



Polk County Aviation Authority Meeting

Thursday, July 9, 2026

5:00 PM

Ankeny Regional Airport - Corporate/Terminal Hangar Building
3700 SE Convenience Blvd, Ankeny, Iowa

INSTRUCTIONS TO JOIN ELECTRONIC MEETING:

Please join using this link:

<https://zoom.us/j/98294550961?pwd=MzdjTERQR1Y1SVNWOGhxWFd1b2FRUT09>

Or dial: +13126266799 Meeting ID: 982 9455 0961 Passcode: 5678

A. ROLL CALL

B. ADMINISTRATIVE

1. Administer Oath of Office to Current Board Member Todd Ashby - term expiring June 30, 2030.

C. APPROVAL OF AGENDA

1. Approval of the Agenda

Consider motion to approve the July 9, 2026 agenda without amendment.

D. PUBLIC FORUM

E. FINANCE / BUDGET REPORTS

F. CONSENT AGENDA ITEMS

CA - 1. Consider motion to approve the June 4, 2026 minutes.

CA - 2. Consider motion to adopt **RESOLUTION** authorizing the execution of a Farm Lease with Dennis Miller.

CA - 3. Consider motion to approve Payment #11 in the amount of \$140,811.83 to McClure Engineering Company for services that include Construction Administration and Observation Services to Reconstruct Runway 18/36.

- CA - 4.** Consider motion to approve Payment #6 in the amount of \$16,641.00 to McClure Engineering Company for the Construct Maintenance Storage Facility, Design and Bidding Services.
- CA - 5.** Consider motion to approve Payment #9 in the amount of \$8,714.72 to McClure Engineering Company for Construction Administration, Observation & Closeout Services for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot project.
- CA - 6.** Consider motion to approve Task Order One-Payment #9 in the amount of \$3,370.52 to HDR Engineering, Inc. for services that include Professional Consulting Services.
- CA - 7.** Consider motion to approve Payment #3 in the amount of \$448,732.52 to Manatt's for construction services for the Reconstruct Runway 18/36 Project.
- CA - 8.** Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$755,402.03
- CA - 9.** Consider motion to approve July 2026 Financial Reports.

- **APPROVAL OF CONSENT AGENDA ITEMS**

- 1. Consent Agenda Items CA-1 through CA-9.

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-9.

G. REMOVED CONSENT AGENDA ITEMS:

H. NEW BUSINESS

- 1. Terminal Building Exterior Painting
- 2. Consider motion to approve Taxiway D Flume Clean Out with Land Management Resources in an amount not to exceed \$2,550.00.
- 3. Consider motion to adopt **RESOLUTION** granting an easement to MidAmerican Energy Company for the installation of new utility lines to serve the Iowa Army National Guard Hangar at the Ankeny Regional Airport.

I. REPORTS

- 1. **FBO Update**
- 2. **Engineering Report**
 - a. Runway 18/36 Update
 - b. Maintenance Building Update
 - c. Ankeny Regional Airport – South Corporate Terminal Area – Funding & Marketing Support
- 3. **Staff Report**

- a. Fuel Sales
- b. T-Hangar Waiting List
- c. Phase 3 Box Hangar Update
- d. Taxiway D Hangar Update
- e. Wildlife Update
- f. IKV Development Proposal

4. Legal Counsel Report

- a. Beech 18 Parked Along Taxiway D

5. Board Report

6. Chair Report

J. ADJOURNMENT

OATH OF OFFICE

**OFFICE OF BOARD MEMBER OF THE POLK
COUNTY AVIATION AUTHORITY BOARD**

I, **Todd Ashby**, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge the duties of the office of BOARD MEMBER of the Polk County Aviation Authority Board in Polk County, Iowa, as now or thereafter required by law.

Dated at Ankeny, Iowa, this 9th day July, 2026.

Todd Ashby, BOARDMEMBER

STATE OF *IOWA*
COUNTY OF *POLK*

Signed and sworn to (or affirmed) before me on this 9th day of July, 2026.

by **Todd Ashby**

Signature of Notary Public

PCAA Administrative Staff Member
Title (or Rank of Military Personnel)

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)
Thursday, June 4, 2026 - 5:00 PM
Ankeny Regional Airport, 3700 SE Convenience Blvd., Ankeny, Iowa

Chairman Jeff Wangsness called the meeting to order at 5:00 PM. Board Members William Gardner, Greg Johnson and Dr. Paul Novak were in attendance. Todd Ashby was absent. Airport Board Manager Dave Kalwishky joined the meeting electronically. Jay Pudenz (McClure), City Attorney Erin Clanton, Administrative Services Director Jennifer Sease and Recording Secretary Diane Klemme were present.

Approval of Agenda

Board Member Novak moved, second by Johnson, to approve the agenda without amendment. Ayes: 4.

Public Hearing – 2026-02

- A. Chairperson Wangsness announced that this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contracts and opinion of probable costs for the construction of certain public improvements described as the Maintenance Building Construction project. Notice of this hearing was published in the Des Moines Register on May 22, 2026. Jay Pudenz reported there were four bidders. The lowest bidder was Jensen Builders, Ltd. of Des Moines, Iowa, with a total of \$1,359,700. The engineer's estimate of cost was \$1,526,906.00.

Chairman Wangsness then asked for any public comment regarding the proposed project, and there were none. Board Member Johnson moved to close Public Hearing 2026-02, Novak seconded. Ayes: Johnson, Novak, Gardner, Wangsness.

- B. Board Member Johnson moved, second by Novak, to receive and file Report of Bids received on May 14, 2026. Ayes: Johnson, Novak, Gardner, Wangsness.
- C. Board Member Novak moved, second by Johnson to adopt **RESOLUTION 2026-22** awarding the construction contract to Jensen Builders, Ltd. of Des Moines, Iowa, in the amount of \$1,359,700.00 for the proposed Maintenance Building at the Ankeny Regional Airport. Ayes: Novak, Johnson, Gardner, Wangsness.

FBO Report

Dave Kalwishky reviewed his FBO Report with the Board.

Finance / Budget Report

Gardner reported on the 6/4/26 listing of bills.

Consent Agenda Items

1. Approval of May 7, 2025 minutes.
2. Payment #41 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$3,105.00.
3. Payment #10 to McClure Engineering Company for services that include Construction Administration and Observation Services to Reconstruct Runway 18/36 in the amount of \$131,076.37.
4. Payment #5 to McClure Engineering Company for the Construct Maintenance Storage Facility, Design and Bidding Services in the amount of \$17,148.50.
5. Payment #8 to McClure Engineering Company for Construction Administration, Observation & Closeout Services for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot project in the amount of \$2,554.21.
6. Payment #2 to Manatt's for construction services for the Reconstruct Runway 18/36 project in the amount of \$752,283.98.
7. Approval of Bills and Transfer of Necessary Funds, \$929,835.68.
8. Approval of June 2026 Financial Reports.

Approval of Consent Agenda Items

Board Member Johnson moved, second by Novak, to approve Consent Agenda Items CA-1 through CA-8, with removal of payment to HDR Engineering in the amount of \$3370.52 from the bill listing. Ayes: Johnson, Novak, Gardner, Wangsness.

New Business

1. Terminal Building Exterior Painting – Exec1 will present quotes and have designs available to the Board at the July 9 meeting.
2. Motion to approve Change Order No. 1, pending FAA concurrence, with Manatt's, Inc. for the Reconstruct Runway 18/36 project in the amount of \$318,729.50 for changes to the construction scope related to the localizer and glidescope facilities. Novak moved, second by Johnson. Ayes: Novak, Johnson, Gardner, Wangsness.
3. **RESOLUTION 2026-23** granting an electric easement to MidAmerican Energy Company for the installation of a new primary line to serve the relocated RW 36 Localizer at the Ankeny Regional Airport. Novak moved, second by Johnson. Ayes: Novak, Johnson, Gardner, Wangsness.
4. **RESOLUTION 2026-24** authorizing Task Order No. 17 to the Master Agreement for construction management, administration, and observation services for the Construct Maintenance Storage Facility project at the Ankeny Regional Airport. Novak moved, second by Johnson. Ayes: Novak, Johnson, Gardner, Wangsness.

Reports

1. FBO Update

2. Engineering Report – Pudenz
 - a. Runway 18/36 Update
 - b. Maintenance Building Update
 - c. Ankeny Regional Airport – South Corporate Terminal Area – Funding & Marketing Support
3. Staff Report - Kalwishky
 - a. Fuel Sales
 - b. T-Hangar Waiting List
 - c. Phase 3 Box Hangar Update
 - d. Taxiway D Hangar Update
 - e. T Hangar Lease Update
 - f. IKV Development Proposal
 - g. Main Ramp and Taxiway C Patching
4. Legal Counsel Report - City Attorney Erin Clanton
 - a. Beech 18 Parked Along Taxiway D
5. Board Report
6. Chair Report

Adjournment

The meeting was adjourned at 5:54 p.m.

Attest: _____ Signed: _____
Diane Klemme, Recording Secretary Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 12th day of June, 2026.

RESOLUTION

**A RESOLUTION AUTHORIZING THE EXECUTION OF A
FARM LEASE WITH DENNIS MILLER**

WHEREAS, the Polk County Aviation Authority owns certain land, a portion of which Dennis Miller desires to lease for purposes of farming the land; and

WHEREAS, the Polk County Aviation Authority believes it to be in the best interest of the Authority for the land to be farmed; and

WHEREAS, the Polk County Aviation Authority, having reviewed the attached Farm Lease believes it to be in the best interest of the Aviation Authority to enter into said Lease.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the attached Farm Lease with Dennis Miller.

BE IT FURTHER RESOLVED that the Chairman of the Polk County Aviation Authority is hereby authorized to execute said Lease.

Dated the 9th day of July, 2026.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary



FARM LEASE - CASH OR CROP SHARES

THIS LEASE ("Lease") is made between Polk County Aviation Authority ("Landlord"), whose address for the purpose of this Lease is 410 West 1st Street, Ankeny, IA 50021 and Dennis Miller ("Tenant"), whose address for the purpose of this Lease is 2010 NW Pleasant Street, Ankeny, Iowa 50023.

THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate situated in Polk County, Iowa (the "Real Estate"):

To be determined and mutually agreed upon between the Landlord and Tenant for approximately 1.18 acres East of Four Mile Drive

and containing 1.18 total acres, more or less, with possession by Tenant for a term of 1 year(s) to commence on March 1, 2026, and end on February 28, 2027. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"):
Total annual cash rent of \$225.00 per acre payable, unless otherwise agreed, as follows: first one-half on 1st of July, 2026, second one-half on 1st of December, 2026. All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord 100% Tenant. Governmental cost-sharing payments for permanent soil conservation structures shall be divided 0% Landlord 100% Tenant. Crop disaster payments shall be divided 0% Landlord 100% Tenant.
3. **LANDLORD'S LIEN AND SECURITY INTEREST.** As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal property kept or used on the real estate that is not exempt from execution. Tenant shall

also sign any additional forms required to validate the security interest in government program payments.

Tenant shall not sell such crops unless Landlord agrees otherwise. Tenant shall notify Landlord of Tenant's intention to sell crop at least three (3) business days prior to sale of the crop (with business days being described as Monday through Friday, except any Iowa or federal holidays). Tenant shall pay the full rent for the crop year in which the crop is produced, whether due or not, at the time of sale pursuant to Landlord's consent to release Landlord's security interests. Upon payment in full Landlord shall release Landlord's lien on the crop produced in that crop year on the premises. The parties agree that by the Landlord releasing the lien as to the crop in one year, the Landlord in no way releases the lien or agrees to release the lien in any prior or subsequent year.

Tenant shall sign and deliver to Landlord a list of potential buyers of the crops upon which Landlord has been granted a security interest in this lease. Unless Landlord otherwise consents, Tenant will not sell these crops to a buyer who is not on the potential list of buyers unless Tenant pays the full rent due for the crop year to the Landlord at or prior to the date of sale. Landlord may give notice to the potential buyers of the existence of this security interest.

Landlord is further granted the power, coupled with an interest, to sign on behalf of Tenant as attorney-in-fact and to file one or more financing statements under the Iowa Uniform Commercial Code naming Tenant as Debtor and Landlord as Secured Party and describing the collateral herein specified. Tenant consents to the financing statement being filed immediately after execution of this Lease.

4. **INPUT COSTS AND EXPENSES.** Tenant shall prepare the Real Estate and plant such crops in a timely fashion as may be directed by Tenant. Tenant shall only be entitled to pasture or till those portions of the Real Estate designated by Landlord. All necessary machinery and equipment, as well as labor, necessary to carry out the terms of this lease shall be furnished by and at the expense of the Tenant. The following materials, in the amounts required by good husbandry, shall be acquired by Tenant and paid for by the parties as follows:

	% Landlord	% Tenant
(1) Fertilizer	0%	100.00%
(2) Lime and Trace Minerals	0%	100.00%
(3) Herbicide	0%	100.00%
(4) Insecticides	0%	100.00%
(5) Seeds	0%	100.00%
(6) Seed Cleaning	0%	100.00%
(7) Harvesting and/or Shelling Expense	0%	100.00%
(8) Grain Drying	0%	100.00%

(9) Grain Storage	0%	100.00%
(10) Other Expenses	0%	100.00%

5. **PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS.** Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis. In the event Tenant fails to do so, Landlord reserves the right, personally or by designated agents, to enter upon the Real Estate and properly care for and harvest all growing crops, charging the cost of the care and harvest to the Tenant, as part of the Rent. Tenant shall timely control all weeds, including noxious weeds, weeds in the fence rows, along driveways and around buildings throughout the premises. Tenant shall comply with all terms of the conservation plan and any other required environmental plans for the leased premises. Tenant shall do what is reasonably necessary to control soil erosion including, but not limited to, the maintenance of existing watercourses, waterways, ditches, drainage areas, terraces and tile drains, and abstain from any practice which will cause damage to the Real Estate.

Upon request from the Landlord, Tenant shall by August 15 of each lease year provide to the Landlord a written listing showing all crops planted, including the acres of each crop planted, fertilizers, herbicides and insecticides applied showing the place of application, the name and address of the applicator, the type of application and the quantity of such items applied on the lease premises during such year.

Tenant shall distribute upon the poorest tillable soil on the Real Estate, unless directed otherwise by Landlord, all of the manure and compost from the farming operation suitable to be used. Tenant shall not remove from the Real Estate, nor burn, any straw, stalks, stubble, or similar plant materials, all of which are recognized as the property of Landlord. Tenant may use these materials, however, upon the Real Estate for the farming operations. Tenant shall protect all trees, vines and shrubbery upon the Real Estate from injury by Tenant's cropping operation or livestock.

Tenant shall maintain accurate yield records for the real estate, and upon request, during or after lease term, shall disclose to Landlord, all yield base information required for participation in government program

6. **DELIVERY OF GRAIN.** If this lease is a crop share lease, Tenant, without cost to Landlord, shall deliver Landlord's grain pursuant to request, at reasonable times, to the elevator at _____ or elsewhere at no further distant point.

7. **LANDLORD'S STORAGE SPACE.** If this lease is a crop share lease, Landlord reserves 0% of all crib and granary space for storage of the rent share crops.

8. **ENVIRONMENTAL.**

a. Landlord. To the best of Landlord's knowledge to date:

- i. Neither Landlord nor, Landlord's former or present tenants, are subject to any investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules, and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.

- ii. Any handling, transportation, storage, treatment, or use of toxic or hazardous substances that has occurred on the premises has been in compliance with all applicable federal, state, and local codes, rules, and regulations.
- iii. No leak, spill release, discharge, emission, or disposal of toxic or hazardous substances has occurred on the premises.
- iv. The soil, groundwater, and soil vapor on or under the premises is free of toxic or hazardous substances except for chemicals (including without limitation fertilizer, herbicides, insecticides) applied in conformance with good farming methods, applicable rules and regulations and the label directions of each chemical.

Landlord shall hold Tenant harmless against liability for removing solid waste disposal sites existing at the execution of this Lease, with the exception that Tenant shall be liable for removal of solid waste disposal sites to the extent that the Tenant created or contributed to the solid waste disposal site at any time.

Landlord shall assume liability and shall indemnify and hold Tenant harmless against any liability or expense arising from any condition which existed, whether known or unknown, at the time of execution of the lease which is not a result of actions of the Tenant or which arises after date of execution but which is not a result of actions of the Tenant.

Landlord shall disclose in writing to Tenant the existence of any known wells, underground storage tanks, hazardous waste sites, and solid waste disposal sites. Disclosure may be provided by a properly completed groundwater hazard statement to be supplemented if changes occur.

- b. Tenant. Tenant shall comply with all applicable environmental laws concerning application, storage and handling of chemicals (including, without limitation, herbicides and insecticides) and fertilizers. Tenant shall apply any chemicals used for weed or insect control at levels not to exceed the manufacturer's recommendation for the soil types involved. Farm chemicals may (not) be stored on the premises for more than one year. Farm chemicals for use on other properties may (not) be stored on this property. Chemicals stored on the premises shall be stored in clearly marked, tightly closed containers. No chemicals or chemical containers will be disposed of on the premises. Application of chemicals for agricultural purposes per manufacturer's recommendation shall not be construed to constitute disposal.

Tenant shall employ all means appropriate to insure that well or ground water contamination does not occur, and shall be responsible to follow all applicator's licensing requirements. Tenant shall install and maintain safety check valves for injection of any chemicals and/or fertilizers into an irrigation system (injection valve only, not main well check valve). Tenant shall properly post all fields (when posting is required) whenever chemicals are applied by ground or air. Tenant shall haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements. Tenant shall not dispose of waste oil, tires, batteries, paint, other chemicals or containers anywhere on the premises. Solid waste may (not) be disposed of on the premises. Dead livestock may (not) be buried on the premises. If disposal of solid waste or burial of dead animals is permitted as stated in the previous two sentences, the disposal or burial shall be in compliance with all applicable environmental laws. Tenant shall not use waste oil as a means to suppress dust on any roads on or near the premises. No underground storage tanks, except

human waste septic systems that meet current codes, rules, and regulations, shall be maintained on the premises.

Tenant shall immediately notify Landlord of any chemical discharge, leak, or spill which occurs on premises. Tenant shall assume liability and shall indemnify and hold Landlord harmless for any claim or violation of standards which results from Tenant's use of the premises. Tenant shall assume defense of all claims, except claims resulting from Landlord's negligence, in which case each party shall be responsible for that party's defense of any claim. After termination, Tenant shall remain liable for violations which occurred during the term of this Lease.

In the absence of selection of an alternative where choices are provided in this paragraph 8b, the choice of the word "may" shall be presumed unless that presumption is contrary to applicable environmental laws and regulations.

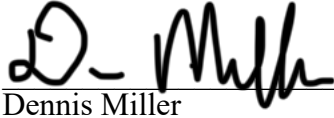
9. **TERMINATION OF LEASE.** This Lease shall automatically renew upon expiration from year-to-year, upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew this Lease. If renewed, the tenancy shall terminate on March 1 of the year following, provided that the tenancy shall not continue because of an absence of notice in the event there is a default in the performance of this Lease. All notices of termination of this Lease shall be as provided by law.
10. **POSSESSION AND CONDITION AT END OF TERM.** At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord \$0.00 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.
11. **LANDLORD'S RIGHT OF ENTRY AND INSPECTION.** In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes.
12. **VIOLATION OF TERMS OF LEASE.** If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.
13. **REPAIRS.** Tenant shall maintain the fences on the leased premises in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord.
14. **NEW IMPROVEMENTS.** All buildings, fences and improvements of every kind and nature that may be erected or established upon the Real Estate during the term of the Lease by the Tenant shall constitute additional rent and shall inure to the Real Estate, becoming the property of Landlord unless the Landlord has agreed in writing prior to the

erection that the Tenant may remove the improvement at the end of the lease.

15. **WELL, WINDMILL, WATER AND SEPTIC SYSTEMS.** Tenant shall maintain all well, windmill, water and septic systems on the Real Estate in good repair at Tenant's expense except damage caused by windstorm or weather. Tenant shall not be responsible for replacement or installation of well, windmill, water and septic systems on the Real Estate, beyond ordinary maintenance expenses. Landlord does not guarantee continuous or adequate supplies of water for the premises.
16. **EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD.** No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.
17. **NO AGENCY.** Tenant is not an agent of the Landlord.
18. **TELEVISION AND RADIO.** Tenant may install and remove, without causing material injury to the premises, Tenant's television reception antennas, microwave dishes, and radio reception and transmission antennas.
19. **ACCOUNTING.** The method used for dividing and accounting for the harvested grain shall be the customary and usual method used in the locale.
20. **ATTORNEY FEES AND COURT COSTS.** If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.
21. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.
22. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.
23. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.
24. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.
25. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

DATED: 6/28/2026 .

TENANT:



Dennis Miller

LANDLORD:

Polk County Aviation Authority

Jeff Wangsness, Chairman

ATTEST:

Diane Klemme, Recording Secretary

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Ankeny: Reconstruct Runway 18-36 - Construction
Administration and Observation Services

Project Title: _____
Contractor: _____
Address: _____
Finance Budget Code: _____ **Finance Project Code:** _____
Vendor Project or Invoice #: _____ **PO #** _____
Original Contract Date: _____ **Vendor #** _____

Date of Board Meeting _____ **PAYMENT REQUEST #** _____
PAYMENT PERIOD: From: _____ through: _____

Contract Summary

Original Contract Amount:	\$	1,447,560.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	1,447,560.00	
Total completed and stored to date:	\$	543,765.87	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	543,765.87	
Less previous applications for payment:	\$	402,954.04	
SUBTOTAL	\$	140,811.83	
OTHER CHARGES (Please attach an itemized list)	\$	-	
CURRENT PAYMENT DUE	\$	140,811.83	

Balance to finish, including retainage: \$ 903,794.13

Contract Time Remaining (If applicable) _____ N/A ##

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Engineer/Consultant Approval: McClure
Firm Name

Signature _____ 06/11/2026
Date

PCAA Approval:

Signature _____ _____
Date

City of Ankeny Staff Approval:

Signature _____ _____
Date

Work Completed: See attached Progress Report.

Submit to: Dave Kalwishky, c: Jennifer Sease
 Email: DKalwishky@AnkenyIowa.gov; JSease@AnkenyIowa.gov Phone: 515-965-6420 Fax: 515-965-6416



Dave Kalwishky
 Polk County Aviation Authority
 410 West First St
 Ankeny, IA 50023

May 31, 2026
 Project No: 2022001042-006
 Invoice No: 11
 Due Date: June 30, 2026

Project 2022001042-006 Ankeny Regional Airport: Reconstruct Runway 18-36: Construction Administration and Observation Services

Professional Services from April 26, 2026 to May 30, 2026

Phase 1 Part I. Construction Administration/Observation Services

767.00

Total Labor **40,696.69**

Overhead 201.41 % of 40,696.69 81,967.20 **81,967.20** **81,967.20**

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing	
Fixed Fee	163,445.00	40.00	65,378.00	49,033.50	16,344.50	
Total Fee	163,445.00		65,378.00	49,033.50	16,344.50	
Total Fee						16,344.50

Reimbursable Expenses

Meals 570.50
 Printing/Copies 335.95
 Fuel Expenses 39.27
Total Reimbursables **945.72** **945.72**

Mileage (.725/.707 p/mile) **857.72**

	Current	Prior	To-Date	
Total Billings	140,811.83	382,677.82	523,489.65	
Contract Limit (not-to-exceed)			1,277,060.00	
Contract Limit Remaining			753,570.35	
Total this Phase				\$140,811.83

Phase 1A Part IA. CA Subconsultant (Jacobs)

	Current	Prior	To-Date
Total Billings	0.00	20,276.22	20,276.22
Contract Limit (not-to-exceed)			53,080.00
Contract Limit Remaining			32,803.78
Total this Phase			0.00

Phase 2 Part II. As-Built ADIP Survey

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
On-Site As-Built Survey	15,563.00	0.00	0.00	0.00	0.00
Project Management and Coordination	15,618.00	0.00	0.00	0.00	0.00
As-Built Aerial Photo/ADIP Submsn. NV5	41,519.00	0.00	0.00	0.00	0.00
Total Fee	72,700.00		0.00	0.00	0.00
Total Fee					0.00
			Total this Phase		0.00

Phase 3 Part III. Project Closeout Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Project Closeout	44,720.00	0.00	0.00	0.00	0.00
Total Fee	44,720.00		0.00	0.00	0.00
Total Fee					0.00
			Total this Phase		0.00
			Total Due this Invoice		\$140,811.83

Outstanding Invoices

Number	Date	Balance
10	4/27/2026	131,076.37
Total		131,076.37

PROGRESS REPORT

PROJECT # **2022001042-006**

PROJECT **ANKENY REGIONAL AIRPORT: RECONSTRUCT RUNWAY 18-36 - CONSTRUCTION ADMINISTRATION AND OBSERVATION SERVICES**

PRJ MNGR **JAY PUDENZ, P.E., LEED AP**

CLIENT **POLK COUNTY AVIATION AUTHORITY** Phone **515.965.6420**
410 WEST 1ST STREET Fax
ANKENY, IOWA 50021 Email: **DKalwishky@Ankenylowa.gov**

REPORT BY **JAY PUDENZ, P.E., LEED AP**
 Email: **jpudenz@mcclurevision.com**

REPORTING PERIOD **MAY 2026** NEXT REPORT **JUNE 2026**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Continued construction administration and coordination
 - Completed Phase 1B; opened RW intersection back up
- ✓ Continued construction schedule coordination with Manatt's and the FAA
- ✓ Coordinated with Manatt's on construction submittals; reviewed submittals / maintained submittal log
- ✓ Finalized Glideslope and Localizer drawings per FAA's comments
- ✓ Developed and submitted Change Order #1
- ✓ Developed and submitted Pay Estimate #2

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Prepare for paving northern portion of RW 18-36
- Continue construction administration and coordination
- Continue construction schedule coordination with Manatt's and the FAA
- Review submittals and maintain submittal log
- Continue coordination with FAA on Reimbursable Agreement (RA) for Glide Slope and ILS Localizer
- Develop and Draft Pay Request #3

VALUE ADDED SERVICES

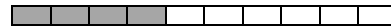
- N/A

INPUT NEEDED

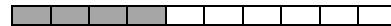
- N/A

Part I: Construction Administration/Observation Services

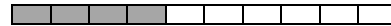
Phase 300.05 – AIP Grant Administration



Phase 600.05 – Construction Administration



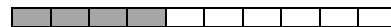
Phase 650.05 – Resident Project Representative



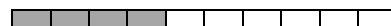
Phase 701.07 – Runway Airspace Management (RAM) Survey



Phase 760.07 – Construction Staking

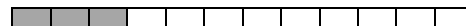


Phase 850.05 – Project Management and Coordination



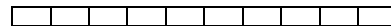
Part IA: CA Subconsultant

Phase 960.05 – Subconsultants (Jacobs)

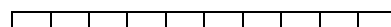


Part II: As-Built ADIP Survey

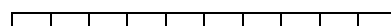
Phase 780.07 – On-Site As-Built Survey



Phase 850.05 – Project Management and Coordination

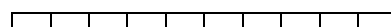


Phase 850.05– Project Management and Coordination



Part III: Project Closeout

Phase 800.05 – Project Closeout



APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Construct Maintenance Storage Facility; Design and Bidding Services
Contractor: McClure Engineering Company
Address: 1360 NW 121st St, Suite A, Clive, IA 50325
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-016 **PO #** N/A
Original Contract Date: December 4, 2025 **Vendor #** N/A

Date of Board Meeting 09-Jul-26 **PAYMENT REQUEST #** 6
PAYMENT PERIOD: From: 04-26-26 through: 05-30-26

Contract Summary

Original Contract Amount:	\$	<u>158,370.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>158,370.00</u>	
Total completed and stored to date:	\$	<u>154,140.00</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>154,140.00</u>	
Less previous applications for payment:	\$	<u>137,499.00</u>	
SUBTOTAL	\$	<u>16,641.00</u>	
OTHER CHARGES (Please attach an itemized list)	\$	<u>-</u>	
CURRENT PAYMENT DUE	\$	<u>16,641.00</u>	
Balance to finish, including retainage:	\$	<u>4,230.00</u>	
Contract Time Remaining (If applicable)		<u>N/A</u>	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Engineer/Consultant Approval: McClure
Firm Name
2026-06-11
Signature Date

PCAA Approval:

Signature Date

City of Ankeny Staff Approval:

Signature Date

Work Completed: See attached Progress Report.

Submit to: Dave Kalwishky, c: Jennifer Sease
 Email: DKalwishky@AnkenyIowa.gov; JSease@AnkenyIowa.gov Phone: 515-965-6420 Fax: 515-965-6416



1360 NW 121st Street
Clive, IA 50325

Dave Kalwishky
Polk County Aviation Authority
410 West First St
Ankeny, IA 50023

May 31, 2026
Project No: 2022001042-016
Invoice No: 6
Due Date: June 30, 2026

Project 2022001042-016 Ankeny: Construct Maintenance Storage Facility; Design and Bidding Services

Professional Services from April 26, 2026 to May 30, 2026

Phase 1 Part I: AIP Site Work Design & Bidding Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Existing Conditions	590.00	100.00	590.00	590.00	0.00
Iowa DOT Grant Administration	830.00	100.00	830.00	747.00	83.00
Preliminary Design	1,490.00	100.00	1,490.00	1,490.00	0.00
Soil Boring Coordination	930.00	100.00	930.00	930.00	0.00
30% Design Phase	1,890.00	100.00	1,890.00	1,890.00	0.00
30%-SAN Sewer/Lift Station Des,IF NEEDED	4,400.00	100.00	4,400.00	4,400.00	0.00
90% Design Phase	4,020.00	100.00	4,020.00	4,020.00	0.00
90%-SAN Sewer/Lift Station Des,IF NEEDED	3,630.00	100.00	3,630.00	3,630.00	0.00
Issued for Bid (100%) Phase	1,810.00	100.00	1,810.00	1,810.00	0.00
Construction Permits	1,270.00	100.00	1,270.00	1,270.00	0.00
Advertise, Bidding, Contract Award	3,260.00	100.00	3,260.00	326.00	2,934.00
Topographic Survey	1,410.00	100.00	1,410.00	1,410.00	0.00
Project Management and Coordination	4,060.00	100.00	4,060.00	3,248.00	812.00
Total Fee	29,590.00		29,590.00	25,761.00	3,829.00
Total Fee					3,829.00
Total this Phase					\$3,829.00

Phase 2 Part II: GAVI Vertical Infrastructure Design and Bidding Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Existing Conditions	1,210.00	100.00	1,210.00	1,210.00	0.00
Iowa DOT Grant Administration	830.00	100.00	830.00	747.00	83.00
Preliminary Design	4,040.00	100.00	4,040.00	4,040.00	0.00
Soil Boring Coordination	1,690.00	100.00	1,690.00	1,690.00	0.00

Project	2022001042-016	Ankeny: Construct Maintenance Bldg: D/B				Invoice	6	
30% Design Phase		4,390.00	100.00	4,390.00	4,390.00	0.00		
90% Design Phase		36,640.00	100.00	36,640.00	36,640.00	0.00		
Issued for Bid (100%) Phase		10,410.00	100.00	10,410.00	10,410.00	0.00		
Construction Permits		3,640.00	100.00	3,640.00	3,276.00	364.00		
Advertise, Bidding, Contract Award		9,900.00	80.00	7,920.00	990.00	6,930.00		
Topographic Survey		2,730.00	100.00	2,730.00	2,730.00	0.00		
Project Management and Coordination		9,300.00	100.00	9,300.00	5,115.00	4,185.00		
Subconsultants Bluestone Engineering LLC		27,000.00	91.6667	24,750.00	23,500.00	1,250.00		
Subconsultants OPN		17,000.00	100.00	17,000.00	17,000.00	0.00		
Total Fee		128,780.00		124,550.00	111,738.00	12,812.00		
		Total Fee					12,812.00	
						Total this Phase	\$12,812.00	
						Total Due this Invoice	\$16,641.00	

Outstanding Invoices

Number	Date	Balance
5	4/27/2026	17,148.50
Total		17,148.50



PROGRESS REPORT

PROJECT # **2022001042-016**

PROJECT **ANKENY REGIONAL AIRPORT: CONSTRUCT MAINTENANCE STORAGE FACILITY – DESIGN AND BIDDING SERVICES**

PRJ MNGR **AUSTIN MORAN, P.E.**

CLIENT **POLK COUNTY AVIATION AUTHORITY** Phone **515.965.6420**
410 WEST 1ST STREET Fax
ANKENY, IOWA 50021 Email: **dkalwishky@ankenyiowa.gov**

REPORT BY **AUSTIN MORAN, P.E.**
Email: **amoran@mcclurevision.com**

REPORTING PERIOD **MAY 2026** NEXT REPORT **JUNE 2026**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Held Pre-Bid Meeting
- ✓ Issued Addenda
- ✓ Received bids
- ✓ Reviewed bids and recommended award of contract

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Hold Public Hearing on Plans, Specs, Form of Contract, and Estimate of Construction Cost
- Award Contract, Execute Contract and Bonds
- Execute Task Order for Construction Administration Services for the project
- Hold Pre-construction conference
- Issue Notice to Proceed
- Review shop drawings and provide comments
- Begin Construction (Late Summer/Fall 2026)

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Phase 1: Part I: AIP Site Work Design and Bidding Services

Existing Conditions



Iowa DOT Grant Administration



Preliminary Design



Soil Boring Coordination



30% Design Phase



90% Design



Issued for Bid (100%)



Construction Permits



Advertise, Bidding and Contract Award



Topographic Survey



Project Management and Coordination



Phase 2: Part II: GAVI Vertical Infrastructure Design and Bidding Services

Existing Conditions



Iowa DOT Grant Administration



Preliminary Design



Soil Boring Coordination



30% Design



90% Design



Issued for Bid (100%)



Construction Permits



Advertise, Bidding and Contract Award



Topographic Survey



Project Management and Coordination



Subconsultants (Bluestone Engineering, LLC and OPN Architects)



APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot - Construction Administration, Observation, & Closeout Services
Contractor: McClure Engineering Company
Address: 1360 NW 121st St, Suite A, Clive, IA 50325
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-012 **PO #** N/A
Original Contract Date: April 10, 2025 **Vendor #** N/A

Date of Board Meeting 9-Jul-26 **PAYMENT REQUEST #** 9
PAYMENT PERIOD: From: 04/26/26 through: 05/30/26

Contract Summary

Original Contract Amount:	\$	<u>95,300.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>95,300.00</u>	
Total completed and stored to date:	\$	<u>90,350.00</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>90,350.00</u>	
Less previous applications for payment:	\$	<u>81,635.28</u>	
SUBTOTAL	\$	<u>8,714.72</u>	
OTHER CHARGES (Please attach an itemized list)	\$	<u>-</u>	
CURRENT PAYMENT DUE	\$	<u>8,714.72</u>	
Balance to finish, including retainage:	\$	<u>4,950.00</u>	
Contract Time Remaining (If applicable)	<u>N/A</u>	<u>##</u>	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Engineer/Consultant Approval: McClure
Firm Name
6/9/2026
Signature Date

PCAA Approval:

Signature Date

City of Ankeny Staff Approval:

Signature Date

Work Completed: See attached Progress Report.

Submit to: Dave Kalwishky, c: Jennifer Sease
 Email: DKalwishky@AnkenyIowa.gov; JSease@AnkenyIowa.gov Phone: 515-965-6420 Fax: 515-965-6416



Dave Kalwishky
 Polk County Aviation Authority
 410 West First St
 Ankeny, IA 50023

May 31, 2026
 Project No: 2022001042-012
 Invoice No: 9
 Due Date: June 30, 2026

Project 2022001042-012 Ankeny: Reconstruct Airport Entrance Roundabout and Terminal Building
 Parking Lot: Construction Administration, Observation, & Closeout Services

Professional Services from April 26, 2026 to May 30, 2026

Phase 1 Part I: Construction Management, Administration, and Observation Services

Total Labor 13.00 **911.11**

Overhead 195.99 % of 911.11 1,785.68 **1,785.68** **1,785.68**

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	10,048.00	100.00	10,048.00	10,048.00	0.00
Total Fee	10,048.00		10,048.00	10,048.00	0.00
Total Fee					0.00

Mileage (.725/.707 p/mile) **6.16**

	Current	Prior	To-Date
Total Billings	2,702.95	77,510.28	80,213.23
Contract Limit (not-to-exceed)			78,800.00
Amount Adjusted this Period			-1,413.23
Total this Phase			\$1,289.72

Phase 2 Part II: Project Closeout Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Project Closeout	16,500.00	70.00	11,550.00	4,125.00	7,425.00
Total Fee	16,500.00		11,550.00	4,125.00	7,425.00
Total Fee					7,425.00

Project	2022001042-012	Ankeny: Recon Terminal BLD Park Lot CA	Invoice	9
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Total this Phase	\$7,425.00
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Total Due this Invoice	\$8,714.72
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Outstanding Invoices

Number	Date	Balance
8	4/27/2026	2,554.21
Total		2,554.21



PROGRESS REPORT

PROJECT # **2022001042-012**

PROJECT **ANKENY REGIONAL AIRPORT: RECONSTRUCT AIRPORT ENTRANCE ROUNDABOUT AND TERMINAL BUILDING PARKING LOT – CONSTRUCTION ADMINISTRATION, OBSERVATION, & CLOSEOUT SERVICES**

PRJ MNGR **DAVE JOENS, P.E.**

CLIENT **POLK COUNTY AVIATION AUTHORITY** Phone **515.965.6420**
410 WEST 1ST STREET Fax
ANKENY, IOWA 50021 Email: **dkalwishky@ankenyiowa.gov**

REPORT BY **DAVE L. JOENS, P.E.**
 Email: **djoens@mcclurevision.com**

REPORTING PERIOD **MAY 2026** NEXT REPORT **JUNE 2026**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Completed Grant Administration
- ✓ Completed Project Management
- ✓ Continued Project Closeout

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Complete Project Closeout

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Part I: Construction Management, Administration, Observation Services

300: BIL-AIG Grant Administration



504: Construction Permits



600: Construction Administration



603: QA Material Testing Coordination



650: Resident Project Representative (RPR)



760: Construction Staking (Control)



850: Project Management and Coordination



Part II: Project Closeout Services

800: Project Closeout





Invoice

HDR Engineering Inc.
 Omaha, NE 68106-2973
 Phone: (402) 399-1000

Polk County Aviation Authority
 410 West 1st Street
 ANKENY, IA 50023

Reference Invoice Number with Payment

HDR Invoice No. 1200787312
 Invoice Date 31-DEC-2025
 Invoice Amount Due \$3,370.52
 Payment Terms 30 NET

Remit To PO Box 74008202
 Chicago, IL 60674-8202
 Bank of America ML US
 ACH/EFT Payments ABA# 081000032
 Account# 355004076604

As-Needed Airport Consulting Services for matters related to the Ankeny Regional Airport (IKV)

Professional Services
 From: 29-JUN-2025 To: 27-DEC-2025

Professional Services Summarization	Hours	Billing Rate	Amount
Accounting	0.50	92.78	46.39
Airport Planner	14.50	229.25	3,324.13
	15.00		\$3,370.52
Total Professional Services			\$3,370.52

Amount Due This Invoice (USD)	\$3,370.52
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Fee Amount	\$42,000.00
Fee Invoiced to Date	\$23,342.41
Fee Remaining	\$18,657.59

Invoice

HDR Invoice No. 1200787312
Invoice Date 31-DEC-2025

HDR Internal Reference Only	
Client Number	44511
Cost Center	10134
Project Number	10360971

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Ankeny: Reconstruct Runway 18-36 - Construction
Contractor: Manatt's, Inc.
Address: 1775 Old 6 Road, Brooklyn, IA 52211
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-006 **PO #** N/A
Original Contract Date: September 4th, 2025 **Vendor #** N/A

Date of Board Meeting 09-Jul-26 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: 05-16-26 through: 06-15-26

Contract Summary

Original Contract Amount:	\$	<u>10,301,365.58</u>	
Net change by Change Orders:	\$	<u>318,729.50</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>10,620,095.08</u>	
Total completed and stored to date:	\$	<u>1,619,242.49</u>	
Retainage: <u>3</u> % of Completed Work:	\$	<u>48,577.27</u>	
Total Earned less Retainage:	\$	<u>1,570,665.22</u>	
Less previous applications for payment:	\$	<u>1,121,932.70</u>	
SUBTOTAL	\$	<u>448,732.52</u>	
OTHER CHARGES (Please attach an itemized list)	\$	<u>-</u>	
CURRENT PAYMENT DUE	\$	<u>448,732.52</u>	

Balance to finish, including retainage: \$ 9,049,429.86

Contract Time Remaining (If applicable) N/A ##

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Engineer/Consultant Approval: McClure
Firm Name
[Signature] 2026-06-26
Signature Date

PCAA Approval:

Signature Date

City of Ankeny Staff Approval:

Signature Date

Work Completed: See attached Pay Estimate.

Submit to: Dave Kalwishky, c: Jennifer Sease
Email: dkalwishky@ankenyiowa.gov; JSease@Ankenyiowa.gov **Phone:** 515-965-6420 **Fax:** 515-965-6416



McClure Engineering Co.

Payment Summary

Ankeny Regional Airport - Reconstruct and Extend Runway 18-36

Project Description
 Ankeny Regional Airport
 Reconstruct and Extend Runway 18-36
 FAA 3-19-0132-031-2024 (Design)
 FAA 3-19-0132-032-2025 (Construction)
 FAA 3-19-0132-033-2025 (FAA RA Design)
 Letting Date: June 12th, 2025
 Contract Award Date: September 4th, 2025
 Notice to Proceed: March 30th, 2026
 McClure Project #: 2022001042-004
 P:\Projects\2022001042-004

Prime Contractor
 Manatt's, Inc.
 1775 Old Highway 6, PO Box 535
 Brooklyn, IA 52211-0535

Notice to Proceed Date 03/30/2026

Construction Start Date 03/30/2026

Work Completion Date

Awarded Project Amount \$10,301,365.58

Authorized Project Amount \$10,620,095.08

Net Change by Change Order \$318,729.50

Payment Number 3

Pay Period 05/16/2026 to 06/15/2026

Type Reconstruction

% Complete Paid Awarded Amount 15.719%

% Complete Paid Authorized Amount 15.247%

Change Orders

Change Order #	Approval Date	Additions	Deductions	Total
1	06/04/2026	\$663,789.20	-\$345,059.70	\$318,729.50
		\$663,789.20	-\$345,059.70	\$318,729.50

Summary

Current Approved Work:	\$462,610.84
Current Stockpile Advancement:	\$0.00
Current Stockpile Recovery:	\$0.00
Current Retainage:	\$13,878.32
Current Retainage Released:	\$0.00
Current Liquidated Damages:	\$0.00
Current Adjustment:	\$0.00
Current Payment:	\$448,732.52

Approved Work To Date:	\$1,619,242.49
Stockpile Advancement To Date:	\$0.00
Stockpile Recovery To Date:	\$0.00
Retainage To Date:	\$48,577.27
Retainage Released To Date:	\$0.00
Liquidated Damages To Date:	\$0.00
Adjustments To Date:	\$0.00
Payments To Date:	\$1,570,665.22



McClure Engineering Co.

Detailed Payment

Ankeny Regional Airport - Reconstruct and Extend Runway 18-36

Description	Ankeny Regional Airport Reconstruct and Extend Runway 18-36 FAA 3-19-0132-031-2024 (Design) FAA 3-19-0132-032-2025 (Construction) FAA 3-19-0132-033-2025 (FAA RA Design) Letting Date: June 12th, 2025 Contract Award Date: September 4th, 2025 Notice to Proceed: March 30th, 2026 McClure Project #: 2022001042-004 P:\Projects\2022001042-004
Payment Number	3
Pay Period	05/16/2026 to 06/15/2026
Prime Contractor	Manatt's, Inc. 1775 Old Highway 6, PO Box 535 Brooklyn, IA 52211-0535
Payment Status	Pending
Awarded Project Amount	\$10,301,365.58
Authorized Amount	\$10,620,095.08

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - BASE BID: RUNWAY 18-36 RECONSTRUCTION										
0001	C-100-1	LS	\$104,394.580	1.000	0.000	0.250	0.250	0.250	\$0.00	\$26,098.65
CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)										
0002	C-102-1	LS	\$6,000.000	1.000	0.100	0.200	0.300	0.300	\$600.00	\$1,800.00
STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARATION AND MANAGEMENT										
0003	C-102-2	AC	\$685.000	76.000	2.950	0.000	2.950	2.950	\$2,020.75	\$2,020.75
TEMPORARY SEEDING AND MULCHING										
0004	C-102-3	LF	\$1.600	10,000.000	0.000	5,439.000	5,439.000	5,439.000	\$0.00	\$8,702.40
INSTALLATION AND REMOVAL OF SILT FENCE										
0005	C-102-4	LF	\$1.600	340.000	0.000	435.000	435.000	435.000	\$0.00	\$696.00
INSTALLATION AND REMOVAL OF FILTER SOCK										
0006	C-102-5	SY	\$1.350	11,400.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP), TYPE 2C										
0007	C-105-1	LS	\$480,000.000	1.000	0.000	0.250	0.250	0.250	\$0.00	\$120,000.00
MOBILIZATION										
0008	C-105-2	LS	\$52,500.000	1.000	0.250	0.500	0.750	0.750	\$13,125.00	\$39,375.00
TRAFFIC CONTROL										
0009	C-105-3	LS	\$13,000.000	1.000	0.100	0.200	0.300	0.300	\$1,300.00	\$3,900.00
CONSTRUCTION STAKING										
0010	C-105-4	EA	\$1,028.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FURNISH & INSTALL STOP SIGN										

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0011	P-101-1	SY	\$2.550	17,001.000	2,000.000	0.000	2,000.000	2,000.000	\$5,100.00	\$5,100.00
PAVEMENT REMOVAL 6.5" ? PCC & BASE REMOVAL (SOUTH 1,500' AND GLIDESLOPE ACCESS)										
0012	P-101-2	SY	\$4.950	44,445.000	7,066.000	36,379.000	43,445.000	43,445.000	\$34,976.70	\$215,052.75
PAVEMENT REMOVAL 6.5" ? PCC, 4" ? PERMEABLE ASPHALT TREATED SUBBASE (NORTH 4,000')										
0013	P-101-3	SY	\$3.300	5,049.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAVEMENT REMOVAL 6" ? PCC & BASE REMOVAL (TAXIWAYS AND LOCALZER ACCESS)										
0014	P-101-4	LF	\$1.800	12,521.000	1,280.000	4,427.000	5,707.000	5,707.000	\$2,304.00	\$10,272.60
EXISTING UNDERDRAIN REMOVAL										
0015	P-101-5	EA	\$345.000	22.000	2.000	7.000	9.000	9.000	\$690.00	\$3,105.00
EXISTING UNDERDRAIN CLEANOUT STRUCTURE REMOVAL										
0016	P-101-6	SF	\$3.750	4,940.000	0.000	3,539.000	3,539.000	3,539.000	\$0.00	\$13,271.25
PAVEMENT MARKING REMOVAL										
0017	P-151-1	LS	\$7,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
CLEARING AND GRUBBING										
0018	P-152-1	CY	\$3.050	66,557.000	1,000.000	13,311.000	14,311.000	14,311.000	\$3,050.00	\$43,648.55
UNCLASSIFIED EXCAVATION										
0019	P-152-3	SY	\$1.800	933.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
12" SUBGRADE PREPARATION										
0020	P-156-1	SY	\$3.000	70,211.000	0.000	10,680.000	10,680.000	10,680.000	\$0.00	\$32,040.00
12" CEMENT TREATED SUBGRADE										
0021	P-156-2	TN	\$165.000	2,291.000	0.000	255.000	255.000	255.000	\$0.00	\$42,075.00
CEMENT										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0022	P-209-1	CY	\$77.500	6,258.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
CRUSHED AGGREGATE BASE COURSE, FURNISH ONLY										
0023	P-219-1	SY	\$3.500	67,539.000	0.000	9,842.000	9,842.000	9,842.000	\$0.00	\$34,447.00
8" RECYCLED CONCRETE AGGREGATE BASE COURSE										
0024	P-219-2	SY	\$10.950	933.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
6" RECYCLED CONCRETE AGGREGATE BASE COURSE										
0025	P-219-3	SY	\$1.650	70,211.000	73.000	9,842.000	9,915.000	9,915.000	\$120.45	\$16,359.75
SEPARATION GEOTEXTILE										
0026	P-501-1	SY	\$45.500	57,000.000	5,855.547	3,033.333	8,888.880	8,888.880	\$266,427.39	\$404,444.04
8" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT										
0027	P-501-2	SY	\$62.000	7,883.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
8" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT										
0028	P-501-3	SY	\$64.000	800.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
6 " PORTLAND CEMENT CONCRETE PAVEMENT (GLIDESLOPE & LOCALIZER ACCESS ROADS)										
0029	P-604-1	LF	\$3.750	88,792.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
COMPRESSION JOINT SEAL										
0030	P-610-1	LS	\$10,500.000	1.000	1.000	0.000	1.000	1.000	\$10,500.00	\$10,500.00
REMOVE GLIDESLOPE ANTENNA TOWER FOUNDATION										
0031	P-610-2	LS	\$24,029.000	1.000	0.500	0.000	0.500	0.500	\$12,014.50	\$12,014.50
NEW GLIDESLOPE ANTENNA TOWER FOUNDATION										
0032	P-620-1	SF	\$1.350	78,978.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAVEMENT MARKING WITH BEADS (WATERBORNE)										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0033	P-620-2	SF	\$1.350	19,007.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAVEMENT MARKING WITHOUT BEADS, BLACK OUTLINES (WATERBORNE)										
0034	P-620-3	SF	\$0.650	97,985.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY PAVEMENT MARKING (WATERBORNE)										
0035	P-621-1	SY	\$3.000	48,889.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SAW-CUT GROOVING										
0036	D-701-1	LS	\$3,400.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REPAIR CULVERT SETTLEMENT & FLARED END SECTION										
0037	D-701-2	EA	\$485.000	3.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE 30-INCH FLARED END SECTION										
0038	D-701-4	LF	\$19.000	90.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE 30-INCH RCP										
0039	D-701-7	LF	\$139.000	127.000	48.000	0.000	48.000	48.000	\$6,672.00	\$6,672.00
30-INCH RCP, CLASS V										
0040	D-701-9	LF	\$337.000	86.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
54-INCH RCP, CLASS V										
0041	D-701-10	EA	\$2,810.000	3.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FLARED END SECTION, 30-INCH RCP, CLASS V										
0042	D-701-12	EA	\$1,600.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE & REINSTALL FLARED END SECTION 54-INCH RCP										
0043	D-701-13	EA	\$865.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
GROUT & SEAL EXISITNG RCP										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0044	D-701-14	TON	\$82.000	135.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
CLASS D & E REVETMENT STONE										
0045	D-705-1	LF	\$23.750	10,873.000	394.000	828.000	1,222.000	1,222.000	\$9,357.50	\$29,022.50
6" SCHEDULE 40 PVC PERFORATED UNDERDRAIN, TRENCHED, INCLUDING POROUS BACKFILL AND FILTER FABRIC										
0046	D-705-2	LF	\$23.000	2,582.000	114.000	325.000	439.000	439.000	\$2,622.00	\$10,097.00
6" SCHEDULE 80 PVC NON-PERFORATED UNDERDRAIN, TRENCHED										
0047	D-705-3	EA	\$1,325.000	31.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
UNDERDRAIN CLEANOUT STRUCTURE										
0048	D-705-4	EA	\$800.000	17.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
UNDERDRAIN CONNECTION TO PIPE OR STRUCTURE										
0049	D-705-5	EA	\$450.000	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
UNDERDRAIN SPLASH BLOCK										
0050	D-705-6	EA	\$865.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
GROUT AND SEAL EXISTING PIPE AS SHOWN ON PLANS										
0051	D-751-1	EA	\$5,600.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SW-401 MANHOLE, 60-INCH DIA.										
0052	T-901-1	AC	\$1,300.000	76.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SEEDING AND FERTILIZING										
0053	T-905-1	CY	\$4.750	54,358.000	4,005.000	23,000.000	27,005.000	27,005.000	\$19,023.75	\$128,273.75
TOPSOILING (STRIPPING, STOCKPILING, RE-SPREADING)										
0054	T-908-1	AC	\$1,650.000	76.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MULCHING										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0055	L-107-1	EA	\$6,006.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE AND REPLACE SUPPLEMENTAL WIND CONE, L-806, LED										
0056	L-108-1	LF	\$1.250	24,510.000	720.000	0.000	720.000	720.000	\$900.00	\$900.00
NO. 8 AWG, 5 KV, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT										
0057	L-108-2	LF	\$2.250	18,420.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 6 AWG, 600V, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT										
0058	L-108-3	LF	\$1.150	8,700.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 6 AWG, SOLID, BARE COPPER EQUIPMENT GROUND CONDUCTOR, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT										
0059	L-108-4	LF	\$1.500	12,154.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 6 AWG, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS										
0060	L-108-5	LS	\$1,620.000	1.000	0.000	0.500	0.500	0.500	\$0.00	\$810.00
SYSTEM TESTING										
0061	L-108-6	LF	\$50.000	98.000	0.000	269.000	269.000	269.000	\$0.00	\$13,450.00
REMOVE EXISTING DUCT BANK										
0062	L-108-7	LF	\$3.400	13,050.000	352.000	13,171.000	13,523.000	13,523.000	\$1,196.80	\$45,978.20
REMOVE EXISTING CONDUIT AND CABLE(S)										
0063	L-109-1	EA	\$1,350.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE EXISTING CONSTANT CURRENT REGULATOR										
0064	L-109-2	EA	\$1,135.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE EXISTING 150 A, 2-POLE ENCLOSED CIRCUIT BREAKER										
0065	L-109-3	EA	\$15,550.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FURNISH AND INSTALL 7.5KW CONSTANT CURRENT REGULATOR										

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0066	L-109-4	EA	\$3,552.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FURNISH AND INSTALL 2-POLE BRANCH CIRCUIT BREAKER										
0067	L-109-5	EA	\$1,141.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FURNISH AND INSTALL SERIES CUTOUT										
0068	L-110-1	LF	\$2.600	15,717.000	460.000	0.000	460.000	460.000	\$1,196.00	\$1,196.00
(1) 2" SCHEDULE 40 PVC CONDUIT, IN TRENCH										
0069	L-115-1	EA	\$905.000	36.000	9.000	0.000	9.000	9.000	\$8,145.00	\$8,145.00
ELECTRICAL JUNCTION BOX, L-867 BASE CAN, WITH GASKETED COVER, 16" DIA.										
0070	L-115-3	EA	\$270.000	3.000	0.000	11.000	11.000	11.000	\$0.00	\$2,970.00
REMOVE ELECTRICAL JUNCTION BOX										
0071	L-125-1	EA	\$313.000	40.000	2.000	38.000	40.000	40.000	\$626.00	\$12,520.00
REMOVE MEDIUM INTENSITY TAXIWAY EDGE LIGHT, BASE MOUNTED										
0072	L-125-2	EA	\$304.000	16.000	0.000	16.000	16.000	16.000	\$0.00	\$4,864.00
REMOVE HIGH INTENSITY RUNWAY THRESHOLD END LIGHT, BASE MOUNTED										
0073	L-125-3	EA	\$301.000	52.000	0.000	52.000	52.000	52.000	\$0.00	\$15,652.00
REMOVE HIGH INTENSITY RUNWAY EDGE LIGHT, BASE MOUNTED										
0074	L-125-4	EA	\$1,890.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$3,780.00
REMOVE RUNWAY END IDENTIFIER LIGHT SYSTEM										
0075	L-125-5	EA	\$810.000	14.000	0.000	11.000	11.000	11.000	\$0.00	\$8,910.00
REMOVE L-858 AIRPORT GUIDANCE SIGN, 1-MODULE, HOUSING, FRAME, AND TRANSFORMER, AS PER PLAN										
0076	L-125-6	EA	\$1,080.000	2.000	0.000	3.000	3.000	3.000	\$0.00	\$3,240.00
REMOVE L-858 AIRPORT GUIDANCE SIGN, 2-MODULE, HOUSING, FRAME, AND TRANSFORMER, AS PER PLAN										

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0077	L-125-7	EA	\$1,080.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$1,080.00
REMOVE L-858 AIRPORT GUIDANCE SIGN, 3-MODULE, HOUSING, FRAME, AND TRANSFORMER, AS PER PLAN										
0078	L-125-8	EA	\$1,320.000	46.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT, LED, BASE-MOUNTED										
0079	L-125-9	EA	\$1,682.000	50.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
HIGH INTENSITY L-862 RUNWAY EDGE LIGHT, LED, BASE MOUNTED										
0080	L-125-10	EA	\$1,732.000	16.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
HIGH INTENSITY L-862E RUNWAY THRESHOLD LIGHT, LED, BASE MOUNTED										
0081	L-125-11	EA	\$16,820.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
L-849 RUNWAY END IDENTIFIER LIGHT SYSTEM, LED										
0082	L-125-12	EA	\$5,589.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
L-858 AIRPORT GUIDANCE SIGN (1-MODULE), BASE MOUNTED, LED TYPE										
0083	L-125-13	EA	\$5,796.000	11.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
L-858 AIRPORT GUIDANCE SIGN (2-MODULE), BASE MOUNTED, LED TYPE										
0084	L-125-14	EA	\$6,806.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
L-858 AIRPORT GUIDANCE SIGN (3-MODULE), BASE MOUNTED, LED TYPE										
0085	L-125-15	EA	\$1,223.000	15.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
L-858 AIRPORT GUIDANCE SIGN MODIFICATIONS (PANEL REPLACEMENT)										
0086	L-125-16	EA	\$5,342.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
DISTANCE REMAINING SIGN, L-858B										
0087	L-125-17	EA	\$785.000	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SPARE HIGH INTENSITY L-862 RUNWAY EDGE LIGHT FIXTURE ASSEMBLY WITH STEEL COVER & ISOLATION TRANSFORMER										

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0088	L-125-18	EA	\$300.000	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SPARE MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT FIXTURE ASSEMBLY WITH STEEL COVER & ISOLATION TRANSFORMER										
0089	L-125-19	EA	\$760.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SPARE HIGH INTENSITY L-862E RUNWAY THRESHOLD LIGHT FIXTURE ASSEMBLY WITH STEEL COVER & ISOLATION TRANSFORMER										
0090	L-125-20	EA	\$568.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SPARE RUNWAY END IDENTIFIER LIGHT FIXTURE ONLY										
0091	L-125-21	EA	\$48.000	10.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SPARE PRIMARY CONNECTOR KIT										
0092	L-125-22	EA	\$3,780.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$7,560.00
REMOVE RUNWAY 18-36 2-BOX PAPI SYSTEM										
0093	L-125-23	EA	\$60,535.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
4-BOX PRECISION APPROACH PATH INDICATOR SYSTEM (RWY 18-36)										
0094	L-125-24	EA	\$1,160.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SPARE PRECISION APPROACH PATH INDICATOR FIXTURE ONLY										
0095	L-125-25	EA	\$540.000	36.000	0.000	36.000	36.000	36.000	\$0.00	\$19,440.00
DEACTIVATE/COVER EXISTING GUIDANCE SIGNS										
0096	L-125-26	LS	\$8,370.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$8,370.00
REMOVE AND DEMOLISH EXISTING GLIDESLOPE ANTENNA TOWER										
0097	L-125-27	LS	\$8,100.000	1.000	0.000	0.750	0.750	0.750	\$0.00	\$6,075.00
REMOVE AND STORE GLIDESLOPE ANTENNA AND ASSOCIATED EQUIPMENT										
0098	L-125-28	LS	\$82,820.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NEW GLIDESLOPE ANTENNA TOWER AND REINSTALL EQUIPMENT										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0099	L-125-31	LS	\$12,960.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$12,960.00
REMOVE AND DISPOSE OF EXISTING NDB TOWERS, EQUIPMENT SHED AND FOUNDATIONS; ANTENNA AND MISC. WIRING										
0160	D-751-2	EA	\$7,975.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
STORM SEWER STRUCTURE ADJUSTMENT, MAJOR										
0161	L-110-7	LF	\$64.900	140.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(4) 2" SCHEDULE 40, CONCRETE ENCASED, IN TRENCH										
0162	L-110-8	LF	\$30.040	520.000	260.000	0.000	260.000	260.000	\$7,810.40	\$7,810.40
(1) 2" SCHEDULE 40 PVC/HDPE SDR 13.5, DIRECTIONAL BORED										
0163	L-125-32	EA	\$8,623.910	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE AND SALVAGE EXISTING AIRPORT GUIDANCE SIGN, REINSTALL ON NEW CONCRETE BASE AND REPLACE SIGN PANELS, PER PLAN										
Section Totals:									\$409,778.24	\$1,404,699.09
Section: 2 - BID ADDITION #1 - 500' RUNWAY 18 EXTENSION										
0100	C-102-2	AC	\$685.000	9.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY SEEDING AND MULCHING										
0101	C-102-3	LF	\$1.600	2,000.000	66.000	1,088.000	1,154.000	1,154.000	\$105.60	\$1,846.40
INSTALLATION AND REMOVAL OF SILT FENCE										
0102	C-102-5	SY	\$1.350	500.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP), TYPE 2C										
0103	P-152-1	CY	\$4.600	32,024.000	6,465.000	20,000.000	26,465.000	26,465.000	\$29,739.00	\$121,739.00
UNCLASSIFIED EXCAVATION										
0104	P-152-2	CY	\$12.750	2,065.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
BORROW EXCAVATION (OFF-SITE)										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0105	P-152-3	SY	\$1.800	2,752.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
12" SUBGRADE PREPARATION										
0106	P-156-1	SY	\$3.000	11,353.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
12" CEMENT TREATED SUBGRADE										
0107	P-156-2	TN	\$165.000	371.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
CEMENT										
0108	P-219-1	SY	\$14.850	10,781.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
8" RECYCLED CONCRETE AGGREGATE BASE COURSE										
0109	P-219-2	SY	\$14.900	2,456.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
6" RECYCLED CONCRETE AGGREGATE BASE COURSE										
0110	P-219-3	SY	\$1.650	14,640.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SEPARATION GEOTEXTILE										
0111	P-501-1	SY	\$67.000	9,585.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
8" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT										
0112	P-501-2	SY	\$90.000	621.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
8" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT										
0113	P-604-1	LF	\$3.750	16,074.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
COMPRESSION JOINT SEAL										
0114	P-610-3	LS	\$30,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$30,000.00
REMOVE FOUNDATIONS (LOCALIZER SHELTER, LOCALIZER ANTENNA, AND DME ANTENNA)										
0115	P-610-4	LS	\$129,808.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NEW FOUNDATIONS (LOCALIZER SHELTER AND PRECAST STEP, LOCALIZER ANTENNA, AND DME ANTENNA)										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0116	P-610-5	EA	\$500.000	9.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FURNISH AND INSTALL 4" STEEL BOLLARD										
0117	P-620-1	SF	\$2.000	1,275.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAVEMENT MARKING WITH BEADS (WATERBORNE)										
0118	P-620-2	SF	\$2.000	1,316.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAVEMENT MARKING WITHOUT BEADS, BLACK OUTLINES (WATERBORNE)										
0119	P-621-1	SY	\$3.000	4,445.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SAW-CUT GROOVING										
0120	D-701-3	EA	\$475.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE 36-INCH FLARED END SECTION										
0121	D-701-5	LF	\$19.000	35.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE 36-INCH RCP										
0122	D-701-6	LF	\$74.000	198.000	89.000	0.000	89.000	89.000	\$6,586.00	\$6,586.00
18-INCH RCP, CLASS V										
0123	D-701-8	LF	\$163.000	58.000	29.000	0.000	29.000	29.000	\$4,727.00	\$4,727.00
36-INCH RCP, CLASS IV										
0124	D-701-11	EA	\$3,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FLARED END SECTION, 36-INCH RCP, CLASS IV										
0125	D-705-1	LF	\$23.750	2,538.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
6" SCHEDULE 40 PERFORATED UNDERDRAIN, TRENCHED, INCLUDING POROUS BACKFILL AND FILTER FABRIC										
0126	D-705-2	LF	\$23.000	198.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
6" SCHEDULE 80 NON-PERFORATED UNDERDRAIN, TRENCHED FABRIC										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0127	D-705-3	EA	\$1,325.000	8.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
UNDERDRAIN CLEANOUT STRUCTURE										
0128	D-705-4	EA	\$800.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
UNDERDRAIN CONNECTION TO PIPE OR STRUCTURE										
0129	D-751-1	EA	\$5,600.000	1.000	1.000	0.000	1.000	1.000	\$5,600.00	\$5,600.00
SW-401 MANHOLE, 60-INCH DIA.										
0130	D-751-2	EA	\$3,750.000	1.000	1.000	0.000	1.000	1.000	\$3,750.00	\$3,750.00
SW-401 MANHOLE, 48-INCH DIA.										
0131	T-901-1	AC	\$1,300.000	9.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SEEDING AND FERTILIZING										
0132	T-905-1	CY	\$4.650	7,260.000	500.000	4,500.000	5,000.000	5,000.000	\$2,325.00	\$23,250.00
TOPSOILING (STRIPPING, STOCKPILING, RE-SPREADING)										
0133	T-908-1	AC	\$1,650.000	9.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MULCHING										
0134	L-108-1	LF	\$1.750	3,550.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 8 AWG, 5 KV, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT										
0135	L-108-4	LF	\$2.400	3,124.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 6 AWG, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS										
0136	L-108-8	LF	\$16.500	320.000	0.000	320.000	320.000	320.000	\$0.00	\$5,280.00
REMOVE EXISTING LOCALIZER ANTENNA DUCT BANK										
0137	L-108-9	LF	\$16.250	724.000	0.000	724.000	724.000	724.000	\$0.00	\$11,765.00
REMOVE EXISTING LOCALIZER CONDUIT AND CABLE(S)										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0138	L-108-10	LF	\$8.100	318.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO.18 OR NO. 19 AWG, 25 PAIR, TELEPHONE/ANTENNA CABLE, INSTALLED IN DUCT BANK										
0139	L-108-11	LF	\$85.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(6) 7/8" COAX CABLE, INSTALLED IN CONDUIT										
0140	L-108-12	LF	\$6.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
#12-3UF CABLE, INSTALLED IN CONDUIT										
0141	L-108-13	LF	\$12.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 4/0, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS										
0142	L-108-14	LF	\$32.000	58.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(3) NO.2 XHHW CABLES, INSTALLED IN CONDUIT										
0143	L-108-15	LF	\$6.000	58.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 6 AWG, SOLID, GREEN-INSULATED, COPPER GROUND CABLE, INSTALLED IN CONDUIT										
0144	L-109-6	LS	\$2,792.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
RELOCATION OF EXISTING TRANSFORMER										
0145	L-110-1	LF	\$2.600	3,084.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(1) 2" SCHEDULE 40 PVC CONDUIT, IN TRENCH										
0146	L-110-2	LF	\$45.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(4) 4" SCHEDULE 80 PVC CONDUIT, IN TRENCH										
0147	L-110-3	LF	\$50.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(4) 4" SCHEDULE 40 PVC CONDUIT, CONCRETE ENCASED, IN TRENCH										
0148	L-110-4	LF	\$18.500	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(2) 2" SCHEDULE 40 PVC CONDUIT, CONCRETE ENCASED, IN TRENCH										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0149	L-110-5	LF	\$43.000	45.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(1) 2" PVC, COATED RGS, CONDUIT, IN TRENCH										
0150	L-110-6	LF	\$17.500	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(4) 4" FAA COMMUNICATIONS DUCT BANK										
0151	L-115-1	EA	\$880.000	10.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
ELECTRICAL JUNCTION BOX, L-867 BASE CAN, WITH GASKETED COVER, 16" DIA.										
0152	L-115-2	EA	\$1,478.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
ELECTRICAL MANHOLE, 36" X 36"										
0153	L-115-4	EA	\$1,389.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
ELECTRICAL COMMUNICATION JUNCTION BOX										
0154	L-125-8	EA	\$1,318.000	40.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT, LED, BASE-MOUNTED										
0155	L-125-9	EA	\$1,662.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
HIGH INTENSITY L-862 RUNWAY EDGE LIGHT, LED, BASE MOUNTED										
0156	L-125-12	EA	\$5,888.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
L-858 AIRPORT GUIDANCE SIGN (1-MODULE), BASE MOUNTED, LED TYPE										
0157	L-125-13	EA	\$6,048.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
L-858 AIRPORT GUIDANCE SIGN (2-MODULE), BASE MOUNTED, LED TYPE										
0158	L-125-29	LS	\$25,920.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE AND STORE LOCALIZER SHELTER, LOCALIZER ANTENNA, DME ANTENNA, AND MISC. ELECTRICAL ITEMS										
0159	L-125-30	LS	\$58,508.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REINSTALL LOCALIZER SHELTER, LOCALIZER ANTENNA, AND DME ANTENNA										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0164	P-610-6	LS	\$135,308.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REVISED LOCALIZER SHELTER FOUNDATIONS, PER PLAN										
0165	L-108-16	LF	\$6.110	318.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(3) NO. 12 XHHW CABLES, INSTALLED IN CONDUIT										
0166	L-108-17	LF	\$17.290	318.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(3) NO. 4 XHHW CABLES, INSTALLED IN CONDUIT										
0167	L-108-18	LF	\$64.170	318.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(6) LDF4-50A CABLE, INSTALLED IN TRENCH OR CONDUIT										
0168	L-108-19	LF	\$18.150	318.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 1/0, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS										
0169	L-109-7	LS	\$26,345.830	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
RELOCATION OF EXISTING TRANSFORMER AND PRIMARY POWER LINE TO UTILITY SWITCH GEAR										
0170	L-110-7	LF	\$64.900	189.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(4) 2" SCHEDULE 40, CONCRETE ENCASED, IN TRENCH										
0171	L-110-9	LF	\$65.920	218.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FAA LOCALIZER CONDUIT AND SAND BACKFILL, INSTALLED IN TRENCH										
0172	L-110-10	LF	\$184.820	100.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FAA LOCALIZER CONDUIT AND BACKFILL, CONCRETE ENCASED, INSTALLED IN TRENCH										
0173	L-115-5	EA	\$3,027.760	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TRAFFIC-RATED HANDHOLE, PER PLAN										
0174	L-125-14	EA	\$6,806.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
L-858 AIRPORT GUIDANCE SIGN (3-MODULE), BASE MOUNTED, LED TYPE										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0175	L-125-33	LS	\$23,522.400	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE LOCALIZER SHELTER AND DME ANTENNA AND MISCELLANEOUS ELECTRICAL ITEMS										
0176	L-125-34	LS	\$7,840.800	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE AND SALVAGE LOCALIZER ANTENNA AND MISCELLANEOUS ELECTRICAL ITEMS										
0177	L-125-35	LS	\$179,713.600	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FURNISH AND INSTALL NEW LOCALIZER SHELTER										
0178	L-125-36	LS	\$59,525.810	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REINSTALL SALVAGED LOCALIZER ANTENNA AND INSTALL DME ANTENNA										
Section Totals:									\$52,832.60	\$214,543.40
Total Payments:									\$462,610.84	\$1,619,242.49

Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Phase 1A - Runway 18-36 Reconstruction. Anticipated Start Date: 03/30/2026 160 Calendar Days. Anticipated Completion Date: 09/06/2026. Liquidated Damages are \$1,500/Calendar Day.	160.0 Days	160.0 Days	31.0 Days	\$0.00	78.0 Days	82.0 Days	\$0.00
Phase 1B - Reconstruct Runway 18-36 within Runway Intersection. Anticipated Start Date: 04/13/2026 45 Calendar Days. Anticipated Completion Date: 05/28/2026. Liquidated Damages are \$2,500/Calendar Day. Phase 1B will be completed concurrently with Phase 1A	45.0 Days	45.0 Days	31.0 Days	\$0.00	64.0 Days	-19.0 Days	\$0.00
Total Damages:							\$0.00

Detailed Payment:

Ankeny Regional Airport - Reconstruct and Extend Runway 18-36

06/26/2026

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Phase 2A - Runway 18-36 Grooving, Joint Seal and Marking within Runway Intersection. Anticipated Start Date: 09/06/2026 15 Calendar Days. Anticipated Completion Date: 09/21/2026. Liquidated Damages are \$1,500/Calendar Day.	15.0 Days	15.0 Days	0.0 Days	\$0.00	0.0 Days	15.0 Days	\$0.00
Phase 2B - Runway 18-36 Grooving, Joint Seal and Marking within Runway Intersection. Anticipated Start Date: 09/16/2026 5 Calendar Days. Anticipated Completion Date: 09/21/2026. Liquidated Damages are \$2,500/Calendar Day.	5.0 Days	5.0 Days	0.0 Days	\$0.00	0.0 Days	5.0 Days	\$0.00
Project Closeout: Final Inspection/Punch List Items - 30 Calendar Days after Final Inspection Liquidated Damages are \$250/Calendar Day.	30.0 Days	30.0 Days	0.0 Days	\$0.00	0.0 Days	30.0 Days	\$0.00
Total Damages:							\$0.00

Summary

Current Approved Work:	\$462,610.84
Current Stockpile Advancement:	\$0.00
Current Stockpile Recovery:	\$0.00
Current Retainage:	\$13,878.32
Current Retainage Released:	\$0.00
Current Liquidated Damages:	\$0.00
Current Adjustment:	\$0.00
Current Payment:	\$448,732.52
Previous Payment:	\$752,283.98

Approved Work To Date:	\$1,619,242.49
Stockpile Advancement To Date:	\$0.00
Stockpile Recovery To Date:	\$0.00
Retainage To Date:	\$48,577.27
Retainage Released To Date:	\$0.00
Liquidated Damages To Date:	\$0.00
Adjustments To Date:	\$0.00
Payments To Date:	\$1,570,665.22
Previous Payments To Date:	\$1,121,932.70

The undersigned Contractor certifies that the work covered by this Partial Payment Estimate has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for work for which previous Partial Payment Estimates were issued and payments received from the Owner, and that current payment shown herein is now due.

Matt Ullestad

Digitally signed by Matt Ullestad
DN: C=US, E=mattu@manatts.com,
O=Manatt's Inc., CN=Matt Ullestad
Reason: I have reviewed this document
Date: 2026.06.26 12:11:07-05'00'

6-26-26

Manatt's, Inc.

Date

Digitally signed by Austin Moran
DN: C=US, E=amoran@mcclurevision.com, O=McClure, CN=Austin
Moran
Reason: I have reviewed this document
Date: 2026.06.26 14:23:45-05'00'

6-26-26

McClure

Date

Polk County Aviation Authority

Date

POLK COUNTY AVIATION AUTHORITY
 LISTING OF BILLS TO BE APPROVED
 FOR THE JULY 9, 2026 BOARD MEETING

Vendor	Amount	Date of Invoice	Description
Allen Lawn Care	290.00	05/15/26	Step 2 - Weed & Feed Broadleaf Weed Control
Amazon Capital Services	25.99	05/28/26	Magnetic white board kit
Amazon Capital Services	(281.98)	05/29/26	Credit for shelving
Amazon Capital Services	145.99	06/04/26	Garage heavy duty storage shelves
Amazon Capital Services	10.36	06/09/26	Paper towels
Amazon Capital Services	525.10	06/09/26	Bench grinder sander, Jump starter battery booster pack, Channellock Plier Tongue Groove, Cordless hedge trimmer
Amazon Capital Services	68.77	06/14/26	Weed trimmer racks and chainsaw sharpener kit
Amazon Capital Services	34.98	06/15/26	Brass air coupler/plug kit and oil filter
Amazon Capital Services	54.96	06/15/26	Oil filters and oil
Amazon Capital Services	49.99	06/16/26	40-inch folding creeper rolling seat
Amazon Capital Services	1,160.48	06/19/26	Milwaukee M18 Fuel 18-Volt Lithium-ion Cordless combo kit
Amazon Capital Services	514.98	06/24/26	Bluetooth aviation headset & misc tool accessories
Amazon Capital Services	49.99	06/24/26	40 inch folding creeper rolling seat
Ankeny Hardware	947.94	06/11/26	6 gallon compressor, 49st inverter and accessories
Ankeny Hardware	199.64	06/17/26	Shop supplies - epoxy, flags, gloves, ant bait, windshield fluid, shop towels
Brick Gentry Law Firm	817.50	06/25/26	General legal services
Capital City Kubota Equipment	74.37	05/28/26	Tractor oil and o-ring
Capital City Kubota Equipment	511.13	06/08/26	ECH Mower
Capital City Kubota Equipment	196.80	06/11/26	Tractor, mulching and high lift blades
Capital City Kubota Equipment	335.00	05/19/26	2026 KUB Z D5972 Chute
Capital City Kubota Equipment	146.90	05/08/26	Tractor alarm/def codes - unit was low on def
City of Ankeny	103,816.63	06/30/26	Semi-annual administrative billing
City of Ankeny	331.07	06/01/26	Fuel Charges February - May
City of Ankeny	75.67	05/29/26	Water & Sewer - thru 5/28/26
Cutting Edge Outdoors, LLC	1,290.00	06/03/26	Mowing services
Cutting Edge Outdoors, LLC	1,290.00	06/30/26	Mowing services
Dave Kalwishky	235.09	05/31/26	Firearm and bird deterrent shells
GoDaddy.com	157.91	06/15/26	Website hosting, 12 months and PHP Extended Support Level 1 - 12 months PAID BY e-check
GoDaddy.com	23.19	06/15/26	Domain renewal, 12 months PAID BY e-check - ankenyregionalairport.com
GoDaddy.com	23.19	06/15/26	Domain renewal, 12 months PAID BY e-check - ankenyairport.com
Greater Des Moines Partnership	2,900.00	05/14/26	DMDC 2026 Conference - conference, hotel and ground transportation fees
HDR Engineering Inc.	3,370.52	12/31/25	Professional services through December 31, 2025
Iowa Tuckpointing	3,850.00	04/24/26	Grinding the cracks of the brick facade on the main building and north & west overhang and the caulking replacement on the west & north sidewalk
Key Cooperative	919.17	06/10/26	250.1 gal dyed diesel delivered 06/09/26
MidAmerican Energy	1,038.94	06/12/26	Lift station; Runway lights; Lighting services; Add'l hangar/garage utilities
Perficut Companies, Inc	850.00	06/02/26	Fenceline Weed Control applied on 04/29/25
Perficut Companies, Inc	400.00	06/23/26	Rough mow on 06/19/26
Perficut Companies, Inc	3,713.00	06/29/26	Sterilant & aquatic algaecide Opportunity #38196 and Add'l Sterilant & Suppl Roundup applications Opportunity #37564
Robert T Ashby	875.69	06/01/26	Travel expenses for the DMDC 2026 Conference
Robert T Ashby	81.99	06/01/26	Travel expenses for the DMDC 2026 Conference
Tenant deposit refund & overpayment - E-09 Hangar	390.00	06/30/26	Denis G Biscobing
USA TODAY	112.00	05/31/26	A/P, minutes
Waukee Aerial	398.00	06/24/26	Aerial footage of 2026 RW Reconstruction on 06/03/26 & 06/17/26
Total Airport Operations Fund	\$ 132,020.95		
McClure Engineering	16,641.00	05/31/26	Construct Maintenance Storage Facility; Design and Bidding Services
USA Today	228.88	05/31/26	NOH Publication - Maintenance Building
McClure Engineering	140,811.83	05/31/26	Reconstruct Runway 18/36 Design and Bidding Engineering Professional Services
Construction Materials Testing	3,232.00	06/19/26	Samples for beam breaks, concrete field tests, 9 point core measurement, depth verification
Manatt's Inc	448,732.52	06/04/26	Reconstruct Runway 18/36 - Construction
McClure Engineering	8,714.72	05/31/26	Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot - CA, Observation, & Closeout Services
Jensen Builders	5,020.13	06/09/26	Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot - Retainage
Total Capital Improvements Fund	\$ 623,381.08		
Grand Total	\$ 755,402.03		FY 2026 charges paid in FY 2027

POLK COUNTY AVIATION AUTHORITY

Balance Sheet

As of June 30, 2026

Jun 30, 26

ASSETS		
Current Assets		
Checking/Savings		
102 · FIRST NATIONAL BANK		4,019,200.10
Total Checking/Savings		<u>4,019,200.10</u>
Accounts Receivable		
110 · GRANTS RECEIVABLE		187,274.00
112 · ACCOUNTS RECEIVABLE		2,154.33
Total Accounts Receivable		<u>189,428.33</u>
Other Current Assets		
113 · PRE-PAID EXPENSES		19,333.93
114 · LEASE RECEIVABLE		971,110.49
115 · ACCRUED INTEREST RECEIVABLE		13,346.00
Total Other Current Assets		<u>1,003,790.42</u>
Total Current Assets		<u>5,212,418.85</u>
Fixed Assets		
140 · NON-DEPRECIABLE ASSETS		6,956,965.27
141 · DEPRECIABLE ASSETS		27,885,447.73
180 · CONSTRUCTION IN PROGRESS		4,265,548.05
181 · ACCUMULATED DEPRECIATION		(19,931,344.11)
Total Fixed Assets		<u>19,176,616.94</u>
TOTAL ASSETS		<u><u>24,389,035.79</u></u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
202 · ACCOUNTS PAYABLE		748,332.12
Total Accounts Payable		<u>748,332.12</u>
Other Current Liabilities		
204 · RETAINAGE PAYABLE		48,577.27
206 · DEFERRED REVENUE		45,058.81
207 · HANGAR/LEASE ADVANCE DEPOSITS		20,956.28
209 · DEFERRED LEASE REVENUE		944,162.69
Total Other Current Liabilities		<u>1,058,755.05</u>
Total Current Liabilities		<u>1,807,087.17</u>
Total Liabilities		1,807,087.17
Equity		
3000 · INVESTED IN CAPITAL ASSETS		18,513,364.44
3001 · UNRESTRICTED NET ASSETS		6,643,618.22
3003 · RESTRICTED FOR AIRPORT IMPROVE		(2,575,034.04)
Total Equity		<u>22,581,948.62</u>
TOTAL LIABILITIES & EQUITY		<u><u>24,389,035.79</u></u>

POLK COUNTY AVIATION AUTHORITY
Profit & Loss Budget vs. Actual
July 2025 through June 2026

	Jul '25 - Jun 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400 · MEMBER GOVERNMENT ASSESSMENTS	1,407,742.02	1,407,742.00	0.02	100.0%
401 · LEASE AND LICENSE FEE INCOME	137,506.20	137,000.00	506.20	100.37%
403 · FUEL FEE INCOME	38,347.80	37,000.00	1,347.80	103.64%
404 · INTEREST INCOME	6,673.00	0.00	6,673.00	100.0%
406 · T-HANGAR RENTAL INCOME	142,840.00	142,620.00	220.00	100.15%
407 · OTHER REVENUE	5,211.60	2,037.00	3,174.60	255.85%
Total Income	1,738,320.62	1,726,399.00	11,921.62	100.69%
Gross Profit	1,738,320.62	1,726,399.00	11,921.62	100.69%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	145,134.21	151,200.00	(6,065.79)	95.99%
602 · POSTAGE & OFFICE SUPPLIES	2,071.03	1,200.00	871.03	172.59%
603 · ONSITE MANAGEMENT SERVICES	93,973.64	95,774.00	(1,800.36)	98.12%
610 · ADVERTISING & PROMOTION	1,297.24	400.00	897.24	324.31%
611 · PUBLICATIONS	1,421.68	2,400.00	(978.32)	59.24%
612 · CONFERENCES AND SEMINARS	5,409.93	4,300.00	1,109.93	125.81%
613 · LEGAL SERVICES	10,495.50	28,000.00	(17,504.50)	37.48%
614 · AUDIT SERVICES	13,325.00	13,400.00	(75.00)	99.44%
616 · GENERAL INSURANCE	8,325.01	8,400.00	(74.99)	99.11%
617 · PROPERTY INSURANCE	62,411.99	71,700.00	(9,288.01)	87.05%
618 · PUBLIC OFFICIALS INSURANCE	3,396.31	3,400.00	(3.69)	99.89%
620 · MINOR EQUIPMENT	13,140.10	15,100.00	(1,959.90)	87.02%
621 · CAPITAL EQUIPMENT	195,492.95	199,000.00	(3,507.05)	98.24%
630 · SNOW REMOVAL & MOWING	76,784.70	112,000.00	(35,215.30)	68.56%
631 · REPAIRS & MAINTENANCE (General)	122,141.77	184,000.00	(61,858.23)	66.38%
639 · FUEL EXPENSE	3,405.63	6,000.00	(2,594.37)	56.76%
640 · UTILITIES	14,442.49	16,800.00	(2,357.51)	85.97%
644 · AIRPORT PLANNING & ENGINEERING	29,650.10	66,000.00	(36,349.90)	44.92%
645 · MISCELLANEOUS	0.00	100.00	(100.00)	0.0%
703 · NORTH PROPERTY LINE BOX HANGARS	142,413.91	168,933.00	(26,519.09)	84.3%
704 · MAINTENANCE BUILDING	161,585.00	514,700.00	(353,115.00)	31.39%
718 · EXTEND RUNWAY 18	454,872.52	1,222,626.00	(767,753.48)	37.21%
725 · SOUTH CORPORATE TERMINAL	19,650.00	19,650.00	0.00	100.0%
729 · RECONSTRUCT RUNWAY 18/36	2,194,748.62	3,982,692.00	(1,787,943.38)	55.11%
736 · REMOVE & REPLACE PAVEMENT	592,362.99	597,341.00	(4,978.01)	99.17%
Total Expense	4,367,952.32	7,485,116.00	(3,117,163.68)	58.36%
Net Ordinary Income	(2,629,631.70)	(5,758,717.00)	3,129,085.30	45.66%
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	167,326.65	181,000.00	(13,673.35)	92.45%
504 · FAA GRANT REIMBURSEMENT	907,510.00	5,284,928.00	(4,377,418.00)	17.17%
505 · STATE GRANT REIMBURSEMENT	83,093.00	81,574.00	1,519.00	101.86%
Total Other Income	1,157,929.65	5,547,502.00	(4,389,572.35)	20.87%
Net Other Income	1,157,929.65	5,547,502.00	(4,389,572.35)	20.87%
Net Income	(1,471,702.05)	(211,215.00)	(1,260,487.05)	696.78%

POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of June 30, 2026

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Coppola, Larry J	0.00	210.00	210.00	0.00	0.00	420.00
EXEC 1 AVIATION (F-09)	1,734.33	0.00	0.00	0.00	0.00	1,734.33
FAA	0.00	0.00	0.00	104,181.00	0.00	104,181.00
IOWA DOT	0.00	81,519.00	0.00	1,574.00	0.00	83,093.00
TOTAL	<u>1,734.33</u>	<u>81,729.00</u>	<u>210.00</u>	<u>105,755.00</u>	<u>0.00</u>	<u>189,428.33</u>

Index

Sheet	Project Name	Contractors	Grant Eligible?	Original Contract Amount	Change orders & Non-Contract	Total Project Cost	Expenditures to date	Remaining Obligation	Retainage	Expected Grant Receipts	Grant Funds Received to date:	FY Completed
Sheet01	General Engineering - 2022 Agreement	McClure Engineering	EXP	114,521.82	-	114,521.82	114,521.82	-	-	-	-	
Sheet08	General Planning - 2022 Agreement	HDR Engineering	EXP	42,000.00	-	42,000.00	24,200.24	17,799.76	-	-	-	
Sheet03	Wildlife Hazard Mitigation	USDA, APHIS, General	EXP	60,700.00	(8,194.47)	52,505.53	44,805.53	7,700.00	-	-	-	
Sheet11	Strengthen & Extend RW 18/36	McClure & HDR	FAA	270,906.00	31,717.80	302,623.80	280,421.80	22,202.01	-	224,283	224,283	
Sheet22	North Property Line Box Hangars - Phase 1	McClure, Jensen Builders	laDOT	1,543,446.90	22,431.49	1,565,878.39	1,565,878.39	-	-	565,200	565,200	FY 26
Sheet24	Taxiway D Apron and Access Roadway Paving-Phase 4	McClure & Concrete Tech	laDOT	733,200.85	12,403.85	745,604.70	739,527.10	6,077.60	-	332,789	331,215	FY 26
Sheet29	North Property Line Box Hangars - Phase 2	McClure, Jensen	laDOT	845,795.10	23,431.22	869,226.32	869,226.32	-	-	266,196	184,677	FY 26
Sheet26	Reconstruct Runway 18/36	McClure/Foth	FAA	1,009,825.00	2,564.62	1,012,389.62	1,012,224.62	165.00	-	907,510	803,328	FY26
Sheet30	Extend Runway 18	McClure/HDR Engineering	FAA	385,039.00	-	385,039.00	385,039.00	-	-	-	-	FY26
Sheet31	Remove/Replace Pavement - Entrance Drive/Roundabout/Parking Lot	McClure/OneBridge Locating/Jensen Builders	FAA	685,733.12	19,733.27	705,466.39	700,516.39	4,950.00	(0.00)	-	-	
Sheet32	Runway 18 Localizer Relocation - Glideslope Impacts	McClure/HDR Engineering	FAA	622,413.41	-	622,413.41	622,413.41	-	-	-	-	
Sheet33	South Corporate Terminal Area Development	HDR Engineering	EXP	60,000.00	-	60,000.00	60,000.00	-	-	-	-	
Sheet34	Reconstruct Runway 18/36 - CA & Observation Services/Construction	McClure/Manatt's	FAA	12,079,487.08	-	12,079,487.08	2,174,840.36	9,904,646.72	48,577.27	-	-	
Sheet35	Concrete Paving of Infill Areas - Tee Hangar Taxilanes	Nehring Construction	EXP	21,935.50	-	21,935.50	21,935.50	-	-	-	-	
Sheet36	Maintenance Storage Facility	McClure/CMT	laDOT	1,510,040.00	9,560.00	1,519,600.00	161,813.88	1,357,786.12	-	-	-	
Sheet37	3-Year Vegetation Control Agreement	Perficut ('26-'28)	EXP	47,586.00	-	47,586.00	6,556.00	41,030.00	-	-	-	
Sheet23	3-Year Vegetation Control Agreement	Perficut ('23-'25)	EXP	47,586.00	-	47,586.00	47,586.00	-	-	-	-	FY26
Grayed out = Completed items, no new charges expected				28,437,870.35	2,075,706.22	30,513,576.57	19,150,380.10	11,362,357.21	48,577.27	2,295,978	2,108,703	
										\$ 48,577.27	\$ 187,275	
										^= 204 Retainage Pay	^= 110 Grant AR	

Index

Sheet	Project Name	Contractors	Grant Eligible?	Original Contract Amount	Change orders & Non-Contract	Total Project Cost	Expenditures to date	Remaining Obligation	Retainage	Expected Grant Receipts	Grant Funds Received to date:	FY Completed
Sheet01	General Engineering - 2022 Agreement	McClure Engineering	EXP	114,521.82	-	114,521.82	114,521.82	-	-	-	-	
Sheet08	General Planning - 2022 Agreement	HDR Engineering	EXP	42,000.00	-	42,000.00	24,200.24	17,799.76	-	-	-	
Sheet03	Wildlife Hazard Mitigation	USDA, APHIS, General	EXP	60,700.00	(8,194.47)	52,505.53	44,805.53	7,700.00	-	-	-	
Sheet11	Strengthen & Extend RW 18/36	McClure & HDR	FAA	270,906.00	31,717.80	302,623.80	280,421.80	22,202.01	-	224,283	224,283	
Sheet22	North Property Line Box Hangars - Phase 1	McClure, Jensen Builders	laDOT	1,543,446.90	22,431.49	1,565,878.39	1,565,878.39	-	-	565,200	565,200	FY 26
Sheet24	Taxiway D Apron and Access Roadway Paving-Phase 4	McClure & Concrete Tech	laDOT	733,200.85	12,403.85	745,604.70	739,527.10	6,077.60	-	332,789	331,215	FY 26
Sheet29	North Property Line Box Hangars - Phase 2	McClure, Jensen	laDOT	845,795.10	23,431.22	869,226.32	869,226.32	-	-	266,196	184,677	FY 26
Sheet26	Reconstruct Runway 18/36	McClure/Foth	FAA	1,009,825.00	2,564.62	1,012,389.62	1,012,224.62	165.00	-	907,510	803,328	FY26
Sheet30	Extend Runway 18	McClure/HDR Engineering	FAA	385,039.00	-	385,039.00	385,039.00	-	-	-	-	FY26
Sheet31	Remove/Replace Pavement - Entrance Drive/Roundabout/Parking Lot	McClure/OneBridge Locating/Jensen Builders	FAA	685,733.12	19,733.27	705,466.39	700,516.39	4,950.00	(0.00)	-	-	
Sheet32	Runway 18 Localizer Relocation - Glideslope Impacts	McClure/HDR Engineering	FAA	622,413.41	-	622,413.41	622,413.41	-	-	-	-	
Sheet33	South Corporate Terminal Area Development	HDR Engineering	EXP	60,000.00	-	60,000.00	60,000.00	-	-	-	-	
Sheet34	Reconstruct Runway 18/36 - CA & Observation Services/Construction	McClure/Manatt's	FAA	12,079,487.08	-	12,079,487.08	2,174,840.36	9,904,646.72	48,577.27	-	-	
Sheet35	Concrete Paving of Infill Areas - Tee Hangar Taxilanes	Nehring Construction	EXP	21,935.50	-	21,935.50	21,935.50	-	-	-	-	
Sheet36	Maintenance Storage Facility	McClure/CMT	laDOT	1,510,040.00	9,560.00	1,519,600.00	161,813.88	1,357,786.12	-	-	-	
Sheet37	3-Year Vegetation Control Agreement	Perficut ('26-'28)	EXP	47,586.00	-	47,586.00	6,556.00	41,030.00	-	-	-	
Sheet23	3-Year Vegetation Control Agreement	Perficut ('23-'25)	EXP	47,586.00	-	47,586.00	47,586.00	-	-	-	-	FY26
Grayed out = Completed items, no new charges expected				28,437,870.35	2,075,706.22	30,513,576.57	19,150,380.10	11,362,357.21	48,577.27	2,295,978	2,108,703	
									\$ 48,577.27	\$ 187,275		
									^= 204 Retainage Pay	^= 110 Grant AR		



EXEC1 - AVIATION -

3
7
3
7

Business Hours
Monday-Friday
9:00am-5:00pm
Saturday 9:00am-12:00pm
*Holidays

PAUL HENRY AVIATION GROUP
10000 Airport Blvd, Suite 100
Cincinnati, OH 45244
(513) 763-1100
www.paulhenryaviation.com

Dave Kalwishky

From: Ryan Day <rday@exec1aviation.com>
Sent: Wednesday, June 10, 2026 1:50 PM
To: J.R. Boesen; Dave Kalwishky
Cc: Jesse Sass
Subject: [External] Painting Quotes
Attachments: Zooks quote 6-6-26.pdf; Painting by Jen Paint Quote 6-5-26.pdf; Midwest paint quote 6-5-26.pdf

CAUTION: This email is from an **EXTERNAL** sender. Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. When uncertain, use caution and reach out to the sender from a known trusted communication method before proceeding. Just because you know the sender, does not mean this specific email is safe.

These are the quotes I've acquired. Kacie Boyd emailed his directly and ive just copied and pasted it into this email but i have his quote in writing so good enough.

Kacie Boyd Quote

"The block walls and metal-

1st coat will be elastumeric

2nd coat will be the color chosen by owner

Labor material included

Will be \$9,500"

-RD



Ben Nading
 Owner
 515.250.0726
 ben@teammidwestpaint.com

Estimate

Midwest Paint
 5741 NE 22nd Street
 Suite 204
 Des Moines, IA 50313
 515.963.0075
 Office Hours
 Monday – Friday: 8:00 AM – 3:30 PM
 Saturday: By Appointment Only
 Sunday: Closed

Contact	Job Address	Estimate ID	Date
Ryan Day Ankeny Regional Airport 3737 SE Convenience Blvd Ankeny, IA 50021 rday@exec1aviation.com 515.965.1020 ext. 114	3737 SE Convenience Blvd, Ankeny, IA 50021	1405	Jun 5, 2026 Expires Jul 5, 2026

Item

Front

\$10,422.55

Scope of Work – Exterior Masonry & Metal Repaint

Surface Preparation

- Pressure wash all exterior painted surfaces to remove dirt, chalking, mildew,
- Caulk minor gaps, joints, and penetrations where needed.
- Protect landscaping, sidewalks, pavement, windows, doors, and adjacent surfaces prior to painting.

Brick Masonry Surfaces

- Apply one full coat of premium masonry primer specifically designed for previously unpainted or porous brick surfaces.
- Apply two full finish coats of premium Sherwin-Williams exterior masonry coating to all designated brick surfaces.
- Ensure uniform color, coverage, and sheen throughout the building exterior.

Metal Fascia, Upper Wall Panels & Trim

- Clean and prepare all metal surfaces to ensure proper adhesion.
- Spot-prime any exposed metal or rusted areas as required.
- Apply two full finish coats to all black metal fascia, upper metal wall panels, metal trim, and related architectural features.

Gutters & Downspouts

- Clean and prepare gutters and downspouts.
- Apply two full finish coats to all gutters and downspouts for a uniform appearance matching the selected color scheme.

Entrance Awning

- Prepare all metal awning surfaces through cleaning, sanding, and spot priming as needed.
- Apply two full finish coats to the entrance awning, including all visible metal components.

Access Equipment

- Includes all ladders, lifts, staging, and equipment necessary to safely access and complete work on all elevations of the building.

Cleanup & Final Inspection

- Remove all masking materials, coverings, and project debris.
- Clean work areas and surrounding property upon completion.
- Perform a final walkthrough to ensure consistent coverage, clean lines, and a professional finish throughout the project.

Total

\$10,422.55

Media

Front



Midwest Paint – Project Terms & Policies

Clear expectations. Professional results. A smooth, well-managed project from start to finish.

1. Scope of Work

All work will be completed as outlined in your **Accurate Written Proposal**, including specified surfaces, preparation, materials, colors, and pricing.

Any work outside of the approved scope requires a **written change order** prior to execution.

2. Industry Standards (PCA P1-P21)

All work is performed in accordance with standards established by the Painting Contractors Association (PCA), including P1 through P21.

These standards define acceptable:

- Surface preparation
- Application methods
- Finish appearance

Field-applied coatings are not factory finishes. Minor variations in texture, sheen, and coverage are **normal and acceptable** within these standards.

3. What to Expect (Real-World Finish Standards)

To eliminate confusion and set clear expectations, here is what is considered **acceptable workmanship**:

Walls & Ceilings

- Uniform color and coverage when viewed under normal lighting
- Minor roller/brush texture may be visible
- Repairs may show slight visibility depending on lighting and angle

Trim, Doors & Cabinets

- Smooth, even finish with light texture consistent with field application
- Minor brush/roller marks may be visible upon close inspection
- Factory-level (sprayed, baked) finishes are not expected unless specified

Exterior Surfaces

- Full coverage and protection of all painted areas
- Natural variations in siding, wood grain, and age will show through
- Previous coatings and substrate condition can affect final appearance

Color Coverage

- Some colors (deep tones, reds, yellows, whites, transitions) require **additional coats**
- Additional coats beyond the proposal may result in added cost if not previously specified
-

4. Color Confirmation

All colors must be finalized prior to scheduling.

- Late selections may delay scheduling
- Changes after materials are ordered may result in additional cost
- Some colors require additional coats for proper coverage

5. Project Scheduling

Projects are scheduled once all required items are completed.

Scheduling is not guaranteed until:

- Proposal is signed
- Pre-Project Form is completed
- Colors are finalized

Start dates are assigned within a **production window** and may shift due to:

- Weather
- Site conditions
- Operational factors

6. Pre-Project Requirements

All required details must be completed prior to scheduling through the Pre-Project Form.

This includes:

- Color selections
- Access instructions
- Preparation responsibilities
- Project-specific details

Incomplete information may delay scheduling.

7. Jobsite Readiness

The jobsite must be ready and accessible prior to arrival.

Client responsibilities include:

- Clearing work areas (furniture, décor, obstacles)
- Providing clear access to all surfaces

- Securing pets, vehicles, and valuables

Delays caused by jobsite conditions may result in rescheduling or additional charges.

8. Project Completion

A final walkthrough will be completed upon project completion.

During this walkthrough:

- Touch-ups are addressed immediately
- Work areas are cleaned and reviewed
- Project is approved for completion

Once approved, the project is considered complete.

9. Workmanship Warranty

We stand behind our workmanship as outlined in your proposal and package level.

Warranty does not cover:

- Moisture or water intrusion
- Structural movement or settling
- Substrate or previous coating failure
- Weather or environmental conditions
- Normal wear, fading, or lack of maintenance

10. Change Orders

All additional work must be approved in writing prior to execution.

Change orders may impact:

- Cost
- Timeline
- Scope

11. Scheduling Changes & Cancellations

Please notify our office as soon as possible.

- 48 hours notice for standard projects
- 5 business days notice for larger projects

Late cancellations or rescheduling may result in a fee of up to **20% of the project total**.

12. Payment Terms

- No deposit required
- Payment is due upon completion and final walkthrough approval

Accepted payment methods:

- Check
- Cash
- Card (processing fees may apply)
- Bank transfer

Benjamin Nading

Estimator Signature

Date

Customer Signature

Date

Estimate #1405 for Ryan Day
Total value: \$10,422.55

PAINTING PROPOSAL

CLIENT Ryan Exec 1 Aviation
STREET 3737 Se Convenience Blvd
CITY Ankeny
ZIP 50021
PHONE
EMAIL charter@exec1aviation.com



TONY EKMAN PAINTING

OFFERS:

- 3 Year Limited Warranty
- \$2,000,000 Liability Insurance
- Full Worker's Comp Coverage

Job ID: 130463

COLORS

Name	Color	Notes
Accent Color	TBD	
Body Color	TBD	Body

SCOPE

Painting by Jen & Ekman Painting to prep and paint the exterior of the building as detailed below. Assumes same color scheme unless otherwise noted. Assumes color schedule detailed below. Any changes to the color schedule can be an additional cost.

Extra coats of paint above what is scoped in this proposal will be billed at a time & materials rate. Due to rising material costs, the pricing for this project is good for 90 days.

COLD WASHING

Item	Notes	Price
1 Cold Wash Exterior The purpose of a cold wash is to clean substrate surfaces of dust/debris to support a higher level of adhesion for the paint/stain application		\$576

EXTERIOR PAINTING

Building - Right side building

Item	Product	Sheen	Color	Primer	Notes	Price
1 Brick 2 Coats of Paint	PPG Acura shield Ext. (Duration cross over)	Satin	Body Color	PPG Perma-crete 4-603xi	Includes: -Foundation (push / pull back rock for a consistent finish) -Clean up	\$1,481
2 Metal 2 Coats of Paint	PPG Acura shield Ext. (Duration cross over)	Satin	Accent Color	SW Pro Cryl	Includes: -Foundation (push / pull back rock for a consistent finish) -Clean up	\$783
3 Lentels				Kem Kromik		\$80

Building - Left side building

Item	Product	Sheen	Color	Primer	Notes	Price
1 Brick 2 Coats of Paint	PPG Acura shield Ext. (Duration cross over)	Satin	Body Color	PPG Perma-crete 4-603xi	Includes: -Foundation (push / pull back rock for a consistent finish) -Clean up	\$920
2 Metal 2 Coats of Paint	PPG Acura shield Ext. (Duration cross over)	Satin	Accent Color	SW Pro Cryl	Includes: -Foundation (push / pull back rock for a consistent finish)	\$494

Item	Product	Sheen	Color	Primer	Notes	Price
					-Clean up	
3	Doors Standard Prep. Exterior Faces Only	PPG Acura shield Ext. (Duration cross over)	Satin	Body Color		\$121

Building - Front of building

Item	Product	Sheen	Color	Primer	Notes	Price	
1	Brick 2 Coats of Paint	PPG Acura shield Ext. (Duration cross over)	Satin	Body Color	PPG Perma- crete 4-603xi	Includes: -Foundation (push / pull back rock for a consistent finish) -Clean up	\$6,226
2	Metal 2 Coats of Paint	PPG Acura shield Ext. (Duration cross over)	Satin	Accent Color	SW Pro Cryl	Includes: -Foundation (push / pull back rock for a consistent finish) -Clean up	\$1,938
3	Gutters Prime	PPG Acura shield Ext. (Duration cross over)	Satin	Accent Color	SW Pro Cryl		\$433
4	Window Trims				Kem Kromik		\$243

TERMS / DEFINITIONS

TERMS / DEFINITIONS

EXCLUSIONS

Any item not specified above is excluded from the scope of work. Any additional items are to be estimated or billed as T&M.
IMPORTANT: EKMAN PAINTING DOES NOT WARRANTY HORIZONTAL SURFACES (DECK FLOORS, RAILING CAPS, ETC.)

STANDARD PREP

- Full scrape of loose & peeling paint (The profile of the scraped areas afterwards WILL BE VISIBLE)
- Spot priming of all bare substrates with the TOP COAT product
- Caulking gaps or loose areas where appropriate to seal out moisture. 100 In ft of caulking is included
- Wood putty small unnatural holes
- NO SANDING INCLUDED unless noted in the proposal above
- NO GLAZING INCLUDED unless noted in the proposal above

PRICING

SUBTOTAL	\$13,295.12
SALES TAX	\$930.66
ALL LABOR AND MATERIALS ON BASE BID, EXCLUDING OPTIONS:	\$14,225.78

Estimator: Jenessa Amundson

Email: jen@tonyekmanpainting.com

Phone: 515.361.2328

Date: 6/5/26



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/01/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Nelson Insurance Agency PO Box 279 DeSoto IA 50069	CONTACT NAME: Bric Nelson	FAX A/C. No: 515-834-3055	
	PHONE A/C. No. Ext: 515-834-2804	E-MAIL ADDRESS: nelsonagency@mchsi.com	
INSURED ALEPH-TEP LLC Tony Ekman Painting LLC 2540 104TH ST STE C Urbandale IA 50322	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: IMT Insurance		14257
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJ-ECT <input type="checkbox"/> LOC			WQO3046	01/01/2026	01/01/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			CVQ3046	01/01/2026	01/01/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			UCQ3046	01/01/2026	01/01/2027	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WCQ3046	01/01/2026	01/01/2027	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101. Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

Certificates available upon request.
Name & Address needed for certificate holder.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Chris Zook
President
515.450.4882
chris@zookslookinc.com

Estimate

Zook's Look Inc
615 S Dayton Ave
Suite #103
Ames, IA 50010
515.450.4882

Contact	Job Address	Estimate ID	Date
Ryan Day Exec 1 Aviation 3700 SE Convenience Blvd Ankeny, IA 50021 rday@exec1aviation.com 515.965.1020	Ryan Day, Aviation Bldg 3737 SE Convenience Blvd Ankeny, IA 50021	1305	Jun 9, 2026

Item

Exterior Preparation

- Power wash all exterior surfaces
- Scrape and sand to remove loose or peeling paint
- Any cracks or holes will be caulked as needed (wood trim)
- Spot prime bare surfaces as needed

**Any unforeseen damages or repairs will be an additional charge unless otherwise stated.*

***For more information about our process, go to the documents in the "Gallery" tab of this estimate.**

Daily Set-up and Clean-up:

Clean up all areas in or outside the home daily and upon final completion to ensure areas are free from job-related debris. Painting crew will organize all painting materials daily before going home.

Final Walkthrough:

The job lead will perform a final walkthrough upon completion of the project to ensure customer satisfaction and to address any final questions or concerns. Touchups will be scheduled if needed.

Exterior Products (may or may not apply to your project)

- **SIDING:** powerwash, sand, caulk, and spray with 2 coats of DV Palisade Satin
- **TRIM** (Windows, Fascia etc.): sand, caulk, clean and paint with 2 coats of DV Palisade Satin
- **DOORS:** sand, caulk, clean and paint with 2 coats of SW Pro Industrial Egg Shell

Front and both sides Powerwash (1)	\$1,360.00
---------------------------------------	------------

Front Side Brick Siding, Metal Siding, Portico Ceilings, Columns (4)	\$10,058.29
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Mobile Lift	\$2,500.00
-------------	------------

Total	\$13,918.29
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Options

These items are optional additions and are not included in the total. To add items to your estimate, just click +Add Option.

Item

Front Side Side Soffits to Match Metal, Downspouts to Match Metal	\$2,410.72 + Add Option
--	--

Terms

We agree to furnish the labor, materials, and supplies necessary to perform the services per the terms and conditions in this Contract. Upon completion of the services, our team will remove all materials, supplies, and other debris.

1. Project Description/Scope of Work

Please take special note of the job description. We are not required to perform any tasks not specified in the estimate.

2. Preparation

Interior

- We will cover all floors and furniture before painting.
- Small holes will be patched before painting.
- Cracks in the trim will be filled before painting.
- Glossy surfaces will be cleaned and sanded before painting.

Exterior

- We will cover all necessary areas prior to painting.
- All surfaces will be scraped/sanded to remove peeling paint.
- Primer will be applied on bare wood.
- All cracks in wood will be filled with caulking.

When the project is complete, all job sites will be cleaned prior to leaving.

3. Paint/Materials

- The estimate includes the cost for paint and other materials.
- Customers must choose colors at least one week prior to the project start date. Additional charges may apply if the customer changes colors after work begins.
- All surfaces will receive two (2) coats of paint (unless stated otherwise on the estimate)
- ****Please Note: Some accent colors are inherently less opaque and may require more than two coats to achieve a satisfactory and uniform appearance. Therefore, using these colors may result in additional costs. If these colors are selected, customers will be notified before work begins in that area.****

4. Unforeseen Conditions

If any unforeseen repairs arise, the customer will be notified, and an additional work order will be written up for the customer to sign for.

5. Painting Schedule

Customers will be notified of the project start date at least two weeks in advance. If the customer needs to reschedule, additional charges may apply.

6. Customer Responsibility

- The job site must be clean prior to our painters arriving.
- Wall hangings must be removed prior to project start.
- The work area must be free of other trades.
- The customer must be available on the last day of the project for a thorough walk-through with the crew lead.

7. Work Standard

- Our company is a member of the PCA (Painting Contractors Association) and follows all proper work protocol and craftsmanship per industry standards.
- Painters will remain on site until the project is fully complete.

8. Insurance

We are fully insured. Information provided upon request.

9. Warranty

- We warranty labor and materials for three (3) years upon completion of the project
- This warranty excludes:
 - Incidental damage caused by accident or abuse, normal wear and tear, temperature changes (hail, wind, snow, moisture etc.), and cracks caused by expansion.
 - Painted or stained horizontal walking surfaces (deck surface, floors or steps)
- This warranty is transferable.

10. Cancellation

The customer has the right to cancel the project within three days of acceptance. Please email us to notify your cancellation.

11. Acceptance

- Please indicate your acceptance of this estimate by clicking the "Accept" button and virtually signing.
- By accepting this contract, I acknowledge that I have read and understood the terms of this proposal.

12. Payment

- Customer requested to pay 25% deposit of total estimate price upon acceptance of estimate. The project cannot begin until the deposit is paid.
- The remainder of the total will be paid upon completion of the project.

A handwritten signature in black ink, appearing to be 'A Z' or similar, located at the bottom left of the page.

Estimator Signature

Date

Customer Signature

Date

Estimate #1305 for Ryan Day
Total value: \$13,918.29



**POLK COUNTY AVIATION AUTHORITY
 3701 SOUTHEAST CONVENIENCE
 BOULEVARD
 ANKENY, IOWA 50021**

Sales: Clint Berardi
Polk County Aviation Authority Land Management
 3701 Southeast Convenience Boulevard Ankeny, Iowa 50021

Est ID: EST3816312
Date: Jun-18-2026

Est includes: Scraping and cleaning out 2200 ft of concrete flume, removing dirt sediment/cattails from inlet/outlet

	Visits	Billing Type	Visit Price
Demo/Debris Removal	1	Per Visit	\$2,550.00

GROUNDS MAINTENANCE TERMS + CONDITIONS

1. Work done by the Contractor will conform to local codes and applicable government regulations. the Contractor employees have been trained to work safely and are aware of local labor regulations.
2. the Contractor is insured for public liability and property damage in the amount of 2 million dollars.
3. the Contractor is covered under the Workplace Safety & Insurance Board.
4. Any and all incidents resulting in actual, apparent or potential damage or injury must be reported to the Contractor as promptly as possible. The Client will hold harmless and indemnify the Contractor for any and all claims, actions, liabilities, obligations, costs, expenses, fees, etc., for its failure to do so.
5. The Client will hold harmless and indemnify the Contractor for any and all claims, actions, liabilities, obligations, costs, expenses, fees, etc. arising from the following incidents resulting in actual, apparent or potential damage or injury:
 1. in any and all cases in which the Contractor is restricted by the Owner from determining necessary services at its discretion.
 2. in any and all cases in which the damages or injuries to persons or property or claims, actions, obligations, liabilities, costs, expenses and fees arise as the result of incidents occurring on areas of the property not serviced by the Contractor.
 3. c. in any and all cases in which the damages or injuries to persons or property or claims, actions, obligations, liabilities, costs, expenses and fees arise as the result of incidents occurring during times in which the Contractor is restricted from accessing the property to perform its duties

Land Management Resources
 1312 NE 51st St
 Ankeny, Iowa
 50021

P.(515) 901-7531

www.landmanagementresources.com
 info@landmanagementresources.com

6. Any property including fences, light posts, patios etc., damaged by the Contractor will be restored to its original condition at our expense.
7. All aspects of these specifications may be amended upon mutual agreement. Any such changes shall be in writing only and thereafter form a part of this contract.
8. It is understood and agreed upon that either party may terminate this contract, without cause, upon delivery of sixty (60) days written notice of termination to the other party.
9. Service rates may be subject to a fuel surcharge.
10. While onsite with machinery usage it may be necessary to cross turf/lawn areas, care will be taken to minimize disturbance to existing sensitive areas but could result in track imprints or light "scuffing" in work areas.

Procedure for Extra Work and Changes

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, software, reports or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary. Extras to the Contract are payable by the Owner forthwith upon receipt of the Company's invoice.

Change Notice: Any Contract change in scope in excess of one thousand dollars (\$1,000.00) requires a Contract Change Notice under which Work is to proceed. Work will not commence under a Contract Change Notice (CNN) unless with written Owner approval.

For Changes in scope of less than one thousand dollars (\$1,000.00), the Contractor will provide the Customer notification by way of its Progress Report. In either instance, such notification shall be plain and clear in terms of scope and reason. Any record, telephone conversation or meeting in which such change in scope was introduced, shall be attached as supporting documentation.

Payment Terms and Conditions

Upon the acceptance of the work, payment of the unpaid balance Contract Price when due together with such Value Added Taxes as may be applicable to such payment.

- Should the Client fail to make payments as they become due under the terms of the Contract or in the event of any claim, interest at twelve percent (12%) per annum above the prime rate on such unpaid amounts shall also become due and payable until payment.
- The act of non-payment creates a lien in favor of the Contractor Inc. in any and all equipment and property of the Client in the possession of the Contractor Inc. as well as in the Work in progress as at the date of termination. the Contractor Inc. shall be at liberty to retain possession of the same pending payment in full.
- Notwithstanding anything contained herein to the contrary, the completion date of the Work shall be deemed to be extended by that number of days equal to any delay in payment to the Contractor Inc.

Estimate authorized by: _____

Clint Berardi

Estimate approved by: _____

Signature Date: _____

06/18/2026

Signature Date: _____

Email: clint@landmanagementresources.com

Dave's Dozing
 195 Erbe Street
 Swan, IA 50252
 515-967-7497

208120

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE				
		6/22/26				
NAME <i>Ankeny Regional Airport</i>						
ADDRESS						
CITY, STATE, ZIP						
SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1			
2	<i>estime for flume cleanout and haul out disposal</i>		
3			
4			
5			<i>2800</i>
6			
7			
8			
9			
10			
11			
12			
13	<i>thanks</i>		
14			
15			
16			
17			
18			

RECEIVED BY







RESOLUTION NO. 2026 – ____

**A RESOLUTION GRANTING AN EASEMENT
TO MIDAMERICAN ENERGY COMPANY FOR THE INSTALLATION OF NEW
UTILITY LINES TO SERVED THE IOWA ARMY NATIONAL GUARD HANGAR AT
THE ANKENY REGIONAL AIRPORT**

WHEREAS, the construction of a hangar for the Iowa Army National Guard is being completed by Kingland Construction at this time at the Ankeny Regional Airport; and

WHEREAS, the aforementioned construction necessitates the installation of new utility services lines from the existing utility lines that exist along the Taxiway D access road; and

WHEREAS, staff coordinated with MidAmerican Energy, the Contractor, and McClure to determine the proper alignment of the proposed easement; and

WHEREAS, McClure and staff reviewed the easement documentation and survey plat and found them to be in order,

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby officially grants the said Easement to MidAmerican Energy Company which authorizes the installation and future maintenance of the utility service lines to serve the Iowa Army National Guard’s hangar at the Ankeny Regional Airport.

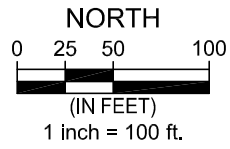
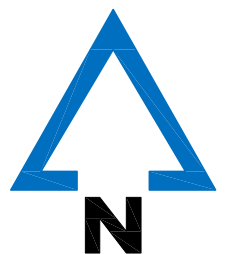
Dated, this **9th** day of **July, 2026**.

Jeff, Wangsness, Chairperson
Polk County Aviation Authority

ATTEST:

Secretary

DRAWING PATH: P:\2022001042\Drawings\Survey\June 2026 MidAm Easement\EXH-2022001042 06:22:2026.dwg PLOT DATE: 07/1/2026 12:28 PM PLOTTED BY: PATRICK SHELQUIST



LEGEND	
	EXISTING EASEMENT
	PROPERTY LINE
	SECTION LINE
	EASEMENT AREA

PARCEL 'K'
BK 8485, PG 176

EXISTING 10' P.U.E.
BK 19024, PG 629

NE COR, NE1/4 SW1/4
SEC. 31-80-23

S45°03'21"W
12.33'

N45°06'29"W
23.32'

S45°06'29"E
23.36'

N44°53'31"E
12.33'

POINT OF BEGINNING

N89°30'53"W 632.45'

N00°29'07"E 2640.57'

N00°29'07"E 824.59'

POINT OF COMMENCEMENT
SE COR, SE1/4 SW1/4
SEC. 31-80-23

SE 1/4, SW 1/4
SEC. 31-80-23
RETRACEMENT PLAT OF
SURVEY
BK 16731, PG 493

LEGAL DESCRIPTION:

BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH P.M., CITY OF ANKENY, COUNTY OF POLK, STATE OF IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31 N00°29'07"E, 824.59 FEET; THENCE N89°30'53"W, 632.45 FEET TO THE POINT OF BEGINNING; THENCE N45°06'29"W, 23.32 FEET, TO THE SOUTHEASTERLY LINE OF A PUBLIC UTILITY EASEMENT, AS FILED IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA IN BOOK 19024, PAGE 629; THENCE S45°03'21"W, ALONG SAID SOUTHEASTERLY LINE, 12.33 FEET; THENCE S45°06'29"E, 23.36 FEET; THENCE N44°53'31"E, 12.33 FEET, TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 288 SQUARE FEET.

EXHIBIT PUBLIC UTILITY EASEMENT			
ENGINEER PUDENZ	DRAWN BY SHELQUIST	REVISIONS 07/01/2026	ANKENY, IOWA POLK COUNTY
SURVEYOR SHELQUIST	CREW CHIEF ----	.	2022001042 06/30/2026
SHEET NO. 01/01		.	

6655 NE 15th Street
Des Moines, Iowa 50313
515-512-1361

90 people are on the waiting list.
 41 people do not currently have a plane to put into a hangar.

49 people have a plane to put into a hangar.
 10 people live out of state.

T HANGAR							
Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
1	11/20/2020	Todd Lenig	Looking: Stearman			<p>11/5/21 Dave K - emailed asking if he is still interested. Wrote back to keep him on the list.</p> <p>12/21/24: Dave K spoke with Todd, he does not have a plane at the moment.</p> <p>05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list.</p> <p>06/29/25: Dave K called Todd but got voice mail, I sent him an email asking for an update on the search for a plane. I also let him know about the hangars that should be opening this year.</p> <p>06/16/25: Dave K Todd got back to me, he has not found a plane yet.</p> <p>08/29/25: Dave K I sent Todd a text asking for an update on his airplane search and that he may be eligible for a hangar on October.</p> <p>08/30/25: Dave K Todd texted back and does not have a plane yet and won't be ready in October.</p> <p>10/23/25: Dave K emailed Todd asking if he's purchased a plane yet and if he'd take a hangar if one were to be offered with a December 1st move in date.</p> <p>10/24/25: Dave K sent Todd a text asking if he has a plane and if he does will he take a hangar December 1st when one opens. Todd texted back that he will need to pass this time as he will not have a plane. I updated his pass counter from 0 to 1.</p> <p>05/04/26: Dave K sent an email letting him know we have a hangar opening June 1st and to let me know if he's interested. If I don't hear from him by Noon on Wednesday the 6th I will move on to the next person. He said he would have to pass as he doesn't have a plane yet. I will not update the skip counter in case someone ahead of him takes the hangar.</p> <p>05/06/26: Dave K noone ahead of Todd took the hangar so I'm incrementing his pass counter from 1 to 2.</p>	2
2	4/5/2021	Jacob Greenfield	Building: Sonex B			<p>11/5/21 Dave K - emailed asking if he is still interested. He wants to remain on the list.</p> <p>05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list.</p> <p>06/09/25: Dave K called Jacob but got voice mail, I sent him an email asking for an update on the construction of his plane. I let him know about the hangars that should be opening this year and that if he was close to being finished he could complete his plane in the hangar.</p> <p>08/29/25: Dave K I sent Jacob a text asking how he was progressing on his plane as his name may come up in October for a hangar. He got back to me right away, he is considering selling his project. His sister may be moving to Des Moines and owns a Cessna 150 that they will split.</p> <p>10/23/25: Dave K sent Jacob an email asking for an update on the Cessna 150 and if he would take a hangar of offered for a December 1st move in. Jacob got back to me today, his sister is staying in northern MN so he will pass at this time. I've incremented his pass counter from 0 to 1.</p> <p>05/04/26: Dave K sent an email letting him know we have a hangar opening June 1st and to let me know if he's interested. If I don't hear from him by Noon on Wednesday the 6th I will move on to the next person.</p> <p>05/06/26: Dave K It's 1:42 pm and I have not heard from Jacob, I am incrementing his pass counter from 1 to 2.</p>	2

3	6/8/2021	Paul Peterson	Cessna 180 N5466E		<p>11/5/21 Dave K - emailed asking if he is still interested. He emailed back, he wants to stay on the list.</p> <p>06/30/25: Dave K texted Paul to get his N number and to see if he'd take a hangar if one were to come open this year. He responded asking about the rates, he gave me his tail number. The plane appears to only have flown twice this year (back in March) up around Charles City, IA. The owner may live in Florida.</p> <p>10/23/25: Dave K looked, the plane has flown 6 times this year, most recently on 10/02/25.</p> <p>10/24/25: Dave K emailed Paul to see if he'd be interested in a hangar in December if one were offered. I let him know the plane must be here at least 6 months out of the year. He asked for the hangar terms so I sent him a copy of the lease, he said he's in a good hangar but it's a bit of a drive for him.</p> <p>11/03/25: Dave K Paul never got back to me so I've incremented his pass counter from 0 to 1.</p> <p>01/13/26: Dave K called Paul and left a voice message asking if he was still interested in a T hangar if one would open up this year. I called because I've been unable to reach him via email or text.</p> <p>02/02/26: Dave K Paul has not responded as of today.</p> <p>04/10/26: Dave K I have not heard from Paul, I sent him a text letting him know I may have an open T Hangar in a few month and if he'd be interested if his name comes up. He had a couple of questions about what could be stored in the hangar and said he'd consider it if/when the time comes.</p> <p>05/04/26: Dave K sent an email letting him know we have a hangar opening June 1st and to let me know if he's interested. If I don't hear from him by Noon on Wednesday the 6th I will move on to the next person.</p> <p>05/06/26: Paul got back to me, he just sent his quarterly payment to Grinnell so he is going to pass this time. I won't update the pass counter yet as someone before him may take the hangar.</p> <p>05/06/26: Dave K noone ahead of Paul took the hangar so I'm incrementing his pass counter from 1 to 2.</p>	2
4	8/12/2021	David Hogan	RV6 N709RW		<p>08/12/21: Dan Stull: David called in, I told him to email me. Have not received email.</p> <p>11/22/21 Called Walter Aviation and spoke with Gretchen, she knows David. I asked her to pass my number along and for him to call me or I'll have to remove him from the list.</p> <p>11/24/21 He replied back to stay on the list.</p> <p>06/30/25: Dave K texted David to get his N number and to see if he'd take a hangar if one were to come open this year. He emailed back asking about pricing and the amenities the hangar has, he asked about heat in the winter (there is none). David appears to be based in Perry.</p> <p>10/24/25: Dave K emailed David to see if he'd be interested in a hangar in December if one were offered. If several people ahead of him pass his name may come up.</p> <p>10/25/25: Dave K sent a text to David about the hangar.</p> <p>10/27/25: Dave K David emailed back that his plane is going out for paint and will be gone for November and December so he is going to pass this time. I updated his pass counter from 0 to 1.</p> <p>02/02/26: Dave K I sent David an email letting him know I will have two hangars opening this year and if he'd be interested.</p> <p>02/03/26: Dave K David had some questions about the hangar, I replied.</p> <p>04/10/26: Dave K I sent David a text letting him know I may have an open T Hangar in a few month and if he'd be interested if his name comes up. He would pass a this time.</p> <p>05/04/26: Dave K sent an email letting him know we have a hangar opening June 1st and to let me know if he's interested. If I don't hear from him by Noon on Wednesday the 6th I will move on to the next person. He got right back to me that he'd pass at this time. I won't change his pass counter as someone ahead of him may take the hangar.</p> <p>05/06/26: Dave K noone ahead of David took the hangar so I'm incrementing his pass counter from 1 to 2.</p>	2

5	8/31/2021	Chad Larson	Piper Saratoga N11YT		<p>###/###/###: Dave K - Chad sent Dave an e-mail per Jeff Wagsness. Dave e-mailed Chad back letting him know he's been added to the list.</p> <p>11/05/21: Dave K - emailed asking if he is still interested. He emailed back to stay on the list.</p> <p>07/25/25: Dave K Texted Chad asking for his N Number. Chad texted me his N Number.</p> <p>10/26/25: Dave K emailed Chad asking if he'd be ineretsed in a hangar in December or January if one opens up.</p> <p>10/27/25: Dave K Chad got back to me, he will take a hangar when one opens up.</p> <p>11/03/25: Davek sent an email letting Chad know he could potentially move in December 1st and that I'd send a lease to be electronically signed once I have a firm move in date. Chad called and asked some quesitons about the closure next year, he might pass this time.</p> <p>11/04/25: Dave K Chad called and left a voice message, he's decided to pass at this time. This is due to the runway closures next year and that his CFI-I is out of Des Moines so finishing his instrument traing at DSM is be benefit to him. I have updated the pass counter from 0 to 1.</p> <p>04/10/26: Dave K I sent Chad a text letting him know I may have an open T Hangar in a few month and if he'd be interested if his name comes up. He is still interested.</p> <p>05/04/26: Dave K sent an email letting him know we have a hangar opening June 1st and to let me know if he's interested. If I don't hear from him by Noon on Wednesday the 6th I will move on to the next person. He got back to me and is interested.</p> <p>05/06/26: Dave K I texted Chad to let him know he's number two for a hangar and that I'd let him know quickly if the guy in front of him passes.</p>	1
6	9/7/2021	Larry Plathe	looking: Malibu		<p>11/05/21: Dave K - emailed asking if he is still interested.</p> <p>10/27/25: Dave K sent an email and text to Larry asking if he has a plane and if he'd take a T Hangar if his name comes up at the end of the year. I let him know a Malibu will not fit into a T Hangar. Larry emailed back that he will have to pass but that he'd like to remain on the list. I updated his pass counter from 0 to 1.</p>	1
7	10/4/2021	Kolbe Stenoien	Looking: C172 or A36		<p>11/05/21: Dave K - emailed asking if he is still interested. He emailed back that he wants to remain on the list.</p> <p>10/27/25: Dave K sent an email and text to Kolbe asking if he has a plane and if he'd take a T Hangar if his name comes up at the end of the year. His Facebook page shows he now lives in IL.</p> <p>10/29/25: Dave K Kolbe emailed back that he does not have a plane at the moment but is still looking. I updated his pass counter from 0 to 1.</p>	1
8	1/11/2022	Tom Drew	Looking		<p>01/11/22: Dan Stull e-mailed Dave K asking to add Tom to the list. I sent Tom an e-mail that he has been added and his position on the list.</p> <p>11/03/25: Dave K sent Tom and email gauging his interest in a possibly hangar in January. He got back to me right away and will pass at this time. I updated his pass counter from 0 to 1.</p>	1
9	1/26/2022	Solar Flying Club	Looking		<p>01/26/22: Dave K - Jeneanne e-mailed me asking to have Solar added to the list, I sent her their position on the list.</p> <p>11/04/24: Dave K sent Doug and email that his name is now on the list since Jeneanne is no longer in the club.</p> <p>05/30/25: Dave K changed the name to Jesse since Doug is no longer in the club.</p> <p>11/03/25: Dave K sent Jesse an email asking if the club would be interested in a hangar if one would become available in January.</p> <p>11/07/25: Dave K did not hear back, I changed the pass counter from 0 to 1.</p>	1
10	1/28/2022	Paul Reinke	Building: RANS S21		<p>01/28/22: Dave K - Paul e-mailed asking to be put on the list.</p> <p>11/03/25: Dave K sent Paul an email asking he would be interested in a hangar if one would become available in January.</p> <p>11/07/25: Dave K did not hear back, I changed the pass counter from 0 to 1.</p>	1
11	2/3/2022	Dalton Headlee	Looking		<p>02/03/22: Dave K - Dalton e-mailed asking to be put on the list.</p> <p>11/03/25: Dave K sent Dalton an email asking if he would be interested in a hangar if one would become available in January.</p> <p>11/07/25: Dave K did not hear back, I changed the pass counter from 0 to 1.</p>	1

12	3/3/2022	Ken King	Looking			03/03/22: Dave K - Ken e-mailed asking to be put on the list. 11/03/25: Dave K sent Ken an email asking if he would be interested in a hangar if one would become available in January. Ken got back to me right away that he would have to pass as he does not have a plane. I changed his pass counter from 0 to 1.
13	4/21/2022	Austin Lanphier	Looking			04/21/22: Dave K - Austin e-mailed asking to be put on the list. 10/24/25: Dave K texted Austin to see if he wants to remain on the waiting list now that he has a box hangar. Nichole got back to me to stay on the list, they may be buying more planes in the future. 11/03/25: Dave K texted Austin letting him know there is a small chance he could be offered a hangar in January. He got back to me that he may start looking for a plane.
14	5/31/2022	John Kolbo	Bellanca Viking N4747V Cessna 182 N3107U			05/31/22: Dave K - John e-mailed asking to be put on the list. 07/25/25: Dave K Texted John asking for his N Number. John texted it back. 11/03/25: Dave K texted John asking if he lives in Des Moines, his plane is registered in New Mexico. The N Number he has on file has not flown since May 15th, 2024. 11/10/25: Dave K John never responded to me. 05/18/26: Dave K sent an e-mail asking if he'd be interested if offered a hangar this year, I have two maybe three coming open and most people ahead of him do not have a plane.
15	6/2/2022	Bill Bergren	Cessna 182 N3210Y			06/02/22: Dave K - Bill e-mailed asking to be put on the list. 07/25/25: Dave K Texted Bill asking for his N Number. Bill sent me his N Number. 11/03/25: Dave K sent Bill a text asking if he'd be interested if a hangar were to be offered to him in January. I explained the runway closures next year. 11/10/25: Dave K Bill never responded to me. 11/14/25: Dave K Bill got back to me, he will not move until the airport reconstruction has been completed next year. 05/18/26: Dave K sent an e-mail asking if he'd be interested if offered a hangar this year, I have two maybe three coming open and most people ahead of him do not have a plane. He got right back to me that he's interested.
16	6/17/2022	Jeremy Sikes	Cessna 182 N8711T			06/17/22: Dave K - Jeremy e-mailed asking to be put on the list. 11/05/25: Dave K texted Jeremy to see if he'd be interested in a hangar when one becomes available. He got back to me that he is interested. 05/18/26: Dave K sent an e-mail asking if he'd be interested if offered a hangar this year, I have two maybe three coming open and most people ahead of him do not have a plane. He got right back to me that he's interested.
17	7/10/2022	Harold Petro	Cessna 140 N76843			07/10/22: Dave K - Harold e-mailed asking to be put on the list. 07/25/25: Dave K Texted Harold asking for his N Number. Harold texted me his N Number. 11/05/25: Dave K texted Harold to see if he'd be interested in a hangar when one becomes available. He got back right away that he'd take a hangar.
18	7/11/2022	Greg Jensen	Cherokee 235 N8655W			07/11/22: Dave K Greg e-mailed asking to be put on the list. 07/25/25: Dave K Texted Greg asking for his N Number. Greg sent me his N Number. 06/02/26: Dave K updated Greg's email address at his request.
19	8/26/2022	Shaune Osborne	Looking			08/26/22: Dave K Shaune e-mailed asking to be put on the list.
20	9/6/2022	Nichole Needs	Cessna 150 N60538			09/06/22: Dave K Nichole e-mailed asking to be put on the list. 10/24/25: Dave K texted Nichole to see if she wants to remain on the waiting list now that she has a box hangar. She got right back to me to stay on the list as she may be buying more planes in the future.
21	9/7/2022	Gravis Alger	Looking			09/07/22: Dave K Gravis e-mailed asking to be put on the list. 07/25/25: Dave K Texted Gravis asking for his N Number. He texted back that he does not have a plane, I changed the Cirrus to Looking.
22	9/7/2022	David Switzer	Lancair Legacy N84V			09/07/22 - Dave K - David e-mailed asking to be put on the list.
23	11/15/2023	Rocky Kinney	Piper Cherokee 140 N418FL			11/15/23: Dave K received an e-mail from Rocky to be added to the list, I emailed his position back to him. 11/07/24: Dave K I found the request he put in back on 01/06/23 asking to be added. I talked with Paul Moritz and we concluded that Rocky should be moved to his rightful position, there was a clerical error on Dave's part that caused him not to be added when the request was made. Dave called and then emailed Rocky with the news of his advancement up the list.

24	2/14/2023	Wing It LLC	Piper Cherokee N777KC			02/14/23 - Dave K - Dave e-mailed asking to be put on the list. 07/21/25: Dave K removed Dave Seyberts email address as he now lives in North Carolina, Taylor Smothers email address was added,
25	2/14/2023	Aaron Hopkins	Cessna 172 N739YM			02/14/23 - Dave K - Aaron e-mailed asking to be put on the list. 07/25/25: Dave K Texted Aaron asking for his N Number. Aaron texted me his N Number.
26	3/7/2023	Gabe Roth	Citabria N82VB			03/07/23 - Gabe e-mailed asking to be put on the list.
27	3/14/2023	Bob Folkestad	Looking: Carbon Cub			03/14/23 - Bob e-mailed asking to be put on the list. 11/05/25: Dave K sent Bob a text asking for the tail number. Bob got back to me right away, he does not have a plane for the hangar, he is shipping for a Carbon Cub. I've update this record to reflect this.
28	4/6/2023	Jeff Vosberg	PA28-235 Pathfinder N32089			04/06/23 - Jeff e-mailed asking to be put on the list. 11/05/25: Dave K sent Jeff a text asking for the tail number. Jeff got back to me right away with the tail number.
29	4/11/2023	Joe Kirby	Cirrus SR22 N527JK			04/11/23 - Joe e-mailed asking to be put on the list. 11/05/25: Dave K sent Joe a text asking for the tail number. Joe got back to me quickly with his tail number.
30	10/24/2018	Todd Slezak	Looking: Carbon Cub			11/03/21 Dave K - email sent asking if he was still interested in a hangar. 11/05/21 Dave K sent a text asking about his interest. He texted back to stay on list. 09/22/22 Dave K e-mailed that he was next up and to verify that he wants to remain on the list. 05/05/23 Dave K emailed Todd letting him know he is next up and to verify he still wants a hangar. 05/08/23 Dave K texted Todd to see if he saw my email, he would like moved to the bottom of the list as he has a partnership in Ames. I asked him to send that back to me as an e-mail. 05/13/23 Todd emailed and said to move him to the back of the list. 11/05/25: Dave K sent Todd a text asking for the tail number. Todd got back to me quickly, the Arrow that was listed is not the plane that would be based here. He is looking to purchase a Carbon Cub.
31	6/12/2023	Corbin McClavy	Looking			06/12/23 - Corbin e-mailed asking to be put on the list.
32	1/10/2020	Andy Maysent	Looking			11/05/21 Dave K - texted asking if he is still interested. 11/06/21 texted back to remain on list. 06/13/23 Dave K - Andy emailed that he won't be buying a plane for 2 - 3 years and that I could move him to the bottom of the list.
33	12/23/2019	Ben Welch	Lancair, Robinson, C172			11/05/21 Dave K - emailed asking if he is still interested. He emailed back that he wants to stay on the list. 06/13/23 Dave K e-mailed Ben to see if he wanted to take a hangar when one becomes available. 06/22/23 Dave K notified Ben that J-05 is available starting July 1st. Ben e-mailed back asking questions about the hangar. 06/23/23 Dave K sent an e-mail answering the questions. 06/24/23 Dave K sent a follow-up e-mail to see if he has any additional questions. 06/25/23 Ben e-mailed back and will pass this time, they will be in NV for the next three years as his son and wife attend medical school. I told him I'd keep him on the list and move him to the bottom. Dave K found Ben was on the list two other times, those have been removed. 11/15/25: Dave K emailed Ben asking if his plans have changed.
34	7/11/2023	Ryan White	Cessna 150 N227LL			07/11/23 Dave K received an e-mail from Ryan to be added to the list.
35	8/10/2023	Ryan Brosz	Building RV-14			08/10/23 Dave K received an e-mail from Ryan to be added to the list.
36	9/20/2023	Patrick Murphy	Commander 114 N4722W			09/20/23 Dave K received an e-mail from Patrick to be added to the list.

37	6/7/2017	Mike Hubbell	NX Cub			<p>11/5/21 Dave K - e-mailed Mike asking if he is still interested and what type of plane he has.</p> <p>11/7/21 Dave K texted Mike the e-mail that was sent. He emailed back and would like to stay on the list. He has an SR22 and is thinking about adding a smaller plane, a car and a project in this hangar.</p> <p>05/09/23 Dave K emailed Mike to let him know he was number four on the list and if he still wanted a hangar. Mike emailed back, he sold his SR22, the motor glider will be here in July or August. I let him know if he's not ready to move in when his name comes up we move to the next person on the list.</p> <p>05/22/23 Dave K e-mailed Mike to let him know a hangar will be available July 1st.</p> <p>06/26/23 Dave K e-mailed Mike that he is next up on the list and I should have a hangar available at the end of July. I told him if he has a firm delivery date on his plane we may be able to do something.</p> <p>08/04/23 Dave K - I emailed Mike to see if he has an ETA on his plane as I may have a hangar opening soon.</p> <p>08/07/23 Mike called (Kappy spoke to him) and said the plane has been shipped and will be here in 30 days, he can produce a BOL if needed. Dave emailed Mike that a BOL would be fine once a hangar come open and that I have one that should open this month.</p> <p>08/28/23 Dave K emailed Mike to see if his plane was close to arriving and that the hangar he will be offered should open in the next 30 days or so.</p> <p>09/25/23 Mike called Dave - He was expecting to take delivery in August or September but the delivery has been delayed until November. The plane is on the water or in customs waiting to be released, that was unclear to me. Mike has sent me the BOL so it seems legit, I don't doubt anything he is saying. He wanted to know if that was going to be an issue for him getting a hangar since he won't have the plane to put into it immediately. The plane will spend 4 - 5 months in Arizona (he goes there in the winter time). He is looking to purchase a second plane so eventually something will be here all year round. I've asked Paul Moritz for his thoughts.</p> <p>10/26/23 Dave K called Mike to let him know I've got a hangar for him, his plane is not here yet, he's now being told November 9th. He now doesn't want to take the hangar because the plane won't be here for half the year, it'll be in Arizona with him and he doesn't feel right about that. He asked to be moved to the bottom of the list.</p>
38	12/5/2023	Evan Reiman	Cirrus N906CT			12/5/23 Kappy R received a call from Evan she e-mailed the information to Dave K.
39	12/10/2023	Jesse Tischer	Cessna 205 N205HN			12/10/23 Dave K received an e-mail from Jesse to be added to the list, I emailed his position back to him.
40	12/20/2023	Samuel Rankin	SR22 N119WZ			12/20/23 Dave K received an e-mail from Sam to be added to the list, I emailed his position back to him. 08/12/24 Dave K received an email from Sam with his aircraft information.
41	2/8/2024	Kent Lehs	Cessna 182 N101AM			02/08/24 Dave K received an e-mail from Kent to be added to the list, I emailed his position back to him. 10/23/25: Dave K updated the tail number to be correct.
42	2/12/2024	Scott Moritz	Looking			02/08/24 Dave K received an e-mail from Scott to be added to the list, I emailed his position back to him.
43	3/21/2024	Jacob Anderson	Citabria			03/21/24 Dave K received an e-mail from Jacob to be added to the list, I emailed his position back to him.
44	4/10/2024	Christian Fitzgerald	Zenith 601XL-B N423DS			04/10/24 Dave K received an e-mail from Christian asking to be added to the list, I emailed his position back to him.
45	4/14/2024	Jordon Elwell	Looking			04/14/24 Dave K received an e-mail from Jordan asking to be added to the list, I emailed his position back to him.
46	4/18/2024	Curt Nelson	Piper Archer 180 N2501R			04/18/24 Dave K received an e-mail from Curt asking to be added to the list, I emailed his position back to him. 08/28/24 Dave K received an e-mail from Curt with the info on the plane he now owns, he was looking when added to the list.
47	3/21/2016	CAP - Darrel Mullins	Looking: possible CAP plane			<p>05/05/21 Dan - passes</p> <p>11/05/21 Dave K - emailed asking if he is still interested. Wants to stay on list.</p> <p>10/26/23 Dave K called Darrel to see if he is intersted, I left a voice mail and sent a text.</p> <p>10/27/23 Dave K spoke with Darrel, he has a glider in Ames so moving that to IKV does not make sense. He is going to check with CAP leadership to see if they would like to move one of their planes here. When Darrel first got onto the list it was for him or CAP.</p> <p>04/09/24 Dave K emailed Darrel to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open.</p> <p>04/18/24: Dave K email Darrel again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Darrel emailed back and says CAP doesn't need the hangar so he'd like to be moved to the bottom of the list.</p>

48	4/21/2024	Steven Chester	Bonanza N8570M		04/21/24 Dave K received an e-mail from Steven asking to be added to the list, I emailed his position back to him. He mentioned that he might be interested in building a hangar out here.
49	6/21/2024	Steve McClatchey	C172A N7689T		06/21/24 Kappy spoke with Steve and she sent me his information.
50	8/23/2024	Arron Weeks	Lancair 235 N32TG		08/23/24 Dave K received a call from Aaron asking to be added to the list.
51	10/1/2024	Kirk Eno	Looking		10/01/24: Dave K received a call from Kirk asking to be added to the list. 10/23/25: Dave K Kirk purchased a plane with Nate Booth and they've moved into a T Hangar. I emailed him asking if he wants removed from the list or if he would like to stay on it. Kirk got right back to me that he'd like to stay on the list, there may be a second plane in the future.
52	10/1/2024	Cody Christensen	Long EZ N848R		10/01/24 Dave K received a call from Cody asking to be added to the list. 02/25/26: Dave K Cody emailed and said he purchased a LongEZ that will be flyable this summer.
53	10/3/2024	Brett Hoben	Looking		10/01/24 Dave K received an email from Brett asking to be added to the list.
54	10/9/2024	Jeremy Whitver	Cessna 150 N5857G		10/09/24 Dave K received an email from Jeremy asking to be added to the list.
55	10/20/2024	Matthew Clark	Looking Cessna 150		10/20/24 Dave K received an email from Matthew asking to be added to the list.
56	10/24/2024	Dalexis Carrion Estrada	Looking Bonanza C35		10/24/24 Dave K: Dalexis stopped in asking about space so I got his info and added him to the list.
57	12/9/2024	Aleah Voigt	Cessna 172 N172PR		12/09/24 Dave K received an email from Aleah asking to be added to the list. 11/05/25L Dave K spoke with Aleah today, Tyler Ihle asked to be added to the list with this tail number. Turns out that Aleah & Tyler are engaged. The plane belongs to one of their parents but will be given to them once a hangar is available.
58	12/13/2024	Drew Smith	Looking		12/13/24 Dave K received an email from Drew asking to be added to the list.
59	12/19/2024	Mike Vesey	Cirrus SR22T N24WD		12/19/24 Dave K received an email from Mike asking to be added to the list.
60	12/28/2024	Scott Hogue	Grumman Yankee N9962L		12/28/24: Dave K and Scott talked about his hangar (A-06), he has not had a plane in it for the year he had the hangar so he gave the hangar up and asked to be put back on the list.
61	1/15/2025	Mike Kanne	Comanche N9243P		01/15/25: Dave K received a call from Mike asking to be added to the list.
62	1/21/2025	BruceVanderpool / Sara Allen	Looking		01/21/25: Dave K received an email from Bruce asking to be added to the list.
63	2/25/2025	Ted Quick	Looking: Archer		02/25/25: Dave K took a call from Ted, they are looking to purchase an Archer and are looking for hangar space. Diana 510-725-9256 and their son are checkride ready.
64	2/26/2025	Larry Chase	Cessna 182 N2070G		02/26/25: Dave K received an email from Larry asking to be added to the waiting list.
65	3/25/2025	Mike callison	Stinson 108-3 N6528M		03/25/25: Dave K received an email from Mike asking to be added to the waiting list.
66	4/7/2025	Dr Robert Lee	Cirrus SR22 N91GL		04/07/25: Dave K received an email from Robert asking to be added to the waiting list.
67	6/2/2025	Andy Rowland	Looking		04/09/26: Andy notcied he was not on the waiting list, he sent me an email chain from last year where he requested to be added. I have added him at position 70 as that's where he should be based on the date of his request.

68	7/17/2019	Jeff Davis	Looking		<p>11/5/21 Dave K talked to Jeff, he'd like to stay on the list as he may buy a plane in a year.</p> <p>05/08/23 Dave K emailed Jeff to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line.</p> <p>05/11/23 Jeff called Dave and said he doesn't have a plane yet but would like to remain on the list.</p> <p>04/09/24 Dave K emailed Jeff to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open.</p> <p>04/18/24: Dave K email Jeff again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Jeff emailed back stating he will need to pass this time. The hangar did not become available so I did not increase the pass counter.</p> <p>07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it.</p> <p>08/06/24 Dave K never heard back from Jeff so I'm moving on to the next person.</p> <p>10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago.</p> <p>10/21/24 Dave K has not heard from Jeff so I am moving to the next person on the list.</p> <p>11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025. I decided to call Jeff, he saw my messages but has been busy and not replied. He is still contemplating what to do for a plane. I made sure that he understands that if he passes the next time he will go to the bottom of the list.</p> <p>12/17/24: Dave K sent an email letting him know that I have a hangar opening January 1st but I will not increment the skip counter this time, it will increment with the next hangar that comes available if he doesn't have a plane to put into it.</p> <p>12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month.</p> <p>05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list.</p> <p>05/06/25: Dave K sent Jeff a text to see if he received my last email and I sent him a message through Facebook messenger and a mutual friend is going to reach out to him to see if he's received my messages.</p> <p>05/27/25: Dave K No response to my text or Facebook message send on 05/06/25.</p> <p>06/02/25: Dave K Hangar H-05 has opened up, I called Jeff and he needs to pass, he understands that he will be moved to the bottom of the list. This is his third pass.</p>
69	8/28/2019	Dan Stull	Looking		<p>05/08/23 Dave K emailed Dan to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line.</p> <p>05/10/23 Dan e-mailed back and said he doesn't have a plane and may not have one by late summer, he would like to stay on the list.</p> <p>04/09/24 Dave K emailed Dan to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open.</p> <p>04/18/24: Dave K spoke with Dan today, he is going to pass. The hangar did not become available so I did not increase the pass counter.</p> <p>07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it.</p> <p>08/06/24 Dave K never heard back from Dan so I'm moving on to the next person.</p> <p>10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago.</p> <p>10/21/24 Dave K has not heard from Dan so I am moving to the next person on the list.</p> <p>11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025.</p> <p>12/17/24: Dave K sent an email letting him know that I have a hangar opening January 1st but I will not increment the skip counter this time, it will increment with the next hangar that comes available if he doesn't have a plane to put into it.</p> <p>12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month.</p> <p>05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list.</p> <p>06/02/25: Dave K Hangar H-05 has opened up, I sent Dan an email asking if he was interested if the people ahead of him pass.</p> <p>06/03/25: Dave K I did not hear back from Dan and since this is his third pass he's moved to the bottom of the list.</p>
70	6/27/2025	Greg Mehrhoff	Cherokee 140 N40984		06/27/25: Dave K received an email from Greg asking to be added to the waiting list.
71	7/1/2025	Carter Albrecht	Looking: Cirrus		07/01/25: Dave K received a call from Carter asking to be added to the waiting list.
72	7/8/2025	Brian Larson	looking: 182		07/08/25: Dave K received an email from Brian asking to be added to the waiting list.
73	7/25/2025	Jonathan Morgan	Looking		07/25/25: Dave K received an email from Jonathan asking to be added to the waiting list.

74	7/28/2025	Timothy Mahoney	2005 Sting Sport N606N		07/28/25: Dave K received an email from Timothy asking to be added to the waiting list.
75	8/11/2025	Daniel Strait	Cessna 182 N3350F		08/11/25: Dave K received an email from Daniel asking to be added to the waiting list.
76	9/3/2025	Chris Janssen	Mooney M20C N78875		09/03/25: Dave K received an email from Chris asking to be added to the waiting list.
77	9/9/2025	Dan Gannon	Cessna 182 N3340R		09/09/25: Dave K received an email from Dan asking to be added to the waiting list.
78	10/3/2025	Jason Rohlf	American Champion 8GCBC N395T L-19 N5308G		10/03/25: Dave K received an email from Jason asking to be added to the waiting list.
79	10/15/2025	Ryan Rock	Cirrus SR22 on order		10/15/25: Dave K received an email from Ryan asking to be added to the waiting list.
80	6/10/2020	Kayode Fajingbesi	Cessna 182 N251ME		11/5/21 Dave K - emailed asking if he is still interested. He emailed back that he would like to stay on the list. 12/17/24: I sent Kayode a text letting him know that H-05 is available as of January 1st if he wants it. 12/20/24: Dave K texted him that there is a T Hangar available, he said to skip him this time. I will set his skip counter to 1. 03/19/25: Dave K sent him and email that there might be one opening up on April 1st and if he's interested in it if it does. 03/24/25: He is not interested at this time and will stay at DSM, he did ask about the hangar size. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list. 06/03/25: Dave K sent Kayode an email asking if he'd be interested in the next hangar that opens up, I should have one in a couple of months. I said that if I did not hear from him I would assume he's not interested and I'd move down the list. 06/09/25: Dave K I received a call today that a tenant is going to move out this month, I called Kayode and got his voice with a message that said his voice mail is full. He has not responded to any of my emails so I am moving on to the next person on the list. I have incremented his skip counter to 2. 07/25/25: Dave K texted Kayode to get his N number. He has not responded to any of my last few communications. 07/27/25: Dave K Kayode texted me his N Number. 08/29/25: Dave K I sent him a text letting him know something should open up in October and he's next up. I also let him know if he passes this will be the third time and he will move to the bottom of the list. 09/27/25: Dave K Kayode emailed Dave asking if he could pass his spot on to someone else, I told him no, he cannot do that. 10/23/25: Dave K I sent him an email letting him know he is number 1 on the list and if he plans on moving when the hangar becomes available which is likely to be December 1st. 10/24/25: Dave K sent him a text asking if he'd like one of the T hangars opening up in November for a December 1st move in. He got back to me with some questions about the size and lease rate. I replied with the answers, he said he may be needed a bigger hangar soon. He replied back and said he will pass at this time. 10/25/25: Dave K Since this is his third pass I moved him to the bottom of the list and I sent him an email asking if he'd like to remain on the list.
81	11/10/2025	Jeremy Dubansky	Looking		11/10/25: Dave K Jeremy sent an email asking to be added to the list. He is taking lessons now through Exec 1.
82	12/15/2025	Craig Lundgren	Building: VANS RV9A		12/15/25: Dave K Craig sent an email asking to be added to the list.
83	10/9/2020	Brooks Woolson	Looking		11/06/21 Dave K talked to him, he'd like to stay on the list. 12/21/24: Dave K spoke to Brooks, he's not ready for a hangar so I am going to set his skip counter to 1. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list. 06/09/25: Dave K sent Brooks an email to see if he could take a hangar if it were offered. I followed that up with a phone call but got voice mail. 08/29/25: Dave K I texted Brooks for an update, he got back to me right away that he would have to pass this time. 10/23/25: Dave K sent Brooks an email confirming he would pass if something opens up for December 1st. 10/24/25: Dave K Brooks emailed back that he will have to pass this time. I incremented his skip counter from 1 to 2. 01/15/26: Dave K Brooks emailed as asked to be moved to the bottom of the list, it will be several years before he will be looking for a plane.

84	1/23/2026	Brandon Abel	1946 Aeronca 7AC, 1945 Welch OW-5M, 2002 Welch OW-8M (replica), 1936 Aeronca C-3			01/23/26: Dave K received an email from Brandon asking to be added to the waiting list.
85	4/6/2026	Brian Johnson	Looking			04/06/26: Nick Lambert asked to add Brian to the list.
86	4/21/2026	Adam Shelton	Piper Super Cub N1651P			04/21/26: Dave K received an email from Adam asking to be added to the waiting list.
87	11/5/2020	James Stogdill	Cardinal N52604			<p>12/07/21: Dave K He called checking on his place on the list.</p> <p>11/05/21: James e-mailed back on but never got added. I added him.</p> <p>12/21/24: Dave K spoke to James, he is not ready for a hangar right now. He is hoping to look at a Bonanza between Christmas and New Year if the seller calls him back. There is no guarantee that he will get the plane so I am going to set his skip counter to 1.</p> <p>05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list.</p> <p>06/03/25: Dave K James has an stake in a Cardinal so I changed the plane type from a Bonanza to the Cardinal.</p> <p>08/29/25: Dave K I sent James a text asking for an update on the Cardinal and that a hangar should be available in October. James got back to me, the plane is back in DSM (after a wing spare replacement) however his ownership stake has not been established. I let him know that would have to be resolved before he could accept the hangar.</p> <p>10/23/25: Dave K sent James and email asking for an update on the Cardinal ownership. I reminded him he has to be an owner of that plane to accept the hangar. Jim emailed back asking what the lease rate was and if there were anything special to know, I told him the lease rate and sent a copy of the lease for him to review. I did not get an answer on the Cardinal ownership.</p> <p>10/27/25: Dave K sent James an email asking for an answer by the end of the week.</p> <p>11/03/25: Dave K I never heard back from James so I updated his pass counter from 1 to 2.</p> <p>01/13/26: Dave K reached out Jim to see if there were any updates on moving to IKV when a hangar opens up.</p> <p>01/14/26: Dave K Jim texted back that the majority owner does not want to move the plane to IKV, Jim said to leave him on as the owner may change his mind.</p> <p>04/10/26: Dave K I sent him a text letting him know I may have an open T Hangar in a few month and if he'd be interested if his name comes up.</p> <p>05/04/26: Dave K sent an email letting him know we have a hangar opening June 1st and to let me know if he's interested. If I don't hear from him by Noon on Wednesday the 6th I will move on to the next person.</p> <p>05/06/26: Dave K It's 1:42 pm and I have not heard back from James, he is at 3 passes so I'm moving him to the bottom of the list.</p>
88	5/15/2026	Chris Karbowskiak	RV-8A N59TP			05/15/26: Dave K Chris emailed asking to be put on the list.
89	6/8/2026	Kyler Gifford	Looking			06/08/26: Dave K Kyler emailed and asked to be put on the list.
90	6/22/2026	Dan Cramer				06/22/26: Dave K Dan emailed asking to be put on the list.

SOUTH HANGAR							
Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
1	12/27/2016	Dave Kalwishky	E10 - C182			<p>12/15 Dianna: Declined A-2 and asked to stay on the list, but move to the bottom.</p> <p>06/28/23 Dave K: passed, asked to stay on list.</p> <p>06/22/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes.</p> <p>11/15/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes.</p> <p>08/23/24 Dave K asked himself if he wanted to stay on the South facing list and he said yes.</p> <p>05/01/25 Dave K sent an email that I-01, 02 and 03 would be opening up this fall and if he'd like to get one or see one to let me know. The partners voted to stay in the hangar they already have. I have incremented the pass counter from 0 to 1.</p>	1

2	7/11/2023	Ryan White	A10 - RV6			07/11/23 Dave K received an e-mail from Ryan to be added to the list. 11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position. He respond that he would like to stay on the list. 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it. He emailed back stating he'd like to remain on the list. 05/01/25 Dave K sent an email that I-01, 02 and 03 would be opening up this fall and if he'd like to get one or see one to let me know. 05/02/25 Dave K received an email from Ryan asking if he could come out today to look at them, I said yes. Ryan stopped out and looked at what will become available. He likes the spot he's in now and will most likely not move. 10/23/25: Dave K sent Ryan an email asking if he is going to move or stay put when a south facing hangar opens up next month. Ryan got right back to me that he is going to stay put but would like to stay on the list.	1
3	5/7/2025	Charles Goodall	J-06 - C182			05/07/25: Dave K sent an email to all North facing tenants to see if they would like to be on the South facing list. Charles replied that he would like to be on the list.	
4	12/22/2025	Nile Ackerman	E-06 - RV6			12/22/25: Dave K Nile asked to be on this list.	
5	1/13/2026	Kurt Wegge	D-08 - LongEZ			01/13/26: Dave K added Kurt at his request via text.	

GARAGE SPACE

Note on Garage restriction: Per Amy Beattie: No hangar = no car storage. If they have a hangar we would not prohibit car storage for use coming and going from airport

Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
1	10/24/2018	Todd Slezak				11/10/23 Dave K: I sent Todd an e-mail letting him know he is next in line and I will have a garage opening up before the end of December. 11/15/23 Dave K: I sent Todd another e-mail stating if I don't hear back from him I will move to the next person on the list. 12/07/23 Dave K: I have not heard back from Todd so I offered the garage space to Bob Folkstad and he took it.	1
2	8/18/2019	Dan Stull				11/15/23 Dave K: I sent Dan an e-mail letting him know he is number two on the list. I have a garage opening up before the end of December and if the guy ahead of him passes he can have it if he's still interested. Dan got back to me saying he'd like to stay on the list.	
3	10/28/2020	Marc Broer				Only wants B-SE - Will Pass on all others.	
4	10/28/2020	Ken Anderson				Only wants G-NW for door size - Will Pass on all others.	
5	11/17/2020	Nic Rupiper				11/15/23 Dave K: I sent Nic an e-mail with his current position and asking if he'd like to remain on the list. Nic got back to me saying he'd like to stay on the list.	
6	4/6/2020	Jacob Greenfield	Building Aircraft			12/07/23 Dave K: I sent Jacob an e-mail with his current position and asking if he'd like to remain on the list. 12/29/23 Dave K: Jacob emailed back that he would like to remain on the list.	
7	7/7/2020	Todd Freeland				11/15/23 Dave K: I sent Todd an e-mail with his current position and asking if he'd like to remain on the list. He responded that he would like to remain on the list.	
8	2/3/2022	Dalton Headlee				11/15/23 Dave K: I sent Dalton an e-mail with his current position and asking if he'd like to remain on the list. He responded back that he'd like to remain on the list. I sent a follow up email that says you must have a hangar or plane on the field to have a garage space and that I would keep him on the list as it moves very slowly, garages seldom become available. There has only been one in the three years I've been here. He responded back that he has a PA-12 project that would go in the garage until his name comes up on the hangar. I told him that will work.	
9	5/15/2024	Quinn Fairchild	Store aircraft supplies			05/15/24: Quinn emailed asking to be put on the list. He will use the space for 1) store/erect my aviation supplies/maps, to 2) create an aviation study space (weather dependent), and in the event that I 3) join a aircraft partnership or win one of the 6 raffles (for single-engine aircraft) to 4) have an initial space for aircraft equipment for the aircraft I may win.	

Pos	Date Added	Name	Space Wanted	Plane?	Phone
1	12/30/2015	Greg Long	Hangar	RV12	515-720-9087
2	8/23/2018	Erik Hardt	Hangar	Piper Arrow	515-208-0131
3	3/5/2018	Don David	South Hangar	F10 - PA28	
4	4/9/2018	Chuck Henze	South Hangar	I5 - PA30 (twinco)	
5	10/1/2018	Markus Kelly	Hangar	Looking	515-419-0099
6	10/16/2018	George Qualley	Hangar	Mooney M20	515-556-5058
7	10/18/2019	Dick Bascom	Hangar I-05	182	515-240-3001
8	11/22/2019	Nick Olson	Hangar F-07	Glasair	515-745-0603
9	1/23/2020	Ryan White	Hangar A-10	RV-9A (N442WR)	515-707-0124
10	2/11/2020	Darrin McBroom	Hangar J-05	Arrow	515-271-2760
11	9/27/2017	Scott Wallace	South Hangar	A6 - C150	515-991-6943
12	4/20/2020	Scott Hogue	Hangar A-06	RV7 - N174MT	515-779-2447

13	8/12/2019	Bob Folkestad	Garage C-SE	Garage Space	515-314-2414
14	5/7/2020	Todd Freeland	Hangar B-09	Twin Commanche 8808Y	
15	4/8/2016	Tom Kielty	Hangar E-08	Cessna 150	515-480-0313
16	1/27/2022	Scott Biller	Hangar E-06 to D-01	Piper Dakota	515-240-0858
17	5/28/2020	Nick Wynen	E-06	Bonanza	515-965-9568
18	6/10/2020	Darby Bauer	A-06	Cessna 150	515-306-9465

19	11/12/2020	Nate Schneider	H-04	SR22 N223TF	319-383-3206
20	11/2/2017	Andy Rowland	H-05	Looking	515-210-2452
21	10/31/2019	Mike Callison	H-05	Musketeer N6927Q	515-505-9111
22	8/3/2020	John Paszek	A-07	RV-14 N615BJ	619-876-8164
23	9/2/2020	Nate Booth	D-04	Champ N4324C	515-802-2385

24	5/1/2021	Mike Hannam	H-04	Cessna Cardinal N2829X	515-556-7290
25	8/23/2021	Kurt Wegge	D-08	LongEZ N85LD	224-456-6092
26	11/29/2021	Nile Ackerman	E-06	RV-6 N61LE	515-848-8075
27	3/16/2022	Adam Obrecht	A-08	Bonanza A36 N8261K	515-778-8964

28	12/9/2025	Jeff Brandt	D-08 -> I-01	C172	515-321-0155
29	10/24/2024	Nick Wynen	E-06 -> I-03	Bonanza	515-965-9568
30	5/5/2025	Nathan Schneider	H-04 -> I-02	Cirrus	319-383-3206
31	8/31/2021	Sam Marcsisak	E-09	Looking	515-208-7946

Pos	Added to List	Name	Hangar	Plane	Phone
1	7/11/2024	Craig Ellingson	N-01	Piper Meridian N30BE	515-249-4390

2	6/26/2022	Ken Ashley	N-02	RV-7	515-782-2803
3	7/9/2024	Mitch Sellers	N-03	Cirrus SR22T (N183X) but is looking for an Eclipse 500	515-707-3629
4	7/29/2025	Austin Lanphier	N-04	Piper Aztec - N4636P Cessna 150 - N60538	641-295-3058

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a@securedinvestmentsgroup.com

Notes

He took F10

He took I5

Blue Skies Flying Club - Texted 11/1/21 that E2 and A3 are available - 11/3/21 Wants A3.

Called 11/1/21 that E2 and A3 are available - He will take whatever Don doesn't. 11/3/21 Will take E2.

06/01/22 - He's in hangar H-04

11/3/21 Dave K - Called Markus; 515-499-6518 has been disconnected. Sent e-mail to office@flykdsm.com asking him to get ahold of me. 11/4/21 Dave k texted with (I got the number from Frici) asking if has a number (he did). 11/4/21 Markus texted back and said he doesn't have a plane for this hangar but would buy one once the hangar opens up. 02/02/22 Dave K texted Markus letting him know he is number one on the list. He does not have a plane to put into the hangar. Once he gets the hangar he understands that he has 90 days to get something purchased. 05/22/22 Dave K texted Markus to see if he was still interested and that he'd have 90

07/01/22 Dave K - He's in hangar G-04

11/3/21 Dave K - Called and left a voice message. 11/5/21 Dave K called and left a message. 11/7/21 Dave K may have found him on FB Messenger so I sent him a message. That was him, he called back and would like to stay on the list. I also updated his phone number to his cell. 02/13/22 Sent George an e-mail to see if he'd like to remain. 02/17/22 George emailed back that he'd like to remain on the list

Found this request in wrong file 5.28.2020. 11/5/21 Dave K - e-mailed Dick asking if he is still interested.

05/09/23 Dave K emailed Dick asking if he was still interested in a hangar. Dick e-mailed back, he will alternate between his 182 and Cessna 140. 05/25/23 Dave K emailed Dick that a hangar is available now. If he would like

11/5/21 Dave K - e-mailed asking if he is still interested and what type of plane he has. 11/5/21 He emailed back to stay on the list. 05/16/23 Dave K emailed Nick to see if he was still interested in a hangar if one were to open up. 05/16/23 Nick emailed back and would like to stay on the list. He's ready to move in as soon as something opens up. 06/22/23 Dave K notified Nick that F-07 is available starting July 1st. 06/22/23 Nick e-mailed and

Found this request in wrong file 5.28.2020. 11/5/21 Dave K - e-mailed asking if he is still interested. 11/5/21 he would like to stay on the list. 01/23/23 called for his (note was incomplete). 06/23/23 Dave K e-mailed Ryan to

let him know we may have a hangar for him soon and to see if he still wants one. Ryan e-mailed right back that he's ready to move into the next available hangar. 06/25/23 Dave K sent a lease agreement to Ryan for hangar A-

11/5/21 Dave K - e-mailed asking if he is still interested. 11/5/21 He emailed back that he wants to stay on the

list. 06/01/23 Dave K - Darrin called to check his position and to let me know he has a plane. He bought the Arrow off of Brent Harris who just vacated Hangar I-05. 06/25/23 Dave K e-mailed Darrin that he's next up on the list. 06/26/23 Darrin e-mailed back wanting to know the rate and terms, I sent that to him. He has a hangar in Ames that he will need to give up. He will call me this afternoon to discuss. Dave K Darrin called and I've sent his the lease agreement for J-05. 06/29/23 Dave K e-mailed Darrin to see when he'd be returning the lease to

05/10/20 Dan: Passed on C4, stuck in Colorado. 06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when one becomes available. 06/22/23 Scott e-mailed back that he is still interested.

08/28/23 Dave K e-mailed Scott to see if he's interested in moving to B-04 when it opens up in the next 60 days. Scott called right away, he'll take the hangar. 10/26/23 Dave K - Scott is moving into B-04 (Gary Smith's old

Found this request in wrong file 05/28/2020. 11/5/21 Dave K - e-mailed asking if he is still interested. 11/22/21

Dave K texted to see if he's still interested. 11/22/21 He texted back that he'd like to remain on the list.

06/27/23 Dave K e-mailed Scott to see if he's interested in a hangar if one opens up in the next 30 days.

07/03/23 Dave K texted Scott to see if he received my e-mail and to respond to it. 07/03/23 Scott texted Dave back, the e-mail address was wrong. Dave resent the e-mail. 10/26/23 Dave K sent Scott a text asking if he'd be interested in taking the next hangar on November 15th. Scott called back right away and will take the hangar. I

11/15/23 Dave K: I sent Bob an e-mail letting him know he is number two on the list. I have a garage opening up before the end of December and if the guy ahead of him passes he can have it if he's still interested. Bob emailed right back that he want's to stay on the list.

12/07/23 Dave K: I let Bob know that the guiy in front of him (Todd Slezak) has not responded to my inquiry about him getting the next garage space so he's up next and it should be by the end of the month. Bob got the

11/5/21 Dave K - emailed asking if he is still interested.

11/5/21 emailed back and asked to remain on the list.

10/26/23 Dave K called Todd, he said he needed to pass as he doesn't have a plane to put into the hangar.

04/10/24: Dave K emailed Todd to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. Todd is looking at a plane that he can have purchased in 20 - 40 days if he gets the hangar. The hangar did not become available so I did not increase the pass counter.

07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. Todd emailed back, he will take the hangar. I've asked him for his aircraft type and N number which he provided.

08/08/24 Dave K sent Todd a followup email regarding ownership as the plane is registered to Brian Aukes.

08/12/24 Dave K sent Todd another email regarding ownership as the plane is registered to Brian Aukes.

11/5/21 Dave K - texted asking if he is still interested. Tom texted back to keep him on the list.

10/26/23 Dave K called Tom, he is ready to take a hangar as soon as one is available.

07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. Tom will take it if the people in front of him pass.

09/09/24 Dave K: I spoke to Tom last night, the guy in hangar E-08 is going to take one of the new box hangars so E-08 will be available October 1st. Tom said he'd take it.

09/15/24 Dave K: I gave Tom the lease, he will move in October 1st.

06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available.

06/22/23 Scott emailed back that he's still interested.

11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position. He responded that he would like to reamin on the list.

08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it.

10/21/24 Dave K sent Scott an email that there may be a hangar available on November 1st. Scott will be out tomorrow to look at the hangar (D-01).

10/22/24 Dave K Scott was out to look at the hangar and will take it, I printed a lease for him to fill out. He will move in Nocember 1st, 2024.

11/05/21 Dave K - Nick wants to remain on the waiting list.

10/21/24 Dave K sent a text to Nick asking if he was interested in the hangar (D-01). If he repsonds yes then I will send him a lease.

10/22/24 Dave K sent a lease to Nick for T Hangar E-06. He will move in Nocember 1st, 2024.

10/23/24 Dave K Nick returned the lease to me today.

11/5/21: Dave K - emailed asking if he is still interested. He emailed back that he would like to stay on the list. He is going to buy a second plane for cross country travel.

11/04/24: Dave K sent an email letting Darby know we have have three T Hangars opening up at the end of 2025.

12/17/24: Dave K sent a text letting him know that I have a hangar opening January 1st and that he is number 2 on the list. He will get back to me if he's interested in the other guy passes.

12/20/24: Dave K spoke with Darby, he may be partering on a second plane that would go in this hangar. He will let me know in a couple of days.

11/5/21 Dave K - emailed asking if he is still interested. He wants to remain on the list.

12/21/24: Dave K called Nate, he will take a hangar! His is coming out this evening to look at the two that are available. Nate came out and is excited to move in as soon as a hangar opens up.

12/28/24: Nate picked up the keys a few days ago for hangar H-04.

10/20/20 Passed on the available hangar - Dan Stull.

11/5/21 Dave K - emailed asking if he is still interested. He wants to remain on the list.

12/21/24: Dave K spoke with Andy, he is going to get back to me on Monday.

12/23/24: Andy called this morning, he will take hangar H-05. I sent him the lease paperwork.

~~11/5/21 Dave K - Called Mike, he wants to stay on the list.~~

08/07/23 Mike said they have a 172 that will go into the hangar once it becomes available. The plane was donated and needs assembled.

04/09/24 Dave K emailed Mike to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open.

04/18/24: Dave K emailed Mike again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Mike emailed back with some questions about retaining his current position if he passes, I answered them. Mike emailed back and said he would pass this time. The hangar did not become available so I did not increase the pass counter.

07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it.

08/06/24 Dave K never heard back from Mike so I'm moving on to the next person.

10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. Mike emailed back and said to skip him for now.

11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025.

12/17/24: I did not send anything to Mike as I know they don't have anything to put into the hangar. There have been some issues with one member causing parking issues and it's possibly Vintage Clubs leases will not be renewed for 2025.

12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month.

~~03/19/25: Dave K sent the vintage club a text that there might be one opening up on April 1st and if they are interested in it~~

11/5/21 Dave K - emailed asking if he is still interested. Emailed back asking to remain on the list. May be moving to Denver in a year but unsure if that will be long term.

12/17/24: Dave K sent a text letting him know that I have a hangar opening January 1st and that he is number 3 on the list.

12/20/24: Dave K spoke to John, he is still living in Colorado, he asked to be skipped this time.

01/24/25: Dave K received a text from John, he is moving back to DSM this summer to work for the VA. He will take a hangar as soon as one opens up.

05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list.

06/03/25: Dave K sent John an email asking if he'd be interested in the next hangar that opens up, I should have one in a couple of months. I asked about his status of moving back to Iowa and what plane he is flying, the tail number I have has not flown in 9 months.

06/04/25: Dave K John got back to me, he's accepted a job with the VA and will be back in Iowa in September. He has not

~~11/05/21: Dave K texted, he would like to remain on the list.~~

11/04/24: Dave K sent an email letting Nate know we have have three T Hangars opening up at the end of 2025.

12/20/24: Dave K had a conversation with Nate, he is going to pass this time if his name comes up. There are a couple of people ahead of him and it's likely they will take the two hangars that will become available.

12/21/24: The people ahead of him have passed so I'm incrementing his skip counter to 1.

05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list.

06/09/25: Dave K sent Nate a text that he is next up on the list, he said he is actively looking for a Champ.

07/01/25: Dave K Nate called Dave, he has signed an intent to purchase a Champ out of Texas as long as it passes the prebuy.

07/18/25: Nate bought the Champ, it's at IKV waiting for a hangar.

~~10/23/25: Dave K forgot to update this. Nate will be moving into D-04 once that Tenant moves into N-04~~

11/5/21 Dave K - emailed asking if he is still interested. He emailed back that he wants to stay on the list.

12/23/24: Dave K texted Mike to see what his interest is, if we get to his name this time around he will take the hangar.

06/09/25: Dave K sent him an email asking if he'd still take a hangar when one becomes available. I also let him know about the hangars that should be opening this year. He wrote back that he's ready to move in when something opens up.

08/29/25: Dave K I sent Mike a text letting him know there is a chance a hangar will open up in October and his name may come up. I asked if he was still interested in moving if one is offered. He got back to me right way and will move as soon as he's offered one. He also made a push for a box hangar, he's been on the T hangar waiting list for a long time and wants a box hangar. I explained how the lottery process works to get one.

10/24/25: Dave K emailed Mike to see if he would like one of the T Hangars that should be available on December 1st. Mike said he'll take one.

11/05/21: Dave K - emailed asking if he is still interested. He emailed back, he wants to stay on the list.

07/02/25: Dave K Kurt and I have been talking, he's ready to move into a hangar when one becomes available.

10/24/25: Dave K emailed Kurt to see if he'd be inertested in a hangar if his name comes up for a December move in date. He got back to me and is ready to move in when a hangar opens up.

11/03/25: Davek sent an email letting Kurt know he could potentially move in December 1st and that I'd send a lease to be electronically signed once I have a firm move in date. I explained the runway closures next year.

11/05/25: Dave K sent an email asking for informaiton so I can get the lease ready so when the hangar opens up we can move quickly. Kurt got me the info right away.

11/29/21: Dave K - Request received. Previous T Hangar customer, lives in Colorado now. Will be moving back to Iowa.

07/25/25: Dave K Texted Nile asking for his N Number. Nile texted me his N Number.

10/27/25: Dave K emailed Nile asking for an update on his plans to move back to Iowa as there is a small chance his name will come up for a hangar at the end of the year. Nile emaild back, if he gets a hangar his plane will be here more than 6 months out of the year. He has a home in Johnston as well as CO. He keeps the plane in CO because there are no hangars here.

11/03/25: Davek sent an email letting Nile know he could potentially move in January 1st and that I'd send a lease to be electronically signed once I have a firm move in date. I explained the runway closures next year.

11/05/25: Dave K sent an email asking for informaiton so I can get the lease ready so when the hangar opens up we can move quickly.

11/07/25: Dave K Nile got me the information for the lease.

03/16/22: Dave K - Adam e-mailed asking to be put on the list.

11/03/25: Dave K sent Adam a text asking if he would be interested in a hangar if one would become available in January. He texted right back that he would.

11/05/25: Dave K sent an email asking for informaiton so I can get the lease ready so when the hangar opens up we can move quickly. Adam got me the info right away.

06/22/23 Dave K e-mailed Jeff to see if he's interested in the B-04 if it becomes available.

06/23/23 Jeff emailed back wanting to know who was going to fix the insulation and leaking roof. I told him I brought the issue to the airport manager and it's now out of my hands. I asked him to let me know if he wants it or not, if he doesn't I'll move to the next person on the list.

06/23/23 Jeff has decided he'll take the hangar when it becomes available.

08/28/23 Jeff spoke to Dave, he's not quite ready to move to a South facing hangar, after speaking with Dan Stull we saw no reason we couldn't swap Jeff and Scott Wallace who is currently number 2).

11/10/23 Dave K I sent Jeff an e-mail telling him there may be a South facing hangar opening January 1st.

11/15/23 Dave K I sent Jeff another e-mail stating if I don't hear back I will move to the next person.

08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it. He emailed back stating he'd like to remain on the list.

10/07/24 Dave K sent Jeff an email seeing if you'd like to look at D-01 is it become available.

10/10/24 Dave K received a reply from Jeff wondering when it will be available, I said as soon as the plane sells.

10/21/24 Dave K informed Jeff that the hangar will be available on November 1st. Jeff is going to pass on this one, he understands that if he doesn't take the next one he will go to the bottom of the list.

05/01/25 Dave K sent an email that I-01, 02 and 03 would be opening up this fall and if he'd like to get one or see one to let me know. He will get with me at some point to see the hangars.

05/05/25 Dave K Jeff was out and will probably move to I-01 when it opens up.

09/03/25 DaveK I sent Jeff an email letting him know that a November movin date is possible.

10/01/25: Dave K sent Jeff an update with an update that November is still a possibility.

10/23/25: Dave K sent Jeff an update that the move in date should be sometime in November, I asked for him to confirm he

10/24/24: Dave K: Nick stopped in and asked to be added to the South facing list.

05/01/25 Dave K sent an email that I-01, 02 and 03 would be opening up this fall and if he'd like to get one or see one to let me know. He will get with me at some point to see the hangars. Nick came out and saw the hangars, he's probably going to stay where he's at.

05/27/25: Dave K Nick talked to me today, he'd take I-03.

09/03/25: Dave K sent an email letting him know that a November movin date is possible.

10/01/25: Dave K sent Nick an update with an update that November is still a possibility.

10/23/25: Dave K sent Nick an update that the move in date should be sometime in November, I asked for him to confirm he will move once the hangar becomes vacant and his name is drawn. I mentioned that he is number 4 but that the number 3 guy may pass. Guy 3 passed so I've asked him to let me know his intentions. Nick said

05/05/25: Dave K sent an email to all North facing tenants to see if they would like to be on the South facing list. Nathan replied that he would like to be on the list.

10/24/25: Dave K sent Nathan an email asking if he'd like to move when one opens up for a December 1st move in date.

10/26/25: Davbe K Nathan got back to me, he will take I-03 when it becomes available.

11/05/21: Dave K - emailed asking if he is still interested.

11/08/21: emailed back asking to stay on list.

10/24/25: Dave K texted Sam to see if he has purchased a plane yet. I let him know he may come up for a T hangar sometime in 2026. He has not purchased anything yet. I incremented his pass counter from 0 to 1.

02/02/26: Dave K I sent Sam an email letting him know I will have two hangars opening this year and if he'd be

Notes

07/11/24 Dave K: Craig was in the office and asked to be added to the list.

08/08/24 Dave K called Craig to let him know he was selected for one of the box hangars. I told him I would send

06/26/22: Looking for a second plane, said he'd be interested in one of these hangars.

06/11/24: Dave K sent an email to see if he's still interested in staying on the list.

07/09/24: Dave K sent another email to see if he's still interested in staying on the list. He emailed back asking to remain.

09/05/24: Dave K called Ken and he wants to come out and look at it, he will be out tomorrow or over the weekend. He will let me know on Monday what he wants to do.

09/06/24 Dave K: Ken was out and looked at the hangar, he's got a message out to a couple of friends with smaller planes that may want to share the space. He will give me a decision on Monday or Tuesday of next week.

07/09/24 Dave K: Mitch emailed asking to be put on the list.

09/06/24 Dave K spoke to Mitch a few weeks ago and he said he was going to pass at this time.

11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. Mitch got back to me, he would like to remain on the list.

03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year. Mitch got back to me, he'd like to remain on the list.

07/29/25: Dave K sent an email asking they are interested in the two new ones that will be available later this year. Mitch emailed and said he is still interested.

08/13/25: Dave K Mitch called, he is looking a Cirrus Jet. He doesn't want to purchase the plane until he knows he has a hangar to put it in.

08/29/25: Dave K Mitch called and let me know he is going to make an offer on an Eclipse 500. Wingspan 37' 9", length 33' 1".

09/09/25: Dave K The deal fell through on the Eclipse he was looking at. He is still looking for one.

07/29/25: Dave K Austin called Dave asking about the box hangars, he asked to be put on the this list. He has a second plane he would store in the hangar. Aztec wingspan is 37' 3", length 31' 3".

10/10/25: I called Nichole, she said they'd take the hangar. Once MidAm sets the power meters they can move in

1

Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
BOX HANGAR - The numbers do not represent any kind of order. They exist so we know how many pilots are interested.							
1	1/24/2024	Chad Larson	Saratoga	515-202-2394	CDLChadmark@hotmail.com	<p>01/24/24 Dave K: Chad called and asked to be put on the list.</p> <p>06/11/24: Dave K sent an email to see if he's still interested in staying on the list. He'd like to remain on the list.</p> <p>11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list.</p> <p>03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year. Chad got back to me, he'd like to remain on the list.</p> <p>07/29/25: DaveK sent en email asking they are interested in the two new ones that will be available later this year.</p> <p>06/02/26: Dave K sent an email asking if they'd like to remain on the waiting list. He got back to me and wants to stay on.</p>	
2	4/30/2024	Kent Lehs	Cessna 182 N101AM	515-669-2969	kentlehs@gmail.com	<p>04/30/24: Dave K - Kent was asking about these hangars today, I gave him the information that I have and said I can add him to the list of interested people.</p> <p>06/11/24: Dave K sent an email to see if he's still interested in staying on the list. He'd like to remain on the list.</p> <p>11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. Kent got back to me, he would like to remain on the list.</p> <p>03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year. Kent got back to me and asked to remain on the list.</p> <p>07/29/25: DaveK sent en email asking they are interested in the two new ones that will be available later this year. Kent emailed back, he is still interested.</p> <p>06/02/26: Dave K sent an email asking if they'd like to remain on the waiting list.</p> <p>06/04/26: Dave K Kent got back to me that he'd like to remain on the list.</p>	
3	6/1/2024	Greg Jensen	Cherokee 235	515-291-3909	gregthomj@gmail.com	<p>06/01/24: Dave K - Greg sent an email asking to be added to the list.</p> <p>06/11/24: Dave K sent an email to see if he's still interested in staying on the list. He'd like to remain on the list.</p> <p>11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list.</p> <p>03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year.</p> <p>04/21/25: Dave K sent Greg a text asking him to respond to the email I sent last month, I let him know if he's no longer interested I can remove him from the list.</p> <p>04/23/25: Dave K Greg sent a text back with a new email address.</p> <p>05/06/25: Dave K I sent a test email to the new address and then texted him to see if he received it. In the same text I asked if he wanted to remain on this list. He said yes to both qesitons.</p> <p>07/29/25: DaveK sent en email asking they are interested in the two new ones that will be available later this year. Greg emailed back, he is still interested.</p> <p>06/02/26: Dave K sent an email asking if they'd like to remain on the waiting list. He got back to me, he'd like to stay on the list.</p>	

4	6/11/2024	Kyler Gifford	Looking for a Cessna 172	515-783-0064	kylergifford@gmail.com	<p>06/11/24 Dave K: Kyler texted me and asked to be put on this list.</p> <p>11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list.</p> <p>03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year. Kyler got back to me, he'd like to remain on the list.</p> <p>07/29/25: DaveK sent en email asking they are interested in the two new ones that will be available later this year.</p> <p>06/02/26: Dave K sent an email asking if they'd like to remain on the waiting list.</p> <p>06/08/26: Dave K I have not heard from Kyler, I sent another email letting him know I'll remove him tomorrow if I don't hear back from him.</p>
5	7/9/2024	Mike Hannam	Cardinal N2829X	515-556-7290	bigyellowjeep@msn.com	<p>07/09/24 Dave K: Mike emailed asking to be put on the list.</p> <p>11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. Mike got back to me, he would like to remain on the list.</p> <p>03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year. Mike got back to me, he'd like to remain on the list. He has two single engine pistons he owns and he has access to a twin.</p> <p>07/29/25: DaveK sent en email asking they are interested in the two new ones that will be available later this year. Mike emailed back, he is still interested.</p> <p>08/29/25: Dave K I sent Mike a text letting him know there is a chance a T hangar will open up in October and his name may come up. I asked if he was still interested in moving if one is offered. He got back to me right way and will move as soon as he's offered one. He also made a push for a box hangar, he's been on the T hangar waiting list for a long time and wants a box hangar. I explained how the lottery process works to get one.</p> <p>06/02/26: Dave K sent an email asking if they'd like to remain on the waiting list. He got back to me and wants to stay on.</p>
6	4/21/2025	Jeremy Whitver	RV-8A N2DL	515-480-6515	jeremy.whitver@gmail.com	<p>04/21/25: Dave K received an email from Jeremy asking to be put on the list.</p> <p>07/29/25: DaveK sent en email asking they are interested in the two new ones that will be available later this year. Jeremy emailed and said he is still interested, he has two planes he would put in the hangar.</p> <p>06/02/26: Dave K sent an email asking if they'd like to remain on the waiting list. He got back to me and wants to stay on.</p>
7	6/13/2025	Dean Sukowatey	Cirrus SR22 - N558SR Cirrus Vision Jet - N748PD	651-335-5759	dean@allenergyco.com	<p>06/13/25: Dave K Dean stopped in and asked to be put on the list.</p> <p>07/29/25: DaveK Dean called today wanting to make sure he is still on the list.</p> <p>08/06/25: Dean sent me an email today with a purchase agreement for a Cirrus Vision Jet. Wingspan is 38' 9", length 30' 11".</p> <p>09/09/25: Dave K Dean said the current owner wants to keep the plane through December.</p> <p>06/02/26: Dave K sent an email asking if they'd like to remain on the waiting list. He got back to me and wants to stay on. Dean called and said he'd like to remain on the list.</p>

Pos	Added to List	Name	Plane	Phone
1	9/30/2015	Barb Broderick	Cherokee 180	515-480-1547
2	6/12/2018	Matt Stone		515-402-3252
3	1/13/2016	Dave Funk	yes	515-710-2481
4	6/12/2018	Tom Carlstrom	yes	515-240-0230
5		Mark Quiner	Mooney	281-989-0260
6	5/22/2018	Nick Smith		515-521-0234
7	7/16/2018	Mark Kruse	yes	515-240-7956
8	10/16/2018	Michael Vesey		515-419-4909
9	1/3/2017	Brian Adams	yes	319-331-6941
10	12/10/2015	Alex Buentello	LOOKING	515-333-1659
11	9/18/2018	Don Cox	RV-7A	515-224-0703 / 515-343-0000
12	11/29/2018	Peter Winterton	Grunman Tiger	712-291-5321
13	8/22/2019	Ryan Bloom	Cirrus SR22	515-710-1447
14	2/12/2016	Steve Reeves	1976 Archer II	501-554-2327
15	1/15/2020	Mark Main	Bonanza	515-689-9882
16	10//24/18	Brian Wentz		515-779-7677
17	5/5/2017	Tomasz Korwel	Bonanza V35 N480H	319-400-6297
18	9/7/2017	Mark Ryan		641-954-1149
19	3/8/2021	Darrell Allman	N1016T T182	319-850-1680
20	12/26/2018	Danny Muzik	Looking	
21	10/16/2020	Gary Vandevoorde	N1692C Cessna 180	217-412-1376
22	10/6/2017	Jerad Abry	Cessna 170	815-822-2279
23	3/13/2017	Zach Sherer	Looking	515-393-8488
24	3/23/2020	Rob Coulson	185	515-306-8666
25	4/28/2020	Jon Oxenford	N3726T	
26	9/15/2020	Robert Spencer	None	217-549-3311
27	10/12/2020	Garfield Humphreys	Lance	262-448-6711

28	11/5/2018	Corey Kautz	Cirrus	515-865-2546
29	7/17/2019	Tony Morris	Zenith 750	515-202-4383
30	4/19/2018	Solar Flying Club	New / Looking	515-344-6107
31	9/3/2015	Kurt Wendl	Looking or building	515-883-0566
32	6/8/2021	Alex Kalitzki	Looking	515-669-6993
33	8/7/2017	Peter James	Looking	515-991-5542
34	12/1/2021	John Roan	Champ	515-240-9495
35	9/27/2021	Ken Smith	Looking - Barron	515-771-4177
36	4/14/2020	Steve Johns	182	515-357-4247
37	2/16/2016	Tom Burghardt	Cessna 340 Building RV7	515-418-2028
38	4/24/2023	Mark Barnett	Cirrus SR22	319-310-2783

39	1/14/2020	James (Skip) Clark	Varieze N81GR	224-420-1400
40	4/22/2020	Kurt Wendl	Looking	515-883-0566

41	12/6/2018	Derek Meyer	Looking	515-240-1077
42	6/17/2022	Chris Foster	Cherokee 160	515-505-5612
43	5/14/2021	Clay Wright	V Tail Bonanza	515-669-8969
44	8/16/2021	Todd Anderson	Piper J3 Cub	515-419-9142
45	8/6/2018	Ben Sweet	Looking	515-231-9062
46	4/28/2022	Marc Broer	Stinson 108 N934C	515-249-8511

47	7/19/2022	Raymond Kingery	Looking	515-450-7467
48	2/24/2025	Jahmy Hindman	Looking Curris SR22	563-663-7193
49	5/24/2021	Matt Ver Steeg	Unknown	515-333-8787
50	4/25/2024	Barb Spencer	Looking	515-664-7901

Pos	Added to List	Name	Plane	Phone
1	11/29/2021	Nile Ackerman		515-480-8075
2	3/25/2022	Tom Kielty	Cessna 150	515-480-0313
3	2/15/2022	Ken Smith	Looking - Barron	515-771-4177
4	9/8/2021	Darrel Mullins	Saratoga	515-490-6779
5	7/12/2022	Greg Jensen	Cherokee 235	515-291-3909
6	2/7/2022	Craig Davidson	Piper Super Cub	515-393-7203

7	9/8/2021	Darrel Mullins	Looking / CAP	515-490-6779
8	4/11/2023	Joe Kirby	Cirrus SR22	319-270-9631
9	11/8/2021	Nate Schneider	SR22 N223TF	319-383-3206

Pos	Added to List	Name	Plane	Phone
1	6/25/2019	Byron Rees	D7 - CH701	
2	6/25/2018	Dave Schuler	A10 - RV14	
3	1/30/2017	Tony Palmer	A9 - C182	515-681-0446

4	2/15/2016	Paul Reinke	E4 - Experimental	515-201-4762
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Pos	Added to List	Name	Plane	Phone
1	4/21/2022	Lisa Reilly		515-661-4553

Pos	Added to List	Name	Plane	Phone
1	6/26/2022	Marty Jorgensen	F8 - Kit Fox	
2	7/9/2022	Paul Novak	Archer	515-240-3982
3	1/29/2024	Ryan White	RV-14	515-707-0124
4	11/2/2023	Nathan Andrews	Cessna Caravan	515-208-2997

5	2/17/2023	Mike Hubbell	SR 22 / Motor glider	515-988-3646
6	6/26/2022	JR Boesen	Cirrus	
7	7/25/2024	Ken DeYoung	Cessna 421	712-358-2226
8	7/9/2024	Matt Vincent	PA-46-600TP N884DM	515-957-1286
9	6/11/2024	Adam Obrecht	A36 Bonanza	515-778-8964
10	11/11/2020	Ken Ashley	E8 - RV7	515-782-2803
11	6/11/2024	Nicholas Ashton	Cirrus Jet	515-444-8769
12	11/9/2023	Bill Gardner	RV10 / Super Cub	515-240-2524
13	8/23/2024	David Switzer	Lancair Legacy N84V	772-332-2016
14	9/9/2025	Adam Petts	TBM 850 N581MD	913-602-4226

15	2/24/2025	Jahmy Hindman	Looking Cirrus SR22	563-663-7193
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Removed From T Hangar Waiti

E-Mail

funk224@gmail.com

tciowa@gmail.com

markquiner@gmail.com

nrsortho@me.com

abuentello48@gmail.com

sofbreeze@aol.com

greenTJ4JC@yahoo.com

brian@kwdsm.com

Tomasz@Korwel.net,
office@altavolans.com

allmandw2@gmail.com

dannym@exec1aviation.com

vandevoorde.wings@gmail.com

jared.abry@gmail.com

zdsherer@gmail.com

CSBcoulson@gmail.com

joxenford@aol.com

Spencers5@yahoo.com

garfield.humphreys@gmail.com

coreykautz@hotmail.com

tkmorrstwo@yahoo.com

kurtwendl@gmail.com

kalitzkialexm@gmail.com

rvpilot@mchsi.com

johnroan01@gmail.com

Ken@vistarei.com

johnzy3353@gmail.com

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S2244201400@gmail.com

kurtwendl@gmail.com

meyer.derek3@gmail.com

fosterlimo@aol.com

claytonwright01@gmail.com

todd@4andersons.com

ben.sweet_84@yahoo.com

skycoupe318@gmail.com

Raymond.Kingery@usss.dhs.gov
HindmanJahmyJ@johndeere.com
mattversteeg@gmail.com
mrandsrskiwi@gmail.com

Removed From Community Hangar
E-Mail
nile.ackerman@gmail.com
tkielty73@gmail.com
Ken@vistarei.com
darrelmullins@me.com
gregj@jcorpdesignbuild.com
craigmel13@yahoo.com

darrelmullins@me.com

joskirby@gmail.com

nathan_schneider@msn.com

Removed From South Facing Hangar

E-Mail

Dave.Schuler@rainhail.com

onfinalflying@icloud.com

preinke@energycontroltechnologies.com

Removed From Garage Space Wa

E-Mail

Removed From Box Hangar Wai

E-Mail

phnovak@aol.com

ryanwhite72@gmail.com

andrews@dps.state.ia.us

mchubbell@gmail.com

jrboesen@exec1aviation.com

deyoung53@gmail.com

m95388084@gmail.com

aobrecht@aowealthadvisory.com

malibuf16@gmail.com

nicholas@energeingenuity.com

wggardner@att.net

dfcdfc@comcast.net

adam.petts@gmail.com

HindmanJahmyJ@johndeere.com

ing List**Notes**

11/2/21 Dave K - I texted Barb, she sold the plane last year and no longer needs the hangar. She said I could
11/2/21 Dave K - texted Matt asking him if he'd like to remain on the list and what type of plane he has. Matt texted back and said I could remove him from the waiting list.
11/2/21 Dave K - Send Dave an e-mail to see if he is still intersted in a hangar.
and he isn't going to buy another opne.
11/2/21 Dave K - texted Mark asking him if he'd like to remain on the list and what type of plane he has. 11/3/21 he said he has a hangar in DSM and no longer needs one at IKV.
11/2/21 Dave K - emailed Nick asking him if he'd like to remain on the list and what type of plane he has. 11/3/21 He would like to be removed from the waiting list.
11/3/21 Dave K texted Mark seeing if he was still interested. He texted back that he is building with Cory Kautz and doesn't need the T. His 206 on amphibis won't fit into a T and he's currently in a community hangar.
11/3/21 Dave K - email sent asking if he was still interested in a hangar and to get an e-mail address. He texted back that hi splane is as DSM and he can be removed from the waiting list.
11/2/21 Dave K - texted Brian asking him if he'd like to remain on the list and what type of plane he has. 11/04/21 Dave K called Brian, he had his name on many lists and no longer needs a hangar here.
11/2/21 Dave K - emailed Alex asking him if he'd like to remain on the list and what type of plane he has. 11/04/21 Dave K called and left a voice message. 11/4/21 Alex called back and said he didn't buy the plane so he
11/3/21 Dave K - e-mailed Don asking if he is still interested and what type of plane he has. 11/4/21 Dave K sent a text to both phone numbers asking if he's still interested. 11/4/21 Dave K Don texted back that he can be
11/5/21 Dave K - Phone number has been disconnected or changed. He was right after Cory Kautz.
11/5/21 Dave K - e-mailed Ryan asking if he is still interested. 11/5/21 Ryan texted back that his plane is in Ames and he's happy there and to take him off the list.
11/2/21 Dave K - I texted Steve to see if he wanted removed from the list. He has sold his plane. 11/5/21 Dave K sent an e-mail. 11/5/21 Steve emailed back and said to remove him.
via email. 11/5/21 Dave K - text asking if he is still interested. 11/5/21 Dave K he texted back that he is in
11/5/21 Dave K - e-mailed Brian asking if he is still interested and what type of plane he has. 11/5/21 he emailed back, he relocated to Florida during COVID and said to take him off the list.
11/5/21 Dave K - e-mailed Tomasz asking if he is still interested. 11/5/21 emailed back, he's moved out of the area and wants removed from the list.
11/5/21 Dave K - texted Mark with his position on the list, he said to remove him.
11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 emailed back that his is moving to Oklahoma
11/5/21 Dave K - texted Danny with his position on the list, he said to remove him.
11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 emailed back that he is happily settlwed at
11/5/21 Dave K - emailed asking if he is still interested. 11/6/21 emailed back stating he found a hnagar and can
11/5/21 Dave K - e-mailed Zach asking if he is still interested and what type of plane he has. 11/22/21 Dave K texted Zach to see if he was interested. 11/22/21 Zach texted back, he just got married to someone who is
Found this request in wrong file 5.28.2020. 11/5/21 Dave K - emailed asking if he is still interested. 11/22/21 Dave K texted to see if he was still interested, lhe never resonded to my e-mail.
11/5/21 Dave K - emailed asking if he is still interested. 11/22/21 Dave K e-mailed again, I told him if he doesn't respond this week I will remove him from the list. 12/2/21 Dave K - no contact from Jon, I looked the tail number up on the FAA's website and it shows the plane was destroyed. I could not find anything online about an
11/3/21 Dave K - texted Rob, the 310 has been sold but he may look for another plane so he would like to stay on the list. 01/30/22 - Rob was in and said I could remove him from the list. It'll be a year or more before he
11/5/21 Dave K texted and he'd like to stay on the list. 02/01/22 Dave k - Garfield sent a WhatsssApp message

11/5/21 Dave K - I have not talked to Cory but I suspect he will drop off the list once his private hangar is built.

05/22/22 Dave K sent Corey and e-mail to see if he wanted to remain on the list now that his hangar has been built and he's moved into it. 06/05/22 Dave K e-mailed Corey again to see if I can remove him from the T hangar

11/5/21 Dave K - e-mailed Tony asking if he is still interested. 11/5/21 He emailed back that he wants to stay on the list. 05/05/23 Dave K emailed Tony letting him know he is next up and to verify he still wants a hangar.

Shawn Svoboda - 11/2/21 Dave K called no plane, asked to be put at the bottom of the list. 05/16/23 Dave texted with Jenanne (Solar has two spots on the list and one needs to be removed), this was the earlier spot and

Dianna: Passed on 12/7/16 asked to be put on the bottom of the list. 11/2/21 Dave K texted with Kurt, he will be moving back to DSM in 3 - 4 years asked be moved to bottom of the list. 05/16/23 Dave texted with Kurt (he has two spots on the list and one needs to be removed), this was the later spot and is the one he wants removed.

11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back, he wants to stay on the list.

06/12/23 Dave K e-mail everyone with their position and Alex said "life has taken me elsewhere for now and to

11/5/21 Dave K - emailed asking if he is still interested. He said to keep him on the list, he may end up buying a plane at some point. 06/12/23 Dave K e-mail everyone with their position and Pete said he hasn't flown in 9 years (health reasons) and to take him off the list

12/01/21 Dave K - Request received. 06/13/23 Dave K received an email from John asking to be removed from the list

11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 emailed back to stay on the list. 11/22/21 Dave K - Ken stopped out to discuss options and he had questions about ownership. 06/13/23 Ken e-mailed Dave that

Found this request in wrong file 05/28/2020. 11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back that he wants to stay on the list. 06/26/23 Dave K e-mailed Steve that he is number two on the list and to see if he'd take a hangar when his name comes up. 06/27/23 Steve emailed Dave K and said he's

Has a Cessna 340, tail height to and plane too long for anything but a G Hangar. But also too deep.

11/5/21 Dave K - emailed asking if he is still interested.

11/22/21 Dave K texted Tom to see if he is interested. I never heard back from the email I sent. Tom called, the 340 won't fit in the T hangars however he also has an RV7 that will fit. He'd like to remain on the list.

10/26/23 Dave K - I sent Tom an e-mail to see if he'd be interested in the next hangar that becomes available. There was a phone conversation and a followup email. There are no T Hangars that are large enough for a 340, Tom said if he can't get in this time to remove him from the list. I sent him the hangar dimensions to make sure his plane will not fit and to verify he wants removed from the list.

10/27/23 Dave K - Tom emailed back with a simple "Ok". I don't know what that means so I let him know I was

04/14/23 - Mark e-mailed asking to be put on the list.

03/07/24 - Mark emailed Dave asking to be removed from the list.

11/5/21 Dave K - texted asking if he is still interested.

11/5/21 He said to keep him on the list.

06/12/23 Dave K - Skip called while I was gone to see where he was on the list. I called him today and let him know.

06/22/23 Dave K notified Skip that a hangar may be available in the next 30 days.

06/25/23 Dave K e-mailed Skip that the guy ahead of him hasn't made a decision on the hangar so if we offered it to him would he be ready to move right away?

06/26/23 Skip called and updated me on his situation, he is spending time between Iowa and Michigan (parental health issues) plus the plane is not airworthy yet, anticipated that it will be at the end of the year. I told him he'd retain his current spot.

04/09/24 Dave K emailed Skip for a status update.

04/18/24: Dave K email Skip again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. The hangar did not become available so I did not increase the pass counter.

06/06/24: Skip emailed back, he has purchased a flying Varieze that he will take possession of by the end of July. He will take a hangar once one opens up.

07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. He

~~emailed back and will take it. I've asked him for an aircraft type and N number. I already had the correct number~~

05/28/20 Found this request in wrong file.

11/02/21 Dave K texted with Kurt, he will be moving back to DSM in 3 - 4 years asked be moved to bottom of the list.

05/16/23 Dave spoke with Kurt today, he will be back in Iowa in July 2025.

04/09/24 Dave K emailed Kurt to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. Kurt said he won't be back here for another year so he will have to pass. The hangar did not become available so I did not increase the pass counter.

07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it.

08/08/24 Dave K never heard back from Kurt so I'm moving on to the next person.

10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. Kurt emailed back and said to skip him for now.

11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late

11/5/21 Dave K - e-mailed Derek asking if he is still interested and what type of plane he has.

11/12/21 no plane, would like to stay on the list. 05/05/23 Dave K emailed Derek to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line.

05/08/23 Derek emailed back asking to see the lease to make sure he can comply with it. He did not indicate whether or not he has acquired a plane.

05/09/23 Dave K notified Derek that he is next on the list. Dave & Derek had a phone conversation and I explained that typically there is no subleasing to a friend. He will decide what to do when a hangar becomes available.

05/11/23 Derek emailed back and won't have a plane until next year, he would like to remain on the list.

04/09/24 Dave K emailed Derek to see if he's ready for a hangar, we have one that unexpectedly came open. Derek emailed back and will pass this time. The hangar did not become available so I did not increase the pass counter.

07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. He said he would pass at this time.

10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago.

10/18/24: Derek emailed back and said to skip him for now.

11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025.

12/17/24: 12/17/24: Dave K sent an email letting him know that I have a hangar opening January 1st but I will not increment the skip counter this time, it will increment with the next hangar that comes available if he

06/21/22 - Dave K - Chris e-mailed asking to be put on the list.

07/25/25: Dave Texted Chris asking for his N Number. Chris texted back asking to be removed from the list, he

11/05/21: Dave K - emailed asking if he is still interested.

11/22/21: Dave K texted to see if he wanted to remain on the list. He texted back and would like to remain on the list.

06/18/25: Dave K sent Clay an email letting him know it looks like he's be getting a hangar this year based on those ahead of him that do not own a plane. I asked for the tail number of the plane he's be putting in the hangar.

06/30/25: Dave K texted Clay to get his N number and to see if he'd take a hangar if one were to come open this year.

07/25/25: Dave K texted Clay a second time to get his N number and to see if he'd take a hangar if one were to come open this year.

11/5/21 Dave K - emailed asking if he is still interested.

06/30/25: Dave K texted Todd to get his N number and to see if he'd take a hangar if one were to come open this year.

07/02/25: Dave K I found that Todd already has a hangar here, C-04 and N714AT is in the hangar. I will call him to see what his intentions are.

11/03/21: Dave K - e-mailed Ben asking if he is still interested and what type of plane he has. He e-mailed right back asking to be moved to the bottom on the list.

10/27/25: Dave K sent an email and text to Ben asking if he has a plane and if he'd take a T Hangar if his name comes up at the end of the year. Ben emailed back that he is no longer interested.

04/28/22 - Dave K - Marc e-mailed asking to be put on the list.

07/25/25: Dave K Texted Marc asking for his N Number. He texted the number to me.

11/03/25: Dave K texted Marc to see if he would be interested in a hangar should one come open in January. Marc now has a hangar in Marshalltown and would like to be removed from this list.

07/19/22: Dave K Raymond e-mailed asking to be put on the list. Won't be in the area until 2023/2024.
11/05/25: Dave K sent Raymond an email asking for an update on when he might be back to Iowa. Raymond got back to me, he'll be away for the next 5 - 10 years so he asked to be pulled from the wait list.
02/24/25: Dave K received an email from Jahmy asking to be put on the list.
12/02/25: Dave K received an email from Jahmy asking to be removed from the list.
11/5/21 Dave K - emailed asking if he is still interested. He emailed back, he wants to stay on the list. He also has a Titan Tornado II SS.
06/30/25: Dave K texted Matt to get his N number and to see if he'd take a hangar if one were to come open this year.
07/25/25: Dave K texted Matt a second time to get his N number and to see if he'd take a hangar if one were to come open this year.
10/24/25: Dave K emailed and texted Matt to see if he would like one of the T Hangars that should be available on December 1st. He is number 4 but I think two of the people ahead of him will pass. I never received a response from my email and text from last June and July.
11/03/25: Dave K I was not able to get ahold of Matt so I've incrementd his pass counter from 0 to 1.
01/13/26: Dave K called Matt and left a voice message asking if he was still interested in a T hangar if one would open up this year. I called because I've been unable to reach him via email or text.
01/22/26: Dave K I called Katie at the Knoxville airport to see if she has diferent contact information from what I have, I have what she has. She said he's very active and reposnds quickly to her. Katie is going to send him a
04/25/24 Dave K received an e-mail from Barb asking to be added to the list, I emailed her position back to her.
05/01/26: Dave K Barb bought a share in Wing IT, LLC and said I could remove her from the list.

Waiting List
Notes
11/29/21 - Request recveived. 02/13/22 Sent email with his position on the list and if he wants to stay on it.
02/15/22 Nile e-mailed back and said I can remove him from the list.
11/5/21 Dave K - texted asking if he is still interested. 11/5/21 Tom texted back to keep him on the list.
11/26/22 Dave K e-mailed and asked if he'd like to stay on the list. 11/26/22 Tom emailed back and said I could
2/15/22 Received an e-mail from David Charlson to add Ken to the waiting list. 11/26/22 Dave K e-mailed and asked if he'd like to stay on the list. 11/26/22 Ken emailed back and is not interested in community space.
Dave K added him to the list from a phone call. 02/13/22 Sent email with his position on the list and if he wants to stay on it. 02/14/22 He e-mailed back and wants to stay on the list. 11/26/22 Dave K e-mailed and asked if he'd like to stay on the list. 11/28/22 Darrel emailed back and is going to pass on the community hangar.
07/12/22 - Dave K - Greg e-mailed asking to be put on the list. 11/26/22 Dave K e-mailed and asked if he'd like to stay on the list. 11/29/22 Greg e-mailed back and does not want to be on the list any longer, he will remain in
02/07/22 - Request received.
02/13/22 Sent email with his position on the list and if he wants to stay on it.
11/26/22 Dave K e-mailed and asked if he'd like to stay on the list.
12/4/22 Craig emailed back and would like to stay on the list.
04/30/24 Dave K removed Craig from the waiting list.

<p>Dave K added him to the list from a phone call.</p> <p>02/13/22 Sent email with his position on the list and if he wants to stay on it.</p> <p>02/14/22 He e-mailed back and wants to stay on the list.</p> <p>11/26/22 Dave K e-mailed and asked if he'd like to stay on the list.</p> <p>11/28/22 Darrel emailed back and would like to stay on the list.</p> <p>04/30/24 Dave K sent an e-mail asking if he is still interested in space if it were to become available. Darrel emailed back saying he no longer had a need for community hangar space.</p>
<p>04/01/23 - Joe called in, he is interested in space in a few months.</p> <p>04/30/24 Dave K sent an e-mail asking if he is still interested in space if it were to become available. Joe called Dave and said he's got a hangar at DSM and no longer needs community space here. He is also on the T Hangar</p>
<p>02/13/22 Sent email with his position on the list and if he wants to stay on it.</p> <p>02/14/22 He e-mailed back and wants to stay on the list.</p> <p>11/26/22 Dave K e-mailed and asked if he'd like to stay on the list.</p> <p>04/30/24 Dave K sent an e-mail asking if he is still interested in space if it were to become available. Nate emailed back that he would like to remain on the list, I let him know what the pricing is.</p> <p>08/12/204 Dave sent an e-mail asking if he's still interested in space as I may have an opening in a month. He</p>

Waiting List
Notes
<p>06/13/23 Dave K e-mailed Byron asking if he'd be interested in B-04 if it became available. A few hours later I called and Byron said he doesn't want to move so he'd like removed from this list.</p>
<p>05/01/20 Dan: Passed on C4.</p> <p>06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available.</p> <p>06/23/23 I sent Dave a text asking his to respond to the e-mail I sent yesterday. Dave e-mailed back and said he'd pass at this time. I asked if he wanted to stay on the list and he said he can be removed.</p>
<p>Dave K: contacted Tony to see if he's interested, he will get back to me tomorrow. Tony declined the hangar and asked to stay on the list.</p> <p>06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available.</p> <p>11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position.</p> <p>08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it.</p> <p>05/01/25 Dave K sent an email that I-01, 02 and 03 would be opening up this fall and if he'd like to get one or see one to let me know.</p> <p>09/03/25: Dave K sent Tony another email asking if he'd be interested in moving possibly in November, I-02 would be available.</p> <p>10/01/25: Dave K sent Tony an update with an update that November is still a possibility.</p> <p>10/23/25: Dave K sent Tony an update that the move in date should be sometime in November, I asked for him</p>

Paul is building a plane that will eventually go in the hangar.
 06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when one becomes available.
 11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position.
 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it.
 05/01/25 Dave K note - I-01, 02 and 03 should be opening up this fall, Paul is already in a south facing hangar. When the time comes I will see if he wants to move to the bottom of the list or retain his position for three offererings before moving to the bottom. He is number 27 on the main waiting list. He will need to get to the number 1 position on the mail list before he is eligble for a south facing hangar. I have incremented the pass counter from 0 to 1.
 12/09/25: Dave K Paul is not elible to be on the South facing waiting list until he gets a North facing hangar. He

Waiting List

Notes

11/15/23 Dave K sent the following to Lisa via facebook messenger: Good morning Lisa, I have your name on a waiting list for a garage space at the airport. Austin put you name on it back in 2022. I am going through the list and removing people that are not interested. I think he put your name on the list so you could store trailers or items you use for staging homes.

The lease has two conditions:
 Lessee shall have the right to lease said garage bay only as long as Lessee has a plane or hangar at the Ankeny Regional Airport, or the garage bay is to be used for an aeronautical purpose.

You don't meet either of these conditions so I will have to remove your name from the list.

Please let me know if you have any questions.

Waiting List

Notes

06/26/22: Dave K mentioned to Kirk Enos about the new hangars, let them know when the time comes.
 06/11/24: Dave K sent an email to see if he's still interested in staying on the list. Marty responded that no longer has a need for such a large hangar and would like removed from this list.
 07/07/22 Dave K: Paul texted Dave asking to be put on the list.
 06/11/24: Dave K sent an email to see if he's still interested in staying on the list. Paul got back to me, he doesn't have a need for a hangar this big at the moment and he can be removed from the list.
 01/29/24 Dave K: Ryan emailed Dave K asking to be put on the box hangar list.
 06/11/24: Dave K sent an email to see if he's still interested in staying on the list. Ryan got back to me, he doesn't have a need for a hangar this big at the moment and he can be removed from the list.
 11/2/23 Dave K: Nathan called looking for hangar space for a Cessna Caravan they have ordered, it should be here in about a year.
 02/09/24: The plane has a 52.1' wingspan, the door is 48'.
 06/11/24: Dave K sent an email to see if he's still interested in staying on the list.
 07/09/24: I never heard back from Nathan so I'm removing him from the list.

02/17/23 Dave K: Mike called in asking about his position on the T hangar list, we talked about these hangars and he asked to be put on the list.
06/11/24: Dave K sent an email to see if he's still interested in staying on the list.
06/26/22: JR mentioned he might be interested in one of these.
07/09/24: Dave K sent JR an e-mail asking is he was still interested in one of these.
07/11/24: JR emailed back asking to be removed from the list.
07/25/24 Dave K: Ken stopped in looking for hangar space, he asked to be added to this list.
08/03/24 Ken sent an email to Dave K asking to be removed from the list.
07/09/24 Dave K: Matt emailed asking to be put on the list.
08/08/24 Dave K called Matt to let him know he was selected for one of the box hangars. I told him I would send the lease over in the next few days.
06/11/2024 Dave K: Purchased the plane in June 2024, he may be interested in a box hangar.
09/05/24 Dave K called Adam, he is no longer interested. He is very happy in Exec 1's community hangar. He asked to be removed from the list.
06/22/23 Dave K e-mailed to see if he's still interested in a South racing hangar when one becomes available.
06/22/23 Ken emailed back and said he's ready to move when one becomes available.
11/15/23 Dave K: I sent Ken an email that he is number 2 on the list and would he take it if it becomes available.
08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it. He emailed back stating he'd like to remain on the list.
10/07/24 Dave K texted Ken to make sure I can remove him from this list, he is now in one of the new box
06/11/24 Dave K: The plane is on order, he is looking for space either in our community hangar or a box hangar.
09/05/24 Dave K: Nicholas called and will not have a plane for 2 - 3 months, he understands that we will need to move on to someone else. I will keep him on the list.
11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. The email bounced back as undeliverable.
03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year. The email came back as undeliverable.
11/09/23: Dave K - After the board meeting Bill asked to be out into this list.
06/12/24: Dave K sent an email to see if he's still interested in staying on the list.
06/26/24: Bill emailed back asking to remain on the list.
11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list.
11/19/24: Bill got back to me, he would like to remain on the list.
03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year.
04/21/25: Dave K sent Bill a text asking him to respond to the email I sent last month, I let him know if he's no
08/23/24 Dave K: David called asking about the hangars, I let him know more would be built next year. He'd like to find a few people with smaller planes to go in with him to lease the hangar.
11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. Kent got back to me, he would like to stay on the list. Mike got back to me, he would like to remain on the list.
03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year.
04/21/25: Dave K sent David a text asking him to respond to the email I sent last month, I let him know if he's no longer interested I can remove him from the list.
09/09/25: Dave K Adam sent me an email asking to be put on this list, he saw my Facebook post in Central Iowa Pilots advertising the phase 2 hangars. TBM Wingspan is 41' 7", length 34' 11".
10/10/25: I called Adam, he just signed a lease at DSM for a hangar. He would like a few days to see what he can do to get out of that lease or he may decide to just stay at Des Moines. He will get back to me in a few days.
10/14/25: Dave K: Adam called me this morning and said he is going to pass on the hangar. They signed an 18 month lease in DSM and that's closer for them than IKV.

02/24/25: Dave K received an email from Jahmy asking to be put on the list.

03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year.

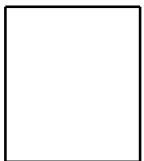
03/20/25: Jahmy got back to me and would like to remain on the list.

07/29/25: DaveK sent en email asking they are interested in the two new ones that will be available later this

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ANKENY REGIONAL AIRPORT- (IKV)

Development Proposal

EXECUTIVE SUMMARY

This prospectus outlines a proposed public-private partnership to develop aircraft hangars with infrastructure and supporting aviation facilities at Ankeny Regional Airport (IKV) in Ankeny, Iowa.

The project is designed to expand hangar capacity, support the growth of general and business aviation, and introduce a phased, developer-led infrastructure model that minimizes upfront cost to the airport while accelerating development.

Development will begin with one initial hangar phase, with expansion aligned to market demand into future phases. As the project reaches stabilization, additional aviation amenities—including a full-service Fixed Base Operator (FBO) and a satellite aviation museum component—will be introduced to enhance the airport’s regional draw and long-term viability.

This approach creates a scalable, master-planned aviation development that integrates private investment, aviation services, and destination-oriented infrastructure.

MARKET DRIVERS

The Des Moines metropolitan area serves as a major regional hub for financial services, insurance, advanced manufacturing, and agricultural technology, with nationally recognized firms such as Principal Financial Group and John Deere operating in the region. This concentration of business activity generates consistent demand for efficient regional travel, positioning general aviation as a critical transportation solution.

Ankeny Regional Airport is uniquely positioned to capture this demand as a reliever to Des Moines International Airport, offering lower congestion, reduced operating costs, and faster access for based aircraft and corporate users. Combined with the area’s central geographic location and continued population growth, these factors create a strong and sustainable foundation for hangar development and long-term aviation investment.

DEVELOPMENT OBJECTIVES

- Expand aircraft storage capacity to meet current and future demand
- Deliver modern, high-quality hangars for general aviation and business users
- Invest in critical airport infrastructure using private capital
- Establish a long-term development partnership with the airport
- Enhance the airport’s role as a regional aviation hub
- Introduce destination-oriented aviation assets (FBO + Museum component)
- Increase airport revenue and exposure

PROJECT PHASING

Phase 1 – Initial Hangar Development

- Develop initial parcel(s) which require minimum infrastructure demand
- Construct hangars at South end of the parcel (40x40, T-Hangars, back to back row of 60x60 condos)

- Limited utilities needed, build with direct access to the taxiway in mind

Phase 2 – Expansion + Infrastructure Scaling

- Expand development based on absorption moving North across the parcel
- Continue phased infrastructure installation, install primary and off-site utilities and extend SE Convenience Blvd.

Phase 3 – FBO and Aviation Museum Development Trigger

Upon the earlier of (i) achieving approximately 75% occupancy across developed hangars, or (ii) the developer receiving sufficient funds from sales, the developer will initiate:

- Construction of a full-service FBO
- Development of a satellite aviation museum component
- Complete fencing, access and security measures

Phase 4 – Full Buildout / Long-Term Expansion

- Continue development across remaining parcels
- Evaluate additional aviation-related commercial use

PROPOSED DEVELOPMENT STRUCTURE

1. Ground Lease Commencement

Ground lease payments commence upon Certificate of Occupancy issuance; eliminate up front costs. Ground leases proposed to be 50 years.

2. Hangar Pre-Sales

Developer will market and presell hangars during planning phases. This will allow for capital to be raised to begin construction upon all approvals being completed.

3. Infrastructure Investment

Developer funds all required infrastructure in exchange for development rights.

4. HOA Structure

HOA set up to manage leases, maintenance, and insurance. HOA transitions to owners at build out.

PARTNERSHIP AND NEGOTIATION

This proposal establishes a framework for collaboration between the airport and private development.

Key feasibility considerations:

- Hangar pre-sales
- Ground lease deferral during development
- Phased lease commencement tied to occupancy

These elements enable development of underutilized land while maximizing long-term value for the airport.

