

-
- I. Call to Order
 - II. Employee of the Month
 - III. Community Outreach
 - IV. Comments from Grand Teton National Park, Town of Jackson, Teton County, and Public
 - V. WYDOT Economic Impact Study Presentation
 - VI. Aviation Safety Facility Conceptual Planning Study Update
 - VII. Action Items
 - VII.A. Consent Agenda
 - VII.A.1. Approval of the Minutes
 - VII.A.1.a. [August 19, 2026 Regular Meeting](#)
 - VII.A.1.b. [August 25, 2026 Special Meeting](#)
 - VII.A.1.c. [August 28, 2026 Special Meeting](#)
 - VII.A.1.d. [September 1, 2026 Special Meeting](#)
 - VII.A.1.e. [September 8, 2026 Special Meeting](#)
 - VII.A.1.f. [September 21, 2026 Special Meeting](#)
 - VII.A.1.g. [October 2, 2026 Special Meeting](#)
 - VII.A.2. [Global Aviation Services \(Prime Flight\) 2nd Amendment](#)
 - VII.B. [Financial Reports](#)
 - VII.C. [Real Estate Purchase Agreement for 8000 N Spring Gulch Rd](#)
 - VII.D. [16th Amendment to the Mead and Hunt On-Call Environmental Services Agreement - Agreement Extension and 2027 On-Call Services](#)
 - VII.E. [KLJ Engineering LLC. Agreement for Professional Services - Owners Representative Services for Baggage Handling System and Building Modifications Project](#)
 - VII.F. [Pet Partners Partnership Agreement](#)
 - VII.G. [CEO Employment Agreement with Kevin Bumen](#)
 - VIII. Director's Comments
 - VIII.A. [Activity Reports](#)
 - VIII.B. [Operations/Security/FBO Updates](#)
 - IX. Board Comments
 - X. Adjourn



MINUTES OF THE JACKSON HOLE AIRPORT BOARD MEETING

Date: August 19, 2026

Board Present: Melissa Turley, Ed Liebzeit, and John Carey were present in person in the Airport Board Room. Rob Wallace was present via the Webex Platform.

Other Present: Bob McLaurin, Michelle Anderson, Dustin Havel, Anna Valsing, Jeremy Barnum, Craig Foster, Tony Cross, Jamey Miles, Alton George, Andrew Wells, Chance Grimmert, John Bartlett, Kevin Kinzer, Jordyn McDougall, Jac Stelly, Taylor Gemmel, Bryce Beatty, Jake Sperl, Apinya Wright, and Gina Van Slyke, Jackson Hole Airport; Stuart Schiff; Woolpert; and Dan Reimer, Airport Counsel. Other individuals, not individually documented, were present in person or watched the meeting via the Webex Platform.

- I. Call to Order:** President Turley called the Board Meeting to order at 9:00 A.M.
- II. Employee of the Month:** Bartlett recognized Kinzer as the July Employee of the Month, and George recognized the Airport Custodial Department as the August Employee of the Month.
- III. Community Outreach:** Barnum provided an update on recent community outreach activities. He highlighted the Airport's participation in the Fourth of July parade and the visit by students from Central Wyoming College, which provided insight into a variety of jobs at airports and with airport partners.

Barnum recognized Hugo Hernandez, an on-site ground handler with Envoy, for receiving national recognition from American Airlines for his leadership in safety and training. He also provided an update on the Airport's website redesign, highlighting its focus on mobile access, flight information, rental cars, terminal navigation, parking updates, and other essential traveler services. He pointed out that the current website is over a decade old and no longer meets modern traveler expectations.

- IV. Grand Teton National Park, Town of Jackson, Teton County and Public Comment:** No comments were presented by representatives of Grand Teton National Park, the Town of Jackson, or Teton County.

A neighbor addressed the Board regarding aircraft noise issues in her neighborhood. She requested that the Airport coordinate with Air Traffic Control (ATC) to review departing flight paths and noise-abatement procedures.

V. Action Items:

A. Consent Agenda

1. Approval of the Minutes
 - a. June 17, 2026, Regular Meeting
 - b. July 22, 2026, Special Meeting (Workshop)
2. IES Communication LLC – Paging System Support and Maintenance Agreement
3. KLJ Owners Representative Agreement Amendment #4
4. Tailwind JAC LLC License Agreement to Conduct Limited Vending Concession
5. Standard Form Agreements
 - a. Standard Form Terms and Conditions for Service



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James P. Elwood, AAE, Executive Director

b. Standard Form Purchase Order

Liebzeit moved approval of items A1 through A5. Carey seconded the motion, which passed unanimously.

B. Financial Reports: Anderson presented the Airport's financial reports. She reported that FY2026 income across the Airport's three enterprise centers finished 13% above budget, while expenses were 4% above budget, with net revenues remaining above budget. She reported that July income, expenses, and net revenues were above budget, and noted that restaurant concession receipts had increased in May, June, and July.

Liebzeit moved acceptance of the financial reports as presented. Carey seconded the motion, which passed unanimously.

C. Resolution 2026-05: AIP 91 FAA Grant for Taxiway A Rehabilitation: Anderson presented Resolution 2026-05 authorizing the Board President to execute a final Grant Agreement with the Federal Aviation Administration (FAA) for the Rehabilitation of Taxiway Alpha and Connector Taxiways A2 & A3. She explained that the maximum grant amount could be up to \$36,300,000, though the final amount has not yet been set and is likely to be lower. She noted that the Airport expects to receive FAA funding, but this is not guaranteed. Anderson added that passing this Resolution will allow the Board to accept any available end-of-year FAA funds for the project. She pointed out that the Teton County Commissioners approved a similar resolution on August 11, and this item is scheduled for the Town Council's August meeting. She noted that, for Airport grants, the Town and County must approve them as co-sponsors.

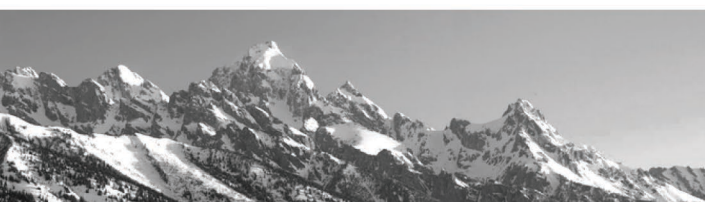
Liebzeit moved approval of Resolution 2026-05 for AIP 91 in the form presented. Carey seconded the motion, which passed unanimously.

D. Equipment Purchase – Western States Caterpillar 972XE Loader: Havel presented to the Board for approval the purchase of a Caterpillar 972XE with forks, a snow push, and snow tires. He noted that the proposed equipment would be like the units already in the Airport's snow removal fleet. He stated that the equipment will have interchangeable attachments and will simplify operation for staff and cross-training. He said that the Airport is adding approximately 80,000 square feet of concrete to the deicing pad area, which will increase the amount of pavement requiring snow and ice removal each winter.

Carey moved approval of the Purchase Agreement with Western States Caterpillar, in the form presented, for a Caterpillar 972XE in the amount of \$663,858.48. Liebzeit seconded the motion, which passed unanimously.

E. Equipment Purchase – Western States Caterpillar Two (2) Electric 906 Loaders: Havel presented for Board approval the purchase of two (2) all-electric Caterpillar 906 loaders. He advised that in the fall of 2025, the Airport applied to the State of Wyoming Volkswagen Settlement Funds program, which was approved, and that the Airport will be reimbursed 100% of the cost of the two units, including the application cost. Havel also advised that the electric units will not require the usual warm-up time and will be used year round by the Airport.

Liebzeit moved approval of the two (2) Purchase Agreements with Western States Caterpillar, in the form presented, for each Caterpillar EV 906 in the amount of \$184,727.99 per unit. Carey seconded the motion, which passed unanimously.



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F. Equipment Purchase – Rampmaster 5,000 Gallon Electric Refueler Truck: Foster presented for Board approval the purchase of an all-electric Rampmaster 5,000-Gallon Refueler truck. He said this unit will replace an older 2000 Sterling m7500 Refueler purchased from the prior fixed-base operator (FBO). He said that, as part of the VW Settlement Fund requirements, the older diesel refueler will be destroyed and that the purchase costs for this new unit will be reimbursed at 100%.

Carey moved approval of the Equipment Purchase Agreement with Rampmaster, in the form presented, for the purchase of an all-electric mobile refueler in the amount of \$647,332.00. Liebrecht seconded the motion, which passed unanimously.

VI. Director's Comments: McLaurin presented the Airport activity report. He stated that year-to-date (YTD) general aviation (GA) was up 10.4% and commercial was up 6.29%. He reported that July's load factor was 82.02% and the YTD load factor was 76.59%. He concluded that enplanements were up 8.64% year over year.

Sperl provided a Security Update; Havel provided an Operations and Maintenance Update; and Foster provided an FBO Update.

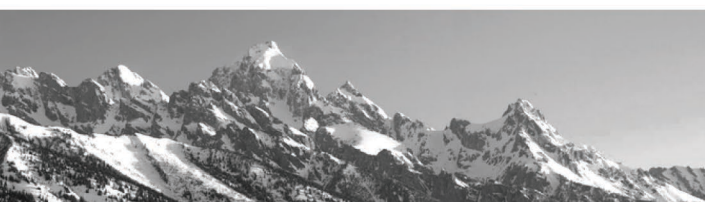
VII. Board Comments: Turley advised that there is a Board Workshop on September 21, 2026, and a regularly scheduled Board Meeting on October 21, 2026, and December 16, 2026.

VIII. Executive Session: Liebrecht moved to consider the appointment and employment of Board employees at 10:04 AM, to consider the selection of a site or the purchase of real estate when the publicity regarding the consideration would cause a likelihood of an increase in price, to consider or receive information classified as confidential by law, and to consider tendering offers of employment, as authorized by Wyoming Statutes Section 16-4-405(a) subsections (ii), (vii), (ix), and (x). Carey seconded the motion, which passed unanimously.

IX. Adjourn: Liebrecht moved to adjourn the meeting at 11 AM. Carey seconded the motion, which passed unanimously.

Melissa Turley, President

John P. Carey III, Secretary



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James P. Elwood, AAE, Executive Director



MINUTES OF THE JACKSON HOLE AIRPORT SPECIAL BOARD MEETING

DATE: August 25, 2026

BOARD PRESENT: Melissa Turley, Ed Liebzeit, and John Carey were present via Webex platform.

OTHER PRESENT: Bob McLaurin, Airport Interim Director, and Tony Cross, Airport Chief Human Resources Officer, were present via Webex platform.

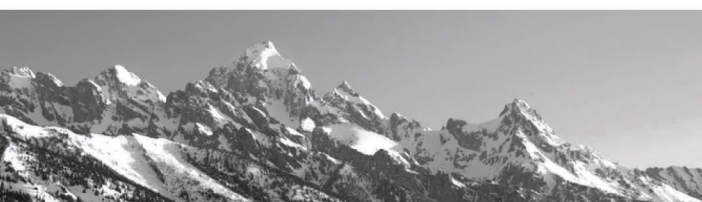
- I. CALL TO ORDER:** President Turley called the Special Board Meeting to order at 8:18 AM.
- II. EXECUTIVE SESSION:** Liebzeit moved to enter Executive Session to consider the appointment and employment of Board employees and to consider tendering offers of employment, as authorized by Wyoming Statutes Section 16-4-405(a) subsections (ii) and (x). Carey seconded the motion which passed unanimously.

Upon exiting the Executive Session, Turley shared that no decisions were made.

- III. ADJOURN:** The meeting was adjourned at 12:32 PM.

Melissa Turley, President

John P. Carey III, Secretary



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James P. Elwood, AAE, Executive Director



MINUTES OF THE JACKSON HOLE AIRPORT SPECIAL BOARD MEETING

DATE: August 28, 2026

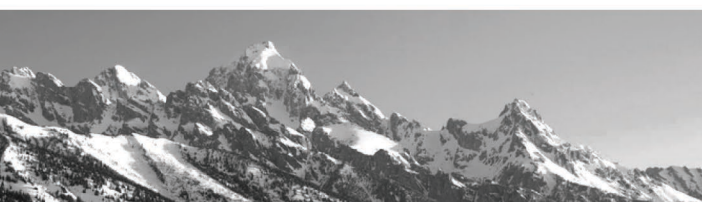
BOARD PRESENT: Melissa Turley, Ed Liebzeit, John Carey, and Rob Wallace were present via the Webex platform.

OTHER PRESENT: Bob McLaurin, Airport Interim Director, and Tony Cross, Airport Chief Human Resources Officer, were present via the Webex platform.

- I. CALL TO ORDER:** President Turley called the Special Board Meeting to order at 9:00 AM.
- II. EXECUTIVE SESSION:** Carey moved to enter Executive Session to consider the appointment and employment of Board employees and to consider tendering offers of employment, as authorized by Wyoming Statutes Section 16-4-405(a) subsections (ii) and (x). Liebzeit seconded the motion, which passed unanimously.
- Upon exiting the Executive Session, Turley shared that no decisions were made.
- III. ADJOURN:** Liebzeit moved to adjourn the meeting at 12:33 PM. Carey seconded the motion, which passed unanimously.

Melissa Turley, President

John P. Carey III, Secretary



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James P. Elwood, AAE, Executive Director



MINUTES OF THE JACKSON HOLE AIRPORT SPECIAL BOARD MEETING

DATE: September 1, 2026

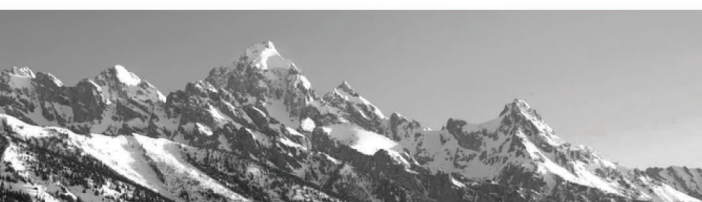
BOARD PRESENT: Melissa Turley, Ed Liebzeit, and John Carey were present in the Airport Board Room. Rob Wallace was present via the Webex platform.

OTHER PRESENT: Tony Cross, Chief Human Resources Officer, Jackson Hole Airport, and Johnny Schumacher, Korn Ferry, were present via the Webex platform.

- I. CALL TO ORDER:** President Turley called the Special Board Meeting to order at 3:00 PM.
- II. EXECUTIVE SESSION:** Liebzeit moved to enter Executive Session to consider the appointment and employment of Board employees and to consider tendering offers of employment, as authorized by Wyoming Statutes Section 16-4-405(a) subsections (ii) and (x). Carey seconded the motion, which passed unanimously.
- Upon exiting the Executive Session, Turley shared that no decisions were made.
- III. ADJOURN:** Carey moved to adjourn the meeting at 6:18 PM. Liebzeit seconded the motion, which passed unanimously.

Melissa Turley, President

John P. Carey III, Secretary



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James P. Elwood, AAE, Executive Director



MINUTES OF THE JACKSON HOLE AIRPORT SPECIAL BOARD MEETING

DATE: September 8, 2026

BOARD PRESENT: Melissa Turley, Ed Liebzeit, John Carey, and Rob Wallace were present in the Airport Breakout Room.

OTHER PRESENT: Bob McLaurin, Airport Interim Director, and Tony Cross, Airport Chief Human Resources Officer, were present in the Airport Breakout Room. Johnny Schumacher of Korn Ferry was present via the Webex platform.

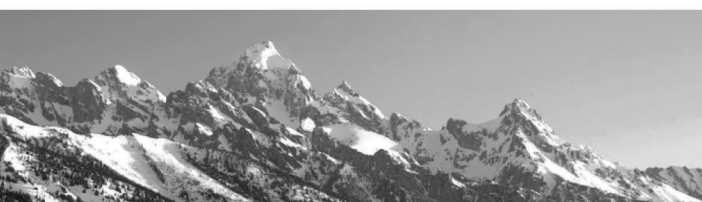
- I. CALL TO ORDER:** President Turley called the Special Board Meeting to order at 10:00 AM.
- II. EXECUTIVE SESSION:** Carey moved to enter Executive Session to consider the appointment and employment of Board employees and to consider tendering offers of employment, as authorized by Wyoming Statutes Section 16-4-405(a) subsections (ii) and (x). Carey seconded the motion, which passed unanimously.

Upon exiting the Executive Session, Turley shared that no decisions were made.

- III. ADJOURN:** The meeting adjourned at 11:58 AM.

Melissa Turley, President

John P. Carey III, Secretary



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James P. Elwood, AAE, Executive Director



MINUTES OF THE JACKSON HOLE AIRPORT BOARD SPECIAL MEETING AND WORKSHOP

Date: September 21, 2026

Board Present: Melissa Turley, Ed Liebrecht, and John Carey were present in person in the Airport Board Room.

Other Present: Bob McLarin, Dustin Havel, Anna Valsing, Jeremy Barnum, Tony Cross, Craig Foster, Jordyn McDougall, Jac Stelly, and Taylor Gemmel, Jackson Hole Airport; Chip Jenkins and Rachel Stasny, Grand Teton National Park; Jen Wolchansky and Kate Andrus, Mead & Hunt; and Dan Reimer, Airport Counsel. Other individuals, not individually documented, were present in person or watched the meeting via the Webex Platform.

I. Call to Order: President Turley called the Board's Special Meeting and Workshop to order at 9:00 A.M. She explained that the workshop format was developed after the Board's May retreat to encourage discussion of strategic issues in a more informal setting, without the need for Board decisions. She also noted that only Grand Teton National Park (the 'Park') would provide public comment during the workshop, and that the agenda and supporting materials were available on the Airport's website.

Jenkins introduced Stasny, who will serve as the Park's new Chief of Staff. He said she will serve as the Airport's primary point of contact for Park-related matters.

II. Workshop:

A. Environmental Program: McLarin introduced Stelly, who manages the Airport's environmental programs.

1. Environmental Program Overview: Stelly provided an overview of the Airport's environmental program, emphasizing stewardship given the Airport's location within Grand Teton National Park. He identified four primary areas of focus: health and safety, energy efficiency, water quality, and waste diversion. Stelly highlighted partnerships with the Park, community organizations, industry partners, and local agencies as an important component of the Airport's environmental efforts.

2. PFAS: Stelly reviewed the Airport's PFAS mitigation efforts, including eliminating PFAS-containing firefighting foam from active Airport operations, groundwater monitoring, and the residential filtration program. He advised that testing occurs twice annually, and that monitoring indicates PFAS levels have remained generally stable. The residential filtration program is budgeted at approximately \$150,000 annually, and the overall PFAS program at approximately \$330,000 annually. Stelly recommended continuing the existing monitoring and filtration program.

The Board discussed opportunities to increase participation in the residential filtration program.

3. Airport Carbon Accreditation: Stelly reviewed the Airport Carbon Accreditation (ACA) program, noting that the Airport entered at Level 2 in 2024 and has since moved administration of the program in house. He proposed advancing to Level 3, which would expand emissions accounting to include



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Scope 3 sources such as aircraft, tenant operations, employee and passenger ground transportation, business travel, and waste, and would require engagement with third-party stakeholders.

The Board supported continuing advancement within the ACA program.

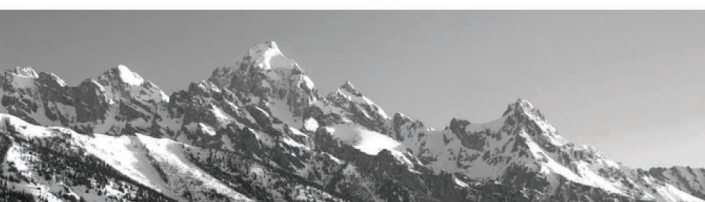
4. Resilience Roadmap: Stelly presented the Airport's proposed Resilience Roadmap, a long-term strategy focused on energy efficiency, resilience, and emissions reduction. He stated that the goals include reducing Airport-controlled emissions by 35% by 2035 and working toward net-zero emissions by 2050. He noted that strategies include vehicle and facility electrification, renewable diesel, geothermal systems, renewable electricity, efficient future construction, backup power and microgrid planning, and engagement with Airport partners.

The Board supported continuing the work and publishing the Resilience Roadmap by the end of 2026. An additional stakeholder roundtable is anticipated in November, with publication potentially following in December.

III. Adjourn: Liebzeit moved to adjourn the meeting at 10:18 A.M. Carey seconded the motion, which passed unanimously.

Melissa Turley, President

John P. Carey III, Secretary





MINUTES OF THE JACKSON HOLE AIRPORT SPECIAL BOARD MEETING

DATE: October 2, 2026

BOARD PRESENT: Melissa Turley, Ed Liebzeit, Rob Wallace, and John Carey were present in person in the Airport Board Room.

OTHER PRESENT: Bob McLaurin, Airport Interim Director, Tony Cross, Airport Chief Human Resources Officer, were present in person in the Airport Board Room and Johnny Schumackher of Korn Ferry was present via the WebEx platform.

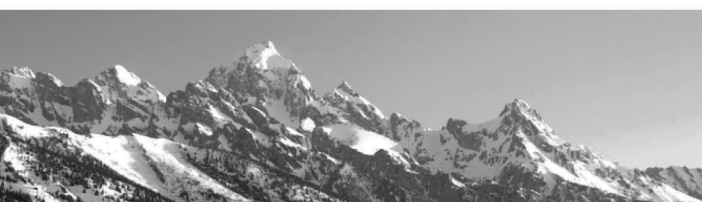
- I. CALL TO ORDER:** President Turley called the Special Board Meeting to order at 11:05 AM.
- II. EXECUTIVE SESSION:** Liebzeit moved to enter Executive Session to consider the appointment and employment of Board employees and to consider tendering offers of employment, as authorized by Wyoming Statutes Section 16-4-405(a) subsections (ii) and (x). Carey seconded the motion which passed unanimously.

Upon exiting the Executive Session, Turley shared that no decisions were made.

- III. ADJOURN:** The meeting was adjourned at 1:20 PM.

Melissa Turley, President

John P. Carey III, Secretary



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James P. Elwood, AAE, Executive Director



Jackson Hole Airport Board – Staff Report

Meeting Date:	10/21/2026
Subject/Agenda Item:	Global Aviation Services (Prime Flight) 2 nd Amendment
Subject/Agenda Item Type:	☐ Action Item ☒ Consent Agenda Item
Presenter/Point of Contact:	Dustin Havel

Background/Description:

Global Aviation Services (Prime Flight) provides maintenance services for ground service equipment owned and operated by ground handlers at the Airport. The Airport leases space to Prime Flight for their operations at the Airport. The space leased to Prime Flight is in Connex boxes and is a total of 1,820 square feet. The airlines independently contract with Prime Flight for the services they provide, and the Airport is not a party to those Agreements.

The existing Agreement with Global Aviation Services (Prime Flight) was entered into in September 2023. This 2nd Amendment extends the term of the Agreement by one year to October 31, 2027. All other terms of the Agreement remain in effect.

Fiscal Impact:

The Fiscal Impact of this Amendment is continued lease payments of \$4,836.67 by Prime Flight through October 31, 2027.

Staff Input/Recommendation:

Staff recommends approval.

Alternatives:

The Board could elect not to extend the term of the Agreement, which would mean Prime Flight would no longer have leased space available at the Airport to provide maintenance services to the Airlines for their GSE equipment. This could have a notable impact on airline operations at the Airport by impacting the ground handling company's ability to repair broken ground support equipment quickly.

Procurement Methodology:

Not applicable.

Legal Review:

Dan Reimer has reviewed this Amendment.

Suggested Motion:

Consent Agenda Motion: I move approval of Consent Agenda Items A1 through A3.

If removed from Consent Agenda: I move approval of the 2nd Amendment to the Global Aviation Services (Prime Flight) Agreement in the form presented.

**JACKSON HOLE AIRPORT
AMENDMENT NO. 2
USE AGREEMENT**

THIS AMENDMENT NO. 2 is to that certain Use Agreement (the “Agreement”) between the **JACKSON HOLE AIRPORT BOARD** (the “Board”) and **GLOBAL AVIATION SERVICES, LLC. D/B/A PRIME FLIGHT GSE MAINTENANCE** (the “Operator”) and effective on September 25, 2023. The effective date of this Amendment No. 1 is November 1, 2025.

RECITALS

WHEREAS, the Board and Operator entered into an Agreement for the Operator’s use of the Airport to provide maintenance service for ground service equipment (“GSE”) owned and operated by ground handlers at the Airport; and a First Amendment, dated effective November 1, 2025 to adjust the Temporary Space and Use Fee; collectively the “Agreement”.

WHEREAS, pursuant to the Agreement, the Board leases Connex Boxes to the Operator for its use; and

WHEREAS, the Board and Operator now desire to Revise this Agreement to extend the term for a period of one year.

NOW THEREFORE, for valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Agreement is amended as follows:

1. The Board and Operator agree to extend the Term in Paragraph 5.1 of the Agreement by one year to October 31, 2027.
2. Except as expressly set forth above, the Agreement is not otherwise amended and remains in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement and is effective the day and year first above written.

ATTEST:

By: _____
John P. Carey III, Secretary

JACKSON HOLE AIRPORT BOARD

By: _____
Melissa Turley, President

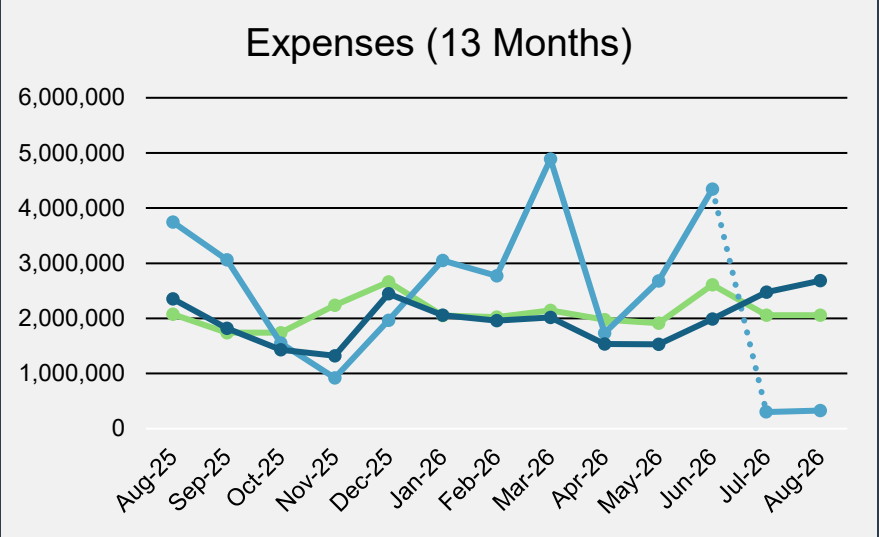
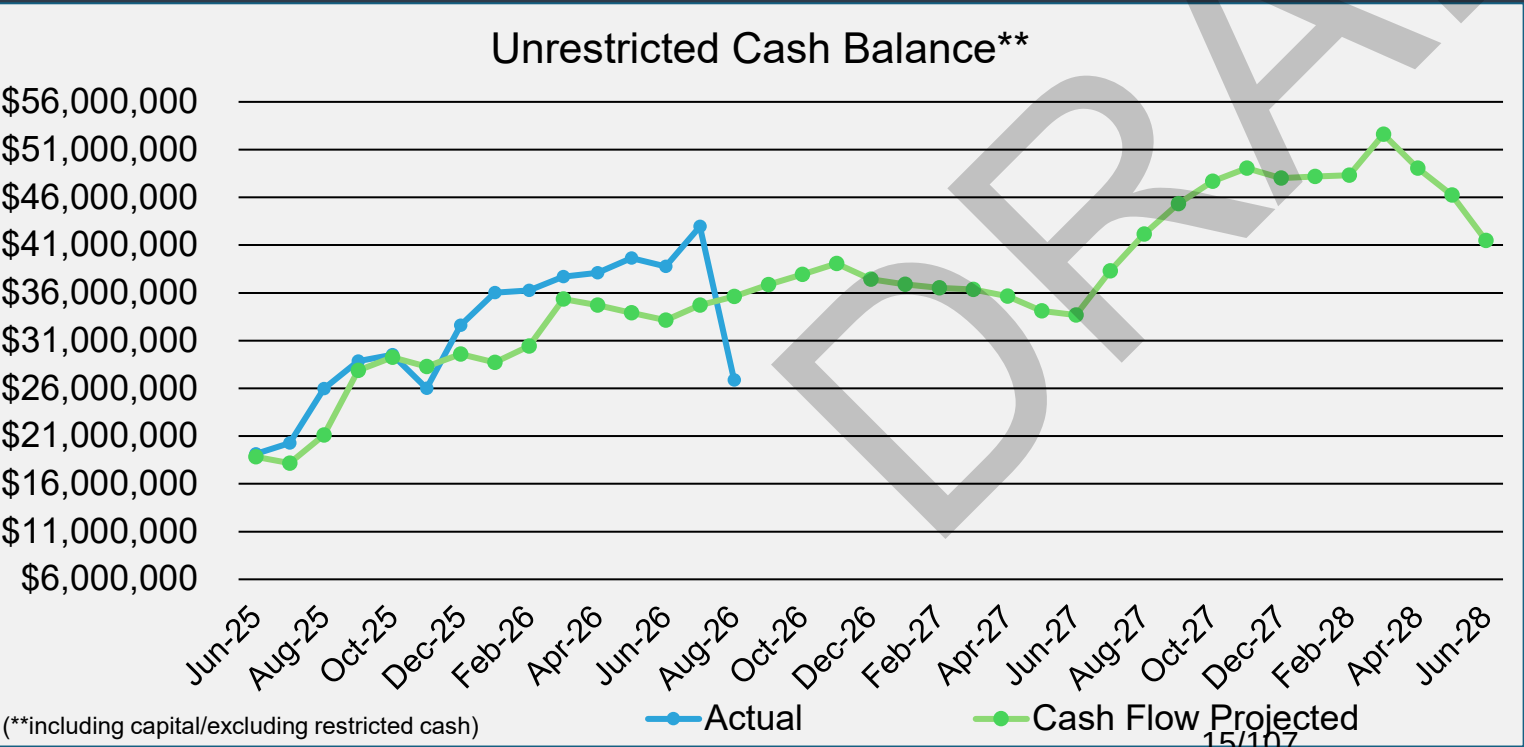
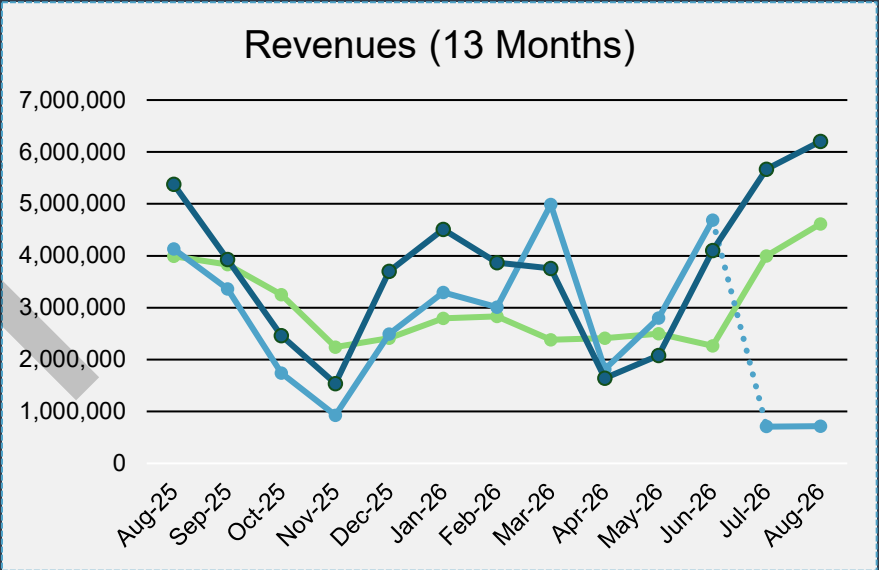
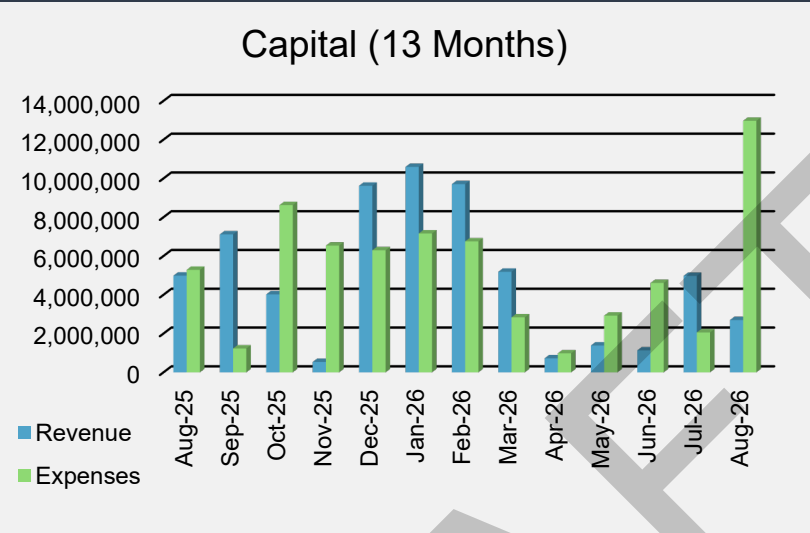
**GLOBAL AVIATION SERVICES, LCC d/b/a
PRIMEFLIGHT GSE MAINTENANCE**

By: _____
Name: _____
Title: _____

DRAFT

AUGUST 31, 2026 FINANCIAL DASHBOARD

JULY 1 – AUGUST 31		% CHANGE FROM BUDGET	
Income	\$21,905,110	+15%	
Expense	\$7,848,157	+6%	
Net Revenue*	\$14,056,953	+21%	
(*excluding capital)			



OPERATIONS FUEL FARM FBO

(**including capital/excluding restricted cash)

JACKSON HOLE AIRPORT
As of August 2026

ASSETS		FY 2026/2027
	CASH IN BANK - WF GENERAL FUND	91,179
	CASH IN BANK - WF PARKING	100,151
	CASH IN BANK - FIB REVENUE FUND	2,020,016
	CASH IN BANK - FIB REVENUE FUND (FBO)	14,090,772
	CASH IN BANK - FIB CC REWARDS	5,273
	CASH IN BANK - Brex JHAB	88,450
	CASH IN BANK - Brex FBO	49,212
	OPERATING FUNDS	16,445,054
	WYO STAR - WYO STATE INVESTMENT	3,468,697
	WYO CLASS - LOCAL GOV'T INVESTMENT POOL	15,281,043
	CASH IN BANK - BOW MONEY MARKET	280,847
	CERTIFICATES OF DEPOSIT - WF	400,000
	Long Term Investments in 2022C/2024A DSF	7,400,000
	INVESTED FUNDS	26,830,586
PFC	CASH IN BANK - WF / PASSENGER FACILITY CHARGE	43,018
QTA	CASH IN BANK - FIB / CUSTOMER FACILITY CHARGE	2,733,113
QTA	CASH IN BANK - FIB / CUSTOMER FACILITY CHARGE - SAVINGS	4,108,174
QTA	CASH IN BANK - FIB S.2018 B RESERVE FUND	1,544,051
Terminal Bldg	CASH IN BANK - FIB S.2022 A DEBT SERVICE FUND	1,972,808
Terminal Bldg	CASH IN BANK - FIB S.2022 A RESERVE FUND	2,453,215
Fuel Farm	CASH IN BANK - FIB S.2022 B DEBT SERVICE FUND	511,841
Fuel Farm	CASH IN BANK - FIB S.2022 B RESERVE FUND	500,225
H#3	CASH IN BANK - FIB S.2022 C DEBT SERVICE FUND	2,021,701
H#3	CASH IN BANK - FIB S.2022 C RESERVE FUND	1,504,885
AAO/FBOT	CASH IN BANK - FIB S.2024 A DEBT SERVICE FUND	11,136,180
AAO/FBOT	CASH IN BANK - FIB S.2024 A RESERVE FUND	3,006,129
	Long Term Investments in 2022C/2024A DSF	(7,400,000)
	DEBT SERVICE FUNDS	24,135,340
LOANS PAYABLE		
	FIRST INTERSTATE BANK S.2018B \$10.7M (QTA)	3,210,000
	FIRST INTERSTATE BANK S.2022A \$16.3M (TBIP)	11,410,000
	FIRST INTERSTATE BANK S.2022B \$5.4M (FF)	1,827,683
	FIRST INTERSTATE BANK S.2022C \$33.5M (H#3)	27,995,525
	FIRST INTERSTATE BANK S.2024A \$41.3M (AAO/FBOT)	40,872,798
	LOAN BALANCE	85,316,006

JACKSON HOLE AIRPORT BOARD ACCOUNTS RECEIVABLE REPORT As of August 31, 2026						
ACCOUNTS RECEIVABLE	AMOUNT DUE TOTAL	1-30 DAYS CURRENT	31-60 DAYS PAST DUE	OVER 60 DAYS PAST DUE	AMOUNT PAID TO DATE 09/22/2026	AMOUNT PAST DUE 09/10/2026
Alaska Airlines	29,529.92		29,529.92			29,529.92
Enterprise National	6,335.74	6,335.74			2,600.00	3,735.74
Tailwind	3,118.61		3,118.61		3,100.00	18.61
TSA Defense	2,986.68		2,986.68			2,986.68
UNIFI	1,180.00		1,180.00		1,180.00	-
United Airlines	247,013.53	246,280.52	733.01			247,013.53
						-
						-
						-
						-
						-
						-
						-
SUB-TOTAL A/R	290,164.48	252,616.26	37,548.22	0.00	6,880.00	283,284.48

9/24/2026 15:04

JACKSON HOLE AIRPORT BOARD
FUEL FARM OPERATIONS
FY 2026-2027

AvGas 5.3472257 4.7171447
Jet A 4.3012800 2.5168944

	CURRENT MONTH			YEAR TO DATE		
	AUGUST			JUL - AUG 2026		
	BUDGET	ACTUAL	PY ACTUAL	BUDGET	ACTUAL	PY ACTUAL
Revenues						
Customer Facility Fees \$0.05/gal (Jet A)	70,000	74,334	69,139	145,000	149,684	136,536
Customer Facility Fees \$0.05/gal (AvGas)	100	67	92	200	195	174
Fuel Facility Fees \$0.25/gal (Jet A)	360,000	371,668	345,696	710,000	748,418	682,681
Fuel Facility Fees \$0.25/gal (AvGas)	500	335	459	1,500	973	869
AvGas Revenue	7,300	6,203	7,241	17,300	18,337	14,670
Flow (Delivery) Fee	1,000	930	1,086	1,500	1,448	1,433
AvGas Administration	250	255	338	1,450	2,075	1,452
Unleaded Gas Revenue	160,000	201,613	140,816	298,000	380,542	278,632
Unleaded Gas Administration	25,000	30,242	21,216	47,000	57,082	42,159
Flow (Delivery) Fee	10,000	10,584	9,617	20,000	20,835	19,117
Dyed Diesel Revenue	14,500	15,364	14,167	32,000	31,853	29,360
Dyed Diesel Administration	2,000	2,305	2,032	4,500	4,778	4,040
Flow (Delivery) Fee	800	668	831	2,300	1,297	1,809
Glycol T-I Revenue	2,500	332	2,667	9,000	2,485	8,664
Glycol T-I Administration	800	100	882	2,600	745	2,681
Glycol T-IV Revenue	500	168	444	500	819	444
Glycol T-IV Administration	170	50	174	170	246	174
Glycol Disposal Revenue	900	168	968	900	1,089	2,786
Total Revenues	656,320	715,387	617,865	1,293,920	1,422,899	1,227,681
Expenses						
Fuel Expense AvGas	7,000	6,203	7,241	17,000	18,337	14,670
Fuel Expense UnleadedGas	200,000	201,613	140,816	350,000	380,542	278,632
Fuel Expense DyedDiesel	15,000	15,364	14,167	32,500	31,853	29,360
Fuel Expense Glycol T-I	2,500	332	2,667	9,000	2,485	8,664
Fuel Expense Glycol T-IV	500	168	444	500	819	444
Total Gain/Loss on Fluctuation	4,200	9,974	3,136	4,200	8,752	2,944
Payroll & Personnel	65,000	69,837	41,245	130,000	140,428	98,664
Office Expenses	2,500	194	2,710	2,500	292	2,710
Contractual Agreements, Licenses & Insurance	-	-	-	-	-	-
Information Technology	-	-	-	-	-	-
Utilities	20,000	1,344	1,834	21,750	2,810	3,412
Operations Fuel Farm	25,000	25,529	15,950	40,000	46,182	29,043
Total Expenses	341,700	330,558	233,348	611,650	632,500	468,543
Sub-Total Company						
Revenues	656,320	715,387	617,865	1,293,920	1,422,899	1,227,681
Expenses	341,700	330,558	233,348	611,650	632,500	468,543
Funds available for debt service	314,620	384,829	384,517	682,270	790,399	759,139
Interest / Principal Loan Payment (2022B)	79,190	79,198	79,198	158,380	158,396	158,396
Net To/From JHAB after Loan Payment	235,430	305,631	305,319	523,890	632,003	600,743

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JACKSON HOLE AIRPORT BOARD
FBO OPERATIONS
FY 2026-2027

	CURRENT MONTH			YEAR TO DATE		
	AUGUST			JUL - AUG 2026		
	BUDGET	ACTUAL	PY ACTUAL	BUDGET	ACTUAL	PY ACTUAL
Revenues						
Jet A Contract (GA/Airlines-ITP)	2,680,000	2,656,068	2,681,120	5,180,000	5,416,779	5,029,663
Jet A Retail (GA)	1,000,000	1,486,525	773,968	1,750,000	2,351,860	1,496,073
AvGas Retails (GA)	16,000	10,454	16,020	31,000	30,348	30,320
				-	-	-
Customer Facility Fee (\$0.05) Jet A	70,000	74,334	69,647	140,000	149,684	137,040
Fuel Facility Fee (\$0.25)(0.39) Jet A	225,000	236,144	224,309	455,000	487,129	453,790
Airline Flowage Fee (\$0.05)(0.15) Jet A	135,000	141,686	134,585	280,000	292,278	272,274
Customer Facility Fee (\$0.05) AvGas	100	67	92	200	195	174
Landing Fees	415,000	492,934	411,759	765,000	955,146	761,512
Glycol Sales	-	1,317	-	-	1,317	-
Hangar Rent	65,000	70,479	64,853	150,000	169,754	148,092
Airside Parking (Handling/Tiedown/RampFee)	655,000	655,713	655,551	905,000	1,285,484	1,227,829
Other Line Services Revenue	92,000	93,933	91,946	192,000	186,632	169,974
				-	-	-
Maintenance Services (excl Facility Fees)	182,000	188,780	181,317	382,000	351,179	382,443
	-	-	-	-	-	-
RAC MAG & Other Income	75,000	94,767	70,276	140,000	191,380	134,730
Total Revenues	5,610,100	6,203,202	5,375,444	10,370,200	11,869,163	10,243,914
Cost of Goods Sold (CGS)						
Jet A CGS (Retail)	400,000	537,477	249,077	630,000	857,150	476,279
AvGas CGS (Retail)	10,000	7,388	8,665	20,000	21,860	17,555
Glycol CGS	4,000	1,124	6,069	4,000	7,363	6,069
Other Sold Items CGS	-	0	2,145	-	0	2,145
Customer Facility Fee (\$0.05) Jet A	75,000	74,334	69,139	145,000	149,684	136,536
Fuel Facility Fee (\$0.20)(0.39) Jet A	350,000	371,668	345,696	695,000	748,418	682,681
Airline Flowage Fee (\$0.05)(0.15) Jet A	200,000	206,738	192,589	390,000	417,696	381,880
Customer Facility Fee (\$0.05) AvGas	100	67	92	200	195	174
Fuel Facility/Flow Fee AvGas	1,000	496	680	1,750	1,440	1,287
Landing Fees	400,000	418,994	349,995	700,000	811,874	647,286
	-	-	-	-	-	-
Hangar	10,000	10,572	9,728	25,000	25,463	22,214
Airside Parking	67,000	65,591	65,555	127,000	128,588	122,783
Maintenance CGS	-	207	-	-	207	-
Total Cost of Goods Sold	1,517,100	1,694,656	1,299,429	2,737,950	3,169,939	2,496,888
Payroll & Personnel	715,000	753,895	694,392	1,535,000	1,611,818	1,512,814
	-	-	-	-	-	-
Customer Relations	10,000	11,605	7,044	10,000	11,771	7,044
Employee Relations/Training/Adverts	5,000	4,964	1,222	5,000	8,524	1,222
Uniforms	3,000	774	2,506	3,500	774	2,920
Credit Card Fees	50,000	13,092	64,848	76,000	38,684	126,813
Other Office Expenses	1,000	713	929	1,100	1,033	998
Contractual Agreements	15,000	8,061	14,455	23,500	17,811	22,111
Environmental	25,000	19,952	101,119	55,556	45,112	183,734
Licenses & Insurance	-	335	-	-	491	-
ARFF	2,500	2,266	2,495	9,500	3,397	4,166
Control Tower	10,000	18,013	5,816	35,000	25,100	11,785
Security	-	-	-	-	-	-
IT	12,000	3,154	10,343	12,000	3,154	10,343
Building/Facilities	10,000	961	20,591	15,000	6,099	23,118
Custodial	2,500	1,745	1,861	5,000	5,699	3,666
Utilities/WWCS	10,000	10,750	6,611	16,000	20,083	12,170
Vehicles R&M/Snow Removal	90,000	85,602	7,000	92,500	91,850	11,228
Operations FBO Line Services	55,000	43,750	54,732	96,000	84,681	86,731
Operations FBO Maintenance	10,000	9,189	5,434	17,500	13,653	10,437
MISC.	-	-	-	-	-	-
Total Expenses	2,543,100	2,683,476	2,300,826	4,746,106	5,159,672	4,528,187
Sub-Total Company						
Revenues	5,610,100	6,203,202	5,375,444	10,370,200	11,869,163	10,243,914
Expenses	2,543,100	2,683,476	2,300,826	4,746,106	5,159,672	4,528,187
Funds available for debt service	3,067,000	3,519,726	3,074,618	5,624,094	6,709,491	5,715,726
Interest / Principal Loan Payment H3A-C	357,175	357,175	353,301	710,476	710,476	706,602
Interest / Principal Loan Payment Adm/FBO	313,024	313,024	78,574	626,048	626,049	157,148
Net To/From JHAB after Loan Payments	2,396,801	2,849,527	2,642,743	4,287,570	5,372,966	4,851,977

JACKSON HOLE AIRPORT BOARD
CAPITAL PROJECT IMPROVEMENTS FY 2026-2027

CAPITAL PROJECT INCOME	CURRENT MONTH AUGUST		YEAR TO DATE 2026-2027	
	BUDGET	ACTUAL	BUDGET	ACTUAL
FEDERAL GRANTS				
AIP#81 - Net Zero Carbon Roadmap	-	(23,582)	45,000	23,582
AIP#83 - Deicing Pad Containment Facility (Design & Construction Admin Fee)	200,000	198,526	550,000	547,230
AIP#84 - Deicing Pad Containment Facility (Construct Utilities & Procure Tanks)	-	-	480,000	485,747
AIP#86 - Deicing Pad Containment Facility (Construct Pavement Base Course)	-	-	-	-
AIP#88 - Deicing Pad Containment Facility (Construct Paving, Containment, Equipment)	1,500,000	1,570,077	3,110,000	3,180,319
AIP#89 - Deicing Pad Containment Facility (Construct Paving, Install Drainage)	300,000	293,350	1,990,000	1,978,682
AIP#90 - Rehab South Taxiway A (Phase I Design)	-	-	-	-
AIP#91 - Rehab South Taxiway A	-	-	-	-
AIP#85 - Aviation Safety Facility (Misc. Study)	-	-	-	-
STATE GRANTS				
AJA024B - Rehab Taxiway A & Deicing Pad Access (Phase II Construction)	-	-	-	-
AJA024C - TaxiwayA-North Deice Pad	-	-	145,000	148,035
AJA024D - Deicing Pad Containment Facility (Design & Construction Admin Fee)	-	-	15,000	13,948
AJA027A - Under Ground Sewer Water Filtration System	-	-	-	-
AJA029A - Rehab South Taxiway A (Phase I Design)	-	-	-	-
AJA034A - Net Zero Roadmap	-	-	1,000	943
OTHER GRANTS				
TSA-OTA CBIS Upgrade	-	-	-	-
Infrastructure Investment & Jobs Act	-	-	-	-
Geothermal Credits	-	-	-	-
DEQ-VW eGPUs	-	-	-	-
FHA-TOI EV Charging Station	-	-	-	-
Other Misc.	-	-	-	-
OTHER FUNDING SOURCES				
Bond Proceeds	-	-	-	-
PFC Income	233,921	213,908	448,921	433,405
CFC Income	402,045	445,325	817,045	859,905
CAPITAL PROJECT INCOME	2,635,965	2,697,603	7,601,965	7,671,796

7,671,796

CAPITAL PROJECT EXPENSE	CURRENT MONTH AUGUST		YEAR TO DATE 2026-2027	
	BUDGET	ACTUAL	BUDGET	ACTUAL
AIRFIELD				
Deicing Pad Containment Facility	12,350,000	12,322,720	12,575,000	12,534,481
Rehab South Taxiway A, A2, A3 and Relocation of Vehicle Service Road	355,000	351,810	495,000	485,033
Seal Coat/Marking Project (2026)	1,000	700	31,000	29,711
AWOS Backup Installation	-	-	-	-
Replace Ramp Lighting	-	-	-	-
Aviation Safety Facility	-	-	-	-
TERMINAL				
Bagbelt System Upgrades (TSA CBIS)	80,000	80,215	85,000	83,815
Terminal IT Equipment (Not Common Use/Security)	-	-	-	-
Fascia on Gates 3-8	-	-	-	-
Terminal Furniture	-	-	-	-
Terminal Flooring	-	-	-	-
Explosive Detection Equipment for AWS	-	-	-	-
PA System Replacement	-	-	-	-
LANDSIDE				
EV Charging Stations	5,000	5,635	5,000	5,635
Landscape Master Plan	-	-	-	-
Parking Evaluation	-	-	-	-
Commercial Lane(s) - Add Equipment & Fencing	-	-	-	-
FBO				
Owner's Representative	15,000	13,159	35,000	41,577
Hangar 3 & GSE Building	-	-	150,000	139,065
Admin/FBO Terminal	-	8,844	200,000	1,490,037
GA Ramp Trench Grate Repairs	-	-	-	-
Hangar 5 Improvements	8,500	8,105	28,500	27,753
OTHER BUILDING & GROUNDS				
IT System/Network Improvements	80,000	78,045	80,000	78,045
Fuel Farm Fence	-	-	-	-
Firehouse/Hangar 3 Radio Improvements	-	-	-	-
Employee Housing Purchase/Maintenance	5,000	4,110	10,000	8,405
QTA Replace Wash Bays	-	-	-	-
Brief Camp (AI Security)	-	-	-	-
Supervisor Location in ATC	-	-	-	-
Campus Generator System Project	7,500	7,296	15,000	15,178
EQUIPMENT				
New SRE (Broom or Plow trucks)	-	-	-	-
FBO GSE	-	-	-	-
FBO Vehicles/Service Equipment	100,000	92,029	100,000	92,029
New Vehicle Purchase	-	-	-	-
SRE Attachments	-	-	-	-
Small Ops Equipment	-	-	-	-
Replace Operations Vehicles	-	-	-	-
New Loader/Dozer	-	-	-	-
CAPITAL PROJECT EXPENSE	13,007,000	12,972,666	13,809,500	15,030,762

13,809,500 15,030,762

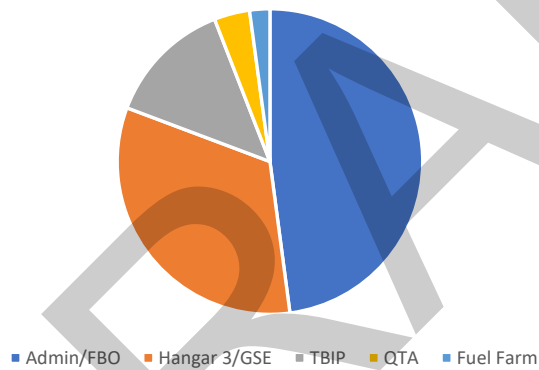
JACKSON HOLE AIRPORT BOARD
DEBT PORTFOLIO REPORT FY 2026-2027

Report Date **8/31/2026**

Total Outstanding Debt \$ 85,316,005.56
 Monthly Interest \$ 412,708.12
 Monthly Principal \$ 385,646.22
Total Debt Service \$ 798,354.34

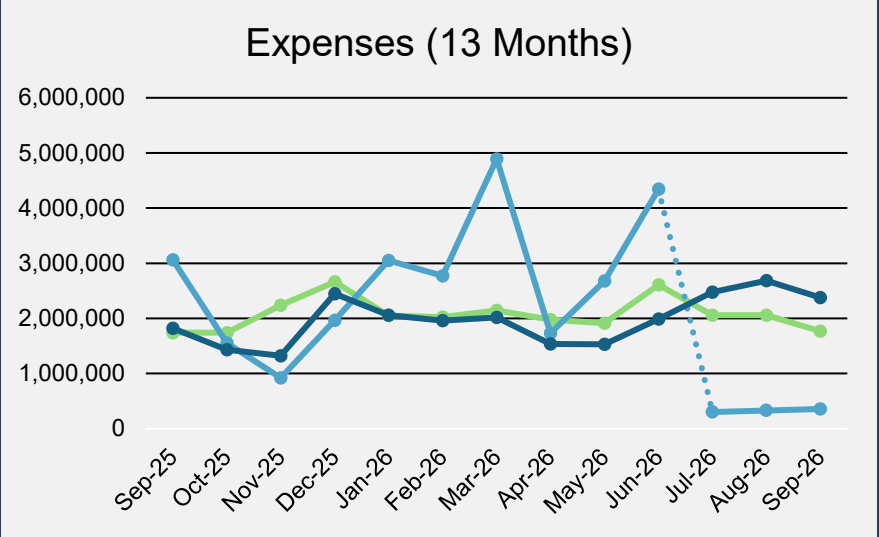
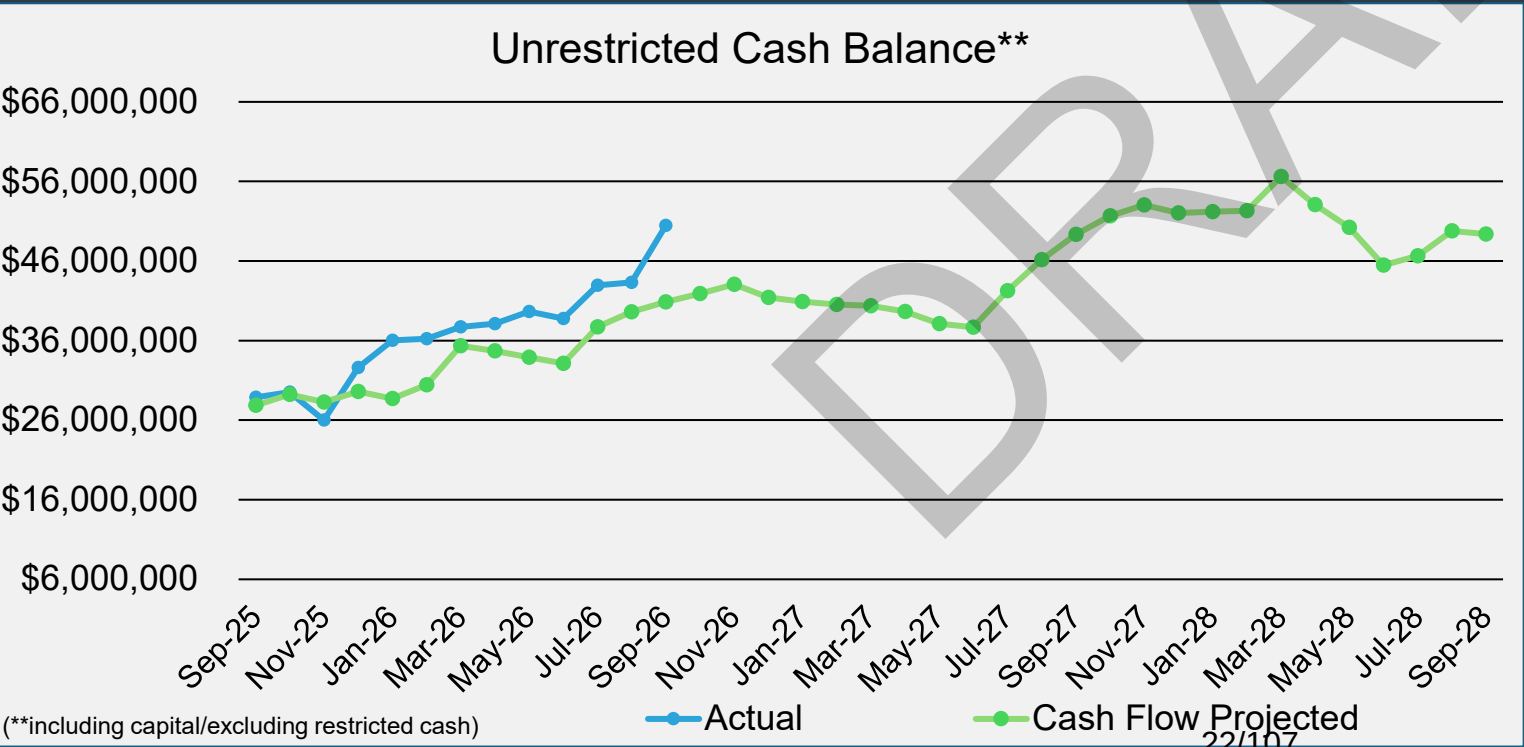
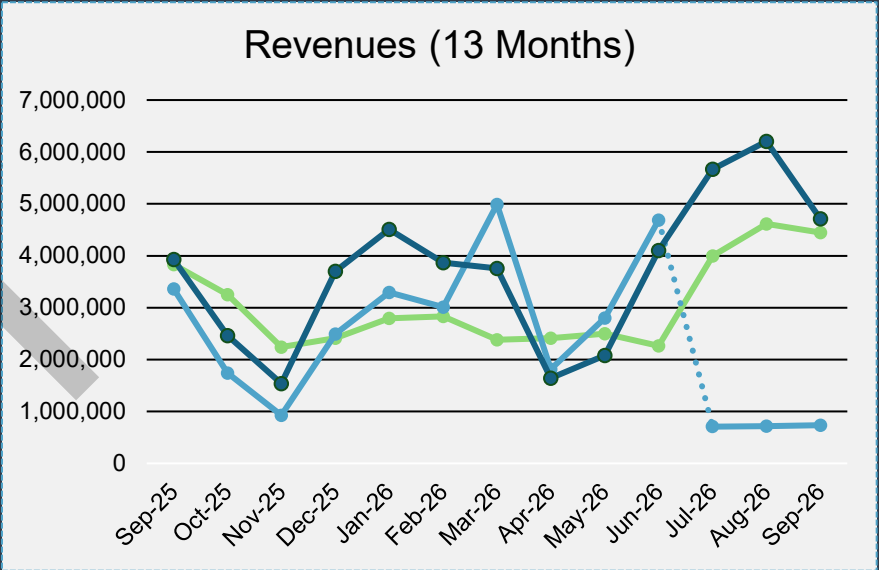
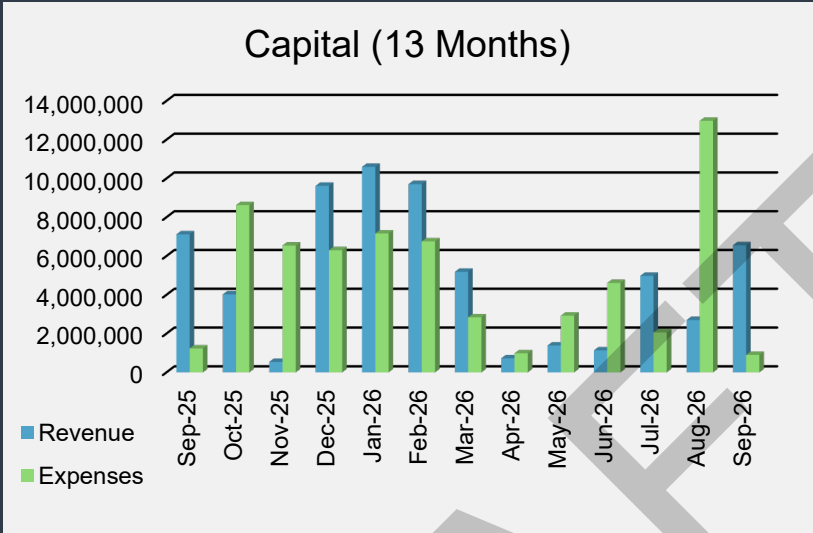
Project	Outstanding Debt	% of Portfolio	Weighted Rate	Final Maturity	Monthly Debt Service
Admin/FBO	\$ 40,872,797.68	47.91%	5.90%	4/5/2044	\$ 313,024.32
Hangar 3/GSE	\$ 27,995,524.76	32.81%	6.18%	1/5/2038	\$ 357,175.21
TBIP	\$ 11,410,000.00	13.37%	3.56%	2/27/2033	\$ 35,254.79
QTA	\$ 3,210,000.00	3.76%	4.96%	11/1/2028	\$ 13,701.96
Fuel Farm	\$ 1,827,683.12	2.14%	3.75%	8/5/2028	\$ 79,198.06

Outstanding Debt by Project



SEPTEMBER 30, 2026 FINANCIAL DASHBOARD

JULY 1 – SEPTEMBER 30		% CHANGE FROM BUDGET	
Income	\$31,804,919	+13%	
Expense	\$14,539,872	+5%	
Net Revenue*	\$17,265,047	+21%	
(*excluding capital)			



OPERATIONS FUEL FARM FBO

JACKSON HOLE AIRPORT
As of September 2026

ASSETS		FY 2026/2027
	CASH IN BANK - WF GENERAL FUND	1,879,670
	CASH IN BANK - WF PARKING	61,234
	CASH IN BANK - FIB REVENUE FUND	6,417,967
	CASH IN BANK - FIB REVENUE FUND (FBO)	15,036,302
	CASH IN BANK - FIB CC REWARDS	5,273
	CASH IN BANK - Brex JHAB	122,969
	CASH IN BANK - Brex FBO	47,101
	OPERATING FUNDS	23,570,517
	WYO STAR - WYO STATE INVESTMENT	3,468,697
	WYO CLASS - LOCAL GOV'T INVESTMENT POOL	15,328,548
	CASH IN BANK - BOW MONEY MARKET	280,847
	CERTIFICATES OF DEPOSIT - WF	400,000
	Long Term Investments in 2022C/2024A DSF	7,400,000
	INVESTED FUNDS	26,878,091
PFC	CASH IN BANK - WF / PASSENGER FACILITY CHARGE	3,794
QTA	CASH IN BANK - FIB / CUSTOMER FACILITY CHARGE	3,183,801
QTA	CASH IN BANK - FIB / CUSTOMER FACILITY CHARGE - SAVINGS	4,114,657
QTA	CASH IN BANK - FIB S.2018 B RESERVE FUND	1,546,488
Terminal Bldg	CASH IN BANK - FIB S.2022 A DEBT SERVICE FUND	1,940,881
Terminal Bldg	CASH IN BANK - FIB S.2022 A RESERVE FUND	2,453,220
Fuel Farm	CASH IN BANK - FIB S.2022 B DEBT SERVICE FUND	433,354
Fuel Farm	CASH IN BANK - FIB S.2022 B RESERVE FUND	500,230
H#3	CASH IN BANK - FIB S.2022 C DEBT SERVICE FUND	1,667,281
H#3	CASH IN BANK - FIB S.2022 C RESERVE FUND	1,504,948
AAO/FBOT	CASH IN BANK - FIB S.2024 A DEBT SERVICE FUND	10,840,348
AAO/FBOT	CASH IN BANK - FIB S.2024 A RESERVE FUND	3,006,129
	Long Term Investments in 2022C/2024A DSF	(7,400,000)
	DEBT SERVICE FUNDS	23,795,131
LOANS PAYABLE		
	FIRST INTERSTATE BANK S.2018B \$10.7M (QTA)	3,210,000
	FIRST INTERSTATE BANK S.2022A \$16.3M (TBIP)	11,410,000
	FIRST INTERSTATE BANK S.2022B \$5.4M (FF)	1,754,958
	FIRST INTERSTATE BANK S.2022C \$33.5M (H#3)	27,790,167
	FIRST INTERSTATE BANK S.2024A \$41.3M (AAO/FBOT)	40,787,526
	LOAN BALANCE	84,952,651

JACKSON HOLE AIRPORT BOARD ACCOUNTS RECEIVABLE REPORT As of September 30, 2026						
ACCOUNTS RECEIVABLE	AMOUNT DUE TOTAL	1-30 DAYS CURRENT	31-60 DAYS PAST DUE	OVER 60 DAYS PAST DUE	AMOUNT PAID TO DATE 10/14/2026	AMOUNT PAST DUE 10/14/2026
Alaska Airlines	55,312.60	25,368.30	29,697.11	247.19	30,231.49	25,081.11
Alpha Transport	40.00	40.00				40.00
American Airlines	515,577.97	515,577.97			515,577.97	-
Avis Budget	100.00	100.00				100.00
Delta Airlines	5,657.62	5,657.62				5,657.62
Enterprise National	3,735.74			3,735.74		3,735.74
Envoy	4,404.01	4,404.01			4,404.01	-
Tailwind	3,260.00	3,260.00				3,260.00
TSA Defense	2,986.68			2,986.68		2,986.68
Unifi	1,840.00	660.00	1,180.00		1,180.00	660.00
United Airlines	2,199.03	733.01	733.01	733.01		2,199.03
						-
						-
SUB-TOTAL A/R	595,113.65	555,800.91	31,610.12	7,702.62	551,393.47	43,720.18

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JACKSON HOLE AIRPORT BOARD
OPERATIONS INCOME
FY 2026-2027

OPERATING INCOME	CURRENT MONTH SEPTEMBER			YEAR TO DATE JUL - SEP 2026		
	BUDGET	ACTUAL	PY ACTUAL	BUDGET	ACTUAL	PY ACTUAL
Commercial Airline Landing Fees						
Alaska	40,000	46,689	32,559	120,000	142,452	99,967
American	275,000	312,722	242,590	675,000	862,968	669,005
Delta	175,000	192,838	149,779	495,000	559,853	422,775
United	350,000	382,581	332,079	1,050,000	1,099,322	956,857
Total Commercial Landing Fees	840,000	934,830	757,007	2,340,000	2,664,595	2,148,604
Commercial Airline Terminal Rent						
Alaska	1,574	1,562	1,394	4,722	4,685	4,183
American	5,389	4,757	4,773	16,167	14,271	14,319
Delta	5,367	5,323	4,753	16,101	15,970	14,260
United	6,901	6,845	6,112	20,703	20,534	18,335
Total Commercial Rent	19,231	18,487	17,032	57,693	55,460	51,096
Commercial Airline Other Income	-	-	-	-	-	-
Ticket Counter Space	60,000	63,256	56,479	176,479	182,991	163,417
ATO Circulation	10,000	9,168	8,186	28,186	26,522	23,743
Security Holdroom	200,000	211,983	189,265	589,265	613,231	548,965
Baggage Claim	110,000	118,216	105,547	325,547	341,978	306,140
Baggage Storage Office	10,000	10,148	9,061	29,061	29,357	26,280
Checked Baggage Inspection System	75,000	82,943	74,059	224,059	239,946	214,816
Baggage Handling (Makeup) Area	85,000	91,411	81,628	251,628	264,459	236,769
Ground Handling License Fee	1,500	1,500	1,500	4,500	4,500	4,500
Total Commercial Other Income	551,500	588,625	525,725	1,628,725	1,702,985	1,524,630
Total Glycol Fuel Facility Fee	10,000	21,420	5,589	11,000	23,400	8,506
JHFS (FBO) Revenue						
FBO Landing Fees	250,000	289,573	234,188	965,000	1,101,448	881,474
FBO Rent (Hangar, TieDown, Parking)	55,000	56,563	54,192	207,000	210,615	199,189
FBO Flowage Fee	175,000	181,685	152,372	565,000	599,848	534,669
Total FBO Revenue	480,000	527,821	440,752	1,737,000	1,911,910	1,615,331
General Aviation (non-FBO) Income						
Landing Fees - Non FBO	2,500	2,950	2,468	8,500	8,975	7,522
Rental/User/Utility Fees	7,500	9,575	7,922	24,200	26,560	24,943
Total Non-FBO Revenue	10,000	12,524	10,390	32,700	35,536	32,465
On Airport Rental Car Concession Income						
Avis Budget	450,000	461,215	472,173	1,200,000	1,277,187	1,280,065
Enterprise National	375,000	460,457	368,671	995,000	1,309,888	1,045,203
Hertz	375,000	359,264	353,891	1,005,000	1,048,681	920,557
Total On-Airport RAC Concession	1,200,000	1,280,936	1,194,734	3,200,000	3,635,756	3,245,825
Other Rental Car Income (Rent/Fees)	-	-	-	-	-	-
On-Airport RAC Terminal Rent	17,000	19,274	17,210	51,406	57,822	51,631
On-Airport RAC Ready/Return	35,319	35,319	35,319	105,957	105,958	105,958
On-Airport RAC Storage Stall	5,000	7,581	-	56,120	24,528	68,029
QTA O&M	52,649	56,268	44,621	157,947	168,804	133,863
Off-Airport RAC Concession	110,000	107,034	109,322	245,000	353,045	292,438
Total RAC Other Income	219,968	225,476	206,472	616,429	710,156	651,918
Ground Transportation Income						
Courtesy Shuttle Fee	-	-	50	600	3,906	650
Taxi Registered Vehicles	-	-	146	4,500	7,435	4,046
Vehicle Permit Fee	-	-	275	450	550	675
Transportation Network Company	35,000	45,040	24,785	59,150	105,351	64,805
Peer to Peer Car Sharing	100,000	127,272	81,749	230,000	384,365	191,131
Curb Violation	-	-	-	-	-	18,458
Total Ground Transportation	135,000	172,312	107,004	294,700	501,607	279,764
Other Income						
Parking Fees	300,000	360,528	278,210	850,000	936,423	854,649
Food&Beverage Concession	150,000	183,140	122,969	340,000	511,942	270,921
Other Concession	5,000	7,315	-	13,000	22,965	4,996
Space Rental	10,000	11,086	12,167	41,000	36,371	47,586
Security	2,500	3,230	2,080	8,000	8,620	8,175
Interest Income	60,000	60,898	61,684	180,000	184,231	204,459
Gas Tax Refund	45,000	40,760	46,847	90,000	96,205	72,296
Misc	-	535	45,160	-	24,811	64,674
Total Other Income	572,500	667,492	569,118	1,522,000	1,821,568	1,527,756
TOTAL OPERATING INCOME	4,038,199	4,449,924	3,833,823	11,440,247	13,062,972	11,085,895
PFC Income	233,921	210,776	212,655	701,762	644,181	637,966
CFC Income	402,045	464,390	365,495	1,206,134	1,325,295	1,096,485
TOTAL INCOME	4,674,164	5,125,090	4,411,974	13,348,143	15,032,448	12,820,346

**JACKSON HOLE AIRPORT BOARD
EXPENSES STATEMENT FY 2026-2027**

OPERATING EXPENSES	CURRENT MONTH SEPTEMBER			YEAR TO DATE JUL - SEP 2026		
	BUDGET	ACTUAL	PY ACTUAL	BUDGET	ACTUAL	PY ACTUAL
Payroll & Personnel	1,300,000	1,270,196	1,092,303	4,143,731	4,169,477	3,564,302
Conferences/Meetings/Training	10,000	3,549	32,182	70,000	47,720	100,485
Customer Relations/Community Outreach	30,000	21,374	93,674	70,000	53,280	125,693
Employee Relations/Adverts	15,000	13,128	5,725	110,000	104,402	19,243
Uniforms	-	-	6,690	1,000	561	12,491
Other Office Expenses	50,000	49,926	19,645	90,000	89,199	56,499
Contractual Agreements	135,000	128,932	131,641	395,000	389,475	413,706
Insurance & Property Taxes	15,000	26,000	12,239	17,000	26,614	13,649
User Fees	-	-	-	275,000	283,258	269,541
Enviornmental	45,000	34,613	43,926	90,000	70,326	192,140
Ops/Airfield/ARFF	10,000	10,393	5,312	50,000	40,963	42,803
Control Tower	3,000	5,082	2,939	23,000	21,815	10,796
Security	5,000	6,231	-	7,000	9,453	6,083
IT	60,000	58,360	72,916	175,000	162,145	212,231
Parking	15,000	12,982	34,686	21,500	18,565	54,392
Building/Facilities	25,000	31,223	21,911	140,000	144,695	97,603
Custodial	35,000	32,163	24,013	98,000	92,838	67,038
Utilities	55,000	52,983	71,768	195,000	188,769	164,156
Vehicles/R&M/Snow Removal	10,000	8,334	34,125	85,000	69,567	78,480
QTA	15,000	7,564	35,651	50,000	41,867	47,091
Misc.	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	1,833,000	1,765,469	1,741,345	6,106,231	6,017,424	5,548,422
Interest / Principal Loan Payment QTA	13,702	13,702	18,250	40,664	40,664	54,161
Interest / Principal Loan Payment TBIP	34,988	34,988	39,390	104,102	104,102	116,898
TOTAL EXPENSES	1,881,690	1,814,159	1,798,985	6,250,997	6,162,189	5,719,481

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JACKSON HOLE AIRPORT BOARD
FUEL FARM OPERATIONS
FY 2026-2027

AvGas 5.3472337 4.7171000
Jet A 4.8630800 2.6296800

	CURRENT MONTH SEPTEMBER			YEAR TO DATE JUL - SEP 2026		
	BUDGET	ACTUAL	PY ACTUAL	BUDGET	ACTUAL	PY ACTUAL
Revenues						
Customer Facility Fees \$0.05/gal (Jet A)	60,000	64,469	54,281	205,000	214,152	190,881
Customer Facility Fees \$0.05/gal (AvGas)	100	123	72	300	317	245
Fuel Facility Fees \$0.25/gal (Jet A)	300,000	322,343	271,407	1,010,000	1,070,761	763,525
Fuel Facility Fees \$0.25/gal (AvGas)	500	614	358	2,000	1,587	982
AvGas Revenue	10,000	14,459	9,264	27,300	32,796	23,935
Flow (Delivery) Fee	1,000	595	1,390	2,500	2,043	2,822
AvGas Administration	400	2,169	432	1,850	4,244	1,884
Unleaded Gas Revenue	150,000	201,095	118,282	448,000	581,637	396,913
Unleaded Gas Administration	25,000	30,164	18,129	72,000	87,246	60,287
Flow (Delivery) Fee	9,000	9,706	8,433	29,000	30,541	27,550
Dyed Diesel Revenue	15,000	18,312	14,317	47,000	50,165	43,677
Dyed Diesel Administration	2,000	2,747	1,647	6,500	7,525	5,688
Flow (Delivery) Fee	750	782	807	3,050	2,079	2,616
Glycol T-I Revenue	25,000	40,009	14,317	34,000	42,493	22,981
Glycol T-I Administration	10,000	12,003	4,295	12,600	12,748	6,976
Glycol T-IV Revenue	2,500	4,436	2,184	3,000	5,255	2,629
Glycol T-IV Administration	1,000	1,331	655	1,170	1,576	829
Glycol Disposal Revenue	15,000	11,781	5,123	15,900	12,870	7,909
Total Revenues	627,250	737,136	525,393	1,921,170	2,160,035	1,753,074
Expenses						
Fuel Expense AvGas	10,000	14,459	9,264	27,000	32,796	23,935
Fuel Expense UnleadedGas	150,000	201,095	118,282	500,000	581,637	396,913
Fuel Expense DyedDiesel	15,000	18,311	13,558	47,500	50,165	42,918
Fuel Expense Glycol T-I	25,000	40,009	14,317	34,000	42,493	22,981
Fuel Expense Glycol T-IV	2,500	4,436	2,184	3,000	5,255	2,629
Total Gain/Loss on Fluctuation	1,000	1,799	814	5,200	10,551	3,758
Payroll & Personnel	65,000	63,560	55,306	195,000	203,988	153,970
Office Expenses	-	-	-	2,500	292	2,710
Contractual Agreements, Licenses & Insurance	-	-	-	-	-	-
Information Technology	-	-	-	-	-	-
Utilities	2,000	1,338	1,665	23,750	4,148	5,077
Operations Fuel Farm	20,000	10,461	25,782	60,000	56,643	54,825
Total Expenses	290,500	355,469	241,173	897,950	987,969	709,716
Sub-Total Company						
Revenues	627,250	737,136	525,393	1,921,170	2,160,035	1,753,074
Expenses	290,500	355,469	241,173	897,950	987,969	709,716
Funds available for debt service	336,750	381,667	284,220	1,023,220	1,172,067	1,043,358
Interest / Principal Loan Payment (2022B)	79,190	79,198	79,198	237,570	237,594	237,594
Net To/From JHAB after Loan Payment	257,560	302,469	205,022	785,650	934,472	805,764

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JACKSON HOLE AIRPORT BOARD
FBO OPERATIONS
FY 2026-2027

	CURRENT MONTH			YEAR TO DATE		
	SEPTEMBER			JUL - SEP 2026		
	BUDGET	ACTUAL	PY ACTUAL	BUDGET	ACTUAL	PY ACTUAL
Revenues						
Jet A Contract (GA/Airlines-ITP)	2,050,000	2,143,085	1,962,950	7,230,000	7,559,863	6,992,613
Jet A Retail (GA)	800,000	949,693	531,684	2,550,000	3,301,552	2,027,757
AvGas Retails (GA)	15,000	18,915	12,474	46,000	49,263	42,794
				-	-	-
Customer Facility Fee (\$0.05) Jet A	60,000	64,439	53,844	200,000	214,123	190,884
Fuel Facility Fee (\$0.25)(0.39) Jet A	200,000	222,213	180,523	655,000	709,342	634,313
Airline Flowage Fee (\$0.05)(0.15) Jet A	115,000	133,328	108,314	395,000	425,605	380,588
Customer Facility Fee (\$0.05) AvGas	100	121	72	300	316	246
Landing Fees	310,000	340,674	275,515	1,075,000	1,295,821	1,037,028
Glycol Sales	5,000	8,856	3,075	5,000	10,173	3,075
Hangar Rent	60,000	57,994	62,762	210,000	227,748	210,854
Airside Parking (Handling/Tiedown/RampFee)	450,000	478,440	447,776	1,355,000	1,763,924	1,675,605
Other Line Services Revenue	85,000	71,613	85,219	277,000	258,245	255,193
				-	-	-
Maintenance Services (excl Facility Fees)	130,000	133,822	130,911	512,000	485,001	513,354
				-	-	-
RAC MAG & Other Income	80,000	89,556	74,159	220,000	280,936	208,889
Total Revenues	4,360,100	4,712,749	3,929,278	14,730,300	16,581,912	14,173,192
Cost of Goods Sold (CGS)						
Jet A CGS (Retail)	350,000	482,914	182,896	980,000	1,340,064	659,175
AvGas CGS (Retail)	15,000	17,046	11,086	35,000	38,906	28,641
Glycol CGS	5,000	5,125	4,614	9,000	12,489	10,684
Other Sold Items CGS	7,500	2,490	6,068	7,500	2,490	8,213
Customer Facility Fee (\$0.05) Jet A	60,000	64,469	54,281	205,000	214,152	190,818
Fuel Facility Fee (\$0.20)(0.39) Jet A	300,000	322,343	271,407	995,000	1,070,761	954,088
Airline Flowage Fee (\$0.05)(0.15) Jet A	175,000	181,390	152,200	565,000	599,086	534,080
Customer Facility Fee (\$0.05) AvGas	100	123	72	300	317	245
Fuel Facility/Flow Fee AvGas	750	909	529	2,500	2,349	1,816
Landing Fees	275,000	289,573	234,188	975,000	1,101,448	881,474
				-	-	-
Hangar	10,000	8,699	9,414	35,000	34,162	31,628
Airside Parking	45,000	47,864	44,778	172,000	176,452	167,561
Maintenance CGS	-	-	-	-	207	-
Total Cost of Goods Sold	1,243,350	1,422,944	971,534	3,981,300	4,592,883	3,468,422
Payroll & Personnel	675,000	687,934	644,437	2,210,000	2,299,753	2,157,251
Customer Relations	7,500	2,522	8,662	17,500	14,293	15,707
Employee Relations/Training/Adverts	-	-	2,750	5,000	8,524	3,971
Uniforms	-	645	5,792	3,500	1,419	8,712
Credit Card Fees	45,000	134,681	45,017	121,000	173,366	171,830
Other Office Expenses	4,000	443	4,363	5,100	1,476	5,361
Contractual Agreements	9,000	8,061	9,265	32,500	25,872	31,376
Environmental	55,000	43,017	54,480	110,556	88,129	238,213
Licenses & Insurance	10,000	8,316	1,500	10,000	8,806	1,500
ARFF	1,000	1,155	590	10,500	4,551	4,756
Control Tower	10,000	7,622	4,409	45,000	32,722	16,194
Security	-	-	-	-	-	-
IT	3,000	-	3,154	15,000	3,154	13,497
Building/Facilities	-	330	-	15,000	6,429	23,118
Custodial	2,000	752	1,646	7,000	6,450	5,312
Utilities/WWCS	10,000	7,960	13,032	26,000	28,043	25,202
Vehicles R&M/Snow Removal	15,000	12,501	31,338	107,500	104,350	42,566
Operations FBO Line Services	30,000	29,177	10,170	126,000	113,858	96,901
Operations FBO Maintenance	10,000	6,749	5,699	27,500	20,401	16,136
MISC.	-	-	-	-	-	-
Total Expenses	2,129,850	2,374,807	1,817,838	6,875,956	7,534,480	6,346,026
Sub-Total Company						
Revenues	4,360,100	4,712,749	3,929,278	14,730,300	16,581,912	14,173,192
Expenses	2,129,850	2,374,807	1,817,838	6,875,956	7,534,480	6,346,026
Funds available for debt service	2,230,250	2,337,942	2,111,440	7,854,344	9,047,433	7,827,166
Interest / Principal Loan Payment H3A-C	357,175	357,175	353,301	1,067,651	1,067,651	1,059,902
Interest / Principal Loan Payment Adm/FBO	313,024	313,024	78,574	939,072	939,073	235,721
Net To/From JHAB after Loan Payments	1,560,051	1,667,743	1,679,565	5,847,621	7,040,709	6,531,542

JACKSON HOLE AIRPORT BOARD
CAPITAL PROJECT IMPROVEMENTS FY 2026-2027

CAPITAL PROJECT INCOME	CURRENT MONTH SEPTEMBER		YEAR TO DATE 2026-2027	
	BUDGET	ACTUAL	BUDGET	ACTUAL
FEDERAL GRANTS				
AIP#81 - Net Zero Carbon Roadmap	-	-	45,000	23,582
AIP#83 - Deicing Pad Containment Facility (Design & Construction Admin Fee)	200,000	192,785	750,000	740,014
AIP#84 - Deicing Pad Containment Facility (Construct Utilities & Procure Tanks)	-	80,156	480,000	565,903
AIP#86 - Deicing Pad Containment Facility (Construct Pavement Base Course)	15,000	16,163	15,000	16,163
AIP#88 - Deicing Pad Containment Facility (Construct Paving, Containment, Equipment)	4,500,000	4,688,727	7,610,000	7,869,046
AIP#89 - Deicing Pad Containment Facility (Construct Paving, Install Drainage)	170,000	175,804	2,160,000	2,154,487
AIP#90 - Rehab South Taxiway A (Phase I Design)	550,000	554,289	550,000	554,289
AIP#91 - Rehab South Taxiway A	-	-	-	-
AIP#85 - Aviation Safety Facility (Misc. Study)	-	-	-	-
STATE GRANTS				
AJA024B - Rehab Taxiway A & Deicing Pad Access (Phase II Construction)	-	-	-	-
AJA024C - TaxiwayA-North Deice Pad	-	-	145,000	148,035
AJA024D - Deicing Pad Containment Facility (Design & Construction Admin Fee)	15,000	15,652	30,000	29,601
AJA027A - Under Ground Sewer Water Filtration System	-	-	-	-
AJA029A - Rehab South Taxiway A (Phase I Design)	-	-	-	-
AJA034A - Net Zero Roadmap	-	-	1,000	943
OTHER GRANTS				
TSA-OTA CBIS Upgrade	-	-	-	-
Infrastructure Investment & Jobs Act	-	-	-	-
Geothermal Credits	-	-	-	-
DEQ-VW eGPUs	-	-	-	-
FHA-TJ EV Charging Station	-	-	-	-
Other Misc.	155,383	155,383	155,383	155,383
OTHER FUNDING SOURCES				
Bond Proceeds	-	-	-	-
PFC Income	233,921	210,776	682,842	644,181
CFC Income	464,390	464,390	1,281,435	1,324,295
CAPITAL PROJECT INCOME	6,303,694	6,554,126	13,905,659	14,225,922
			13,905,659	14,225,922

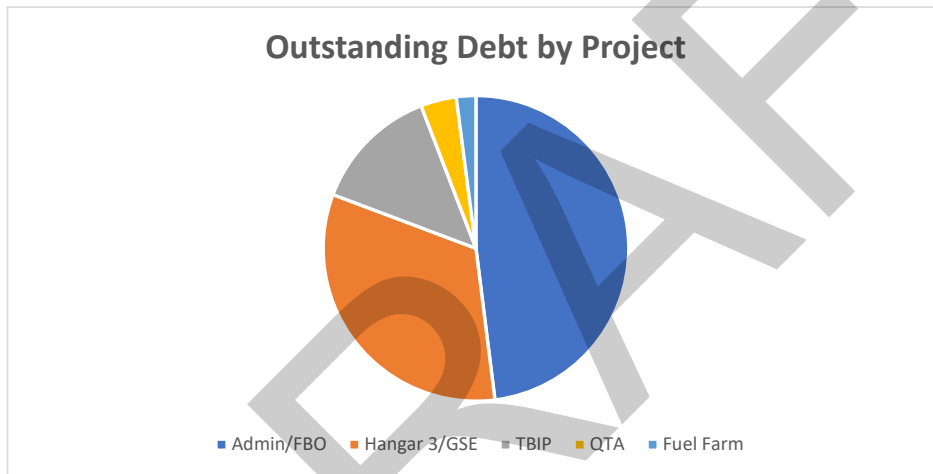
CAPITAL PROJECT EXPENSE	CURRENT MONTH SEPTEMBER		YEAR TO DATE 2026-2027	
	BUDGET	ACTUAL	BUDGET	ACTUAL
AIRFIELD				
Deicing Pad Containment Facility	190,000	189,513	12,765,000	12,723,994
Rehab South Taxiway A, A2, A3 and Relocation of Vehicle Service Road	100,000	101,884	595,000	586,917
Seal Coat/Marking Project (2026)	2,500	2,333	33,500	32,043
AWOS Backup Installation	-	-	-	-
Replace Ramp Lighting	-	-	-	-
Aviation Safety Facility	-	-	-	-
TERMINAL				
Bagbelt System Upgrades (TSA CBIS)	-	-	85,000	83,815
Terminal IT Equipment (Not Common Use/Security)	-	-	-	-
Fascia on Gates 3-8	-	-	-	-
Terminal Furniture	-	-	-	-
Terminal Flooring	-	-	-	-
Explosive Detection Equipment for AWS	-	-	-	-
PA System Replacement	-	-	-	-
LANDSIDE				
EV Charging Stations	15,000	13,523	20,000	19,158
Landscape Master Plan	-	-	-	-
Parking Evaluation	-	-	-	-
Commercial Lane(s) - Add Equipment & Fencing	-	-	-	-
FBO				
Owner's Representative	5,472	7,912	40,472	49,489
Hangar 3 & GSE Building	100,000	101,366	250,000	240,432
Admin/FBO Terminal	-	285,520	200,000	1,775,557
GA Ramp Trench Grate Repairs	-	-	-	-
Hangar 5 Improvements	8,000	8,183	36,500	35,936
OTHER BUILDING & GROUNDS				
IT System/Network Improvements	-	-	80,000	78,045
Fuel Farm Fence	-	-	-	-
Firehouse/Hangar 3 Radio Improvements	-	-	-	-
Employee Housing Purchase/Maintenance	-	94	10,000	8,499
QTA Replace Wash Bays	-	-	-	-
Brief Camp (AI Security)	-	-	-	-
Supervisor Location in ATC	-	-	-	-
Campus Generator System Project	-	16,056	15,000	31,234
EQUIPMENT				
New SRE (Broom or Plow trucks)	175,000	175,123	175,000	175,123
FBO GSE	-	-	-	-
FBO Vehicles/Service Equipment	-	-	100,000	92,029
New Vehicle Purchase	-	-	-	-
SRE Attachments	-	-	-	-
Small Ops Equipment	-	-	-	-
Replace Operations Vehicles	-	-	-	-
New Loader/Dozer	-	-	-	-
CAPITAL PROJECT EXPENSE	595,972	901,507	14,405,472	15,932,269
			14,405,472	15,932,269

JACKSON HOLE AIRPORT BOARD
DEBT PORTFOLIO REPORT FY 2026-2027

Report Date **9/30/2026**

Total Outstanding Debt \$ 84,952,650.75
 Monthly Interest \$ 434,199.93
 Monthly Principal \$ 363,887.42
Total Debt Service \$ 798,087.35

Project	Outstanding Debt	% of Portfolio	Weighted Rate	Final Maturity	Monthly Debt Service
Admin/FBO	\$ 40,787,525.67	48.01%	5.90%	4/5/2044	\$ 313,024.32
Hangar 3/GSE	\$ 27,790,166.98	32.71%	6.19%	1/5/2038	\$ 357,175.21
TBIP	\$ 11,410,000.00	13.43%	3.56%	2/27/2033	\$ 34,987.79
QTA	\$ 3,210,000.00	3.78%	4.96%	11/1/2028	\$ 13,701.97
Fuel Farm	\$ 1,754,958.10	2.07%	3.75%	8/5/2028	\$ 79,198.06





Jackson Hole Airport Board – Staff Report

Meeting Date:	10/21/2026
Subject/Agenda Item:	Real Estate Purchase Agreement for 8000 N Spring Gulch Road
Subject/Agenda Item Type:	☒ Action Item ☐ Consent Agenda Item
Presenter/Point of Contact:	Bob McLaurin

Background/Description:

Presented for Board consideration is a Real Estate Purchase Agreement for a residential property located at 8000 N. Spring Gulch Road. The agreed upon final purchase price for the property is \$1,930,000, which includes a \$20,000 credit for items identified during the home inspection.

The property is located across the street from the Airport boundary near the southern end of the runway. The home is planned to be used for long-term employee housing.

If the purchase is approved by the Board, the closing date will be October 30, 2026. The board's approval of this agenda item will authorize the Interim Airport Director to sign the closing paperwork.

Fiscal Impact:

The total cost to the Airport is \$1,930,000.

Staff Input/Recommendation:

Staff recommends approval.

Alternatives:

The Board could elect not to purchase the residential property located at 8000 N Spring Gluch Road.

Procurement Methodology:

Not applicable.

Legal Review:

Dan Reimer

Suggested Motion:

I move approval of the Real Estate Purchase Agreement for the residential property located at 8000 N Spring Gulch Road in the amount of \$1,930,000 and authorize the Interim Airport Director to sign all associated documents at closing.

COUNTEROFFER

COUNTEROFFER # 3 (1, 2, 3, etc.)
This is a Counteroffer to the Contract to Buy and Sell Real Estate, dated August 21, 2026 pertaining to:
ADDRESS: 8000 N Spring Gulch Road, Jackson, WY 83001

LEGAL DESCRIPTION:
South one-half of Lot 30 of Grand Teton Meadow Subdivision, Teton County, Wyoming, according to that
Plat recorded in the Office of the Teton County Clerk on August 23, 1976 as Plat No. 286. PIN #

BUYER:
Jackson Hole Air port Board

SELLER:
Crook Living Trust

To the extent the terms of this Counteroffer modifies or conflicts with any provisions of the Contract to Buy and Sell Real Estate and all prior Counteroffer(s), the terms in this Counteroffer shall control. All other terms of the attached Contract to Buy and Sell Real Estate and all prior Counteroffer(s) not modified by this Counteroffer shall remain the same.

☒ This is a Seller counteroffer. The Seller reserves the right to continue to offer the Property described in the attached Contract to Buy and Sell Real Estate for sale. Seller may accept any other offer until the original, a copy or facsimile of this Counteroffer, duly accepted and signed by Buyer, has been delivered in writing to the Seller or Seller's Agent within the time frame specified herein.

☐ This is a Buyer counteroffer. The undersigned BUYER reserves the right to withdraw this counteroffer until the original, a copy or facsimile of this Counteroffer, duly accepted and signed by Seller, has been delivered in writing to the Buyer or Buyer's Agent within the time frame specified herein.

The parties accept all of the terms and conditions in the attached Contract to Buy and Sell Real Estate and all attached Counteroffers(s) with the following changes:

I. Referencing Paragraph III: Purchase Price shall be \$1,950,000 (one million, nine-hundred fifty thousand dollars).

THOUSAND RM
9/22 CML

All prior representations made in the negotiations of this sale have been incorporated herein, and there are no oral agreements or representations between Buyer, Seller and/or any Brokers which modify the terms and conditions of this Counteroffer and the attached Contract to Buy and Sell Real Estate. Buyer and Seller acknowledge the terms contained in the Contract to Buy and Sell Real Estate may change if the purchase price is changed as part of the Counteroffer. Upon its execution by both parties, this agreement is made an integral part of the aforementioned Contract to Buy and Sell Real Estate.

THIS COUNTEROFFER SUPERSEDES ALL PRIOR COUNTEROFFERS. THE CHANGES TO THE TERMS AND CONDITIONS LISTED BELOW ALONG WITH ANY ATTACHED CONTRACT TO BUY AND SELL REAL ESTATE AND/OR ADDENDUMS ARE CONSIDERED A NEW OFFER AND ALL PREVIOUS OFFERS AND COUNTEROFFERS ARE NOT AVAILABLE FOR FUTURE ACCEPTANCE.

THIS IS A LEGALLY BINDING CONTRACT, IF YOU DO NOT UNDERSTAND THE TERMS AND CONDITIONS, CONSULT LEGAL OR OTHER COUNSEL BEFORE SIGNING.

This Counteroffer shall expire on August 26, 2026 at 5:00 ☐ a.m. / ☒ p.m.

Additionally, the undersigned ~~Buyer~~/Seller reserves the right to withdraw this Counteroffer until the original, a copy, electronic transmission or facsimile of this Counteroffer, duly accepted and signed by ~~Seller~~/Buyer, has been delivered in writing to the ~~Buyer~~/Seller or Broker working with ~~Buyer~~/Seller prior to the expiration date and time above.

Buyer/Seller	<u>Dr. Wayne J. Crook</u>	<u>08/24/26</u>	<u>6:19 PM MDT</u>
	<u>Dr. Wayne J. Crook, Trustee</u>	<u>Date</u>	<u>Time</u>
Buyer/Seller	<u>Colleen M. Crook</u>	<u>08/25/26</u>	<u>8:01 AM MDT</u>
	<u>Colleen M. Crook, Trustee</u>	<u>Date</u>	<u>Time</u>
Buyer/Seller	_____	<u>Date</u>	<u>Time</u>
Buyer/Seller	_____	<u>Date</u>	<u>Time</u>

This Counteroffer was received by me as ~~Buyer~~/Buyer on 08/25/26 at 2:52 PM MDT ☐ a.m. / ☒ p.m.

PM
(Initials of Buyer/Seller)

Buyer or Seller Acceptance of Counteroffer
The undersigned ~~Buyer~~/Seller accepts the foregoing Counteroffer on 08/25/26 at 2:52 PM MDT ☐ a.m. / ☒ p.m.

Buyer/Seller	<u>Robert McLaurin</u>	<u>08/25/26</u>	<u>2:52 PM MDT</u>
	<u>Robert McLaurin, Interim CEO</u>	<u>Date</u>	<u>Time</u>
Buyer/Seller	_____	<u>Date</u>	<u>Time</u>
Buyer/Seller	_____	<u>Date</u>	<u>Time</u>
Buyer/Seller	_____	<u>Date</u>	<u>Time</u>

Buyer or Seller Rejects this Counteroffer
The Counteroffer is hereby rejected on _____ at _____ ☐ a.m. / ☐ p.m.

Buyer/Seller	_____	<u>Date</u>	<u>Time</u>
Buyer/Seller	_____	<u>Date</u>	<u>Time</u>
Buyer/Seller	_____	<u>Date</u>	<u>Time</u>
Buyer/Seller	_____	<u>Date</u>	<u>Time</u>



COUNTEROFFER

COUNTEROFFER # 2 **(1, 2, 3, etc.)**

This is a Counteroffer to the Contract to Buy and Sell Real Estate, dated August 21, 2026 pertaining to:

ADDRESS: 8000 N Spring Gulch Road, Jackson, WY 83001

LEGAL DESCRIPTION:

South one-half of Lot 30 of Grand Teton Meadow Subdivision, Teton County, Wyoming, according to that Plat recorded in the Office of the Teton County Clerk on August 23, 1976 as Plat No. 286.

BUYER:

Jackson Hole Airport Board

SELLER:

Crook Living Trust

To the extent the terms of this Counteroffer modifies or conflicts with any provisions of the Contract to Buy and Sell Real Estate and all prior Counteroffer(s), the terms in this Counteroffer shall control. All other terms of the attached Contract to Buy and Sell Real Estate and all prior Counteroffer(s) not modified by this Counteroffer shall remain the same.

☐ **This is a Seller counteroffer.** The Seller reserves the right to continue to offer the Property described in the attached Contract to Buy and Sell Real Estate for sale. Seller may accept any other offer until the original, a copy or facsimile of this Counteroffer, duly accepted and signed by Buyer, has been delivered in writing to the Seller or Seller's Agent within the time frame specified herein.

☒ **This is a Buyer counteroffer.** The undersigned BUYER reserves the right to withdraw this counteroffer until the original, a copy or facsimile of this Counteroffer, duly accepted and signed by Seller, has been delivered in writing to the Buyer or Buyer's Agent within the time frame specified herein.

The parties accept all of the terms and conditions in the attached Contract to Buy and Sell Real Estate and all attached Counteroffers(s) with the following changes:

1. Referencing Paragraph III: Purchase Price shall be \$1,895,000 (one million eight hundred ninety five thousand dollars).

2. Referencing Paragraph II: Jackson Hole Title and Escrow shall be the funds holder and closing company.

All prior representations made in the negotiations of this sale have been incorporated herein, and there are no oral agreements or representations between Buyer, Seller and/or any Brokers which modify the terms and conditions of this Counteroffer and the attached Contract to Buy and Sell Real Estate. Buyer and Seller acknowledge the terms contained in the Contract to Buy and Sell Real Estate may change if the purchase price is changed as part of the Counteroffer. Upon its execution by both parties, this agreement is made an integral part of the aforementioned Contract to Buy and Sell Real Estate.

THIS COUNTEROFFER SUPERSEDES ALL PRIOR COUNTEROFFERS. THE CHANGES TO THE TERMS AND CONDITIONS LISTED BELOW ALONG WITH ANY ATTACHED CONTRACT TO BUY AND SELL REAL ESTATE AND/OR ADDENDUMS ARE CONSIDERED A NEW OFFER AND ALL PREVIOUS OFFERS AND COUNTEROFFERS ARE NOT AVAILABLE FOR FUTURE ACCEPTANCE.

THIS IS A LEGALLY BINDING CONTRACT, IF YOU DO NOT UNDERSTAND THE TERMS AND CONDITIONS, CONSULT LEGAL OR OTHER COUNSEL BEFORE SIGNING.

This Counteroffer shall expire on August 26, 2026 at 5:00 ☐ a.m. / ☒ p.m.

Additionally, the undersigned Buyer/Seller reserves the right to withdraw this Counteroffer until the original, a copy, electronic transmission or facsimile of this Counteroffer, duly accepted and signed by Seller/Buyer, has been delivered in writing to the Buyer/Seller or Broker working with Buyer/Seller prior to the expiration date and time above.

Buyer/Seller	<u>Robert McLaurin</u>	08/24/26	11:05 AM MDT
	Robert McLaurin, Interim CEO	Date	Time

Buyer/Seller	Date	Time
--------------	------	------

Buyer/Seller	Date	Time
--------------	------	------

Buyer/Seller	Date	Time
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This Counteroffer was received by me as Seller/Buyer on 8/24/2026 at 12:00pm ☐ a.m./☒ p.m.

(Initials of Buyer/Seller)

Buyer or Seller Acceptance of Counteroffer

The undersigned ~~Buyer~~ Seller accepts the foregoing Counteroffer on _____ at _____ ☐ a.m. / ☐ p.m.

Buyer/Seller		Date	Time
DuWayne J. Crook Trustee			

Buyer/Seller		Date	Time
Colleen M. Crook Trustee			

Buyer/Seller _____ Date _____ Time _____

Buyer/Seller	Date	Time
--------------	------	------

Buyer or Seller Rejects this Counteroffer

The Counteroffer is hereby rejected on _____ at _____ ☐ a.m. / ☐ p.m.

Buyer/Seller	Date	Time
--------------	------	------

Buyer/Seller	Date	Time
--------------	------	------

Buyer/Seller _____ Date _____ Time _____

Buyer/Seller	Date	Time
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COUNTEROFFER

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Jackson Hole Airport

COUNTEROFFER

COUNTEROFFER # 1 (1, 2, 3, etc.)

This is a Counteroffer to the Contract to Buy and Sell Real Estate, dated August 21, 2026 pertaining to:

ADDRESS: 8000 N Spring Gulch Road, Jackson, WY 83001

LEGAL DESCRIPTION:

South one-half of Lot 30 of Grand Teton Meadow Subdivision, Teton County, Wyoming, according to that Plat recorded in the Office of the Teton County Clerk on August 23, 1976 as Plat No. 286. PIN #

BUYER:

Jackson Hole Airport Board

SELLER:

Crook Living Trust

To the extent the terms of this Counteroffer modifies or conflicts with any provisions of the Contract to Buy and Sell Real Estate and all prior Counteroffer(s), the terms in this Counteroffer shall control. All other terms of the attached Contract to Buy and Sell Real Estate and all prior Counteroffer(s) not modified by this Counteroffer shall remain the same.

☒ **This is a Seller counteroffer.** The Seller reserves the right to continue to offer the Property described in the attached Contract to Buy and Sell Real Estate for sale. Seller may accept any other offer until the original, a copy or facsimile of this Counteroffer, duly accepted and signed by Buyer, has been delivered in writing to the Seller or Seller's Agent within the time frame specified herein.

☐ **This is a Buyer counteroffer.** The undersigned BUYER reserves the right to withdraw this counteroffer until the original, a copy or facsimile of this Counteroffer, duly accepted and signed by Seller, has been delivered in writing to the Buyer or Buyer's Agent within the time frame specified herein.

The parties accept all of the terms and conditions in the attached Contract to Buy and Sell Real Estate and all attached Counteroffers(s) with the following changes:

1. Referencing Paragraph III: Purchase Price shall be \$2,085,000 (two million, eighty-five thousand dollars).

2. Referencing Paragraph II: Wyoming Title & Escrow shall be the funds holder.

3. Referencing Paragraph VII: Closing shall occur on or before November 10, 2026.

4. Referencing Additional Provision #6: Seller agrees to have the septic system inspected, but will not have the tank pumped unless Macy's determines it is necessary. The septic tank was last pumped in June 2024.

All prior representations made in the negotiations of this sale have been incorporated herein, and there are no oral agreements or representations between Buyer, Seller and/or any Brokers which modify the terms and conditions of this Counteroffer and the attached Contract to Buy and Sell Real Estate. Buyer and Seller acknowledge the terms contained in the Contract to Buy and Sell Real Estate may change if the purchase price is changed as part of the Counteroffer. Upon its execution by both parties, this agreement is made an integral part of the aforementioned Contract to Buy and Sell Real Estate.

THIS COUNTEROFFER SUPERSEDES ALL PRIOR COUNTEROFFERS. THE CHANGES TO THE TERMS AND CONDITIONS LISTED BELOW ALONG WITH ANY ATTACHED CONTRACT TO BUY AND SELL REAL ESTATE AND/OR ADDENDUMS ARE CONSIDERED A NEW OFFER AND ALL PREVIOUS OFFERS AND COUNTEROFFERS ARE NOT AVAILABLE FOR FUTURE ACCEPTANCE.

THIS IS A LEGALLY BINDING CONTRACT, IF YOU DO NOT UNDERSTAND THE TERMS AND CONDITIONS, CONSULT LEGAL OR OTHER COUNSEL BEFORE SIGNING.

This Counteroffer shall expire on August 24, 2026 at 5:00 ☐ a.m. / ☒ p.m.

Additionally, the undersigned ~~Buyer~~/Seller reserves the right to withdraw this Counteroffer until the original, a copy, electronic transmission or facsimile of this Counteroffer, duly accepted and signed by ~~Seller~~/Buyer, has been delivered in writing to the ~~Buyer~~/Seller or Broker working with ~~Buyer~~/Seller prior to the expiration date and time above.

Buyer/Seller	<u>Dr Wayne J. Crook</u>	<u>08/21/26</u>	<u>6:03 PM MDT</u>
Buyer/Seller	<u>Dr Wayne J. Crook, Trustee</u>	<u>Date</u>	<u>Time</u>
Buyer/Seller	<u>Colleen M. Crook</u>	<u>08/21/26</u>	<u>5:38 PM MDT</u>
Buyer/Seller	<u>Colleen M. Crook, Trustee</u>	<u>Date</u>	<u>Time</u>
Buyer/Seller		<u>Date</u>	<u>Time</u>
Buyer/Seller		<u>Date</u>	<u>Time</u>

This Counteroffer was received by me as ~~Seller~~/Buyer on 08/24/26 at 11:05 AM MDT ☐ a.m. / ☐ p.m.

RM
(Initials of Buyer/Seller)

Buyer or Seller Acceptance of Counteroffer

The undersigned Buyer/Seller accepts the foregoing Counteroffer on _____ at _____ ☐ a.m. / ☐ p.m.

Buyer/Seller	<u>Robert McLaurin, Interim CEO</u>	<u>Date</u>	<u>Time</u>
Buyer/Seller		<u>Date</u>	<u>Time</u>
Buyer/Seller		<u>Date</u>	<u>Time</u>
Buyer/Seller		<u>Date</u>	<u>Time</u>

Buyer or Seller Rejects this Counteroffer

The Counteroffer is hereby rejected on _____ at _____ ☐ a.m. / ☐ p.m.

Buyer/Seller		<u>Date</u>	<u>Time</u>
Buyer/Seller		<u>Date</u>	<u>Time</u>
Buyer/Seller		<u>Date</u>	<u>Time</u>
Buyer/Seller		<u>Date</u>	<u>Time</u>

108 If this Counteroffer is rejected and the rejection is not signed by the Buyer/Seller above, then this Counteroffer was rejected
109 by oral notification to Broker on _____ and Buyer/Seller (*check one*) ☐ authorized rejection or ☐ refused
110 to execute written rejection.
111
112 By Licensee for Brokerage Firm: _____ Date _____ Time: _____

DRAFT



**CONTRACT TO BUY AND SELL REAL ESTATE
(RESIDENTIAL)
(CASH)**

I. OFFER TO PURCHASE dated August 21, 2026, from Jackson Hole Airport Board

_____, ("Buyer"), to Crook Living Trust

_____, ("Seller"). Subject to the provisions of this offer, if accepted by Seller, Buyer agrees to buy, and Seller agrees to sell the following described real estate situated in the County of Teton, Wyoming, commonly known as: 8000 Spring Gulch Road and more particularly described as: South one-half of Lot 30 of Grand Teton Meadow Subdivision, Teton County, Wyoming, according to that Plat recorded in the Office of the Teton County Clerk on August with all improvements thereon, easements and other appurtenances and all fixtures of a permanent nature currently on the premises except as hereinafter provided, in their present condition, ordinary wear and tear excepted, and including all personal property described herein (hereinafter "Property").

II. EARNEST MONEY.

Buyer delivers \$ 75,000.00 to Broker working with Buyer (*Selling Brokerage*), Jackson Hole Sotheby's International Realty

(select one):

☐ Upon execution, which Broker working with Buyer acknowledges receipt; or
☒ No later than _____, _____ ☐ a.m. / ☐ p.m. or 3 Business Days after mutual acceptance hereof and if left blank, then three (3) Business Days will be implied. All earnest money shall be delivered to the ~~Listing Brokerage Firm~~ or Closing Agent by the close of the next Business Day from receipt of Buyer. If the earnest money is sent directly to the Closing Agent, Broker working with Buyer shall send written notice to the Listing Brokerage Firm concurrent with said transfer. If earnest money is delivered to the Listing Brokerage Firm, such funds shall be deposited in its ~~Trust Account~~ or in an escrow account with Jackson Hole Title & Escrow ("Funds Holder"). The deposit ~~by Listing Brokerage Firm~~ shall be completed by the close of the next banking day following its receipt from ~~Broker working with the Buyer~~ or from the Buyer and shall retain such funds in such account. If the Buyer fails to deliver the earnest money within the time required in this Contract, Seller may terminate this contract by providing notice to Buyer before Buyer delivers the earnest money; however, once earnest money is delivered the Contract shall not be terminated under this section. Time is of the essence for this paragraph, and strict compliance with the time for performance is required.

III. PURCHASE TERMS.

Buyer agrees to buy the above-described property upon the following terms and conditions and for a purchase price of:

\$ 1,825,000.00 Dollars payable as follows:
\$ 75,000.00 earnest money deposit; and at least
\$ 1,750,000.00 (approximate) balance of purchase price to be paid in collected, certified, or immediately available funds acceptable to the Closing Agent.

☐ Proof of funds to be provided and deemed satisfactory by Seller within _____ Business Days after mutual acceptance.

☒ Other: See Additional Provisions.

IV. CLOSING COSTS.

A. Buyer shall pay the following closing costs in collected, certified, or available funds acceptable to the Closing Agent at closing.

1. Appraisal, if required, inspections and/or certification;
2. Any prepaid tax and/or insurance;
3. Recording fees for deed;
4. With exception of the Owner's Title Insurance Policy, any fees for extended title insurance coverage if requested by Buyer; and

- 51 5. Other: no others
- 52
- 53 B. Seller shall pay the following closing costs in collected, certified, or available funds acceptable to Closing
- 54 Agent at closing:
- 55 1. Recording fee for any mortgage releases, deed preparation, and Owner's title insurance policy;
- 56 2. Other: Preparation of Bill of Sale, if required
- 57
- 58 C. Closing Agent's fee shall be paid by (select applicable) ☐ Buyer ☐ Seller ☒ Split between Buyer and
- 59 Seller evenly ☐ Each to pay their own ☐ Other: _____
- 60 D. General taxes for the year of closing based on the most recent assessment, personal property taxes,
- 61 prepaid rents, water rents, sewer rents, homeowner's association fees, dues or assessments, mortgage
- 62 insurance premiums, and interest on encumbrances, if any and if applicable, shall be apportioned through
- 63 the date of closing. Assessments for all special improvements now installed to the extent due and payable
- 64 on or before closing shall be paid by Seller. Any such installments becoming due after closing shall be
- 65 paid by the Buyer in the amount of \$ _____ per _____
- 66 for a period of _____
- 67 E. Any unreleased judgments, liens, or other encumbrances affecting all property included in the purchase
- 68 price and required to be paid shall be paid by Closing Agent from the proceeds of this transaction.
- 69 F. Any other closing costs shall be paid by agreement of both parties.
- 70
- 71 V. ITEMS INCLUDED IN PURCHASE PRICE.
- 72 A. Price shall include all fixtures currently on premises. The following fixtures shall be excluded:
- 73 None
- 74
- 75
- 76 B. Non-fixture items included in the purchase price: Dishwasher, Refrigerator, Range/Oven, Microwave,
- 77 Washer, Dryer, Heating Stoves.
- 78
- 79
- 80 C. The price shall also include any propane or other heating liquid remaining in any tank on the premises on
- 81 date of closing.
- 82
- 83 VI. TITLE
- 84 A. Title shall be conveyed to the following named Buyer(s): Jackson Hole Airport Board or as assigned
- 85
- 86 B. Seller agrees to furnish, at Seller's expense, a current commitment for an Owner's title insurance policy in
- 87 an amount equal to the purchase price, showing merchantable title in Seller. Seller agrees to deliver the
- 88 title insurance commitment to Buyer no later than _____, ☐ a.m. / ☐ p.m. or
- 89 ten (10) Business Days after mutual acceptance of this Contract and deliver the policy to Buyer
- 90 without reasonable delay after closing and pay the premium thereon at the time of closing. Buyer, within
- 91 ten (10) Business Days of receipt of the title insurance commitment and exceptions,
- 92 encroachments, covenants, and/or easements identified therein, shall identify and provide to the Seller, in
- 93 writing, notice of any title defects which Buyer is requesting and/ or requiring to be addressed before
- 94 closing as well as written notice that Buyer does not deem the Property acceptable under the
- 95 encumbrances set forth in the title insurance commitment or Buyer deems title unsatisfactory.
- 96 C. Seller agrees to execute and deliver a general warranty deed, or Deed,
- 97 including the release and waiver of all homestead rights, if any, and a good and sufficient bill of sale to
- 98 Buyer conveying said real and personal properties. Title shall be subject to general taxes for the year of
- 99 closing, local improvement districts, guaranteed revenues to utility companies, building and zoning
- 100 regulations, city, county, and state subdivision and zoning laws, easements, restrictive covenants, and
- 101 reservations of record, and the following additional encumbrances which shall NOT be released or
- 102 discharged at closing: _____
- 103
- 104 D. Except as stated above, if title is not merchantable or otherwise recordable or Buyer deems title
- 105 unacceptable and written notice of such defects in title is given by Buyer to Seller or Listing Broker
- 106 within the time herein provided for delivery of deed and shall not be rendered merchantable or satisfied

CONTRACT TO BUY AND SELL REAL ESTATE - RESIDENTIAL, CASH

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prior to close, after such written notice, then this contract, at Buyer's option, may be specifically enforced or may be declared void and of no effect, and each party hereto shall be released from all obligations hereunder and the payments made hereunder shall be thereupon returned forthwith to Buyer pursuant to Wyoming Statute § 33-28-122(f). Buyer acknowledges and agrees that Buyer has been advised to carefully review the title commitment and all exceptions, encroachments, covenants, easements, and related matters described therein or otherwise identified. Other than the defects submitted to the Seller in writing or in the event no title issues are raised in writing by Buyer, Buyer accepts the condition of title as satisfactory.

- E. The Property being transferred in this transaction may consist of the Mineral Estate (if all or any portion is owned by the Seller) and the Surface Estate. The "Mineral Estate" means all oil, gas, and other minerals in or under the Property, any royalty under any existing or future lease covering any part of the Property, surface rights (including rights of ingress and egress), production and drilling rights, lease payments, and all related benefits. Unless the mineral estate was previously separated through a recorded reservation of all of the mineral rights, the Property being conveyed may consist of both estates. If the Mineral Estate is owned by Seller, the Seller will convey the Mineral Estate as part of this transaction unless specifically reserved, in whole or in portion, as part of this Agreement. If the Seller is reserving any portion of the Mineral Estate, such reservation must be included in the Deed. The title insurance policy does not provide information on whether the mineral estate or any portion thereof has been reserved and/or severed from the surface estate.
- F. The Property being transferred in this transaction may consist of Surface or Ground Water Rights, registered water wells, and/or ditch rights. The title insurance policy does not provide information on what water rights and the apportionment of said water rights are associated with the Property.
- G. Pore Space is a subsurface property right consisting of the empty space between grains of rock, fractures, and voids. Pore space is used in carbon capture and sequestration and used to store salt water produced in the oil and gas industry. The rights to the pore space have not clearly been defined, as the English Rule vests the pore space with the mineral estate, which is the minority view, and the American Rule vests the pore space with the surface estate and is the majority rule in the United States and Wyoming. As such, Buyers should be mindful that the pore space may be part of various contracts, easements, releases, and other agreements. Any Buyer with concerns or questions should seek legal or other professional counsel.
- H. Surface Use Agreement. The use of the surface estate of the Property to access the oil, gas, or mineral may be governed by a surface use agreement, a Memorandum, or other notice of which may be recorded with the County Clerk.
- I. Fossils discovered on private property belong to the landowner at the time of discovery and are part of the surface estate.
- J. Buyer is encouraged to seek additional information regarding mineral rights, water rights, pore space, and all oil and gas activity that may occur on or adjacent to the Property, which may include but is not limited to surveying, drilling, well completion, storage, production facilities, and gas gathering. Professionals in these specific areas should be approached regarding any area of concern during the inspection period as many of these rights are not included in the title policy, and only a further review of the title, governmental records, and state engineering office will provide all rights and obligations associated with the Property.

VII. CLOSING AND POSSESSION.

- A. Closing shall occur on October 27, 2026 or _____ Business Days after mutual acceptance of this Contract, or as otherwise mutually agreed in writing between the parties, at a time and place which shall be designated by Listing Broker. Seller, at Seller's option, may continue to offer the Property for sale, on and subject to the following requirement. Seller must notify any other prospective Buyer this Contract has been previously signed, and it is in full force and effect. Any other Contract accepted by Seller must contain a provision that the offer is subject to the junior in right to this Contract. Furthermore, the Seller must notify the Buyer in the first position that the Seller has accepted a backup offer.
- B. Possession shall be delivered to Buyer on, at time of closing, _____ ☐ a.m. / ☐ p.m. or as otherwise mutually agreed in writing between the parties. If Seller fails to deliver possession by the date herein specified, Seller shall be subject to eviction by Buyer. This remedy is in addition to any other remedies Buyer may have.

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- C. Ownership shall be subject to existing leases and tenancies, unless otherwise agreed to in writing by the Buyer and Seller and tenant. Copies of the leases have been provided to and acknowledged by Buyer. All security and/or damage deposits, if any, shall transfer to Buyer at closing.
- D. Walkthrough(s). Seller grants Buyer and Buyer's Inspector(s) reasonable access to conduct walkthrough(s) of the Property for the purpose of satisfying Buyer that any corrections or repairs agreed to by the Seller have been completed, warranted items are in working condition and that the Property is in substantially the same condition as of the date of contract Acceptance, reasonable wear and tear excluded. If Buyer does not conduct such walkthrough(s), Buyer releases Seller and Broker(s) from liability for any defect(s) that could have been discovered. All walkthrough(s) must be completed on or before the day of Closing. This walkthrough shall not be a contingency of sale. This paragraph does not supersede, exclude or replace the Risk of Loss section of this Contract.
- E. "Closing" is defined as "the date on which all documents are either recorded or accepted by a closing agent and the sale proceeds are available to Seller."

VIII. CONDITION OF PROPERTY.

- A. Buyer acknowledges that whether any property meets codes, ordinances, laws, rules, and/or regulations is a technical question that may require special expertise, and if the Buyer has concerns about any of these issues, Buyer should contact the applicable departments of the city, county, homeowners' association, and/or state or retain a firm with specialized expertise to investigate the issue.
- B. The property and all fixtures, appurtenances, and improvements thereof, unless otherwise excluded or addressed in this contract, shall be conveyed in the present condition, ordinary wear and tear excepted.
- C. Buyer acknowledges that under the Wyoming Right to Farm and Ranch Act stated in Wyo. Stat. § 11-44-101 through Wyo. Stat. § 11-44-104, agricultural producers have the right to utilize generally accepted agricultural practices without being deemed a public or private nuisance.
- D. Property Disclosure. (Check One)
 - ☐ 1. The Buyer has received the Property Disclosure, a complete copy of which is attached hereto and incorporated herein by this Contract.
 - ☒ 2. The Buyer has not received a copy of the Property Disclosure at the time of the offer.
- E. Buyer acknowledges and agrees that upon execution of this Contract:
 1. Buyer is not relying upon any representations of Seller or any Real Estate Licensees involved in this transaction or representatives as to any condition which Buyer deems to be material to Buyer's decision to purchase this property; and
 2. Buyer has been advised by Selling Broker of the opportunity to seek legal, financial, construction, air quality (such as mold), environmental (such as radon and lead-based paint), and/or professional home inspection services regarding this purchase.
 3. SQUARE FOOTAGE/ACREAGE VERIFICATION: Buyer is aware that any reference to square footage or acreage of the real property or improvements is approximate. If square footage or acreage is material to the Buyer, it must be verified during the inspection period.

IX. INSPECTIONS BY BUYER.

- A. Buyer may obtain, at no expense to Seller, electrical, mechanical, structural, pest, air quality (such as mold), environmental (such as Phase I and II, asbestos, radon or lead-based paint), insurance coverage, cost and availability and any other inspections of the Property by Buyer or Buyer's inspectors and/or engineers, and shall pay for any damage to Seller's property caused by such inspectors and/or engineers. Buyer shall not be liable to Seller for any damage due to the discovery of any pre-existing conditions. Buyer, or designee, shall have the right to make any inspections of the physical condition of the Property at reasonable times, upon at least 24 hours advance notice to Seller. Unless Seller receives written notice on the Inspection Contingency Notice, signed by Buyer on or before _____, ☐ a.m. / ☐ p.m. or 15 (fifteen) Business Days from mutual acceptance of this Contract (Objection Deadline) of any defects(s) identified by Buyer or Buyer's inspectors or engineers that Buyer is requesting to be repaired, the physical condition of the property shall be deemed to be satisfactory to Buyer.
- B. Buyer shall deliver to Seller the Inspection Contingency Notice stating that Buyer elects to either:
 1. Remove the Inspection Contingency; or
 2. Provide the Seller the opportunity to correct the items disapproved, in which case Buyer and Seller shall agree on repairs and Seller's responsibility for said repairs.

CONTRACT TO BUY AND SELL REAL ESTATE – RESIDENTIAL, CASH

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Jackson Hole Airport

If the parties are unable to agree on payment of additional costs and/or the repairs, this contract shall be voidable at the sole option of Buyer, upon written notice to Seller no later than _____,

☐ a.m. ☐ p.m. or 5 (five) Business Days from Objection Deadline (Resolution Deadline). If not voided by the Buyer, Buyer acknowledges sole responsibility for the additional repairs. If Seller's response to the requested payment and repairs is not received by Buyer or Buyer's Licensee at least 24 hours prior to the Resolution Deadline, the Resolution Deadline shall automatically extend for a period of two (2) Business Days from the Resolution Deadline. With the exception of the agreed upon repairs, the Buyer accepts the Property "as is, where is" condition without any implied or express warranty by Seller or by any Broker.

3. Immediately void this Contract under the Termination Provision, and all Earnest Money shall be released to Buyer pursuant to Wyo. Stat. § 33-28-122(f).

C. Waiver of Defects. Buyer acknowledges that Buyer has been given ample opportunity to inspect the property. Other than repairs or defects submitted to the Seller in writing pursuant to this Contract, or in the event no repairs or inspections are required by Buyer, Buyer accepts the Property in its entirety in "as is, where is" condition without any implied or express warranty by Seller or by any Broker.

X. INSURANCE.

Buyer hereby acknowledges that Buyer has been advised to investigate, research, and obtain a written commitment for adequate property and liability insurance prior to the OBJECTION DEADLINE as referenced above.

XI. RISK OF LOSS.

Risk of loss shall remain with Seller until closing. In the event that the property is damaged by fire or other casualty prior to time of closing, in an amount of not more than 10% of the total purchase price, Seller shall be obligated to repair the same before closing. In the event such damage cannot be repaired within said time or if such damage shall exceed such sum, this contract shall be voidable at the option of Buyer. Should Buyer elect to carry out this Contract despite such damage, Buyer shall be entitled to all of the insurance proceeds associated with the damage to the Property but not for any Personal Property or Fixtures not included in this transaction.

XII. DEFAULT, REMEDIES AND ATTORNEY'S FEES.

A. ~~TIME IS OF THE ESSENCE hereof, and any party who fails to tender any payment, or perform any other condition hereof as herein provided, shall be in default of this Contract. In the event of default, the non-defaulting party may elect to either treat this contract as breached and recover such damages as may be proper or may treat this contract as being in full force and effect and require specific performance of the items hereof. In lieu of the remedy provided above to Seller if Buyer is the defaulting party, Seller may elect to terminate the Contract and retain all payments made hereunder as liquidated damages, such amount being agreed by the parties hereto to constitute compensation for the loss of opportunity suffered by Seller due to such breach.~~

B. In the event that any party shall be in default or breach of any of the terms of this Contract, such defaulting or breaching party shall pay all reasonable attorney's fees costs and other expenses which the non-breaching or non-defaulting party may incur in enforcing this Contract with or without formal proceedings. This provision shall not limit any other remedies to which the parties may otherwise be entitled.

C. Seller and Buyer agree that in the event of any controversy regarding earnest money held by Broker and/or Closing Agent, unless Broker and/or Closing Agent received written instructions from both Buyer and Seller as set forth in Wyo. Stat. § 33-28-122(f) regarding the disposition of the earnest money, Broker and/or Closing Agent, in its sole discretion, may hold the earnest money or may interplead all parties and deposit the earnest money deposit into a court of competent jurisdiction. Broker and/or Closing Agent shall be entitled to recover its attorney's fees and costs from the non-prevailing party in the action in which the funds are interplead, but if no such award or payment is made, Broker and/or Closing Agent shall recover its court costs and reasonable attorney's fees from the interplead funds or things of value.

XIII. ADDITIONAL PROVISIONS.

1. With regard to Paragraph III and IV. All payments shall be made in collected funds, which are deemed to be available by the financial institution receiving credit for such funds.

2. This Paragraph replaces Paragraph XII (A); Time is of the essence. Time is of the essence of this contract, and any party who fails to tender any payment, or perform any other condition hereof as herein provided, shall be in default under this Contract. In the event that Buyer defaults and fails to complete the purchase of the Property without default of the Seller, Seller's sole remedy shall only be to receive 100% of Buyer's earnest money deposit as defined in the Contract, as stipulated liquidated damages. Seller shall not have the right to specifically enforce the terms and conditions of this Contract, and cannot seek to have a Court give to Seller the right to specifically enforce the terms and conditions of this Contract, as Seller is waiving the right of specific enforcement. In the event of default by the Seller without default of the Buyer, the Buyer shall have the right, at Buyer's option, to either terminate this Contract and recover 100% of Buyer's earnest money deposit held by Escrow Agent, or to specifically enforce the terms and provisions of this Contract and proceed to Closing.

3. Cleaning. At Seller's expense, prior to closing, the Property shall be cleaned by a professional cleaning firm. The cleaning shall be a complete cleaning, including wiping of all surfaces, cleaning of bathrooms, appliances including oven cleaning, fixtures, shampoo/steam clean carpets, inside and outside window washing, and removal of all trash from interior and exterior of the Property. Buyer, or Buyer's agents shall inspect the Property at a designated time prior to closing to confirm that it has been cleaned as required. If the Property has not been cleaned as provided above, the Seller hereby authorizes the Closing Agent to credit the Buyer 150% of the estimated cleaning cost from the Seller's closing proceeds to pay for the cost of the required cleaning. The estimated cleaning cost shall be provided by a professional cleaning firm, on which estimate the parties may rely.

4. With regard to Paragraph VII (D), Walkthrough: If the results of the walkthrough find any of the agreed upon repairs have not been completed to Buyer's satisfaction, if the Property is not substantially in the same condition as on the date the buyer was shown the property, or if any of the electrical, plumbing, appliances or mechanical units included in the sale are not in proper working order, Seller agrees to credit 150% of the estimated repair or replacement costs of those items (an amount to be established by a mutually agreed upon contractor in the event the parties are not able to agree on the amount).

5. Seller agrees by the inspection deadline to hire a professional land surveyor to recover and mark with lath/flagging the location of all survey monuments that define the property corners and will specifically mark the clear zone easement and any other easements as well as the ditch setbacks.

6. Seller agrees that prior to the inspection deadline they shall have the septic tank pumped and confirmed by Macy's to be in good operating condition with any required or suggested repairs to be so noted.

7. This offer is contingent on formal Board approval by October 21, 2026. Upon approval, the contingency shall be removed and the parties will proceed to closing on October 27, 2026.

8. Seller shall within 5 days of acceptance of this contract provide Buyer with a complete property disclosure.

XIV. MISCELLANEOUS TERMS

- A. DEFINED TERMS.** "N/A" is understood to mean "not applicable" wherever it is used in this Contract. This "Contract" shall refer to the Contract to Buy and Sell Real Estate attached hereto and as the same is amended and supplemented by these Additional Provisions. "Acc," "Accept," "Acceptance," "Acceptance Date," or "Acceptance of this Contract" shall mean the date on which the last party signs this Contract or any Counteroffer without further modification and delivers the same to the other party.
- B. EXECUTION.** This instrument may be executed in multiple counterparts, each of which shall be an original, and all of which together shall constitute one and the same instrument. A signed counterpart delivered via electronic or digital shall have the same force and effect as an original counterpart hereof executed by such party. This Contract may not be modified except by written instrument signed by both Seller and Buyer. The parties hereto agree that electronic signatures and initials hereto shall be legally binding.
- C. DAYS.** All references to "days" shall be deemed to refer to business days. The term "business days" shall be defined as Monday through Friday, excluding Saturday, Sunday, and national holidays. Should any performance date or deadline contained herein fall on a weekend or national holiday, said date will automatically be extended to the next business day. The time in which any act required under this Contract is to be performed shall be computed by excluding the day on which the triggering event occurs and including the last day of such time period. All chronological times referred to in this Contract, and all other documents relating to this Contract, shall be deemed to be Mountain Standard Time or Mountain Daylight Time as applicable. Whenever a provision of this Contract establishes a date by which an event must occur, it shall be deemed to establish 5:00 PM Mountain Time on such date as the deadline for such event, unless stated otherwise.
- D. NOTICES.** All notices required or contemplated herein shall be in writing and delivered to Buyer or Seller and shall be deemed to be delivered to either's respective Broker (If working with a broker) or Buyer at contact information provided in this Contract, in the following manner: (a) by personal delivery, (b) by United States Mail (registered or certified, postage prepaid, return receipt requested), (c) via over-night delivery by a nationally recognized courier, (d) by facsimile, or (e) by email. In each case, if a party is working with a broker, notice is effective to Buyer or Seller (as applicable) if addressed to such party's Broker, at the address, facsimile number, or email address for such Broker as listed in the Multiple Listing Service (MLS) or as set forth below.
- E. GOVERNING LAW AND VENUE.** This Contract shall be construed in accordance with the laws of the State of Wyoming and venue for any court action arising out of this Contract shall be in the county and/or counties which the Property is located.
- F. NO MATERIAL CHANGES.** Seller shall not enter into any new leases or other agreements affecting the Property, or amendments to existing leases (including renewals) or other written agreements, without prior written approval of Buyer.
- G. CLOSING AGENT:** A closing agent is a neutral third party who assists the buyer, seller and lender with a real and/or personal property sale and is responsible for ensuring that the necessary closing documents are properly executed, including collecting the signatures of both parties, witnessing the signing, and providing copy of the agreement to both parties. The closing agent ensures that the funds are properly disbursed.

XV. ADDENDA ATTACHED: (Check all that apply.)

- | | |
|--|--|
| ☐ Lead-Based Paint Disclosure | ☐ Applicable Covenants |
| ☐ Addendum for Additional Provisions | ☐ Preliminary Title Commitment |
| ☒ Real Estate Brokerage Disclosure Form | ☐ Property Condition Disclosure |
| ☐ Consent Amendment & In-Company Transaction Disclosure | ☐ Bill of Sale |
| ☐ 1031 Tax Deferred Exchange Notice | ☐ Evidence of Authority |
| ☐ Easements | ☐ HOA/COA Documents |
| ☐ VA Escape Clause | ☐ Other: _____ |
| ☐ Designation of Agent/Intermediary | ☐ _____ Pages of Addendum |

XVI. CONSENTS AND ACKNOWLEDGMENTS.

- A.** All prior representations made in the negotiations of this sale have been incorporated herein, and there are no oral agreements or representations between Buyer, Seller, or Broker to modify the terms and conditions of this Contract.

CONTRACT TO BUY AND SELL REAL ESTATE – RESIDENTIAL, CASH

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Joshua Hale Airprint

- B. Brokers are authorized to disclose information regarding this sale and the terms thereof for comparable sold data and statistics to any Multiple Listing Service, Board of REALTORS®, certified appraisers, and/or potential clients or customers but only after the closing of this transaction.
- C. This Contract is executed in multiple copies, and by their signatures hereon, each party acknowledges receipt of a signed copy at the time of signing and provided via personal delivery, fax, mail, or electronic mail.
- D. Jackson Hole Sotheby's International Realty Bruce Bollinger
(Brokerage Firm) *(Licensee for Brokerage Firm)*
 hereby discloses that it is working with the Buyer as *(select one)* ☒ Buyer's Agent ☐ Intermediary
☐ Customer ☐ Sub-Agent and will be compensated as follows: 2.500% percentage of the gross sales price or \$_____ by *(select applicable)* ☒ Seller ☐ Buyer and/or ☒ Listing Broker
☐ See Additional Provisions. Buyer and Seller consent to that arrangement. Buyer has received, read, and acknowledged a Real Estate Brokerage Disclosure, and an executed copy of the Disclosure is attached hereto. Broker working with Buyer hereby delivers to Broker working with Seller a copy of the executed Real Estate Brokerage Disclosure. This clause does not modify any agency agreements.

XVII. OFFER BY BUYER.

This offer shall expire on August 23, 2026, at 5:00 ☐ a.m. / ☒ p.m. Additionally, the undersigned Buyer reserves the right to withdraw this Offer until the original, a copy, electronic transmission, or facsimile of this Offer, duly accepted and signed by Seller, has been delivered in writing to the Buyer or Broker working with Buyer prior to the expiration date and time above. Any withdrawal must be in writing by Buyer to Seller or Seller's Agent. All Offers, Counteroffers, Acceptances, or Rejections shall be deemed submitted upon delivery via personal hand-delivery, mail courier, e-mail, or fax.

Delivery to Buyer or Agent working with Buyer, shall be to the following address, e-mail, text #, and/or fax:
bruce.bollinger@jhsir.com

THIS IS A LEGALLY BINDING CONTRACT, IF YOU DO NOT UNDERSTAND THE TERMS AND CONDITIONS, CONSULT LEGAL OR OTHER COUNSEL BEFORE SIGNING.

Buyer <u>[Signature]</u>	Date <u>8/29/26</u>
<u>Robert McLaurin, Interim CEO</u>	
Buyer _____	Date _____
Buyer _____	Date _____
Buyer _____	Date _____

XVIII. DISCLOSURE BY BROKER WORKING WITH SELLER.

Keller Williams Jackson Hole Rebekkah Kelley Dianne Budge
(Brokerage Firm) *(Licensee for Brokerage Firm)*
 hereby discloses that it is working with the Seller as a *(select one)* ☒ Seller's Agent ☐ Intermediary
☐ Customer and will be compensated by *(select applicable)* ☒ Seller or ☐ _____ Seller consents to this arrangement. Seller has received, read, and acknowledged a Real Estate Brokerage Disclosure, and an executed copy of this Disclosure is attached hereto. Broker, working with Seller, hereby delivers to Broker working with Buyer a copy of the executed Real Estate Brokerage Disclosure.

Listing Broker hereby acknowledges receipt of this Contract to Buy and Sell Real Estate on 8/21/2026 at 12:51 pm ☐ a.m. / ☐ p.m.

Firm Budge Kelley Realty Group
 Address _____ By Rebekkah Kelley Dianne Budge
 Phone _____

THIS OFFER WAS RECEIVED by me as Seller on 8/21/2026 at 1:30 pm ☐ a.m. / ☐ p.m.

[Signature] [Signature] (Seller's initials indicate receipt of offer only).

NOTICE TO SELLER: If you are making a counteroffer, do not sign this document.

SELLER HEREBY ☐ ACCEPTS THE OFFER ☐ REJECTS THE OFFER ☒ SUBMITS COUNTEROFFER #1

XIX. ACCEPTANCE OF SELLER.

THIS IS A LEGALLY BINDING CONTRACT. IF YOU DO NOT UNDERSTAND THE TERMS AND CONDITIONS, CONSULT LEGAL OR OTHER COUNSEL BEFORE SIGNING.

THE UNDERSIGNED SELLER (whether one or more) ACCEPTS the foregoing offer on _____
at _____ ☐ a.m. / ☐ p.m.

Seller _____	Date _____
Seller _____	Date _____
Seller _____	Date _____
Seller _____	Date _____

XX. REJECTION BY SELLER.

THIS OFFER IS HEREBY REJECTED ON _____ at _____ ☐ a.m. / ☒ p.m.

Seller _____	Date _____
Seller _____	Date _____
Seller _____	Date _____
Seller _____	Date _____

If this Offer is rejected and the rejection is not signed by the Seller above, then this Offer was rejected by oral notification to Broker on _____ and (select applicable) Seller ☐ authorized rejection or ☐ refused to execute written rejection.

By Licensee for Brokerage Firm: _____ Date _____ Time: _____

Signature

Rebekkah Kelley

**AGREEMENT TO AMEND/EXTEND
CONTRACT TO BUY AND SELL REAL ESTATE**

**USE THIS FORM TO CHANGE EXISTING INFORMATION – IF ADDING INFORMATION, USE AN
ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE.**

This is an AMENDMENT to that Contract to Buy and Sell Real Estate dated August 21, 2026
between Jackson Hole Airport Board

(Buyer) and Crook Living Trust (Seller)

(a copy of which is attached hereto and incorporated by this reference into the body of this document as if fully set forth
herein) pertaining to the property described as: 8000 N Spring Gulch Road, Jackson, Wy 83001
South one-half of Lot 30 of Grand Teton Meadow Subdivision, Teton County, Wyoming, according to that

EXTENSIONS

All dates set forth in that Contract to Buy and Sell Real Estate shall remain the same except:

1. It is hereby mutually understood and agreed that the dates set forth herein shall be extended as follows:

- a) Loan application from _____ days to _____ days.
- b) For furnishing title commitment from _____ to _____.
- c) For closing from _____ to _____.
- d) For possession from _____ to _____.
- e) Objection Deadline date from _____ to _____.
- f) Resolution Deadline date from _____ to _____.

2. Other dates set forth in said attached Contract to Buy and Sell Real Estate shall be extended as follows: N/A

A. AMENDMENTS

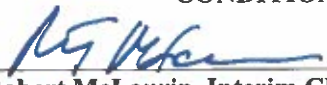
All other terms and conditions of that Contract to Buy and Sell Real Estate shall remain the same except:
Closing shall be changed from November 10, 2026 to October 30, 2026.

No other changes.

B. OTHER

1. This Agreement has been executed in multiple copies, and my signature acknowledges my consent and agreement to the terms hereof and that I received a signed copy at the time of signing.
2. All representations made in the negotiations of this sale have been incorporated herein, there are no verbal agreements between Buyer, Seller, and/or any Brokers to modify terms and conditions.

THIS IS A LEGALLY BINDING CONTRACT. IF YOU DO NOT UNDERSTAND THE TERMS AND CONDITIONS, CONSULT LEGAL COUNSEL BEFORE SIGNING.

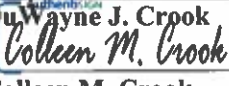
Buyer  Date 10/2/26
Robert McLaurin, Interim CEO

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Seller  Date 10/01/2026

Seller  Date 10/01/2026
Colleen M. Crook

Seller _____ Date _____

Seller _____ Date _____



Jackson Hole Airport Board – Staff Report

Meeting Date:	10/21/2026
Subject/Agenda Item:	Mead and Hunt 16 th Amendment – Agreement Extension and 2027 On-Call Services
Subject/Agenda Item Type:	☒ Action Item ☐ Consent Agenda Item
Presenter/Point of Contact:	Anna Valsing

Background/Description:

Presented for Board consideration is a 16th Amendment to the Mead and Hunt Agreement. This Amendment exercises the third of three one-year options that were part of the base agreement and extends the expiration date of the Agreement to December 13, 2027. This Amendment also authorizes funds in a not-to-exceed amount of \$177,714.00 for the general on-call services for 2027. Services are billed based on a time and materials basis as services are provided. These services include, but are not limited to, coordination meetings, project management, support of existing environmental and sustainability programs, and high-level analysis of potential new programs. For reference, so far in 2026 we have expended approximately \$113,000 under the general on-call services portion of the Mead and Hunt agreement. As with prior amendments, it is possible that the Board will be asked to consider further amendments for tasks on specific large-scale projects.

Fiscal Impact:

The maximum expense to the Airport under this Amendment is \$177,714. The actual costs incurred may be less, as services are billed on an as-used, time-and-materials basis, and will depend on the actual needs of the organization.

Staff Input/Recommendation:

Staff recommends approval.

Alternatives:

The Board could elect not to extend the Mead and Hunt On-Call Agreement for 2027. In this case, Airport staff would be responsible for all environmental program management and would not have an outside environmental consultant available for as-needed environmental program assistance. Alternatively, the Board might elect to initiate a competitive procurement now to consider other environmental consultants.

Procurement Methodology:

The base On-Call Environmental Consulting Services Agreement with Mead and Hunt was entered into following a formal procurement process in 2022. The Agreement had a base term of two years with three one-year extensions at the option of the Board. Such agreements are limited to 5 years by the FAA for grant-funded consulting services. No formal procurement action is required to exercise this final one-year extension. Staff plans to initiate a formal Request for Qualifications (RFQ) process in the second half of 2027 for a new On-Call Environmental Consulting agreement, if the Board desires to continue having a consultant provide these services.

Legal Review:

This Amendment has been reviewed by Airport Attorney Dan Reimer.

Suggested Motion:

I move approval of the 16th Amendment to the Mead and Hunt Agreement, in the form presented, with a not-to-exceed cost of \$177,714.

**SIXTEENTH AMENDMENT TO
AGREEMENT FOR PROFESSIONAL SERVICES**
Agreement Extension and 2027 On-Call Services

THIS SIXTEENTH AMENDMENT is to that certain On Call Environmental Consulting Services Agreement dated (“Agreement”) between Mead & Hunt, Inc. ("Consultant") and the Jackson Hole Airport Board ("Board") is dated effective September 23, 2026.

WHEREAS, Board and Consultant entered into a Base Agreement for On Call Environmental Consulting Services (“Agreement”) dated December 17, 2022, relating to consulting services to be provided by the Consultant with respect to the Jackson Hole Airport (the “Airport”);

WHEREAS, Board and Consultant entered into a First Amendment to the Agreement, dated March 15, 2023, for project management, coordination and outreach, and implementation tasks; a Second Amendment to the Agreement, dated August 23, 2023, for the International Dark Sky Association Assessment; a Third Amendment to the Agreement, dated September 20, 2023 for the Biennial Report Update; a Fourth Amendment to the Agreement, dated November 8, 2023, for Airport Carbon Accreditation Support Services; a Fifth Amendment to the Agreement, dated February 21, 2024, for 2024 Environmental and Sustainability General On-Call Services; a Sixth Amendment to the Agreement, dated February 21, 2024, for Net Zero Roadmap; a Seventh Amendment to the Agreement, dated February 21, 2024, for Dark Skies International, an Eight Amendment to the Agreement, dated April 17, 2024 for Monitoring Well Abandonment, Repair and Installation; a Ninth Amendment to the Agreement, dated October 20, 2024, to extend the term of the Agreement; a Tenth Amendment to the Agreement, dated December 18, 2024, for Airport Carbon Accreditation Support Services; an Eleventh Amendment to the Agreement, dated December 18, 2024, for PFAS Groundwater Monitoring 2025-2026; a Twelfth Amendment to the Agreement, dated March 17, 2025 for 2025 On-Call Services; a Thirteenth Amendment to the Agreement, dated effective December 14, 2025 for Agreement Extension and 2026 On-Call Services; a Fourteenth Amendment to the Agreement, dated January 20, 2026 for the 2024/2025 Biennial Report Update; and a Fifteenth Amendment to the Agreement, dated September 23, 2026, for 2027 Groundwater Monitoring..

WHEREAS, Board and Consultant now desire to enter into this Sixteenth Amendment to the Agreement to extend the term of the Agreement and provide consulting services as outlined in the 2026 Environmental and Sustainability On-Call Scope of Work.

NOW THEREFORE, for valuable consideration the receipt and sufficiency of which are hereby acknowledged the parties agree as follows:

1. The term in Section 2 of the Agreement is extended until December 13, 2027.
2. Consultant agrees to provide services in accordance with the Scope of Work which is annexed hereto as Exhibit A (the “Services”). The Services will be provided and completed in a prompt manner under the circumstances.
3. Compensation payable by the Board to the Consultant for the Services, including the work of all sub-consultants described therein, shall be as set forth in Exhibit A, and shall be in a not to exceed amount of One Hundred Seventy-Seven Thousand Seven Hundred Fourteen Dollars and Zero Cents (\$177,714.00).

4. This Amendment is entered into subject to all terms and conditions of the Agreement as previously amended, which Agreement shall remain in full force and effect except as expressly amended above.

IN WITNESS WHEREOF, the parties hereto have accepted, made and executed this Amendment upon the terms, conditions and provisions stated above, as of the day and year first written above.

JACKSON HOLE AIRPORT BOARD

Attest: _____
John P. Carey III, Secretary

By: _____
Melissa Turley, President

MEAD & HUNT INC.

By: _____
Ryk Dunkelberg, Vice President

Environmental and Sustainability On-call

Jackson Hole Airport

Scope of Work

This scope of work for on-call environmental services for Jackson Hole Airport is effective from December 14, 2026 to December 13, 2027. Tasks will be used on an as-needed basis, based on direction from the Airport, and charged on a time and expense fee.

These tasks provide on-call support to manage and implement existing environmental and sustainability programs, develop new initiatives, and strategically advance the Airport's values related to environmental stewardship; community, financial, and operational responsibility; and overall sustainability. The on-call approach provides flexibility to address emerging questions and needs, establish consistency and direction, and lay the groundwork for more detailed efforts as priorities evolve.

Task 1. Project Management

Project management tasks comprise coordination, oversight, contracting, and administrative efforts associated with the consultant team, Jackson Hole Airport staff, and other stakeholders. Weekly virtual meetings will be held to discuss ongoing tasks, as well as current and planned environmental and sustainability direction of the Airport. Additional meetings (virtual or in person) will be scheduled to discuss specific environmental and sustainability issues, as needed.

Deliverables/Description:

- Management of the consultant team
- General administration of contract and invoicing
- Weekly virtual meetings with Airport staff
- Additional management needs and (virtual or in person) meetings with Mead & Hunt Team, Airport staff, and/or other parties, as necessary

Task 2. Environmental and Sustainability Programming

The Consultant will support Airport staff, the Airport Board, and other stakeholders in maintaining existing environmental and sustainability programs and deliverables, while identifying opportunities for improvement. Example efforts include planning or implementing projects associated with waste management, greenhouse gas emission reduction, noise abatement, and per- and polyfluoroalkyl (PFAS) strategy. The exact level of effort required will be dependent on the task. Work product associated with this task may include, but is not limited to:

- High-level analyses for environmental/sustainability planning efforts
- Research regarding environmental and sustainability regulations, new technologies, and industry trends
- Research on funding opportunities for environmental and sustainability programs

- Benchmarking exercises with other airports
- Revising new ways to convey information
- Exploration of new environmental/sustainability planning efforts
- Messaging, outreach, and graphic support for ongoing and future programs

Task 3. Coordination and Outreach

Coordination and outreach relative to environmental and sustainability programming includes on-call collaboration with stakeholders via meetings and presentations (whether virtual or in person), as well as development of materials to support coordination efforts. As part of this task, the consultant will support the Airport in responding to questions or comments from stakeholders or the public, developing meeting notes, strategic support for stakeholder engagement (i.e., PFAS investigation, noise program), and additional outreach or development of materials in support of meetings or other coordination needs. Collaboration with external local, regional, and federal agencies and organizations will be conducted, as needed.

Deliverables/Description:

- Coordination/meetings (Mead & Hunt Team, Airport staff, Town/County/Park/local organizations, FAA, peer airports, etc.)
- Development of materials needed to support coordination efforts
- Strategic support for outreach and engagement efforts

Environmental and Sustainability On-call

Jackson Hole Airport
Proposed Fee

	Mead & Hunt																BridgeNet (Tetra Tech)											
	Principal		Sr Associate		Project Manager		Electrical Engineer		Sr Env Planner		Mid Planner		GIS/Graphics Tech		Administrative		Acoustic Engineer		Sr Analyst		Project Manager		Program Manager		Principal		Labor Totals	
	Rate/Hr:	\$ 355	Rate/Hr:	\$ 323	Rate/Hr:	\$ 289	Rate/Hr:	\$ 250	Rate/Hr:	\$ 215	Rate/Hr:	\$204	Rate/Hr:	\$185	Rate/Hr:	\$ 125	Rate/Hr:	\$ 106	Rate/Hr:	\$ 122	Rate/Hr:	\$ 221	Rate/Hr:	\$ 257	Rate/Hr:	\$ 335		
	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost
Task 1 - Project Management		\$ -		\$ -	60	\$ 17,340.00		\$ -	20	\$ 4,300.00		\$ -		\$ -		\$ -		\$ -		\$ -	12	\$ 2,652.00	4	\$ 1,028.00	6	\$ 2,010.00	102	\$ 27,330
Task 2: Environmental/ Sustainability Programming	12	\$ 4,260.00	36	\$ 11,628.00	80	\$ 23,120.00	10	\$ 2,500.00	100	\$ 21,500.00	40	\$ 8,160.00	14	\$ 2,590.00	10	\$ 1,250.00	6	\$ 636.00	6	\$ 732.00	32	\$ 7,072.00	20	\$ 5,140.00	40	\$ 13,400.00	406	\$ 101,988
Task 3 - Coordination and Outreach	2	\$ 710.00	10	\$ 3,230.00	40	\$ 11,560.00		\$ -	40	\$ 8,600.00	10	\$ 2,040.00		\$ -	4	\$ 500.00	6	\$ 636.00		\$ -	20	\$ 4,420.00		\$ -	20	\$ 6,700.00	152	\$ 38,396
Travel/ODC															\$ 5,000.00											\$ 5,000.00		\$ 10,000
TOTAL	14	\$ 4,970.00	46	\$ 14,858.00	180	\$ 52,020.00	10	\$ 2,500.00	160	\$ 34,400.00	50	\$ 10,200.00	14	\$ 2,590.00	14	\$ 1,750.00	12	\$ 1,272.00	6	\$ 732.00	64	\$ 14,144.00	24	\$ 6,168.00	66	\$ 22,110.00	660	\$ 177,714



Jackson Hole Airport Board – Staff Report

Meeting Date:	10/21/2026
Subject/Agenda Item:	KLJ Engineering LLC. Agreement for Professional Services – Owner’s Representative Services for Baggage Handling System and Building Modifications Project
Subject/Agenda Item Type:	☒ Action Item ☐ Consent Agenda Item
Presenter/Point of Contact:	Dustin Havel

Background/Description:

Presented for Board consideration is an Agreement with KLJ Engineering LLC for Owner’s Representative Services for the proposed Baggage Handling System and Building Modifications Project. KLJ Engineering LLC has identified Mike Mahoney as the Owner’s Representative (OR) under this contract.

The OR will assist the Airport in coordinating multiple work elements within this project. The OR will review the work products of project consultants and the yet-to-be-selected Construction Manager at Risk (CMAR) and advise the Airport on strategies to resolve issues and mitigate impacts between different project elements. The OR will also assist the Airport in implementing the CMAR alternate project delivery method for this project. The Board has used an Owner’s Representative on past projects delivered by a CMAR and found that the OR services extremely valuable.

Once an OR has been selected, the OR will assist with the development of a Request for Proposals (RFP) to select a CMAR for this project. Concurrently, Airport staff, supported by the OR, will continue working with the design team to finalize the design for the Baggage Handling System and Building Modifications Project. This project is currently anticipated to begin construction in 2028, pending funding availability.

The initial term of this Agreement has an effective date of September 30, 2026, and extends through December 31, 2029. The Airport and OR will agree by Amendment to any extension of term and associated changes to the billing rate or the maximum contract liability.

This Agreement has language allowing the Airport to terminate the Agreement at any time for convenience.

Fiscal Impact:

The services identified in this Agreement will be billed at an hourly rate plus reimbursable expenses, at the rates identified in Section 7.01 of the Agreement. The total compensation for services and reimbursable expenses shall not exceed \$1,531,300 over the initial three-year term of the Agreement. Any expenses in excess of the amount identified in this Agreement will be brought to the Board for consideration by an Amendment.

Staff Input/Recommendation:

Staff recommends approval.

Alternatives:

The Board could elect to not approve this Agreement and not utilize an Owner’s Representative for the proposed Baggage Handling System and Building Modifications Project. Airport staff could provide the services in-house, which would take additional staff resources and time. Any work conducted by KLJ Engineering prior to the approval of this Agreement is being done at risk, and KLJ Engineering understands no compensation will be provided should the Board elect to not approve this Agreement.

Procurement Methodology:

Airport staff published an RFP for the Owner's Representative Services covered by this Agreement. In response to the RFP, three proposals were received. An evaluation committee reviewed and scored the proposals in accordance with the criteria outlined in the RFP. The evaluation committee identified KLJ Engineering as the apparent top proposer.

Legal Review:

Dan Reimer has reviewed the Agreement and Procurement Methodology.

Suggested Motion:

I move approval of the Agreement for Professional Services with KLJ Engineering LLC for the Baggage Handling System and Building Modifications Project, in the form presented, with a not to exceed amount of \$1,531,300.

DRAFT

**MODIFIED EJCDC E-520
SHORT FORM AGREEMENT
BETWEEN JACKSON HOLE AIRPORT BOARD AND
KLJ ENGINEERING LLC
FOR PROFESSIONAL SERVICES**

DRAFT

SHORT FORM OF AGREEMENT BETWEEN OWNER AND ENGINEER FOR PROFESSIONAL SERVICES

THIS IS AN AGREEMENT effective as of September 30, 2026 ("Effective Date") between

Jackson Hole Airport Board ("Owner")

and

KLJ Engineering LLC, 400 EAST BROADWAY AVE., Suite 600, Bismarck, ND 58501-4073; PO Box 1157, Bismarck, ND 58502-1157 ("Engineer").

Owner's Project, of which Engineer's services under this Agreement are a part, is generally identified as follows:

JAC Baggage Handling System and Building Modifications Project ("Project").

Engineer's Services under this Agreement are generally identified as follows:

The Engineer will act as the Owner's Representative and assist the Owner in coordinating multiple work elements within the Project that are scheduled to be designed and constructed in coordinated sequence and/or near other active projects or work elements. The Project consists principally of the design and construction of a new inline baggage handling system, the CBIS Project, that will replace the two existing semi-inline systems. The Owner anticipates multiple work elements to complete the Project:

- Temporary Building to house Temporary Baggage Handling System
- Building expansion to accommodate updated CBIS equipment
- Related infrastructure improvements (HVAC, electrical distribution, security controls, tug drive, etc.)
- CBIS reconfiguration, equipment upgrades and expansion
- Other work elements may be added by amendment

The Engineer will review the work products of Project consultants and the Construction Manager at Risk (CMAR) and advise the Owner on strategies to resolve issues and mitigate impacts between project elements. The Engineer will assist the Owner to implement the CMAR alternate project delivery method for the Project. The Engineer will act at the Owner's direction to advance the Baggage Handling System Project.

Owner and Engineer further agree as follows:

1.01 *Basic Agreement and Period of Service*

- A. Engineer shall designate the Owner's Representative, as provided in Exhibit A, and provide the services set forth in this Agreement and in Exhibit A. If authorized by Owner, or if required because of changes in the Project, Engineer shall furnish services in addition to those set forth above. Owner shall pay Engineer for its services on the basis of time, materials and expenses as set forth in Paragraphs 7.01 and 7.02.
- B. Engineer shall complete its services within the following specific time period: The period of service will be September 30, 2026, through December 31, 2029. The Owner and Engineer will agree by Amendment to any extension of term and concurrent changes to billing rate and the maximum contract liability amount.

2.01 *Payment Procedures*

- A. *Invoices:* Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Engineer for services and expenses within 30 days after receipt of Engineer's invoice, then the amounts due Engineer will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day. In addition, Engineer may, after giving seven days written notice to Owner, suspend services under this Agreement until Engineer has been paid in full all amounts due for services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension. Payments will be credited first to interest and then to principal.

3.01 *Termination*

- A. The obligation to continue performance under this Agreement may be terminated:
 - 1. For cause,
 - a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Engineer for its services is a substantial failure to perform and a basis for termination.
 - b. By Engineer:
 - 1) upon seven days written notice if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or
 - 2) upon seven days written notice if the Engineer's services for the Project are delayed for more than 90 days for reasons beyond Engineer's control.

Engineer shall have no liability to Owner on account of a termination by Engineer under Paragraph 3.01.A.1.b.

- c. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 3.01.A.1. if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. For convenience, by Owner effective upon Engineer's receipt of written notice from Owner.

- B. The Owner may set the effective date of termination at a time up to 30 days later than otherwise provided to allow Engineer to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files.
- C. In the event of any termination under Paragraph 3.01, Engineer will be entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all reimbursable expenses incurred through the effective date of termination.

4.01 *Successors, Assigns, and Beneficiaries*

- A. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 4.01.B the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- B. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
- C. Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any contractor, subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

5.01 *General Considerations*

- A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by licensed members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection

with Engineer's services except that Engineer's services shall conform with the foregoing standard of care. Subject to the foregoing standard of care, Engineer and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

- B. Engineer shall not at any time supervise, direct, control, or have authority over any consultant or contractor's work not in privity of contract with Engineer, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.
- C. This Agreement is to be governed by the law of the state of Wyoming. Any action to interpret or enforce this Agreement shall be brought in a court in and for Teton County, Wyoming.
- D. Engineer neither guarantees the performance of any consultant or contractor nor assumes responsibility for any consultant's or contractor's failure to furnish and perform its work in accordance with the contract between Owner and such consultant or contractor. Engineer is not responsible for variations between actual construction bids or costs and Engineer's opinions or estimates regarding construction costs.
- E. Engineer shall not be responsible for the acts or omissions of any consultant, contractor, subcontractor, or supplier, or of any of their agents or employees or of any other persons (except Engineer's own employees) at the Project site or otherwise furnishing or performing any construction work; or for any decision made regarding the construction contract requirements, or any application, interpretation, or clarification of the construction contract other than those made by Engineer.
- F. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Owner shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment for all services relating to preparation of the documents and subject to the following limitations: (1) Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer or Engineer's consultant, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer; (2) any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and consultants; (3) Owner shall release and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and (4) such limited license to Owner shall not create any rights in third parties.
- G. To the fullest extent permitted by law, and to the extent not covered by a policy of insurance required hereunder, Owner and Engineer (1) waive against each other, and the other's employees, officers,

directors, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Project, and (2) agree that Engineer's total liability to Owner under this Agreement shall be limited to the maximum contract liability provided hereunder or an amendment hereto.

- H. The parties acknowledge that Engineer's scope of services does not include any services related to a Hazardous Environmental Condition (the presence of asbestos, PCBs, petroleum, hazardous substances or waste as defined by the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq., or radioactive materials). If Engineer or any other party encounters a Hazardous Environmental Condition, Engineer may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the Project affected thereby until Owner: (1) retains appropriate specialist consultants or contractors to identify and, as appropriate, abate, remediate, or remove the Hazardous Environmental Condition; and (2) warrants that the Site is in full compliance with applicable Laws and Regulations.
- I. Engineer agrees to the Special Conditions set forth in Exhibit C to this Agreement.

6.01 *Total Agreement*

- A. This Agreement (including any expressly incorporated attachments) constitutes the entire agreement between Owner and Engineer with respect to this subject matter and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

7.01 *Basis of Payment—Hourly Rate Plus Reimbursable Expenses*

- A. Using the procedures set forth in Paragraph 2.01, Owner shall pay Engineer as follows:
 - 1. For the services of the Owner's Representative, Owner shall pay Engineer a labor rate of \$300.00 per hour plus reimbursable expenses without markup. The Owner acknowledges that this labor rate is specific to the Owner's Representative services covered by this Agreement and said labor rate shall not apply to services provided by the assigned Owner's Representative under other contracts between the Owner and Engineer.
 - 2. For services of Engineer's other employees engaged directly on the Project, Owner shall pay Engineer according to the following labor rates.
 - a. Senior Airport Engineer – \$280.00
 - b. Senior Airport Planner – \$250.00
 - c. Project Scheduler – \$220.00
 - d. Project Control Specialist - \$160.00
 - 3. Owner further agrees to pay Engineer for Engineer's reimbursable expenses without markup and Engineer's consultants' charges, if any, with 10% markup.

4. The total compensation for services and reimbursable expenses shall not exceed \$1,531,300.00.

7.02 *Additional Services:* For additional services of Engineer's employees engaged directly on the Project, Owner shall pay Engineer an amount equal to the direct labor charged to providing the Additional Services under the Agreement times a factor of 3.4; plus reimbursable expenses and Engineer's consultants' charges, if any.

8.01 *Additional Provisions:*

- A. Assumption of Liability: The Owner and Engineer each agree to assume their own liability for claims of any nature including all costs, expenses and reasonable attorney's fees, which may in any manner result from or arise out of this Agreement. Neither the Owner nor the Engineer shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or intentional acts or omissions.
- B. Dispute Resolution: In the event of a dispute arising out of or relating to the agreement or the services to be rendered hereunder, both parties hereby agree to (1) attempt to resolve such disputes through direct negotiations between the appropriate representatives of each party, (2) if such negotiations are not fully successful, the parties agree to attempt to resolve any remaining dispute by formal nonbinding mediation conducted in accordance with rules and procedures to be agreed upon by both parties, and (3) if the dispute or any issues remain unresolved after the first two steps, either party may seek to have the dispute resolved by a court of competent jurisdiction.
- C. Party Representatives: With the execution of this Agreement, Engineer and Owner shall designate specific individuals to act as their representatives with respect to the services to be performed or furnished by Engineer and responsibilities of Owner under this Agreement. Such an individual shall have authority to transmit instructions, receive information, and render decisions relative to the Project on behalf of the respective party whom the individual represents. Each Party may change its designated individual(s) at any time by written notice to the other Party.

9.01 *Insurance:*

- A. Without limiting any of its other obligations or liabilities under this Agreement, Engineer, at its own expense, shall purchase and maintain the minimum insurance specified below with companies duly authorized to do business by the State of Wyoming, Department of Insurance, and with forms reasonably satisfactory to Owner. Each insurer shall have a current A.M. Best Company, Inc. rating of not less than A-.
- B. Insurance provided shall contain the following clauses:
 - 1. **Additional Insured.** The insurance coverage, except Workers' Compensation, required by this Agreement, shall name Owner, its agents, representatives, directors, officials, employees, and officers, as additional insureds, and shall specify that insurance afforded Engineer shall be primary insurance, and that any insurance coverage carried by Owner or its employees shall be excess coverage, and not contributory coverage to that provided by Engineer.

2. Coverage Term. All insurance required herein shall be maintained in full force and effect until all services required to be performed under the terms of the Agreement are completed satisfactorily and formally accepted; failure to do so may constitute a material breach of this Agreement, at the sole discretion of Owner.
 3. Claim Reporting. Any failure to comply with the claim reporting provisions of the policies or any breach of a policy warranty shall not affect coverage afforded under the policy to protect Owner.
 4. Waiver of Subrogation. The policies, except Workers' Compensation, shall contain a waiver of transfer rights of recovery (subrogation) against Owner, its agents, representatives, directors, officers, and employees for any claims arising out of the work of Engineer.
 5. Deductible/Retention. The policies may provide coverage which contain deductibles or self-insured retentions. Such deductible and/or self-insured retentions shall not be applicable with respect to the coverage provided to Owner under such policies. Engineer shall be solely responsible for deductible and/or self-insured retentions.
- C. Prior to commencing services under this Agreement, Engineer shall furnish Owner with Certificates of Insurance, or formal endorsements as required by the Agreement, issued by Engineer's insurer(s), as evidence that policies providing the required coverages, conditions, and limits required by this Agreement are in full force and effect. Such certificates shall identify this Agreement and shall provide for not less than thirty (30) days advance Notice of Cancellation, Termination, or Material Alteration.

[Remainder of page intentionally left blank; signature page follows]

Attachments: Exhibit A, Engineer's Services
Exhibit B, Insurance Requirements
Exhibit C, Special Conditions

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

OWNER: Jackson Hole Airport Board

By: _____

Title: Melissa Turley, Board President

Date Signed: _____

ENGINEER: KLJ Engineering LLC

By: *Mark Anderson*

Title: Senior Vice President, PWT

Date Signed: October 6, 2026

ATTEST:

John P. Carey III, JAC Board Secretary

Date Signed: _____

Address for giving notices:

Jackson Hole Airport Board

1250 East Airport Road, P.O. Box 159

Jackson, WY 83001

Address for giving notices:

KLJ Engineering LLC

400 EAST BROADWAY AVE., STE 600

Bismarck, ND 58501-4073

This is **Exhibit A, Engineer's Services**, consisting of 5 pages, referred to in and part of the Short Form Agreement between Owner and Engineer for Professional Services dated September 30, 2026.

Engineer's Services

The Jackson Hole Airport (JAC) Board anticipates using a Construction Manager at Risk (CMAR) alternate project delivery method to construct the CBIS Project, in accordance with TSA standards and Wyoming law. This project involves the design and construction of multiple phases that will occur sequentially over approximately three years. Work elements are expected to include:

- Temporary Building to house Temporary Baggage Handling System
- Building expansion to accommodate updated CBIS equipment
- Related infrastructure improvements (HVAC, electrical distribution, security controls, tug drive, etc.)
- CBIS reconfiguration, equipment upgrades and expansion
- Other work elements may be added by amendment

Role and Authority

All the phases of the CBIS Project must occur within the available space, and airport operations must be maintained throughout construction. Different professional service firms, the CMAR, subcontractors, and suppliers will be working on adjacent and overlapping sites.

ENGINEER will assign Mike Mahoney, PE, as Owner's Representative (OR) for the JAC CBIS Project. The OR will personally provide most of the required services. He will engage KLJ engineers, planners, technicians, and administrative staff when their efforts would be efficient and economical on specific work products. The OR will act as coordinator and advisor for the JAC CBIS Project, taking direction from the Airport Director or Authorized Designee ("Staff").

The OR will coordinate competing requirements and interests, develop and analyze options, and provide recommendations to Staff and the Airport Board. The OR will not make decisions or direct JAC's consultants and CMAR unless directed by Staff to act as JAC's agent on specific issues.

Exhibit A, Engineer's Services

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Overall Project Management

The OR will serve as the central point of coordination of the CBIS Project across all phases, integrating design, procurement, and construction activities so that they are sequenced to maintain continuous airport operations within the available space.

The OR will work with the CMAR on the development of the Master Project Schedule and will monitor progress against that schedule, identify potential delays and conflicts between concurrent work elements, and recommend corrective action to Staff.

The OR will monitor the overall project budget (GMP and other services) and track expenditures and forecasts across all phases of the CMAR contract. The OR will provide Staff with regular cost reporting as needed, so that funding and cash flow can be managed proactively across the life of the project.

The OR will identify, track, and help mitigate project risks — including risks to schedule, budget, operations, and safety — and will maintain a risk and issues log for regular review with Staff.

The OR will work with Staff to develop and maintain effective reporting, tracking, and document control protocols for the CBIS Project, and may assist Staff with financial or regulatory reporting.

The OR will monitor and provide feedback by reviewing project work for conformance with contract and other legal requirements and coordinating the resolution of deficiencies.

CMAR Procurement and Contract Administration

The OR will assist Staff in preparing the RFQ for CMAR services for the CBIS Project and prepare the CMAR contract. Upon selection of a CMAR, the OR will assist Staff in preparing the GMP Amendments under the CMAR contract for specific construction elements.

The OR will review CMAR payment requests, recommend appropriate payment, and assist Staff in reviewing CMAR cost documentation. The OR will also assist with resolving and documenting CMAR contract change orders. The OR will review and approve the CMAR's requests to use Contingencies and Allowances within the GMP Amendments.

The OR will review project requirements and review the CMAR's procurement methodologies to assure contractual compliance and maximize eligibility for federal reimbursement.

Consultant, Stakeholder Coordination

The OR will support preparation and/or review of consultant scopes of services and review consultant fee proposals. The OR will review consultant payment requests and recommend appropriate payment. The OR will review any consultant contract amendment requests and assist Staff to resolve and document those issues.

The OR will work with Staff to develop and maintain effective reporting and tracking protocols for the CBIS Project and may assist Staff with financial or regulatory reporting.

The OR will conduct regular coordination meetings with the CMAR, consultants, and other parties (airlines, TSA, other tenants) to coordinate the impact of the concurrent work elements. The OR will attend project meetings either by telephone/video conferencing or on-site.

The OR will assist Staff with coordinating the CBIS Project with JAC stakeholders including the airlines and help develop strategies and adjust projects to minimize adverse impacts on stakeholders and achieve support for the projects.

The OR will coordinate project details, restrictions, and approvals with the FAA, TSA, WYDOT Aeronautics, Grand Teton National Park GTNP, and other government agencies as directed by Staff. This work may include preparing required project submittals and reports that are not the contractual responsibility of other JAC consultants.

The OR will monitor and coordinate TSA allocable costs according to the latest versions of TSA Design Guide and TSA Funding of CBIS Project Costs Policy Memo.

Engagement

The OR will begin work immediately upon Contract execution. The OR will be engaged in the CBIS Project on an as needed basis with higher weekly hours anticipated during the typical JAC construction period and less hours anticipated during the design phase and winter months. The ENGINEER estimates that the OR will average 25 hours per week during startup and CMAR solicitation, 20 hours per week during the remainder of the design phase, and 25 hours per week during construction to provide the services described above. The Engineer estimates that staff support to the OR will average \$3,000 per month.

The OR will visit the Project site on a regular basis with more frequent site visits during the construction period. During site visits the OR will attend meetings with Staff, Board, Stakeholders, the CMAR, and consultants. The OR will also provide verification of project work, on-site review of options, issue resolution, and negotiation of change orders and amendments. The ENGINEER tentatively plans the OR will visit the Project site 1 time in 2026, 6 times in 2027 during design and construction startup, and 12 times each

Exhibit A, Engineer's Services

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year in 2028 and 2029 during construction. 16 additional labor hours will be required for round trip travel on each visit.

The OR will manage labor effort and expenses to provide all contracted services during the contract term within the agreed Not To Exceed (NTE) amount. The NTE amount calculation is shown below:

Owner's Representative:				
<u>YEAR</u>	<u>HOURS/WEEK</u>	<u>WEEKS</u>	<u>HOURS</u>	
2026	25	4	100	
	20	6	120	
2027	20	30	600	
	25	22	550	
2028	25	52	1,300	
2029	25	52	1,300	
			<u>3,970</u>	
Site Visits:				
<u>YEAR</u>	<u>HOURS/TRIP</u>	<u>TRIPS</u>	<u>HOURS</u>	<u>EXPENSES @ \$2.5K/TRIP</u>
2026	16	1	16	\$ 2,500
2027	16	6	96	\$ 15,000
2028	16	12	192	\$ 30,000
2029	16	12	192	\$ 30,000
			<u>496</u>	<u>\$ 77,500</u>
TOTAL OR HOURS			4,466	
OR LABOR RATE			<u>\$ 300</u>	
OR FEE			<u>\$ 1,339,800</u>	
Support staff allowance @ \$3,000/month			\$ 114,000	
TOTAL NTE AMOUNT			\$ 1,531,300	

Miscellaneous Tasks

From time to time, Staff may direct the OR to assist with miscellaneous tasks related to the CBIS Project or to broader airport interests. These may include coordinating with other JAC projects or initiatives that could impact — or be impacted by — the CBIS

Exhibit A, Engineer's Services

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Project, identifying and helping pursue grant or funding opportunities associated with this or other airport projects, and providing analysis, research, or recommendations on related matters as requested. The OR will perform these tasks on an as-needed basis at the direction of Staff. The OR will try to accommodate assigned miscellaneous tasks within the agreed NTE amount. If miscellaneous tasks require more labor effort &/or expenses than can be accommodated in the NTE amount, the OR will request an amendment to increase the NTE amount before proceeding with the added scope work.

Any extension of ENGINEER's services beyond December 31, 2029, will be authorized by an amendment to this Agreement.

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Exhibit A, Engineer's Services

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This is **EXHIBIT B – Insurance Requirements**, consisting of 1 page, referred to in and part of the Short Form Agreement between Owner and Engineer for Professional Services dated September 30, 2026.

Insurance

Paragraph 9.01 of the Agreement is amended and supplemented to include the following agreement of the parties.

Insurance

- A. Engineer shall furnish the following insurance:
1. **Workers' Compensation.** Engineer shall carry Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Engineer employees engaged in the performance of the Work.
 2. **Automobile Liability.** Commercial/Business Automobile Liability insurance with a combined single limit for bodily injury and property damages of not less than \$1,000,000, each occurrence regarding any owned, hired, and non-owned vehicles assigned to or used in performance of Engineer's Work.
 3. **Commercial General Liability.** Commercial General Liability insurance with unimpaired limit of not less than \$1,000,000 for each occurrence. The policy shall include coverage for bodily injury, property damage, personal injury, products and blanket contractual covering, but not limited to, the liability assumed under the indemnification provisions of this Agreement. In the event the general liability insurance policy is written on a "claims made" basis, coverage shall extend for two years past completion and acceptance of the work as evidenced by annual Certificates of Insurance. Such policy shall contain a "severability of interests" provisions (aka "Cross liability" and "separation of insured").
 4. **Professional Liability.** Professional Liability with a limit of not less than \$5,000,000 for each claim made and \$5,000,000 annual aggregate.
 5. **Umbrella/Excess Liability.** Umbrella/Excess Liability insurance with an unimpaired limit of not less than \$1,000,000 per occurrence combined limit Bodily Injury and Property Damage, that "follows form" and applies in excess of the Commercial General Liability, Automobile Liability, and Employer's Liability, as required above.

Exhibit B, Insurance Requirements

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This is **EXHIBIT C – Special Conditions**, consisting of 4 pages, referred to in and part of the Short Form Agreement between Owner and Engineer for Professional Services dated September 30, 2026.

Special Conditions

A. Compliance with Law

1. The safety and security of the Airport is of paramount importance. ENGINEER shall, in accessing the Airport and providing products and services upon the Airport, comply with all applicable federal, state and local requirements concerning Airport safety and security. Without limiting the generality of the foregoing, ENGINEER specifically shall comply with applicable requirements of the Airport Security Program, specific requirements and procedures adopted by the OWNER concerning access to the Air Operations Area, and the written and verbal directives of Airport employees, law enforcement personnel, and Transportation Security Administration inspectors. In no event shall ENGINEER interfere with the safe, secure and efficient operation of the Airport.

B. Subordination

1. The Agreement is expressly subject to the terms and conditions of that certain Agreement between the United State Department of the Interior and the Jackson Hole Airport OWNER dated April 27, 1983 (the “Interior Agreement”), as amended, and to applicable federal. State and local laws, rules and regulations. To the extent anything in the Agreement conflicts with the foregoing Interior Agreement or applicable laws, rules and regulations, the provisions of the Interior Agreement, applicable laws, rules and regulations shall control.
2. OWNER shall be free to renegotiate the Interior Agreement with the United States in the future on such terms and conditions as it deems appropriate and in the public interest, without any consent or approval on the part of ENGINEER or any other person. ENGINEER shall be bound by the terms of any such renegotiated agreement to the extent it, in any way, modifies, changes or affects the rights or responsibilities of the OWNER or ENGINEER under the Agreement.
3. The Agreement shall be subordinate to the provisions of any existing or future agreement between the OWNER and the United States or its agencies relative to the operation or maintenance of the Airport, the execution of which has been or may in the OWNER’s judgment be required as a condition precedent to the expenditure of federal funds for the development of the Airport.

4. The Agreement and all the provisions hereof shall be subject to whatever right the United States Government now has or in the future may have or require affecting the control, operation, regulation, and taking over of the Airport.

C. Reservations

1. OWNER reserves the right to further develop or improve the landing area of the Airport as it sees fit, regardless of the desires or view of the ENGINEER, and without interference or hindrance.
2. OWNER reserves for the use and benefit of the public the right of flight for the passage of aircraft in the airspace above the Airport. This public right of flight shall include the right to cause noise, vibration and other impacts inherent in the operation of aircraft. ENGINEER agrees that the normal operation of the Airport and aircraft shall not constitute interference with ENGINEER's rights under the Agreement.
3. OWNER reserves all rights to assert any claims and defenses available to it, whether as against ENGINEER or any third party, pursuant to the Wyoming Governmental Claims Act, W.S. 1-39-101 et seq.

D. Civil Rights Non-Discrimination

1. ENGINEER agrees to comply with pertinent statutes, Executive Orders and such rules as are promulgated to ensure that no person shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance. If ENGINEER transfers its obligation to another, the transferee is obligated in the same manner as ENGINEER. This provision obligates ENGINEER for the period during which the property is used or possessed by ENGINEER and the Airport remains obligated to the FAA. This provision is in addition to that required by Title VI of the Civil Rights Act of 1964.
2. During the performance of the Agreement, ENGINEER for itself, its assignees, and successors in interest, agrees to comply with the following non-discrimination statutes and authorities:
 - i. Title VI of the Civil Rights Act of 1964 (42 USC § 2000d *et seq.*, 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);
 - ii. 49 CFR part 21 (Non-discrimination in Federally-assisted programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964);
 - iii. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 USC § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
 - iv. Section 504 of the Rehabilitation Act of 1973 (29 USC § 794 *et seq.*), as amended (prohibits discrimination on the basis of disability); and 49 CFR part 27;

- v. The Age Discrimination Act of 1975, as amended (42 USC § 6101 *et seq.*) (prohibits discrimination on the basis of age);
 - vi. Airport and Airway Improvement Act of 1982 (49 USC § 471, Section 47123), as amended (prohibits discrimination based on race, creed, color, national origin, or sex);
 - vii. The Civil Rights Restoration Act of 1987 (PL 100-209) (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
 - viii. Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 USC §§ 12131 – 12189) as implemented by U.S. Department of Transportation regulations at 49 CFR parts 37 and 38;
 - ix. The Federal Aviation Administration’s Nondiscrimination statute (49 USC § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
 - x. Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 USC 1681 *et seq.*).
3. ENGINEER, including personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree, as a covenant running with the land, that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that ENGINEER will use the premises in compliance with all other requirements imposed by or pursuant to the list of non-discrimination acts and authorities, as enumerated in the preceding subsection. In the event of breach of any of the above nondiscrimination covenants, OWNER will have the right to terminate the Agreement and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if the Agreement had never been made or issued.
4. During the performance of the Agreement, ENGINEER, for itself, its assignees, and successors in interest, agrees as follows:
- i. Compliance with Regulations: ENGINEER will comply with the Title VI List of Pertinent Nondiscrimination Acts and Authorities, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.

- ii. Nondiscrimination: ENGINEER, with regard to the work performed by it during the Agreement, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. ENGINEER will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.
- iii. Solicitations for Subcontracts, including Procurements of Materials and Equipment: In all solicitations, either by competitive bidding or negotiation made by ENGINEER for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by ENGINEER of contractor's obligations under this Agreement and the Nondiscrimination Acts and Authorities.
- iv. Information and Reports: ENGINEER will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by OWNER or the FAA to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, ENGINEER will so certify to OWNER or the FAA, as appropriate, and will set forth what efforts it has made to obtain the information.
- v. Sanctions for Noncompliance: In the event of ENGINEER'S noncompliance with the non-discrimination provisions of this Agreement, OWNER will impose such contract sanctions as it or the FAA may determine to be appropriate, including, but not limited to, cancelling, terminating, or suspending the Agreement, in whole or in part.
- vi. Incorporation of Provisions: ENGINEER will include the provisions of this subsection in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations, and directives issued pursuant thereto. ENGINEER will take action with respect to any subcontract or procurement as OWNER or the FAA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if ENGINEER becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, ENGINEER may request OWNER to enter into any litigation to protect the interests of OWNER. In addition, ENGINEER may request the United States to enter into the litigation to protect the interests of the United States.



Jackson Hole Airport Board – Staff Report

Meeting Date:	10/21/2026
Subject/Agenda Item:	Pet Partners Partnership Agreement
Subject/Agenda Item Type:	☒ Action Item ☐ Consent Agenda Item
Presenter/Point of Contact:	Aimee Crook

Background/Description:

Pet Partners and its Teton County chapter is a national organization that supports volunteer teams and therapy-animal programs designed to provide comfort and positive interactions in public settings. Pet Partners began providing services at JAC prior to 2020 and resumed the program in 2024.

Through an agreement with Pet Partners, the Airport would formalize the existing framework for appropriately trained and registered therapy-animal teams to interact with members of the traveling public.

Under the proposed agreement, Pet Partners and the Airport would establish responsibilities for continuing the therapy-animal program at JAC. The agreement addresses:

- Training, registration, and qualification requirements for participating teams.
- Airport access procedures and security requirements.
- Approved locations and operating hours for animal handler activities.
- Responsibilities of Pet Partners, participating handlers, and Airport staff.
- Compliance with applicable federal, state, and local laws and regulations.
- Animal health, vaccination, hygiene, and behavior requirements.
- Insurance and indemnification requirements, as applicable.

The Airport would retain authority over where and when therapy-animal activities occur and may suspend or restrict program activities when necessary for operational, security, safety, emergency, or other legitimate airport-related reasons.

A therapy-animal program can provide an additional customer service resource for passengers and visitors by creating opportunities for voluntary, positive interactions within the airport environment. Pet therapy programs have been shown to help reduce stress and anxiety and calm nervous travelers. Airports across the country have pet therapy programs.

The program is intended to support the Airport's broader customer service objectives.

Fiscal Impact:

The proposed agreement is expected to have no direct cost to the Airport and requires minimal staff time to manage.

Staff Input/Recommendation:

Staff recommends approval of this Agreement.

Alternatives:

The Board could choose not to approve this Agreement and either continue with an unstructured approach or not have a therapy-animal program in the terminal.

Procurement Methodology:

Not applicable.

Legal Review:

Airport Attorney, Dan Reimer drafted the Agreement and reviewed requested changes from Pet Partners.

Suggested Motion:

I move approval of the Pet Partners Partnership Agreement in the form presented.

DRAFT

JACKSON HOLE AIRPORT THERAPY ANIMAL PARTNERSHIP AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into as of October 21, 2026, between the **JACKSON HOLE AIRPORT BOARD**, a body corporate, organized under the laws of the State of Wyoming, and having its principal office at 1250 East Airport Road, P.O. Box 159, Jackson, Wyoming 83001 ("Board"), and **TETON COUNTY PET PARTNERS**, a nonprofit organization having an address of P.O. Box 683, Jackson, Wyoming 83001 ("Operator") (together the "Parties").

RECITALS

WHEREAS, Operator is the local chapter of the national organization, Pet Partners, a registered 501(c)(3) nonprofit organization, and is engaged in providing therapy animal teams to various facilities in Teton County, including the Jackson Hole Airport ("Airport").

WHEREAS, Board desires to permit Operator to continue to provide therapy animals at the Airport subject to the terms and conditions hereof.

IN CONSIDERATION of the following covenants and agreements and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Board authorizes the Operator to exercise the privileges hereinafter set forth on terms and conditions by which the Operator agrees to abide.

1. RIGHTS GRANTED.

1.1 Board grants Operator, for the term of this Agreement, the right and privilege on a non-exclusive basis and subject to restrictions hereinafter set forth, to provide trained therapy animals within public areas of the Airport and other locations as approved by the Board.

1.2 Operator is prohibited from conducting any other activity upon or from the Airport other than that expressly set forth above without the express written consent of Board.

1.3 Operator is granted all reasonable rights of ingress and egress to and from the Airport in common with other public users thereof, except as herein limited.

1.4 Operator's employees and volunteers may utilize the public parking areas of the Airport in common with other users thereof.

1.5 Operator shall have no right to store equipment at the Airport or leave personal property at the Airport when Operator's employees and volunteers are not present.

2. TERM OF THE AGREEMENT. This Agreement shall be effective October 21, 2026, and shall be for a one-year term, ending October 20, 2027, subject to early termination as outlined in Section 9. Board and Operator may agree to extensions of this Agreement, in no more than one-year

increments, upon concluding that the Parties wish to continue the partnership and Operator remains in compliance with the terms and conditions of this Agreement. The Airport Executive Director is delegated with responsibility to consider and approve any such extensions on behalf of the Board.

3. FEES AND EXPENSES.

3.1 Each party shall be responsible for its own costs and expenses in performing under this Agreement; provided however, Operator or its employees and volunteers shall pay Board for fees and charges uniformly imposed upon similar users of the Airport.

3.2 Operator shall meet all expenses in connection with the privileges herein granted, including without limitation taxes, permit fees, license fees, and insurance premiums lawfully levied or assessed upon it, and that it will secure all such permits and licenses.

3.3 Operator shall neither charge passengers or Airport users for Operator's services nor solicit for the immediate receipt of donations at the Airport; provided however, Operator may provide information and literature about Operator, including opportunities to volunteer and donate, upon request.

4. OBLIGATIONS OF OPERATOR.

4.1 Operator shall conduct the activities authorized hereunder in a high-quality manner consistent with the degree of care and skill exercised by experienced operators engaging in similar activities.

4.2 Notwithstanding the generality of the foregoing, Operator shall ensure that all employees and volunteers performing services at the Airport under this Agreement are adequately trained, that all therapy animals present at the Airport under this Agreement are current on all required vaccinations, that all such animals are adequately trained and demonstrate the appropriate temperament to engage sociably with the number and variety of passengers using the Airport, and that all such animals remain with their handler and on a leash at all times when performing services under this Agreement. Operator agrees that, at Board's request, Operator shall not provide services hereunder with any therapy animal that has bitten, scratched or acted aggressively towards any person at the Airport.

4.3 Operator shall direct its employees and volunteers to use the security screening checkpoint to access the sterile area of the commercial passenger terminal and to notify Airport Operations each time an employee or volunteer is at the Airport providing services hereunder.

4.4 Operator shall direct its employees and volunteers to use the designated pet relief areas adjacent to the commercial passenger terminal and within the sterile area of the terminal (near Gate 7).

4.5 Operator will ensure that its employees and volunteers performing services hereunder shall be neat, clean and courteous. Operator shall not permit its employees or volunteers so engaged to conduct services in a loud, noisy, boisterous, offensive or objectionable manner.

4.6 Operator shall not interfere with the safe, secure and efficient use of the Airport.

4.7 Operator will provide its services under this Agreement in a manner that does not interfere with the rights, access, movement or accommodation of passengers with disabilities, including, as necessary, separating therapy animals from service animals.

4.8 Operator shall ensure that its employees and volunteers no longer performing services at the Airport promptly return any Board-issued security badge or credential. Operator shall assume responsibility to pay any fee or penalty for each unreturned badge.

5. COMPLIANCE WITH LAW/AGREEMENT SUBORDINATE.

5.1 This Agreement is expressly subject to the terms and conditions of that certain Agreement between the United States Department of the Interior and the Jackson Hole Airport Board dated April 27, 1983 (the "Interior Agreement"), as amended, and to applicable federal, state and local laws, rules and regulations. To the extent anything herein contained conflicts with the foregoing Interior Agreement or applicable laws, rules and regulations, the provisions of the Interior Agreement, applicable laws, rules and regulations shall control.

5.2 Board shall be free to renegotiate the Interior Agreement with the United States in the future on such terms and conditions as it deems appropriate and in the public interest, without any consent or approval on the part of Operator or any other person. Operator shall be bound by the terms of any such renegotiated agreement to the extent it, in any way, modifies, changes or affects the rights or responsibilities of Board or Operator under this Agreement.

5.3 Operator shall abide by any requirements of the Department of the Interior and any other government regulating body concerning non-discrimination in the hiring of employees. When requested by the Executive Director, Operator shall furnish names of individuals employed.

5.4 This Agreement shall be subordinate to the provisions of any existing or future agreement between the Board and the United States or its agencies relative to the operation or maintenance of the Airport, the execution of which has been or may in Board's judgment be required as a condition precedent to the expenditure of federal funds for the development of the Airport.

5.5 Operator agrees to comply promptly with all laws, statutes, regulations, ordinances and rulings of the United States, the State of Wyoming, Board, and other governmental bodies and agencies having jurisdiction over the Airport and applicable to Operator's operations at the Airport, as they now exist or as they may be hereafter amended. Without limiting the generality of the foregoing, Operator at all times shall access and use Airport facilities and the Airport in strict accordance with any and all rules and regulations that may be imposed by the Federal Aviation Administration, the Transportation Security Administration and other lawful authority with respect to the Airport or the operation thereof. Operator further agrees that it will comply promptly with appropriate procedures or actions of all other statutes, ordinances, laws, judgments, decrees, regulations, directions or requirements of any governmental authority now or hereafter applicable to

or having jurisdiction over the Airport, including without limitation, the rules, regulations and directions of general applicability of the Board and the Executive Director.

5.6 Operator shall comply with all applicable security provisions contained in the Airport's Security Plan (the "ASP"), and such applicable security provisions as may be communicated to Operator by Board. At Operator's sole cost and expense, it shall submit for review and approval, individual applications for any of Operator's employees and volunteers who is to have access to the Airport's Security Identification Area (the "SIDA") if and as required by Airport rules and applicable federal statute, regulation or policy. Operator agrees to reimburse Board for any civil penalty imposed by the Transportation Security Administration for violation of the ASP or applicable federal statute, regulation or policy resulting from the act or omission of Operator.

6. CIVIL RIGHTS NON-DISCRIMINATION.

6.1 In all of its activities within the scope of its airport program, Operator agrees to comply with pertinent statutes, Executive Orders, and such rules as identified in Title VI List of Pertinent Nondiscrimination Acts and Authorities to ensure that no person shall, on the grounds of race, color, national origin, creed, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance. This provision is in addition to that required by Title VI of the Civil Rights Act of 1964.

6.2 During the performance of the Agreement, Operator for itself, its assignees, and successors in interest, agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

- a. Title VI of the Civil Rights Act of 1964 (42 USC § 2000d *et seq.*, 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);
- b. 49 CFR part 21 (Non-discrimination in Federally-assisted programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964);
- c. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 USC § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- d. Section 504 of the Rehabilitation Act of 1973 (29 USC § 794 *et seq.*), as amended (prohibits discrimination on the basis of disability); and 49 CFR part 27 (Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance);
- e. The Age Discrimination Act of 1975, as amended (42 USC § 6101 *et seq.*) (prohibits discrimination on the basis of age);
- f. Airport and Airway Improvement Act of 1982 (49 USC § 471, Section 47123), as amended (prohibits discrimination based on race, creed, color, national origin, or sex);
- g. The Civil Rights Restoration Act of 1987 (PL 100-209) (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);

- h. Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 USC §§ 12131 – 12189) as implemented by U.S. Department of Transportation regulations at 49 CFR parts 37 and 38; and
- i. Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 USC 1681 et seq).

6.3 Operator, including personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that Operator will use the premises in compliance with all other requirements imposed by or pursuant to the list of non-discrimination acts and authorities, as enumerated in the preceding subsection. In the event of breach of any of the above nondiscrimination covenants, Board will have the right to terminate the Agreement and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if the Agreement had never been made or issued.

7. INDEMNITY AND INSURANCE.

7.1 Operator shall defend, indemnify and hold Board harmless from and against any claim, loss, expense or damage to any person or property in or upon the Airport by Operator or its agents, employees, or volunteers arising out of Operator's use of the Airport or any act or neglect of Operator or Operator's agents, employees or volunteers, other than injuries or damage caused by the gross negligence or willful misconduct of Board, its agents, employees or invitees.

7.2 Board reserves all rights to assert any claims and defenses available, whether as against Operator or any third party, pursuant to the Wyoming Governmental Claims Act, W.S. 1-39-101 *et seq.*

7.3 Operator shall procure and maintain insurance consistent with best industry standard for organizations and individuals performing similar services at facilities similar to the Airport, including but not limited to Commercial General Liability Insurance covering the acts of its employees and volunteers up to the amount of \$1,000,000 per occurrence and \$2,000,000 aggregate. Operator further shall communicate the terms and conditions of its insurance coverage to each volunteer performing services at the Airport and recommend that each such volunteer has individual liability insurance for personal liability not covered by Operator's insurance. After the execution of this Agreement, Operator shall promptly furnish to Board a copy of a policy or policies of insurance.

7.4 All insurance required hereunder shall be procured and maintained (i) at Operator's expense, (ii) for the entire term of the Agreement, and (iii) with insurance underwriters qualified to transact business in the State of Wyoming and having an AM Best rating of "A" or better.

7.5 Such policies shall be primary and any insurance maintained by the Board shall be considered excess.

7.6 Operator's insurance policy shall identify the Board and its members, officers and employees as an additional insured. The additional insured endorsement shall accompany the certificate(s) of insurance when submitted to the Board in accordance with the requirements hereof.

8. ASSIGNMENT. The Operator shall not assign, transfer, sublease, pledge, hypothecate, surrender or otherwise encumber or dispose of this Agreement without the prior written consent of Board first obtained, which consent will not be unreasonably withheld.

9. DEFAULT AND TERMINATION.

9.1 Board may terminate this Agreement at any time during the term hereof for failure of the Operator to abide by the terms, covenants or conditions contained herein. If Operator fails or refuses to comply with any of the terms of this Agreement, Board shall notify Operator in writing. If Operator has failed to correct its default or failed or refused to comply with one or more of the terms of this Agreement, within fifteen (15) days after the mailing of such notice, Board may declare this Agreement terminated.

9.2 Due to the special and unique nature of this Agreement, whereby Board is operating the Airport for the purpose of serving public needs, the Parties agree that each and every term, covenant and agreement in this Agreement is material, and that the default in any one covenant shall be deemed to be a default in this Agreement.

9.3 Board or Operator may terminate this Agreement, at any time during the term hereof and for either party's convenience, upon providing no less than thirty (30) days prior written notice to the other party.

10. MISCELLANEOUS PROVISIONS.

10.1 Headings. The section headings contained in this Agreement are for convenience in reference and are not intended to define or limit the scope of any provision.

10.2 Time of Essence. Time is of the essence in this Agreement.

10.3 Attorneys' Fees. In any action brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to an award by the Court of its reasonable attorney fees and costs incurred.

10.4 Limitation of Benefit. This Agreement does not create in or bestow upon any other person or entity not a party to this Agreement any right, privilege or benefit unless expressly provided in this Agreement. This Agreement does not in any way represent, nor should it be deemed to imply, any standard of conduct to which the Parties expect to conform its operations in relation to any person or entity not a party.

10.5 Severability. Any covenant, condition or provision herein contained that is held to be invalid by any court of competent jurisdiction shall be considered deleted from this Agreement, but such deletion shall in no way affect any other covenant, condition or provision herein contained so long as such deletion does not materially prejudice Board or Operator in its rights and obligations contained in valid covenants, conditions or provisions.

10.6 Effect of Agreement. All covenants, conditions and provisions in this Agreement shall extend to and bind the successors of the Parties, the assigns of Board and to the permitted assigns of Operator.

10.7 Notices. Notices and demands provided for herein shall be sufficient if hand delivered or sent by Certified Mail, Return Receipt Requested, postage prepaid, to the addresses set forth above or to such other addresses as the Parties may from time to time designate in writing. Notices given in accordance with these provisions shall be deemed received when hand delivered or mailed.

10.8 Governing Law, Venue and Waiver of Jury. This Agreement shall be governed by and construed in accordance with the laws of the State of Wyoming. Claims or disputes between the Parties arising out of or relating to this Agreement or breach thereof shall be brought in a state court in and for Teton County, Wyoming, unless the Parties mutually agree otherwise. For valuable consideration, and after opportunity to consult with legal counsel, the Parties agree that in any action to enforce or otherwise arising under the terms of this Agreement, each party knowingly waives its right to a trial by jury as to any and all claims in such an action, and agrees instead to proceed to a trial by the court.

10.9 Entire Agreement. This Agreement embodies the entire agreement between the Parties concerning the subject matter hereof and supersedes all prior conversations, proposals, negotiations, understandings and agreements, whether written or oral.

10.10 Nature of Relationship. Nothing contained herein shall be deemed or construed by the Parties or by any third party to create the relationship of principal and agent, partnership, joint venture, or any association between Board and Operator, it being expressly understood and agreed that neither the method of computation of fees, nor any other provisions contained in this Agreement, nor any acts of the Parties shall be deemed to create any relationship between Board and Operator other than the relationship of licensor and licensee.

10.11 Non-Waiver. Waiver of any breach of covenants herein contained to be kept and performed by the Operator shall not be deemed a continuing waiver and shall not operate to bar or prevent Board from declaring forfeiture for any succeeding breach either of the same or another condition or covenant.

10.12 Modification of Agreement. This Agreement may not be altered, modified or changed in any manner whatsoever except by a writing signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and

year first above written.

JACKSON HOLE AIRPORT BOARD

By: _____

Name: _____

Title: _____

TETON COUNTY PET PARTNERS

By: _____

Name: Jessica Haas

Title: _____

EMPLOYMENT AGREEMENT
BETWEEN
THE JACKSON HOLE AIRPORT BOARD
AND KEVIN ROBERT BUMEN

This Employment Agreement (the "Agreement") is entered into and effective as of the 21st day of October, by and between the JACKSON HOLE AIRPORT BOARD, a body corporate, organized under the laws of the State of Wyoming, and having an address of P.O. Box 159, Jackson, WY, 83001 (the "Board") and Kevin Robert Bumen, having an address of 17393 Chestnut Avenue, Atascadero, CA, 93422 (the "Employee").

RECITALS

WHEREAS, the Board is duly organized pursuant to Wyoming Statutes Section 10-5-202 and Section 16-1-104, and is the operator and proprietor of the Jackson Hole Airport (the "Airport");

WHEREAS, the Board is authorized by Wyoming Statutes Section 10-5-202(d) to "appoint a full or part-time manager and other personnel as necessary to operate and maintain the airport and its allied facilities and pay to appointees a reasonable compensation as the board deems proper";

WHEREAS, the Board and Employee desire to arrange for retention of Employee as Chief Executive Officer under terms and conditions set forth in this Employment Agreement.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Employment.** Board appoints and employs Employee as its Chief Executive Officer under the terms and conditions herein set forth, and Employee accepts such appointment and employment by Board and agrees to be bound by the terms and conditions of this Agreement.

2. **Term.**

2.1 The term of this Agreement (the "Term") shall be five (5) years, from November 30, 2026, and ending on November 30, 2031.

2.2 Between six (6) and twelve (12) months prior to the end of the Term, Board may request the Employee to extend the term of this Agreement if the Board, in its discretion upon considering the performance evaluations conducted hereunder and other factors as Board determines relevant, desires to extend this Agreement. Upon expiration of the primary or extended term, if no new agreement or amendment to this Agreement has been entered into by the parties, and Employee continues to be employed by the Board, such employment shall be at-will subject to the terms of the Board's Airport Employee Handbook.

3. **Compensation.**

3.1 The Board shall pay the Employee for all services rendered to the Board, a monthly base salary ("Base Salary") of THIRTY-FIVE THOUSAND FOUR HUNDRED AND SEVENTEEN DOLLARS (\$35,417), in accordance with its semi-monthly payroll practices. Salary payments shall be subject to withholding and other applicable deductions and charges as provided by law and applicable Board policies.

3.2 The Board's then-current President and/or incoming President shall review Employee's performance on an annual basis. Employee shall be eligible for increases in compensation from time to time based on performance. Any such performance-based increase shall be at the Board's discretion and shall be based on the Board's determination that Employee has met or exceeded performance goals for the Employee or the Airport, which Board may establish annually, and additional financial and economic conditions as Board considers relevant.

3.3 So long as he is employed by the Board, the Employee shall reside in Teton County, Wyoming and within thirty (30) minutes' drive to the Airport.

4. **Housing.**

4.1 Employee is eligible to lease and occupy the Board residence located at 8225 Spring Gulch Road. Employee will pay monthly rent equal to the residence's fair market value, adjusted annually by Board based on data from the Wyoming Department of Economic Analysis.

4.2 Board and Employee will enter into a separate lease agreement addressing rent payment, utilities, maintenance, insurance, termination and similar matters. Upon termination of Employee's employment, Board may terminate the lease in accordance with its terms and required notice and possession procedures.

4.3 To ensure that Employee can begin employment as soon as possible, Board shall make the guest house located at 8225 Spring Gulch Road, or other housing to be determined, available to Employee as a permissive license at no cost for up to three months from the start of employment hereunder. Board agrees that Employee may occupy the such housing starting on November 15, 2026.

5. **Relocation.** Board shall pay Employee a one-time lump sum payment of FIFTEEN THOUSAND DOLLARS (\$15,000) for relocation expenses. This payment is subject to withholding and other applicable deductions and charges as provided by law. Payment will be made within five (5) business days of Employee's first day of employment.

6. **Duties.**

6.1 Employee shall serve as the Board's Chief Executive Officer and be responsible directly to the Board for the entire operation of the organization and the effective execution of all Board policies and contractual obligations.

6.2 Employee shall perform or be responsible for the performance of those duties assigned to him; the obligations imposed by the laws, rules and regulations of the United States and the State of Wyoming or agencies thereof; and other related duties and functions as may be assigned by the Board.

6.3 Without limiting the generality of the foregoing, Employee shall perform (i) the duties set forth in the position description attached hereto in Exhibit "A"; (ii) the duties delegated to him by operation of the Bylaws of the Jackson Hole Airport Board; and (iii) the delegated responsibilities set forth by resolution of the Board's Board of Directors.

7. **Conflicts of Interest.**

7.1 Employee shall exert his full-time professional skill, attention, knowledge, and judgment in performing the aforementioned duties and shall engage in no other occupation that could create a conflict of interest, or the appearance of a conflict of interest, to the Board while employed as Chief Executive Officer.

7.2 Nothing herein shall limit Employee's participation in community, professional or nonprofit activities. Employee agrees to consult with and seek consent of the Board President prior to undertaking any such involvement which would involve a major time commitment during normal working hours.

7.3 Employee is considered a "public servant" under the laws of the State of Wyoming and therefore subject to, for example and without limitation, Wyoming Statutes, Title 6, Chapter 5 (Offenses Against Public Administration). Any violation of the criminal code and ethics standards of Wyoming law shall be grounds for Good and Just Cause termination in accordance with Section 10.2 hereof.

8. **Expenses.**

8.1 The Employee may incur reasonable and necessary expenses in connection with the Board's business, including expenses associated with travel. The Board shall reimburse Employee for all such reasonable expenses, in accordance with its policies then in effect. Notwithstanding such policies, Employee shall be permitted to book and/or be reimbursed for airline travel in "economy plus" or the equivalent. In order to receive reimbursement of such expenses, the Employee shall submit a request for reimbursement within sixty (60) days of incurring the expense(s).

8.2 As part of the annual budget development and submission, the Employee shall submit for the Board's review and approval, a line-item list of proposed business travel, including an estimate of the number of days he proposes to be out of the office on business in the following budget year.

9. **Annual Personal Leave Time.** The Employee shall accrue Vacation Time at a rate of 21 days per calendar year, or seven (7) hours per pay period, with eight (8) hours equaling one (1) business day. After the completion of four (4) years of employment, the Employee shall accrue Vacation Time at a rate of 26 days per calendar year, or 8.67 hours per pay period. The Employee shall accrue Sick Time at a rate of ten (10) days per year, or 3.33 hours per pay period. Accrual, use and carry-over of Vacation Time and Sick Time shall be in accordance with the Board's standard employment practices.

10. **Early Termination.** This Agreement may be terminated prior to the expiration of the Term set forth in paragraph 2 above, upon any of the following:

10.1 The Employee's death, provided, however, that upon Employee's death during the Term, the Board shall pay the Employee's surviving spouse, or to the executor or administrator of the Employee's estate if his spouse shall not survive him, an amount equal to monthly installments of his Base Salary pursuant to paragraph 3 above, for the month in which he dies and for three (3) months thereafter.

10.2 The Board may terminate this Agreement at any time for good and just cause. For purposes of this Agreement, "Good and Just Cause" shall be defined to mean (a) Employee's

material and continuing failure to perform the duties as detailed herein or the performance goals established in the Employee's annual review, (b) conviction of a felony, (c) material and willful dishonesty in the performance of Employee's duties hereunder, including fraud or embezzlement, (d) acts or omissions by Employee in the performance of his duties hereunder which are materially and substantially injurious to the financial condition of the Board or Airport, (e) habitual use of alcohol or non-prescription drugs which materially impacts Employee's ability to perform his duties hereunder, or (f) material and continuing breach by Employee of any of the covenants contained in this Agreement.

10.3 The Board may terminate this Agreement for Employee's inability to substantially perform his essential duties under this Agreement by reason of disability or incapacity, through illness or otherwise, for a period in excess of six months in the aggregate out of any twelve-month period. Provided, however, that if Employee is terminated for reason of disability as provided above, such termination of employment is not intended to divest Employee of coverage under any policy of disability insurance under which Employee may be covered, and the Board agrees to cooperate with Employee and to take such reasonable actions, which are not detrimental to the Board, to effect continued coverage under any such policy as intended by the parties.

10.4 If the citizens or Legislature of Wyoming act to materially amend the Airport Board's enabling legislation pertaining to the role, powers, duties, authority or responsibilities of Employee's position, or in a manner which substantially changes the form or organization of the Board; or if the Town of Jackson and County of Teton jointly resolve to dissolve the Board; or if the Department of the Interior acts in any way to terminate the Agreement under which the Board operates the Airport within Grand Teton National Park; then the Employee and the Board or its successors shall each have the right to declare that such an act constitutes termination of this Agreement.

10.5 The Employee may terminate this Agreement so long as he has given the Board at least ninety (90) days' written notice of his intention to resign, terminate employment or seek other employment. The Employee agrees to give the Board as much notice as practically possible under the circumstances, but not less than 90 days' notice, in the event of his volunteer termination in order to promote an efficient transition in the position of Chief Executive Officer.

11. **Termination Pay.** In the event Employee's employment is terminated by the Board prior to expiration of the Term for any reason other than the causes set forth in paragraphs 10.1 through 10.4 above, the Board shall, upon receiving a full release of claims from the Employee, pay Employee, as termination pay, and in addition to payments for accrued but unused Vacation Time according to the Board's employment policies, a sum equal to six (6) months' Base Salary, and such payment shall be Employee's sole remedy under this Agreement. If this Agreement is terminated by the Board for reasons set forth in paragraphs 10.1 through 10.4 above, no such termination pay shall be due to Employee.
12. **Benefits.** During the Term, Employee and his family shall be entitled to all benefits generally provided by the Board to its employees from time to time.
13. **Notices.** Any notice required or desired to be given under this Agreement shall be deemed given if in writing and sent Certified Mail, Return Receipt Requested, to the Employee's mailing address as set forth above, or to the Board's President at the Board's principal office, as the case may be, or to such other addresses as may be provided by one party to the other party from time to time.

14. **Waiver of Breach.** The Board's waiver of a breach of any provision of the Agreement by the Employee shall not operate to be construed as a waiver of any subsequent breach by the Employee. No waiver shall be valid unless in writing, approved by the majority of the Board, and signed by the Board President.
15. **Assignment.** The parties acknowledge that the Employee's services to the Board are unique and personal. Accordingly, the parties agree the Employee may not assign his rights or delegate his duties or obligations under this Agreement without the express written consent of the Board. The Board's rights and obligations under this Agreement shall inure to the benefit of, and shall be binding upon, the Board and its successors and assigns.
16. **Entire Agreement.** This Agreement contains the entire understanding of the parties. It may be changed only by an agreement in writing signed by the parties.
17. **Headings.** Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.
18. **Governing Law; Survival.** This agreement shall be construed in accordance with and governed by the laws of the State of Wyoming. Any covenant, condition or provision contained herein that is held to be invalid by any court of competent jurisdiction shall be considered deleted from this Agreement, but such deletion shall in no way effect any other covenant, condition or provision herein contained, so long as such deletion does not materially prejudice the Board or Employee in their respective rights and obligations contained in the valid covenants, conditions or provisions of this Agreement.
19. **Applications of Personnel Policies.** Except as expressly provided herein to the contrary herein, Employee shall be subject to the provisions of the Board's Airport Employee Handbook, as it now exists, or as it may be amended from time to time. To the extent any provision of this Agreement conflicts with the Board's Airport Employee Handbook, the provisions of this Agreement shall control.
20. **Limitation of Benefit.** This Agreement does not create in or bestow upon any other person or entity other than the Board or Employee, any right, privilege, or benefit unless expressly provided in this Agreement. This Agreement does not in any way represent, nor should it be deemed to imply any standard of conduct to which the parties expect to conform their acts or omissions in relation to any other Board employee or other person.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written.

EMPLOYEE

JACKSON HOLE AIRPORT BOARD

DocuSigned by:
Kevin Bumen
F24EE07803DD440...

Kevin Robert Bumen

10/15/2026

Date

Melissa Turley, President

Date

ATTEST:

John Carey, Secretary

Date

DRAFT

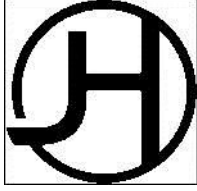


Exhibit A

Jackson Hole Airport Board Chief Executive Officer

Overview

The Chief Executive Officer (CEO) is responsible for overall management of this unique, small-hub airport in a manner that pursues the vision of the Jackson Hole Airport Board:

“To be recognized as a leader delivering a positive and unique guest experience, an unwavering commitment to safety and environmental stewardship, and a culture based on people helping people.”

The achievement of this vision guides every decision made in the organization.

The CEO provides strategic leadership and oversight of all airport operations and facilities, financial and business management, community relations, FBO operations, capital projects, safety, security, regulatory compliance, and operational efficiency. The CEO must be a visionary leader who will lead, develop and support the Airport's high-performing workforce. The CEO is the primary executive responsible for aligning all operational, administrative and financial affairs of the Airport with the Board's directives.

Key Areas of Responsibility

Airport Administration and Management

- Provide informed and engaged oversight of airport operations requirements prescribed by the FAA, TSA, Wyoming Aeronautics Commission, the Board, the National Park Service and any other agency having jurisdiction relating to the Airport.
- Collaborate with the FAA and WYDOT to strategically execute the capital plan, recognizing both financial and operational factors.
- Act as the primary liaison with aeronautical, governmental, and other agencies with jurisdiction relating to the Airport.
- Ensure compliance with the Board's Use Agreement with the Department of Interior/National Park Service.
- Given the Airport's unique status as the only commercial airport in the United States located inside a national park, the CEO guides all projects relating to environmental stewardship, including the Fly Quiet program, maintaining Dark Skies Certification, wildlife habitat

mitigation, construction-related environmental initiatives and all terminal and facility-based environmental initiatives.

- Closely monitor and maintain the strong financial condition and integrity of the Airport and oversee long-term financial planning and strategy.
- Manage and direct the work of the senior leadership team, who are responsible for managing all Airport operations and departments.
- Develop organizational structure, compensation and benefits programs and strategy, and compliance with all Airport employment policies.
- Negotiate and enforce contracts and operating agreements.
- Maintain and develop a strong network of industry relationships and contacts.

Community and Stakeholder Relations

- Represent the Airport in the community, with stakeholders and media.
- Genuinely listen and gain understanding of community interests and needs.
- Understand and navigate the competing priorities of service levels, operational revenue, and community impact.
- Engage in community outreach efforts to further the airport's ties and interactions with all stakeholders within and outside of the community: the National Park Service, elected officials, local businesses, neighbors, the traveling public, federal agencies and partners, and others.
- Oversee the management of all airport stakeholders, including airlines and other concessionaires.
- Engage directly with internal and external stakeholders.
- An understanding of the value of customer experience and a commitment to providing a safe and positive experience to everyone

Airport Operations, Security and FBO Operations

- Ensure compliance with all federal regulations and entities.
- Provide oversight of all operations and airfield activities to the highest standards of safety, security and efficiency.
- Provide oversight of all construction activities and capital planning.
- Oversee FBO and Fuel Farm operations in conjunction with the FBO General Manager.

Leadership Style

- Must embody the airport's culture of "People Helping People."
- Commitment to operational excellence, safety and regulatory compliance.
- Ethical character, integrity, humility and the ability to collaborate with and empower employees at all levels of the organization.
- Model and expect accountability in all operations.
- Model transparency with the Board, employees, stakeholders and the community.
- Ability to think strategically and execute long-term plans that align with the Board's vision.
- Track, study and plan for trends and changes in the aviation industry.
- Industry-leading communication skills.

AUGUST 2026 ACTIVITY REPORT

AIRCRAFT OPERATIONS % CHANGE +/-

GENERAL AVIATION

COMMERCIAL

Aug 2026 vs Aug 2025

-(6.35%)

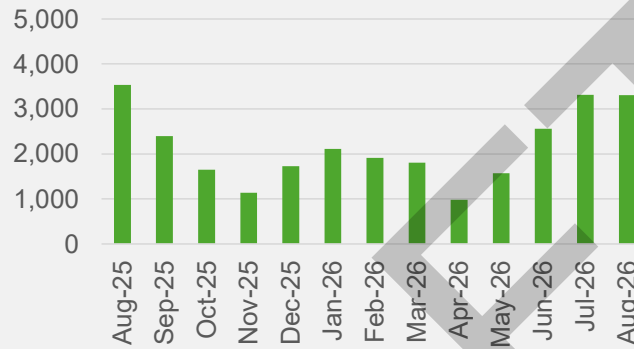
+11.2%

YTD 2026 vs YTD 2025*

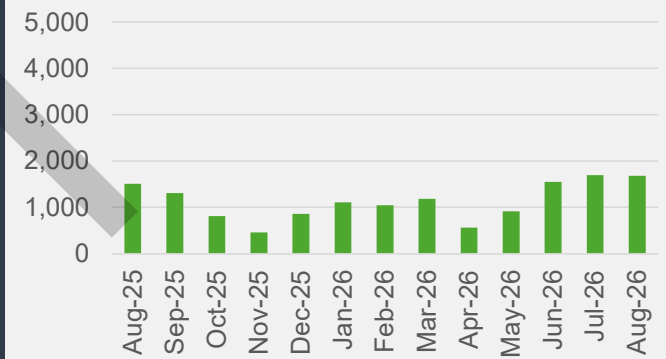
+6.79%

+7.10%

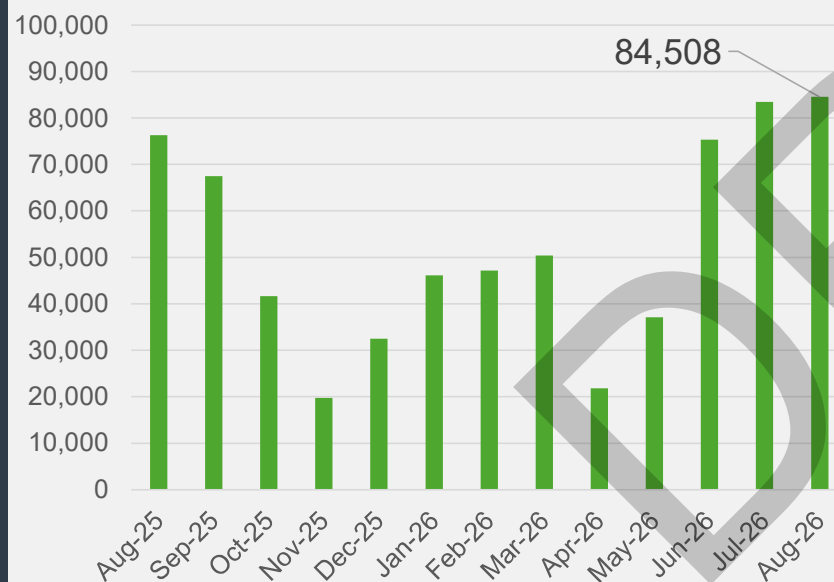
General Aviation Operations (13 Months)



Commercial Operations (13 Months)



Enplanements (13 Months)



LOAD FACTOR %

Aug 2025

84.30%

Aug 2026

84.03%

YTD 2026: 77.90%

% CHANGE +/-

ENPLANEMENTS

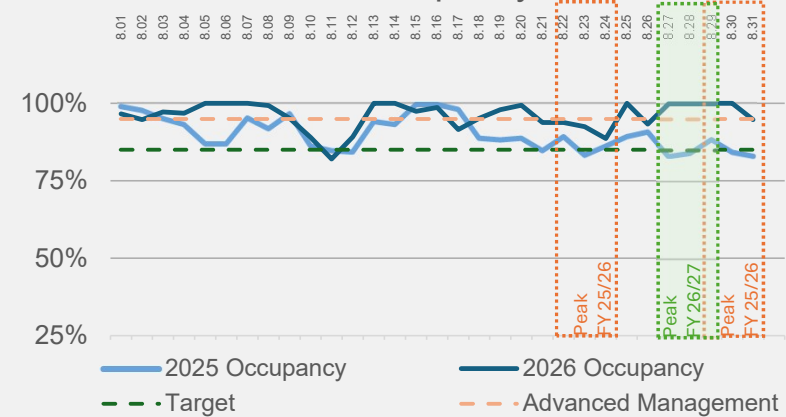
Aug 2026 vs Aug 2025

+10.8%

YTD 2026 vs YTD 2025*

+6.31%

August 2025 & 2026 Parking Lot
Occupancy



FUEL FARM – GALLONS JET A SOLD

COMMERCIAL

Aug 2025

897,235

Aug 2026

944,576

GENERAL AVIATION

Aug 2025

496,146

Aug 2026

542,096

*Year-to-Date (YTD) based on calendar year

LOAD FACTOR REPORT 2026															
			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
ALASKA (SkyWest)	ER7 76 PASSENGERS	ENPLANED	1,609	1,891	1,967	0	605	3,099	4,194	3,610					16,975
		FLIGHTS	44	40	42	0	15	62	83	69					355
		AVG. ENPL/FLT	36.57	47.28	46.83	-	40.33	49.98	50.53	52.32	-	-	-	-	47.82
		LOAD FACTOR	48%	62%	62%	-	53%	66%	66%	69%	-	-	-	-	63%
ALASKA	737-700 124 PASSENGERS	ENPLANED	0	0	0	0	0	0	0	0					0
		FLIGHTS	0	0	0	0	0	0	0	0					0
		AVG. ENPL/FLT	-	-	-	-	-	-	-	-	-	-	-	-	-
		LOAD FACTOR	-	-	-	-	-	-	-	-	-	-	-	-	-
AMERICAN	E175 76 PASSENGERS	ENPLANED	0	0	0	0	0	0	0	0					0
		FLIGHTS	0	0	0	0	0	0	0	0					0
		AVG. ENPL/FLT	-	-	-	-	-	-	-	-	-	-	-	-	-
		LOAD FACTOR	-	-	-	-	-	-	-	-	-	-	-	-	-
AMERICAN	319 128 PASSENGERS	ENPLANED	6,491	7,948	9,600	4,064	7,668	23,226	25,974	27,045					112,016
		FLIGHTS	67	72	87	42	81	198	219	224					990
		AVG. ENPL/FLT	96.88	110.39	110.34	96.76	94.67	117.30	118.60	120.74	-	-	-	-	113.15
		LOAD FACTOR	76%	86%	86%	76%	74%	92%	93%	94%	-	-	-	-	88%
DELTA	757-200 199 PASSENGERS	ENPLANED	2,905	3,477	3,254	0	0	3,384	4,251	4,335					21,606
		FLIGHTS	22	24	26	0	0	24	31	31					158
		AVG. ENPL/FLT	132.05	144.88	125.15	-	-	141.00	137.13	139.84	-	-	-	-	136.75
		LOAD FACTOR	66%	73%	63%	-	-	71%	69%	70%	-	-	-	-	69%
DELTA	AIR BUS 319 132 PASSENGERS	ENPLANED	6,115	5,515	5,791	4,461	5,493	6,245	6,454	6,915					46,989
		FLIGHTS	69	61	70	60	62	60	61	62					505
		AVG. ENPL/FLT	88.62	90.41	82.73	74.35	88.60	104.08	105.80	111.53	-	-	-	-	93.05
		LOAD FACTOR	67%	68%	63%	56%	67%	79%	80%	84%	-	-	-	-	70%
UNITED (Skywest)	ER7 (E75)(E7T) 70 PASSENGERS	ENPLANED	1,670	1,810	2,149	1,741	1,468	341	58	192					9,429
		FLIGHTS	32	34	40	38	23	5	1	3					176
		AVG. ENPL/FLT	52.19	53.24	53.73	45.82	63.83	68.20	58.00	64.00	-	-	-	-	53.57
		LOAD FACTOR	75%	76%	77%	65%	91%	97%	83%	91%	-	-	-	-	77%
UNITED (Skywest)	ER7 76 PASSENGERS	ENPLANED	2,603	1,370	2,034	1,542	533	1,334	533	1,324					11,273
		FLIGHTS	38	20	32	25	8	21	8	21					173
		AVG. ENPL/FLT	68.50	68.50	63.56	61.68	66.63	63.52	66.63	63.05	-	-	-	-	65.16
		LOAD FACTOR	90%	90%	84%	81%	88%	84%	88%	83%	-	-	-	-	86%
DELTA (Skywest)	ER7 (ES4) (EA4) 70 PASSENGERS	ENPLANED	2,654	2,518	2,691	1,712	4,696	4,857	5,561	4,986					29,675
		FLIGHTS	48	47	55	28	77	83	93	81					512
		AVG. ENPL/FLT	55.29	53.57	48.93	61.14	60.99	58.52	59.80	61.56	-	-	-	-	57.96
		LOAD FACTOR	79%	77%	70%	87%	87%	84%	85%	88%	-	-	-	-	83%
DELTA (Skywest)	ER7 (ES5) 76 PASSENGERS	ENPLANED	707	361	152	67	135	621	377	250					2,670
		FLIGHTS	14	7	3	2	3	10	6	4					49
		AVG. ENPL/FLT	50.50	51.57	50.67	33.50	45.00	62.10	62.83	62.50	-	-	-	-	54.49
		LOAD FACTOR	66%	68%	67%	44%	59%	82%	83%	82%	-	-	-	-	72%
AMERICAN (Skywest)	CRJ 700 65 PASSENGERS	ENPLANED	825	837	900	214	537	1,968	1,703	2,154					9,138
		FLIGHTS	27	20	22	5	15	42	43	53					227
		AVG. ENPL/FLT	30.56	41.85	40.91	42.80	35.80	46.86	39.60	40.64	-	-	-	-	40.26
		LOAD FACTOR	47%	64%	63%	66%	55%	72%	61%	63%	-	-	-	-	62%
UNITED AIRLINES	AIR BUS A319 126 PASSENGERS	ENPLANED	2,953	996	3,408	2,519	1,419	617	1,855	569					14,336
		FLIGHTS	35	12	41	29	19	6	18	5					165
		AVG. ENPL/FLT	84.37	83.00	83.12	86.86	74.68	102.83	103.06	113.80	-	-	-	-	86.88
		LOAD FACTOR	67%	66%	66%	69%	59%	82%	82%	90%	-	-	-	-	69%
UNITED AIRLINES	AIR BUS A320 150 PASSENGERS	ENPLANED	9,904	11,889	9,326	4,233	11,470	20,718	23,549	23,621					114,710
		FLIGHTS	87	99	74	37	107	177	191	189					961
		AVG. ENPL/FLT	113.84	120.09	126.03	114.41	107.20	117.05	123.29	124.98	-	-	-	-	119.37
		LOAD FACTOR	76%	80%	84%	76%	71%	78%	82%	83%	-	-	-	-	80%
UNITED AIRLINES	737-700 126 PASSENGERS	ENPLANED	7,694	8,565	9,136	1,290	3,094	8,921	8,879	9,507					57,086
		FLIGHTS	84	87	96	17	35	94	93	96					602
		AVG. ENPL/FLT	91.60	98.45	95.17	75.88	88.40	94.90	95.47	99.03	-	-	-	-	94.83
		LOAD FACTOR	73%	78%	76%	60%	70%	75%	76%	79%	-	-	-	-	75%
Total Enplanements			46,130	47,177	50,408	21,843	37,118	75,331	83,388	84,508					445,903
Total Seats			64,757	61,430	67,844	31,639	51,357	93,148	101,636	100,570					572,381
Total Flights			567	523	588	283	445	782	847	838					4873
Total Load Factor			71.24%	76.80%	74.30%	69.04%	72.27%	80.87%	82.05%	84.03%	-	-	-	-	77.90%

August 2026	PASSENGERS ENPLANED				PASSENGERS DEPLANED				AIRCRAFT LANDINGS			
	THIS MONTH 2026	THIS MONTH 2025	CURRENT YTD	PREVIOUS YTD	THIS MONTH 2026	THIS MONTH 2025	CURRENT YTD	PREVIOUS YTD	THIS MONTH 2026	THIS MONTH 2025	CURRENT YTD	PREVIOUS YTD
ALASKA	3,610	3,000	16,975	15,377	3,745	3,295	17,789	15,801	69	54	355	303
AMERICAN	29,199	24,166	121,154	107,602	27,076	25,173	119,755	107,012	277	245	1,217	1,105
DELTA	16,486	14,591	100,940	99,102	16,294	14,023	106,932	99,537	178	150	1,224	1,093
UNITED	35,213	34,491	206,834	197,341	32,488	34,328	203,348	198,356	314	311	2,077	2,079
TOTALS	84,508	76,248	445,903	419,422	79,603	76,819	447,824	420,706	838	760	4,873	4,580
PERCENT CHANGE	10.83%		6.31%		3.62%		6.45%		10.26%		6.40%	

ENPLANEMENT/DEPLANEMENT SUMMARY

	2022		2023		2024		2025		2026	
	ENP	DEP	ENP	DEP	ENP	DEP	ENP	DEP	ENP	DEP
JAN	44,543	40,365	46,543	40,922	46,988	41,203	47,480	42,583	46,130	41,530
FEB	45,055	45,793	45,735	46,390	47,027	48,833	47,501	48,011	47,177	48,343
MAR	53,990	47,033	50,621	45,361	51,565	45,313	52,806	44,334	50,408	45,544
APR	8,492	7,915	20,551	19,320	21,463	20,847	19,931	20,323	21,843	21,762
MAY	0	0	22,559	26,039	27,870	33,630	32,102	37,971	37,118	45,020
JUN	2,788	6,027	54,283	59,855	57,482	62,492	66,563	72,761	75,331	80,931
JUL	59,565	63,560	64,100	64,861	64,522	66,328	76,791	77,904	83,388	85,091
AUG	63,140	60,029	65,164	63,209	67,127	66,247	76,248	76,819	84,508	79,603
SEP	52,676	50,536	51,936	49,081	55,666	51,327	67,452	63,441	0	0
OCT	27,010	22,539	29,818	28,739	37,948	31,394	41,622	34,417	0	0
NOV	16,986	16,880	17,675	17,335	18,442	17,809	19,753	18,656	0	0
DEC	31,448	41,587	31,757	41,158	31,192	42,461	32,453	43,398	0	0
TOTAL	405,693	402,264	500,742	502,270	527,292	527,884	580,702	580,618	445,903	447,824

2026 Tower Operations

	COMMERCIAL	GENERAL AVIATION	MILITARY	TOWER TOTALS
JAN	1107	2102	8	3,217
FEB	1046	1893	20	2,959
MAR	1180	1792	11	2,983
APR	563	969	11	1,543
MAY	911	1543	25	2,479
JUNE	1548	2536	20	4,104
JULY	1690	3292	18	5,000
AUG	1679	3272	33	4,984
SEPT				-
OCT				-
NOV				-
DEC				-
TOTALS	9724	17399	146	27269

*These numbers do not include aircraft prior to 0700 or after 2100.

JH Airport 2025 vs 2026 GA and Commercial Activity*

GA	2025	2026	%Change Month 2025	Ops Count	2025 YTD % Change	Ops Count YTD	Commercial	2025	2026	%Change Month 2025	Ops Count	2025 YTD % Change	Ops Count YTD	Overall	2025	2026	%Change Month 2025	Ops Count	2025 YTD % Change	Ops Count YTD
JAN	2,035	2,110	3.69%	75	3.69%	75	JAN	1,185	1,107	-6.58%	-78	-6.58%	-78	JAN	3,220	3,217	-0.09%	-3	-0.09%	-3
FEB	1,800	1,913	6.28%	113	4.90%	188	FEB	1,068	1,046	-2.06%	-22	-4.44%	-100	FEB	2,868	2,959	3.17%	91	1.45%	88
MAR	1,640	1,803	9.94%	163	6.41%	351	MAR	1,188	1,180	-0.67%	-8	-3.14%	-108	MAR	2,828	2,983	5.48%	155	2.73%	243
APR	806	980	21.6%	174	8.36%	525	APR	493	563	14.2%	70	-0.97%	-38	APR	1,299	1,543	18.8%	244	4.77%	487
MAY	1,302	1,568	20.4%	266	10.4%	791	MAY	695	911	31.1%	216	3.85%	178	MAY	1,997	2,479	24.1%	482	7.93%	969
JUNE	2,252	2,556	13.5%	304	11.1%	1,095	JUNE	1,410	1,548	9.79%	138	5.23%	316	JUNE	3,662	4,104	12.1%	442	8.89%	1,411
JULY	3,066	3,310	7.96%	244	10.4%	1,339	JULY	1,530	1,690	10.5%	160	6.29%	476	JULY	4,596	5,000	8.79%	404	8.87%	1,815
AUG	3,529	3,305	-6.35%	-224	6.79%	1,115	AUG	1,510	1,679	11.2%	169	7.10%	645	AUG	5,039	4,984	-1.09%	-55	6.90%	1,760
SEPT	2,395	0					SEPT	1,307	0					SEPT	3,702	0				
OCT	1,651	0					OCT	809	0					OCT	2,460	0				
NOV	1,138	0					NOV	458	0					NOV	1,596	0				
DEC	1,729	0					DEC	855	0					DEC	2,584	0				
TOTALS	23,343	17,545					TOTALS	12,508	9,724					TOTALS	35,851	27,269				

*These numbers do not include aircraft prior to 0700 or after 2130.

SEPTEMBER 2026 ACTIVITY REPORT

AIRCRAFT OPERATIONS % CHANGE +/-

GENERAL AVIATION

COMMERCIAL

Sept 2026 vs Sept 2025

4.76%

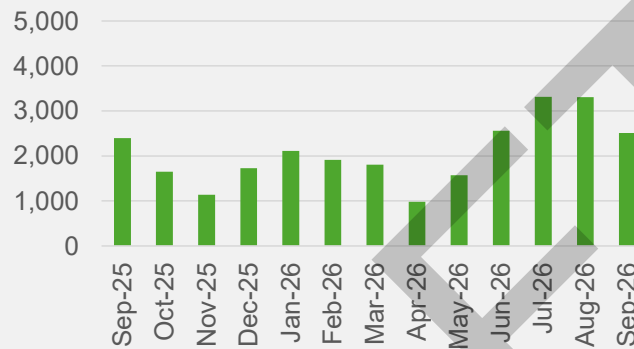
+9.64%

YTD 2026 vs YTD 2025*

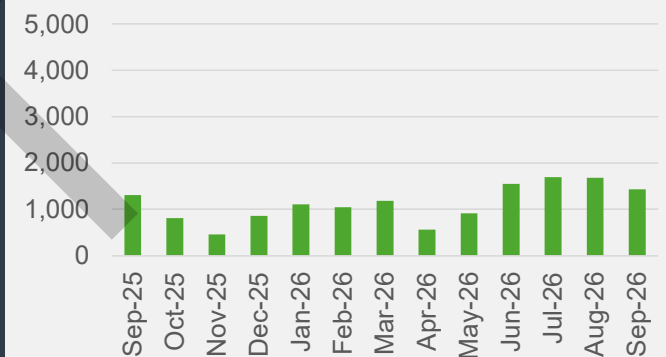
+6.53%

+7.42%

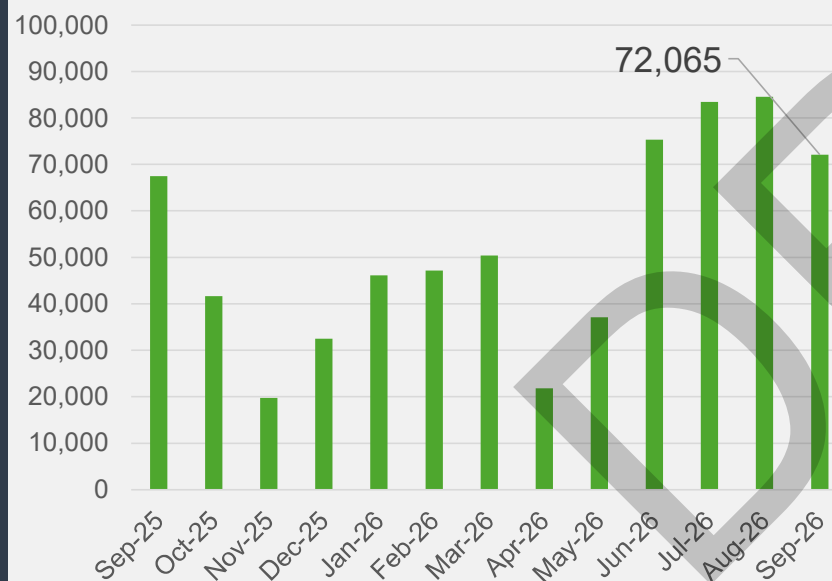
General Aviation Operations (13 Months)



Commercial Operations (13 Months)



Enplanements (13 Months)



LOAD FACTOR %

Sept 2025

83.41%

Sept 2026

81.12%

YTD 2026: 78.34%

% CHANGE +/-

ENPLANEMENTS

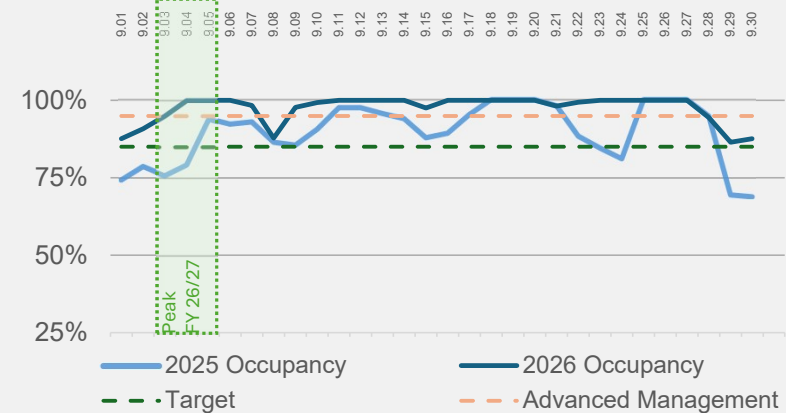
Sept 2026 vs Sept 2025

+6.84%

YTD 2026 vs YTD 2025*

+6.39%

September 2025 & 2026 Parking Lot
Occupancy



FUEL FARM – GALLONS JET A SOLD

COMMERCIAL

Sept 2025

722,090

Sept 2026

888,852

GENERAL AVIATION

Sept 2025

353,995

Sept 2026

400,519

*Year-to-Date (YTD) based on calendar year

LOAD FACTOR REPORT 2026															
			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
ALASKA (SkyWest)	ER7 76 PASSENGERS	ENPLANED FLIGHTS	1,609 44	1,891 40	1,967 42	0 0	605 15	3,099 62	4,194 83	3,610 69	2,276 43				19,251 398
		AVG. ENPL/FLT	36.57	47.28	46.83	-	40.33	49.98	50.53	52.32	52.93	-	-	-	48.37
		LOAD FACTOR	48%	62%	62%	-	53%	66%	66%	69%	70%	-	-	-	64%
ALASKA	737-700 124 PASSENGERS	ENPLANED FLIGHTS	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0				0 0
		AVG. ENPL/FLT	-	-	-	-	-	-	-	-	-	-	-	-	-
		LOAD FACTOR	-	-	-	-	-	-	-	-	-	-	-	-	-
AMERICAN	E175 76 PASSENGERS	ENPLANED FLIGHTS	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0				0 0
		AVG. ENPL/FLT	-	-	-	-	-	-	-	-	-	-	-	-	-
		LOAD FACTOR	-	-	-	-	-	-	-	-	-	-	-	-	-
AMERICAN	319 128 PASSENGERS	ENPLANED FLIGHTS	6,491 67	7,948 72	9,600 87	4,064 42	7,668 81	23,226 198	25,974 219	27,045 224	24,579 204				136,595 1,194
		AVG. ENPL/FLT	96.88	110.39	110.34	96.76	94.67	117.30	118.60	120.74	120.49	-	-	-	114.40
		LOAD FACTOR	76%	86%	86%	76%	74%	92%	93%	94%	94%	-	-	-	89%
DELTA	757-200 199 PASSENGERS	ENPLANED FLIGHTS	2,905 22	3,477 24	3,254 26	0 0	0 0	3,384 24	4,251 31	4,335 31	4,241 30				25,847 188
		AVG. ENPL/FLT	132.05	144.88	125.15	-	-	141.00	137.13	139.84	141.37	-	-	-	137.48
		LOAD FACTOR	66%	73%	63%	-	-	71%	69%	70%	71%	-	-	-	69%
DELTA	AIR BUS 319 132 PASSENGERS	ENPLANED FLIGHTS	6,115 69	5,515 61	5,791 70	4,461 60	5,493 62	6,245 60	6,454 61	6,915 62	6,113 60				53,102 565
		AVG. ENPL/FLT	88.62	90.41	82.73	74.35	88.60	104.08	105.80	111.53	101.88	-	-	-	93.99
		LOAD FACTOR	67%	68%	63%	56%	67%	79%	80%	84%	77%	-	-	-	71%
UNITED (Skywest)	ER7 (E75)(E7T) 70 PASSENGERS	ENPLANED FLIGHTS	1,670 32	1,810 34	2,149 40	1,741 38	1,468 23	341 5	58 1	192 3	791 13				10,220 189
		AVG. ENPL/FLT	52.19	53.24	53.73	45.82	63.83	68.20	58.00	64.00	60.85	-	-	-	54.07
		LOAD FACTOR	75%	76%	77%	65%	91%	97%	83%	91%	87%	-	-	-	77%
UNITED (Skywest)	ER7 76 PASSENGERS	ENPLANED FLIGHTS	2,603 38	1,370 20	2,034 32	1,542 25	533 8	1,334 21	533 8	1,324 21	1,323 20				12,596 193
		AVG. ENPL/FLT	68.50	68.50	63.56	61.68	66.63	63.52	66.63	63.05	66.15	-	-	-	65.26
		LOAD FACTOR	90%	90%	84%	81%	88%	84%	88%	83%	87%	-	-	-	86%
DELTA (Skywest)	ER7 (ES4) (EA4) 70 PASSENGERS	ENPLANED FLIGHTS	2,654 48	2,518 47	2,691 55	1,712 28	4,696 77	4,857 83	5,561 93	4,986 81	3,296 52				32,971 564
		AVG. ENPL/FLT	55.29	53.57	48.93	61.14	60.99	58.52	59.80	61.56	63.38	-	-	-	58.46
		LOAD FACTOR	79%	77%	70%	87%	87%	84%	85%	88%	91%	-	-	-	84%
DELTA (Skywest)	ER7 (ES5) 76 PASSENGERS	ENPLANED FLIGHTS	707 14	361 7	152 3	67 2	135 3	621 10	377 6	250 4	0 0				2,670 49
		AVG. ENPL/FLT	50.50	51.57	50.67	33.50	45.00	62.10	62.83	62.50	-	-	-	-	54.49
		LOAD FACTOR	66%	68%	67%	44%	59%	82%	83%	82%	-	-	-	-	72%
AMERICAN (Skywest)	CRJ 700 65 PASSENGERS	ENPLANED FLIGHTS	825 27	837 20	900 22	214 5	537 15	1,968 42	1,703 43	2,154 53	1,998 54				11,136 281
		AVG. ENPL/FLT	30.56	41.85	40.91	42.80	35.80	46.86	39.60	40.64	37.00	-	-	-	39.63
		LOAD FACTOR	47%	64%	63%	66%	55%	72%	61%	63%	57%	-	-	-	61%
UNITED AIRLINES	AIR BUS A319 126 PASSENGERS	ENPLANED FLIGHTS	2,953 35	996 12	3,408 41	2,519 29	1,419 19	617 6	1,855 18	569 5	448 5				14,784 170
		AVG. ENPL/FLT	84.37	83.00	83.12	86.86	74.68	102.83	103.06	113.80	89.60	-	-	-	86.96
		LOAD FACTOR	67%	66%	66%	69%	59%	82%	82%	90%	71%	-	-	-	69%
UNITED AIRLINES	AIR BUS A320 150 PASSENGERS	ENPLANED FLIGHTS	9,904 87	11,889 99	9,326 74	4,233 37	11,470 107	20,718 177	23,549 191	23,621 189	19,264 166				133,974 1,127
		AVG. ENPL/FLT	113.84	120.09	126.03	114.41	107.20	117.05	123.29	124.98	116.05	-	-	-	118.88
		LOAD FACTOR	76%	80%	84%	76%	71%	78%	82%	83%	77%	-	-	-	79%
UNITED AIRLINES	737-700 126 PASSENGERS	ENPLANED FLIGHTS	7,694 84	8,565 87	9,136 96	1,290 17	3,094 35	8,921 93	8,879 93	9,507 96	7,736 83				64,822 685
		AVG. ENPL/FLT	91.60	98.45	95.17	75.88	88.40	94.90	95.47	99.03	93.20	-	-	-	94.63
		LOAD FACTOR	73%	78%	76%	60%	70%	75%	76%	79%	74%	-	-	-	75%
Total Enplanements			46,130	47,177	50,408	21,843	37,118	75,331	83,388	84,508	72,065				517,968
Total Seats			64,757	61,430	67,844	31,639	51,357	93,148	101,636	100,570	88,838				661,219
Total Flights			567	523	588	283	445	782	847	838	730				5603
Total Load Factor			71.24%	76.80%	74.30%	69.04%	72.27%	80.87%	82.05%	84.03%	81.12%	-	-	-	78.34%

September 2026	PASSENGERS ENPLANED				PASSENGERS DEPLANED				AIRCRAFT LANDINGS			
	THIS MONTH 2026	THIS MONTH 2025	CURRENT YTD	PREVIOUS YTD	THIS MONTH 2026	THIS MONTH 2025	CURRENT YTD	PREVIOUS YTD	THIS MONTH 2026	THIS MONTH 2025	CURRENT YTD	PREVIOUS YTD
ALASKA	2,276	1,720	19,251	17,097	2,327	1,747	20,116	17,548	43	31	398	334
AMERICAN	26,577	23,674	147,731	131,276	24,886	21,901	144,641	128,913	258	238	1,475	1,343
DELTA	13,650	14,589	114,590	113,691	13,487	13,023	120,419	112,560	142	133	1,366	1,226
UNITED	29,562	27,469	236,396	224,810	28,322	26,770	231,670	225,126	287	265	2,364	2,344
TOTALS	72,065	67,452	517,968	486,874	69,022	63,441	516,846	484,147	730	667	5,603	5,247
PERCENT CHANGE	6.84%		6.39%		8.80%		6.75%		9.45%		6.78%	

ENPLANEMENT/DEPLANEMENT SUMMARY

	2022		2023		2024		2025		2026	
	ENP	DEP	ENP	DEP	ENP	DEP	ENP	DEP	ENP	DEP
JAN	44,543	40,365	46,543	40,922	46,988	41,203	47,480	42,583	46,130	41,530
FEB	45,055	45,793	45,735	46,390	47,027	48,833	47,501	48,011	47,177	48,343
MAR	53,990	47,033	50,621	45,361	51,565	45,313	52,806	44,334	50,408	45,544
APR	8,492	7,915	20,551	19,320	21,463	20,847	19,931	20,323	21,843	21,762
MAY	0	0	22,559	26,039	27,870	33,630	32,102	37,971	37,118	45,020
JUN	2,788	6,027	54,283	59,855	57,482	62,492	66,563	72,761	75,331	80,931
JUL	59,565	63,560	64,100	64,861	64,522	66,328	76,791	77,904	83,388	85,091
AUG	63,140	60,029	65,164	63,209	67,127	66,247	76,248	76,819	84,508	79,603
SEP	52,676	50,536	51,936	49,081	55,666	51,327	67,452	63,441	72,065	69,022
OCT	27,010	22,539	29,818	28,739	37,948	31,394	41,622	34,417	0	0
NOV	16,986	16,880	17,675	17,335	18,442	17,809	19,753	18,656	0	0
DEC	31,448	41,587	31,757	41,158	31,192	42,461	32,453	43,398	0	0
TOTAL	405,693	402,264	500,742	502,270	527,292	527,884	580,702	580,618	517,968	516,846

2026 Tower Operations

	COMMERCIAL	GENERAL AVIATION	MILITARY	TOWER TOTALS
JAN	1107	2102	8	3,217
FEB	1046	1893	20	2,959
MAR	1180	1792	11	2,983
APR	563	969	11	1,543
MAY	911	1543	25	2,479
JUNE	1548	2536	20	4,104
JULY	1690	3292	18	5,000
AUG	1679	3272	33	4,984
SEPT	1433	2498	11	3,942
OCT				-
NOV				-
DEC				-
TOTALS	11157	19897	157	31211

*These numbers do not include aircraft prior to 0700 or after 2100.

JH Airport 2025 vs 2026 GA and Commercial Activity*

GA	2025	2026	%Change Month 2025	Ops Count	2025 YTD % Change	Ops Count YTD	Commercial	2025	2026	%Change Month 2025	Ops Count	2025 YTD % Change	Ops Count YTD	Overall	2025	2026	%Change Month 2025	Ops Count	2025 YTD % Change	Ops Count YTD
JAN	2,035	2,110	3.69%	75	3.69%	75	JAN	1,185	1,107	-6.58%	-78	-6.58%	-78	JAN	3,220	3,217	-0.09%	-3	-0.09%	-3
FEB	1,800	1,913	6.28%	113	4.90%	188	FEB	1,068	1,046	-2.06%	-22	-4.44%	-100	FEB	2,868	2,959	3.17%	91	1.45%	88
MAR	1,640	1,803	9.94%	163	6.41%	351	MAR	1,188	1,180	-0.67%	-8	-3.14%	-108	MAR	2,828	2,983	5.48%	155	2.73%	243
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SEPT	2,395	2,509	4.76%	114	6.53%	1,229	SEPT	1,307	1,433	9.64%	126	7.42%	771	SEPT	3,702	3,942	6.48%	240	6.85%	2,000
OCT	1,651	0					OCT	809	0					OCT	2,460	0				
NOV	1,138	0					NOV	458	0					NOV	1,596	0				
DEC	1,729	0					DEC	855	0					DEC	2,584	0				
TOTALS	23,343	20,054					TOTALS	12,508	11,157					TOTALS	35,851	31,211				

*These numbers do not include aircraft prior to 0700 or after 2130.

YEAR: 2026

1/1/2026	3/31/2026	90
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Q2		4/1/2026		6/30/2026		91	
Aircraft Type	Airline	Total Departures (ADDs)	Equivalency Per Each Dept	Exempt	Average Departures Per Day	Equivalent Ops	
B-757	DAL	24	0.30	No	0.26	0.08	
A319	ALL	557	0.20		6.12	1.22	
B-737-700	ALL	146	0.32	No	1.60	0.51	
A320	ALL	321	0.22	No	3.53	0.78	
E75L	ALL	400	0.21	No	4.40	0.92	
CRJ7	AA	62	0.12	No	0.68	0.08	
					0.00	0.00	
					0.00	0.00	
					0.00	0.00	
					0.00	0.00	
					0.00	0.00	
Q2 Total		1,510			16.59	3.60	
			Quarterly Noise Abatement Plan Limit				6.85
				ANNUAL YTD			3.91
			Annual Noise Abatement Plan Limit				6.50

[illegible]