

**Fairfield County Airport Authority Board Meeting
3430 Old Columbus Road, NW, Carroll, Ohio 43112
Minutes for January 12, 2026**

Regular Meeting to order

Glenn Burns called the Regular Meeting to order at 5:00 p.m. with the Pledge of Allegiance. The meeting was held with the following Board Members present: Glenn Burns, Michael Kaper, Jon Kochis, John Smith, Bill Fagan, Tom Brennan, and Scott Richardson.

Also present were: Taylor Forquer, Ben Riggs, Pat Rooney, Al Moyer, Craig Weaver, and Staci Knisley.

Opportunity for the Public to Address the Board

None.

Approval of the Minutes for December 8, 2025 Meeting

On motion of Jon Kochis and second of John Smith the Fairfield County Airport Authority Board voted to approve the minutes of the December 8, 2025, meeting.

Voting aye thereon: Kochis, Smith, Burns, Kaper, Brennan, Richardson, and Fagan.

Motion passed.

Election of Officers

Dr. Burns asked for nominations for the Board Officers.

Mr. Kochis made a motion to nominate and Dr. Glenn Burns as President and Michael Kaper for Vice President of the Airport Authority Board. Mr. Brennan seconded the motion.

Discussion:

Dr. Burns and Mr. Kaper accepted the nominations.

Voting aye thereon: Kochis, Brennan, Burns, Smith, Fagan, Richardson, and Kaper.

Motions passed.

Historical Aircraft Squadron (HAS) update

Mr. Moyer reported that materials for the Zero Turn, Kubota, and John Deere equipment have been purchased for HAS to do the maintenance and repairs.

Fixed Base Operator (FBO)/Airport Management update with Sundowner Aviation – Monthly Board Report

a. Monthly Report

Mr. Rooney thanked Ben Riggs who volunteered and helped repair a few hangar doors. Pro-Lift was called also to take care of a hangar door. There are leaks in Hangars R1 and R6. They have called Eversole who is coming out tentatively on Thursday. There are also lights out in the Hangar R row. We are going to put out an email to ask any other tenants if they need replacement lights.

Mr. Kochis stated that the county facility crew will provide a lift to help. He also said that Pro-Lift is the county's preferred vendor.

Mr. Rooney reported that Mr. Coil is out for a while due to sickness. He will be back soon after he recovers.

Mr. Rooney presented the FBO Monthly report to the board; see attached to minutes.

Airport Improvement – Jon Kochis & Tom Brennan

a. Engineer's Summary Report – Crawford Murphy Tilly, Inc. (CMT)

Mr. Kochis reviewed the Engineer's Summary report; see attached to minutes.

Mr. Kochis reported that there is a pending change order for the hangar construction that needs to be approved by the Board of Commissioners but will possibly be reimbursed by the FY24 AIP grant.

Mr. Kochis reported that the RFQ for the Environmental Engineering Services have been received. The committee will review and score the proposals.

Approval of to give authorization to Board Member Jon Kochis to award the contract and approve the agreement for the Environmental Consulting Services Request for Qualifications (RFQ)

On motion of John Smith and second of Scott Richardson, the Fairfield County Airport Authority Board voted to approve to give authorization to Board Member Jon Kochis to award the contract and approve the agreement for the Environmental Consulting Services Request for Qualifications (RFQ)

Voting aye thereon: Smith, Richardson, Burns, Kaper, Brennan, Fagan, and Kochis.
Motion passed.

Mr. Kochis continued to review the CMT Engineer's Summary report with the Board.

b. Storm Water

Mr. Kochis reported that he still has a pending item on his list for jetting and cleaning out on the south side. He is waiting for quotes from contractors.

c. Hangar Construction Update

Mr. Kochis reported that the uneven pavement is still in discussions with the contractor. Their proposal was around \$24,000. There were further discussions about the resolution to fix the uneven payment to the hangars. No decisions were made.

Mr. Kochis reported that a HAS representative called him about a storage building for vehicles. We discussed methodologies for future possibilities for HAS to build.

Community Relations – Michael Kaper

Mr. Kaper stated that he had nothing new to report.

Mr. Kochis worked with our county IT to consolidate the Airport County centralized email.

Facilities and Grounds – Bill Fagan & Michael Kaper

Mr. Fagan asked the Board about a new snowplow truck for Airport use.

Mr. Kochis stated that Facilities can bring a snowplow truck out for HAS to use each time it is needed for a short-term fix.

Mr. Kochis stated that the long-term solution is to purchase a new or used truck. Pricing for a brand-new snowplow truck is around \$60,000. There might be a few trucks available from the county in the future.

Fixed Base Operator (FBO) Liaison – Scott Richardson

Nothing new to report.

Finance - Glenn Burns & Staci Knisley

a. Financial Reports

The Board reviewed the following financial reports:

- Revenue/Expense Summary
- Cash Projection
- Purchase Order list
- Utility cost report

b. Payment of Bills

Motion to approve retroactively December payment of invoices totaling \$ 8,496.19

On motion of Jon Kochis and second of Michael Kaper, the Fairfield County Airport Authority Board motioned to approve retroactively December invoices totaling \$8,496.19; see attached to minutes.

Voting aye thereon: Kochis, Kaper, Burns, Brennan, Richardson, Fagan, and Smith.
Motion passed.

Security & Safety – Jon Kochis & John Smith

Mr. Brennan asked if there were any updates on the accident that occurred at the Airport at the new hangar construction site.

Mr. Kochis reported that criminal charges were unlikely based on circumstances. There have been no charges by the Fairfield County Sheriff. Setterlin (hangar construction contractor) is working with their insurance company on the claim.

Tenant Relations – Glenn Burns & Bill Fagan

The board reviewed the following reports and other items:

- Rent Status Spreadsheet
- Hangar Waiting List

Ms. Knisley reported that there were a few tenants paying the old rates and a few that were delinquent are now caught up.

Web – Tom Brennan

Nothing new to report.

Old Business

- a. AEP Ohio Baltimore Transmission Line Reconstruction

Mr. Kochis reviewed the final solution for the transmission line reconstruction.

- b. Email related to stone/gravel on the ramp/taxiway

Mr. Kochis reported that Facilities took care of it. Facilities can do that regularly when alerted.

Fairfield County Airport Authority Board Meeting
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Minutes for January 12, 2026

New Business

- a. Amendment to FBO agreement

Mr. Kochis reviewed the Prosecutor recommendation related to the maximum amount of \$2,500. He recommended approval of the amendment.

Approval of amendment to FBO agreement

On motion of Michael Kaper and second of Bill Fagan the Fairfield County Airport Authority Board voted to approve t; see attached to minutes.

Voting aye thereon: Kaper, Fagan, Burns, Kochis, Richardson, and Smith.
Motion passed.

Informational

None

Calendar of upcoming events and other important dates

The Board reviewed the calendar for upcoming events and other important dates; see attached to minutes.

Ms. Knisley reported that the Insurance Agreement is now good through January 1, 2029.

Adjournment

On motion of John Smith and second Tom Brennan of the Fairfield County Airport Authority Board voted to adjourn at 5:30 p.m.

Next Regular Meeting is Monday, February 9, 2026 at 5:00 p.m. @ the Airport Terminal, 3430 Old Columbus Road, NW, Carroll, Ohio 43112

Meeting minutes for January 12, 2026 meeting was approved on February 9, 2026.

Aye
Glenn Burns

Aye
Bill Fagan

Aye
Tom Brennan

Aye
Jon Kochis

Absent
Michael Kaper

Aye
John S. Smith

Aye
Scott Richardson

Staci A. Knisley
Staci A. Knisley, Airport Clerk

**Fairfield County Airport Authority
Board Meeting, January 12, 2026**

Engineer's Summary Report

1. Past Grant Summary
 - a. FY 21 FAA AIP – Master Plan - Closeout revisions to FAA, waiting final approval.
 - b. FY 23 FAA AIP Grant – Master Drainage Report – CLOSED
 - c. FY 24 FAA AIP Grant – Runway 10/28 Crackseal – Final reimbursement requested
 - d. OH FY 22 State grant – closeout underway, final ODOT inspection done
 - e. OH FY 24 State grant – closeout underway, final ODOT inspection done

2. FY 24 FAA AIP Grant – Apron and Taxilane Rehab/Hangar Development (County funded)
 - a. Punchlist discussion ongoing. Main item remaining is concrete lip at the front of each hangar door. Grinding to be completed soon.

3. FY 26 FAA – Pending Project North side development environmental
 - a. CMT has submitted the financial plan for north apron and taxiway. FAA response has pushed environmental grant to FY26.
 - b. **FAA teleconference November 13, 2025 – proceed with consultant selection process (underway now)**

4. FY27 ODOT – Supplemental Program – Hangars
 - a. Proposed project included dual box hangars east of new t-hangar
 - b. Grant application documents submitted prior to Dec 31 deadline.
 - c. Anticipate announcement of awarded projects Feb 1, 2026.

5. FY26 FAA ATP Grant – Terminal Expansion
 - a. Grant application to be submitted for terminal expansion funding, very competitive grant. Unlikely to be awarded.

6. Action Items:
 - a. none

FAIRFIELD COUNTY



YEAR-TO-DATE BUDGET REPORT

FOR 2025 12

JOURNAL DETAIL 2025 12 TO 2025 12

ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
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7800 AIRPORT OPERATIONS

80780000 AIRPORT OPERATIONS

80780000 530000	CNTRCT SVC	175,000	183,748	173,977.60	4,029.66	9,562.39	207.91	99.9%
2025/12/000486	12/08/2025 API	2,231.40	VND 005637	PO 45	BRACKETRE INC	fire extinguisher services 11/		1594032
2025/12/000491	12/11/2025 API	220.00	VND 001281	PO 5	PORTA KLEEN	RENTAL OF PORTABLE TOILET		5443025
2025/12/001421	12/15/2025 API	472.34	VND 003668	PO 29	LOCAL WASTE SERVICE	TRASH DISPOSAL @ AIRPORT DEC25		5443439
2025/12/001422	12/15/2025 API	1,058.72	VND 005790	PO 25002497	OHIO DEPT OF TAXATIO	fuel sales tax		5443464
2025/12/001817	12/18/2025 API	47.20	VND 016659	PO 95	SUNRUSH WATER	DRINKING WATER SERVICES 11/13-		5444139

80780000 541001	ELE/UTILILT	30,000	31,841	24,145.85	762.31	5,715.87	1,979.00	93.8%
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2025/12/000005	12/01/2025 API	71.08	VND 003823	PO 33	NORTHEAST OHIO NATUR	3383 OLD COLUMBUS RD 10/13-11/		5441940
2025/12/000005	12/01/2025 API	57.51	VND 003823	PO 33	NORTHEAST OHIO NATUR	3383 OLD COLUMBUS RD 10/13-11/13		5441941
2025/12/000005	12/01/2025 API	80.13	VND 003823	PO 33	NORTHEAST OHIO NATUR	3430 OLD COLUMBUS RD 10/13-10/29		5441942
2025/12/001680	12/18/2025 API	104.13	VND 023650	PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS RD 10/31-11/		
2025/12/001680	12/18/2025 API	104.13	VND 023650	PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS RD NW 10/3		
2025/12/001680	12/18/2025 API	104.13	VND 023650	PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS RD NW D2 11/		
2025/12/001680	12/18/2025 API	104.13	VND 023650	PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS RD NW D1 11/		
2025/12/001680	12/18/2025 API	104.13	VND 023650	PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS RD NW C2 11/		
2025/12/001680	12/18/2025 API	104.13	VND 023650	PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS RD NW C1 11/		
2025/12/001680	12/18/2025 API	104.13	VND 023650	PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS RD 10/31-11/		
2025/12/001680	12/18/2025 API	104.13	VND 023650	PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS RD 10/31-11/		
2025/12/001785	12/18/2025 APM	-104.13	VND 023650	PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS RD 10/31-11/		
2025/12/001786	12/18/2025 APM	-104.13	VND 023650	PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS RD NW M 2025		
2025/12/001787	12/18/2025 APM	-104.13	VND 023650	PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS RD NW M 2025		
2025/12/001788	12/18/2025 APM	-104.13	VND 023650	PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS RD NW D22025		
2025/12/001789	12/18/2025 APM	-104.13	VND 023650	PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS RD NW D12025		
2025/12/001790	12/18/2025 APM	-104.13	VND 023650	PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS RD NW C22025		
2025/12/001791	12/18/2025 APM	-104.13	VND 023650	PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS RD NW C12025		
2025/12/001811	12/18/2025 API	122.48	VND 001373	PO 7	SOUTH CENTRAL POWER	HANGAR Q 11/11-12/11/2025		5444050
2025/12/001811	12/18/2025 API	125.62	VND 001373	PO 7	SOUTH CENTRAL POWER	MOPED ASOS 11/11-12/11/25		5444051
2025/12/001811	12/18/2025 API	305.49	VND 001373	PO 7	SOUTH CENTRAL POWER	TERMINAL 2 11/11-12/10/25		5444052

80780000 543000	REPAIR	70,000	93,392	67,971.81	1,895.46	19,497.46	5,922.72	93.7%
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2025/12/000486	12/08/2025 API	1,715.00	VND 005545	PO 25002362	PURVITS BROTHERS INC	service/repairs on fuel pumps		5442850
2025/12/001419	12/15/2025 API	180.46	VND 008908	PO 63	MID STATE TIRE CO	repairs @ Airport		5443485

80780000 553000	COMM	2,100	2,464	1,324.37	.00	1,139.94	.00	100.0%
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YEAR-TO-DATE BUDGET REPORT

FOR 2025 12

JOURNAL DETAIL 2025 12 TO 2025 12

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
80780000 554000 ADVERTISSE	2,000	2,000	.00	.00	900.00	1,100.00	45.0%
80780000 558000 TRAVEL	200	200	84.70	30.80	65.30	50.00	75.0%
2025/12/000486 12/08/2025 API	30.80 VND	080643 PO 25001272	KNISLEY, STACI A	REIMBURSEMENT FOR TRAVEL TO-FR		1594045	
80780000 560000 MATERIALS	25,000	35,906	22,432.49	1,577.96	11,680.98	1,792.98	95.0%
2025/12/000487 12/08/2025 API	29.70 VND	003040 PO 25007454	BOB BOYD FORD	dipstick for airport repairs		5442824	
2025/12/001419 12/15/2025 API	885.23 VND	001332 PO 25007478	FULFAB INC	hangar switches for repair		5443413	
2025/12/001419 12/15/2025 API	38.81 VND	014612 PO 84	AG-PRO OHIO, LLC	Supplies for Airport		5443516	
2025/12/001419 12/15/2025 API	31.56 VND	014612 PO 84	AG-PRO OHIO, LLC	Supplies for Airport		5443517	
2025/12/001419 12/15/2025 API	235.68 VND	014612 PO 84	AG-PRO OHIO, LLC	Supplies for Airport		5443518	
2025/12/001419 12/15/2025 API	356.98 VND	017160 PO 99	CEC TURF & TRACTOR	Supplies for Airport - Kubota		5443535	
80780000 561000 GNRL OFFC	500	500	8.01	.00	91.99	400.00	20.0%
80780000 562600 FUEL	600,000	634,369	509,526.29	.00	124,842.46	.00	100.0%
80780000 574000 SOFT	15,000	15,000	.00	.00	.00	15,000.00	.0%
80780000 574300 FURNITURE	5,000	5,000	.00	.00	.00	5,000.00	.0%
80780000 590310 REFUNDS	3,000	3,000	2,039.00	200.00	.00	961.00	68.0%
2025/12/001419 12/15/2025 API	200.00 VND	111111 PO	MISC VENDORS	REFUND OF DEPOSIT FROM HANGAR		5443583	
TOTAL AIRPORT OPERATIONS	927,800	1,007,420	801,510.12	8,496.19	173,496.39	32,413.61	96.8%
TOTAL EXPENSES	927,800	1,007,420	801,510.12	8,496.19	173,496.39	32,413.61	
GRAND TOTAL	927,800	1,007,420	801,510.12	8,496.19	173,496.39	32,413.61	96.8%

** END OF REPORT - Generated by Staci Knisley **

Amendment 1

This AMENDMENT is entered into this 12th day of January, 2026 at Lancaster, Ohio between Sundowner Aviation, LLC (“Manager”) and The Fairfield County Airport Authority Board (“Authority”) and the Fairfield County Board of Commissioners (“Commissioners”).

WHEREAS, the Authority wishes to provide the Manager with greater flexibility in the day-to-day operation of the Fairfield County Airport (“Airport”); and

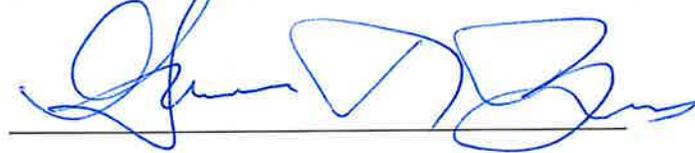
WHEREAS, there is a need to clarify the monetary amount the Manager may spend without prior approval of the Authority.

NOW THEREFORE, in light of the previous considerations of the Manager and the Authority, the Manager and Authority agree that Section 5) Required Services of Airport Manager, paragraph a. shall be amended to read as follows:

a. To negotiate with the direction of Authority's designee or of the Fairfield County Board of Commissioners, for goods and services required to conduct Authority or Fairfield County Board of Commissioners' activities specifically delegated to Manager by Authority, however, no contract shall be entered into on behalf of the Authority by Manager in excess of \$2,500.00 without the prior written or e-mailed approval of the Buildings and Grounds designee of the Authority, except for tenant and emergency repairs and services.

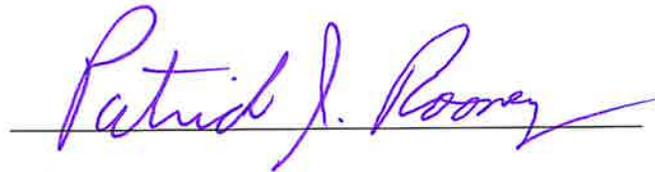
All other items, terms, and language in the agreement shall remain unchanged.

On behalf of: Fairfield County Airport Authority



Glenn R. Burns, President

On behalf of: Sundowner Aviation, LLC



Patrick Rooney

AIRPORT MANAGER AND FIXED BASE OPERATION AGREEMENT

THIS AGREEMENT is entered into this 8th day of December, 2025, effective as of January 1, 2026 (“Effective Date”) at Lancaster, Ohio, between Sundowner Aviation, LLC (“Manager”) and The Fairfield County Airport Authority Board (“Authority”) and the Fairfield County Board of Commissioners (“Commissioners”).

WHEREAS, the Fairfield County Board of Commissioners owns the Fairfield County Airport land and buildings.

WHEREAS, the Commissioners have entered into an agreement with the Fairfield County Airport Authority to operate the Fairfield County Airport, its facilities, appurtenances and certain airport equipment (“Airport”);

WHEREAS, the Authority desires that Manager provide airport management of the general aviation, commercial aviation and other activities at the Airport, as set forth herein;

WHEREAS, the Authority desires that fixed base operations be provided to general and commercial aviation at the Airport;

WHEREAS the Manager desires to and is willing to provide such airport management of the general aviation, commercial aviation and other activities at the Airport; and

WHEREAS, the Manager desires to and is willing to provide fixed base operations at the Airport, and to lease certain facilities, appurtenances, and airport equipment from the Authority.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the Manager and the Authority agree to the following terms and conditions.

1) Term

This Agreement term shall commence on January 1, 2026 through December 31, 2028 with a mutual option to renew for two additional one year periods. The Authority and Manager reserve the right to renegotiate any and/or all parts of the agreement.

2) Leased Property

- a) The Authority leases to Manager:
 - i) The Administration Terminal building offices (1) minus a working space of one desk and filing cabinet.
 - ii) Four (4) T-Hangar Bays
- b) Unless otherwise agreed to in writing between Authority and Manager, all improvements made to the leased property by Manager shall revert to Authority upon termination of this Agreement.

3) Compensation

In consideration for the Manager’s compliance with its rights, duties and obligations set forth herein,

- A. Manager shall not be required to remit payment to the Authority for its use of the

Airport or any of its use of the leased property listed in 2a.

- B. Annual compensation of \$115,200 annual, payable per month (\$9,600) with a 3% annual increase at the beginning of 2027(\$118,656) and 2028(\$122,215).

4) Use of Airport Facilities

Manager shall be entitled, in common with others so authorized, to the use of all facilities and improvements of a public nature which now are or may be connected with or appurtenant to the Airport, including the use of landing areas, runways, taxiways, navigational aides, terminal facilities and aircraft parking areas designated by the Authority in compliance with the Minimum Standards for Aeronautical Activity at Fairfield County Airport.

5) Required Services of Airport Manager

Manager is granted by the Authority the exclusive privilege to serve, and Manager agrees to serve as Airport Manager of the Fairfield County Airport, providing full and complete management services at the Airport as follows:

- a. To negotiate with the direction of Authority's designee or of the Fairfield County Board of Commissioners, for goods and services required to conduct Authority or Fairfield County Board of Commissioners' activities specifically delegated to Manager by Authority, however, no contract shall be entered into on behalf of the Authority by Manager in excess of One Thousand (\$2,500.00) without the prior written or e-mailed approval of the Buildings and Grounds designee of the Authority, except for tenant and emergency repairs and services.
- b. To, on behalf of the Authority and during regular business hours, to be on site and act as Agent for the Authority for security related matters and tenant relations, to include the collection of executed leases to the Board Secretary within 24 hours of receipt. (see Exhibit D)
- c. To, on behalf of the Authority to act as a Fairfield County's Airport representative to any economic development opportunities. The Manager should display information from the county's economic development department and ask questions to learn about why clients are using our airport. When discussions with clients may be economic development leads, the Manager and staff should gather contact information and provide it to the Fairfield County economic development department. The Airport Manager or other personnel should convey professionalism with all clients to further the economic development of the Airport and the County.
- d. The Manager shall not be responsible for performing maintenance and/or repairs to Authority-owned hangars and grounds but shall receive requests for maintenance to such hangars and grounds during regular business hours. All requests shall be forwarded to the Managers Airport Authority liaison or a company or individual approved by the Authority to perform maintenance on such hangars if the cost is estimated less than \$2,500.
- e. The Manager shall be responsible for managing, monitoring and record keeping for the fuel pumps, fuel truck and fuel sales system, and for record keeping and reporting of fuel deliveries and sales to the Authority.

- f. The Manager shall be responsible for maintaining a monthly record of aircraft based at the airport. This record will include the FAA registry N-Number when applicable. The Manager shall submit the record monthly to the board secretary and report the total in the monthly board report.
- g. The Manager or duly authorized subordinate shall attend all meetings of the Fairfield County Airport Authority Board. The Manager shall provide the following information in writing at each regularly scheduled board meeting:
 - i. Hangar Occupancies
 - ii. Preceding month new lease/rental agreements
 - iii. Preceding month ramp fees & overnight/weekly, month to month hangar fees
 - iv. Fuel Sales (Jet and 100LL) for preceding month and calendar year to date
 - v. Number of operations for the preceding month (best estimate)
 - vi. Total number of based aircraft (per section 5f)
 - vii. Hangar maintenance issues for preceding month
 - viii. Tenant or public comments from preceding month
 - ix. Any incidents (e.g., violations reported to FAA, security breach, runway incursions, aircraft incidents on the airport)
 - x. Incident reports for any known person injury or property damage during preceding month (see Exhibit E) Person injury reports are to be forwarded to the Fairfield County Human Resource Department

Note: No Conflict of Interest shall exist between the Manager's role as the Airport Manager, Fixed Base Operator, and the tenant of the Airport.

6) Maintenance of Airport Facilities

- a. Manager, at Manager's cost and expense, shall keep the leased premises and grounds as defined in this agreement (Exhibit F) in a neat and orderly condition and shall be responsible for day to day maintenance of the interior of the Administration Building (including but not limited to janitorial services) window washing and general upkeep.
 - i. Restroom facilities in Hangar M
- b. Manager, using equipment and supplies provided by the Authority and at his own expense for labor, shall coordinate with other parties authorized by the Authority the mowing and landscaping upkeep of all improved areas within the confines of the leased property also known as the Terminal Area (Exhibit F). These areas shall be mowed by another party authorized by the Authority not fewer than weekly during the growing season and maintained in such a fashion as not to be a hazard to aviation and to discourage the habitation of such improved areas by wildlife which could be a hazard to aviation.
- c. Except as provided otherwise in this Agreement, Manager shall maintain, or cause to be maintained, the leased premises, as well as all public and common or joint use areas of the Airport, including the Air Operations Area, in good repair, and shall make such repairs, replacements or additions at the cost and expense of the Authority, as, in its opinion, are required and necessary for the safe and efficient day-to-day operations of the Airport, unless otherwise provided herein, and unless such maintenance, repairs, replacements or additions

are caused by or are in direct result of negligence by another tenant, its employees, agents or invitees. Any issues should immediately be reported to the Authority liaison.

- d. Manager shall immediately notify the Authority, in writing or by e-mail, of any defect or damage to the Leased Property as well as to all public and common or joint use areas of the Airport, including the Air Operations Area, which is not attributable to the day-to-day operation of the Airport. Manager shall immediately notify the Authority as soon as such condition appears. Authority agrees to effect necessary repairs and/or replacements and/or improvements as soon as possible to maintain said Leased Property as well as any kind and all public and common or joint use areas of the Airport, including the Air Operations Area, in a safe usable condition, and to maintain compliance with any and all requirements, orders, directives, and directions of the Federal Aviation Administration, Transportation Security Administration, Fire Marshall, Environmental Protection Administration, Federal Communications Commission or other federal, state, regional or county regulatory agency.
- e. Items of major maintenance to the Leased Property as well as to all public and common or joint use areas of the Airport, including the Air Operations Area shall be the responsibility of the Authority. All costs of maintenance to, and inspection and periodic calibration of navigational lighting, fuel delivery equipment, sewage and water treatment equipment, meteorological equipment and navigational aids shall be the responsibility of the Authority. If any issues are reported to the Manager, Manager shall report the same to the Authority immediately in accordance with section 5d.
- f. Manager shall notify Authority of the results, comments and recommendations of any and all inspections conducted by regulatory agencies.

Required Services of Fixed Base Operators

Manager is granted by the Authority the non-exclusive privilege to engage in, and Manager agrees to engage in the business of providing full and complete fixed base operation services at the Airport daily, except for Thanksgiving, Christmas and New Year's Day, during operational hours set by Authority policy, in compliance with the Minimum Standards for Aeronautical Activity at Fairfield County Airport. (see Exhibit C)

Such fixed base operation services shall, at a minimum, include:

- a. Ramp service including sale and self-service of aviation fuels, lubricants and other related aviation products;
- b. Apron servicing of aircraft, including itinerant parking and storage for both based and non-based aircraft upon or within the Leased Property;
- c. Customary accommodations and courtesies for the convenience of users, including pilot lounge area, informational services and direct telephone services;

- d. Equipment and trained personnel to remove or coordinate removal with a contractor, upon request, disabled aircraft from those portions of the Airport provided and made available by the Authority for aircraft and related operations, and shall include aircraft runways, taxiways, ramps, aprons and parking spaces, and directly associated areas which are not leased by Manager or any other tenant on the Airport (Airport Operations Area).

Manager shall have the right to enter into agreement(s) to employ or engage subcontractor(s) to provide some or all the services under Section 7 above, provided that such agreements shall comply with the Minimum Standards for Aeronautical Activity at Fairfield County Airport. The name, qualification and other pertinent data regarding any such subcontractor, along with a copy of any agreements between the Manager and subcontractor shall be submitted to Authority.

The selection, retention, assignment, direction and payment of Manager's employees shall be the sole responsibility of Manager, and Authority shall not attempt to exercise any control over the daily performance of duties by Manager's employees.

Manager shall comply with state and federal law regarding hiring employees and subcontractors, including but not limited to, FLSA, FMLA, Worker's Compensation, ADA, Title VII of the Civil Rights Act of 1964.

2) Compliance with Regulations

- a. Manager, in the conduct of its obligations under this Agreement, shall comply with all Federal, state and local laws, rules and regulations which may apply to the conduct of the business contemplated, including rules and regulations promulgated by the FAA, FCC, EPA and the Authority now or in the future, including but not limited to the Minimum Standards for Aeronautical Activity and FCAA Security Procedures Manual for the Fairfield County Airport with special emphasis on Section 5 and 6, and Manager shall keep in effect and post in a prominent place at the Airport, all necessary and/or required licenses or permits.
- b. Manager agrees that no person, on the grounds of race, gender, color, creed or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the Airport facilities, in the construction of any improvements on, over or under such land and the furnishing of services. Manager shall comply with all other requirements imposed by or pursuant to Title 49, Code of Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21, Non-Discrimination in Federally-assisted programs of the Department of Transportation effectuation of Title VI of the Civil Rights Act of 1964, and as such regulations may be amended. In the event of the breach of any of the above non-discrimination covenants, Authority shall have the right to terminate this Agreement and to reenter and repossess the facilities and hold it.

3) Rules and Regulations Promulgated by the Board

Authority shall provide Manager with a complete and up-to-date copy of all rules and regulations promulgated by the Authority including but not limited to the Minimum Standards for Aeronautical Activity at Fairfield County Airport, a copy of which is attached hereto and incorporated herein by reference as Exhibit C and the FCAA Security Procedures Manual, a copy of which is attached hereto and incorporated herein by reference as Exhibit E. Manager shall serve as an advisor to the Authority or any rule making committee thereof in matters related to Airport operations. Manager shall post and maintain such rules and regulations promulgated by the Authority, in a prominent place at the Airport. Manager shall attend each Board meeting monthly to update the Authority on the status of current operations. Manager will include any unusual incidents to the board at the monthly meeting.

4) Non-Exclusive Right

The Authority reserves the right to grant others certain rights and privileges upon the Airport which are substantially like those granted to the Manager, in its capacity as a fixed based operator only, under this Agreement. If so granted, the Authority covenants and agrees that:

- a. It shall enforce all minimum operating standards or requirements for all aeronautical endeavors and activities conducted at the airport as set forth in the Minimum Standards for Aeronautical Activity at Fairfield County Airport and the FCAA Security Procedures Manual;
- b. It will not permit any other operator of aeronautical endeavors or activities to operate on the Airport under rates, terms or conditions which are more favorable than those set forth in this Agreement; and
- c. It will not permit the conduct of any commercial aeronautical endeavor or activity at the Airport except under an approved lease and operating agreement with the Authority.

The Authority reserves the right to have access to the conference room located in the Administration Building for its meetings at no charge. The public, upon reasonable notice to Manager, may be permitted access to the same conference room on a first-come-first-served basis at no charge for public meetings during normal posted hours of operation of the Airport. However, Manager shall have the right to deny access to the conference room to the public when such access shall interfere with the conduct of Manager's business activities or meetings of Authority.

Authority reserves the right to close the runway, taxiways, and other areas for maintenance, repair or replacement purposes, and agrees that reasonable notice will be given to Manager of its intent to close the same in other than emergency situations.

5) Authorized Services of Fixed Base Operator

In addition to the services required to be provided by Manager, the Manager is granted by the Authority the non-exclusive privilege to engage in the following services:

- a. Ramp services including loading and unloading of passengers, baggage, mail and freight; providing ramp equipment, aircraft cleaning and other services for air carriers and other persons or firms;
- b. Special flight services, including aerial sight-seeing, aerial advertising, and aerial photography;
- c. The sale of new and used aircraft;
- d. Federal Aviation Administration approved repair, examination and maintenance services of based and non-based aircraft;
- e. Federal Aviation Administration approved flight training services including ground school and testing;
- f. Aircraft rental and lease-back services;
- g. Aircraft charter operations and services, conducted by Manager or subcontractor of Manager under FAR Part 135; and
- h. Retail sale of food/beverages and aviation related merchandise.

6) Qualification of Airport Manager

The Manager may select and appoint a natural person as its agent who also may be the full-time manager of its fixed base operations at the Airport. Such appointment shall be submitted to Authority for approval, which will not be unreasonably withheld.

The Manager shall be experienced in the aviation industry and in business management, a minimum of 3 years' experience or education in the field is recommended. The Manager must be vested with full power and authority to act in the name of the fixed base operator with respect to the method, manner and conduct of the operation of the fixed base services to be provided under this Agreement.

The Manager shall be available at the Airport during regular business hours and, during Manager's absence, a duly authorized subordinate shall be in charge and available at the Airport. Emergency telephone numbers for the Airport Manager and his duly appointed subordinate shall be posted in the Administration Building in such a fashion as to be visible from outside said building.

All necessary trainings and certifications to perform the duties of this contract shall be the responsibility of the manager at his cost.

13) Oversight

Manager shall be empowered to oversee the use of all facilities and improvements of a public nature which now are or may be connected with or appurtenant to the Airport, including the use of landing areas, runways, taxiways, navigational aids, terminal facilities and aircraft parking areas designated by the Authority and shall be authorized to enforce compliance with Minimum Standards for Aeronautical Activity and the FCAA Security Procedures Manual for the Fairfield County Airport.

NO RIGHT OR PRIVILEGE HAS BEEN GRANTED TO THE MANAGER, AS MANAGER, WHICH WOULD OPERATE TO PREVENT ANY PERSON, FIRM OR CORPORATION OPERATING AIRCRAFT ON THE AIRPORT FROM PERFORMING SERVICE ON ITS OWN AIRCRAFT WITH ITS OWN REGULAR EMPLOYEES, INCLUDING MAINTENANCE AND REPAIR SERVICES UNLESS SUCH SERVICE IS NOT IN COMPLIANCE WITH STANDARDS FOR AERONAUTICAL ACTIVITY AT FAIRFIELD COUNTY AIRPORT.

14) Non-Competition

Except for those rights reserved by Authority herein, Authority shall not engage directly or indirectly, other than its capacity of landlord, in any of the activities granted to Manager herein.

15) Operating Standards

In providing any of the required or authorized services or activities, Manager shall operate for the use and benefit of the public and shall meet or exceed the following standards:

- a. Manager shall furnish service on a fair, reasonable and non-discriminatory basis to all users of the Airport;
- b. Manager shall furnish good, prompt, courteous and efficient service adequate to meet all reasonable demands for its services at the Airport;
- c. Manager shall charge fair, reasonable and non-discriminatory prices for each unit of sale or service, however, that Manager may be allowed to make reasonable and non-discriminatory discount rebates or other types of price reductions to volume purchasers or charitable causes;
- d. Manager shall provide, at its sole expense, a sufficient number of employees to provide the services required or authorized in this Agreement in an efficient and effective manner;
- e. Manager shall comply with all federal, state and local laws, rules and regulations which may apply to the conduct of the business contemplated, including rules and regulations promulgated by the Authority, including the Minimum Standards for Aeronautical Activity and the FCAA Security Procedures Manual for the Fairfield County Airport.

16) Suppliers

Manager shall have the sole right to choose its vendors and suppliers in providing required and authorized services and Authority shall not attempt to exercise any control or influence over the selection of its vendors and suppliers.

17) Independent Contractor Status

In conducting its business, Manager acts as an independent contractor. Manager is liable for all taxes and fees owed on or by his personal business or himself. Under no circumstances will Authority be liable for or required to pay taxes or fees owed by Manager. This includes, but is not limited to, taxes and fees for flight training, mechanical work, and other side business conducted by Manager on leased premises of the Authority.

18) Aerial Approaches

Authority reserves the right to take any action it considers necessary to protect the aerial approaches of the Airport against obstruction, together with the right to prevent Manager from erecting, or permitting to be erected, any building or other structure on or adjacent to the Airport, which in the opinion of the Authority, would limit the usefulness of the Airport or constitute a hazard to aircraft.

19) Indemnification

Manager shall assume, defend, indemnify and hold harmless the Authority and the Fairfield County Commissioners, their officers, agents, employees, their successors and assigns, for and from any and all claims, loss, cost, damage, expense and liability from loss of life or damage or injury to person or property of any person, including but not limited to the agents, employees, invitees and licensees of either of the parties hereto and to the property of any of them arising out of or connected with or incidental to, either directly or indirectly, either the leasing, use occupancy or condition of the leased premises, the exercise of the Manager's rights hereunder, or the covenants and obligations of Manager under this Agreement, except to the extent caused by the negligent acts or omissions of the Authority, its employees or agents. Manager shall pay all costs, expenses, claims, fines, penalties, damages and attorneys' fees that may in any manner arise out of or be imposed because of Manager's failure to comply with this Agreement, whether assessed by any governmental body against the Authority as either property owner or as Airport operator. The provisions of this paragraph and the provisions of all other indemnity provisions contained in this Agreement shall survive the expiration or earlier termination of this Agreement.

20) Insurance

Manager shall secure, pay for and keep in full force and effect and supply evidence to the Authority of public liability insurance during the term of this Agreement. Said insurance policy shall contain minimum coverages of One Million Dollars (\$1,000,000) for any one accident.

Manager shall secure, pay for and keep in full force and effect and supply evidence to the Authority of such other casualty or liability insurance policies customary for the business activities contemplated. Manager shall maintain liability insurance that covers premises liability, product and completed operations, personal injury, advertising injury, fire, auto liability, independent contractor's liability, and mobile equipment.

All insurance policies under this Agreement and so maintained by Manager shall include the Authority and the Board of County Commissioners of Fairfield County, Ohio as additional insureds under the terms of the policy. Authority shall provide to Manager a certificate of insurance for Airport and facilities, upon request of Manager.

21) Utilities

The Authority agrees to pay the costs of all utilities necessary for the efficient operation of the Administration Building, Authority-owned hangars, exterior security lighting, sewage and water treatment equipment, navigational lighting, navigational aids now installed and to be installed in the future, and all-weather reporting equipment. Such weather reporting, navigational lighting and aids include, but are not limited to, the ASOS, runway lights, taxiway lights, strobe lights, beacon lights, ADF

system and localizer system. Authority will pay the cost of trash collections and terminal telephone services.

22) Early Termination

- f. This Agreement may be terminated by Manager upon the occurrence of any one of the following events:
 - i. The abandonment of the Airport as an airport or airfield of any type, class or category of airport.
 - ii. The default by Authority in the performance of any of the terms, covenants or conditions of this Agreement, and the failure of Authority to remedy, or undertake to remedy, to Manager's satisfaction, such default for a period of thirty (30) days after receipt of written notice from Manager to remedy same;
 - iii. Damage to or destruction to all or a material part of the Airport facilities necessary to the operation of Manager's business if not repaired or replaced by Authority within a reasonable period;
 - iv. The lawful assumption by the United States, or any authorized agency, of the operation, control or use of any substantial part of the Airport in such manner as to substantially restrict Manager from conducting business operations for a period more than ninety (90) days.

- g. This Agreement may be terminated by Authority upon the occurrence of any one of the following events:
 - i. The default by Manager in the performance of any of the terms, covenants or conditions of this Agreement, and the failure of Manager to remedy, or undertake to remedy such default for a period of thirty (30) days after receipt of written notice from Authority to remedy same;
 - ii. Manager is adjudicated as bankrupt or if a receiver is appointed for the property or affairs of Manager and such receivership is not vacated within ninety (90) days after the appointment of such receiver.

Exercise of the rights of termination set forth in sub-paragraphs 1 and 2 above shall be by written notice of the other party within thirty (30) days following the event giving rise to the termination. The waiver of any breach, violation or default in or with respect to the performance or observance of the covenants and conditions shall not be taken to constitute a waiver of any such subsequent breach, violation or default in or with respect to that or any other covenant or condition.

23) Assignment

Manager shall not assign its rights, privileges and obligations under this Agreement without the expressed prior written approval of Authority. Manager shall provide at least thirty (30) days written notice to Authority of its intent to assign, and provide Authority with the name, address and telephone number of the intended assignee.

24) Miscellaneous

- a. This Agreement embodies the entire agreement between the parties and shall not be modified, changed or altered in any respect except as agreed to by Authority and Manager, in writing, and shall be binding and inure to the benefit of the parties and their respective successors and assigns.
- b. If any term, covenant or condition of this Agreement or its application to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected and each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
- c. The validity, interpretation, and performance of this Agreement shall be governed in all respects by the laws of the State of Ohio, without giving effect to conflicts of law principles that would result in the application of the substantive laws of another jurisdiction. The Parties hereby agree that any action, proceeding or claim arising from or relating in any way to this Agreement shall be brought and enforced in the Fairfield County Court of Common Pleas or the United States District Court for the Southern District of Ohio Eastern Division, and Parties irrevocably submit to such jurisdiction, which jurisdiction shall be exclusive. The Parties hereby waive any objection to such exclusive jurisdiction and that such courts represent an inconvenient forum.
- d. The Parties to this Agreement hereby acknowledge and agree that they are the principals and have the power, right, and authority to enter into this Agreement.
- e. All notices required by this Agreement shall be sent by certified mail to the respective addresses listed below or to such other addresses as a party may designate by written notice:

FBO Manager: _____

Authority:

Fairfield County Airport Authority
c/o Staci Knisley
3430 Old Columbus Road, NW
Carroll, Ohio 43112

Fairfield County Commissioners:

210 East Main Street
Lancaster, OH 43130

d. This Agreement is to be construed in accordance with the laws of the State of Ohio.

25) Exhibits

The following documents attached hereto are hereby incorporated into and made part of this Agreement:

- a. Exhibit A – Plan of Premises
- b. Exhibit B – List of Equipment (as of January 1, 2025)
- c. Exhibit C – Minimum Standards for Aeronautical Activity at Fairfield County Airport
- d. Exhibit D – FCAA Security Procedures Manual (not for public dissemination)
- e. Exhibit E – Incident /Injury Report
- f. Exhibit F – Leased Premises

The parties signed this Agreement on December 16, 2025.

On behalf of: Fairfield County Airport Authority

[Signature]
Glenn R. Burns, President

STATE OF OHIO)
) SS:
COUNTY OF FAIRFIELD)

On this 16th day of December, 2025, before me personally appeared Glenn R. Burns to me known to be the person described herein, and who executed the foregoing instrument and acknowledged that he voluntarily executed the same as his own free act and deed and the voluntary act and deed of the Fairfield County Airport Authority.

[Signature]
NOTARY PUBLIC



STACI A. KNISLEY
Notary Public, State of Ohio
My Commission Expires 8/21/27

My commission expires 8/21/27.

On Behalf of: Sundowner Aviation, LLC

[Signature]

STATE OF OHIO)
) SS:
COUNTY OF FAIRFIELD)

On this 18th day of December, 2025, before me personally appeared Ian M. Coi to me known to be the person described herein, and who executed the foregoing instrument and acknowledged that he/she voluntarily executed the same as his own free act and deed and the voluntary act and deed of Sundowner Aviation, LLC.

[Signature]
NOTARY PUBLIC



STACI A. KNISLEY
Notary Public, State of Ohio
My Commission Expires 8/21/27

My commission expires 8/21/27.

The legal form and correctness of
The within document is hereby approved:

By: _____
Title: _____

The parties signed this Agreement on December 16, 2025.

On behalf of: Fairfield County Airport Authority

[Signature]
Glenn R. Burns, President

STATE OF OHIO)
) SS:
COUNTY OF FAIRFIELD)

On this 16th day of December, 2025, before me personally appeared Glenn R. Burns to me known to be the person described herein, and who executed the foregoing instrument and acknowledged that he voluntarily executed the same as his own free act and deed and the voluntary act and deed of the Fairfield County Airport Authority.

[Signature]
NOTARY PUBLIC



STACI A. KNISLEY
Notary Public, State of Ohio
My Commission Expires 8/21/27

My commission expires 8/21/27.

On Behalf of: Sundowner Aviation, LLC

[Signature]

STATE OF OHIO)
) SS:
COUNTY OF FAIRFIELD)

On this 19th day of December, 2025, before me personally appeared Ian M. Coi to me known to be the person described herein, and who executed the foregoing instrument and acknowledged that he/she voluntarily executed the same as his own free act and deed and the voluntary act and deed of Sundowner Aviation, LLC.

[Signature]
NOTARY PUBLIC



STACI A. KNISLEY
Notary Public, State of Ohio
My Commission Expires 8/21/27

My commission expires 8/21/27.

The legal form and correctness of
The within document is hereby approved:

[Signature]
By: Steven Darnell
Title: Assistant Prosecuting Attorney
Fairfield County Prosecutor's Office

Exhibit A - Plan of Premises

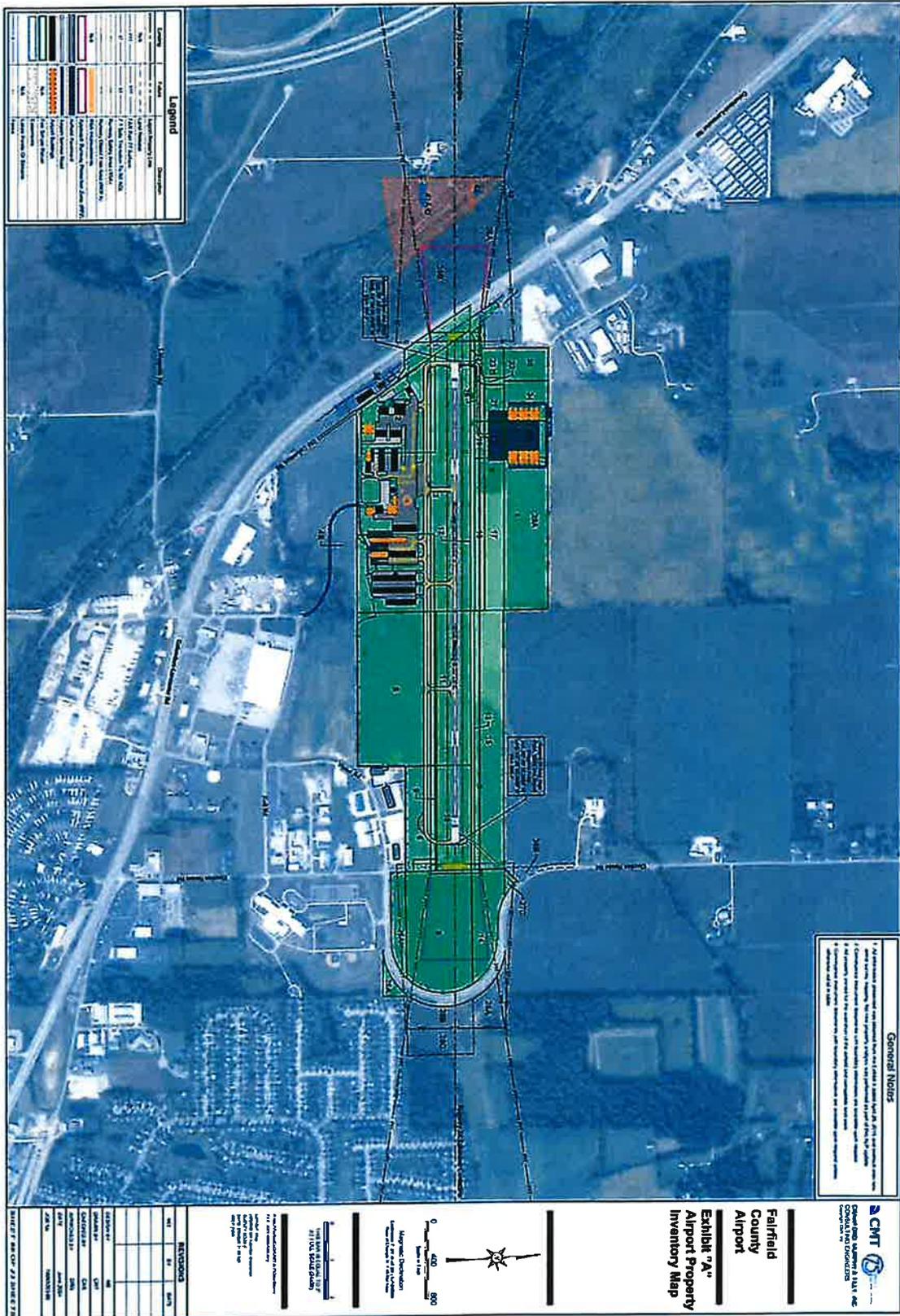


Exhibit B – List of Equipment (as of January 1, 2025)

Date: 12-4-25
 Signature: [Signature]
 Name: IAN M. COLE

ASSET	DESCRIPTION	ACQUISITION DATE	MAKE & MODEL	CLASS	STATUS	LOCATION	DEPARTMENT	AMOUNT	DATE	REMARKS	STATUS	REMARKS
1000	SMART CARD	12/1/25	3LINE	1000	NEW	1000	1000	1000	12/1/25			1000
1001	SMART CARD	12/1/25	3LINE	1000	NEW	1000	1000	1000	12/1/25			1000
1002	SMART CARD	12/1/25	3LINE	1000	NEW	1000	1000	1000	12/1/25			1000
1003	SMART CARD	12/1/25	3LINE	1000	NEW	1000	1000	1000	12/1/25			1000
1004	SMART CARD	12/1/25	3LINE	1000	NEW	1000	1000	1000	12/1/25			1000
1005	SMART CARD	12/1/25	3LINE	1000	NEW	1000	1000	1000	12/1/25			1000
1006	SMART CARD	12/1/25	3LINE	1000	NEW	1000	1000	1000	12/1/25			1000
1007	SMART CARD	12/1/25	3LINE	1000	NEW	1000	1000	1000	12/1/25			1000
1008	SMART CARD	12/1/25	3LINE	1000	NEW	1000	1000	1000	12/1/25			1000
1009	SMART CARD	12/1/25	3LINE	1000	NEW	1000	1000	1000	12/1/25			1000
1010	SMART CARD	12/1/25	3LINE	1000	NEW	1000	1000	1000	12/1/25			1000

* ADD NEW M4000 QT PUD TERMINAL 1000 12/1/25

Note from Staci Knisley, Budget Officer for Board of Commissioners and Airport Clerk

- Remove the smart card with 3line display.
- Add new M4000 QT, see above. We did not pay for this though so you will not see any record of payment. There is an agreement that if we use their service, there will be no cost. If you need add'l info, please let me know.

12/4/25
 [Signature]

Exhibit C – Minimum Standards for Aeronautical Activity at Fairfield County Airport

Exhibit C – Most current version found on the website: <https://www.fairfieldcountyairport.com/>

Exhibit D – FCAA Security Procedures Manual (not for public dissemination)

Exhibit D will be shared in print form with the FBO

Exhibit F Terminal Area

Exhibit F - Terminal Area



October 15, 2018

Roads

-  Unaccepted Built Roads
-  Unaccepted Roads
-  Private



Jan Yeckle

Calendar of Dates; including expiration, due, and events

Description	Other Notes	Expiration/Due Date
Insurance Agreement	Michael working on	12/31/2025
ODOT Airport Improvement FY2026 Grant		3/15/2026
OAA Annual Conference		4/6-4/8/2026
Petroleum Underground Tank	UST Certificate of Coverage	6/30/2026
OTTER/UST		6/30/2026
Storm Water Pollution Plan Review		7/1/2026
2027 Appropriation & Revenue Budget Approved for Budget Commission	Due in August annually	8/1/2026
ODOT inspection		9/10/2026
Blue Lightning Initiative (BLI)		9/30/2026
HAS mowing and snow removal contract		9/30/2026
QTpod subscription	auto renews annually unless cancel before due date	11/1/2026
MS4 training of Board and FBO	Training on 12/8	12/31/2026
Hangar J Lease		12/31/2026
Jon Kochis, John Smith, and Michael Kaper		12/31/2026
EAA lease renewal with the Board of Commissioners		12/31/2026
Lease agreement with Board of Commissioners to operate facilities		10/25/2027
Noxious Vegetation Control, LLC - Agreement for annual spraying		12/31/2027
Glenn Burns board appointment		12/31/2027
Bill Fagan, Tom Brennan, Scott Richardson board appointments		12/31/2028
Legal services agreement with County Prosecutor		12/31/2028
FBO Agreement	option to renew two (2) one (year) periods	12/31/2028
CMT Master agreement		11/11/2029
Hangar A Lease		4/30/2032
FAA lease for space		9/30/2032
Co-sponsor agreement with the Board of Commissioners		5/13/2044
SAS land lease agreement		6/30/2049