	"OPEN MEETINGS ACT" **Blair Airport Authority Regular Meeting** **City Council Chambers** **September 15, 2026 - 7:00 PM**

A Copy of the "Open Meetings Act" Has Been Posted at Both Exits

AGENDA

NOTE: A current copy of the agenda can be obtained at the City Clerk's Office at 218 S. 16th Street, Blair, Nebraska or on the City website at www.blairne.gov. The City Council reserves the right to go into Executive Session at any time.

1. Meeting called to order at 7:00 p.m. by Chairman Johnson.
2. Pledge of Allegiance
3. Roll call of members.
4. Approval of minutes from August 18, 2026, Budget and Regular meetings.
5. Financial Reports for August 2026.
6. Consider Resolution No. 2026-017 to allow the Fiscal Year 2026 Budget to increase the budget lid limit by an additional one percent (1%) from 2.5% to 3.5%.
7. Consider Resolution No. 2026-22 to approve the Corporate Hangar Ground Lease Agreement.
8. Discussion and possible action to create and manage social media accounts specifically for the Blair Executive airport as a means to inform the airport community and also to promote the Blair Executive Airport.
9. Reports: SkyWerx
   Maintenance
   Update on Current Construction Projects
   Flowage Fee:
   1. 100LL- $444.27
   2. Jet A- $2814.03
   Airport Manager's Report

10. Motion and second by Board members to adjourn the meeting.

A Copy of the "Open Meetings Act" Has Been Posted at Both Exits

Blair Airport Authority Special Meeting - Budget Hearing
August 18, 2026

Agenda #1 – The Blair Airport Authority met in special session in the City Council Chambers on August 18, 2026, at 6:30 PM and called to order by Chairman Johnson.

Chairman Johnson publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held. Notice of the meeting was given in advance thereof by publication in the Enterprise or the Pilot -Tribune as shown by the affidavit of publication filed in the City Clerk's office. Notice of the meeting was simultaneously given to all members of the Blair Airport Authority and the agenda is filed in the City Clerk's office. Availability of the agenda was communicated in the advance notice and in the notice to the Blair Airport Authority of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.
public.

Agenda #2 - Roll call of members – The following were present: Dan Hunt, Dave Johnson, and Marty Rump. Absent: Faye Jones and Wes Baedke. Also present were City Administrator Green, Deputy City Administrator Barrow, and Assistant Airport Manager Corey.

Agenda #3 - Chairman Johnson opens a public hearing on the Fiscal year 2026-2027 Budget.

Agenda #4 - Review of the proposed Fiscal Year 2027 budget. – City Administrator Green presented the new budget stating Washington County Assessor issued the final valuation for the airport of $1,210,938,586. Valuation grew 9% versus the anticipated 3%, a significantly healthier outcome. The levy was set at 2.8624 cents per $100 valuation which is well below the 3.5 cent threshold the authority can reach without city council approval, and below the 7 cent maximum achievable with city council approval. Staff recommended keeping dollar amounts the same rather than taking advantage of the higher valuation, citing fairness to taxpayers and preserving future levy capacity for repayment of debt associated with the Runway Extension Project. Total property tax request is $346,614.57 which includes $244,800 for debt fund and $101,814.57 for general fund. The county retains a fee, so the airport actually receives $94,885 net on the general fund side. Green explained that property tax support for the general fund has become necessary in recent years due to staffing costs and airport operations. Discussion also included future financing needs, hangar development, and maintaining sufficient levy authority to address future debt obligations. Green reviewed the general fund budget, highlighting anticipated reductions in fuel-related revenues during airport construction, grant revenues associated with ongoing state and federal projects, and the addition of corporate hangar lot lease revenues. He also discussed salary adjustments related to routine step increases and cost-of-living adjustments for the Assistant Airport Manager. The board discussed the potential appointment of an Interim Airport Manager and Green explained that if Trevor Corey were appointed, the City could absorb the additional 6% supervisory pay increase because the additional responsibilities would primarily be related to duties previously performed by the City Administrator. Additional discussion focused on snow removal services, future maintenance agreements with the City, planned capital purchases including a skid steer and improvements to the SRE building, and the importance of evaluating those purchases after the winter season. Green also reviewed the debt service fund, noting the Airport Authority maintains adequate reserves to cover debt obligations and that the debt fund remains financially stable. Vice Chairman Marty Rump summarized the budget and emphasized that the budget serves as a framework, while major expenditures continue to require Airport Authority approval throughout the year. He also noted that debt obligations are primarily associated with local matching funds for major infrastructure projects and that the Authority continues to make positive progress in reducing debt.

Agenda #4 - Comments from the public – Chairman Johnson opened the floor for public comments. No comments or questions were received from the public. With no further comments,

Agenda #5 - Chairman Johnson closed the public hearing.

Agenda #6 - Adjournment – Motion by Dan Hunt, second by Marty Rump to adjourn the meeting at 6:59 p.m. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Wes Baedke, Secretary

Brenda Wheeler, Recording Secretary

Regular Meeting of the Blair Airport Authority 7:00 p.m.
or following the Budget Hearing that starts at 6:30 p.m.
August 18, 2026

Agenda #1 – The Blair Airport Authority met in regular session in the City Council Chambers on August 18, 2026, at 7:03 PM and called to order by Chairman Johnson.

Chairman Johnson publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held. Notice of the meeting was given in advance thereof by publication in the Enterprise or the Pilot -Tribune as shown by the affidavit of publication filed in the City Clerk's office. Notice of the meeting was simultaneously given to all members of the Blair Airport Authority and the agenda is filed in the City Clerk's office. Availability of the agenda was communicated in the advance notice and in the notice to the Blair Airport Authority of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Agenda Item #2 – Pledge of Allegiance

Agenda #3 - Roll call of members – The following were present: Dan Hunt, Dave Johnson, and Marty Rump. Absent: Faye Jones and Wes Baedke. Also present were City Administrator Green, Deputy City Administrator Barrow, Assistant Airport Manager Corey and Heather Olson, Olsson.

Agenda #4 - Approval of minutes from the July 21, 2026, regular Meeting – Motion by Marty Rump, second by Dan Hunt to approve the minutes of the July 21, 2026, meeting as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda #5 - Financial Reports for July 2026 – Discussion centered on the status of property tax revenue transfers from Washington County. Staff reported all funds had been received and deposited into the proper accounts, although accounting adjustments remained pending. Green clarified that the negative cash balance shown in the Treasurer's Report was temporary and related to the timing of construction invoices and state reimbursements. He explained that project invoices are often received and processed before grant reimbursements are paid, creating temporary negative balances until reimbursements arrive. The Authority's approved RVR Bank line of credit remains available if needed but has been used sparingly to minimize interest costs. Motion by Marty Rump, second by Dan Hunt to approve the financial reports for July 2026 as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #6 – Request to appear before the Airport Authority by Brian Bronson to host a Fly-In Event in Hangar J at the Blair Executive Airport on October 17, 2026. Brian Bronson, 10297 CR 34, Blair, appeared before the Authority requesting approval to host the "Worst Fly-In Ever" event at Hangar J on October 17, 2026. The event would feature food and fellowship for the aviation community and coincide with a Husker away football game. Bronson reported that discussions with his insurance carrier revealed no additional insurance requirements due to the public-use nature of the airport. Staff also confirmed the Airport Authority's liability coverage would not be adversely affected. The event is expected to attract approximately 75 to 100 aircraft and several hundred attendees. Bronson indicated coordination would occur with Skyworks to manage aircraft parking and safety. Motion by Dan Hunt, second by Marty Rump to approve the request from Brian Bronson to host a fly-in event in Hangar J on October 17, 2026, at the Blair Executive Airport. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Council members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #7 – Request by Blair Volunteer Fire and Rescue to host a FAA Aircraft Emergency Response Training presentation, for area First Responders on September 17, 2026, at the Blair Executive Airport – Assistant Fire Chief Jake Dunn requested permission for the Blair Volunteer Fire Department to host a FAA Aircraft Emergency Response Training at the airport. The training will include local fire departments, law enforcement agencies, emergency responders, and representatives from Skyworks and the Omaha Police Department helicopter unit. Board members expressed strong support for the training, noting it was long overdue and would benefit regional first responders. Motion by Marty Rump, second by Dan Hunt to approve the request from Blair Volunteer Fire and Rescue to host an FAA Aircraft Emergency Response Training presentation, for area First Responders on September 17, 2026, at the Blair Executive Airport. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #8 – Consider Resolution 2026-016 approving the proposed Fiscal Year 2026-2027 budget and appropriating the necessary funds for the operation of the airport – Board member Hunt introduced Resolution 2026-016. City Administrator Green reviewed the final valuation figures and summarized key budget elements. Rump raised questions regarding the possibility of increasing the levy to the full three-cent level and dedicating additional revenues toward future capital projects. Green noted that modifying the budget would require republication and an additional public hearing, but staff agreed to further evaluate the concept. During review of the resolution, staff identified an omitted dollar amount in Section 2. Motion by Rump, second by Hunt to amend the resolution to include the total property tax request of $346,614.57. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried. Motion by Dan Hunt, second by Marty Rump to adopt Resolution No. 2026-16 as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted as follows: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #9. Consider Resolution 2026-017 to allow the Fiscal Year 2026 Budget to increase the budget lid limit by an additional one percent (1%) from 2.5% to 3.5% - City Administrator Green presented Resolution No. 2026-017 authorizing the annual increase of the budget authority from 2.5% to 3.5% as permitted by state law. Because approval requires a 75% supermajority vote and only three members were present, staff recommended postponement. Motion by Marty Rump, second by Dan Hunt to postpone consideration until September 15, 2026, meeting. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #10 – Consider Resolution 2026-018 approving an Engineering Agreement with Olsson to prepare legal descriptions for the SE Corporate Hangar Expansion Area for upcoming lease agreements – Board member Hunt introduced Resolution 2026-018 approving an engineering agreement with Olsson for legal descriptions and survey work associated with new southeast corporate hangar lots. City Administrator Green explained that legal descriptions and survey monuments are needed for future lease agreements and county tax records. The total cost of the work is $13,800. Discussion included the possibility of recovering these expenses from future leaseholders through lease language. Board members generally supported the concept. Motion by Dan Hunt, second by Marty Rump to approve Resolution 2026-18 as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #11 – Consider Resolution 2026-019 approving a grant application for State Aid for Phase 8 to construct a Water Main, and Phases 9 and 10 for Taxilane Extension project and authorizing the Airport Board Chairman to sign and submit the application form – Board member Hunt introduced Resolution 2026-019 Resolution No. 2026-019 authorizing submission of a state aid grant application for future airport improvements. The annual state aid application to Nebraska Department of Aeronautics will be presented at the October 16 board meeting. The application covers three phases totaling $1,160,000: Phase 8 — water main construction (4-inch line with fire hydrant for flushing) to serve all new south-side corporate hangars; Phases 9 and 10 — two additional taxi lane paving segments, opening 6–8 more hangar locations. State funding is currently capped at $300,000 per airport, which would cover most of Phase 8's 80% state share. However, the authority has historically received additional funds when other airports fail to utilize their grants in a timely manner. Heather Olson confirmed the state encouraged submitting the full package. Key competitive advantages: existing grading is complete, hangar reservations are already in place, and an on-site asphalt batch plant from the spring paving project could reduce costs significantly. Olson emphasized the importance of authority members attending the October 16 meeting in person, noting that airports that did not show up previously had difficulty receiving funds. Motion by Marty Rump, second by Dan Hunt to adopt Resolution No. 2026-019 as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #12 – Consider Resolution 2026-020 adopting Airport Improvement Program (AIP) Oversight Documents and a Business Continuity Plan for Grant Compliance and Airport Operations – Board member Hunt introduced Resolution 2026-020 adopting Airport Improvement Oversight Documents and Business Continuity Plan for Grant Compliance and Airport Operations. Assistant Airport Manager Corey presented four FAA/NDOT-required documents identified through an AIP Grant Risk Assessment Checklist. Four documents were updated or created: (1) Procurement Process Document — compliance handbook for AIP grant spending; (2) Disbursement Process Document — step-by-step guide on money flow from FAA grant to contractors; (3) Grant Oversight Document — grant management roadmap covering application through closeout and record retention; (4) Business Continuity Plan — newly created from a state-provided rough draft; covers emergency recovery and operational continuity. The Business Continuity Plan will be distributed to Blair Police Department, Washington County Sheriff's Office, and Washington County Emergency Management. Motion by Marty Rump, second by Dan Hunt to adopt Resolution No. 2026-020 as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #13 – Consider Resolution No. 2026-07 to approve Corporate Hangar Design Standards – Board member Rump introduced Resolution 2026-07 to approve Corporate Hangar Design Standards. City Administrator Green presented the Corporate Hangar Design Standards document that has been developed through extensive work by the hangar committee, airport users, Olson Engineering, and Airport Authority members. The standards address architectural requirements, construction specifications, lease procedures, maintenance responsibilities, and infrastructure requirements for future corporate hangars. Board member Hunt flagged inconsistent numbering/lettering formatting and requested standardization. Board members praised the thoroughness of the document and acknowledged it as a significant improvement over previous standards. Discussion also noted that future amendments may be necessary as development continues. The document will be posted to the airport website once finalized. Motion by Dan Hunt, second by Marty Rump to adopt Resolution No. 2026-07 as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #14 – Consider Resolution 2026-21 appointing Trevor Corey as Interim Airport Manager of the Blair Executive Airport for a period not to exceed 12 months. The position of Interim Airport Manager will remain until such time as a new city administrator for the City of Blair is appointed and commences work – Board member Hunt introduced Resolution 2026-21. With Phil Green leaving employment with the City of Blair, Trevor Corey was proposed as Interim Airport Manager for a period not to exceed 12 months, or until a new City Administrator is appointed and begins work. Aaron Barrow, Deputy City Administrator, will continue as Corey's supervisor, maintaining continuity of the existing team. Rump outlined the rationale: Corey has grown significantly in the assistant manager role, is already involved in grant compliance and project coordination, and the primary priority is keeping construction projects on time and on schedule in collaboration with Olsson Engineering. The resolution lists standard airport manager duties: setting agendas, providing authority feedback, coordinating with Nebraska Department of Aeronautics, and collaborating with city finance staff. Rump recommended that when a new city administrator is hired, their preferences for staff organization and skill sets be considered before making the position permanent. Corey accepted, acknowledging a learning curve but expressing confidence in the business management side of the role. He committed to keeping the board informed and avoiding drastic changes. Motion by Dan Hunt, second by Marty Rump to adopt Resolution No. 2026-21 as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #15 - Reports

1. SkyWerx – Tim Hauder did not attend but relayed through Trevor Corey that Hangar D construction is in its final stages.
2. Maintenance – Corey reported that NOTAMs had been issued regarding temporary Runway closures associated with the Runway Extension Project. Multiple email notifications were sent to airport users. Additional maintenance updates included: Minor repairs completed on Hangars 37 and 39, Ongoing weed control efforts throughout airport property, Completion of utility repairs affecting the former Kurtz property, Completion of water service improvements serving neighboring property owners, HVAC issues at the OPD drone facility, with repairs estimated at approximately $3,575. Chairman Johnson emphasized that daily Runway closures will remain in effect as necessary and that the closures will not be lifted midday once a closure day has been declared.
3. Update on Current Construction Projects – Olson reported considerable progress on the Sanitary Sewer Project, with only final manhole installations and restoration remaining. The County Road Relocation and Runway Extension projects remained approximately two months ahead of schedule despite recent rain delays. Utility relocations by Cox, Blair Wire, and OPPD continue to be the primary factor affecting final completion timelines. The contractor has begun work associated with the north Runway extension and earthwork operations. Settlement plates have been installed and monitoring has begun. Olson explained the extensive amount of fill required for the project and the importance of the settlement period before paving can begin. Board members expressed appreciation for the contractor's progress and Olson Engineering's continued work.
4. Flowage fees reported: 100 Low Lead — $639.99; Jet A — $3,560.55.
5. Airport Manager's Report – City Administrator Green delivered his final airport manager's report, describing his tenure as a "great joy" and expressing pride in the airport's progress. Chairman Johnson presented Green with a commemorative gift featuring the new airport logo on behalf of the authority and airport tenants, thanking him for his guidance, explanations, and contributions from day one through the ongoing construction projects. Green was praised for navigating a challenging start and leaving a lasting impact on the airport's development. Green noted he will continue working with Olson at Fremont Airport and plans to visit Blair periodically.

Agenda Item #16 – Motion by Marty Rump, second by Dan Hunt to adjourn the meeting 8:26 pm. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Wes Baedke, Secretary

Brenda Wheeler, Recording Secretary

REVENUE AND EXPENDITURE REPORT FOR CITY OF BLAIR

Balance As Of 08/31/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	25-26 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 80 AIRPORT FUND						
Account Category: Revenues						
Department: 800 Airport						
80-800-4001	PROPERTY TAX	61,544.93	37,229.45	1,156.51	24,315.48	60.49
80-800-4002	INTEREST ON TAXES	0.00	85.89	6.84	(85.89)	100.00
80-800-4008	PRO RATE MOTOR VEHICLE TAX	0.00	136.28	37.46	(136.28)	100.00
80-800-4102	CARLINE TAX	0.00	12.42	0.00	(12.42)	100.00
80-800-4104	PROPERTY TAX CREDIT	0.00	7,183.96	0.00	(7,183.96)	100.00
80-800-4105	HOMESTEAD EXEMPTION	0.00	2,947.33	475.77	(2,947.33)	100.00
80-800-4106	FRANCHISE FEE	55,000.00	39,371.24	4,200.54	15,628.76	71.58
80-800-4210	AIRPORT GRANT FEDERAL FUNDS	2,250,000.00	1,789,952.00	706,273.00	460,048.00	79.55
80-800-4253	AIRPORT GRANT STATE FUNDS	10,000.00	501,945.00	43,995.00	(491,945.00)	5,019.45
80-800-4343	HANGAR LEASE/FARM LEASE	200,000.00	167,662.26	7,925.00	32,337.74	83.83
80-800-4350	PROPANE SALES	750.00	825.88	0.00	(75.88)	110.12
80-800-4361	UTILITY SALES	500.00	434.20	0.00	65.80	86.84
80-800-4504	INTEREST	3,000.00	4,854.36	676.87	(1,854.36)	161.81
80-800-4520	MISC REVENUE	100.00	0.00	0.00	100.00	0.00
80-800-4524	RENTAL INCOME HOUSES	20,000.00	4,800.00	0.00	15,200.00	24.00
80-800-4601	BAN/WARRANT INCOME	0.00	202,214.21	75,249.72	(202,214.21)	100.00
Total Dept 800 - Airport		2,600,894.93	2,759,654.48	839,996.71	(158,759.55)	106.10
Revenues		2,600,894.93	2,759,654.48	839,996.71	(158,759.55)	106.10
Account Category: Expenditures						
Department: 800 Airport						
80-800-5001	SALARIES	55,000.00	56,571.28	4,819.20	(1,571.28)	102.86
80-800-5002	FICA - CITY SHARE	4,500.00	4,290.55	344.31	209.45	95.35
80-800-5003	WORKMAN'S COMPENSATION	250.00	0.00	0.00	250.00	0.00
80-800-5004	H.A.L. INSURANCE	16,500.00	23,053.62	1,815.91	(6,553.62)	139.72
80-800-5005	RETIREMENT - CITY SHARE	3,000.00	3,939.01	337.34	(939.01)	131.30
80-800-5006	UNEMPLOYMENT COMP	250.00	0.00	0.00	250.00	0.00
80-800-5007	DISABILITY	250.00	0.00	0.00	250.00	0.00
80-800-5008	PENSION ADMINISTRATION	194.93	0.00	0.00	194.93	0.00
80-800-5209	BANK FEES	200.00	70.00	0.00	130.00	35.00
80-800-5210	LEGAL	6,000.00	0.00	0.00	6,000.00	0.00
80-800-5211	AUDITING	25,000.00	17,500.00	0.00	7,500.00	70.00
80-800-5212	ENGINEERING/CONSULTANT	30,000.00	5,310.00	0.00	24,690.00	17.70
80-800-5216	POSTAGE	400.00	621.55	24.18	(221.55)	155.39
80-800-5217	PRINTING & PUBLICATION	1,500.00	627.85	65.08	872.15	41.86
80-800-5222	TRAVEL EXPENSE	6,000.00	4,891.07	834.80	1,108.93	81.52
80-800-5223	TRAINING EXP/CONF REGISTR	5,000.00	1,677.25	700.00	3,322.75	33.55
80-800-5224	DUES	1,500.00	375.00	0.00	1,125.00	25.00
80-800-5227	SOFTWARE MAINTENANCE	1,500.00	3,830.04	1,815.75	(2,330.04)	255.34
80-800-5228	UTILITIES	12,000.00	8,985.46	564.40	3,014.54	74.88
80-800-5229	TELEPHONE	3,000.00	2,081.52	171.41	918.48	69.38
80-800-5230	VEHICLE INSURANCE	0.00	1,462.15	0.00	(1,462.15)	100.00
80-800-5231	LIABILITY INSURANCE	55,000.00	12,979.00	0.00	42,021.00	23.60
80-800-5232	BLDG & CONTENT INSURANCE	0.00	32,064.41	0.00	(32,064.41)	100.00
80-800-5239	MOTORIZED EQUIPMENT MAINT	8,000.00	1,146.07	13.18	6,853.93	14.33
80-800-5240	BUILDING MAINTENANCE	75,000.00	22,440.10	3,723.82	52,559.90	29.92
80-800-5248	MAINTENANCE AGREEMENTS	5,000.00	6,084.63	2,251.33	(1,084.63)	121.69
80-800-5258	OTHER OPERATING EXPENSE	2,000.00	0.00	0.00	2,000.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF BLAIR

Balance As Of 08/31/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	25-26 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 80 AIRPORT FUND						
Account Category: Expenditures						
Department: 800 Airport						
80-800-5262	COUNTY TREASURER COMMISSIONS	0.00	781.98	28.03	(781.98)	100.00
80-800-5268	MOWING/SNOW REMOVAL	45,000.00	41,919.34	7,500.75	3,080.66	93.15
80-800-5275	FUEL FARM MAINTENANCE	6,000.00	6,441.41	1,195.00	(441.41)	107.36
80-800-5288	STATE ADMIN FEE	3,000.00	90.00	0.00	2,910.00	3.00
80-800-5291	SPECIALIZED EQUIPMENT	3,000.00	0.00	0.00	3,000.00	0.00
80-800-5301	MAINTENANCE HOUSE PROPERTIES	15,000.00	0.00	0.00	15,000.00	0.00
80-800-5350	PROPANE	2,000.00	665.44	0.00	1,334.56	33.27
80-800-5360	OFFICE SUPPLIES	600.00	411.60	0.00	188.40	68.60
80-800-5361	JANITORIAL SUPPLIES	500.00	0.00	0.00	500.00	0.00
80-800-5369	SAFETY EQUIPMENT/TRAINING	0.00	730.99	117.00	(730.99)	100.00
80-800-5370	GAS/OIL/DIESEL	3,000.00	899.61	0.00	2,100.39	29.99
80-800-5374	SAND/GRAVEL/ROCK	600.00	0.00	0.00	600.00	0.00
80-800-5387	DE-ICE CHEMICAL	15,000.00	0.00	0.00	15,000.00	0.00
80-800-5402	MOTORIZED EQUIPMENT	35,000.00	0.00	0.00	35,000.00	0.00
80-800-5404	NON CAPITAL EQUIPMENT	5,000.00	0.00	0.00	5,000.00	0.00
80-800-5505	CAPITAL EQUIPMENT	75,000.00	38,997.85	1,874.40	36,002.15	52.00
80-800-5516	CAPITAL EXPANSION	1,160,900.00	236,248.78	0.00	924,651.22	20.35
80-800-5516-2024-8001	CAPITAL EXPANSION	0.00	418,220.38	0.00	(418,220.38)	100.00
80-800-5516-2024-8002	CAPITAL EXPANSION	0.00	1,238,923.70	626,401.00	(1,238,923.70)	100.00
80-800-5516-2024-8003	CAPITAL EXPANSION	0.00	366,592.70	48,883.58	(366,592.70)	100.00
80-800-5516-2026-8001	CAPITAL EXPANSION	0.00	63,432.99	0.00	(63,432.99)	100.00
80-800-5527	NON-MOTORIZED EQUIPMENT	25,000.00	23,450.00	0.00	1,550.00	93.80
80-800-5528	PURCHASE LAND	1,000,000.00	(101.00)	0.00	1,000,101.00	(0.01)
80-800-5528-2025-8001	PURCHASE LAND	0.00	781,239.26	0.00	(781,239.26)	100.00
80-800-7311	INTEREST ON LOANS	0.00	6,173.36	0.00	(6,173.36)	100.00
80-800-9009	NECESSARY CASH RESERVE	90,440.29	0.00	0.00	90,440.29	0.00
Total Dept 800 - Airport		2,802,085.22	3,435,118.95	703,480.47	(633,033.73)	122.59
Expenditures		2,802,085.22	3,435,118.95	703,480.47	(633,033.73)	122.59
Fund 80 - AIRPORT FUND:						
TOTAL REVENUES		2,600,894.93	2,759,654.48	839,996.71	(158,759.55)	106.10
TOTAL EXPENDITURES		2,802,085.22	3,435,118.95	703,480.47	(633,033.73)	122.59
NET OF REVENUES & EXPENDITURES:		(201,190.29)	(675,464.47)	136,516.24	474,274.18	

GL Number	Description	25-26 Amended Budget	YTD Balance 08/31/2026 Normal (Abnormal)	Activity For 08/31/2026 Increase (Decrease)	Available Balance 08/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 81 AIRPORT DEBT SERVICE FUND						
Account Category: Revenues						
Department: 900 Airport Debt Service						
81-900-4001	PROPERTY TAX	240,000.00	179,452.36	3,141.23	60,547.64	74.77
81-900-4002	INTEREST ON TAXES	500.00	752.54	16.19	(252.54)	150.51
81-900-4008	PRO RATE MOTOR VEHICLE TAX	400.00	581.68	102.17	(181.68)	145.42
81-900-4102	CARLINE TAX	100.00	34.31	0.00	65.69	34.31
81-900-4104	PROPERTY TAX CREDIT	7,000.00	18,045.81	0.00	(11,045.81)	257.80
81-900-4105	HOMESTEAD EXEMPTION	5,000.00	10,110.72	1,685.16	(5,110.72)	202.21
Total Dept 900 - Airport Debt Service		253,000.00	208,977.42	4,944.75	44,022.58	82.60
Revenues		253,000.00	208,977.42	4,944.75	44,022.58	82.60
Account Category: Expenditures						
Department: 900 Airport Debt Service						
81-900-5262	COUNTY TREASURER COMMISSIONS	4,500.00	3,705.29	80.00	794.71	82.34
81-900-7301	WARRANT INTEREST PAYMENT	60,000.00	0.00	0.00	60,000.00	0.00
81-900-7302	BOND PAYMENT PRINCIPAL	105,000.00	105,000.00	0.00	0.00	100.00
81-900-7303	BOND PAYMENT INTEREST	13,672.50	12,465.00	0.00	1,207.50	91.17
81-900-7305	BOND PRINCIPAL PMNT 2021B	40,000.00	40,000.00	0.00	0.00	100.00
81-900-7306	BOND INTEREST PMNT 2021B	19,450.00	19,210.00	0.00	240.00	98.77
81-900-9009	NECESSARY CASH RESERVE	147,734.49	0.00	0.00	147,734.49	0.00
Total Dept 900 - Airport Debt Service		390,356.99	180,380.29	80.00	209,976.70	46.21
Expenditures		390,356.99	180,380.29	80.00	209,976.70	46.21
Fund 81 - AIRPORT DEBT SERVICE FUND:						
TOTAL REVENUES		253,000.00	208,977.42	4,944.75	44,022.58	82.60
TOTAL EXPENDITURES		390,356.99	180,380.29	80.00	209,976.70	46.21
NET OF REVENUES & EXPENDITURES:		(137,356.99)	28,597.13	4,864.75	(165,954.12)	
Report Totals:						
TOTAL REVENUES - ALL FUNDS		2,853,894.93	2,968,631.90	844,941.46	(114,736.97)	104.02
TOTAL EXPENDITURES - ALL FUNDS		3,192,442.21	3,615,499.24	703,560.47	(423,057.03)	113.25
NET OF REVENUES & EXPENDITURES:		(338,547.28)	(646,867.34)	141,380.99	308,320.06	

CHECK REGISTER FOR CITY OF BLAIR
CHECK DATE 08/01/2026 - 08/31/2026

Check Date	Check	Vendor Name	Amount
Bank BK#10 RVR AIRPORT			
08/07/2026	40(E)	FIRST NATIONAL BANK	700.00
08/20/2026	41(E)	HUNTEL INC	144.90
08/20/2026	42(E)	NEBRASKA DEPT OF AERONAUTICS	383.33
08/26/2026	43(E)	OPPD	537.42
08/31/2026	3878	CITY OF BLAIR	130.00
08/31/2026	3879	1200.AERO	1,800.00
08/31/2026	3880	AARON BARROW	417.40
08/31/2026	3881	BLAIR ACE HARDWARE	13.18
08/31/2026	3882	BLUE CROSS & BLUE SHIELD OF N	1,675.70
08/31/2026	3883	CDW GOVERNMENT INC	1,874.40
08/31/2026	3884	CINTAS CORPORATION	117.00
08/31/2026	3885	CITY OF BLAIR	5,678.72
08/31/2026	3886	DICK'S ELECTRIC CO	255.00
08/31/2026	3887	DOWNSTREAM AVIATION LP	1,195.00
08/31/2026	3888	GREAT PLAINS COMMUNICATIONS	26.48
08/31/2026	3889	HODSON MOWING	7,500.75
08/31/2026	3890	LAMBRECHT FARMS	3,061.50
08/31/2026	3891	OLSSON ASSOCIATES	188,020.26
08/31/2026	3892	PAULSEN INC	487,264.32
08/31/2026	3893	THERMAL HEATING AIR & PLUMBIN	2,275.32
08/31/2026	3894	TREVOR COREY	417.40
08/31/2026	3895	US POSTAL SERVICE	24.18
08/31/2026	3896	WASHINGTON COUNTY ENTERPRISE	65.08
08/31/2026	3897	WASHINGTON COUNTY RURAL	26.98

BK#10 TOTALS:

Total of 24 Checks:	703,604.32
Less 0 Void Checks:	0.00
Total of 24 Disbursements:	703,604.32

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
08/01/2026			**80-001-1101 AIRPORT CASH**		BEG. BALANCE		(699,614.93)
08/03/2026	CR	RCPT	AIRPORT CASH		1,236.00		(698,378.93)
08/04/2026	CRCC	RCPT	AIRPORT CASH - ONL	0000031123	110.00		(698,268.93)
08/05/2026	CR	RCPT	AIRPORT CASH		309.00		(697,959.93)
08/05/2026	CR	RCPT	AIRPORT CASH - ACH	0000031313	199.00		(697,760.93)
08/07/2026	CD	CHK	BK#10 40(E) to 209	40(E)		700.00	(698,460.93)
08/10/2026	CR	RCPT	AIRPORT CASH - IP	0000033850	365.00		(698,095.93)
08/10/2026	CR	RCPT	AIRPORT CASH		1,135.00		(696,960.93)
08/10/2026	CR	RCPT	AIRPORT CASH	0000033934	4,200.54		(692,760.39)
08/12/2026	CR	RCPT	AIRPORT CASH		250.00		(692,510.39)
08/12/2026	CR	RCPT	AIRPORT CASH - IP	0000034096	550.00		(691,960.39)
08/13/2026	CR	RCPT	AIRPORT CASH	0000034111	110.00		(691,850.39)
08/14/2026	CR	RCPT	AIRPORT CASH		220.00		(691,630.39)
08/17/2026	CRCC	RCPT	AIRPORT CASH - ONL	0000034183	330.00		(691,300.39)
08/17/2026	CR	RCPT	AIRPORT CASH	0000034230	1,648.55		(689,651.84)
08/17/2026	CR	RCPT	AIRPORT CASH		245.00		(689,406.84)
08/17/2026	CR	RCPT	AIRPORT CASH - ACH	0000034239	39,757.00		(649,649.84)
08/19/2026	CR	RCPT	AIRPORT CASH		1,126.98		(648,522.86)
08/20/2026	CD	CHK	BK#10 41(E) to 273	41(E)		144.90	(648,667.76)
08/20/2026	CD	CHK	BK#10 42(E) to 30117	42(E)		383.33	(649,051.09)
08/24/2026	CR	RCPT	AIRPORT CASH	0000034422	330.00		(648,721.09)
08/25/2026	CR	RCPT	AIRPORT CASH - ACH	0000034537	75,249.72		(573,471.37)
08/26/2026	CRCC	RCPT	AIRPORT CASH - ONL	0000034488	110.00		(573,361.37)
08/26/2026	CR	RCPT	AIRPORT CASH	0000034505	110.00		(573,251.37)
08/26/2026	CR	RCPT	AIRPORT CASH	0000034550	710,511.00		137,259.63
08/26/2026	CD	CHK	BK#10 43(E) to 487	43(E)		537.42	136,722.21
08/27/2026	CR	RCPT	AIRPORT CASH - IP	0000034575	365.00		137,087.21
08/28/2026	CR	RCPT	AIRPORT CASH		241.20		137,328.41
08/31/2026	CR	RCPT	AIRPORT CASH		906.00		138,234.41
08/31/2026	CR	RCPT	AIRPORT CASH - IP	0000034837	130.00		138,364.41
08/31/2026	CD	CHK	BK#10 3878 to 124	3878		130.00	138,234.41
08/31/2026	GJ	JE	INTEREST EARNED	00000312	676.87		138,911.28
08/31/2026	CD	CHK	SUMMARY CD 08/31/2026			701,708.67	(562,797.39)
08/31/2026				END BALANCE	840,421.86	703,604.32	(562,797.39)
08/01/2026			**80-001-1420 LEASE RECEIVABLE**		BEG. BALANCE		383,118.00
08/31/2026				END BALANCE			383,118.00
08/01/2026			**80-001-1532 ACCT REC-MISC**		BEG. BALANCE		6,557.31
08/31/2026				END BALANCE			6,557.31
08/01/2026			**80-001-1563 ACCT REC-HANGAR RENT**		BEG. BALANCE		(1,722.68)
08/01/2026	ARB	BILL	Invoice: 0000001925, 1 Line Item	0000001925	70.00		(1,652.68)
08/03/2026	CR	RCPT	HANGAR RENT - COMMUNITY			440.00	(2,092.68)
08/03/2026	CR	RCPT	HANGAR RENT T-TYPE			796.00	(2,888.68)
08/04/2026	CRCC	RCPT	HANGAR RENT - COMMUNITY - ONL	0000031123		110.00	(2,998.68)
08/05/2026	CR	RCPT	HANGAR RENT - COMMUNITY			110.00	(3,108.68)
08/05/2026	CR	RCPT	HANGAR RENT T-TYPE			199.00	(3,307.68)
08/05/2026	CR	RCPT	BAL FROM SC THAT DIDN'T GET PULLED FO	0000031313		199.00	(3,506.68)
08/06/2026	ARB	BILL	Invoice: 0000001924, 2 Line Items	0000001924	180.00		(3,326.68)
08/10/2026	CR	RCPT	HANGAR RENT E-TYPE - IP	0000033850		365.00	(3,691.68)
08/10/2026	CR	RCPT	HANGAR RENT - COMMUNITY			770.00	(4,461.68)
08/10/2026	CR	RCPT	HANGAR RENT E-TYPE			365.00	(4,826.68)
08/12/2026	CR	RCPT	HANGAR KEY DEPOSIT #20			180.00	(5,006.68)
08/12/2026	CR	RCPT	HANGAR KEY DEPOSIT #40			70.00	(5,076.68)
08/12/2026	CR	RCPT	HANGAR RENT - COMMUNITY - IP	0000034096		550.00	(5,626.68)
08/13/2026	CR	RCPT	HANGAR RENT - COMMUNITY	0000034111		110.00	(5,736.68)
08/14/2026	CR	RCPT	HANGAR RENT - COMMUNITY			220.00	(5,956.68)
08/16/2026	ARB	BILL	SUMMARY ARB 08/16/2026		7,630.00		1,673.32
08/16/2026	ARB	BILL	SUMMARY ARB 08/16/2026		75.00		1,748.32
08/16/2026	ARB	BILL	Invoice: 0000002031, 1 Line Item	0000002031	110.00		1,858.32
08/17/2026	CRCC	RCPT	HANGAR RENT - COMMUNITY 3 - ONL	0000034183		330.00	1,528.32
08/17/2026	CR	RCPT	HANGAR RENT - COMMUNITY			245.00	1,283.32
08/19/2026	CR	RCPT	HANGAR RENT T-TYPE			199.00	1,084.32
08/19/2026	CR	RCPT	PROPANE USAGE			927.98	156.34
08/24/2026	CR	RCPT	HANGAR RENT - COMMUNITY 3	0000034422		330.00	(173.66)
08/26/2026	CRCC	RCPT	HANGAR RENT - COMMUNITY - ONL	0000034488		110.00	(283.66)
08/26/2026	CR	RCPT	HANGAR RENT - COMMUNITY	0000034505		110.00	(393.66)
08/27/2026	CR	RCPT	Unapplied Credit - IP	0000034575		365.00	(758.66)
08/28/2026	CR	RCPT	UTILITY (ELECTRIC) USAGE			131.20	(889.86)
08/28/2026	CR	RCPT	HANGAR RENT - COMMUNITY			110.00	(999.86)
08/31/2026	CR	RCPT	HANGAR RENT T-TYPE			796.00	(1,795.86)
08/31/2026	CR	RCPT	HANGAR RENT - COMMUNITY			110.00	(1,905.86)
08/31/2026				END BALANCE	8,065.00	8,248.18	(1,905.86)

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
08/01/2026			**80-002-2000 ACCOUNTS PAYABLE**	BEG. BALANCE			0.00
08/07/2026	CD	CHK	BK#10 40(E) to 209	40(E)	700.00		700.00
08/07/2026	AP	INV	4 STATES AIRPORT CONFERENCE	1426		350.00	350.00
08/07/2026	AP	INV	4 STATES AIRPORT CONFERENCE	1427		350.00	0.00
08/31/2026	CD	CHK	SUMMARY CD 08/31/2026		701,708.67		701,708.67
08/31/2026	AP	INV	1200.AERO	1602		1,800.00	699,908.67
08/31/2026	AP	INV	AARON BARROW	08/19/2026		417.40	699,491.27
08/31/2026	AP	INV	BLAIR ACE HARDWARE	44493		13.18	699,478.09
08/31/2026	AP	INV	BLUE CROSS & BLUE SHIELD OF NE	09/2026 HEALTH INS		1,675.70	697,802.39
08/31/2026	AP	INV	CDW GOVERNMENT INC	AK72E9X		1,765.50	696,036.89
08/31/2026	AP	INV	CDW GOVERNMENT INC	AK7788T		108.90	695,927.99
08/31/2026	AP	INV	CINTAS CORPORATION	9388042892		117.00	695,810.99
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL		3,059.78	692,751.21
08/31/2026	AP	INV	CITY OF BLAIR	08.20.26 PAYROLL		2,618.94	690,132.27
08/31/2026	AP	INV	DICK'S ELECTRIC CO	3785		255.00	689,877.27
08/31/2026	AP	INV	DOWNSTREAM AVIATION LP	0620-SP2026		1,195.00	688,682.27
08/31/2026	AP	INV	GREAT PLAINS COMMUNICATIONS	199668 80/2026		26.51	688,655.76
08/31/2026	AP	INV	HODSON MOWING	08/13-09/9/2026		7,500.75	681,155.01
08/31/2026	AP	INV	LAMBRECHT FARMS	07/09-07/16/2026		3,061.50	678,093.51
08/31/2026	AP	INV	OLSSON ASSOCIATES	587003		27,151.05	650,942.46
08/31/2026	AP	INV	OLSSON ASSOCIATES	585567		48,883.58	602,058.88
08/31/2026	AP	INV	OLSSON ASSOCIATES	589188		111,985.63	490,073.25
08/31/2026	AP	INV	PAULSEN INC	OLSSON: 025-01994		487,264.32	2,808.93
08/31/2026	AP	INV	THERMAL HEATING AIR & PLUMBING	384232235		1,868.00	940.93
08/31/2026	AP	INV	THERMAL HEATING AIR & PLUMBING	292660		407.32	533.61
08/31/2026	AP	INV	TREVOR COREY	08/19/2026		417.40	116.21
08/31/2026	AP	INV	US POSTAL SERVICE	07/24-08/224/2026		24.18	92.03
08/31/2026	AP	INV	WASHINGTON COUNTY ENTERPRISE	317646		52.79	39.24
08/31/2026	AP	INV	WASHINGTON COUNTY ENTERPRISE	318146		12.29	26.95
08/31/2026	AP	INV	WASHINGTON COUNTY RURAL	07/15-08/17-2026		26.98	(0.03)
08/31/2026				END BALANCE	702,408.67	702,408.70	(0.03)
08/01/2026			**80-002-2408 HSA WITHHOLDING**	BEG. BALANCE			0.00
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL	100.00		100.00
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL		100.00	0.00
08/31/2026	AP	INV	CITY OF BLAIR	08.20.26 PAYROLL	100.00		100.00
08/31/2026	AP	INV	CITY OF BLAIR	08.20.26 PAYROLL		100.00	0.00
08/31/2026				END BALANCE	200.00	200.00	0.00
08/01/2026			**80-002-2410 INSURANCE WITHHOLDING**	BEG. BALANCE			(220.06)
08/31/2026	AP	INV	BLUE CROSS & BLUE SHIELD OF NE	09/2026 HEALTH INS	284.87		64.81
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL		131.48	(66.67)
08/31/2026	AP	INV	CITY OF BLAIR	08.20.26 PAYROLL		131.48	(198.15)
08/31/2026				END BALANCE	284.87	262.96	(198.15)
08/01/2026			**80-002-2411 FEDERAL WITHHOLDING**	BEG. BALANCE			0.00
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL	329.45		329.45
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL		329.45	0.00
08/31/2026	AP	INV	CITY OF BLAIR	08.20.26 PAYROLL	329.44		329.44
08/31/2026	AP	INV	CITY OF BLAIR	08.20.26 PAYROLL		329.44	0.00
08/31/2026				END BALANCE	658.89	658.89	0.00
08/01/2026			**80-002-2412 SS/ MEDICARE WITHHOLDING**	BEG. BALANCE			0.00
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL	172.16		172.16
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL		172.16	0.00
08/31/2026	AP	INV	CITY OF BLAIR	08.20.26 PAYROLL	172.15		172.15
08/31/2026	AP	INV	CITY OF BLAIR	08.20.26 PAYROLL		172.15	0.00
08/31/2026				END BALANCE	344.31	344.31	0.00
08/01/2026			**80-002-2415 STATE WITHHOLDING**	BEG. BALANCE			0.00
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL	72.55		72.55
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL		72.55	0.00
08/31/2026	AP	INV	CITY OF BLAIR	08.20.26 PAYROLL	72.55		72.55
08/31/2026	AP	INV	CITY OF BLAIR	08.20.26 PAYROLL		72.55	0.00
08/31/2026				END BALANCE	145.10	145.10	0.00
08/01/2026			**80-002-2416 PENSION WITHHOLDING**	BEG. BALANCE			0.00
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL		337.34	(337.34)
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL	337.34		0.00
08/31/2026	AP	INV	CITY OF BLAIR	08.20.26 PAYROLL		337.34	(337.34)
08/31/2026	AP	INV	CITY OF BLAIR	08.20.26 PAYROLL	337.34		0.00

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
08/31/2026				END BALANCE	674.68	674.68	0.00
08/01/2026			**80-002-2451 AIRPORT DEPOSITS**	BEG. BALANCE			(3,710.00)
08/01/2026	ARB	BILL	Invoice: 0000001925, 1 Line Item	0000001925		70.00	(3,780.00)
08/06/2026	ARB	BILL	Invoice: 0000001924, 2 Line Items	0000001924		70.00	(3,850.00)
08/31/2026				END BALANCE		140.00	(3,850.00)
08/01/2026			**80-002-2808 DEFERRED INFLOWS - LEASES**	BEG. BALANCE			(389,898.00)
08/31/2026				END BALANCE			(389,898.00)
08/01/2026			**80-002-2809 DEFERRED RENT INCOME**	BEG. BALANCE			(20,999.00)
08/31/2026				END BALANCE			(20,999.00)
08/01/2026			**80-002-2981 RETAINED EARNINGS**	BEG. BALANCE			337,695.65
08/31/2026				END BALANCE			337,695.65
08/01/2026			**80-800-4001 PROPERTY TAX**	BEG. BALANCE			(36,072.94)
08/17/2026	CR	RCPT	PROPERTY TAX	0000034230		1,156.51	(37,229.45)
08/31/2026				END BALANCE		1,156.51	(37,229.45)
08/01/2026			**80-800-4002 INTEREST ON TAXES**	BEG. BALANCE			(79.05)
08/17/2026	CR	RCPT	INTEREST ON TAXES	0000034230		6.84	(85.89)
08/31/2026				END BALANCE		6.84	(85.89)
08/01/2026			**80-800-4008 PRO RATE MOTOR VEHICLE TAX**	BEG. BALANCE			(98.82)
08/17/2026	CR	RCPT	PRO RATE MOTOR VEHICLE TAX	0000034230		37.46	(136.28)
08/31/2026				END BALANCE		37.46	(136.28)
08/01/2026			**80-800-4102 CARLINE TAX**	BEG. BALANCE			(12.42)
08/31/2026				END BALANCE			(12.42)
08/01/2026			**80-800-4104 PROPERTY TAX CREDIT**	BEG. BALANCE			(7,183.96)
08/31/2026				END BALANCE			(7,183.96)
08/01/2026			**80-800-4105 HOMESTEAD EXEMPTION**	BEG. BALANCE			(2,471.56)
08/17/2026	CR	RCPT	HOMESTEAD EXEMPTION	0000034230		475.77	(2,947.33)
08/31/2026				END BALANCE		475.77	(2,947.33)
08/01/2026			**80-800-4106 FRANCHISE FEE**	BEG. BALANCE			(35,170.70)
08/10/2026	CR	RCPT	FRANCHISE FEE	0000033934		4,200.54	(39,371.24)
08/31/2026				END BALANCE		4,200.54	(39,371.24)
08/01/2026			**80-800-4210 AIRPORT GRANT FEDERAL FUNDS**	BEG. BALANCE			(1,083,679.00)
08/17/2026	CR	RCPT	AIRPORT GRANT FEDERAL FUNDS - ACH	0000034239		39,757.00	(1,123,436.00)
08/26/2026	CR	RCPT	AIRPORT GRANT FEDERAL FUNDS	0000034550		666,516.00	(1,789,952.00)
08/31/2026				END BALANCE		706,273.00	(1,789,952.00)
08/01/2026			**80-800-4253 AIRPORT GRANT STATE FUNDS**	BEG. BALANCE			(457,950.00)
08/26/2026	CR	RCPT	AIRPORT GRANT STATE FUNDS	0000034550		43,995.00	(501,945.00)
08/31/2026				END BALANCE		43,995.00	(501,945.00)
08/01/2026			**80-800-4343 HANGAR LEASE/FARM LEASE**	BEG. BALANCE			(159,737.26)
08/06/2026	ARB	BILL	Invoice: 0000001924, 2 Line Items	0000001924		110.00	(159,847.26)
08/16/2026	ARB	BILL	SUMMARY ARB 08/16/2026			7,630.00	(167,477.26)
08/16/2026	ARB	BILL	SUMMARY ARB 08/16/2026			75.00	(167,552.26)
08/16/2026	ARB	BILL	Invoice: 0000002031, 1 Line Item	0000002031		110.00	(167,662.26)
08/31/2026				END BALANCE		7,925.00	(167,662.26)
08/01/2026			**80-800-4350 PROPANE SALES**	BEG. BALANCE			(825.88)
08/31/2026				END BALANCE			(825.88)
08/01/2026			**80-800-4361 UTILITY SALES**	BEG. BALANCE			(434.20)

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
08/31/2026				END BALANCE			(434.20)
08/01/2026			**80-800-4504 INTEREST**		BEG. BALANCE		(4,177.49)
08/31/2026	GJ	JE	INTEREST EARNED	00000312		676.87	(4,854.36)
08/31/2026				END BALANCE		676.87	(4,854.36)
08/01/2026			**80-800-4520 MISC REVENUE**		BEG. BALANCE		0.00
08/31/2026	CR	RCPT	MISC REVENUE - IP	0000034837		130.00	(130.00)
08/31/2026	CD	CHK	BK#10 3878 to 124	3878	130.00		0.00
08/31/2026				END BALANCE	130.00	130.00	0.00
08/01/2026			**80-800-4524 RENTAL INCOME HOUSES**		BEG. BALANCE		(4,800.00)
08/31/2026				END BALANCE			(4,800.00)
08/01/2026			**80-800-4601 BAN/WARRANT INCOME**		BEG. BALANCE		(126,964.49)
08/25/2026	CR	RCPT	BAN / LOC DRAWDOWN INCOME - ACH	0000034537		75,249.72	(202,214.21)
08/31/2026				END BALANCE		75,249.72	(202,214.21)
08/01/2026			**80-800-5001 SALARIES**		BEG. BALANCE		51,752.08
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL	2,409.60		54,161.68
08/31/2026	AP	INV	CITY OF BLAIR	08.20.26 PAYROLL	2,409.60		56,571.28
08/31/2026				END BALANCE	4,819.20		56,571.28
08/01/2026			**80-800-5002 FICA - CITY SHARE**		BEG. BALANCE		3,946.24
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL	172.16		4,118.40
08/31/2026	AP	INV	CITY OF BLAIR	08.20.26 PAYROLL	172.15		4,290.55
08/31/2026				END BALANCE	344.31		4,290.55
08/01/2026			**80-800-5004 H.A.L. INSURANCE**		BEG. BALANCE		21,237.71
08/31/2026	AP	INV	BLUE CROSS & BLUE SHIELD OF NE	09/2026 HEALTH INS	1,390.83		22,628.54
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL	333.33		22,961.87
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL	91.75		23,053.62
08/31/2026				END BALANCE	1,815.91		23,053.62
08/01/2026			**80-800-5005 RETIREMENT - CITY SHARE**		BEG. BALANCE		3,601.67
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL	168.67		3,770.34
08/31/2026	AP	INV	CITY OF BLAIR	08.20.26 PAYROLL	168.67		3,939.01
08/31/2026				END BALANCE	337.34		3,939.01
08/01/2026			**80-800-5209 BANK FEES**		BEG. BALANCE		70.00
08/31/2026				END BALANCE			70.00
08/01/2026			**80-800-5211 AUDITING**		BEG. BALANCE		17,500.00
08/31/2026				END BALANCE			17,500.00
08/01/2026			**80-800-5212 ENGINEERING/CONSULTANT**		BEG. BALANCE		5,310.00
08/31/2026				END BALANCE			5,310.00
08/01/2026			**80-800-5216 POSTAGE**		BEG. BALANCE		597.37
08/31/2026	AP	INV	US POSTAL SERVICE	07/24-08/224/2026	24.18		621.55
08/31/2026				END BALANCE	24.18		621.55
08/01/2026			**80-800-5217 PRINTING & PUBLICATION**		BEG. BALANCE		562.77
08/31/2026	AP	INV	WASHINGTON COUNTY ENTERPRISE	317646	52.79		615.56
08/31/2026	AP	INV	WASHINGTON COUNTY ENTERPRISE	318146	12.29		627.85
08/31/2026				END BALANCE	65.08		627.85
08/01/2026			**80-800-5222 TRAVEL EXPENSE**		BEG. BALANCE		4,056.27
08/31/2026	AP	INV	AARON BARROW	08/19/2026	417.40		4,473.67
08/31/2026	AP	INV	TREVOR COREY	08/19/2026	417.40		4,891.07
08/31/2026				END BALANCE	834.80		4,891.07
08/01/2026			**80-800-5223 TRAINING EXP/CONF REGISTR**		BEG. BALANCE		977.25

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
08/07/2026	AP	INV	4 STATES AIRPORT CONFERENCE	1426	350.00		1,327.25
08/07/2026	AP	INV	4 STATES AIRPORT CONFERENCE	1427	350.00		1,677.25
08/31/2026				END BALANCE	700.00		1,677.25
08/01/2026			**80-800-5224 DUES**	BEG. BALANCE			375.00
08/31/2026				END BALANCE			375.00
08/01/2026			**80-800-5227 SOFTWARE MAINTENANCE**	BEG. BALANCE			2,014.29
08/31/2026	AP	INV	1200.AERO	1602	1,800.00		3,814.29
08/31/2026	AP	INV	CITY OF BLAIR	08.06.26 PAYROLL	15.75		3,830.04
08/31/2026				END BALANCE	1,815.75		3,830.04
08/01/2026			**80-800-5228 UTILITIES**	BEG. BALANCE			8,421.06
08/26/2026	CD	CHK	BK#10 43(E) to 487	43(E)	537.42		8,958.48
08/31/2026	AP	INV	WASHINGTON COUNTY RURAL	07/15-08/17-2026	26.98		8,985.46
08/31/2026				END BALANCE	564.40		8,985.46
08/01/2026			**80-800-5229 TELEPHONE**	BEG. BALANCE			1,910.11
08/20/2026	CD	CHK	BK#10 41(E) to 273	41(E)	144.90		2,055.01
08/31/2026	AP	INV	GREAT PLAINS COMMUNICATIONS	199668 80/2026	26.51		2,081.52
08/31/2026				END BALANCE	171.41		2,081.52
08/01/2026			**80-800-5230 VEHICLE INSURANCE**	BEG. BALANCE			1,462.15
08/31/2026				END BALANCE			1,462.15
08/01/2026			**80-800-5231 LIABILITY INSURANCE**	BEG. BALANCE			12,979.00
08/31/2026				END BALANCE			12,979.00
08/01/2026			**80-800-5232 BLDG & CONTENT INSURANCE**	BEG. BALANCE			32,064.41
08/31/2026				END BALANCE			32,064.41
08/01/2026			**80-800-5239 MOTORIZED EQUIPMENT MAINT**	BEG. BALANCE			1,132.89
08/31/2026	AP	INV	BLAIR ACE HARDWARE	44493	13.18		1,146.07
08/31/2026				END BALANCE	13.18		1,146.07
08/01/2026			**80-800-5240 BUILDING MAINTENANCE**	BEG. BALANCE			18,716.28
08/31/2026	AP	INV	DICK'S ELECTRIC CO	3785	255.00		18,971.28
08/31/2026	AP	INV	LAMBRECHT FARMS	07/09-07/16/2026	3,061.50		22,032.78
08/31/2026	AP	INV	THERMAL HEATING AIR & PLUMBING	292660	407.32		22,440.10
08/31/2026				END BALANCE	3,723.82		22,440.10
08/01/2026			**80-800-5248 MAINTENANCE AGREEMENTS**	BEG. BALANCE			3,833.30
08/20/2026	CD	CHK	BK#10 42(E) to 30117	42(E)	383.33		4,216.63
08/31/2026	AP	INV	THERMAL HEATING AIR & PLUMBING	384232235	1,868.00		6,084.63
08/31/2026				END BALANCE	2,251.33		6,084.63
08/01/2026			**80-800-5262 COUNTY TREASURER COMMISSIONS**	BEG. BALANCE			753.95
08/17/2026	CR	RCPT	COUNTY TREASURER COMMISSIONS	0000034230	28.03		781.98
08/31/2026				END BALANCE	28.03		781.98
08/01/2026			**80-800-5268 MOWING/SNOW REMOVAL**	BEG. BALANCE			34,418.59
08/31/2026	AP	INV	HODSON MOWING	08/13-09/9/2026	7,500.75		41,919.34
08/31/2026				END BALANCE	7,500.75		41,919.34
08/01/2026			**80-800-5275 FUEL FARM MAINTENANCE**	BEG. BALANCE			5,246.41
08/31/2026	AP	INV	DOWNSTREAM AVIATION LP	0620-SP2026	1,195.00		6,441.41
08/31/2026				END BALANCE	1,195.00		6,441.41
08/01/2026			**80-800-5288 STATE ADMIN FEE**	BEG. BALANCE			90.00
08/31/2026				END BALANCE			90.00
08/01/2026			**80-800-5350 PROPANE**	BEG. BALANCE			665.44
08/31/2026				END BALANCE			665.44

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
08/01/2026			**80-800-5360 OFFICE SUPPLIES**		BEG. BALANCE		411.60
08/31/2026				END BALANCE			411.60
08/01/2026			**80-800-5369 SAFETY EQUIPMENT/TRAINING**		BEG. BALANCE		613.99
08/31/2026	AP	INV	CINTAS CORPORATION	9388042892	117.00		730.99
08/31/2026				END BALANCE	117.00		730.99
08/01/2026			**80-800-5370 GAS/OIL/DIESEL**		BEG. BALANCE		899.61
08/31/2026				END BALANCE			899.61
08/01/2026			**80-800-5505 CAPITAL EQUIPMENT**		BEG. BALANCE		37,123.45
08/31/2026	AP	INV	CDW GOVERNMENT INC	AK72E9X	1,765.50		38,888.95
08/31/2026	AP	INV	CDW GOVERNMENT INC	AK7788T	108.90		38,997.85
08/31/2026				END BALANCE	1,874.40		38,997.85
08/01/2026			**80-800-5516 CAPITAL EXPANSION**		BEG. BALANCE		236,248.78
08/31/2026				END BALANCE			236,248.78
08/01/2026			**80-800-5516-2024-8001 CAPITAL EXPANSION**		BEG. BALANCE		418,220.38
08/31/2026				END BALANCE			418,220.38
08/01/2026			**80-800-5516-2024-8002 CAPITAL EXPANSION**		BEG. BALANCE		612,522.70
08/31/2026	AP	INV	OLSSON ASSOCIATES	587003	27,151.05		639,673.75
08/31/2026	AP	INV	OLSSON ASSOCIATES	589188	111,985.63		751,659.38
08/31/2026	AP	INV	PAULSEN INC	OLSSON: 025-01994	487,264.32		1,238,923.70
08/31/2026				END BALANCE	626,401.00		1,238,923.70
08/01/2026			**80-800-5516-2024-8003 CAPITAL EXPANSION**		BEG. BALANCE		317,709.12
08/31/2026	AP	INV	OLSSON ASSOCIATES	585567	48,883.58		366,592.70
08/31/2026				END BALANCE	48,883.58		366,592.70
08/01/2026			**80-800-5516-2026-8001 CAPITAL EXPANSION**		BEG. BALANCE		63,432.99
08/31/2026				END BALANCE			63,432.99
08/01/2026			**80-800-5527 NON-MOTORIZED EQUIPMENT**		BEG. BALANCE		23,450.00
08/31/2026				END BALANCE			23,450.00
08/01/2026			**80-800-5528 PURCHASE LAND**		BEG. BALANCE		(101.00)
08/31/2026				END BALANCE			(101.00)
08/01/2026			**80-800-5528-2025-8001 PURCHASE LAND**		BEG. BALANCE		781,239.26
08/31/2026				END BALANCE			781,239.26
08/01/2026			**80-800-7311 INTEREST ON LOANS**		BEG. BALANCE		6,173.36
08/31/2026				END BALANCE			6,173.36
08/01/2026			**81-001-1101 AIRPORT CASH**		BEG. BALANCE		312,908.77
08/17/2026	CR	RCPT	AIRPORT CASH	0000034230	4,864.75		317,773.52
08/31/2026				END BALANCE	4,864.75		317,773.52
08/01/2026			**81-001-1509 ACCT REC-COUNTY TREASURER**		BEG. BALANCE		18,270.00
08/31/2026				END BALANCE			18,270.00
08/01/2026			**81-002-2811 DEFERRED REV PROPERTY TAX**		BEG. BALANCE		(10,902.00)
08/31/2026				END BALANCE			(10,902.00)
08/01/2026			**81-002-2981 RETAINED EARNINGS**		BEG. BALANCE		(131,831.39)
08/31/2026				END BALANCE			(131,831.39)

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
08/01/2026			**81-900-4001 PROPERTY TAX**		BEG. BALANCE		(176,311.13)
08/17/2026	CR	RCPT	PROPERTY TAX	0000034230		3,141.23	(179,452.36)
08/31/2026				END BALANCE		3,141.23	(179,452.36)
08/01/2026			**81-900-4002 INTEREST ON TAXES**		BEG. BALANCE		(736.35)
08/17/2026	CR	RCPT	INTEREST ON TAXES	0000034230		16.19	(752.54)
08/31/2026				END BALANCE		16.19	(752.54)
08/01/2026			**81-900-4008 PRO RATE MOTOR VEHICLE TAX**		BEG. BALANCE		(479.51)
08/17/2026	CR	RCPT	PRO RATE MOTOR VEHICLE TAX	0000034230		102.17	(581.68)
08/31/2026				END BALANCE		102.17	(581.68)
08/01/2026			**81-900-4102 CARLINE TAX**		BEG. BALANCE		(34.31)
08/31/2026				END BALANCE			(34.31)
08/01/2026			**81-900-4104 PROPERTY TAX CREDIT**		BEG. BALANCE		(18,045.81)
08/31/2026				END BALANCE			(18,045.81)
08/01/2026			**81-900-4105 HOMESTEAD EXEMPTION**		BEG. BALANCE		(8,425.56)
08/17/2026	CR	RCPT	HOMESTEAD EXEMPTION	0000034230		1,685.16	(10,110.72)
08/31/2026				END BALANCE		1,685.16	(10,110.72)
08/01/2026			**81-900-5262 COUNTY TREASURER COMMISSIONS**		BEG. BALANCE		3,625.29
08/17/2026	CR	RCPT	COUNTY TREASURER COMMISSIONS	0000034230	80.00		3,705.29
08/31/2026				END BALANCE	80.00		3,705.29
08/01/2026			**81-900-7302 BOND PAYMENT PRINCIPAL**		BEG. BALANCE		105,000.00
08/31/2026				END BALANCE			105,000.00
08/01/2026			**81-900-7303 BOND PAYMENT INTEREST**		BEG. BALANCE		12,465.00
08/31/2026				END BALANCE			12,465.00
08/01/2026			**81-900-7305 BOND PRINCIPAL PMNT 2021B**		BEG. BALANCE		40,000.00
08/31/2026				END BALANCE			40,000.00
08/01/2026			**81-900-7306 BOND INTEREST PMNT 2021B**		BEG. BALANCE		19,210.00
08/31/2026				END BALANCE			19,210.00

CASH SUMMARY REPORT FOR CITY OF BLAIR

From 08/01/2026 to 08/31/2026
FUNDS: 80, 81

Fund	Description	Beginning Balance 08/01/2026	Total Debits	Total Credits	Ending Balance 08/31/2026
80	AIRPORT FUND	(699,614.93)	840,421.86	703,604.32	(562,797.39)
81	AIRPORT DEBT SERVICE FUND	312,908.77	4,864.75	0.00	317,773.52
	REPORT TOTALS:	(386,706.16)	845,286.61	703,604.32	(245,023.87)

RESOLUTION NO. 2026-____

BOARD MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, Nebraska Revised Statute §13-519(2) authorizes the Airport Authority of the City of Blair to exceed the limit as established under Nebraska Revised Statute §13-519(1)(a); and

WHEREAS, the Airport Authority of the City of Blair desires for the Fiscal Year 2027 to increase the budget lid limit of an additional one percent (1%) from 2.5% to 3.5%; and

WHEREAS, the increase of the budget lid limit of an additional one percent (1%) from 2.5% to 3.5% is acceptable to the Airport Authority of the City of Blair.

NOW, THEREFORE, BE IT RESOLVED that the additional 1% increase of the budget lid of 2.5% to 3.5% is hereby adopted and approved by the Airport Authority of the City of Blair and the Airport Authority Chairman and Secretary are hereby authorized and directed to execute the same on behalf of the Airport Authority.

BOARD MEMBER - MOVED THAT THE RESOLUTION BE ADOPTED, WHICH SAID MOTION WAS SECONDED BY BOARD MEMBER - UPON ROLL CALL BOARD MEMBERS - VOTING "AYE", AND BOARD MEMBERS NONE VOTING "NAY." CHAIRMAN JOHNSON DECLARED THE FOREGOING RESOLUTION PASSED AND ADOPTED THIS 18TH DAY OF AUGUST 2026.

AIRPORT AUTHORITY OF THE
CITY OF BLAIR, NEBRASKA

BY: ____________________________________
David Johnson, Chairman

ATTEST:

____
Wes Baedke, Secretary

(SEAL)

STATE OF NEBRASKA)
) ss:
WASHINGTON COUNTY)

Wes Baedke hereby certifies that he is the duly appointed, qualified and acting Secretary of the Airport Authority of the City of Blair, Nebraska, and that the above and foregoing Resolution was passed and adopted at a regular meeting of the Board members of the Authority held on the 18th day of August 2026.

____

Wes Baedke, Secretary

Staff Summary

Corporate Hangar Ground Lease Agreement

Background

As part of the Blair Executive Airport corporate hangar development program, staff has prepared a new standard **Corporate Hangar Ground Lease Agreement** for use with privately financed corporate hangars constructed on Airport Authority-owned land.

The proposed agreement is not a wholesale departure from the Airport's existing leasing practices. Rather, it updates and consolidates provisions contained in the Airport's current land leases while addressing issues unique to the new corporate hangar development area, including the lot reservation process, one-time lot fee, construction timing, private development standards, leasehold financing, and disposition of privately owned improvements at the end of the lease term.

The proposed lease remains a **ground lease only**. The Airport Authority retains ownership of the land and common Airport infrastructure. The lessee constructs, finances, owns, and maintains the hangar, private apron, and other lessee improvements during the lease term.

Sources Used in Developing the Agreement

Staff developed the proposed agreement using several sources rather than relying on a generic airport lease form.

First, the Airport's **existing land leases**, particularly the current Suite D and Suite F agreements, were used as the starting point for Blair's established leasing practices. Those agreements already address many of the subjects carried forward into the proposed lease, including a 25-year initial term with potential five-year extensions, CPI-based rent adjustments, Authority approval of transfers, a right of first refusal, leasehold mortgage protections, construction approval, maintenance obligations, default remedies, and federal subordination requirements.

Second, staff relied heavily on the **Airport Authority's June and July 2026 discussions and actions establishing the corporate hangar program**. Those meetings established the reservation process, highest-and-best-use evaluation philosophy, Notice to Proceed process, construction timing expectations, and the separate financial purposes of the one-time lot fee and recurring ground rent. The Authority established an initial lot fee of $5.50 per square foot and annual ground rent of $0.15 per square foot, calculated on the lease area.

Third, the agreement was coordinated with the Airport's **Rules and Regulations, Minimum Standards, and incorporated Design Standards**. The intent is to keep detailed construction and operational requirements in those documents rather than duplicate them in every lease. The lease therefore establishes the contractual obligations while incorporating the Airport's technical and operational requirements by reference.

The drafting process also considered the Airport Authority's governing authority, the Airport Layout Plan and development program, FAA and State obligations applicable to airport property, and multiple staff and City Attorney reviews.

Key Differences from Previous Airport Land Leases

The principal differences are as follows:

- **One-time lot fee is formalized.** The new agreement expressly distinguishes the one-time Lot Fee from recurring Ground Rent. The reservation deposit is credited toward the Lot Fee, and the remaining balance must generally be paid before the Notice to Proceed is issued. Previous leases used different financial arrangements; for example, the current Suite D lease contains a one-time $2.25-per-square-foot lot fee and $0.12-per-square-foot annual ground rent.

- **Ground rent begins with the Notice to Proceed.** The proposed lease may be executed before Airport infrastructure is ready, but Ground Rent does not begin until the Authority authorizes construction through the Notice to Proceed. This avoids charging a developer ground rent while the Airport is not yet able to make the site available for development.

- **Annual CPI adjustments replace the older three-year adjustment cycle.** Existing leases generally adjust rent every three years based on CPI. The proposed form adjusts Ground Rent annually, with a 5% annual cap unless otherwise specified. At each renewal, rent is reset to then-current market ground rent before CPI adjustments resume.

- **Construction requirements are more clearly tied to a Notice to Proceed.** Signing the lease does not authorize construction. Before issuing the Notice to Proceed, the Authority may require payment of the Lot Fee, insurance, financial assurance, governmental and FAA approvals, approved plans, and coordination of necessary infrastructure. Substantial Completion is then tied to a defined development schedule.

- **Construction security is flexible rather than automatically requiring a full performance bond.** The Authority may require financial assurance appropriate to the specific project's risk, including a bond, letter of credit, escrow, completion guaranty, or other approved security.

- **Ownership of private improvements is expressly defined.** The new agreement clearly distinguishes between the Authority's ownership of the land and common Airport infrastructure and the lessee's ownership of its hangar, private apron, and other improvements during the Term.

- **End-of-term treatment is more flexible.** Previous leases generally provide that tenant improvements become Authority property upon termination unless they are sold or assigned to an Authority-approved third party. The proposed agreement instead gives the Authority several options at the end of the Term: negotiate a new market-rate ground lease, approve a sale to a qualified successor who enters into a new lease, exercise its right of first refusal, purchase or accept the improvements, require removal, or allow the improvements to become Authority property. No lessee or successor is guaranteed another lease.

- **Transfer and lender provisions are clarified.** The new agreement preserves Authority approval of assignments and the Authority's 75-day right of first refusal, while organizing mortgagee notice, cure rights, foreclosure, and estoppel provisions into a single article. These concepts existed in the older leases but are stated more clearly and consistently in the proposed standard form.

- **Default procedures are simplified and standardized.** The proposed lease provides a 10-day notice-and-cure period for monetary defaults and 30 days for nonmonetary defaults, with additional reasonable time when a cure cannot reasonably be completed within 30 days and the lessee is diligently pursuing it.

Staff Recommendation

Staff believes the proposed Corporate Hangar Ground Lease provides a more consistent and administratively workable framework for the new corporate hangar development program while preserving many of the protections and business concepts already used in the Airport's existing leases.

The agreement is intended to provide reasonable certainty to a private party making a substantial investment in Airport property while preserving the Airport Authority's ownership of the land, operational control of the Airport, compliance with federal and State obligations, and long-term discretion regarding future use of Airport property.

RESOLUTION NO. 2026

BOARD MEMBER ____ INTRODUCED THE FOLLOWING RESOLUTION:

A RESOLUTION OF THE AIRPORT AUTHORITY OF THE CITY OF BLAIR, NEBRASKA, APPROVING A STANDARD CORPORATE HANGAR GROUND LEASE AGREEMENT FOR USE IN THE CORPORATE HANGAR DEVELOPMENT PROGRAM AT BLAIR EXECUTIVE AIRPORT

WHEREAS, the Airport Authority of the City of Blair has established a corporate hangar development program at Blair Executive Airport to encourage private investment in airport facilities while maintaining public ownership of airport land; and

WHEREAS, Airport staff has prepared a proposed standard Corporate Hangar Ground Lease Agreement for use with privately financed corporate hangars constructed on Airport Authority-owned land; and

WHEREAS, the proposed agreement updates and consolidates provisions contained in the Airport's existing land lease agreements and addresses matters specific to the corporate hangar development program, including lot reservations, lot fees, ground rent, construction requirements, leasehold financing, transfers, and end-of-term disposition of improvements; and

WHEREAS, the proposed agreement preserves the Airport Authority's ownership of the leased land and common airport infrastructure while allowing lessees to construct, finance, own, and maintain hangars and other approved improvements during the lease term; and

WHEREAS, the Airport Authority finds that adoption of a standard Corporate Hangar Ground Lease Agreement will provide consistency in administration of the corporate hangar development program, provide reasonable certainty for private investment, and protect the long-term interests of the Airport and the public.

NOW, THEREFORE, BE IT RESOLVED BY THE AIRPORT AUTHORITY OF THE CITY OF BLAIR, NEBRASKA, AS FOLLOWS: that the Airport Authority hereby approves the proposed standard Corporate Hangar Ground Lease Agreement presented to the Authority and incorporated herein by reference for use in connection with the corporate hangar development program at Blair Executive Airport and the Chairperson, and Secretary are authorized to take such actions and execute such documents as are necessary to implement this Resolution and the Corporate Hangar Ground Lease Agreement approved herein.

BOARD MEMBER --- MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY BOARD MEMBER ----. UPON ROLL CALL, BOARD MEMBERS ------- VOTING “AYE” AND BOARD MEMBERS ----- VOTING ‘NAY”, THE AIRPORT AUTHORITY VICE CHAIRMAN DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 15th DAY OF SEPTEMBER 2026.

BLAIR AIRPORT AUTHORITY

BY: ______________________________

MARTY RUMP, VICE CHAIRMAN

ATTEST:

____

WES BAEDKE, SECRETARY

(SEAL)

STATE OF NEBRASKA)
) ss:
WASHINGTON COUNTY)

Wes Baedke, hereby certifies that he is the duly appointed, qualified and acting Secretary of the Airport Authority of the City of Blair, Nebraska, and that the above and foregoing Resolution was passed and adopted at a regular meeting of the Board members of the Authority held on the 15th day of September 2026.

____

WES BAEDKE, SECRETARY

BLAIR EXECUTIVE AIRPORT

CORPORATE HANGAR GROUND LEASE AGREEMENT

September 2026

The Lease is not an offer, construction authorization, or final legal instrument. Bracketed items and exhibits must be completed for each transaction, and the completed form should be reviewed by the City Attorney and any other counsel the Authority considers appropriate before approval.

LEASE CONTAINS	INCORPORATED DOCUMENTS CONTAIN
Definitions; premises; term; Ground Rent and Lot Fee; renewal; development obligation; insurance and indemnity; environmental responsibility; assignment and financing; default and remedies; casualty; surrender; legal terms.	Airport operating requirements; construction procedures; design criteria; pavement and drainage standards; safety and security rules; commercial activity requirements; fueling rules; administrative fees and forms.

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CORPORATE HANGAR GROUND LEASE AGREEMENT

This Corporate Hangar Ground Lease Agreement (the “Lease”) is entered into as of the Effective Date stated in Exhibit A by and between the **BLAIR AIRPORT AUTHORITY**, a Nebraska airport authority (“Authority”), and the person or entity identified in Exhibit A (“Lessee”).

The Authority owns and operates Blair Executive Airport in Washington County, Nebraska (the “Airport”). Lessee desires to lease Airport land, construct and own a corporate aircraft hangar and related improvements during the Term, and use the Premises for approved aeronautical purposes. The parties therefore agree as follows:

ARTICLE 1 — DEFINITIONS AND INTERPRETATION

1.1 Defined Terms

Airport. Blair Executive Airport in Washington County, Nebraska.

Airport Requirements. The Authority’s then-current Rules and Regulations, Minimum Standards for Airport Activities, incorporated Design Standards, generally applicable rates and fees, and other policies lawfully adopted for the Airport, as amended from time to time subject to Section 2.4.

Authority. The Blair Airport Authority, a Nebraska airport authority, and its authorized representatives.

Default. Default means the failure of a party to perform an obligation required by this Lease. A Default becomes an Event of Default only after any applicable notice and cure period has expired or when this Lease expressly provides that no notice or cure period applies.

Effective Date. The date stated in Exhibit A on which this Lease becomes effective.

Event of Default. The occurrence of any act, omission, or condition identified in Section 8.1 of this Lease that, after expiration of any applicable notice and cure period, entitles the Authority to exercise one or more remedies provided by this Lease.

Ground Rent. The recurring rent payable for the Premises under Article 3 and Exhibit A, excluding the Lot Fee and other charges.

Improvements. All permanent buildings, hangars, foundations, Lessee-owned private apron and other Lessee-owned pavement, utility systems located within and serving the Premises, lighting, fencing, drainage facilities, fixtures, and other permanent improvements constructed by or for Lessee, excluding Authority-owned common Airport infrastructure and aircraft, vehicles, equipment, furniture, trade fixtures, and other removable personal property.

Lessee. The person or entity identified in Exhibit A and any successor or assignee approved under this Lease.

Lot Fee. The one-time fee established by the Authority for the allocation and development of the Premises. The Lot Fee is separate from Ground Rent and other charges. Any eligible reservation deposit shall be credited toward the Lot Fee, and the unpaid balance must be paid in full before the Authority issues the Notice to Proceed.

Notice to Proceed. The Authority’s written authorization allowing Lessee to begin physical construction on the Premises after all applicable preconstruction requirements have been satisfied.

Permitted Use. The uses authorized by Section 4.5 and Exhibit A.

Premises. The Airport land described and depicted in Exhibits A and B.

Recognized Mortgagee. A leasehold mortgage lender approved or recognized by the Authority under Article 7.

Substantial Completion. The stage of construction at which the Improvements have been completed sufficiently in accordance with the approved plans so they may be lawfully occupied and used for the Permitted Use, notwithstanding minor punch-list items that do not materially impair safe occupancy or normal operations. Substantial Completion must be evidenced by a certificate of occupancy or other written approval acceptable to the Authority and completion of required Airport inspections and approvals.

Term. The Initial Term and any properly exercised Renewal Term.

1.2 Rules of Interpretation

Headings are for convenience only and do not affect interpretation. References to Articles, Sections, and Exhibits are to this Lease unless otherwise stated. Words in the singular include the plural and vice versa when the context requires. “Including” and “includes” mean including without limitation. This Lease shall not be construed against either party solely because that party participated in its preparation.

ARTICLE 2 — PREMISES, GRANT, AND INCORPORATED AIRPORT REQUIREMENTS

2.1 Lease Premises and Ground Lease

The Authority leases to Lessee, and Lessee leases from the Authority, the land described and depicted in Exhibits A and B (the “Premises”). This is a lease of land only. The Authority retains fee title to the Premises, and Lessee receives no ownership interest in Airport land or exclusive right in any runway, taxiway, taxilane, Authority-owned or common apron, road, gate, utility, or other common Airport facility.

2.2 Condition and Due Diligence

Lessee accepts the Premises AS IS, WHERE IS, WITH ALL FAULTS, subject only to express written commitments in this Lease. Lessee is responsible for determining site suitability, including soils, drainage, environmental conditions, utilities, access, permitting, and constructability. Authority review or approval does not warrant site suitability or the adequacy of Lessee’s design.

2.3 Reservations and Entry

The Authority reserves existing and future easements reasonably required for utilities, drainage, communications, access, emergency response, aviation safety, maintenance, and Airport development. The Authority may enter the Premises on reasonable notice to inspect, maintain Airport property, verify compliance, or exercise its rights; notice is not required in an emergency. The Authority shall use reasonable efforts to minimize unnecessary interference with the Permitted Use.

2.4 Incorporated Airport Requirements

Lessee acknowledges receipt of and shall comply with the Authority’s then-current Rules and Regulations and Minimum Standards for Airport Activities, including the Design Standards and other policies incorporated within or adopted under those Rules and Regulations, together with the Authority’s generally applicable rates and fees (collectively, “Airport Requirements”), as each may be lawfully amended from time to time. Amendments shall apply on a generally applicable and nondiscriminatory basis to similarly situated Airport users. An administrative amendment may not retroactively change the Term, the Lease Premises, the rent-adjustment method, ownership of Improvements, transfer rights, lender protections, or another express vested contractual right unless Lessee agrees in writing or the change is required by law or a binding federal obligation.

2.5 Conflicts and Order of Control

Applicable law and binding federal obligations control. Next, a written amendment executed by both parties controls, followed by the body of this Lease, site-specific provisions in Exhibit A, the remaining exhibits, and then the Airport Requirements. If Exhibit A identifies a specific approved exception to the Lot Fee payment timing, that exception controls only for that transaction and only to the extent expressly stated. The Airport Requirements control operational and technical matters unless they irreconcilably conflict with an express provision of this Lease.

2.6 Quiet Enjoyment

While Lessee is not in default, Lessee may peaceably possess the Premises for the Permitted Use, subject to this Lease, the Airport Requirements, applicable law, the Authority's reserved rights, and the ordinary conditions associated with an operating airport.

ARTICLE 3 — TERM, RENEWAL, AND RENT

3.1 Initial Term

The initial term is twenty-five (25) years beginning on the Effective Date and ending on the date stated in Exhibit A, unless earlier terminated under this Lease. The Term begins on the Effective Date even if construction has not begun.

3.2 Renewal Options

Lessee has two successive options to renew for five (5) years of each term. Lessee must give written notice not less than one hundred eighty (180) days and not more than three hundred sixty-five (365) days before expiration. A renewal is effective only if Lessee is not in uncured default, is actively using and maintaining the Premises for the Permitted Use, has paid all amounts due, and has provided current insurance and organizational information. The maximum Term is thirty-five (35) years.

3.3 Ground Rent

Lessee shall pay Ground Rent for the entire Premises at the rate and in the installments stated in Exhibit A, beginning on the date the Authority issues the Notice to Proceed. Ground Rent for any partial first month shall be prorated on a daily basis. Thereafter, unless Exhibit A states otherwise, rent is due monthly in advance on the first day of each month without invoice, deduction, setoff, or abatement.

3.4 Lot Fee

In addition to Ground Rent, Lessee shall pay the one-time Lot Fee stated in Exhibit A. Any lot-reservation deposit previously paid by Lessee and eligible for credit under the Airport Requirements shall be applied against the Lot Fee. The remaining balance of the Lot Fee must be paid in full before the Authority issues the Notice to Proceed. Except for an eligible reservation-deposit credit, the Lot Fee is nonrefundable and is separate from Ground Rent, utility charges, permit fees, construction costs, and other generally applicable Airport fees and charges.

3.5 Annual CPI Adjustment

On each anniversary of the date Ground Rent first becomes payable under Section 3.3, Ground Rent shall increase by the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average, All Items, not seasonally adjusted, using the most recently published index available sixty (60) days before the adjustment date. Ground Rent shall not decrease and the annual increase shall not exceed five percent (5%) unless Exhibit A states otherwise. If the index is discontinued or materially changed, the Authority may select a reasonably comparable successor index.

3.6 Market Reset at Renewal

At the start of each Renewal Term, Ground Rent shall reset to the then-current fair market ground rent for comparable aeronautical land at the Airport, excluding the value of Improvements paid for by Lessee, but not below the rent immediately preceding renewal. If the parties do not agree, a Nebraska-certified general real property appraiser experienced in commercial or airport ground leases shall determine market rent. The parties shall share the cost of a jointly selected appraiser; if they cannot agree on one, each shall select an appraiser and those appraisers shall select a third, with market rent equal to the average of the two closest conclusions.

3.7 Additional Charges, Taxes, and Utilities

Lessee shall pay all generally applicable Airport fees and charges attributable to Lessee's activities, all taxes and assessments arising from its leasehold, Improvements, personal property, or operations, and all utility and service charges serving the Premises. Charges adopted after the Effective Date may be imposed when generally applicable and reasonably related to an Airport service, privilege, regulatory cost, or activity, but shall not be used to rewrite the fixed economic terms of this Lease.

3.8 Late Payments

Any amount not received within ten (10) days after its due date is delinquent and subject to a late charge of five percent (5%) of the unpaid amount. Any delinquent amount remaining unpaid thirty (30) days after its due date shall accrue interest at the lesser of twelve percent (12%) per year or the maximum lawful rate until paid. Acceptance of a partial or late payment does not waive the unpaid balance, any Default or Event of Default, or any remedy available under this Lease.

3.9 No Abatement

Except as expressly stated in Exhibit A or a written amendment, after Ground Rent begins under Section 3.3, rent is not suspended, reduced, or refunded because construction or financing is delayed, the Improvements cannot be used, or Airport operations are disrupted.

ARTICLE 4 — DEVELOPMENT, CONSTRUCTION, AND USE

4.1 Development Obligation

At its sole cost and risk, Lessee shall design, finance, permit, construct, equip, and complete the Improvements described in Exhibit C in accordance with this Lease, the approved plans, and the Airport Requirements.

Before issuance of the Notice to Proceed, the Authority may require Lessee to provide reasonable financial assurance securing completion of the Improvements and restoration of the Premises in the event the project is abandoned or not completed. Acceptable financial assurance may include a performance bond, irrevocable letter of credit, cash escrow, completion guaranty, or other security approved by the Authority. The required form and amount, if any, shall be stated in Exhibit C and shall be reasonably related to the Authority's potential cost or exposure resulting from incomplete construction, site restoration, or work affecting Airport property or infrastructure.

4.2 Notice to Proceed

Execution of this Lease does not authorize construction. Lessee shall not clear, grade, excavate, install utilities, mobilize, store materials, construct pavement or foundations, or perform other physical work until the Authority issues a written Notice to Proceed. The Authority may withhold the Notice to Proceed until Lessee has paid the Lot Fee in full, less any eligible reservation-deposit credit;provided required insurance and any financial assurance required under Section 4.1 and Exhibit C; obtained required governmental, Airport, and FAA approvals and permits; coordinated necessary infrastructure; and satisfied the approved plans, Airport Requirements, and all other applicable preconstruction conditions.

4.3 Schedule and Completion

Lessee shall begin construction and achieve Substantial Completion as defined herein within the schedule stated in Exhibit C or the Notice to Proceed. Unless a different period is approved, Substantial Completion must occur within twelve (12) months after the Notice to Proceed. The Authority may grant a written extension for Force Majeure or other good cause when Lessee has acted diligently. An extension of the development schedule does not extend the Term. If Lessee fails to achieve Substantial Completion by the applicable deadline, including any approved extension, the Authority may declare an Event of Default and exercise any remedy available under this Lease, including termination.

4.4 Plans, Permits, and Changes

Lessee shall obtain all required governmental and Airport approvals and shall construct only in accordance with approved plans and the Airport Requirements. Any material change, or any change affecting exterior appearance, site layout, structural design, pavement, drainage, utilities, access, Airport safety, or compliance with the Airport Requirements, requires prior written approval.

At completion, Lessee shall provide the Authority with certificates of occupancy or completion; required inspection and test results; as-built plans; a list of contractors and subcontractors that performed material work on the Improvements; final lien waivers, releases, or other evidence reasonably satisfactory to the Authority that claims arising from construction have been paid or resolved; warranties assignable to the Authority upon any future transfer of the Improvements to the Authority; and other reasonable closeout records required by the Airport Requirements.

4.5 Permitted Use

The Premises may be used for storage, operation, inspection, cleaning, and incidental servicing of aircraft owned, leased, controlled, or lawfully used by Lessee; storage of aviation equipment and supplies incidental to those aircraft; incidental offices and crew-support areas; and other aeronautical uses expressly approved in Exhibit A or in writing by the Authority.

4.6 Commercial Activity and Subleasing

Lessee shall not offer goods or services to the public, conduct a fixed-base operation, sell or dispense fuel, provide maintenance or flight instruction for compensation, charter or manage aircraft for third parties, sublease hangar space as a business, or conduct another commercial aeronautical activity unless separately authorized by the Authority and conducted in compliance with the Minimum Standards and any required franchise, permit, or operating agreement.

4.7 Prohibited Uses

The Premises shall not be used for residential occupancy; non-aeronautical warehousing, manufacturing, retail, vehicle or recreational storage; unlawful or unsafe activity; storage or dispensing of fuel or hazardous materials except as separately approved; or any activity that interferes with navigation, communications, drainage, security, emergency response, or another Airport user. Incidental non-aeronautical items may be kept only to the extent permitted by the Airport Requirements.

4.8 Liens

Lessee shall keep the Authority’s title and Airport property free of construction, mechanic’s, supplier’s, tax, and other liens arising from Lessee’s work or obligations. Lessee shall discharge or bond off any lien within thirty (30) days after notice. No contractor, lender, or other person may obtain a lien on the Authority’s fee interest.

ARTICLE 5 — OPERATION, MAINTENANCE, UTILITIES, AND ENVIRONMENTAL MATTERS

5.1 Maintenance and Appearance

Lessee shall, at its sole cost, maintain the entire Premises, including all land within the lease boundaries and all Improvements, in a clean, safe, sanitary, orderly, code-compliant, and first-class condition. Lessee's responsibilities include, as applicable, maintenance and repair of buildings and structural components, hangar doors, roofs, Lessee-owned pavement and apron areas, drainage facilities, landscaping and vegetation, lighting, signs, utilities, fire-protection systems, and other Improvements located within the

Premises. Lessee shall also be responsible for mowing, weed and vegetation control, litter and debris removal, and other routine grounds maintenance within the Premises.

If Lessee fails to correct a condition after reasonable notice, the Authority may perform necessary work and recover its reasonable cost as Additional Rent. Emergency work may be performed without prior notice.

5.2 Alterations

After initial completion, Lessee shall not make a material exterior, structural, drainage, utility, pavement, or use-related alteration without the approval of the Airport Authority and all required permits. Approved alterations become part of the Improvements and are subject to this Lease.

5.3 Utilities and Infrastructure

Lessee is responsible for utility extensions, connections, meters, service charges, and repairs serving the Premises unless Exhibit A states otherwise. The Authority does not guarantee utility capacity, uninterrupted service, or the timing or cost of public or Airport infrastructure. Lessee shall protect Airport utilities and promptly repair, at Lessee's expense and under Authority direction, damage caused by Lessee or its contractors.

5.4 Access and Common Facilities

Lessee may use Airport common facilities on a nonexclusive basis for the Permitted Use, subject to closures, capacity, safety requirements, and the Authority's operational control. The Authority may reconfigure or temporarily close facilities for safety, maintenance, construction, emergency, snow removal, security, or Airport development and shall provide notice when reasonably practicable.

5.5 Environmental Compliance

Lessee shall comply with environmental laws and Airport environmental requirements; prevent unauthorized releases; immediately report a spill, release, or regulatory notice; and promptly contain, investigate, and remediate contamination caused by Lessee or its occupants. Lessee shall not install a tank, fuel system, or regulated material-storage system without separate written approval.

5.6 Environmental Responsibility

Lessee is responsible for environmental conditions caused or worsened by Lessee, its contractors, sublessees, occupants, or invitees, including investigation, remediation, penalties, and third-party claims. Lessee is not responsible for contamination proven to have existed before the Effective Date and not disturbed, released, or worsened by Lessee. Environmental obligations survive expiration or termination.

5.7 Compliance and Inspection

Lessee shall comply with applicable law, approved plans, permits, and Airport Requirements and shall cause its employees, contractors, guests, occupants, and invitees to comply. The Authority may conduct reasonable compliance inspections. Failure to inspect or object does not approve a condition or waive a requirement.

ARTICLE 6 — INSURANCE, INDEMNITY, AND RISK ALLOCATION

6.1 Required Insurance

Lessee shall maintain the insurance stated in Exhibit D and any additional coverage reasonably required for a separately approved activity. Coverage shall be issued by insurers authorized to do business in Nebraska and reasonably acceptable to the Authority. The Authority, City of Blair, and their officers, officials, employees, agents, and volunteers shall be named as additional insureds where commercially available and appropriate. Property coverage shall insure the Improvements for replacement cost, subject to commercially reasonable deductibles.

6.2 Evidence and Failure to Insure

Before occupancy or construction and upon renewal, Lessee shall provide certificates and requested endorsements. Policies shall provide advance notice of cancellation to the extent available. If Lessee fails to maintain required insurance, the Authority may obtain coverage for its own protection, suspend activity or access, or exercise default remedies; any cost incurred by the Authority is Additional Rent.

6.3 Indemnification

To the fullest extent permitted by law, Lessee shall defend, indemnify, and hold harmless the Authority, City of Blair, and their officers, officials, employees, agents, and volunteers from claims, losses, damages, penalties, liens, and reasonable attorney fees arising from Lessee's occupancy, development, use, operations, negligence, willful misconduct, breach of this Lease, or violation of law, except to the extent caused by the indemnified party's negligence or willful misconduct. This obligation survives expiration or termination.

6.4 Assumption of Airport Conditions

Lessee accepts aircraft overflight, noise, vibration, fumes, dust, lights, electromagnetic effects, and other conditions ordinarily associated with a public-use airport and waives claims based solely on lawful Airport operations. Lessee shall not create an obstruction, wildlife attractant, glare, smoke, signal, electrical interference, or other Airport hazard.

6.5 Limitation of Authority Liability

The Authority is not liable for loss of business, loss of use, lost profits, interruption, utility failure, weather, security incident, theft, or damage caused by another Airport user, except to the extent liability cannot lawfully be disclaimed. Nothing in this Lease waives governmental immunity, statutory defenses, damage limitations, or notice requirements.

6.6 Force Majeure

Except for payment, insurance, environmental response, site protection, and surrender obligations, a party is excused from timely performance to the extent prevented by an event beyond its reasonable control that could not be avoided through diligent action. Financial inability, increased cost, ordinary weather, contractor default, or failure to obtain financing is not Force Majeure. The affected party shall promptly notify the other, mitigate the effect, and resume performance.

ARTICLE 7 — ASSIGNMENT, TRANSFERS, AND LEASEHOLD FINANCING

7.1 Authority Consent

Lessee shall not assign this Lease, transfer ownership of the Improvements, sublease a material portion of the Premises, or permit a change in control of Lessee without prior written Authority approval. Approval shall not be unreasonably withheld when the proposed transferee is financially and operationally qualified, accepts this Lease in writing, satisfies applicable Airport Requirements, and cures existing defaults. No transfer releases Lessee unless the Authority expressly agrees in writing.

7.2 Right of First Refusal

Before accepting a bona fide offer to sell the Improvements and assign the Lease, Lessee shall give the Authority a copy of the material terms and an opportunity to acquire the Improvements and assume the transaction on the same economic terms. The Authority shall have seventy-five (75) days after receipt of complete information to exercise the right. This right does not apply to a permitted leasehold mortgage, internal reorganization without a change in ultimate control, or transfer to an approved affiliate, but applies to a later sale following foreclosure.

7.3 Leasehold Mortgage

With prior written notice to the Authority, Lessee may mortgage its leasehold interest and Improvements to an institutional or other commercially reasonable lender approved by the Authority ("Recognized

Mortgagee”). A leasehold mortgage shall not encumber the Authority’s fee title, extend the Term, alter the Permitted Use, or limit the Authority’s police, regulatory, federal, or proprietary obligations.

7.4 Mortgagee Notice and Cure

A Recognized Mortgagee that provides its name, address, and loan documentation is entitled to a copy of a default notice sent to Lessee and at least thirty (30) additional days to cure a monetary default. For a nonmonetary default that cannot reasonably be cured within that period, the Mortgagee may receive additional time if it begins cure or foreclosure promptly, diligently proceeds, and pays current monetary obligations. The Authority is not required to delay emergency action or permit an unsafe or unlawful condition.

7.5 Foreclosure and New Lease

A lender or foreclosure purchaser may succeed to Lessee’s interest only after Authority approval, assumption of this Lease, cure of defaults capable of cure, and compliance with Airport Requirements. If this Lease is terminated before a Recognized Mortgagee can complete foreclosure despite diligent action, the Authority may enter a new lease for the remaining Term on substantially the same terms, subject to cure of monetary defaults and payment of reasonable Authority costs. No new lease is required if the lender abandons the project, is unqualified, or the use would violate law or federal obligations.

7.6 Estoppel and Memorandum

Within fifteen (15) days after a reasonable written request by the Authority, Lessee, or a Recognized Mortgagee, the other party shall execute and deliver an estoppel certificate certifying, to the best of its knowledge:

(a) that this Lease is in full force and effect;

(b) whether this Lease has been amended and identifying any amendments;

(c) the Effective Date and current expiration date of the Lease;

(d) whether any Default or Event of Default exists and, if so, the nature thereof;

(e) the current amount of Ground Rent and other recurring charges payable under this Lease; and

(f) such other reasonable factual matters concerning the status of this Lease as may reasonably be requested.

Following execution, the parties shall record a memorandum of lease in a form approved by the Authority. The full Lease shall not be recorded without mutual written consent. Lessee shall pay all survey, document-preparation, recording, and release costs.

ARTICLE 8 — DEFAULT, REMEDIES, CASUALTY, AND CONDEMNATION

8.1 Events of Default

An Event of Default occurs if Lessee: (a) fails to pay an amount due and does not cure within ten (10) days after written notice; (b) violates a nonmonetary obligation and does not cure within thirty (30) days after written notice, or, when cure reasonably requires more time, fails to begin within that period and diligently complete cure; (c) abandons the Premises or ceases the Permitted Use for ninety (90) consecutive days without approved cause; (d) performs unauthorized construction or an unauthorized transfer; (e) fails to maintain required insurance; (f) permits a dangerous, unlawful, or environmentally harmful condition; or (g) becomes subject to insolvency proceedings that are not dismissed within sixty (60) days, to the extent enforceable by law.

8.2 Authority Remedies

After an Event of Default, the Authority may exercise any lawful remedy, including suspension of activity or access when reasonably necessary for safety or compliance, performance of Lessee's obligation at Lessee's expense, recovery of damages and unpaid amounts, termination of this Lease, repossession of the Premises, and injunctive relief. Remedies are cumulative. The Authority shall mitigate damages as required by law.

8.3 Emergency and Self-Help

The Authority may act without prior notice to address an immediate threat to persons, property, Airport operations, security, the environment, or federal compliance. Lessee shall reimburse reasonable costs attributable to Lessee. Authority self-help does not assume Lessee's continuing obligations.

8.4 Authority Default

If the Authority materially breaches an express obligation, Lessee shall give written notice and at least thirty (30) days to cure, or additional reasonable time if cure is diligently pursued. Lessee may seek specific performance or actual direct damages available by law, subject to governmental immunities and limitations. Lessee may not withhold rent or terminate except by final court order or written agreement.

8.5 Casualty

If the Improvements are damaged, Lessee shall promptly secure the site and, unless the Authority approves termination, restore the Improvements using insurance proceeds. If a casualty during the final five (5) years of the Term causes a total or economically impracticable loss, Lessee may request termination by submitting a removal and site-restoration plan. The Authority may approve termination, require restoration, or agree to another disposition consistent with the remaining Term and Airport interests. Rent continues unless the Authority agrees otherwise in writing.

8.6 Condemnation

If all or substantially all of the Premises is taken by condemnation or made unusable for the Permitted Use, this Lease terminates on the taking date. For a partial taking, the parties shall equitably adjust rent and obligations if the remaining Premises can reasonably support the Permitted Use; otherwise either party may terminate. The Authority retains any condemnation award attributable to its fee interest in the Premises and other Authority-owned property; Lessee may pursue a separate award for Lessee-owned Improvements, relocation costs, and personal property to the extent permitted and without reducing the Authority's award.

8.7 Attorney Fees and Venue

In litigation arising from this Lease, the prevailing party may recover reasonable attorney fees and costs to the extent permitted by law. Venue lies in the District Court of Washington County, Nebraska. Nebraska law governs, without regard to conflict-of-law rules.

ARTICLE 9 — EXPIRATION, SURRENDER, AND DISPOSITION OF IMPROVEMENTS

9.1 Surrender

At expiration or earlier termination, Lessee shall vacate and surrender the Premises in a clean, safe, code-compliant condition; remove personal property, trash, fuels, chemicals, and temporary installations; close permits; deliver keys and access credentials; and complete environmental and other restoration required by this Lease.

9.2 Disposition of Improvements at End of Term

Lessee shall own the Improvements during the Term, subject to this Lease. The Authority shall retain fee ownership of the Premises and ownership of all common Airport infrastructure.

Not later than one hundred eighty (180) days before scheduled expiration of the Term, unless the parties agree otherwise in writing, the Authority may elect, in its sole discretion and subject to applicable law and federal obligations, one or more of the following dispositions:

(a) negotiate a new ground lease with Lessee at the then-current market ground rent and on such other terms as the Authority may approve;

(b) approve the sale or transfer of the Improvements to a qualified successor, conditioned upon the successor entering into a new ground lease with the Authority;

(c) exercise any applicable right of first refusal and purchase the Improvements upon mutually agreed terms;

(d) accept conveyance of the Improvements upon terms mutually agreed by the parties;

(e) require removal of some or all of the Improvements and restoration of the Premises pursuant to Section 9.3; or

(f) permit the Improvements to become property of the Authority at expiration of the Term without additional compensation if no other disposition has been approved or completed before expiration.

Nothing in this Section creates a right in Lessee or any successor to a new lease or extension of the Term. Any new lease, transfer, purchase, conveyance, or other disposition requires approval of the Authority.

9.3 Authority Removal Option

Not later than one hundred eighty (180) days before scheduled expiration, the Authority may require Lessee to remove designated Improvements and restore the Premises. Following an earlier termination caused by Lessee's default, the Authority may require removal and restoration, accept or acquire the Improvements as permitted by law and this Lease, or approve another lawful disposition.

9.4 Personal Property and Abandonment

Lessee may remove movable equipment and personal property before surrender if removal does not damage the Premises. Property remaining thirty (30) days after written notice may be deemed abandoned and removed, stored, sold, or disposed of at Lessee's expense, subject to applicable law and lender rights.

9.5 Holdover

Occupancy after expiration without a written extension is month-to-month at one hundred fifty percent (150%) of the final monthly Ground Rent, plus other charges, and remains subject to this Lease. Holdover does not create a renewal or limit the Authority's right to recover possession.

9.6 Survival

Accrued payment obligations, indemnity, environmental responsibility, lien removal, surrender and restoration duties, ownership provisions, records obligations, and dispute provisions survive expiration or termination.

ARTICLE 10 — FEDERAL REQUIREMENTS AND GENERAL PROVISIONS

10.1 Federal Subordination

This Lease is subordinate to existing and future agreements between the Authority and the United States or State of Nebraska relating to the Airport, including applicable FAA grant assurances, property-transfer instruments, and funding obligations. The Authority is not required to take an action that would jeopardize funding, create a prohibited exclusive right, unlawfully discriminate, or divert Airport revenue. The parties shall cooperate in good faith to conform this Lease when a government agency with jurisdiction requires a change, while preserving the parties' lawful economic intent as closely as practicable.

10.2 No Exclusive Right and Nondiscrimination

This Lease grants no exclusive right prohibited by federal law. The Authority may permit similar or competing uses. Lessee shall comply with applicable federal nondiscrimination, civil-rights, and accessibility requirements and any mandatory clauses included in Exhibit E.

10.3 Authority Powers and Immunities

Nothing limits the Authority's legislative, regulatory, police, emergency, safety, security, proprietary, planning, or Airport-development powers. Good-faith exercise of those powers is not a breach merely because it affects Lessee. Nothing waives any governmental immunity or statutory defense of the Authority or City of Blair.

10.4 Notices

A notice under this Lease must be in writing and delivered personally, by nationally recognized overnight service, by certified U.S. mail, or by email when receipt is acknowledged, to the addresses in Exhibit E. Notice is effective on delivery, refusal, or confirmed electronic receipt. Either party may change its address by notice.

10.5 Entire Agreement and Amendment

This Lease and its exhibits are the entire agreement concerning the Premises and supersede prior negotiations, applications, reservations, and oral statements. A change to the Term, Premises, rent method, development rights, transfer rights, ownership of Improvements, or remedies must be in a writing executed by both parties. The Authority may amend generally applicable Airport Requirements as provided in Section 2.4 without executing a lease amendment.

10.6 Waiver; Course of Dealing

A waiver must be in writing and applies only to the specific matter stated. Delay, acceptance of payment, inspection, approval, or a prior practice does not waive a requirement or create a continuing course of dealing.

10.7 Severability and Reformation

If a provision is invalid or unenforceable, the remainder remains effective. The invalid provision shall be reformed to the minimum extent necessary to make it enforceable while preserving the lawful intent.

10.8 Independent Parties; No Third-Party Beneficiaries

The relationship is landlord and tenant, and during development, public property owner and private developer. The Lease does not create a partnership, agency, fiduciary relationship, employment relationship, franchise, or third-party beneficiary, except for express rights granted to indemnified parties and a Recognized Mortgagee.

10.9 Authority Approval and Effective Date

This Lease becomes effective only after approval by the Blair Airport Authority and execution by authorized representatives of both parties. Staff discussions, preliminary approvals, plan review, a reservation payment, or Lessee's signature alone do not create a leasehold interest or require issuance of a Notice to Proceed.

10.10 Counterparts and Electronic Signatures

The Lease may be executed in counterparts and by electronic signature, each deemed an original. The Authority may require original notarized signatures for a memorandum of lease or other recordable instrument.

SIGNATURES

The parties execute this Lease as of the dates shown below, effective on the Effective Date stated in Exhibit A.

BLAIR AIRPORT AUTHORITY	**LESSEE: ________________________**
By: ____________________________	By: ____________________________
Name/Title: _____________________	Name/Title: _____________________
Date: ___________________________	Date: ___________________________
Attest: _________________________	Entity: _________________________

COUNSEL REVIEW NOTE

Before adoption, counsel should confirm Nebraska statutory authority, governmental-immunity language, enforceability of the right of first refusal, lender cure provisions, attorney-fee clause, indemnity language, required federal clauses, and the desired disposition of Improvements at expiration.

EXHIBIT A — TRANSACTION SUMMARY AND PREMISES

ITEM	TRANSACTION-SPECIFIC TERM
Lessee legal name	[INSERT]
Entity type and state	[INSERT]
Effective Date	[INSERT]
Initial Term expiration	[INSERT]
Renewal options	Two five-year options
Premises area	[INSERT square feet/acres]
Initial Ground Rent	[INSERT rate and annual/monthly amount]
Lot Fee	[INSERT total one-time Lot Fee, reservation deposit paid, deposit credit, remaining balance due before Notice to Proceed, and any Authority-approved exception to payment timing. If no exception is expressly stated, the remaining balance must be paid in full before the Notice to Proceed.]
CPI cap	5% unless changed here: [____]
Approved Permitted Use	Corporate aircraft hangar and incidental approved aeronautical use
Development Period	[INSERT or 12 months after Notice to Proceed]
Authority-approved special conditions	[INSERT / NONE]

Exhibit A may expressly modify a section of the Lease only by identifying the section number and the specific modification. General or ambiguous language does not override the Lease.

EXHIBIT B — LEGAL DESCRIPTION AND DRAWING

[INSERT LEGAL DESCRIPTION PREPARED OR CONFIRMED BY A NEBRASKA-LICENSED SURVEYOR]

[INSERT SCALED PREMISES DRAWING SHOWING BOUNDARIES, EASEMENTS, ACCESS, BUILDING AREA, APRON, UTILITY CORRIDORS, AND OTHER MATERIAL SITE FEATURES]

Lessee is responsible for survey, staking, recording exhibit, and restaking costs unless Exhibit A states otherwise.

EXHIBIT C — APPROVED DEVELOPMENT CONCEPT AND SCHEDULE

DEVELOPMENT ITEM	APPROVED REQUIREMENT
Approved hangar size and type	[INSERT]
Apron/taxilane connection	[INSERT]
Vehicle access and parking	[INSERT]
Utilities	[INSERT]
Drainage and stormwater	[INSERT]
Special construction conditions	[INSERT]
Notice to Proceed target	[INSERT]
Construction start deadline	[INSERT]
Substantial Completion deadline	[INSERT]
Final closeout deadline	[INSERT]
Required financial assurance	[INSERT / WAIVED]

The separately issued Notice to Proceed may establish more detailed milestones and administrative conditions consistent with the Lease and Airport Requirements. It may not alter the Lease Term or rent methodology without a written amendment executed by both parties.

EXHIBIT D — INSURANCE REQUIREMENTS

The Authority should complete this exhibit after review with its risk adviser and counsel. The following is a working framework, not a final schedule of limits.

COVERAGE	REQUIREMENT
Commercial General Liability	[e.g., $1,000,000 each occurrence / $2,000,000 aggregate]
Automobile Liability	[e.g., $1,000,000 combined single limit]
Workers' Compensation	Statutory; employers liability [INSERT]
Aircraft Liability	[INSERT based on aircraft and operation]
Property Insurance	Replacement cost on all Improvements and tenant property
Builder's Risk	Required during construction for completed value
Pollution / Environmental	[INSERT when fuel, maintenance, tanks, or environmental exposure warrants]
Umbrella / Excess	[INSERT]
Additional Insureds	Authority, City of Blair, and their officers, officials, employees, agents, and volunteers, as appropriate
Waiver of Subrogation	As commercially available and appropriate
Notice of Cancellation	Advance notice to the extent available from insurer

EXHIBIT E — NOTICE ADDRESSES AND REQUIRED FEDERAL CLAUSES

Authority Notice Address

[NAME / TITLE]
[ADDRESS]
[EMAIL]
[PHONE]

Lessee Notice Address

[NAME / TITLE]
[ADDRESS]
[EMAIL]
[PHONE]

Recognized Mortgagee Notice Address (if any)

[NAME / TITLE]
[ADDRESS]
[EMAIL]
[PHONE]

Required Federal Clauses

[INSERT CURRENT FAA- OR GRANT-REQUIRED LEASE CLAUSES AFTER COUNSEL REVIEW. The exhibit should include only clauses applicable to this transaction and may incorporate mandatory successor language when required by a binding federal obligation.]

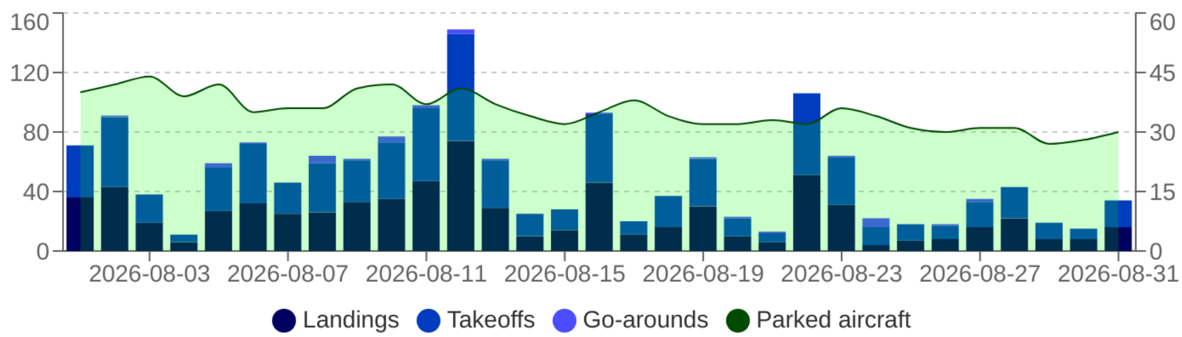
1200.aero, Inc.
1135 Kildaire Farm Road, Suite 200
Cary, NC 27511
(855) 797-1200 | support@1200.aero

Blair Executive | Runway Operations Report

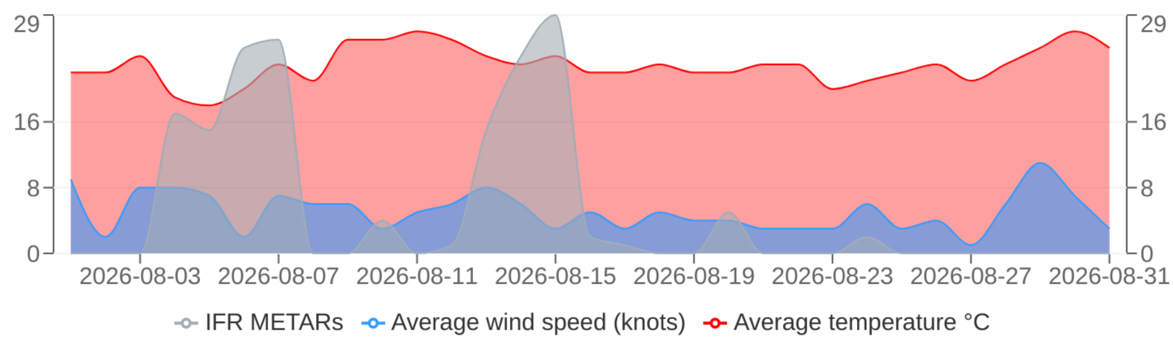
Report Date Range: 08/2026
Report creation date: 09/11/2026 03:02
Generated by: blairairport@blairnebraska.org

Total Operations	Landings	Takeoffs	Go-Arounds
1,577	746	796	35

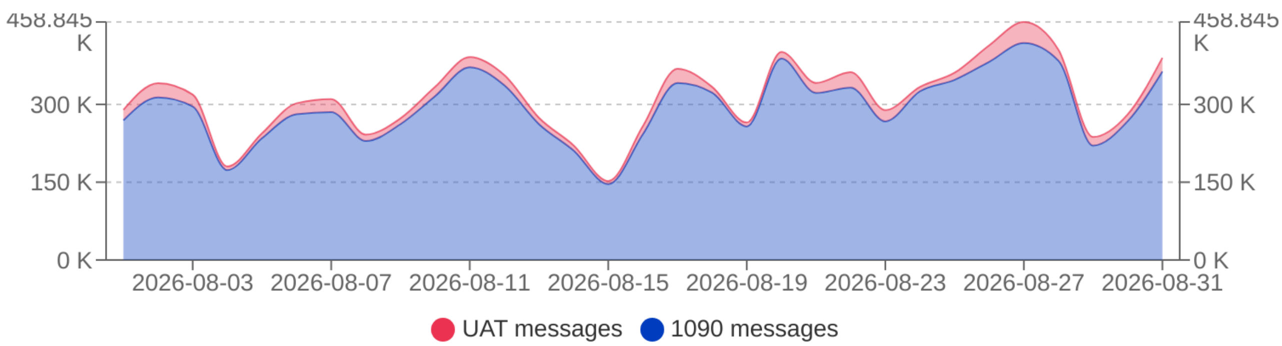
Operations by Day



Weather Conditions



Receiver health



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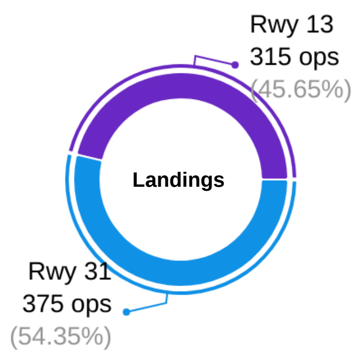
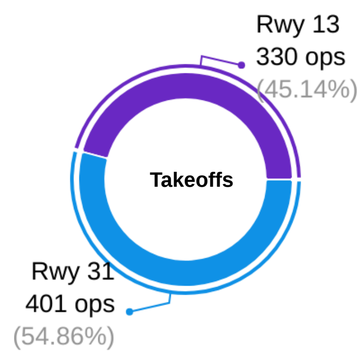
Cary, NC 27511
(855) 797-1200 | support@1200.aero

Blair Executive | Runway Operations Report

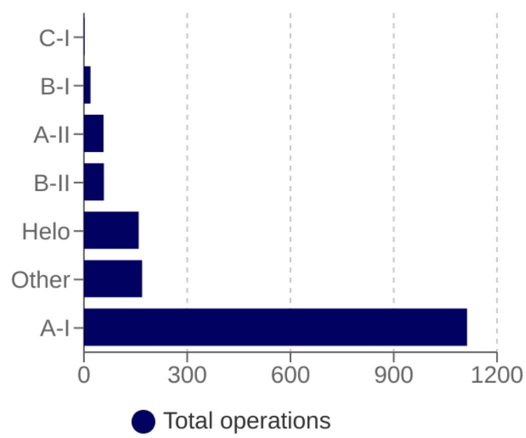
Report Date Range: 08/2026

Operations by Runway

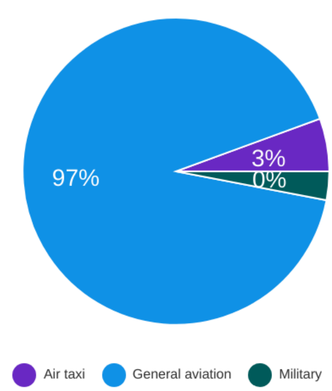




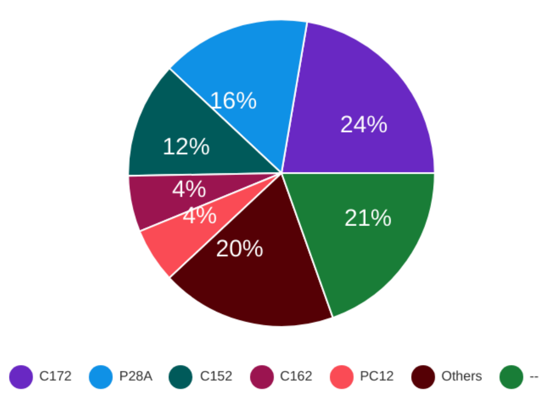
Operations by Category



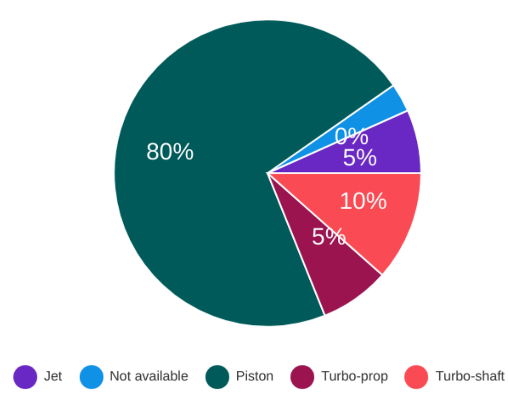
Operations by Type



Top Aircraft Types



Operations by Engine Type



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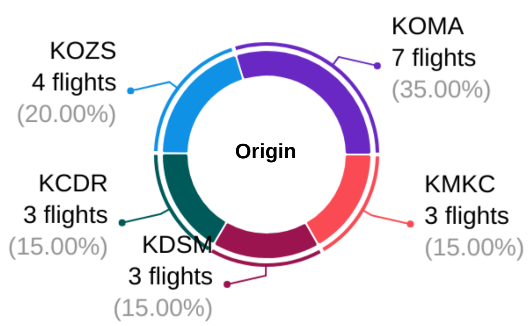
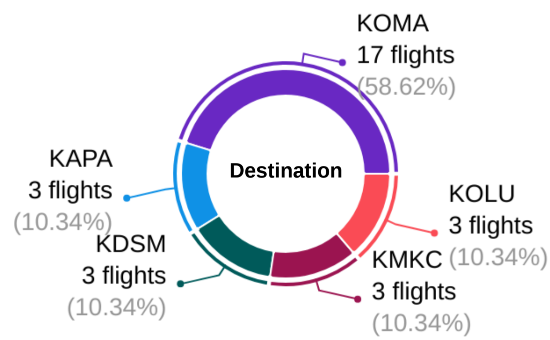
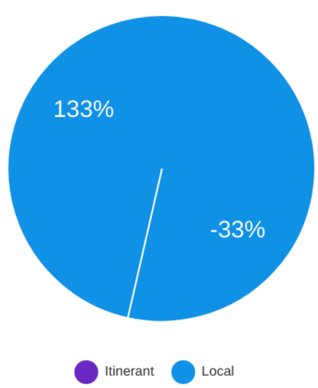
Report Date Range: 08/2026

Top Airports

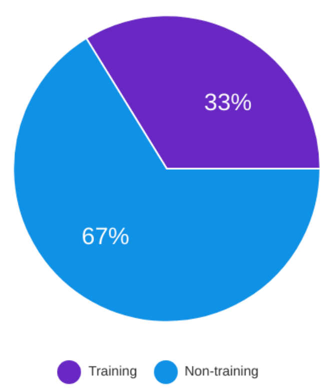




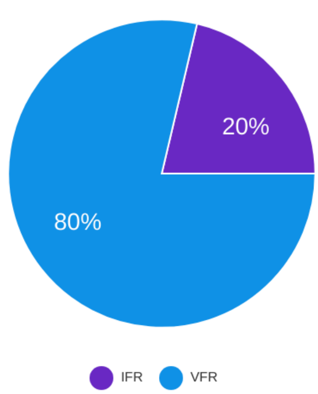
Local vs Itinerant Flights



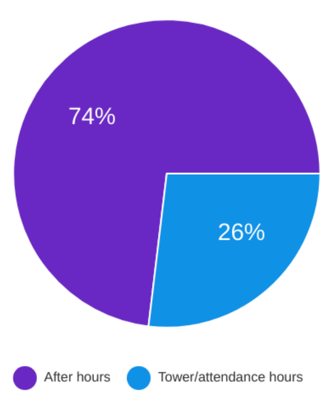
Training Operations



IFR vs VFR Flights



After Hours Operations



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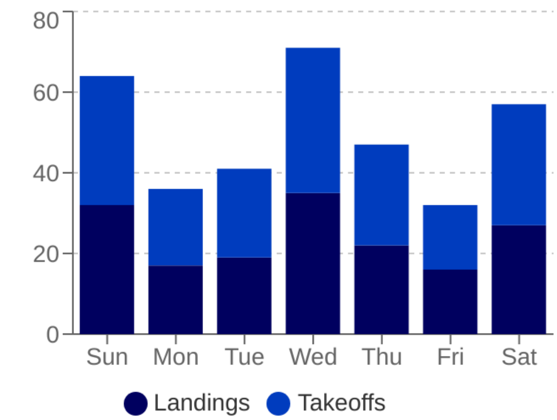
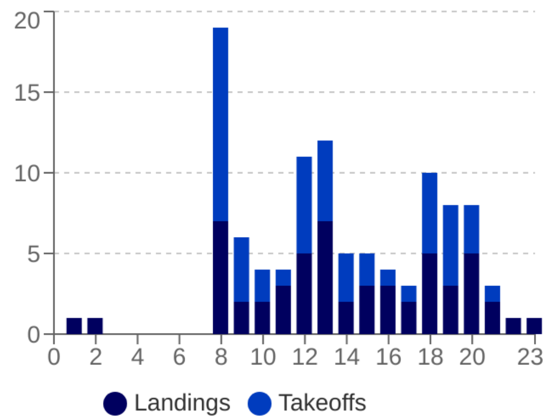
Blair Executive | Runway Operations Report

Report Date Range: 08/2026

Operations by Day of Week

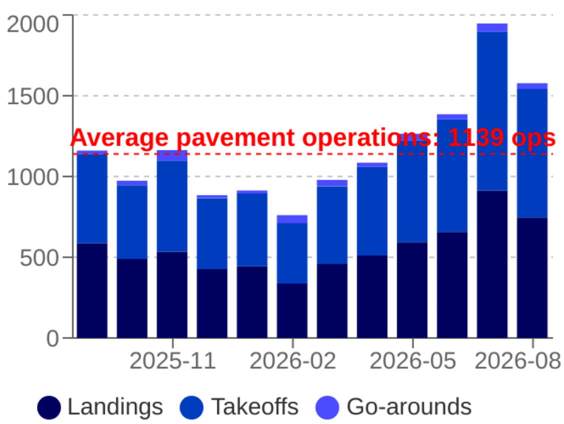


Operations by Hour



Historical Data

Landings and Takeoff By Month



Busiest Days on Record

Rank	Date	'avement ops	Aircraft
1	2024-10-23 (W	158	28
2	2024-07-09 (Tu	149	22
3	2026-08-12 (W	146	26
3	2026-06-18 (Tl	146	22
3	2026-07-28 (Tu	146	25
4	2024-05-22 (W	141	27
5	2024-11-14 (Tl	135	25
6	2024-11-07 (Tl	131	36
6	2026-04-21 (Tu	131	26
7	2025-03-12 (W	128	24