

**Announcement of Meeting
Airport Board
Regular Meeting Agenda**

Tuesday, February 3, 2026

4:30 PM

Luverne Municipal Airport

A. CALL TO ORDER

B. OATHS OF OFFICE

Jon McLendon - Term expires January, 2028
Jeremy Lehman - Term expires January, 2028

C. ELECTION OF OFFICERS

C.1. [2025-429](#) Elect Chair, Vice-Chair, and Secretary

D. APPROVAL OF MINUTES OF PRECEDING MEETING(S)

D.1. [2025-427](#) December 2, 2025 Airport Board Minutes

E. FINANCIAL REPORT

E.1. [2025-428](#) Airport Financial Reports

F. CITY ADMINISTRATOR REPORT

F.1. [2025-432](#) Hangar Tenant List

F.2. [2025-430](#) Hangar Improvement Updates

G. AIRPORT ACTIVITIES - BEN BAUM, FBO

H. DGR ENGINEER REPORT

H.1. [2025-431](#) New Construction 5-Unit T-Hangar

H.2. [2025-433](#) Airport Layout Plan

I. OTHER, IF ANY

J. ADJOURNMENT

Staff Report

File #: 2025-429

Agenda Date: 2/3/2026

Agenda #: C.1.

Elect Chair, Vice-Chair, and Secretary

Staff Report

File #: 2025-427

Agenda Date: 2/3/2026

Agenda #: D.1.

December 2, 2025 Airport Board Minutes

Announcement of Meeting
Airport Board
Regular Meeting Minutes

Tuesday, December 2, 2025

4:30 PM

Luverne Municipal Airport

A. CALL TO ORDER

Present: Kevin Aaker, Jon McLendon, Jeremy Lehman and Jim Juhl

Absent: Ryan Gee

Additional Attendees: Jill Wolf, Ben Baum, Brian Meyer, David Feilmeier

B. APPROVAL OF MINUTES OF PRECEDING MEETING(S)

B.1. 2025-352 September 2, 2025 Airport Board Minutes

A motion was made by Lehman, seconded by McLendon, that this Airport Minutes be approved. The motion carried by a unanimous vote.

C. FINANCIAL REPORT

C.1. 2025-353 Airport Financial Report as of November 24, 2025.

A motion was made by Lehman, seconded by Aaker, that this Motion be approved. The motion carried by a unanimous vote.

D. CITY ADMINISTRATOR REPORT

D.1. 2025-354 Hangar Policy/Lease Update

The board read through and noted a few changes in the Hangar Policy and Lease.

D.2. 2025-357 Hangar Updates/Electric Meters

City staff is working on getting insulation quotes. All electric meters are in stock and will be installed by the Electric Department.

D.3. 2025-355 Hangar Lease Compliance

Wolf will check with legal about Glen Thiele subletting his hangar.

E. AIRPORT ACTIVITIES - BEN BAUM, FBO

Baum reported that the papi lights will be replaced.

MnDOT conducted their 5010 Airport Inspection and found the following items:

- rodent holes
- markers and lights are down
- fence waiver

Baum will work with City staff to submit a corrective action letter to MnDot.

F. DGR ENGINEER REPORT**F.1. 2025-356 New Construction 5-Unit T-Hangar**

Plans are at 90%, bidding will be in April, grant will be completed in August, construction will start in September, and completion in June 2027. Funding is split 95% FAA and 5% City. The new taxiway will be split 70% MnDOT and 30% City. The City will be ordering a new transformer for the new hangar.

F.2. 2025-358 Airport Layout Plan

DGR will assist with developing RFPs from consultants to conform Airport Layout Plan (ALP) in the summer of 2026. In early 2027, apply for funding to complete ALP. Summer of 2027, sign agreement with consultant chosen through RFP process. Fall 2027, begin ALP strategic planning process.

G. OTHER, IF ANY

Wolf led discussion about future Through the Fence agreements and long-term leases on City-owned property with private hangar development.

G.1. 2025-359 2026 Bi-Monthly Meetings

- February 3
- April 7
- June 2
- August 4
- October 6
- December 1

H. ADJOURNMENT

A motion was made by Aaker, seconded by Lehman, that this meeting be adjourned. The motion carried by a unanimous vote.

Submitted by,
Jill Wolf
City Administrator

Staff Report

File #: 2025-428

Agenda Date: 2/3/2026

Agenda #: E.1.

Airport Financial Reports

Payment Dates 11/25/2025 - 1/30/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 209 - AIRPORT					
Tailwinds Aircraft Services LLC	December 2025	11/24/2025	Lease	209-36307	-400.00
Tailwinds Aircraft Services LLC	January 2026	01/06/2026	Lease	209-36307	-600.00
CHS Eastern Farmers Coopera	Dec 2025	12/31/2025	2995	209-43186-2212	483.35
CHS Eastern Farmers Coopera	Nov 2025	11/30/2025	2995	209-43186-2212	185.23
C & B Operations - Luverne	13515210	11/17/2025	#120 Air/Oil Filter	209-43186-2221	135.60
Dakota Supply Group Inc	S105380982.001	01/22/2026	SQD Replacement Cover/Brea	209-43186-2223	408.11
DGR Engineering	00279867	11/13/2025	Luverne, 5-Unit T-Hangar	209-43186-3303	6,120.00
DGR Engineering	00281215	12/31/2025	Luverne 5-Unit T-Hangar	209-43186-3303	11,650.00
Flaherty & Hood PA	24382	12/31/2025	Airport - Specialty and Real Es	209-43186-3304	1,743.75
Presto-X	637340C	11/30/2025	Pest/Rodent Control Maint	209-43186-3312	397.58
Presto-X	648487C	12/31/2025	Pest/Rodent Control Maint	209-43186-3312	397.58
Tailwinds Aircraft Services LLC	December 2025	11/24/2025	Management Fee	209-43186-3312	2,200.00
Tailwinds Aircraft Services LLC	January 2026	01/06/2026	Mgmt Fee	209-43186-3312	2,200.00
Alliance Communications	102774257	12/01/2025	Phone/Cable/Internet - Airpor	209-43186-3321	159.05
Alliance Communications	102786117	01/01/2026	Phone/Cable/Internet - Airpor	209-43186-3321	162.08
Tailwinds Aircraft Services LLC	December 2025	11/24/2025	Internet	209-43186-3321	-25.00
Tailwinds Aircraft Services LLC	January 2026	01/06/2026	Internet	209-43186-3321	-25.00
DGR Engineering	00280618	12/12/2025	Luverne 5-Unit T-Hangar	209-43186-3331	5,340.00
Luverne City of	01-2026 Interdept	01/09/2026	Interdepartmental Bills - Dece	209-43186-3381	2,318.61
Luverne City of	11-2025 Interdept	11/11/2025	Interdepartmental Bills - Octo	209-43186-3381	1,269.06
Luverne City of	12-2025 Interdept	12/09/2025	Interdepartmental Bills - Nove	209-43186-3381	1,634.95
Luverne City of	01-2026 Interdept	01/09/2026	Interdepartmental Bills - Dece	209-43186-3382	35.41
Luverne City of	11-2025 Interdept	11/11/2025	Interdepartmental Bills - Octo	209-43186-3382	28.35
Luverne City of	12-2025 Interdept	12/09/2025	Interdepartmental Bills - Nove	209-43186-3382	34.89
Luverne City of	01-2026 Interdept	01/09/2026	Interdepartmental Bills - Dece	209-43186-3384	271.85
Luverne City of	11-2025 Interdept	11/11/2025	Interdepartmental Bills - Octo	209-43186-3384	271.85
Luverne City of	12-2025 Interdept	12/09/2025	Interdepartmental Bills - Nove	209-43186-3384	271.85
Luverne City of	01-2026 Interdept	01/09/2026	Interdepartmental Bills - Dece	209-43186-3389	6.75
Luverne City of	11-2025 Interdept	11/11/2025	Interdepartmental Bills - Octo	209-43186-3389	13.50
Luverne City of	12-2025 Interdept	12/09/2025	Interdepartmental Bills - Nove	209-43186-3389	13.50
Tailwinds Aircraft Services LLC	1262	12/31/2025	Promotion Incentive on Fuel S	209-43186-3478	2,889.55
Minn Council of Airports	1315	01/21/2026	Membership Renewal	209-43186-3491	150.00
Fund 209 - AIRPORT Total:					39,742.45
Grand Total:					39,742.45

Report Summary**Fund Summary**

Fund	Payment Amount
209 - AIRPORT	39,742.45
Grand Total:	39,742.45

Account Summary

Account Number	Account Name	Payment Amount
209-36307	Lease Income	-1,000.00
209-43186-2212	Fuel	668.58
209-43186-2221	Equipment Parts & Main	135.60
209-43186-2223	Building Maintenance	408.11
209-43186-3303	Engineering Services	17,770.00
209-43186-3304	Legal Fees	1,743.75
209-43186-3312	Contractual Service	5,195.16
209-43186-3321	Telephone Charges	271.13
209-43186-3331	Travel, Meals, Lodging &	5,340.00
209-43186-3381	Electric Utilities	5,222.62
209-43186-3382	Water Utilities	98.65
209-43186-3384	Refuse Disposal	815.55
209-43186-3389	Miscellaneous Utilities	33.75
209-43186-3478	Fuel Flowage Fee	2,889.55
209-43186-3491	Dues & Subscriptions	150.00
Grand Total:		39,742.45

Project Account Summary

Project Account Key	Payment Amount
None	39,742.45
Grand Total:	39,742.45



City of Luverne, MN

Balance Sheet

Account Summary

As Of 12/31/2025

Account	Name	Prior Year Balance	Current Year Balance	Variance Favorable / (Unfavorable)
Fund: 209 - AIRPORT				
Assets				
209-11110	Cash in Bank - Airport	184,396.17	226,614.44	42,218.27
209-11800	Long Term Lease Receivable	2,397.00	2,397.00	0.00
209-11801	Short Term Lease Receivable	47,651.00	47,651.00	0.00
209-12520	Due from State of Minnesota	27,970.21	32,539.21	4,569.00
209-12611	Accounts Receivable	1,885.00	1,045.00	-840.00
209-12633	Credit Card Receivables	1,201.67	605.12	-596.55
209-14103	Inventory - Airport Fuel	30,688.97	11,218.87	-19,470.10
209-14114	Inventory - Jet Fuel	15,598.24	9,482.37	-6,115.87
	Total Assets:	311,788.26	331,553.01	19,764.75
Liability				
209-21120	Accounts Payable	1,448.95	17,164.23	-15,715.28
209-21800	Deferred Inflows - Leases	53,267.00	53,267.00	0.00
	Total Liability:	54,715.95	70,431.23	-15,715.28
Equity				
209-26501	Non-Spendable for Inventory	46,287.21	20,701.24	-25,585.97
209-26699	Undesignated Fund Balance	236,371.07	236,371.07	25,585.97
	Total Beginning Equity:	282,658.28	257,072.31	0.00
Total Revenue		504,631.45	366,484.82	-138,146.63
Total Expense		294,612.25	362,435.35	-67,823.10
Revenues Over/(Under) Expenses		210,019.20	4,049.47	-205,969.73
Total Equity and Current Surplus (Deficit):		492,677.48	261,121.78	-231,555.70
Total Liabilities, Equity and Current Surplus (Deficit):		547,393.43	331,553.01	-215,840.42



Budget Report

Account Summary

For Fiscal: 2025 Period Ending: 12/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 209 - AIRPORT							
Revenue							
209-33163	Federal Airport Construction Aid	65,000.00	0.00	0.00	0.00	0.00	0.00 %
209-33462	Airport Aid - Maintenance	0.00	28,000.00	21,894.00	49,633.00	21,633.00	177.26 %
209-33467	Airport Aid - Equipment	0.00	20,000.00	0.00	20,179.60	179.60	100.90 %
209-34750	Aviation Fuel Sales	65,000.00	65,000.00	2,643.75	94,652.41	29,652.41	145.62 %
209-34752	Jet Fuel Sales	60,000.00	60,000.00	0.00	70,454.06	10,454.06	117.42 %
209-34921	Airport Hangar Rent	50,000.00	50,000.00	15.00	48,190.50	-1,809.50	3.62 %
209-36307	Lease Income	4,400.00	4,400.00	0.00	4,800.00	400.00	109.09 %
209-36599	Other Revenue	0.00	0.00	0.00	4,250.00	4,250.00	0.00 %
209-38101	Interest Earnings	959.00	959.00	0.00	0.00	-959.00	100.00 %
209-38300	Property Rental	52,400.00	52,400.00	0.00	54,325.25	1,925.25	103.67 %
209-39201	Transfer from General	20,000.00	20,000.00	0.00	20,000.00	0.00	0.00 %
Revenue Total:		317,759.00	300,759.00	24,552.75	366,484.82	65,725.82	21.85 %
Expense							
209-43186-2211	Cleaning Supplies	0.00	0.00	0.00	61.88	-61.88	0.00 %
209-43186-2212	Fuel	5,000.00	5,000.00	483.35	2,918.07	2,081.93	41.64 %
209-43186-2213	Lubricants & Additives	400.00	400.00	0.00	387.94	12.06	3.02 %
209-43186-2221	Equipment Parts & Maintenance	5,000.00	5,000.00	0.00	5,551.82	-551.82	-11.04 %
209-43186-2222	Tires	500.00	500.00	0.00	0.00	500.00	100.00 %
209-43186-2223	Building Maintenance	1,000.00	1,000.00	0.00	3,265.00	-2,265.00	-226.50 %
209-43186-2225	Grounds Maintenance	0.00	0.00	0.00	1,911.52	-1,911.52	0.00 %
209-43186-2228	Vehicle Parts & Maintenance	500.00	500.00	0.00	725.17	-225.17	-45.03 %
209-43186-2241	Small Tools & Equipment	500.00	500.00	0.00	0.00	500.00	100.00 %
209-43186-2255	Resale Aviation Fuel	55,000.00	55,000.00	4,051.37	81,368.67	-26,368.67	-47.94 %
209-43186-2256	Resale Jet Fuel	55,000.00	55,000.00	-179.09	51,981.23	3,018.77	5.49 %
209-43186-2261	General Supplies	10,000.00	10,000.00	0.00	145.63	9,854.37	98.54 %
209-43186-3303	Engineering Services	70,000.00	70,000.00	11,650.00	59,685.78	10,314.22	14.73 %
209-43186-3304	Legal Fees	0.00	0.00	1,743.75	1,743.75	-1,743.75	0.00 %
209-43186-3308	Credit Card Fees	0.00	0.00	132.10	3,147.76	-3,147.76	0.00 %
209-43186-3312	Contractual Service	26,000.00	26,000.00	397.58	32,857.45	-6,857.45	-26.37 %
209-43186-3317	Central Garage Charge	10,859.00	10,859.00	0.00	10,859.00	0.00	0.00 %
209-43186-3321	Telephone Charges	3,000.00	3,000.00	134.05	1,308.48	1,691.52	56.38 %
209-43186-3322	Postage	0.00	0.00	0.00	307.17	-307.17	0.00 %
209-43186-3331	Travel, Meals, Lodging & Training	0.00	0.00	5,340.00	5,340.00	-5,340.00	0.00 %
209-43186-3349	Advertising	1,500.00	1,500.00	0.00	750.00	750.00	50.00 %
209-43186-3351	Printing & Publishing	500.00	500.00	0.00	0.00	500.00	100.00 %
209-43186-3361	General Liability Insurance	2,000.00	2,000.00	0.00	2,761.00	-761.00	-38.05 %
209-43186-3362	Property Insurance	10,000.00	10,000.00	0.00	9,523.00	477.00	4.77 %
209-43186-3363	Automotive Insurance	250.00	250.00	0.00	166.00	84.00	33.60 %
209-43186-3365	Other Insurance	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
209-43186-3381	Electric Utilities	18,000.00	18,000.00	1,634.95	20,715.04	-2,715.04	-15.08 %
209-43186-3382	Water Utilities	700.00	700.00	34.89	464.46	235.54	33.65 %
209-43186-3384	Refuse Disposal	2,200.00	2,200.00	271.85	3,262.20	-1,062.20	-48.28 %
209-43186-3389	Miscellaneous Utilities	150.00	150.00	13.50	162.00	-12.00	-8.00 %
209-43186-3403	Repair & Maintenance Service	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
209-43186-3478	Fuel Flowage Fee	20,000.00	20,000.00	2,889.55	20,625.64	-625.64	-3.13 %
209-43186-3491	Dues & Subscriptions	200.00	200.00	0.00	150.00	50.00	25.00 %
209-43186-3497	Licenses & Taxes	6,500.00	6,500.00	0.00	6,479.00	21.00	0.32 %
209-43186-3499	Miscellaneous Expenditures	2,000.00	2,000.00	0.00	4,482.69	-2,482.69	-124.13 %
209-49929-3319	Appraisal Services	0.00	0.00	0.00	500.00	-500.00	0.00 %

[209-49935-5572](#)

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Heavy Equipment	0.00	29,000.00	0.00	28,828.00	172.00	0.59 %
Expense Total:	317,759.00	346,759.00	28,597.85	362,435.35	-15,676.35	-4.52%
Fund: 209 - AIRPORT Surplus (Deficit):	0.00	-46,000.00	-4,045.10	4,049.47	50,049.47	108.80%
Report Surplus (Deficit):	0.00	-46,000.00	-4,045.10	4,049.47	50,049.47	108.80%

AIRPORT ACCOUNTS RECEIVABLE

Invoices unpaid as of 01/30/2026

Customer	Purpose	Bill Date	Amount	1-30	31-60	61-90	> 90	TOTAL	TOTAL AMOUNT DUE
South Dakota Skydivers	Oct Hangar rent/Internet	1/15/2026	<u>385.00</u>	<u>385.00</u>	<u> </u>	<u> </u>	<u> </u>	<u>385.00</u>	<u>385.00</u>
Total			<u>\$ 385.00</u>	<u>\$ 385.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 385.00</u>	<u>\$ 385.00</u>

Customer Name	Account Total
South Dakota Skydivers	<u>385.00</u>
	<u>\$ 385.00</u>

City of Luverne
Aviation Fuel Inventory
December 31, 2025

Aviation Fuel Facility

	Aviation Fuel				Jet A Fuel			
	Gallons	Cost		Pump Price	Gallons	Cost		Pump Price
Inventory as of 12/31/2024	7,923.67	30,688.97			5,016.64	15,598.24		
Add: Cost of fuel purchased	15,206.00	61,898.57			14,999.00	45,865.36		
Fuel available for sales	23,129.67	92,587.54			20,015.64	61,463.60		
Less: Ending inventory as of 12/31/2025	2,763.00	11,218.87	4.060394	4.77	3,081.00	9,482.37	3.077692	3.90
Cost of gas sold	20,366.67	81,368.67			16,934.64	51,981.23		
Purchases:	Gallons	Cost	Cost/gallon		Gallons	Cost	Cost/gallon	
4/9/2025	2,715.00	11,077.20	4.080000					
6/23/2025	3,991.00	16,308.03	4.086201					
7/23/2025					7,499.00	22,782.66	3.038093	
8/4/2025					7,500.00	23,082.70	3.077693	
8/19/2025	8,500.00	34,513.34	4.060393					
	<u>15,206.00</u>	<u>61,898.57</u>			<u>14,999.00</u>	<u>45,865.36</u>		
Sales:	Gallons	Receipts	Credit Card Fees	Pump Price	Gallons	Receipts	Credit Card Fees	Pump Price
January	580.700	2,845.44	89.84	4.90	-	-	-	4.00
February	749.950	3,674.75	83.98	4.90	-	-	-	4.00
March	1,211.720	5,937.41	142.10	4.90	142.090	568.36	3.85	4.00
April	1,646.690	8,068.76	295.35	4.90	112.810	451.24	11.10	4.00
May	1,745.570	8,553.29	182.99	4.90	157.710	630.84	20.12	4.00
June	1,275.510	6,203.56	189.58	4.85	-	-	-	4.00
July	4,631.550	22,463.04	405.17	4.85	10,681.780	45,321.85	21.35	4.25
August	3,120.650	15,058.25	601.96	4.77	3,909.280	16,591.44	29.64	4.25
Sprayers - July/August price adj		261.28				(2,777.38)		
September	1,893.460	9,031.82	352.48	4.77	1,298.190	5,062.94	66.83	3.90
October	1,207.110	5,757.90	213.14	4.77	287.710	1,122.07	84.68	3.90
November	1,305.980	6,229.52	178.54	4.77	403.260	1,572.71	42.96	3.90
December	<u>519.370</u>	<u>2,477.38</u>	<u>132.10</u>	<u>4.77</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3.90</u>
	19,888.260	96,562.40	2,867.23		16,992.830	68,544.07	280.53	
Current Price Per Gallon			\$ 4.77				\$ 3.90	
Date of Last Price Change			8/22/2025				8/28/2025	

100LL Average price per gallon

2024	5.16	2012	4.81
2023	5.55	2011	4.50
2022	5.48	2010	3.59
2021	4.01	2009	3.15
2020	3.86	2008	4.15
2019	4.25	2007	3.56
2018	4.46	2006	3.37
2017	3.93	2005	2.87
2016	3.81	2004	2.10
2015	4.24	2003	1.85
2014	5.07	2002	1.73
2013	4.90	2001	1.79

Airport Hangar Rent and Debt Information as of:		31-Dec-25									Y-T-D	Projected
		<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>
<u>REVENUE:</u>												
Annual Hangar Rent		37,707.36	38,640.00	38,883.00	38,845.00	36,840.00	33,870.00	39,525.00	50,260.00	49,845.00	54,325.25	50,000.00
<u>DEBT COSTS:</u>												
Old Hangar												
New Hangar												
State of MN 1994 0% loan		-	-	-	-	-	-	-	-	-	-	-
State of MN 1991 0% loan		-	-	-	-	-	-	-	-	-	-	-
State of MN 2007 0% loan		16,200.00	15,298.58	-	-	-	-	-	-	-	-	-
State of MN 2009 0% loan		13,980.00	13,980.00	13,980.00	13,980.00	6,746.37	-	-	-	-	-	-
State of MN 2011 0% loan		14,376.00	14,376.00	14,376.00	14,376.00	28,478.22	-	-	-	-	-	-
FFM Bank Loan (last pmt Aug 1, 2012)		-	-	-	-	-	-	-	-	-	-	-
Revenue over (under) expense		(6,848.64)	(5,014.58)	10,527.00	10,489.00	1,615.41	33,870.00	39,525.00	50,260.00	49,845.00	54,325.25	50,000.00

Annual Local Taxpayer subsidy	\$	25,000.00	\$	20,000.00	\$	20,000.00	\$	20,000.00	\$	20,000.00	\$	20,000.00	\$	20,000.00	\$	20,000.00
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Information on Current rents				
<u>Hangars</u>	(Billed quarterly in advance)			<u>Annual Rent</u>
Maintenance Building				
Hangar 5	Unit 1	Dakota Air Spray (DAS bought Wilbur Ellis Air LLC)		1,380.00
Hangar 5	Unit 2	Feauto		1,380.00
Hangar 5	Unit 3	Thiele		1,380.00
Hangar 5	Unit 4	Dakota Air Spray (DAS bought Wilbur Ellis Air LLC)		1,380.00
Hangar 5	Unit 5	VACANT (As of 12/31/2025)		1,380.00
Hangar 4	Unit 1	Super 18 LLC		2,160.00
Hangar 4	Unit 2	Coral Air LLC		2,280.00
Hangar 4	Unit 3	Gee		2,160.00
Hangar 4	Unit 4	Gee		2,160.00
Hangar 4	Unit 5	Tailwinds Aircraft Services LLC		2,640.00
Hangar 4	Unit 6	Tofteland		2,640.00
Hangar 4	Unit 7	Juhl Aviation LLC		2,640.00
Hangar 4	Unit 8	Pro Ag Aviation		2,640.00
Hangar 3	Unit 1	Schwenk Air LLC		1,380.00
Hangar 3	Unit 2	Schomacker		1,080.00
Hangar 3	Unit 3	Odland		1,080.00
Hangar 3	Unit 4	Huntington		1,380.00
Hangar 3	Unit 5	Fogarty		1,080.00
Hangar 2	Unit 1	Paquette		1,080.00
Hangar 2	Unit 2	Raley		1,080.00
Hangar 2	Unit 3	Tull Companies		1,080.00
Hangar 2	Unit 4	Super 18 LLC		1,080.00
Hangar 2	Unit 5	Fodness		1,080.00
Hangar 1	Unit 1	South Dakota Skydivers - Billed monthly		2,160.00
Hangar 1	Unit 2	South Dakota Skydivers - Billed monthly		2,160.00
Hangar 1	Unit 3	Tailwinds Aircraft Services LLC (As of 01/01/2024)		2,160.00
Hangar 1	Unit 4	Clement		2,160.00
				<u>46,260.00</u>
<u>Storage Units</u>	(Billed annually in advance)			
Hangar 5	Unit 6	City use		-
Hangar 5	Unit 7	City use		-
Hangar 3	Unit 6	Schwenk Air LLC		900.00
Hangar 3	Unit 7	Gee		540.00
Hangar 2	Unit 6	Gary Mann		900.00
Hangar 2	Unit 7	Tailwinds Aircraft Services LLC		900.00
				<u>3,240.00</u>

Staff Report

File #: 2025-432

Agenda Date: 2/3/2026

Agenda #: F.1.

Hangar Tenant List

Hangar	Space	Rent/Qtr	Last Name	First Name	N-Number	Lease Start	Company	Ins. Exp
1	1	\$ 540.00	Link	Matt	N4750F	5/1/2000	South Dakota Skydivers, Inc.	9/21/2026
1	2	\$ 540.00	Link	Matt		5/1/2000	South Dakota Skydivers, Inc.	9/21/2026
1	3	\$ 540.00	Baum	Ben		1/1/2024	Tailwinds Aircraft Services, LLC	4/7/2026
1	4	\$ 540.00	Clement	Larry	N8206H	12/1/2011	Clement Aviation, Inc.	9/4/2018
2	1	\$ 270.00	Paquette	David	N4256E	1/1/2007		9/16/2025
2	2	\$ 270.00	Raley	James	N11297	1/1/2007		4/30/2026
2	3	\$ 270.00	Tull	Brian		7/14/2023	Tull Companies	
2	4	\$ 270.00	Erickson	Mark		11/1/2006	Dakota Cub Aircraft (Super 18, LLC)	7/17/2018
2	5	\$ 270.00	Fodness	Jan	N2629F	4/1/2022		12/7/2026
2	6	\$ 225.00	Mann	Gary	N/A	12/1/2000		N/A
2	7	\$ 225.00	Baum	Ben	N/A	6/1/2025	Tailwinds Aircraft Services, LLC	N/A
3	1	\$ 345.00	Schwenk	Tony	N3874X	6/3/2025	Schwenk Air, LLC	9/16/2026
3	2	\$ 270.00	Schomacker	Joe		1/1/2023		
3	3	\$ 270.00	Odland	Steve	N32099	1/1/2007		8/27/2025
3	4	\$ 345.00	Huntington	Mark	N7731U	3/1/2007	MD Aviation, Inc	5/7/2026
3	5	\$ 270.00	Fogarty	Blaise or Jayne	N1995H	11/1/2023		10/27/2026
3	6	\$ 225.00	Schwenk	Tony	N/A	6/3/2025	Schwenk Air	9/16/2026
3	7	\$ 135.00	Gee	Ryan	N/A	2/14/2019		N/A
4	1	\$ 540.00	Erickson	Mark	N1017S	11/1/2011	Dakota Cub Aircraft (Super 18, LLC)	7/17/2018
4	2	\$ 570.00			N4591X	12/1/2022	Coral Air LLC	
4	3	\$ 540.00	Gee	Ryan	N6466F	2/14/2019		8/16/2025
4	4	\$ 540.00	Gee	Ryan	N5702E	4/21/2017		8/16/2025
4	5	\$ 660.00	Baum	Ben	N11957	6/1/2023	Tailwinds Aircraft Services, LLC	4/7/2026
4	6	\$ 660.00	Tofteland	Dean	N7881R	12/1/2022	Custom Farm Systems, Inc.	9/21/2023
4	7	\$ 660.00	Juhl	Jim	N6477S	11/1/2022	Juhl Aviation LLC	4/11/2026
4	8	\$ 660.00	VonTersch	Pat	N11PS	10/15/2025	Pro Ag Aviation	
5	1	\$ 345.00	Schultz	Wade	N3070F	6/1/2023	Dakota Air Spray LLC	4/10/2026
5	2	\$ 345.00	Feauto	Robert	N6272E	11/1/2023		3/31/2026
5	3	\$ 345.00	Thiele	Glenn	N3029Z	7/6/2013	Super 20 LLC	8/20/2026
5	4	\$ 345.00	Schultz	Wade	N602BG	6/1/2023	Dakota Air Spray LLC	4/10/2026
5	5	\$ 345.00	VACANT					
5	6	City Use			N/A		City of Luverne	N/A
5	7	City Use			N/A		City of Luverne	N/A

Staff Report

File #: 2025-430

Agenda Date: 2/3/2026

Agenda #: F.2.

Hangar Improvement Updates

Staff Report

File #: 2025-431

Agenda Date: 2/3/2026

Agenda #: H.1.

New Construction 5-Unit T-Hangar

Staff Report

File #: 2025-433

Agenda Date: 2/3/2026

Agenda #: H.2.

Airport Layout Plan