

MISSOULA COUNTY AIRPORT AUTHORITY
Facility and Operations Committee Meeting
April 21, 2026
2:00 pm, Lolo Peak Meeting Room

THOSE PRESENT

BOARD: Committee Chair Deb Poteet
Committee Member Adriane Beck
Committee Member Richard Huffman
Committee Member Chay Hughes
Non-Committee Board Member Pat Boyle

STAFF: Director Brian Ellestad
Deputy Director Tim Damrow
Director of Finance and Administration Will Parnell
Legal Counsel Juniper Davis

OTHERS: Gary Matson, Runway 25 Hangars
Mike Mamuzich, Minuteman Aviation
Jillian Mamuzich, Minuteman Aviation
Aleta Coulston, Minuteman Aviation
Jeffrey Handran, Meridian Construction
Carly Hergett, Meridian Construction

Committee Chair Deb Poteet 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.

Minuteman Aviation Update and Discussion

Airport Director Brian Ellestad opened the discussion with background information. Brian explained that Minuteman Aviation has submitted development plans to the airport with the goal of constructing a new Maintenance hangar on the west side of the airport terminal. Brian also reminded the Board that Minuteman Aviation has an obligation to remove the hangars on the east side of the terminal by 2027 when the lease for the east side hangars expires.

Staff completed an expedited review of Minuteman Aviation's development plans for the new Maintenance hangar, which included a number of requests from Minuteman

Aviation for variances and other accommodations. Brian explained that staff prepared recommendations on Minuteman Aviation's development proposal that were attached to the packet of information sent to the Committee on April 17, 2026. The goal of the Committee meeting is to review Minuteman Aviation's development plans, review staff recommendations, provide Minuteman Aviation with additional opportunity for comment, and make a recommendation for the full Board to consider at their meeting on April 28, 2026.

Deputy Director Tim Damrow began by summarizing Minuteman Aviation's first 12 requests for variances, as referenced in the Committee packet. Tim informed the Committee that staff were amenable to the first 12 variance requests with one caveat: while airport staff agree in concept to a new parking area off of Aviation Way, staff want more time to determine the final size, shape, location and layout of the parking area. Mike Mamuzich from Minuteman Aviation agreed to that condition and will work with airport staff to determine the optimal layout.

Director of Finance and Administration Will Parnell continued the discussion of Minuteman Aviation's variance requests by addressing the topics of bonding and insurance. Will explained that staff do not recommend granting a variance to the requirement to provide a Performance and Payment Bond. Will added that staff do recommend granting a variance for the Tenant Bond and Claims Made Insurance. Will also added that staff request additional information from Minuteman Aviation including: clarification on actual bonding costs, co-obligee pricing, financing requirements, the financing structure of the project, whether the lender requires bonding, and whether an alternate financial security may be proposed.

Discussion on the topic of Performance and Payment Bonds included:

- Minuteman Aviation informed the Committee that their project is traditionally debt-financed, Stockman Bank is their lender, Stockman Bank has provided a letter of good standing, and Stockman Bank does not require bonding as a condition of project financing.
- Meridian Construction asked whether phased bonding would be acceptable and the discussion concluded that while it may be considered if formally proposed, it is not an optimal approach.
- Pros/cons of bonding for new maintenance hangar and the old maintenance hangar removal.

Minuteman Aviation informed the Committee that they are willing to accept the risks associated with proceeding without Performance or Payment bonds on construction of the new maintenance hangar.

Legal Counsel Juniper Davis went over the airport's lease history with Minuteman Aviation, which dates back to the 1980's. Juniper explained that the airport currently has three leases with Minuteman Aviation, one of which is the main "FBO Lease" for which Minuteman Aviation has asked for a 12-year extension, which reflects a termination date of 2058, or a total lease term of 42 years. Juniper also explained that much of the lease area has been under lease dating back to the 1980's. Juniper then explained the staff recommendation to put the new maintenance hangar on a new, 30-year lease which would allow Minuteman Aviation to amortize its investment, while leaving the rest of the FBO Lease area with its existing termination date in 2046 which would provide the airport with more flexibility for future airport planning.

Juniper then discussed the staff recommendations for removal of the hangars on the east side of the terminal. Staff recommend that Minuteman Aviation provide a financial guarantee that assures the airport that Minuteman has sufficient financial capacity to complete the project. Also, staff recommend making the granting of a new or extended lease for the new maintenance hangar contingent on successful removal of the old maintenance hangar and to memorialize that in a Development Agreement. Committee member discussion reinforced the need to create assurances that the removal project is done in a timely manner and that there is funding for the project. Committee members also discussed the lease term length for the FBO lease and the new maintenance hangar.

Staff read aloud the comments provided by absent Committee Member Jack Meyer:

1. I am very pleased that Minuteman Aviation has gotten to this point, I was very concerned we would never get here, it's been a very long process as has been outlined.
2. I believe the recommendations from the staff are right on and I greatly appreciate their efforts.
3. I share the staff's concern on the project bonding, but my bigger concern is getting a full understanding of the financing of the project . This has always seemed to be the biggest question for Minuteman as they have delayed moving forward over the years, and with overruns already mentioned I believe we need to be sure the project is properly financed.

Discussion of all matters continued, resulting in two separate Committee motions:

1. Committee Member Adriane Beck moved to recommend to the Missoula County Airport Authority's Board of Commissioners the approval of Minuteman Aviation's proposal to construct a new Maintenance hangar on the west side of the airport terminal, subject to the conditions contained in the April 17, 2026,

Memorandum, but not including the staff recommendation on Contactors Bond, Lease Area/Lease Terms and Existing Maintenance Hangar.

Second: Chay Hughes

Vote: Motion Passed Unanimously

2. Committee Member Richard Huffman move that in lieu of all bonding, require an irrevocable letter of credit and grant an additional 12 years to the main FBO Lease, contingent on removal of the old maintenance hangar.

Second: Chay Hughes

Vote: Motion Passed Unanimously

Meeting Adjourned.