

West Michigan Airport Authority

60 Geurink Boulevard, Holland, MI 49423
Comprising City of Zeeland, Park Township and City of Holland



West Michigan Airport Authority

Meeting Agenda

February 10, 2025

4:00 p.m. – 5:30 p.m.

60 Geurink Blvd. Holland, MI 49423

<https://us06web.zoom.us/j/83777032853>

Authority Members

City of Holland

Charles Murray
Quincy Byrd*
Devin Shea*

City of Zeeland

Heather Rodan
Sally Gruppen*
Al Dannenberg

Park Township

Elisa Hoekwater
Ken Brandsen
Joan Zeerip*

Ex-officio

Craig Van Beek
(Allegan)
Ben Fogg (Ottawa)

*Denotes
Municipal Elected
Participant

1. Call to Order
2. Roll Call
3. Public Comment
*All public comments are limited to **3 minutes** per speaker on an Agenda item. The Public Comment period is established for members of the public to voice opinions to the Board only. The Chair holds discretion on any interaction by the Board, otherwise Members of the Airport Authority Board or staff do not respond during this period.*
4. Approval of Agenda (3 Minutes): **Action Requested.**
5. Approval of Prior Meeting Minutes: (3 Minutes): **Action Requested.**
 - A. January 13, 2025, Minutes
6. New WMAA Board Members Joining (3 minutes)
 - A. Heather Roden, City of Zeeland
 - B. Craig Van Beek, Ex-Officio, Allegan County
7. Approval of consent agenda (3 Minutes): **Action Requested.**
 - A. FBO Report
 - B. Report on 1200.AERO data collection
 - C. Report on Snow Removal / Ice Management this season
 - D. Report on WMAA Board Member Terms concluding in next (3) months
8. Presentation on Open Meetings Act by WMAA Counsel (15 minutes)
9. Unfinished Business
 - A. Verification WMAA Board Members Conflict of Interest documentation submitted (5 minutes)

The West Michigan Airport Authority will provide the public with state-of-the-art global air access to strengthen the local economy and improve the area's quality of life.

West Michigan Airport Authority

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- B. Discussion on 4 One Air Franchisee proposed contract modification; Determine how to proceed (30 minutes): **Action Requested**
- C. Beta EV Charging point project update; Determine next steps to enter a contract and finalize proposed site plan (15 minutes): **Action Requested**
- D. Airport Manager Hiring Committee Update (5 minutes): **No Action Requested**
- E. Crosswind Runway Committee Update (5 minutes): **No Action Requested**
- 10. New Business
 - A. Financial Reports (5 Minutes): **Action Requested.**
 - B. Veregy Solar Array (5 minutes): **No Action Requested**
- 11. Communications from Airport Authority Manager
- 12. Updates from the Board
- 13. Adjourn: **Action Requested.**

Next Meeting will be held March 10, 2025, at 4:00 PM.

Due to some late developments, the airport manager's report will be furnished separately.

**All agenda item times are approximate*

West Michigan Airport Authority
Minutes
January 13, 2025

CTO: Meeting was called to order by Chair Charles Murray at 4 pm (1600)

Roll call: The following members answered the roll call: Blanton, Brandsen, Byrd, Dannenberg, Gruppen, Hoekwater, Shea, and Zeerip. Chair Murray introduced Ottawa County's ex-officio representative Ben Fogg. Storey and Sawyer. Authority staff, Attorney Rachel Hillegonds, WMAA legal counsel, Leanne Schaeffer, Boileau Communications, Kevin Rinke, Holland IT, were also present.

Public Comment: Rick Thompson, 4 One Air LLC, and Jeff Vos, Laketown Township, addressed the board.

Agenda: Mr. Dannenberg moved, seconded by Byrd, to approve the agenda as stated. Motion passed by voice vote.

Minutes: Mr. Dannenberg moved, seconded by Byrd, to approve the minutes of the December 9, 2024, meeting. Motion passed by voice vote.

Consent Agenda; Chair Murray announced the five items of the consent agenda. Moved by Mr. Dannenberg, seconded by Byrd, to approve the consent agenda. Motion passed voice vote.

Unfinished Business:

- A.** Status of 4 One Air Franchise: Treasurer McCammon announced the outstanding balances were paid in full. A proposal of the company filed with board legal counsel was distributed to board members for their information and discernment. Member Byrd requested a survey of flight schools be conducted by the interim director.
- B.** Beta charging point project: Storey reviewed the proposed site plan from Beta Technologies to install an aircraft charging station on the WMRA apron. Ms. Hoekwater noted during the Beta October site visit that installing a vehicle charging station was also discussed but not included on the site plan. Storey asked to inquire feasibility and report findings before WMAA February meeting at which the board may act.
- C.** Affirmation of Permanent Board Members Search Committee – Chair Murray advised that after consulting with legal counsel, since the board acted on

December 9 naming Ms. Gruppen, Mr. Dannenberg and Mr. Brandsen to the search committee, no further action needed.

- D.** Airport Director Search Committee – Ms. Blanton, chair of the committee, reported fourteen applications were received when applications closed in mid-December. The city of Holland is assisting in screening the applicants with a meeting scheduled for Friday next. Process: subcommittee will discern who are top candidates. Blanton proposed a board vote on the final two.

8. New Business:

A. Rules of the Airport Authority Board

Dannenberg moved approval, Brandsen seconded. Gruppen thanked chairs for all his time devoted towards developing the proposed rules. Byrd asked how the rules could change; the chair advised by majority vote of the board. Fogg expressed concern about sections 6.1 and 6.2. Motion passed by unanimous voice vote.

B. Finance

Treasurer McCammon review the financial performance of the authority through December 31, 2024. Advised that \$266,945 was now available to transfer to the capital budget, but recommended waiting until new director selected to do budget amendment. Suggested current strategic finance plans are obsolete; new long-term plans should be developed. Moved by Dannenberg, seconded by Hoekwater to approve finance reports. Motion passed unanimous voice vote.

C. Airport Advisory Group – Definition of purpose and intent

Chair Murray reviewed the origination of discussion. It is a group and not a board committee. Airport advisory group was formed in April. The purpose was to posit questions to the group for feedback. He reported group helped advise on new snowplow. The group appears to have changed its purpose and became directive. The chair suggested the group be suspended to discern its true purpose. Board engaged in discussion. Mr. Shea moved to continue advisory group as conceived, seconded by Hoekwater. Roll call vote: NO; Brandsen, Byrd, Dannenberg, Gruppen, Murray, Zeerip; YES: Blanton, Hoekwater, Shea. Motion fails.

Dannenberg moved to pause the airport advisory group until permanent director is hired; seconded by Byrd. Motion passed on voice vote, 8-1.

Board recessed at 5:48 (1748); Ms. Zeerip announced her departure.

Board reconvened at 5:53 pm (1753)

D. North-South Runway subcommittee members

Murray recounted the creation of the subcommittee reflecting on the discussions at the two previous board meetings. Chair Murray recommended appointment of Kevin Phillips, Paul Sachs, Joseph Murray, Charles Murray, and Linda Howell. Byrd suggested adding Ben Fogg and Jeff Vos. Vos said he would be helpful because of AOPA affiliation. Blanton moved approval of the suggested five members listed on the agenda plus Mr. Vos, supported by Gruppen. Motion passes, voice vote.

E. Election of Officers – term ending January 31, 2026

Chair- Murray, nominated by Dannenberg, seconded by Gruppen. Murray requested to pause chair election until conclusion of election of other officers Blanton moved to delay chair election; seconded by Shea.

Motion passes on voice,

Treasurer, Blanton nominated Lynn, seconded by Murray.

Motion passes on voice vote.

Secretary – Blanton nominated Dannenberg; seconded by Murray. Fogg nominated Hoekwater, seconded by Shea. Hoekwater declined the nomination. Dannenberg elected by voice vote.

Vice-Chair – Dannenberg nominated Gruppen, supported by Blanton.

Motion passed on voice vote.

Chair – The board returned to election of a chair. Mr. Dannenberg polled the board: Murray unanimously elected. Prior to the election, Mr. Murray announced his abstention from the vote.

9 Airport Manager Communications

Interim Manager Storey distributed a memo from Spark Aero LLC expressing interest in locating a seaplane charter service at WMRA. Also, said he sent his board report to the board by email earlier in the day and had paper copies available. Stated he received inquiries concerning the availability of hanger locations. Reported AvFlight line crew been busy clearing runway, taxiway, and aprons due to weather, runway condition currently a “3”. Reported the birth of second child for AvFlight G.M. VandenBrand.

10. Updates from the Board: none

11. Adjourn; Dannenberg moved adjournment; Byrd seconded. Passed voice vote.

6:25 pm (1825).

WMAA MONTHLY FBO REPORT

West Michigan Regional Airport FBO Report Avflight Holland January 2025

**Total Fuel Gallons
Delivered**

	Current Month 01/25	One Year Ago 01/24	Current Year To Date 01/01/25-01/31/25	F/Y to Date Compared 01/01/24-01/31/24	
Avgas	779	417	779	417	
Jet Fuel	24,728	25,390	24,728	25,390	
Total Gallons Delivered	25,507	25,807	25,507	25,807	(300)

Landing Fees Collected

\$795 (85% to airport = \$675.75)

KBIV - West Michigan Regional Operations Report for January 2025

Operations
659

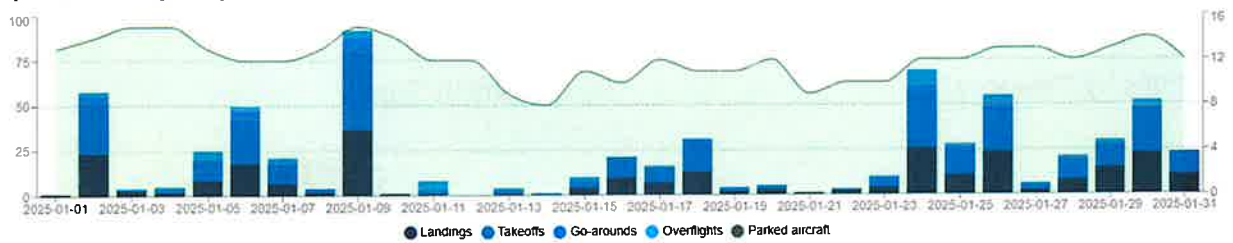
Landings
272

Takeoffs
308

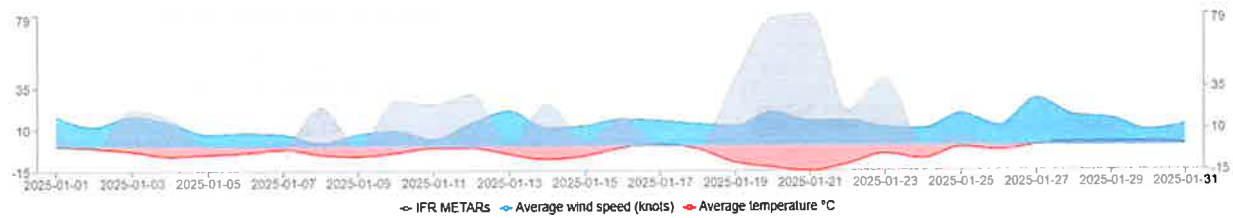
Go-arounds
32

Overflights
47

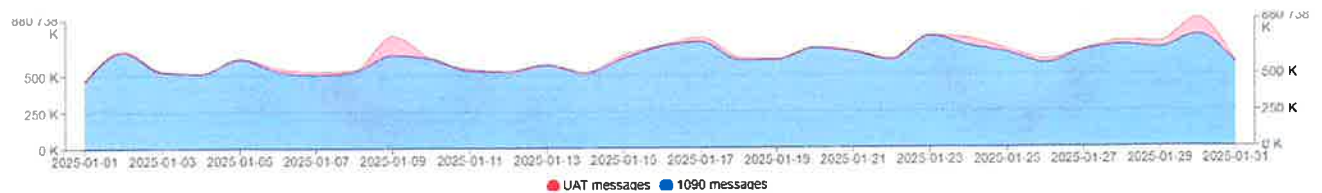
Operations by Day



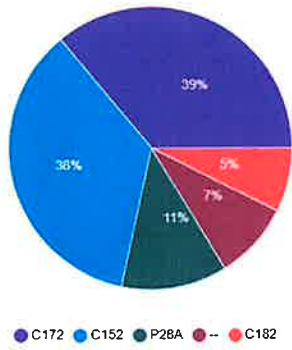
Weather Conditions



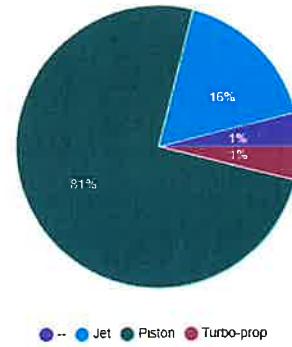
Receiver health



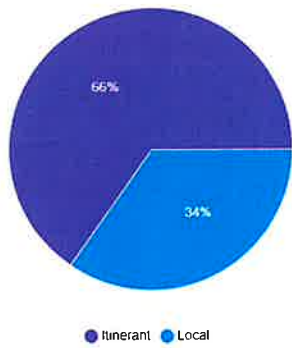
Top Aircraft Types



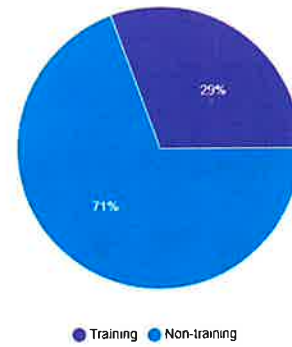
Operations by Engine Type



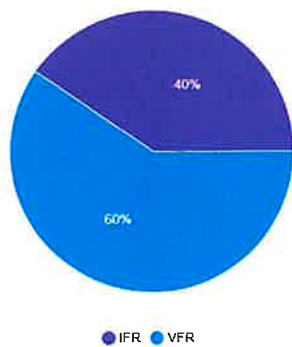
Local vs. Itinerant Flights



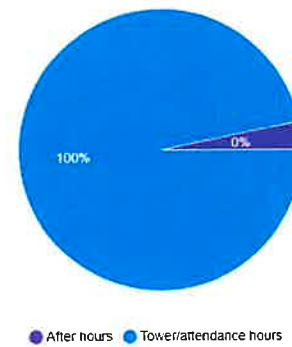
Training Operations



IFR vs. VFR flights



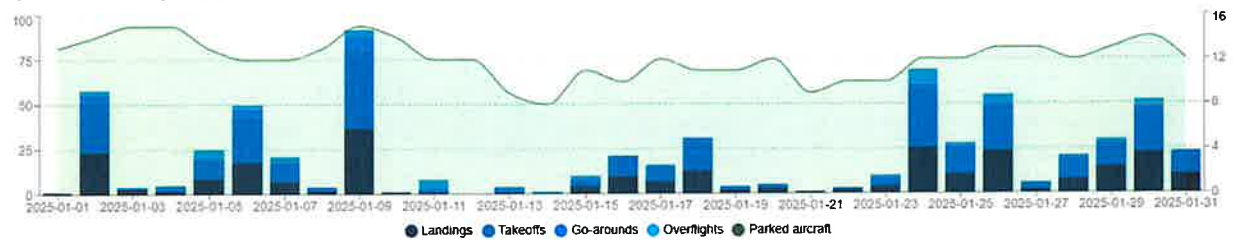
After Hours Operations



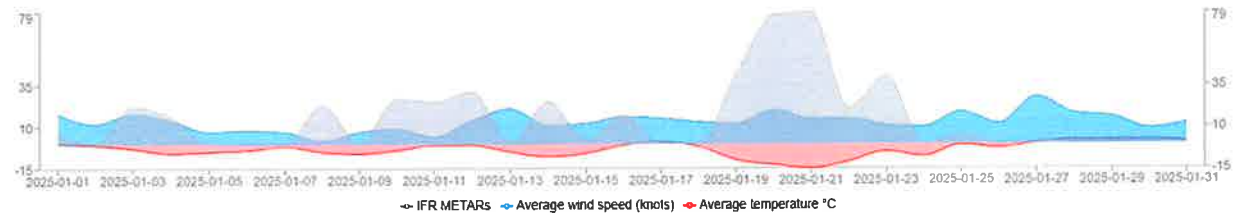
KBIV - West Michigan Regional Operations Report for January 2025

Operations 659	Landings 272	Takeoffs 308	Go-arounds 32	Overflights 47
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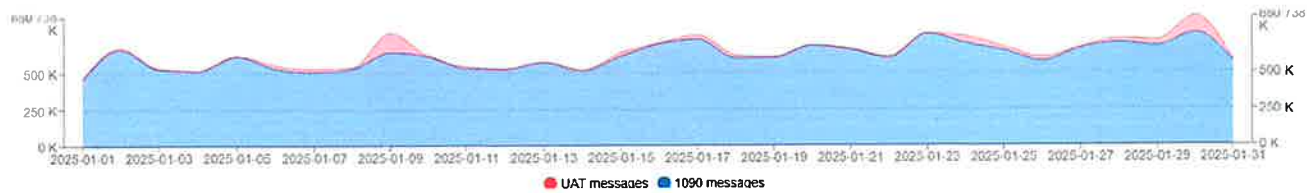
Operations by Day



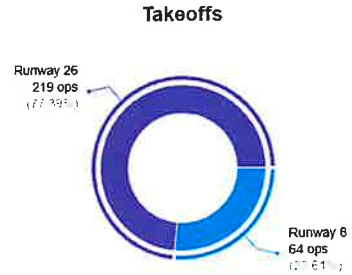
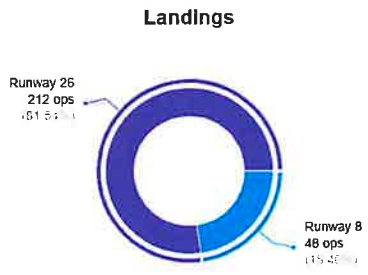
Weather Conditions



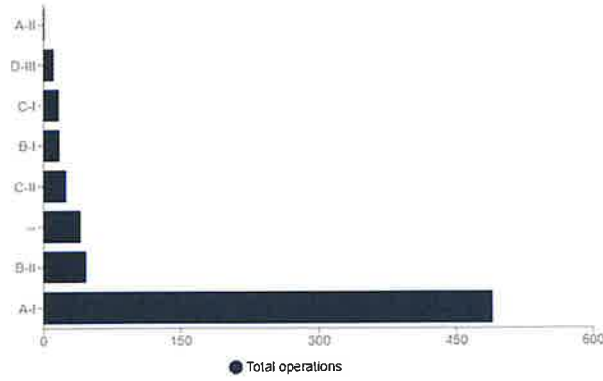
Receiver health



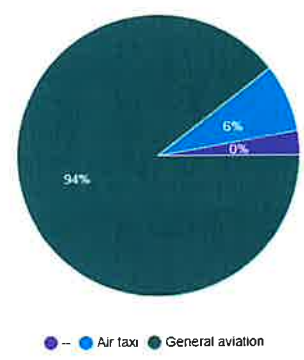
Operations by Runway



Operations by Category



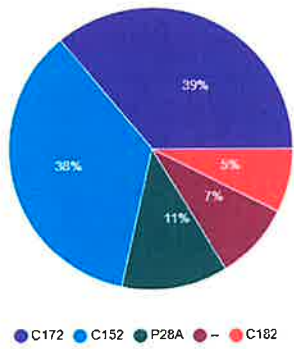
Operations by Type



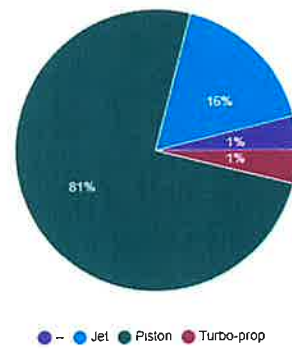
Top Airports



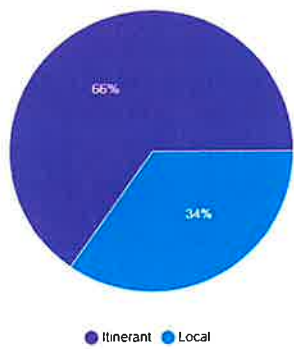
Top Aircraft Types



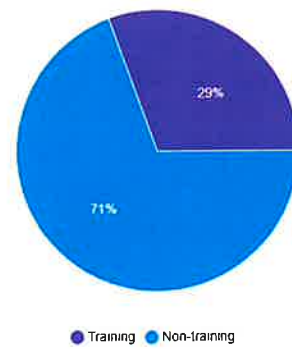
Operations by Engine Type



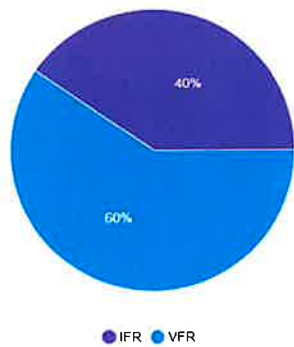
Local vs. Itinerant Flights



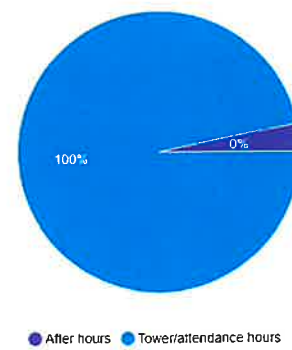
Training Operations



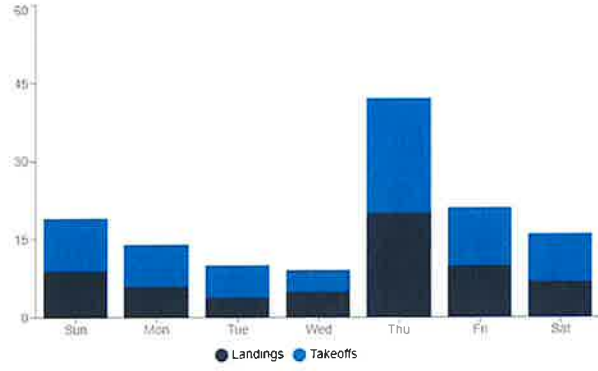
IFR vs. VFR flights



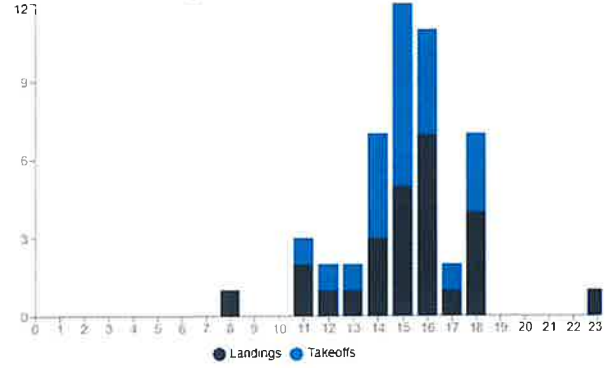
After Hours Operations



Operations by Day of Week

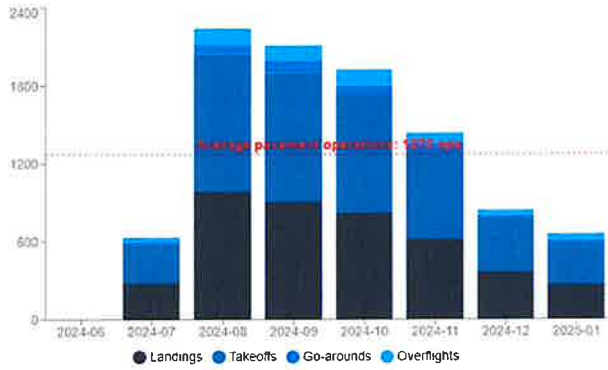


Operations by Hour



Historical Data

Landings and Takeoffs by Month



Busiest Days on Record

Rank	Date	Pavement ops	Aircraft
1	2024-09-26 (Thu)	152	30
2	2024-11-12 (Tue)	131	28
3	2024-08-08 (Thu)	119	29
4	2024-08-22 (Thu)	116	32
5	2024-11-08 (Fri)	115	27
6	2024-09-10 (Tue)	114	24
6	2024-08-13 (Tue)	114	29
7	2024-08-21 (Wed)	111	29
7	2024-11-27 (Wed)	111	29
8	2024-10-27 (Sun)	108	27

West Michigan Airport Authority

January 2025 Snow Removal Report

The month of January 2025 saw snow fall amounts that echoed traditional levels. Here are the number of hours and resulting expenditure to keep the airport open from snowfall.

Costs incurred by AvFlight and submitted for reimbursement:

	<u>Hours</u>	<u>Cost</u>
Tractor with front end loader	5	\$526.35
Snow Plowing/Pick-up truck	123	8,988.84
Larger commercial snowplow trucks	62	6,185.12
Blower/sweeper	155	36,861.50
Total without WMAA front loader	345	51,861.81

Costs paid directly by the authority to the vendor:

HES Front end loader	93.5	9,150
TOTAL	438.5	\$61,361.81

Members terms of office

As far as can be determined, there are no members' terms expiring in next three months.

Following are the term expiration dates by unit of government.

City of Holland

- Quincy Bird- December 31, 2025
- Devon Shea- December 31, 2025
- Charles Murray- June 30, 2028

Park Township

- Ken Brandsen- September 30, 2025
- Elisa Hoekwater- March 30, 2026
- Joan Zeerip- December 31, 2028

City of Zeeland

- Sally Gruppen-
- Al Dannenberg - January 31, 2029
- Heather Roden- January 31, 2029

Allegan County

- Craig VanBeek- December 31, 2027

Ottawa County

- Ben Fogg- December 31, 2025

West Michigan Airport Authority
Beta Technologies Charging Station

February Board update

During the January board meeting, a request was made to investigate whether an automobile/truck EV charger could be added to the design for the aircraft charger set-up and who would pay for it.

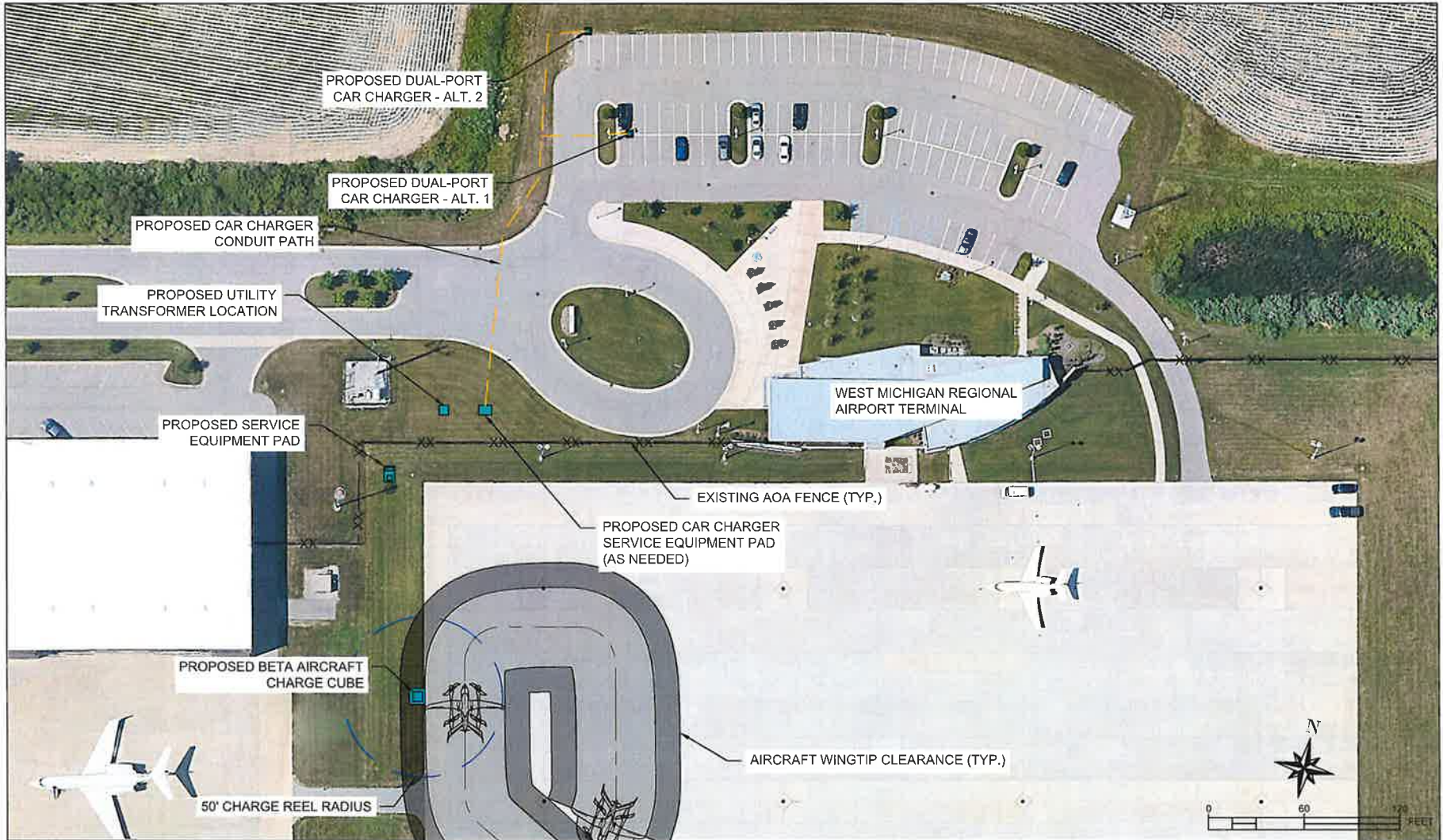
At first there was the question of whether the power transformer envisioned could support both the aircraft charger and the vehicle charger if the latter was positioned in the business center's parking lot. Beta's engineers investigated and determined the power supply could accommodate both.

The second matter, who pays for the vehicle charger, also had a positive outcome. Robert Turner of Beta has determined the Michigan Economic Development Commission grant that is funding the aircraft charger will also support the vehicle charger cost installation.

Beta Technologies has submitted the enclosed schematic design for the installation of the power supply equipment and the location of both charging stations. It is seeking approval to move ahead with gaining the necessary approvals for design submitted.

Separately, WMAA legal counsel Rachel Hillegonds has circulated a redline of the agreement to BETA so those discussions can begin if the Board decides to move forward with the project.

■ Jim Storey, 02/07/2025



PROPOSED BETA CHARGER LOCATION:
WEST MICHIGAN REGIONAL AIRPORT (KBIV)
HOLLAND, MI

DRAWN BY:	RCT
DATE:	01/28/2025
REVISION:	3
SHEET:	

West Michigan Airport Authority

Meeting Date: February 10, 2025

Agenda Item:

Subject: Financial Reports for 1/31/2025-Unaudited

Prepared By: Julie Ziurinskas, City Finance

Recommendation: Accept Financial Reports as information

The West Michigan Airport Authority is seven months into fiscal year 2025. Attached are Budget Performance Reports for the seven months ended January 31, 2025 (58.33% of the year), and the Balance Sheet Reports through January 31, 2025.

GENERAL FUND

Revenues

Operating revenues for the first seven months totaled \$585,593.13, or 75.53% of budget, and are above expectations due to summer property tax payments from the City of Holland and the City of Zeeland as well as Personal Property Tax (PPT) loss reimbursements. January operating revenues are also composed of franchise fees, quarterly hangar rentals invoiced, and quarterly/semi-annual hangar land leases billed out.

Expenses

Operating expenses for the first seven months totaled \$418,915.40, or 60.23% of budget. The overall percentage of operating expenses appear to be tracking within budget, however, there are several accounts that are over-budget. This will most likely change as a result of the budget amendment process.

CAPITAL FUND

Revenues/Expenses

Capital revenues and expenses do not reflect activity as funding information will be obtained from MDOT at fiscal year-end and the related transactions will be recorded then.

BALANCE SHEET/COMBINED FUND EQUITY

The West Michigan Airport Authority began FY 2025 with a combined fund balance of \$2,116,155. General Fund Assets totaled \$1,420,003 at January 31st, comprised mostly of cash. General Fund Liabilities totaled \$115,792 at January 31st, and represent unearned revenue (prepaid lease). The ending fund balance at January 31st is \$1,304,210.92.

The combined General and Capital funds balance at January 31 is \$2,618,212.

Note: The FY 2024 audit was completed and approved. A potential transfer from the General Fund to the Capital Fund in the amount of \$266,945 can be considered.



West Michigan Airport Authority Budget Performance Report

Balance As of 12/31/2024

	24-25 Amended Budget	YTD Transactions	Available Balance 1/31/2025	% Bdgt Used	End Balance 06/30/2024	
Fund: 110 WMAA (AIRPORT) GENERAL FUND						
Account Category: Revenues						
Department: 000.000 GENERAL						
110-000.000-573.000	SMALL TAXPAYER PPT LOSS REIMBURSEMEN	18,000.00	23,840.45	(5,840.45)	132.45	21,828.76
110-000.000-581.100	CONTRIB FROM OTHER GOVTS-CITY OF HOL	145,000.00	137,502.96	7,497.04	94.83	130,307.48
110-000.000-581.110	CONTRIB FROM OTHER GOVTSCITY OF ZEEL	80,000.00	57,060.33	22,939.67	71.33	84,809.96
110-000.000-581.210	CONTRIB FROM OTHER GOVTS-PARK TOWNSH	120,000.00	64,855.11	55,144.89	54.05	135,116.38
110-000.000-615.810	FRANCHISE FEES-FBO FRANCHISE	29,000.00	17,194.86	11,805.14	59.29	64,704.46
110-000.000-615.815	FRANCHISE FEE-FLIGHT SCHOOL	0.00	8,142.91	(8,142.91)	100.00	0.00
110-000.000-615.820	FRANCHISE FEES-FUEL FLOWAGE FEE	84,460.00	40,268.82	44,191.18	47.68	62,816.00
110-000.000-615.830	FRANCHISE FEES-LANDING FEES	30,000.00	18,803.70	11,196.30	62.68	24,868.10
110-000.000-665.000	INVESTMENT INCOME	15,000.00	30,834.37	(15,834.37)	205.56	47,118.65
110-000.000-665.900	INVESTMENT INCOME-MARKET ADJUSTMENT	0.00	0.00	0.00	0.00	11,723.36
110-000.000-665.905	RENTAL-AGRICULTURAL LAND LEASE	12,500.00	12,738.74	(238.74)	101.91	12,346.48
110-000.000-665.910	RENTAL-HANGAR LAND LEASE	170,000.00	125,124.69	44,875.31	73.60	134,886.29
110-000.000-665.915	RENTAL-T-HANGARS	61,800.00	43,454.19	18,345.81	70.31	57,738.06
110-000.000-665.920	RENTAL-AIRPORT BUSINESS CENTER	9,600.00	5,772.00	3,828.00	60.13	9,681.87
Total Dept 000.000 - GENERAL		775,360.00	585,593.13	189,766.87	75.53	797,945.85
Department: 595.100 AIRPORT OPERATIONS						
110-595.100-691.000	OTHER SOURCES - LEASE FINANCING	0.00	0.00	0.00	0.00	13,011.00
Total Dept 595.100 - AIRPORT OPERATIONS		0.00	0.00	0.00	0.00	13,011.00
Revenues		775,360.00	585,593.13	189,766.87	75.53	810,956.85
Account Category: Expenditures						
Department: 595.100 AIRPORT OPERATIONS						
110-595.100-701.000	PAYROLL-REGULAR	150,305.00	38,131.34	112,173.66	25.37	105,142.57
110-595.100-702.000	PAYROLL-TEMPORARY HELP	11,700.00	0.00	11,700.00	0.00	3,765.00
110-595.100-703.100	SPECIAL PAY ONE TIME PAYMENT	0.00	24,432.50	(24,432.50)	100.00	0.00
110-595.100-705.000	PAYROLL-OVERTIME	0.00	0.00	0.00	0.00	131.25
110-595.100-710.000	PAYROLL-VACATION/PTO GENERAL	10,000.00	5,803.17	4,196.83	58.03	7,519.17
110-595.100-712.000	PAYROLL-HOLIDAYS	3,600.00	1,656.00	1,944.00	46.00	4,574.68
110-595.100-720.005	INSURANCE HEALTH	6,516.00	2,528.45	3,987.55	38.80	4,352.30
110-595.100-720.030	INSURANCE-INCOME PROTECT (STD)	600.00	327.97	272.03	54.66	446.65
110-595.100-721.005	RETIREMENT CONTRIBUTION MERS	11,191.00	3,421.16	7,769.84	30.57	9,282.05
110-595.100-723.000	EMPLOYER FICA/MEDICARE CONTRIBUTION	12,891.00	5,550.20	7,340.80	43.05	9,599.61
110-595.100-723.500	WORKERS COMP INSURANCE	320.00	0.00	320.00	0.00	311.00
110-595.100-730.000	POSTAGE	100.00	0.00	100.00	0.00	5.93
110-595.100-740.000	OPERATING SUPPLIES GENERAL	2,000.00	3,162.75	(1,162.75)	158.14	8,061.09
110-595.100-741.000	OPERATING SUPPLIES-CONTROLLED CAPITA	1,000.00	0.00	1,000.00	0.00	3,116.28
110-595.100-801.000	CONTRACTUAL-LEGAL	25,000.00	12,942.00	12,058.00	51.77	23,677.00
110-595.100-802.005	CONTRACTUAL-AUDIT SERVICES	8,500.00	8,500.00	0.00	100.00	8,300.00
110-595.100-802.200	CONTRACTUAL-FISCAL AGENT SERVICES	37,221.00	22,470.75	14,750.25	60.37	31,380.00
110-595.100-806.000	CONTRACTUAL-TECHNOLOGY	2,000.00	5,000.00	(3,000.00)	250.00	2,000.00
110-595.100-807.000	CONTRACTUAL-ARCHITECT/ENGINEER	0.00	12,774.89	(12,774.89)	100.00	23,702.56
110-595.100-807.415	CONTRACTUAL-ARCHITECT/ENGINEER	0.00	1,551.05	(1,551.05)	100.00	1,963.00
110-595.100-808.000	CONTR-BLDGS&GRNDS	45,000.00	15,390.62	29,609.38	34.20	70,817.18
110-595.100-808.001	CONTR-BLDGS&GRNDS JANITORIAL	0.00	952.83	(952.83)	100.00	3,510.00
110-595.100-808.801	CONTR-BLDGS&GRNDS MAINTENANCE GENERA	20,000.00	14,060.30	5,939.70	70.30	30,929.21
110-595.100-808.802	CONTR-BLDGS&GRNDS SNOWPLOWING	60,000.00	71,439.80	(11,439.80)	119.07	77,736.52
110-595.100-809.001	CONTRACTUAL-MISC CONSULTING	10,000.00	14,620.52	(4,620.52)	146.21	13,924.24



West Michigan Airport Authority Budget Performance Report

Balance As of 12/31/2024

	24-25 Amended Budget	YTD Transactions	Available Balance 1/31/2025	% Bdg't Used	End Balance 06/30/2024	
Fund: 110 WMAA (AIRPORT) GENERAL FUND						
Account Category: Expenditures						
Department: 595.100 AIRPORT OPERATIONS						
110-595.100-809.005	CONTRACTUAL-MISC AIRPORT FBO	3,000.00	9,856.43	(6,856.43)	328.55	9,248.44
110-595.100-850.000	COMMUNICATIONS TELEPHONE	0.00	1,277.20	(1,277.20)	100.00	(76.00)
110-595.100-851.000	COMMUNICATIONS CELLULAR	2,400.00	607.24	1,792.76	25.30	1,100.00
110-595.100-852.000	COMMUNICATIONS WIFI INTERNET	0.00	0.00	0.00	0.00	620.00
110-595.100-901.000	CONTR-PRINTING	2,820.00	8.56	2,811.44	0.30	0.00
110-595.100-903.000	CONTR-PRINTING ADVERTISING/PROMOTION	57,000.00	20,118.49	36,881.51	35.30	49,267.64
110-595.100-920.805	PUBLIC UTILITIES-FENCE GATES	550.00	262.30	287.70	47.69	523.12
110-595.100-920.810	PUBLIC UTILITIES-LANDING LIGHTS/SYST	4,000.00	1,988.10	2,011.90	49.70	3,691.51
110-595.100-920.815	PUBLIC UTILITIES-PARKING LOT LIGHTS	800.00	220.72	579.28	27.59	535.14
110-595.100-920.820	PUBLIC UTILITIES-RUNWAY LIGHTS	6,000.00	2,626.87	3,373.13	43.78	5,351.08
110-595.100-920.825	PUBLIC UTILITIES-T HANGARS	6,700.00	2,493.36	4,206.64	37.21	5,328.36
110-595.100-921.010	PUBLIC UTILITIES-NATURAL GAS	0.00	0.00	0.00	0.00	174.92
110-595.100-931.000	BLDG & GRNDS MAINT GENERAL	6,000.00	782.45	5,217.55	13.04	5,166.66
110-595.100-931.810	BLDG & GRNDS MAINT SIGNAGE	8,000.00	0.00	8,000.00	0.00	0.00
110-595.100-933.000	EQUIPMENT MAINTENANCE-GENERAL	6,500.00	1,217.58	5,282.42	18.73	1,312.00
110-595.100-933.015	EQUIPMENT MAINTENANCE-ILS LANDING	16,000.00	8,000.00	8,000.00	50.00	8,000.00
110-595.100-940.000	BUILDING RENTAL/LEASE	1,000.00	1,000.00	0.00	100.00	1,000.00
110-595.100-943.000	EQUIPMENT RENTAL/LEASE GENERAL	50,000.00	25,850.00	24,150.00	51.70	0.00
110-595.100-946.000	OFFICE EQUIP RENTAL/LEASE	0.00	0.00	0.00	0.00	(470.00)
110-595.100-955.000	MISC. GENERAL	9,300.00	1,109.74	8,190.26	11.93	3,299.97
110-595.100-960.000	EDUCATION, TRAINING, CONF REGISTRATI	4,500.00	375.00	4,125.00	8.33	1,717.00
110-595.100-961.000	TRAVEL, MEALS, MILEAGE	3,500.00	1,303.05	2,196.95	37.23	901.40
110-595.100-962.000	INSURANCE PREMIUMS	35,000.00	37,658.00	(2,658.00)	107.59	34,072.00
110-595.100-964.001	REFUNDS-PRIOR YEAR PROPERTY TAX	0.00	75.92	(75.92)	100.00	56.83
110-595.100-965.000	DUES & SUBSCRIPTIONS	2,220.00	2,888.51	(668.51)	130.11	1,872.98
110-595.100-969.200	WRITE-OFFS UNCOLL PROPERTY TAXES	0.00	0.00	0.00	0.00	(17.82)
110-595.100-977.000	MACHINERY & EQUIPMENT GENERAL	0.00	0.00	0.00	0.00	13,011.00
110-595.100-991.500	PRINCIPAL PMT-LEASE	0.00	0.00	0.00	0.00	436.00
110-595.100-993.500	INTEREST-LEASE	0.00	0.00	0.00	0.00	34.00
Total Dept 595.100 - AIRPORT OPERATIONS		643,234.00	384,435.82	258,798.18	59.77	590,403.52
Department: 595.200 BUSINESS CENTER						
110-595.200-808.001	CONTR-BLDGS&GRNDS JANITORIAL	10,000.00	4,501.85	5,498.15	45.02	7,904.12
110-595.200-850.000	COMMUNICATIONS TELEPHONE	3,800.00	3,128.18	671.82	82.32	305.00
110-595.200-852.000	COMMUNICATIONS WIFI INTERNET	4,000.00	0.00	4,000.00	0.00	6,577.02
110-595.200-920.005	PUBLIC UTILITIES-HBPW	19,500.00	9,946.07	9,553.93	51.01	18,384.61
110-595.200-921.010	PUBLIC UTILITIES-NATURAL GAS	5,000.00	1,862.25	3,137.75	37.25	4,316.31
110-595.200-931.000	BLDG & GRNDS MAINT GENERAL	5,000.00	3,233.00	1,767.00	64.66	7,592.58
110-595.200-933.000	EQUIPMENT MAINTENANCE-GENERAL	5,000.00	11,808.23	(6,808.23)	236.16	7,278.46
Total Dept 595.200 - BUSINESS CENTER		52,300.00	34,479.58	17,820.42	65.93	52,358.10
Department: 965.000 TRANSFERS OUT AND OTHER FINANCING USES						
110-965.000-995.410	TRANSFER TO WMAA CAPITAL FUND	0.00	0.00	0.00	0.00	579,698.00
Total Dept 965.000 - TRANSFERS OUT AND OTHER FINANCING USES		0.00	0.00	0.00	0.00	579,698.00
Expenditures		695,534.00	418,915.40	276,618.60	60.23	1,222,459.62
Fund 110 - WMAA (AIRPORT) GENERAL FUND:						



West Michigan Airport Authority Budget Performance Report

Balance As of 1/31/2025

	24-25 Amended Budget	YTD Transactions	Available Balance 1/31/2025	End Balance 06/30/2024
Fund: 110 WMAA (AIRPORT) GENERAL FUND				
TOTAL REVENUES	775,360.00	585,593.13	189,766.87	810,956.85
TOTAL EXPENDITURES	695,534.00	418,915.40	276,618.60	1,222,459.62
NET OF REVENUES & EXPENDITURES:	79,826.00	166,677.73	(86,851.73)	(411,502.77)



West Michigan Airport Authority Budget Performance Report

Balance As of 1/31/2025

	24-25 Amended Budget	YTD Transactions	Available Balance 1/31/2025	% Bdgt Used	End Balance 06/30/2024
Fund: 410 WMAA (AIRPORT) CAPITAL PROJECTS					
Account Category: Revenues					
Department: 000.000 GENERAL					
410-000.000-538.000 FEDERAL GRANT-FEDERAL CAPITAL	0.00	0.00	0.00	0.00	265,046.68
410-000.000-579.000 STATE GRANT-MDOT CAPITAL	0.00	0.00	0.00	0.00	2,064.00
410-000.000-665.000 INVESTMENT INCOME	0.00	1,495.50	(1,495.50)	100.00	8,038.19
410-000.000-665.900 INVESTMENT INCOME-MARKET ADJUSTMENT	0.00	0.00	0.00	0.00	8,229.59
410-000.000-699.110 TRANSFER FROM WMAA GENERAL FUND	0.00	0.00	0.00	0.00	579,698.00
Total Dept 000.000 - GENERAL	0.00	1,495.50	(1,495.50)	100.00	863,076.46
Revenues	0.00	1,495.50	(1,495.50)	100.00	863,076.46
Account Category: Expenditures					
Department: 595.000 AIRPORT OPERATIONS					
410-595.000-807.000 CONTRACTUAL-ARCHITECT/ENGINEER	0.00	0.00	0.00	0.00	10,249.00
410-595.000-807.415 CONTRACTUAL-ARCHITECT/ENGINEER	15,000.00	0.00	15,000.00	0.00	0.00
410-595.000-974.000 LAND IMPROVEMENTS GENERAL	10,875.00	0.00	10,875.00	0.00	107,441.15
Total Dept 595.000 - AIRPORT OPERATIONS	25,875.00	0.00	25,875.00	0.00	117,690.15
Expenditures	25,875.00	0.00	25,875.00	0.00	117,690.15
Fund 410 - WMAA (AIRPORT) CAPITAL PROJECTS:					
TOTAL REVENUES	0.00	1,495.50	(1,495.50)		863,076.46
TOTAL EXPENDITURES	25,875.00	0.00	25,875.00		117,690.15
NET OF REVENUES & EXPENDITURES:	(25,875.00)	1,495.50	(27,370.50)		745,386.31



Balance Sheet

Through 1/31/25
Detail Listing
Exclude Rollup Account

Account	Account Description	FY 2024 Actual	FY 2025 YTD
Fund Category: GOVERNMENTAL			
Fund Type: GENERAL FUND			
Fund: 110 - WMAA (Airport) General Fund			
ASSETS			
110-000.000-001.675	Cash Due from Cash/Inv Pool	1,240,899	1,419,847
110-000.000-018.000	Accounts Receivable General	17,489	
110-000.000-028	Prior Years Taxes Receivables	288	273
110-000.000-031.000	Allowance for Uncollectible Taxes	(117)	(117)
110-000.000-076.010	Due from Local Govt Units Due from Park Township		
110-000.000-071.010	Due from Local Govt Units Due from Zeeland City	10,482	
110-000.000-090.000	Accounts Receivable In/Out		
110-000.000-123.000	Prepaid Items General	1,170	
	ASSETS TOTALS	<u>1,270,211</u>	<u>1,420,003</u>
LIABILITIES AND FUND EQUITY			
LIABILITIES			
110-000.000-202.000	Accounts Payable General	59,541	
110-000.000-201.000	Contracts Payable		
110-000.000-257.000	Accrued Wages Payable General	7,306	
110-000.000-258.010	Accrued Fringes Payable FICA-Social Security/Medicare		
110-000.000-259.010	Accrued Fringes Payable Pension		
110-000.000-360.000	Deferred Revenue General	65,832	115,792
	LIABILITIES TOTALS	<u>132,678</u>	<u>115,792</u>
FUND EQUITY			
110-000.000-385.000	Fund Balance - Assigned (By Action) Business Center	125,000	125,000
110-000.000-390.000	Fund Balance-Unassigned	1,012,533	1,179,211
	FUND EQUITY TOTALS	<u>1,137,533</u>	<u>1,304,211</u>
	LIABILITIES AND FUND EQUITY	<u>1,270,211</u>	<u>1,420,003</u>
	Fund Balance, Beginning		\$1,304,211
	Remaining Budget Revenues		\$189,767
	Remaining Budget Expenditures		(\$276,619)
	Fund Balance, Estimated Ending		<u>\$1,217,359</u>
	Fund Balance % of Budgeted Expenditures		<u>175%</u>
	Year-End Transfer to Capital		
	FY 2024 Ending Fund Balance (Unassigned)	1,136,362.00	
	2025 Budgeted Expenditures	695,534.00	
	Fund Balance % of Budgeted Expenditures		163%
	Proposed Transfer of amount > 125% max range		<u>266,944.50</u>



Balance Sheet

Through 1/31/25
 Detail Listing
 Exclude Rollup Account

Account	Account Description	Prior Year Total Actual	Current YTD Balance
Fund Category GOVERNMENTAL			
Fund Type CAPITAL PROJECT FUNDS			
Fund 410 - WMAA (Airport) Capital Projects			
ASSETS			
410-000.000-001.675	Cash Due from Cash/Inv Pool	1,322,655	1,313,902
410-000.000-078.000	Due from State of Michigan Due from State-Aeronautics	99	99
ASSETS TOTALS		<u>1,322,754</u>	<u>1,314,001</u>
LIABILITIES AND FUND EQUITY			
LIABILITIES			
410-000.000-202.000	Accounts Payable General	10,249	
LIABILITIES TOTALS		<u>10,249</u>	
FUND EQUITY			
410-000.000-390.000	Fund Balance-Unassigned	1,312,505	1,314,001
FUND EQUITY TOTALS		<u>1,312,505</u>	<u>1,314,001</u>
LIABILITIES AND FUND EQUITY TOTALS		<u>1,322,754</u>	<u>1,314,001</u>

CASH DISBURSEMENT REPORT WMAA FOR CITY OF HOLLAND

EXP CHECK RUN DATES 01/01/2025 - 01/31/2025

POSTED
PAID

Invoice Number	Date Paid	Approval Department	Paid By Check Number	Vendor Name	Description	Inv Amt
677772	01/09/2025	AIR	13684	123.NET-ACH	AIRPORT TELEPHONE	620.00
2024-12-31	01/09/2025	AIR	13687	AVFLIGHT HOLLAND CORPORTATION - ACH	DECEMBER 2024 SERVICES	30,247.35
2900373852	01/09/2025	AIR	13712	ADOBE - PCARD PURCHASES	AIRPORT MONTHLY SUBSCRIPTION	21.19
E0800TFF5KE080	01/09/2025	AIR	13712	MICROSOFT - PCARD PURCHASES	AIRPORT ONLINE SERVICES	130.00
E0800TFF2Z	01/09/2025	AIR	13712	MICROSOFT - PCARD PURCHASES	AIRPORT ONLINE SERVICES	43.85
CUST 91-219691	01/09/2025	AIR	89056	ARROWASTE INC.	AIRPORT REFUSE	236.47
344523	01/09/2025	AIR	89057	CUNNINGHAM DALMAN P.C.	ATTY BILL FOR AIRPORT	5,342.00
10606	01/09/2025	AIR	89058	EDGEWATER LANDSCAPE LLC	SEASONAL ADVANCE PAYMENT FOR SNOW REMOVAL	3,312.40
2025-01074	01/09/2025	AIR	89059	HOLLAND CITY TREASURER	FINANCE ADDITIONAL SUPPORT FOR AIRPORT	4,066.00
AIRPORT	01/09/2025	AIR	89060	HOLLAND SENTINEL #8004	ACCT LL0441414	6.28
1529	01/09/2025	AIR	89061	JOSE S MARROQUIN MELENDDEZ	11/20/27-12/20/24 AIRPORT CLEANING	720.00
373138	01/16/2025	AIR	13727	MEAD & HUNT INC - ACH	AUGUST 2024 SERVICES FOR WMAA	274.00
376682	01/16/2025	AIR	13727	MEAD & HUNT INC - ACH	OCTOBER 2024 SERVICES FOR WMAA	274.00
379415	01/16/2025	AIR	13727	MEAD & HUNT INC - ACH	DECEMBER 2024 SVCS FOR WMAA	2,716.40
379417	01/16/2025	AIR	13727	MEAD & HUNT INC - ACH	NORTH HANGER AREA TAXILANE	2,304.84
411664	01/16/2025	AIR	13745	WEST MICHIGAN UNIFORM - ACH	DECMEBER 2024 STMT FOR AIRPORT	157.85
E0800U5ILH	01/16/2025	AIR	13752	MICROSOFT - PCARD PURCHASES	AIRPORT ONLINE SERVICES	65.00
E0800U5OXG	01/16/2025	AIR	13752	MICROSOFT - PCARD PURCHASES	AIRPORT ONLINE SERVICES	13.12
2928482445	01/16/2025	AIR	13752	ADOBE - PCARD PURCHASES	AIRPORT MONTHLY SUBSRIPTION	21.19
112-2703310-04	01/16/2025	AIR	13752	AMAZON P CARD PURCHASES	AIRPORT OFFICE SUPPLIES	87.98
112-9513024-50	01/16/2025	AIR	13752	AMAZON P CARD PURCHASES	AIRPORT OFFICE SUPPLIES	11.59
26517	01/16/2025	AIR	89186	BOILEAU & CO.	DECEMBER 2024 SERVICES FOR AIRPPORT	3,476.84
736	01/16/2025	AIR	89187	HARRIS AIRPORT SYSTEMS	4TH QTR MTNCE FEE 2024	4,000.00
37916159	01/23/2025	AIR	13757	CANON FINANCIAL SERVICES INC. - ACH	COPIER AT AIRPORT	308.28
380135	01/23/2025	AIR	13763	MEAD & HUNT INC - ACH	DECEMBER 2024 SERVICES	287.75
01-15273	01/30/2025	AIR	13780	HES/A&B FARMS INC. - ACH	1/12/25-2/12/25 SNOW EQUIPMENT	9,150.00
E0800UI1LL	01/30/2025	AIR	13809	MICROSOFT - PCARD PURCHASES	AIRPORT ONLINE SERVICES	1,050.00
E0800UGZ1N	01/30/2025	AIR	13809	MICROSOFT - PCARD PURCHASES	AIRPORT ONLINE SERVICES	65.00
2948393428	01/30/2025	AIR	13809	ADOBE - PCARD PURCHASES	AIRPORT ANNUAL SUBSCRIPTION	254.27
112-9857188-01	01/30/2025	AIR	13809	AMAZON P CARD PURCHASES	AIRPORT OFFICE SUPPLIES	60.34
112-4911878-66	01/30/2025	AIR	13809	AMAZON P CARD PURCHASES	AIRPORT OFFICE SUPPLIES	40.53
2956904164	01/30/2025	AIR	13809	ADOBE - PCARD PURCHASES	AIRPORT MONTHLY SUBSCRIPTION	21.19
112-4986533-70	01/30/2025	AIR	13809	PCARD - AMAZON PURCHASES	AIRPORT OFFICE SUPPLIES	83.94
2025-01-30 AIR	01/30/2025	AIR	13816	SEMCO ENERGY GAS COMPANY - ACH	AIRPORT SEMCO BILL	913.17
2025-01-30 AIR	01/30/2025	AIR	89350	HOLLAND BOARD OF PUBLIC WORKS	AIRPORT UTILITIES DUE 2/8/25	3,142.82

Report Total:

73,525.64

TO: Members, WMAA Board

RE: Veregy Proposal

FROM: Jim Storey

Veregy in the person of Dr. Jeff Studebaker has had conversations with WMAA staff, both present and former, seeking to locate a solar field at West Michigan Regional Airport.

The company has or is placing solar fields at a number of Michigan Airports. The Veregy profile of two locations, Jackson County, and MBS International in Freeland are included with the packet.

The basic concept is to reduce electricity payments to our supplier, Holland Board of Public Works, and use the savings together with an allocation from the federal Inflation Reduction Act to pay for bonds the Authority would issue for the \$800,000 installation cost of the solar field. In the original conversation with Dr. Studebaker, I noticed that the return on investment (ROI) used the anticipation of a 15% rise in Consumers Energy Electricity rates. The third source of projected revenue is revenue from electric vehicles and electric aircraft charging stations. However, those charging stations are now projected to be installed by Beta Technologies.

Since my December meeting with Dr. Studebaker, he has provided a cash flow projection which is included. He also sent me the following narrative.

"Since our last meeting, I asked our engineer to build the cashflow for the proposal. I know that one of your concerns was the return on investment. If you look at the attached cash flow, you can see that the model we use is a cash payment for the project (no loan) and use of the Inflation Reduction Act monies. We also use a very conservative 5% escalation on the utility rate each year. Consumers Energy has asked for a 15% increase for next year. I know your provider has done a remarkable job on keeping rates low...so if you would like us to use a different inflationary index, we can do that." Dr. Jeff Studebaker, Veregy account manager

Holland Board of Public Works' Ted Siler has been asked to review the calculations based upon BPW rates and provide an assessment of the payback promised in the Veregy calculations.

Initial installation cost of the solar field would be the responsibility of the Authority. MBS International is issuing revenue bonds to finance its solar installation as well as revenue from rental car providers.

There is a timing element should the board be interested in proceeding: the Inflation Reduction Act as written would require the Authority and Veregy to move forward in 2025.

Proposed Infrastructure Upgrades



Proposed EV charger location to serve both vehicles and aircraft





West Michigan Regional Airport Estimated Cashflow

Solar PV System with IRA Rebate 12.23.24

FACTORS

Duration	30
Escalation	5.00%

Scope:

- 150kW DC Solar Array (split)
 - Terminal Building
 - Airfield Lighting
 - Light Level Production Monitoring
- EV Charging
 - Accommodate Vehicles and Aircraft

PROJECT COST	\$800,000
IRA Rebate	\$180,000

DEBT SERVICE	\$620,000
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FIRST YEAR SAVINGS	
Energy Total	\$17,000
Revenue Generation	\$3,000

YEAR	PAYMENT	Tax Credit	SAVINGS		ANNUAL SAVINGS	ANNUAL NET CASH FLOW	CUMULATIVE NET TOTAL
			ENERGY	REVENUE GENERATION			
1	\$800,000		\$17,000	\$3,000	\$20,000	(\$780,000)	(\$780,000)
2		\$180,000	\$17,761	\$3,150	\$20,911	\$200,911	(\$579,089)
3			\$18,556	\$3,308	\$21,864	\$21,864	(\$557,226)
4			\$19,385	\$3,473	\$22,858	\$22,858	(\$534,368)
5			\$20,251	\$3,647	\$23,898	\$23,898	(\$510,470)
6			\$21,155	\$3,829	\$24,984	\$24,984	(\$485,487)
7			\$22,099	\$4,020	\$26,119	\$26,119	(\$459,368)
8			\$23,084	\$4,221	\$27,305	\$27,305	(\$432,063)
9			\$24,112	\$4,432	\$28,544	\$28,544	(\$403,519)
10			\$25,186	\$4,654	\$29,840	\$29,840	(\$373,679)
11			\$26,307	\$4,887	\$31,194	\$31,194	(\$342,484)
12			\$27,478	\$5,131	\$32,609	\$32,609	(\$309,876)
13			\$28,699	\$5,388	\$34,087	\$34,087	(\$275,788)
14			\$29,974	\$5,657	\$35,631	\$35,631	(\$240,157)
15			\$31,305	\$5,940	\$37,245	\$37,245	(\$202,912)
16			\$32,693	\$6,237	\$38,930	\$38,930	(\$163,982)
17			\$34,142	\$6,549	\$40,691	\$40,691	(\$123,291)
18			\$35,655	\$6,876	\$42,531	\$42,531	(\$80,760)
19			\$37,233	\$7,220	\$44,453	\$44,453	(\$36,308)
20			\$38,880	\$7,581	\$46,461	\$46,461	\$10,153
21			\$40,598		\$40,598	\$40,598	\$50,751
22			\$42,391		\$42,391	\$42,391	\$93,142
23			\$44,261		\$44,261	\$44,261	\$137,403
24			\$46,214		\$46,214	\$46,214	\$183,617
25			\$48,250		\$48,250	\$48,250	\$231,868
26			\$50,376		\$50,376	\$50,376	\$282,243
27			\$52,592		\$52,592	\$52,592	\$334,835
28			\$54,905		\$54,905	\$54,905	\$389,740
29			\$57,317		\$57,317	\$57,317	\$447,058
30			\$59,833		\$59,833	\$59,833	\$506,891
TOTALS	\$800,000	\$180,000	\$1,027,691	\$99,200	\$1,126,891	\$506,891	\$506,891

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JACKSON COUNTY AIRPORT & COUNTY-WIDE

Energy Project

Jackson, MI

PROJECTED 20-YEAR PROJECT SAVINGS

31,370



Tons of CO2 Reduced

6,820



Cars removed from the road

1,307,115



Trees planted to sequester carbon

DECARBONIZATION



Contract Amount:
\$28,132,751

Est. Cost After Federal Funding (ARPA/IRA):
\$14,423,506

Projected 20 Year Energy & Operations Savings:
\$26,933,956

"We have always sought ways to reduce our environmental footprint and reduce our energy costs. This project does both and improves the comfort and therefore quality of our employees' lives while at work. We are very pleased to partner with Veregy, an industry leader in the field."

- Michael Overton,
Administrator/Controller



PROJECT OVERVIEW

With a focus on stretching taxpayer dollars, the County and Veregy worked together to develop a comprehensive scope of work across 25+ locations, including the Airport Terminal/Tower, that will save approximately \$26.9M in energy and operational costs for Jackson County and its taxpayers over the next 20 years. With a 48% (\$13.7M) cost reduction through available federal funding (ARPA/IRA), this was an opportune time for the County to invest in energy and operational efficiency while enhancing County facilities. Jackson County and Veregy are committed to utilizing a skilled workforce and maximizing local subcontractor participation to create jobs and stimulate the local economy.

PROJECT HIGHLIGHTS

- (7) solar arrays (ground-mounted/rooftop/carports) totaling 1.071 megawatts DC, at the Airport Terminal, Youth Center, Department of Transportation, Landfill, Human Services and Event Center, and Courthouse
- HVAC system replacements including several chillers, boilers, air handling units, rooftop units, etc. at the Airport Terminal/Tower and various other facilities
- New geothermal system at the Courthouse
- Installation of a non-proprietary building automation system including Orchestra integration to LightLevel (solar asset management) and EnergyTracer (utility monitoring/analytics)
- LED lighting upgrades at various buildings, parks, and garages
- Electric vehicle charging at the Courthouse for public use
- Master planning services countywide
- Building refurbishment and wastewater treatment at the Landfill with a goal of 95% leachate reduction and net-zero emissions

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MBS International Airport

Car Rental Parking Lot Solar & EV Infrastructure

Freeland, MI

PROJECT SAVINGS

18,204,153



Miles driven by an average passenger vehicle

309,167



Trash of waste recycled instead of landfilled

8,300



Acres of US forest in one year

DECARBONIZATION

Contract Amount:
\$2,293,050

Guaranteed Annual Energy Savings: \$26,849

Estimated Increased Annual Revenue: \$70,000

Projected IRA Reimbursement: \$632,294

"MBS is proud to announce a partnership with Veregy to construct a \$2 million solar canopy over the airline terminal rental car areas, starting in mid-November.

This project, expected to be completed by early 2025, will reduce energy usage at the terminal while providing covered parking and electric vehicle charging locations for rental vehicles.

MBS is hoping this is the first of many solar projects to be completed with Veregy over the next few years. "

- James Canders, Airport Director

PROJECT OVERVIEW

Veregy is collaborating with MBS International Airport to install 342 kW of solar-powered car canopies at their rental car lot. The solar canopies will offset some of the electric usage at the airport terminal and are estimated to increase revenue by \$70,000 through additional parking fees. The solar canopies are anticipated to have a kWh production of 407,550 annually. Solar production will be tracked in real-time through a Solar Asset Management System. Over the guaranteed life of the solar modules, the project will reduce the airport's CO2 emissions by 7,100 Metric Tons. In addition, Veregy will supply and install the EV Charging Infrastructure to make ready for six EV charging Level 2 stations. Through this project, MBS International Airport will achieve energy savings and increased revenue on an annual basis.

PROJECT HIGHLIGHTS

- 342 kW of Solar Car Canopies
- EV Charging Infrastructure up to Six Level 2 Chargers
- \$1.7 M of the Project Funded with CFC's
- Projected Inflation Reduction Act (IRA) Reimbursement \$632,294
- TIPS Procurement
- Anticipated Construction Start November 2024
- Anticipated Commissioning May 2025
- 20 years post-construction Measurement & Verification included
- 589 Tier 1 Solar Modules with 30-year Guaranteed Production
- 0.4 Solar Degradation Annually
- Under-Canopy Lighting and Bird Deterrent

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