



AIRPORT ADVISORY BOARD MEETING

September 16, 2025
6:00pm
Albert Lea Airport

In attendance were:

<i>Board Members</i>	<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
Reid Olson, City Council
Jill Steinhauer, Public Works Office Specialist

Public observe oversee

Kyle Nixon, Sunrise Aviation Student
Shelby Wang, Sunrise Aviation
Al Gadola, Sunrise Aviation Student

Jerry called the meeting to order.

Darren Schone made a motion to approve the July minutes, Chuck Sandager seconded it. The minutes were approved.

1) Master Plan Study

The plan was submitted to the FAA for review in the fall of 2022. The City is still waiting for final approval. The FFA has provided their comments, the State has not. Bolton & Menk, Mead & Hunt (previous airport consultant) and City staff will continue to work to get this completed/finalized.

2) Project Updates

AWOS State Project

This work will include site prep and working with MNDOT to install the equipment. The contractor, Neo Electric, was on site this week and completed mobilization and trenching. Electrical work has also started. MNDOT will be on site soon to install the new system. Once MNDOT is complete the FAA does a site visit to verify installation and final set-up. The contractor indicated the new AWOS could be up and running in six weeks vs. three months like initially anticipated.

Equipment Grant(s)

The City was awarded the State grant for the mower attachment. The cost for the mower attachment was \$46,915.47 with state funding in the amount of \$32,840.83 (70%). The equipment has been purchased and received.

The FAA requires Snow Removal Equipment (SRE) be let for bids and equipment must be American made. Bids were opened for the tractor with loader attachment on June 4th, Arnold's of Alden was the low bidder. The cost for the tractor was \$392,775.00 with federal funding in the amount of \$374,086.25 (95%), and state and local funds in the amount of \$9,844.25 (2.5%) each. The tractor is a Case IH 265 Magnum with a L795 loader. The tractor was purchased and arrived at Arnold's this week.

CIP Update (see attachment)

The main focus of the CIP and upcoming Airport Advisory Board meetings will be the construction of a new proposed hangar.

With annual entitlement funds, along with the federal BIL (Bipartisan Infrastructure Law) funding, the City will be able to take advantage of building so form of hangar for additional and upgraded amenities. The boards focus has been on accommodating larger aircraft, specifically a new two-bay (65' x 65') hangar while still maintaining the budget and constructing a space practical and feasible for potential renters. Those options were detailed on pages 4 – 6 of the Bolton & Menk handout.

This was the first meeting construction costs and rent rates were presented, and with that further discussion of other options were discussed, a large one bay hangar and a 6-unit t-hangar. The costs associated for the 6-unit t-hangar is detailed on page 3 of the Bolton & Menk handout.

Locations for the above-mentioned hangars were also discussed. The consensus remains that the south end would be the better option, it has more space and sewer and water is easily accessible. The north end is smaller and sewer and water is not easy to access. However, with the south end comes substantially more pavement needed which significantly increases the costs.

Construction of private hangars was also discussed. The City would allow for construction of private hangars with the optimal location being the south end. A land lease would be needed to start the process for the apron extension to that location.

Bolton & Menk will have costs and location options for the above-mentioned hangars at the next meeting.

Other remaining CIP items include the updates to current t-hangars and the door replacement on the SRE building.

3) New Business

The Glider Regatta held September 8th through September 15th was successful, the group is inquiring about holding the event again next year.

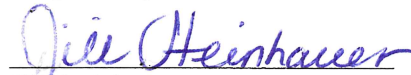
The board was informed of the board member vacancies that will occur at the end of the year when four terms expire. Those members are Chuck Sandager, Darren Schone, Jerry Morstad and Craig Ludtke.

The trees in the Ulland pit are causing some obstructions and need to be trimmed again. Steven Jahnke will contact Ullands about this.

The next meeting will be held **Tuesday, October 21, 2025 at 6:00pm** at the airport.

The meeting was adjourned.

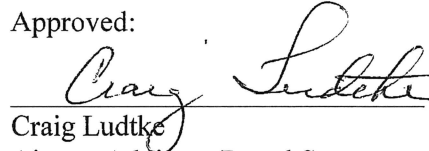
Respectfully submitted:



Jill Steinhauer

Public Works Office Specialist

Approved:



Craig Ludtke

Airport Advisory Board Secretary



ALBERT LEA MUNICIPAL AIRPORT (AEL)
AIRPORT BOARD MEETING
September 16, 2025
6:00 P.M.



1. Automated Weather Observation System (AWOS) Replacement

- a. Construction started September 8, 2025.
- b. Foundations poured this week.
- c. Electrical connections scheduled for next week.
- d. MnDOT will install sensors and schedule commissioning of new AWOS with FAA later this month.
- e. Once new AWOS is operational, existing will be removed.

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

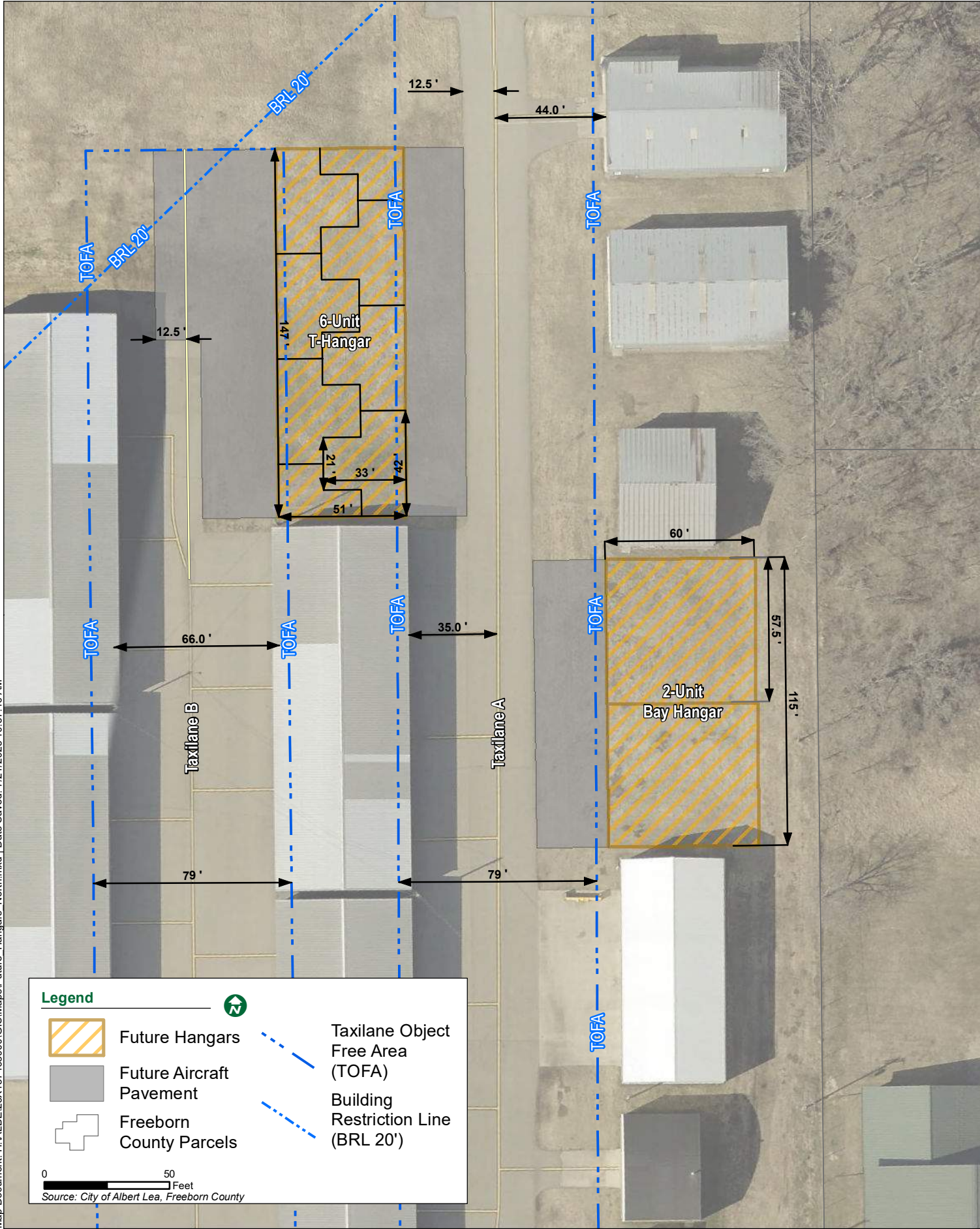
- a. Acquire a tractor with loader attachment.
- b. City has received FAA and State grants.
- c. Equipment currently being painted and will be delivered to City once completed.

4. North and South Hangar Area Development

- a. See attached layout and cost estimate for North Development of Two-Bay Hangar (115' x 60') and 6 Unit T-Hangar without utilities.
- b. See attached layout and cost estimates for South Development of Two-Bay Hangar (130' x 65') in south hangar area with and without utility extensions.
- c. Project planned for 2027 utilizing FAA funds.

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



7/21/2025

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

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: \$90.36 UNIT/MONTH

ENGINEER'S ESTIMATE

TWO-BAY (115' X 60') HANGAR CONSTRUCTION

ALBERT LEA MUNICIPAL AIRPORT (AEL)

CITY OF ALBERT LEA, MINNESOTA



7/21/2025

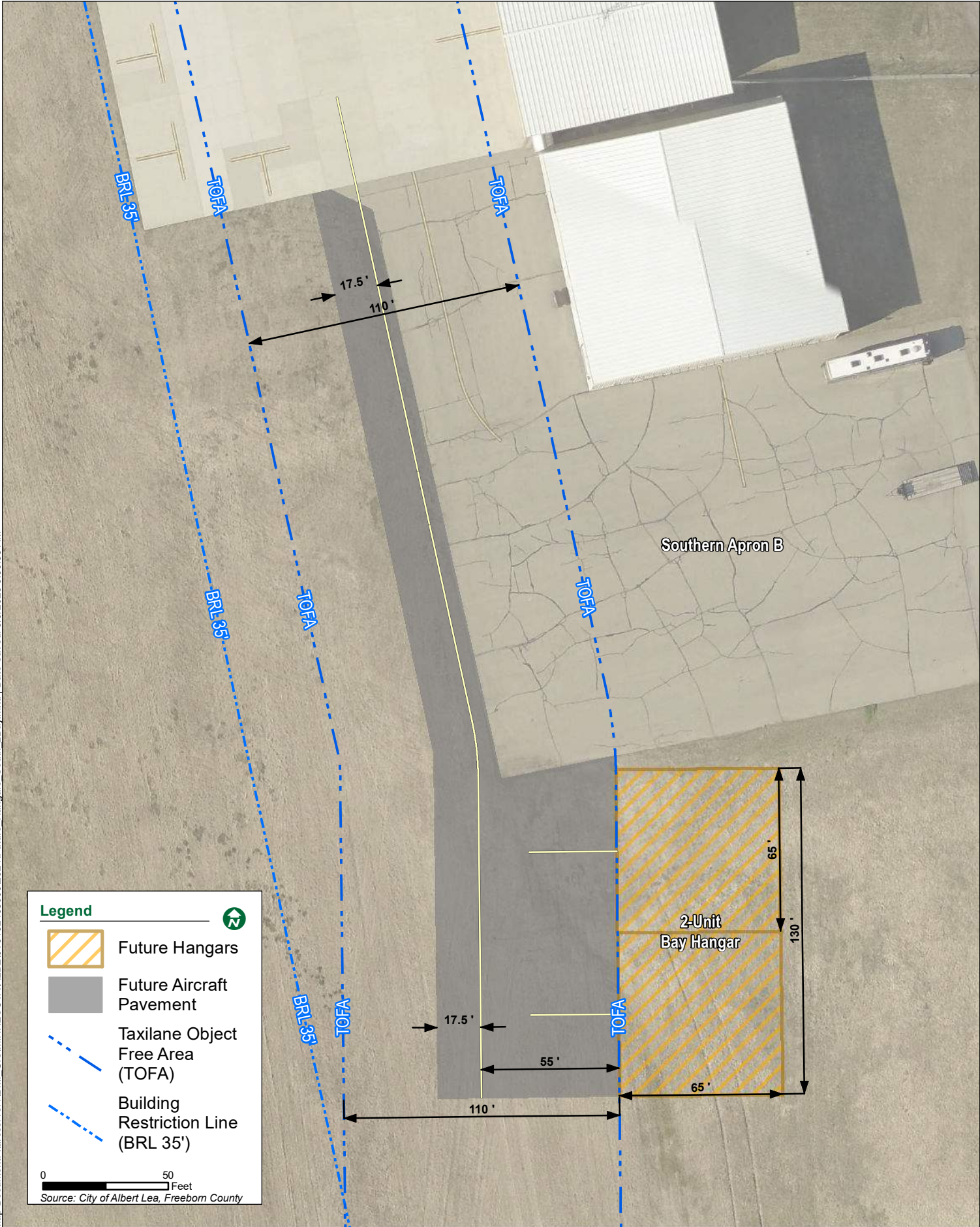
Item No.	Spec No.	Item	Estimated Quantity	Unit	Unit Price	Total Amount	FAA %	State %	Local %	FAA Amount	State Amount	Local Amount
SCHEDULE 1: CONSTRUCT TWO-BAY HANGAR (115' X 60')												
1	GP 50-07	CONTRACTOR STAKING	1	LS	\$5,000.00	\$5,000.00	90%	5%	5%	\$4,500.00	\$250.00	\$250.00
2	GP 70-08	LOW 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 (115' x 60'); COMPLETE DESIGN BUILD	1	LS	\$862,500.00	\$862,500.00	90%	5%	5%	\$776,250.00	\$43,125.00	\$43,125.00
SCHEDULE 1 ESTIMATED CONSTRUCTION TOTAL						\$971,605.00	90%	5%	5%	\$874,444.50	\$48,580.25	\$48,580.25
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						\$1,142,605.00	90%	5%	5%	\$1,028,344.50	\$57,130.25	\$57,130.25

FFY 27 AIP BALANCE: \$750,000.00

FFY 27 AIG BALANCE: \$288,896.00

FAA FUNDING BALANCE: \$10,551.50

HANGAR BAY RENT/YEAR FOR 10-YEAR CITY SHARE AMORITIZATION: \$238.04 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

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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
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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											7/28/2025	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		\$ 317,000.00	\$ 288,896.00	
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		\$ 617,000.00	\$ 288,896.00	
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	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		\$ 160,551.50	\$ -	
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		\$ 243,051.50	\$ -	
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		\$ 150,000.00	\$ -	
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				