including amendments thereto.
- C. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding or negotiation made by the Operator for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the Operator of the Operator’s obligations under this contract and the Nondiscrimination Acts and Authorities on the grounds of race, color, or national origin.
- D. **Information and Reports:** The Operator will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Authority or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the Operator will so certify to the Authority or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.
- E. **Sanctions for Noncompliance:** In the event of a Operator’s noncompliance with the non-discrimination provisions of this contract, the Authority will impose such contract sanctions

as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:

- a. Withholding payments to the Operator under the contract until the Operator complies; and/or
 - b. Cancelling, terminating, or suspending a contract, in whole or in part.
- F. **Incorporation of Provisions:** The Operator will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations, and directives issued pursuant thereto. The Operator will take action with respect to any subcontract or procurement as the Authority or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Operator becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the Operator may request the Authority to enter into any litigation to protect the interests of the Authority. In addition, the Operator may request the United States to enter into the litigation to protect the interests of the United States.

2. TITLE VI LIST OF PERTINENT NONDISCRIMINATION ACTS AND AUTHORITIES

During the performance of this contract, the Operator, for itself, its assignees, and successors in interest (hereinafter referred to as the "Operator") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);
- 49 CFR Part 21 (Non-discrimination in Federally-Assisted programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964) including amendments thereto;
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794 et seq.), as amended (prohibits discrimination on the basis of disability); and 49 CFR part 27 (Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance);
- The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 et seq.) (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982 (49 U.S.C. § 47123), as amended (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987 (P.L. 100-259) (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101, et seq) (prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities) as implemented by U.S. Department of Transportation regulations at 49 CFR Parts 37 and 38;

- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. § 1681, et seq).

Missoula County Airport Authority

Agenda Action Sheet

Meeting Date: March 31, 2026

1. **TITLE:** Contract with Jefferson Energy Trading L.L.C. for natural gas supply

Review, discussion, and possible approval of the contract for natural gas supply
ACTION ITEM
2. **AGENDA CATEGORY:** (Please highlight)
UNFINISHED BUSINESS **NEW BUSINESS** COMMITTEE REPORTS
INFORMATION/DISCUSSION ITEM
3. **TIME REQUIRED:** 5 Minutes
4. **BACKGROUND INFORMATION:** The Airport currently has a contract with Jefferson Energy Trading L.L.C. for supplying natural gas. This current contract expires March 31, 2026. Historically, suppliers of natural gas have been limited. Staff identified another possible supplier, but contract terms were indistinguishable. Staff would like to sign a one-year contract with Jefferson to continue to be the natural gas supplier for the airport. At this time, it is estimated that natural gas costs will increase by approximately 20% for the next year.
5. **BUDGET INFORMATION:** Amount Required: Estimated Y/Y increase of 20%, included in FY27 Budget
6. **SUPPLEMENTAL AGENDA INFORMATION:** Jefferson Energy Trading LLC. Contract
7. **RECOMMENDED MOTION:** Move to approve a contract with Jefferson Energy Trading L.L.C. for natural gas supply for the term of April 1, 2026, to March 31, 2027.
8. **PREPARED BY:** Nate Cole, Director of Maintenance
9. **COMMITTEE REVIEW:** N/A

**JEFFERSON ENERGY TRADING, L.L.C.
PHYSICAL TRANSACTION CONFIRMATION**

SELLER Jefferson Energy Trading, LLC 65 E Broadway, Suite 303 Butte, MT 59701 406-533-6789 Sean Wisner	BUYER Missoula Airport 5225 West Broadway Missoula, MT 59808 406-532-8745 Tim Damrow/ Deputy Director
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Trade Number: 111923	Trade Date: 3/1/2026
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QUANTITY DETAILS

Begin Date	End Date	Pipeline	Point	Quantity
4/1/2026	3/31/2027	NorthWestern Energy	Customers Meter # 3056	Full Requirements

PRICING DETAILS

Price Type	Price Index	Diff / Amount	Unit
Variable	AECO 7(a)	\$0.50	MMBtu

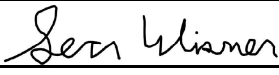
REMARKS

Deal is for full customer requirements. Price and Demand Fee (if applicable) include all charges to customer except those charged by NorthWestern Energy. Any NorthWestern Energy charges billed to Seller on Buyer's account will be passed through to Buyer as billed.

FEE DETAILS

0.25 per MMBTU/day * 81 Firm Transmission Reservation on NorthWestern Energy billed monthly

This Confirmation is subject to the base agreement between the Buyer and the Seller. If you are in agreement with the terms specified herein, please sign this document and return it to the undersigned.

SELLER	BUYER
Signature: <u></u> Name: Sean Wisner Title: President	Signature: _____ Name: _____ Title: _____
Date: <u>2/20/26</u>	Date: _____

**Missoula County Airport Authority
Agenda Action Sheet**

Meeting Date: March 31, 2026

TITLE: Amendment to Transportation Network Company Agreement – Lyft, Inc.

Review, discussion, and possible acceptance of the Lyft Amendment to Agreement.

ACTION ITEM

AGENDA CATEGORY: (Please highlight)

UNFINISHED BUSINESS **NEW BUSINESS** COMMITTEE REPORTS
INFORMATION/DISCUSSION ITEM

TIME REQUIRED: 5 minutes

BACKGROUND INFORMATION: The Missoula County Airport Authority (MCAA) and Lyft, Inc., a Transportation Network Company (TNC), seek to amend the existing agreement governing TNC ground transportation services at the Missoula Montana Airport. The proposed amendment updates certain financial and operational terms to align with current Airport policies and practices.

If approved, the amendment will:

- Increase the current per-trip fee from \$1.00 to \$2.00 per pickup and drop-off.
- Incorporate by reference the updated MCAA Commercial Ground Transportation Rules and Regulations, as adopted on December 23, 2025.
- Revise an exhibit to identify designated holding and pickup areas for TNC operations at the Airport.

BUDGET INFORMATION:

- Increase the current per-trip fee from \$1.00 to \$2.00 per pickup and drop-off.

SUPPLEMENTAL AGENDA INFORMATION: The Amendment to Agreement between the Missoula County Airport Authority and Lyft, Inc. is attached for review.

COMMITTEE REVIEW: N/A

RECOMMENDED MOTION: Move to approve the Amendment to Agreement between the Missoula County Airport Authority and Lyft, Inc.

PREPARED BY: William Parnell, Director of Finance and Administration

AMENDMENT TO AGREEMENT

This Amendment is made and entered into this ____ day of March, 2026, by and between Missoula County Airport Authority (“MCAA”) and Lyft, Inc., a Transportation Network Company organized under the laws of the state of Delaware and registered to do business in Montana (“TNC”).

Recitals

1. MCAA is the owner and operator of the Missoula Montana Airport (“the Airport”);
2. MCAA and TNC are parties to a transportation network company services Agreement with a commencement date beginning July 12, 2017 (“Agreement”);
3. The Agreement covers the terms and conditions of TNC’s ground transportation services at the Airport;
4. MCAA and TNC desire to modify terms of the Agreement for their mutual benefit and the continued operation of TNC at the Airport;

NOW THEREFORE, the parties agree to amend the Agreement as follows:

- A. The first sentence of Section 2 of the Agreement is amended as follows:

“TNC shall pay to Airport, for the privilege of operating at the Airport, an amount equal to two dollar (\$2.00) per pickup and two dollar (\$2.00) per drop off (“Per Trip Fee”) anywhere inside the geo-fence identified in Exhibit A.”
- B. The following sentence shall be added to the end of Section 3:

“TNC shall comply with all applicable provisions of the MCAA Commercial Ground Transportation Rules and Regulations, as adopted on December 23, 2025, and as amended, revised, or replaced from time to time.”
- C. The following sentence shall be added to the end of Section 5:

“It is the intent of the Parties that the required limits of coverage hereunder shall fully conform to all requirements of Mont. Code § 69-12-343, provided that any additional insured obligations set forth in this Agreement shall remain enforceable.”
- D. “Exhibit B” to the Agreement is replaced with the attached “Exhibit B: 1st Amendment”

Missoula County Airport Authority

Lyft, Inc.

By: Brian Ellestad
Airport Director

By: Chase Smith
Senior Manager

Exhibit B – 1st Amendment

Staging Area and Pickup Location
Missoula Montana Airport



Missoula County Airport Authority

Agenda Action Sheet

Meeting Date: March 31, 2026

1. **TITLE:** Authorization to Accept DEQ Grant

Review, discussion, and possible pre-authorization for Airport Director to accept upcoming grant from the Montana Department of Environmental Quality (DEQ) Clean Truck, Bus & Airport Equipment Program.

ACTION ITEM

2. **AGENDA CATEGORY:** (Please highlight)
UNFINISHED BUSINESS **NEW BUSINESS** COMMITTEE REPORTS
INFORMATION/DISCUSSION ITEM

3. **TIME REQUIRED:** 5 Minutes

4. **BACKGROUND INFORMATION:** MSO has received notice that it will be receiving a grant for \$61,485.31 in Volkswagen settlement funds from the Montana DEQ under the Clean Truck, Bus & Airport Equipment program. This will be the third grant the Airport has received from this program. The money, along with a 15% match from the Airport, is to be spent on a new electric vehicle for use by airport personnel during property tours, training exercises, emergency drills and other business needs. The grant includes an allocation of funding for infrastructure which will include a charging station and installation of electric service.

BUDGET INFORMATION:

Total Project Costs: \$72,335.67

DEQ Funds: \$61,485.31

MSO Match: \$10,850.36

6. **SUPPLEMENTAL AGENDA INFORMATION**

7. **RECOMMENDED MOTION:** Move to pre-authorize the Airport Director to accept upcoming DEQ Clean Truck, Bus & Airport Equipment Program grant in the amount of \$61,485.31.

8. **PREPARED BY:** Dan F. Neuman, Business Development Manager

9. **COMMITTEE REVIEW:** N/A

**Missoula County Airport Authority
Agenda Action Sheet**

Meeting Date: March 31, 2026

TITLE: Authorization to Accept FAA Grants

Review, discussion, and possible pre-authorization for Airport Director to accept upcoming grants for FY 2026. **ACTION ITEM**

AGENDA CATEGORY: (Please highlight)

UNFINISHED BUSINESS **NEW BUSINESS** COMMITTEE REPORTS
INFORMATION/DISCUSSION ITEM

TIME REQUIRED: 5 minutes

BACKGROUND INFORMATION: The FAA is expected to release the FY 2026 Entitlement and Bipartisan Infrastructure Law (BIL) grant awards in the near future. The grant entitlement(s) and discretionary amounts are projected as follows:

- BIL Entitlement: \$3,665,073 - designated for terminal construction
- BIL Entitlement: \$3,395,019 - designated for Taxiway Hotel and Taxiway Alpha rehabilitation
- BIL Discretionary: \$1,140,000 – designated for air traffic control tower improvements (includes a surface weather observation station)

Because FAA grant offers typically require timely acceptance - and public Board meetings require at least 48 hours in advance notice - staff have determined that it is prudent to request pre-authorization for the Airport Director to accept the forthcoming grant offers on the Board's behalf.

Entitlement grants will require a 10% local match. Discretionary grant may require a 10% match.

BUDGET INFORMATION:

- BIL Entitlement: Federal \$3,665,073 / Local \$407,230
- BIL Entitlement: Federal \$3,395,019 / Local \$377,224
- BIL Discretionary: Federal \$1,140,000 / Local \$0 or \$60,000

SUPPLEMENTAL AGENDA INFORMATION: N/A

COMMITTEE REVIEW: N/A

RECOMMENDED MOTION: Move to pre-authorize the Airport Director to accept upcoming federal grants as detailed in the Agenda Action Sheet and as presented.

PREPARED BY: Brian Ellestad, Airport Director

Missoula County Airport Authority

Agenda Action Sheet

Meeting Date: March 31, 2026

TITLE: Commitment with Quotient Group for 2028 MSO Roundtable

1. Review, discussion, and possible approval of Quotient Group and matters related to hosting an MSO Roundtable in 2028. **ACTION ITEM**
2. **AGENDA CATEGORY:** (Please highlight)
UNFINISHED BUSINESS NEW BUSINESS COMMITTEE REPORTS
INFORMATION/DISCUSSION ITEM
3. **TIME REQUIRED:** 5 Minutes
4. **BACKGROUND INFORMATION:** Staff attend numerous air service conferences along with airline headquarter visits throughout the year. We have found the best way to secure additional service is to get airline route planners to Missoula to see the area firsthand. For that reason, we started the Montana Rendezvous that now rotates around the state. In 2018 Missoula hosted the first Montana Rendezvous where we had numerous airlines in attendance. The following year we had 7% more passengers. In 2023 we hosted our first Roundtable sponsored by both Ailevon-Pacific Aviation Consulting and the Quotient Group. In 2024 we had record growth of 11.8%. Recently we expressed interest in hosting a second time and were selected for a 2028 event.
5. **BUDGET INFORMATION:** \$20,000 plus additional hosting events, this will be budgeted in our upcoming FY 2027 budget.
6. **SUPPLEMENTAL AGENDA INFORMATION:**
7. **RECOMMENDED MOTION:** Move to approved the commitment with Quotient Group for the 2028 MSO Roundtable as presented.
8. **PREPARED BY:** Brian Ellestad, Airport Director
9. **COMMITTEE REVIEW:** N/A

THE Quotient Group

AVIATION MARKETING

Airport Roundtable Series

Future Host Acceptance

Host Airport Name: _MSO Missoula Montana Airport_____

Scheduled Hosting Timeframe: ____Spring 2028_____

Roundtable Size: Regular XL

Item to be paid for	Host Pays	TQG Pays
Cash Host Fee of \$20,000	X	
Airline delegate travel costs, including hotel, airfare, and ground transportation	X	
Cost of any Audio/Visual equipment rental and Wi-Fi for the conference space	X	
Attendee ground transportation for host-sponsored events / evening activities	X	
Pre-Event Group activity (1 or multiple options)	X	
Night #1 – Welcome reception	X	
Night #1 – Dinner	X	
Night #1 – Entertainment/Activity (optional)	X	
Day #2 – Breakfast		X
Day #2 – Lunch		X
Night #2 – Dinner	X	
Night #2 – Entertainment/Activity (optional)	X	
Day #3 – Breakfast		X

Signature

Date

Printed Name

Title



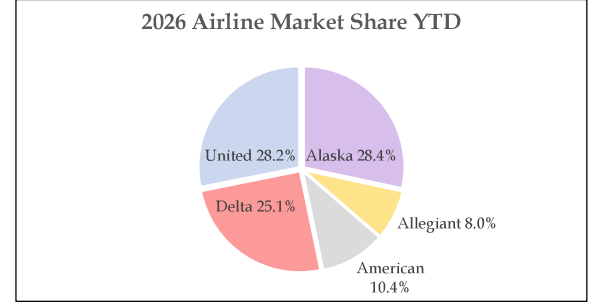
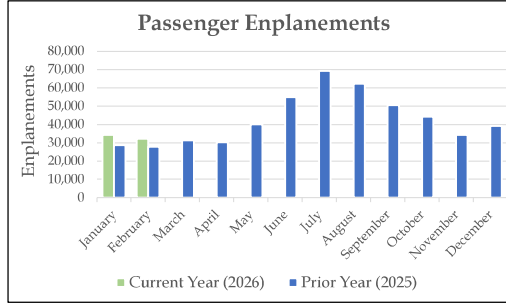
2026 Missoula Airport Operations and Route Performance

Summary

- February seats were up 13% Y/Y
- February '26 enplanements were a record high

Air Service Highlights

- MSO-ORD helping to boost Jan/Feb Pax Enplanements
- CY2025 was a record year with 520,923 enplanements
- Please reach out with any comments or changes to improve our report going forward!



Tower Operations	Ops Type	January	February	March	April	May	June	July	August	September	October	November	December	Total	Y/Y
	Air Carrier	741	656	0	0	0	0	0	0	0	0	0	0	0	1,397
Air Taxi	350	340	0	0	0	0	0	0	0	0	0	0	0	690	-5%
GA	1023	1035	0	0	0	0	0	0	0	0	0	0	0	2,058	40%
Military	42	27	0	0	0	0	0	0	0	0	0	0	0	69	-19%
Civil	921	977	0	0	0	0	0	0	0	0	0	0	0	1,898	45%
Total	2026	3,077	3,035	0	0	0	0	0	0	0	0	0	0	6,112	26%
	2025	2,412	2,426	3,209	3,884	4,217	4,617	5,620	5,654	3,827	4,128	2,809	2,507	45,310	

Enplaned Passengers	Airlines	January	February	March	April	May	June	July	August	September	October	November	December	Total	Y/Y
	Alaska	10,262	8,571	0	0	0	0	0	0	0	0	0	0	0	18,833
Allegiant	2,830	2,454	0	0	0	0	0	0	0	0	0	0	0	5,284	-5%
American	3,429	3,465	0	0	0	0	0	0	0	0	0	0	0	6,894	58%
Delta	8,349	8,305	0	0	0	0	0	0	0	0	0	0	0	16,654	-5%
Frontier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sun Country	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
United	9,314	9,390	0	0	0	0	0	0	0	0	0	0	0	18,704	1%
Charters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-100%
Total	2026	34,184	32,185	0	0	0	0	0	0	0	0	0	0	66,369	6%
	2025	32,979	29,778	36,075	33,381	41,706	54,799	70,797	63,677	42,180	43,671	34,947	39,867	523,857	

LF	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	Total	Y/Y
		71.5%	79.1%	76.5%	81.0%	84.1%	78.8%	79.3%	74.1%	83.5%	81.7%	82.8%	82.7%	75.3%	78.1%	73.9%

Deplaned Passengers	Airlines	January	February	March	April	May	June	July	August	September	October	November	December	Total	Y/Y
	Alaska	9,284	8,318	0	0	0	0	0	0	0	0	0	0	0	17,602
Allegiant	2,605	2,408	0	0	0	0	0	0	0	0	0	0	0	5,013	-5%
American	3,120	3,225	0	0	0	0	0	0	0	0	0	0	0	6,345	55%
Delta	7,669	8,538	0	0	0	0	0	0	0	0	0	0	0	16,207	-2%
Frontier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sun Country	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
United	9,503	9,675	0	0	0	0	0	0	0	0	0	0	0	19,178	4%
Charters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	2026	32,181	32,164	0	0	0	0	0	0	0	0	0	0	64,345	6%
	2025	31,227	29,611	35,779	34,355	43,820	59,824	69,807	59,645	40,243	41,607	35,123	39,882	520,923	

Total Pax	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	Total	Y/Y
		66,365	64,206	64,349	59,389	71,854	67,736	85,526	114,623	140,604	123,322	82,423	85,278	70,070	79,749	130,714
T12M			877,393													

Legend:
LF - Load Factor
T12M - Previous 12 Months
Y/Y - Year Over Year
Pax - Passengers