



AIRPORT ADVISORY BOARD MEETING

October 21, 2025
6:00pm
Albert Lea Airport

In attendance were:

Board Members

	<i>Present</i>	<i>Absent</i>
Michael Bowman	x	
Craig Ludtke	x	
Jerry Morstad	x	
Gerald Molkenthin	x	
Chuck Sandager	x	
Darren Schone		x
Mark Light		x

Ex-Officios

Steven Jahnke, City Engineer/Director of Public Works
Jim Hanson, Airport Manager
Silas Parmar, Bolton & Menk

Public Attendance

John Ryther, Pilot
Shelby Wang, Sunrise Aviation
Jaida Wang, Sunrise Aviation
Al Gadola, Sunrise Aviation Student
Andrew Grant, Fountain Aviation

Jerry Morstad called the meeting to order. September minutes were approved.

1) Proposed Hangar Construction (see Bolton & Menk handout for details)

Options have been narrowed down to four possible options:

1. Six unit t-hangar construction
 - Construction estimated at \$1,301,150 and \$1,501,650 (with heat)
 - Required rent estimated at \$317/month (with heat rate)

2. Two-bay hangar (100' x 40') constructed on north end
 - Construction estimated at \$780,105
 - Required rent estimated at \$162/month
3. Two-bay hangar (130' x 65') constructed on south end (without utilities)
 - Construction estimated at \$1,520,914
 - Required rate estimated at \$386/month
4. Two-bay hangar (130' x 65') constructed on south end (with utilities)
 - Construction estimated at \$1,646,914
 - Required rate estimated at \$882/month

Darren Schone was not able to attend but did send an email with his thoughts/concerns, Steven Jahnke relayed to the group.

Darren's comments: The six unit t-hangar would be the best option. Construction to the north may get congested but because pavement is not needed it keeps the costs down while leaving the south end open for private development. The t-hangars are also currently all full, indicating t-hangars are needed and would be utilized.

The consensus shifted towards the six unit t-hangar. A long discussion about details and location was held. The south end has more room, sewer and water is easily accessible but requires additional pavement which significantly increases the costs. The north end is smaller, layout is harder to work with, may have some congestion issues, and sewer and water is not easy to access, however it does not require additional pavement (keeps costs lower) and is closer to the AD building (restrooms & amenities) and parking while still keeping the south end open for future development. Regardless of option or location, construction would not occur until 2027.

Chuck Sandager made a motion recommending moving forward with the design of the six unit t-hangars. Michael Bowman seconded it. The motion was approved. Location and specifics will further be discussed at board meetings as the design develops.

2) Hangar Rent

Effective January 1, 2026 the rent will increase approximately 4%. Rates are as follows:

- \$110/yr. to \$115/yr. for Land Lease
- \$30/mo. to \$31/mo. for Hangar 5
- \$120/mo. to \$125/mo. for T-hangars
- \$170/mo. to \$177/mo. for hangars 3 and 4
- \$2400/yr. to \$2500/yr. for hangars 7 and 8

Members asked about the maintenance repairs needed on the t-hangars. The City has applied for state funding to repair the existing hangars the last three years with no success. The City and Bolton & Menk have made every attempt to increase the City's chances of receiving state funds, including completing the CZAP, unfortunately those efforts have not been successful and funding has dropped from a 70/30 split to at 60/40 split. The City will continue to apply for these funds for hangar repairs.

3) Airport Advisory Board Members

There are three board members (Darren Schone, Jerry Morstad & Chuck Sandager) with terms that expire at the end of this year, and all three have served two terms. Per the City's policy two terms (4 years per

term) is the limit, however if there is no interest/no applications received to serve on the Airport Advisory Board current members can continue to serve on the board. Craig Ludtke has also served two terms and stayed on this year because no applications were received last year for his replacement. Verbally Craig, Darren and Jerry will continue to serve on the board if no other applications are received. Chuck Sandager would like to step down from the board. Shelby Wang indicated she would submit an application to serve on the board.

4) New Business

Jim Hanson gave an update on the AWOS project. The project went smoothly and quickly, and the new equipment is working well.

The trees in the Ulland pit are causing some obstructions and need to be trimmed again. City staff will be working to clear those obstructions in the next couple of weeks.

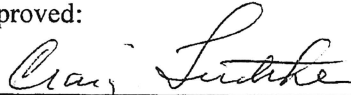
The next meeting will be held **Tuesday, December 16, 2025 at 6:00pm** at the airport.

The meeting was adjourned.

Respectfully submitted:


Jill Steinhauer
Public Works Admin. Asst.

Approved:


Craig Ludtke
Airport Advisory Board Secretary



ALBERT LEA MUNICIPAL AIRPORT (AEL)
AIRPORT BOARD MEETING
October 21, 2025
6:00 P.M.



1. Automated Weather Observation System (AWOS) Replacement

- a. New AWOS installed and commissioned by MnDOT and FAA.

2. Clear Zone Acquisition Plan (CZAP)

- a. CZAP submitted to MnDOT on April 9, 2025.
 - i. No comments or approval received yet.

3. 2025 Snow Removal Equipment Project

- a. Acquire a tractor with loader attachment.
- b. City has received FAA and State grants.

4. North and South Hangar Area Development

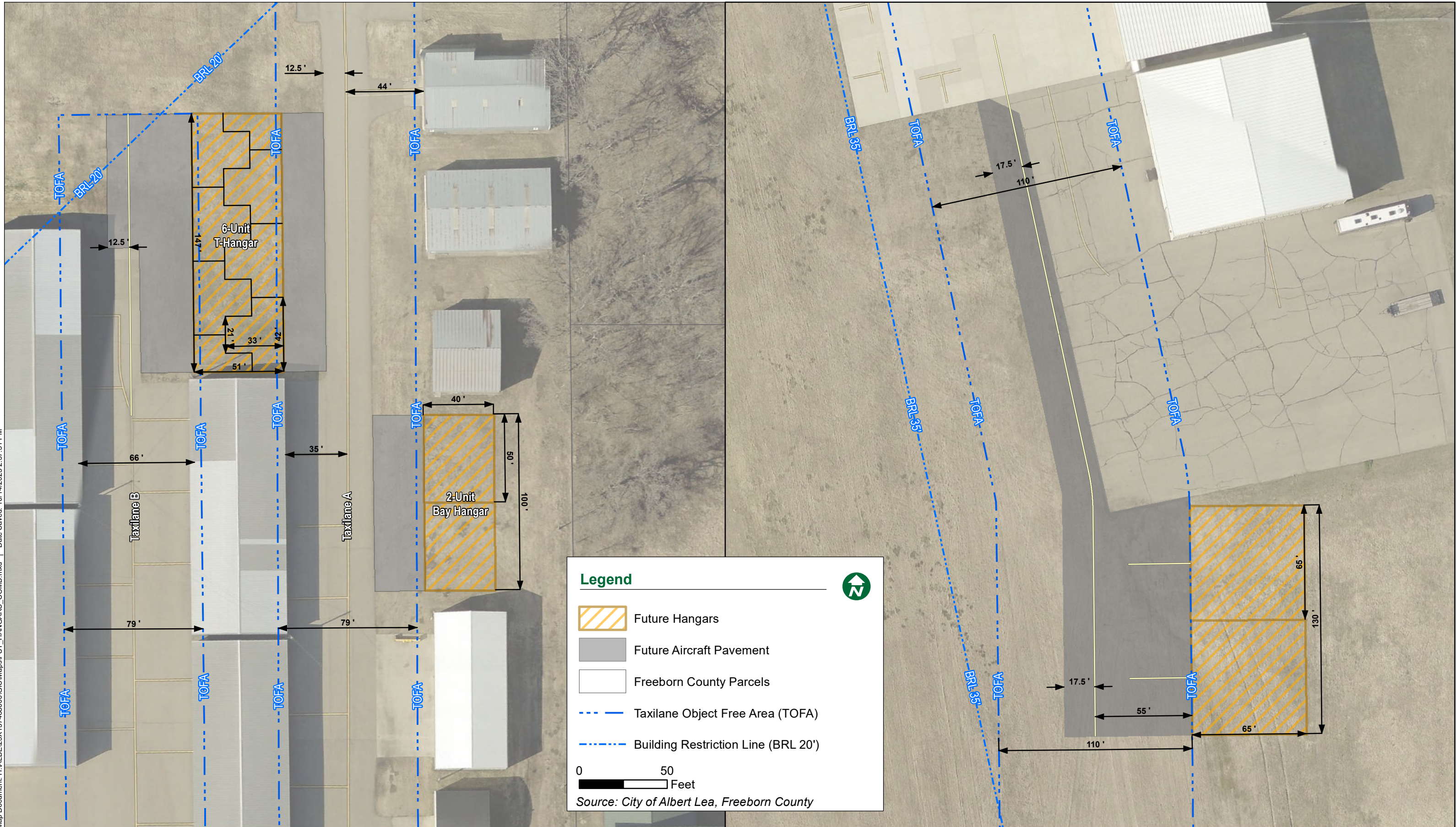
- a. North 6 Unit T-Hangar
 - i. With heat - \$1,501,650
 - ii. Without heat- \$1,301,150
- b. North 100' x 40' Hangar without heat - \$780,105
- c. South Taxilane Construction only - \$221,876
- d. South 130' x 65' Hangar
 - i. With utilities - \$1,425,038
 - ii. Without utilities - \$1,244,538
- e. See attached layout and cost estimates.
- f. Project planned for 2027 utilizing FAA funds.

DESCRIPTION	TOTAL	FAA %	STATE %	LOCAL %	FAA COST	STATE COST	LOCAL COST	RENT/UNIT/MONTH
6 UNIT T-HANGAR	\$1,301,150.00	90%	5%	5%	\$ 1,171,035.00	\$65,057.50	\$ 65,057.50	\$90.36
6 UNIT T-HANGAR HEAT	\$200,500.00	0%	19%	81%	\$ -	\$37,151.47	\$163,348.53	\$226.87
100' X 40' HANGAR	\$780,105.00	90%	5%	5%	\$ 702,094.50	\$39,005.25	\$ 39,005.25	\$54.17
SOUTH HANGAR TAXILANE	\$221,876.00	90%	5%	5%	\$ 199,688.40	\$11,093.80	\$ 11,093.80	\$46.22
130' X 65' HANGAR	\$1,244,538.00	90%	5%	5%	\$ 1,120,084.20	\$62,226.90	\$ 62,226.90	\$259.28
130' X 65' HANGAR UTILITIES	\$180,500.00	0%	23%	77%	\$ -	\$42,116.67	\$138,383.33	\$576.60



5. Capital Improvement Plan

- a. Attached is the draft CIP.
 - i. Will be revised after selection of hangar development option.
- b. State FY 2026 applications submitted for following projects:
 - i. T-Hangar Door, Roof, and Lighting Upgrade: \$100,000
 - ii. SRE Building Door Replacement: \$400,000
 - iii. State Share 70% Local Share 30%
- c. MnDOT did not award funding for any projects.
 - i. Still waiting for additional information on project scoring for each project.



ENGINEER'S ESTIMATE

6-UNIT T-HANGAR (147' x 51') HANGAR CONSTRUCTION
ALBERT LEA MUNICIPAL AIRPORT (AEL)
CITY OF ALBERT LEA, MINNESOTA



10/15/2025

Item No.	Spec No.	Item	Estimated Quantity	Unit	Unit Price	Total Amount	FAA %	State %	Local %	FAA Amount	State Amount	Local Amount
SCHEDULE 1: CONSTRUCT 6-UNIT T-HANGAR HANGAR (147' X 51')												
1	GP 50-07	CONTRACTOR STAKING	1	LS	\$5,000.00	\$5,000.00	90%	5%	5%	\$4,500.00	\$250.00	\$250.00
2	GP 70-08	LOW PROFILE BARRICADES	10	EACH	\$200.00	\$2,000.00	90%	5%	5%	\$1,800.00	\$100.00	\$100.00
3	C-105	MOBILIZATION	1	LS	\$30,000.00	\$30,000.00	90%	5%	5%	\$27,000.00	\$1,500.00	\$1,500.00
4	2104.503	SAW CUTTING BITUMINOUS PAVEMENT	300	LF	\$4.00	\$1,200.00	90%	5%	5%	\$1,080.00	\$60.00	\$60.00
5	2106.507	COMMON EXCAVATION (EV), P	1095	CY	\$20.00	\$21,900.00	90%	5%	5%	\$19,710.00	\$1,095.00	\$1,095.00
6	2106.507	SELECT GRANULAR BORROW (CV)	730	CY	\$50.00	\$36,500.00	90%	5%	5%	\$32,850.00	\$1,825.00	\$1,825.00
7	2211.507	AGGREGATE BASE (CV) CLASS 5	183	CY	\$75.00	\$13,725.00	90%	5%	5%	\$12,352.50	\$686.25	\$686.25
8	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	150	TON	\$175.00	\$26,250.00	90%	5%	5%	\$23,625.00	\$1,312.50	\$1,312.50
9	2360.509	TYPE SP 9.5 NON WEAR COURSE MIX (3,C)	150	TON	\$175.00	\$26,250.00	90%	5%	5%	\$23,625.00	\$1,312.50	\$1,312.50
10	2531.604	4" CONCRETE VALLEY GUTTER	300	LF	\$30.00	\$9,000.00	90%	5%	5%	\$8,100.00	\$450.00	\$450.00
11	2573.503	SILT FENCE; TYPE MS	400	LIN FT	\$3.00	\$1,200.00	90%	5%	5%	\$1,080.00	\$60.00	\$60.00
12	-	6-UNIT T-HANGAR (147' X 51'); COMPLETE DESIGN BUILD	1	LS	\$937,125.00	\$937,125.00	90%	5%	5%	\$843,412.50	\$46,856.25	\$46,856.25
SCHEDULE 1 ESTIMATED CONSTRUCTION TOTAL						\$1,110,150.00	90%	5%	5%	\$999,135.00	\$55,507.50	\$55,507.50
DESIGN ENGINEERING TOTAL:						\$100,000.00	90%	5%	5%	\$90,000.00	\$5,000.00	\$5,000.00
CONSTRUCTION ENGINEERING TOTAL:						\$90,000.00	90%	5%	5%	\$81,000.00	\$4,500.00	\$4,500.00
CITY ADMINISTRATION TOTAL:						\$1,000.00	90%	5%	5%	\$900.00	\$50.00	\$50.00
6 UNIT T-HANGAR CONSTRUCTION TOTAL						\$1,301,150.00	90%	5%	5%	\$1,171,035.00	\$65,057.50	\$65,057.50
SCHEDULE 2: HANGAR INSULATION												
13	-	T-HANGAR ROOF AND WALL INSULATION	1	LS	\$45,000.00	\$45,000.00		70%	30%		\$31,500.00	\$13,500.00
14	-	RADIANT HEATING SYSTEM WITH NATURAL GAS CONNECTION	1	LS	\$125,000.00	\$125,000.00			100%			\$125,000.00
SCHEDULE 3 ESTIMATED CONSTRUCTION TOTAL						\$170,000.00		19%	81%		\$31,500.00	\$138,500.00
DESIGN ENGINEERING TOTAL:						\$10,000.00		19%	81%		\$1,852.94	\$8,147.06
CONSTRUCTION ENGINEERING TOTAL:						\$20,000.00		19%	81%		\$3,705.88	\$16,294.12
CITY ADMINISTRATION TOTAL:						\$500.00		19%	81%		\$92.65	\$407.35
SCHEDULE 2 TOTAL						\$200,500.00		19%	81%		\$37,151.47	\$163,348.53
SCHEDULE 1-2 TOTAL PROJECT COSTS												
						\$1,501,650.00	77.98%	6.81%	15.21%	\$1,171,035.00	\$102,208.97	\$228,406.03

FFY 27 AIP BALANCE: \$750,000.00

FFY 27 AIG BALANCE: \$288,896.00

FAA FUNDING DEFICIT: \$132,139.00

HANGAR BAY RENT/YEAR FOR 10-YEAR CITY SHARE AMORITIZATION: \$317.23 UNIT/MONTH

ENGINEER'S ESTIMATE

TWO-BAY (100' X 40') HANGAR CONSTRUCTION
ALBERT LEA MUNICIPAL AIRPORT (AEL)
CITY OF ALBERT LEA, MINNESOTA



10/15/2025

Item No.	Spec No.	Item	Estimated Quantity	Unit	Unit Price	Total Amount	FAA %	State %	Local %	FAA Amount	State Amount	Local Amount
SCHEDULE 1: CONSTRUCT TWO-BAY HANGAR (100' X 40')												
1	GP 50-07	CONTRACTOR STAKING	1	LS	\$5,000.00	\$5,000.00	90%	5%	5%	\$4,500.00	\$250.00	\$250.00
2	GP 70-08	LOW PROFILE BARRICADES	6	EACH	\$200.00	\$1,200.00	90%	5%	5%	\$1,080.00	\$60.00	\$60.00
3	C-105	MOBILIZATION	1	LS	\$30,000.00	\$30,000.00	90%	5%	5%	\$27,000.00	\$1,500.00	\$1,500.00
4	2104.503	SAW CUTTING BITUMINOUS PAVEMENT	115	LF	\$4.00	\$460.00	90%	5%	5%	\$414.00	\$23.00	\$23.00
5	2106.507	COMMON EXCAVATION (EV), P	556	CY	\$20.00	\$11,120.00	90%	5%	5%	\$10,008.00	\$556.00	\$556.00
6	2106.507	SELECT GRANULAR BORROW (CV)	371	CY	\$50.00	\$18,550.00	90%	5%	5%	\$16,695.00	\$927.50	\$927.50
7	2211.507	AGGREGATE BASE (CV) CLASS 5	93	CY	\$75.00	\$6,975.00	90%	5%	5%	\$6,277.50	\$348.75	\$348.75
8	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	80	TON	\$175.00	\$14,000.00	90%	5%	5%	\$12,600.00	\$700.00	\$700.00
9	2360.509	TYPE SP 9.5 NON WEAR COURSE MIX (3,C)	80	TON	\$175.00	\$14,000.00	90%	5%	5%	\$12,600.00	\$700.00	\$700.00
10	2531.604	4" CONCRETE VALLEY GUTTER	205	LF	\$30.00	\$6,150.00	90%	5%	5%	\$5,535.00	\$307.50	\$307.50
11	2573.503	SILT FENCE; TYPE MS	550	LIN FT	\$3.00	\$1,650.00	90%	5%	5%	\$1,485.00	\$82.50	\$82.50
12	-	TWO-BAY HANGAR (100' x 40'); COMPLETE DESIGN BUILD	1	LS	\$500,000.00	\$500,000.00	90%	5%	5%	\$450,000.00	\$25,000.00	\$25,000.00
SCHEDULE 1 ESTIMATED CONSTRUCTION TOTAL						\$609,105.00	90%	5%	5%	\$548,194.50	\$30,455.25	\$30,455.25
DESIGN ENGINEERING TOTAL:						\$90,000.00	90%	5%	5%	\$81,000.00	\$4,500.00	\$4,500.00
CONSTRUCTION ENGINEERING TOTAL:						\$80,000.00	90%	5%	5%	\$72,000.00	\$4,000.00	\$4,000.00
CITY ADMINISTRATION TOTAL:						\$1,000.00	90%	5%	5%	\$900.00	\$50.00	\$50.00
TWO-BAY HANGAR CONSTRUCTION TOTAL						\$780,105.00	90%	5%	5%	\$702,094.50	\$39,005.25	\$39,005.25

FFY 27 AIP BALANCE: \$750,000.00

FFY 27 AIG BALANCE: \$288,896.00

FAA FUNDING BALANCE: \$336,801.50

HANGAR BAY RENT/YEAR FOR 10-YEAR CITY SHARE AMORITIZATION: \$162.52 UNIT/MONTH

ENGINEER'S ESTIMATE

TWO-BAY (130' X 65') HANGAR CONSTRUCTION WITH UTILITY CONNECTIONS

ALBERT LEA MUNICIPAL AIRPORT (AEL)

CITY OF ALBERT LEA, MINNESOTA



9/10/2025

Item No.	Spec No.	Item	Estimated Quantity	Unit	Unit Price	Total Amount	FAA %	State %	Local %	FAA Amount	State Amount	Local Amount
SCHEDULE 1: CONSTRUCT TAXILANE (380' X 25')												
1	GP 50-07	CONTRACTOR STAKING	1	LS	\$5,000.00	\$5,000.00	90%	5%	5%	\$4,500.00	\$250.00	\$250.00
2	GP 70-08	LOW PROFILE BARRICADES	10	EACH	\$250.00	\$2,500.00	90%	5%	5%	\$2,250.00	\$125.00	\$125.00
3	C-105	MOBILIZATION	1	LS	\$12,510.00	\$12,510.00	90%	5%	5%	\$11,259.00	\$625.50	\$625.50
4	2104.503	SAW CUTTING BITUMINOUS PAVEMENT	300	LF	\$4.00	\$1,200.00	90%	5%	5%	\$1,080.00	\$60.00	\$60.00
5	2106.507	COMMON EXCAVATION (EV), P	1301	CY	\$20.00	\$26,026.00	90%	5%	5%	\$23,423.40	\$1,301.30	\$1,301.30
6	2106.507	SELECT GRANULAR BORROW (CV)	868	CY	\$50.00	\$43,395.00	90%	5%	5%	\$39,055.50	\$2,169.75	\$2,169.75
7	2211.507	AGGREGATE BASE (CV) CLASS 5	271	CY	\$75.00	\$20,295.00	90%	5%	5%	\$18,265.50	\$1,014.75	\$1,014.75
8	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	143	TON	\$175.00	\$25,025.00	90%	5%	5%	\$22,522.50	\$1,251.25	\$1,251.25
9	2360.509	TYPE SP 9.5 NON WEAR COURSE MIX (3,C)	143	TON	\$175.00	\$25,025.00	90%	5%	5%	\$22,522.50	\$1,251.25	\$1,251.25
10	2531.604	4" CONCRETE VALLEY GUTTER	130	LF	\$30.00	\$3,900.00	90%	5%	5%	\$3,510.00	\$195.00	\$195.00
11	2573.503	SEED, FERTILIZER, MULCH	1	ACRE	\$10,000.00	\$10,000.00	90%	5%	5%	\$9,000.00	\$500.00	\$500.00
12	2573.503	SILT FENCE; TYPE MS	500	LIN FT	\$3.00	\$1,500.00	90%	5%	5%	\$1,350.00	\$75.00	\$75.00
SCHEDULE 1 ESTIMATED CONSTRUCTION TOTAL						\$176,376.00	90%	5%	5%	\$158,738.40	\$8,818.80	\$8,818.80
DESIGN ENGINEERING TOTAL:						\$25,000.00	90%	5%	5%	\$22,500.00	\$1,250.00	\$1,250.00
CONSTRUCTION ENGINEERING TOTAL:						\$20,000.00	90%	5%	5%	\$18,000.00	\$1,000.00	\$1,000.00
CITY ADMINISTRATION TOTAL:						\$500.00	90%	5%	5%	\$450.00	\$25.00	\$25.00
SCHEDULE 1 TOTAL						\$221,876.00	90%	5%	5%	\$199,688.40	\$11,093.80	\$11,093.80
SCHEDULE 2: CONSTRUCT TWO-BAY HANGAR (130' X 65')												
13	GP 50-07	CONTRACTOR STAKING	1	LS	\$5,000.00	\$5,000.00	90%	5%	5%	\$4,500.00	\$250.00	\$250.00
14	C-105	MOBILIZATION	1	LS	\$7,207.00	\$7,207.00	90%	5%	5%	\$6,486.30	\$360.35	\$360.35
15	2106.507	COMMON EXCAVATION (EV), P	795	CY	\$20.00	\$15,906.00	90%	5%	5%	\$14,315.40	\$795.30	\$795.30
16	2106.507	SELECT GRANULAR BORROW (CV)	530	CY	\$50.00	\$26,510.00	90%	5%	5%	\$23,859.00	\$1,325.50	\$1,325.50
17	2211.507	AGGREGATE BASE (CV) CLASS 5	178	CY	\$75.00	\$13,365.00	90%	5%	5%	\$12,028.50	\$668.25	\$668.25
18	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	98	TON	\$175.00	\$17,150.00	90%	5%	5%	\$15,435.00	\$857.50	\$857.50
19	2360.509	TYPE SP 9.5 NON WEAR COURSE MIX (3,C)	98	TON	\$175.00	\$17,150.00	90%	5%	5%	\$15,435.00	\$857.50	\$857.50
20	-	TWO-BAY HANGAR (130' x 65'); COMPLETE DESIGN BUILD	1	LS	\$971,750.00	\$971,750.00	90%	5%	5%	\$874,575.00	\$48,587.50	\$48,587.50
SCHEDULE 2 ESTIMATED CONSTRUCTION TOTAL						\$1,074,038.00	90%	5%	5%	\$966,634.20	\$53,701.90	\$53,701.90
DESIGN ENGINEERING TOTAL:						\$90,000.00	90%	5%	5%	\$81,000.00	\$4,500.00	\$4,500.00
CONSTRUCTION ENGINEERING TOTAL:						\$80,000.00	90%	5%	5%	\$72,000.00	\$4,000.00	\$4,000.00
CITY ADMINISTRATION TOTAL:						\$500.00	90%	5%	5%	\$450.00	\$25.00	\$25.00
SCHEDULE 2 TOTAL						\$1,244,538.00	90%	5%	5%	\$1,120,084.20	\$62,226.90	\$62,226.90
SCHEDULE 3: HANGAR INSULATION												
21	-	TWO-BAY HANGAR ROOF AND WALL INSULATION	1	LS	\$50,000.00	\$50,000.00		70%	30%		\$35,000.00	\$15,000.00
22	-	SANITARY, GAS, AND WATER SERVICE LINE EXTENSION FROM PILOT STREET	250	LIN FT	\$400.00	\$100,000.00			100%			\$100,000.00
SCHEDULE 3 ESTIMATED CONSTRUCTION TOTAL						\$150,000.00		23%	77%		\$35,000.00	\$115,000.00
DESIGN ENGINEERING TOTAL:						\$10,000.00		23%	77%		\$2,333.33	\$7,666.67
CONSTRUCTION ENGINEERING TOTAL:						\$20,000.00		23%	77%		\$4,666.67	\$15,333.33
CITY ADMINISTRATION TOTAL:						\$500.00		23%	77%		\$116.67	\$383.33
SCHEDULE 3 TOTAL						\$180,500.00		23%	77%		\$42,116.67	\$138,383.33
SCHEDULE 1-3 TOTAL PROJECT COSTS						\$1,646,914.00	80.14%	7.01%	12.85%	\$1,319,772.60	\$115,437.37	\$211,704.03
										FFY 27 AIP BALANCE: \$750,000.00		
										FFY 27 AIG BALANCE: \$288,896.00		
										FAA FUNDING DEFICIT: \$280,876.60		
HANGAR BAY RENT/YEAR FOR 10-YEAR CITY SHARE AMORITIZATION:										\$882.10	UNIT/MONTH	

ENGINEER'S ESTIMATE**TWO-BAY (130' X 65') HANGAR CONSTRUCTION WITHOUT UTILITY CONNECTIONS**

ALBERT LEA MUNICIPAL AIRPORT (AEL)

CITY OF ALBERT LEA, MINNESOTA



9/10/2025

Item No.	Spec No.	Item	Estimated Quantity	Unit	Unit Price	Total Amount	FAA %	State %	Local %	FAA Amount	State Amount	Local Amount
SCHEDULE 1: CONSTRUCT TAXILANE (380' X 25')												
1	GP 50-07	CONTRACTOR STAKING	1	LS	\$5,000.00	\$5,000.00	90%	5%	5%	\$4,500.00	\$250.00	\$250.00
2	GP 70-08	LOW PROFILE BARRICADES	10	EACH	\$250.00	\$2,500.00	90%	5%	5%	\$2,250.00	\$125.00	\$125.00
3	C-105	MOBILIZATION	1	LS	\$12,510.00	\$12,510.00	90%	5%	5%	\$11,259.00	\$625.50	\$625.50
4	2104.503	SAW CUTTING BITUMINOUS PAVEMENT	300	LF	\$4.00	\$1,200.00	90%	5%	5%	\$1,080.00	\$60.00	\$60.00
5	2106.507	COMMON EXCAVATION (EV), P	1301	CY	\$20.00	\$26,026.00	90%	5%	5%	\$23,423.40	\$1,301.30	\$1,301.30
6	2106.507	SELECT GRANULAR BORROW (CV)	868	CY	\$50.00	\$43,395.00	90%	5%	5%	\$39,055.50	\$2,169.75	\$2,169.75
7	2211.507	AGGREGATE BASE (CV) CLASS 5	271	CY	\$75.00	\$20,295.00	90%	5%	5%	\$18,265.50	\$1,014.75	\$1,014.75
8	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	143	TON	\$175.00	\$25,025.00	90%	5%	5%	\$22,522.50	\$1,251.25	\$1,251.25
9	2360.509	TYPE SP 9.5 NON WEAR COURSE MIX (3,C)	143	TON	\$175.00	\$25,025.00	90%	5%	5%	\$22,522.50	\$1,251.25	\$1,251.25
10	2531.604	4" CONCRETE VALLEY GUTTER	130	LF	\$30.00	\$3,900.00	90%	5%	5%	\$3,510.00	\$195.00	\$195.00
11	2573.503	SEED, FERTILIZER, MULCH	1	ACRE	\$10,000.00	\$10,000.00	90%	5%	5%	\$9,000.00	\$500.00	\$500.00
12	2573.503	SILT FENCE; TYPE MS	500	LIN FT	\$3.00	\$1,500.00	90%	5%	5%	\$1,350.00	\$75.00	\$75.00
SCHEDULE 1 ESTIMATED CONSTRUCTION TOTAL						\$176,376.00	90%	5%	5%	\$158,738.40	\$8,818.80	\$8,818.80
DESIGN ENGINEERING TOTAL:						\$25,000.00	90%	5%	5%	\$22,500.00	\$1,250.00	\$1,250.00
CONSTRUCTION ENGINEERING TOTAL:						\$20,000.00	90%	5%	5%	\$18,000.00	\$1,000.00	\$1,000.00
CITY ADMINISTRATION TOTAL:						\$500.00	90%	5%	5%	\$450.00	\$25.00	\$25.00
SCHEDULE 1 TOTAL						\$221,876.00	90%	5%	5%	\$199,688.40	\$11,093.80	\$11,093.80
SCHEDULE 2: CONSTRUCT TWO-BAY HANGAR (130' X 65')												
13	GP 50-07	CONTRACTOR STAKING	1	LS	\$5,000.00	\$5,000.00	90%	5%	5%	\$4,500.00	\$250.00	\$250.00
14	C-105	MOBILIZATION	1	LS	\$7,207.00	\$7,207.00	90%	5%	5%	\$6,486.30	\$360.35	\$360.35
15	2106.507	COMMON EXCAVATION (EV), P	795	CY	\$20.00	\$15,906.00	90%	5%	5%	\$14,315.40	\$795.30	\$795.30
16	2106.507	SELECT GRANULAR BORROW (CV)	530	CY	\$50.00	\$26,510.00	90%	5%	5%	\$23,859.00	\$1,325.50	\$1,325.50
17	2211.507	AGGREGATE BASE (CV) CLASS 5	178	CY	\$75.00	\$13,365.00	90%	5%	5%	\$12,028.50	\$668.25	\$668.25
18	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	98	TON	\$175.00	\$17,150.00	90%	5%	5%	\$15,435.00	\$857.50	\$857.50
19	2360.509	TYPE SP 9.5 NON WEAR COURSE MIX (3,C)	98	TON	\$175.00	\$17,150.00	90%	5%	5%	\$15,435.00	\$857.50	\$857.50
20	-	TWO-BAY HANGAR (130' x 65'); COMPLETE DESIGN BUILD	1	LS	\$971,750.00	\$971,750.00	90%	5%	5%	\$874,575.00	\$48,587.50	\$48,587.50
SCHEDULE 2 ESTIMATED CONSTRUCTION TOTAL						\$1,074,038.00	90%	5%	5%	\$966,634.20	\$53,701.90	\$53,701.90
DESIGN ENGINEERING TOTAL:						\$90,000.00	90%	5%	5%	\$81,000.00	\$4,500.00	\$4,500.00
CONSTRUCTION ENGINEERING TOTAL:						\$80,000.00	90%	5%	5%	\$72,000.00	\$4,000.00	\$4,000.00
CITY ADMINISTRATION TOTAL:						\$500.00	90%	5%	5%	\$450.00	\$25.00	\$25.00
SCHEDULE 2 TOTAL						\$1,244,538.00	90%	5%	5%	\$1,120,084.20	\$62,226.90	\$62,226.90
SCHEDULE 3: HANGAR INSULATION												
21	-	TWO-BAY HANGAR ROOF AND WALL INSULATION	1	LS	\$50,000.00	\$50,000.00		70%	30%		\$35,000.00	\$15,000.00
SCHEDULE 3 ESTIMATED CONSTRUCTION TOTAL						\$50,000.00			30%		\$35,000.00	\$15,000.00
DESIGN ENGINEERING TOTAL:						\$2,000.00			100%			\$2,000.00
CONSTRUCTION ENGINEERING TOTAL:						\$2,000.00			100%			\$2,000.00
CITY ADMINISTRATION TOTAL:						\$500.00			100%			\$500.00
SCHEDULE 3 TOTAL						\$54,500.00			100%		\$35,000.00	\$19,500.00
SCHEDULE 1-3 TOTAL PROJECT COSTS						\$1,520,914.00	86.77%	7.12%	6.10%	\$1,319,772.60	\$108,320.70	\$92,820.70
										FFY 27 AIP BALANCE: \$750,000.00		
										FFY 27 AIG BALANCE: \$288,896.00		
										FAA FUNDING DEFICIT: \$280,876.60		
										HANGAR BAY RENT/YEAR FOR 10-YEAR CITY SHARE AMORITIZATION: \$386.75 UNIT/MONTH		

ALBERT LEA MUNICIPAL AIRPORT (AEL)			FFY 2026 - 2030 CIP						10/15/2025			DRAFT	
State FY	Fed FY	Description	Funding % Rates			Project Cost	Federal Entitlement Funding	Federal BIL Funding	Additional Federal Funding	State Funding	Local Funding	Federal Entitlement Balance	Federal BIL Balance
			FAA %	State %	Local %								
FFY 2026										FFY 2026 ENTITLEMENT & BIL BALANCE			
2027	2026	NPE REPAYMENT FROM HOUSTON COUNTY (FFY 26)	100%	0%	0%	\$ 150,000.00	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	\$ 467,000.00	\$ 288,896.00
2027	2026	CITY OWNED T-HANGARS REPAIR (DOORS, ROOF, LIGHTING)	0%	60%	40%	\$ 200,000.00	\$ -	\$ -	\$ -	\$ 120,000.00	\$ 80,000.00	\$ 467,000.00	\$ 288,896.00
2027	2026	SRE BUILDING DOOR REPLACEMENT	0%	60%	40%	\$ 400,000.00	\$ -	\$ -	\$ -	\$ 240,000.00	\$ 160,000.00	\$ 467,000.00	\$ 288,896.00
FFY 2026 TOTALS						\$ 750,000.00	\$ -	\$ -	\$ -	\$ 360,000.00	\$ 240,000.00		
FFY 2027										FFY 2027 ENTITLEMENT BALANCE			
2028	2027	NPE REPAYMENT FROM HOUSTON COUNTY (FFY 27)	100%	0%	0%	\$ 133,000.00	\$ 133,000.00	\$ -	\$ -	\$ -	\$ -	\$ 750,000.00	\$ 288,896.00
2028	2027	CITY OWNED T-HANGARS REPAIR (DOORS, ROOF, LIGHTING)	0%	60%	40%	\$ 200,000.00	\$ -	\$ -	\$ -	\$ 120,000.00	\$ 80,000.00	\$ 750,000.00	\$ 288,896.00
2028	2027	TWO-BAY HANGAR (115' X 60') DESIGN & CNST. (FFY 27 AIP/BIL)	90%	5%	5%	\$ 1,142,605.00	\$ 739,448.50	\$ 288,896.00	\$ -	\$ 57,130.25	\$ 57,130.25	\$ 10,551.50	\$ -
2028	2027	TWO-BAY HANGAR RADIANT HEATING SYSTEM	0%	60%	40%	\$ 100,000.00	\$ -	\$ -	\$ -	\$ 60,000.00	\$ 40,000.00	\$ 10,551.50	\$ -
FFY 2027 TOTALS						\$ 1,242,605.00	\$ 739,448.50	\$ 288,896.00	\$ -	\$ 117,130.25	\$ 97,130.25		
FFY 2028										FFY 2028 ENTITLEMENT BALANCE			
2029	2028	LAND ACQ. RWY 17/35 RPZ & CLEAR ZONE (PARCEL 19-15.69 AC/ PARCEL 22-10.10 AC) ENVIRONMENTAL ASSESSMENT (FFY 28)	90%	5%	5%	\$ 75,000.00	\$ 67,500.00	\$ -	\$ -	\$ 3,750.00	\$ 3,750.00	\$ 93,051.50	\$ -
FFY 2028 TOTALS						\$ 75,000.00	\$ 67,500.00	\$ -	\$ -	\$ 3,750.00	\$ 3,750.00		
FFY 2029										FFY 2029 ENTITLEMENT BALANCE			
2030	2029	LAND ACQ. RWY 17 RPZ & CLEAR ZONE (PARCEL 19-15.69 AC/ PARCEL 22-10.10 AC) (FFY 29)	90%	5%	5%	\$ 500,000.00	\$ 243,051.50	\$ -	\$ 206,948.50	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -
2030	2029	RWY 17/35 RPZ & CLEAR ZONE OBSTRUCTION REMOVALS (FFY 29)	90%	5%	5%	\$ 50,000.00	\$ -	\$ -	\$ 45,000.00	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -
FFY 2029 TOTALS						\$ 550,000.00	\$ 243,051.50	\$ -	\$ 251,948.50	\$ 27,500.00	\$ 27,500.00		
FFY 2030										FFY 2030 ENTITLEMENT BALANCE			
2031	2030	RUNWAY 17/35 PVMT. MAINT. (CRACK REPAIR & SEAL COAT) (FFY 30)	90%	5%	5%	\$ 175,000.00	\$ 150,000.00	\$ -	\$ 7,500.00	\$ 8,750.00	\$ 8,750.00	\$ -	\$ -
2031	2030	RUNWAY 5/23 PVMT. MAINT. (CRACK REPAIR & SEAL COAT) (FFY 30)	90%	5%	5%	\$ 100,000.00	\$ -	\$ -	\$ 90,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -
2029	2028	TAXIWAY A PVMT. MAINT. (CRACK REPAIR & SEAL COAT) (FFY 30)	90%	5%	5%	\$ 125,000.00	\$ -	\$ -	\$ 112,500.00	\$ 6,250.00	\$ 6,250.00	\$ -	\$ -
FFY 2030 TOTALS						\$ 400,000.00	\$ 150,000.00	\$ -	\$ 210,000.00	\$ 20,000.00	\$ 20,000.00		