

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

September 8, 2025

4:00 p.m. – 5:30 p.m.

60 Geurink Blvd. Holland, MI 49423

[Zoom Link](#)

Authority Members

City of Holland

Charles Murray
Quincy Byrd*
Devin Shea*

City of Zeeland

Heather Roden
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. August 11, 2025, Meeting Minutes
6. Unfinished Business
 - A. Update on North Taxiway project (10 Minutes): **No Action Requested**
 - B. Building and Development Committee Update (10 Minutes): **No Action Requested**
7. New Business
 - A. Change October scheduled WMAA Board Meeting date to October 20 (5 Minutes): **Action Requested**
 - B. Financial Reports (5 Minutes): **Action Requested**
 - C. FBO Report (5 Minutes): **Action Requested**
 - D. L3Harris Antenna Lease Renewal; L3Harris revised terms after Aug meeting (10 Minutes): **Action Requested**
 - E. Gallagher Additional Invoice Payment Ratification (10 Minutes): **Action Requested**

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.

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- F. CIP approval; Taxiway A Construction request (5 Minutes): **Action Requested**
- G. Additional discussion/discernment on Hangar Development options (10 Minutes): **No Action Requested**
- H. Agricultural Lease Discussion; Review and Finalize Lease Terms (20 Minutes): **Action Requested**
- I. Mead Brothers Proposal (15 Minutes): **Action requested**
- J. Board Engagement & Collaboration (15 Minutes): **No Action Requested**
- 8. Communications from Airport Authority Manager
- 9. Updates from the Board
- 10. Adjourn: **Action Requested.**

Pending Board Approval: Next Meeting will be held **October 20**, 2025, at 4:00 PM (date change).

**All agenda item times are approximate*

West Michigan Airport Authority

August 11, 2025

DRAFT Meeting Minutes

CTO: Chair Murray called the meeting to order at 4:00pm.(1600)

Roll Call: The following members answered the call: Shea, Gruppen, Dannenberg, Brandsen; ex-officio Fogg. Member Hoekwater joined at 4:02pm, member Roden joined at 4:06pm. Also present were Treasurer McCammon, Airport Director Neyens, Interim Manager Storey, and AvFlight Manager Lotz. Member Zeerip and ex-officio Van Beek had advised the Chair in advance of intended absence.

Public Comment: Chair Murray called for public comment. No one sought recognition.

Agenda: Dannenberg moved approval of agenda as stated, seconded by Gruppen. Motion passed on voice vote.

Minutes: The minutes of July 14, 2025, meeting were reviewed by the board. Dannenberg moved approval; seconded by Brandsen. Motion passed on voice vote.

Unfinished business:

North-Taxilane Project: Neyens briefed the board on the start construction for the North Taxilane project which commenced earlier in the day.

Beta Technologies Chargers: Neyens also reviewed the successful completion of the Beta Technologies charging stations installation for aircraft and surface vehicles. One Beta Technologies aircraft re-charged its batteries with a predicted cost of \$37.00 for the charge. Airport customer vehicles have also used the surface vehicle charger.

Building and Development Committee: Committee Chair Brandsen presented an updated proposed charter of the committee, reviewing the provisions and proposed membership names. Discussion among board members centered on membership numbers and expertise represented among the membership. The board discussed elements of the charter. By consensus board decided to change the document name to an outline. Brandsen said it could be a working document, updated as the committee pursues its work. After considerable discussion, Chair asked for a motion. Shea moved to accept the building development committee outline as presented and request Chair Brandsen to come back with the number and members of the committee at the board's September meeting. Seconded by Dannenberg. Shea moved to amend the previous motion to empower the building and development committee to operate until December 8 WMAA meeting at which time the board will revisit the structure and complement of committee members. Amendment seconded by Dannenberg. The matter being on the amendment to the previous motion, passed by voice vote. The board then approved the amended motion which passed on voice vote.

New Business:

FBO Report: Lotz reported 31,000 more gallons sold this year when compared with 2024 gallonage at this point. Hoekwater moved to accept FBO, report; Dannenberg seconded. Motion passed on voice vote.

Gallagher insurance invoice: Neyens reported the invoice received from Gallagher exceeded the amount approved by board, \$30,000, at its July meeting by \$7,000. After confirmation from McCammon the board approved amount had been paid, the matter was referred to the manager for further investigation and evaluation.

L3Harris Antenna: Murray described the process and the elements of the lease renewal and amendment. The revised lease is for 5 years with a renewal “kicker.” Shea moved to approve the L3Harris amended lease, seconded by Hoekwater. Motion passed unanimously by roll call vote.

Aviation Day: Neyens reported on the elements of upcoming August 16 Wings of Mercy fundraiser and Aviation Day celebration.

North Taxilane Hanger Development: Board discussed how to spread word of availability of the developing North Taxilane project for developers that may have an interest. The board did not act, but members did express the need to make the existence of the North Taxilane available for potential developers without disturbing the interest of two who have already shown said interest.

Agricultural Leases: Board discussed the terms of the proposed new lease for agricultural businesses using airport land. Elements of the proposed lease discussed were the rate per acre, standardizing a three-year term for leases, and whether to set an annual percentage increase. No action was taken. Chair affirmed the goals are not to disturb current lessees during current growing season, but to have new lease document in place prior to January 1.

MDOT/MAAE Conference – Neyens advised he will be participating for three days of the annual fall conference sponsored by MDOT-Aeronautics and the Michigan Association of Airport Executives in September.

Financial Report: McCammon noted the first month of the 2026 fiscal year was completed without much activity, but the Authority had a \$2.5 million cash balance. She advised the auditors are expected to visit in mid-September. Following the issuance of the auditors’ report, the Board could decide on whether and the amount of funding that should be moved to the capital fund. Dannenberg moved, seconded by Hoekwater to accept the financial report. Motion passed on voice vote.

Adjournment: The business of the board having been completed, Dannenberg moved, Brandsen seconding, to adjourn the meeting. Passed on voice vote at 6:00 p.m. (1800)

Respectfully submitted,
Jim Storey.

North Taxilane Project & Maintenance Updates

Progress on the north taxilane continues to go well. During construction, a second power supply from BPW was found to be running too close to the planned retention pond. To resolve this, the line will be encased in concrete. This is the simplest and fastest solution; however, the cost will fall directly to the airport, as it is not covered by the project or reimbursable through MDOT. After reviewing our lease with legal counsel, it is clear that the airport, and not BPW, is responsible for this cost.

Separately, Mead Brothers has presented a quote to clear the overgrowth in our retention ponds and trickle channels leading off the airfield. These areas appear to have gone more than a decade without maintenance. In their current state, they do not function as designed, create standing water, and have become a significant wildlife attractant. I recommend we approve this one-time maintenance to restore proper function and reduce wildlife risks. Going forward, semi-annual mowing should be sufficient to maintain these areas at a much lower cost.

The quote is broken into three areas, and I recommend approving all three. However, if all three cannot be approved immediately, the area they are currently working in, the retention pond being expanded just outside the perimeter fence, should be completed now. They are already on site, and completing this brush clearing now ensures their seeding work is not disturbed by a future return. The three areas referenced in the quote will be shown on a map after the quote.

Looking ahead, the main gate will be taken out of service on Monday the 8th and will remain closed until the project is completed. During this time, Avflight will utilize the manual gate west of the terminal building. While this will be a minor inconvenience for customers, it is necessary, and every effort has been made to minimize the length of time the main gate is out of service.

WEST MICHIGAN REGIONAL AIRPORT AUTHORITY

- TEAM OUTLINE

Building & Development Committee

The Building and Development Committee is an advisory body of the West Michigan Regional Airport Authority. In collaboration with the Airport Manager, this volunteer committee is responsible for recommending capital and maintenance initiatives of the Authority.

Objectives

- ✓ Give recommendations on development and preparation of annual and multi-year, capital and maintenance budget items.
- ✓ Review and offer input on monthly reports for active projects and initiatives.
- ✓ Advise on matters related to land and facility lease.
- ✓ Monitor and make recommendations concerning the management of service contracts & agreements.

Team Make-Up & Term

Staff – Airport Manager

Board – as designated by the Authority

3 – 5 community members at-large

(contractors, partner city engineers, user group, adjacent Townships)

- ✓ Phil Leerar – HBPW
- ✓ Amanda Murray - Lakeshore Advantage
- ✓ Jim Storey – community partner
- ✓ Terry Alberta – User Group
- ✓ Jeff Vos – User Group

Minimum of 3-year term (set up for sequenced rotation)

Meeting Frequency

Monthly

Ad hoc meetings may be scheduled for time sensitive actions.

Recommendation Process

Recommendations will be made by consensus where possible and a majority vote will decide. The team will report directly to the Authority Executive Committee.

Criteria for Success

1. Timely execution of capital and maintenance projects and initiatives.
2. Monthly tracking and reporting to the Authority on the status of capital and maintenance projects and initiatives.
3. Establish and maintain a Life Cycle report for annual consideration and budget impacts.

4. Establish and maintain a land and building lease report, aligning with market rates and dynamics.
5. Ensure the Authority is leveraging available funding for priority projects.

Team Make-Up Considerations

1. FBO and User Group interface and collaboration.
2. Committee members as future Authority candidates.
3. Connection to partner municipalities.
4. Connection to targeted, future partner municipalities.

West Michigan Airport Authority

Meeting Date: September 8, 2025

Agenda Item:

Subject: Financial Reports for 8/31/2025-Unaudited

Prepared By: Devon Bialik, City Finance

Recommendation: Accept Financial Reports as information

The West Michigan Airport Authority started a new fiscal year (FY 2026) on July 1, 2025. Attached are Budget Performance Reports and the Balance Sheets for the two months ended August 31, 2025 (16.67% of the year).

GENERAL FUND

Revenues

Operating revenues for the first two months totaled \$88,676.51, or 11.52% of budget. August operating revenues include monthly franchise fees, quarterly hangar rentals invoiced, and quarterly/semi-annual hangar land leases billed out. The flight school franchise fee is recorded in a separate account and invoices through July 2025 have been paid.

Expenses

Operating expenses for the first two months totaled \$98,489.99, or 12.66% of budget. August operating expenses are composed of regular monthly expenses, the \$1,000 annual lease of the airport from the city of Holland, and the annual insurance premiums which cover the insurance year July 1, 2025 – July 1, 2026.

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 2026 with a combined fund balance of \$2,504,399.

General Fund Assets totaled \$1,064,140.74 at August 31st, comprised mostly of cash. General Fund Liabilities totaled \$24,502.69 at August 31st, and represents unearned revenue (prepaid lease). The ending fund balance at August 31st is \$1,039,638.05.

The combined General and Capital funds cash balance at August 31st is \$2,506,986.



West Michigan Airport Authority Budget Performance Report

Balance As Of 08/31/2025

		25-26 Amended Budget	YTD Balance 08/31/2025	Available Balance 08/31/2025	% Bdg't Used	End Balance 06/30/2025
Fund: 110 WMAA (AIRPORT) GENERAL FUND						
Account Category: Revenues						
000.000						
110-000.000-573.000	SMALL TAXPAYER PPT LOSS REIMBURSEMEN	22,800.00	0.00	22,800.00	0.00	(47,325.51)
110-000.000-581.100	CONTRIB FROM OTHER GOVTS-CITY OF HOL	148,800.00	0.00	148,800.00	0.00	(135,026.57)
110-000.000-581.110	CONTRIB FROM OTHER GOVTSCITY OF ZEEL	87,500.00	11,897.22	75,602.78	13.60	(80,669.55)
110-000.000-581.210	CONTRIB FROM OTHER GOVTS-PARK TOWNSH	145,000.00	4.60	144,995.40	0.00	(144,276.61)
110-000.000-615.810	FRANCHISE FEES-FBO FRANCHISE	29,800.00	4,762.81	25,037.19	15.98	(28,947.01)
110-000.000-615.815	FRANCHISE FEES-FLIGHT SCHOOL	5,000.00	1,566.96	3,433.04	31.34	(12,060.31)
110-000.000-615.820	FRANCHISE FEES-FUEL FLOWAGE FEE	60,000.00	6,576.81	53,423.19	10.96	(73,128.57)
110-000.000-615.830	FRANCHISE FEES-LANDING FEES	27,000.00	3,972.90	23,027.10	14.71	(31,147.40)
110-000.000-665.000	INVESTMENT INCOME	30,000.00	0.00	30,000.00	0.00	(33,610.91)
110-000.000-665.900	INVESTMENT INCOME-MARKET ADJUSTMENT	0.00	0.00	0.00	0.00	9,071.58
110-000.000-665.905	RENTAL-AGRICULTURAL LAND LEASE	13,100.00	0.00	13,100.00	0.00	(12,738.74)
110-000.000-665.910	RENTAL-HANGAR LAND LEASE	133,200.00	43,747.51	89,452.49	32.84	(139,225.47)
110-000.000-665.915	RENTAL-T-HANGARS	57,600.00	14,480.00	43,120.00	25.14	(57,454.19)
110-000.000-665.920	RENTAL-AIRPORT BUSINESS CENTER	10,200.00	1,667.70	8,532.30	16.35	(9,900.25)
Total		770,000.00	88,676.51	681,323.49	11.52	(796,439.51)
Revenues		770,000.00	88,676.51	681,323.49	11.52	(796,439.51)
Account Category: Expenditures						
595.000						
110-595.000-716.000	PAYROLL - MISCELLANEOUS	0.00	0.00	0.00	0.00	4,000.00
110-595.000-723.000	EMPLOYER FICA/MEDICARE CONTRIBUTION	0.00	0.00	0.00	0.00	306.00
Total		0.00	0.00	0.00	0.00	4,306.00
595.100						
110-595.100-701.000	PAYROLL-REGULAR	95,500.00	11,704.11	83,795.89	12.26	49,883.63
110-595.100-702.000	PAYROLL-TEMPORARY HELP	26,000.00	0.00	26,000.00	0.00	0.00
110-595.100-703.100	SPECIAL PAY ONE TIME PAYMENT	0.00	0.00	0.00	0.00	24,432.50
110-595.100-710.000	PAYROLL-VACATION/PTO GENERAL	0.00	1,778.00	(1,778.00)	100.00	8,344.67
110-595.100-712.000	PAYROLL-HOLIDAYS	0.00	312.68	(312.68)	100.00	1,698.92
110-595.100-720.005	INSURANCE HEALTH	13,400.00	217.97	13,182.03	1.63	2,910.38
110-595.100-720.006	INSURANCE-HEALTH OPT OUT	0.00	469.82	(469.82)	100.00	80.18
110-595.100-720.007	INSURANCE - EMPLOYER HSA CONTRIBUTIO	0.00	0.00	0.00	0.00	350.00
110-595.100-720.010	INSURANCE DENTAL	700.00	17.58	682.42	2.51	10.55
110-595.100-720.030	INSURANCE-INCOME PROTECT (STD)	600.00	0.00	600.00	0.00	263.22
110-595.100-721.005	RETIREMENT CONTRIBUTION MERS DC	7,700.00	1,103.59	6,596.41	14.33	4,568.09
110-595.100-723.000	EMPLOYER FICA/MEDICARE CONTRIBUTION	9,300.00	1,091.24	8,208.76	11.73	6,665.10
110-595.100-723.200	UNEMPLOYMENT COMP INSURANCE	0.00	13.00	(13.00)	100.00	3.20
110-595.100-723.500	WORKERS COMP INSURANCE	300.00	0.00	300.00	0.00	0.00
110-595.100-730.000	POSTAGE	100.00	0.00	100.00	0.00	14.55
110-595.100-740.000	OPERATING SUPPLIES GENERAL	2,000.00	0.00	2,000.00	0.00	2,975.66
110-595.100-741.000	OPERATING SUPPLIES-CONTROLLED CAPITA	3,000.00	0.00	3,000.00	0.00	0.00
110-595.100-801.000	CONTRACTUAL-LEGAL	28,000.00	2,562.50	25,437.50	9.15	39,550.00
110-595.100-802.005	CONTRACTUAL-AUDIT SERVICES	8,700.00	0.00	8,700.00	0.00	8,500.00
110-595.100-802.200	CONTRACTUAL-FISCAL AGENT SERVICES	30,800.00	5,533.00	25,267.00	17.96	37,863.00
110-595.100-803.000	CONTR-HUMAN RESOURCES	0.00	0.00	0.00	0.00	1,565.00
110-595.100-806.000	CONTRACTUAL-TECHNOLOGY	5,000.00	4,999.00	1.00	99.98	5,000.00
110-595.100-807.000	CONTRACTUAL-ARCHITECT/ENGINEER	10,000.00	0.00	10,000.00	0.00	1,600.00
110-595.100-807.415	CONTRACTUAL-ARCHITECT/ENGINEER	0.00	0.00	0.00	0.00	(48.95)



West Michigan Airport Authority Budget Performance Report

Balance As of 08/31/2025

		25-26 Amended Budget	YTD Balance 08/31/2025	Available Balance 08/31/2025	% Bdgt Used	End Balance 06/30/2025
Fund: 110 WMAA (AIRPORT) GENERAL FUND						
Account Category: Expenditures						
595.100						
110-595.100-808.000	CONTR-BLDGS&GRNDS	1,000.00	0.00	1,000.00	0.00	988.38
110-595.100-808.002	CONTR-BLDGS&GRNDS SOLID WASTE DISPOS	1,000.00	0.00	1,000.00	0.00	977.57
110-595.100-808.801	CONTR-BLDGS&GRNDS MAINTENANCE GENERA	7,000.00	68.67	6,931.33	0.98	23,587.21
110-595.100-808.802	CONTR-BLDGS&GRNDS SNOWPLOWING	8,000.00	0.00	8,000.00	0.00	6,007.40
110-595.100-809.001	CONTRACTUAL-MISC CONSULTING	30,000.00	8,589.00	21,411.00	28.63	58,798.44
110-595.100-809.005	CONTRACTUAL-MISC AIRPORT FBO	0.00	0.00	0.00	0.00	1,406.79
110-595.100-812.100	CONTR-FBO MGMT SVCS	20,000.00	0.00	20,000.00	0.00	16,694.64
110-595.100-812.110	CONTR-FBO MOWING	91,100.00	5,521.31	85,578.69	6.06	71,264.72
110-595.100-812.115	CONTR-FBO SNOWPLOWING	115,000.00	0.00	115,000.00	0.00	113,668.00
110-595.100-812.120	CONTR-FBO GEN MAINTENANCE	19,000.00	84.63	18,915.37	0.45	18,415.60
110-595.100-816.000	CONTRACTUAL-SOFTWARE SUBSCRIPTIONS	5,000.00	141.15	4,858.85	2.82	6,041.39
110-595.100-851.000	COMMUNICATIONS CELLULAR REIMBURSEMEN	700.00	0.00	700.00	0.00	610.63
110-595.100-851.050	COMMUNICATIONS-CELLULAR DIRECT BILLE	0.00	0.00	0.00	0.00	307.66
110-595.100-901.000	PRINTING	2,000.00	0.00	2,000.00	0.00	8.56
110-595.100-902.000	PRINTING PUBLISHING-NEWS MEDIA	0.00	0.00	0.00	0.00	226.72
110-595.100-903.000	PRINTING ADVERTISING/PROMOTIONAL	15,000.00	3,088.19	11,911.81	20.59	43,412.63
110-595.100-903.005	CONTR-ADVERTISING/MARKETING	50,000.00	0.00	50,000.00	0.00	0.00
110-595.100-920.805	PUBLIC UTILITIES-FENCE GATES	600.00	42.18	557.82	7.03	517.58
110-595.100-920.810	PUBLIC UTILITIES-LANDING LIGHTS/SYST	4,500.00	340.64	4,159.36	7.57	4,171.69
110-595.100-920.815	PUBLIC UTILITIES-PARKING LOT LIGHTS	700.00	50.48	649.52	7.21	457.95
110-595.100-920.820	PUBLIC UTILITIES-RUNWAY LIGHTS	6,000.00	379.30	5,620.70	6.32	5,146.90
110-595.100-920.825	PUBLIC UTILITIES-T HANGARS	5,800.00	446.44	5,353.56	7.70	5,200.05
110-595.100-933.000	EQUIPMENT MAINTENANCE-GENERAL	0.00	0.00	0.00	0.00	1,344.16
110-595.100-933.015	EQUIPMENT MAINTENANCE-ILS LANDING	16,000.00	4,000.00	12,000.00	25.00	16,000.00
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	15,000.00	0.00	15,000.00	0.00	44,150.00
110-595.100-955.000	MISC. GENERAL	3,000.00	38.45	2,961.55	1.28	1,365.43
110-595.100-960.000	EDUCATION, TRAINING, CONF REGISTRATI	3,000.00	0.00	3,000.00	0.00	375.00
110-595.100-961.000	TRAVEL, MEALS, MILEAGE	3,000.00	0.00	3,000.00	0.00	1,578.05
110-595.100-961.100	EMPLOYEE RECRUITMENT	0.00	0.00	0.00	0.00	7,238.79
110-595.100-962.000	INSURANCE PREMIUMS	41,500.00	37,960.00	3,540.00	91.47	36,098.00
110-595.100-964.001	REFUNDS-PRIOR YEAR PROPERTY TAX	0.00	0.00	0.00	0.00	75.92
110-595.100-965.000	DUES & SUBSCRIPTIONS	4,000.00	0.00	4,000.00	0.00	488.51
Total		710,000.00	91,552.93	618,447.07	12.89	683,854.07
595.200						
110-595.200-808.001	CONTR-BLDGS&GRNDS JANITORIAL	12,500.00	1,483.97	11,016.03	11.87	9,385.88
110-595.200-850.000	COMMUNICATIONS TELEPHONE	7,800.00	620.00	7,180.00	7.95	8,125.38
110-595.200-901.000	PRINTING	1,700.00	12.81	1,687.19	0.75	764.15
110-595.200-920.005	PUBLIC UTILITIES-HBPW	19,500.00	1,929.23	17,570.77	9.89	18,768.81
110-595.200-921.010	PUBLIC UTILITIES-NATURAL GAS	5,500.00	66.23	5,433.77	1.20	4,986.25
110-595.200-931.000	BLDG & GRNDS MAINT GENERAL	8,000.00	1,482.34	6,517.66	18.53	5,087.84
110-595.200-933.000	EQUIPMENT MAINTENANCE-GENERAL	10,000.00	816.50	9,183.50	8.17	12,624.73
110-595.200-946.000	OFFICE EQUIP RENTAL/LEASE	3,200.00	525.98	2,674.02	16.44	(201.94)
110-595.200-991.500	PRINCIPAL PMT-LEASE	0.00	0.00	0.00	0.00	2,452.00
110-595.200-993.500	INTEREST-LEASE	0.00	0.00	0.00	0.00	368.00
Total		68,200.00	6,937.06	61,262.94	10.17	62,361.10
965.000						



West Michigan Airport Authority Budget Performance Report

Balance As of 08/31/2025

	25-26 Amended Budget	YTD Balance 08/31/2025	Available Balance 08/31/2025	% Bdgt Used	End Balance 06/30/2025
Fund: 110 WMAA (AIRPORT) GENERAL FUND					
Account Category: Expenditures					
965.000					
110-965.000-995.410 TRANSFER TO WMAA CAPITAL FUND	0.00	0.00	0.00	0.00	134,000.00
Total	0.00	0.00	0.00	0.00	134,000.00
Expenditures	778,200.00	98,489.99	679,710.01	12.66	884,521.17
Fund 110 - WMAA (AIRPORT) GENERAL FUND:					
TOTAL REVENUES	770,000.00	88,676.51	681,323.49	11.52	(796,439.51)
TOTAL EXPENDITURES	778,200.00	98,489.99	679,710.01	12.66	884,521.17
NET OF REVENUES & EXPENDITURES:	(8,200.00)	(9,813.48)	1,613.48		(88,081.66)



West Michigan Airport Authority Budget Performance Report

Balance As of 08/31/2025

		25-26 Amended Budget	YTD Balance 08/31/2025	Available Balance 08/31/2025	% Bdgt Used	End Balance 06/30/2025
Fund: 410 WMAA (AIRPORT) CAPITAL PROJECTS						
Account Category: Revenues						
000.000						
410-000.000-538.000	FEDERAL GRANT-FEDERAL CAPITAL	1,520,500.00	0.00	1,520,500.00	0.00	(99.12)
410-000.000-579.000	STATE GRANT-MDOT CAPITAL	84,300.00	0.00	84,300.00	0.00	(4,808.60)
410-000.000-665.000	INVESTMENT INCOME	30,000.00	0.00	30,000.00	0.00	(27,211.17)
410-000.000-665.900	INVESTMENT INCOME-MARKET ADJUSTMENT	0.00	0.00	0.00	0.00	8,229.59
410-000.000-683.000	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	(917.95)
410-000.000-699.110	TRANSFER FROM WMAA GENERAL FUND	69,000.00	0.00	69,000.00	0.00	(134,000.00)
Total		1,703,800.00	0.00	1,703,800.00	0.00	(158,807.25)
595.000						
410-595.000-502.999	FEDERAL GRANT FAA CAPITAL	0.00	0.00	0.00	0.00	(27,044.59)
410-595.000-579.000	STATE GRANT-MDOT CAPITAL	0.00	0.00	0.00	0.00	(1,847.49)
Total		0.00	0.00	0.00	0.00	(28,892.08)
Revenues		1,703,800.00	0.00	1,703,800.00	0.00	(187,699.33)
Account Category: Expenditures						
595.000						
410-595.000-807.000	CONTRACTUAL-ARCHITECT/ENGINEER	0.00	1,218.00	(1,218.00)	100.00	10,600.55
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	1,952,000.00	1,152.42	1,950,847.58	0.06	34,659.28
Total		1,967,000.00	2,370.42	1,964,629.58	0.12	45,259.83
Expenditures		1,967,000.00	2,370.42	1,964,629.58	0.12	45,259.83
Fund 410 - WMAA (AIRPORT) CAPITAL PROJECTS:						
TOTAL REVENUES		1,703,800.00	0.00	1,703,800.00	0.00	(187,699.33)
TOTAL EXPENDITURES		1,967,000.00	2,370.42	1,964,629.58	0.12	45,259.83
NET OF REVENUES & EXPENDITURES:		(263,200.00)	(2,370.42)	(260,829.58)		142,439.50



Balance Sheet

Through 8/31/25

Detail Listing

Exclude Rollup Account

Account	Account Description	FY 2025 Actual	FY 2026 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	1,167,233.99	1,053,008.25
110-000.000-018.000	Accounts Receivable General	10,476.82	10,960.24
110-000.000-028	Prior Years Taxes Receivables	272.89	272.89
110-000.000-031.000	Allowance for Uncollectible Taxes	(116.64)	(116.64)
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	16.00	16.00
110-000.000-090.000	Accounts Receivable In/Out	-	-
110-000.000-123.000	Prepaid Items General	-	-
ASSETS TOTALS		1,177,883.06	1,064,140.74
LIABILITIES AND FUND EQUITY			
LIABILITIES			
110-000.000-202.000	Accounts Payable General	57,159.39	-
110-000.000-201.000	Contracts Payable	-	-
110-000.000-257.000	Accrued Wages Payable General	8,996.70	-
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	62,275.44	24,502.69
LIABILITIES TOTALS		128,431.53	24,502.69
FUND EQUITY			
110-000.000-385.000	Fund Balance - Assigned (By Action) Business Center	125,000.00	125,000.00
110-000.000-390.000	Fund Balance-Unassigned	924,451.53	914,638.05
FUND EQUITY TOTALS		1,049,451.53	1,039,638.05
LIABILITIES AND FUND EQUITY		1,177,883.06	1,064,140.74
Fund Balance, Beginning			1,039,638.05
Remaining Budget Revenues			681,323.49
Remaining Budget Expenditures			(679,710.01)
Fund Balance, Estimated Ending			1,041,251.53
Fund Balance % of Budgeted Expenditures			134%
Year-End Transfer to Capital			
FY 2025 Ending Fund Balance (Unassigned)			924,451.53
2026 Budgeted Expenditures			778,200.00
Fund Balance % of Budgeted Expenditures			119%
Proposed Transfer of amount > 120% max range			(48,298.47)



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	1,458,653	1,453,978
410-000.000-078.000	Due from State of Michigan Due from State-Aeronautics	99	99
ASSETS TOTALS		1,458,752	1,454,077
LIABILITIES AND FUND EQUITY			
LIABILITIES			
410-000.000-202.000	Accounts Payable General	2,305	-
410-000.000-228.410	Due To State of Michigan	1,503	1,503
LIABILITIES TOTALS		3,807	1,503
FUND EQUITY			
410-000.000-390.000	Fund Balance-Unassigned	1,454,945	1,452,574
FUND EQUITY TOTALS		1,454,945	1,452,574
LIABILITIES AND FUND EQUITY TOTALS		1,458,752	1,454,077

CASH DISBURSEMENT REPORT WMAA FOR CITY OF HOLLAND

EXP CHECK RUN DATES 08/01/2025 - 08/31/2025

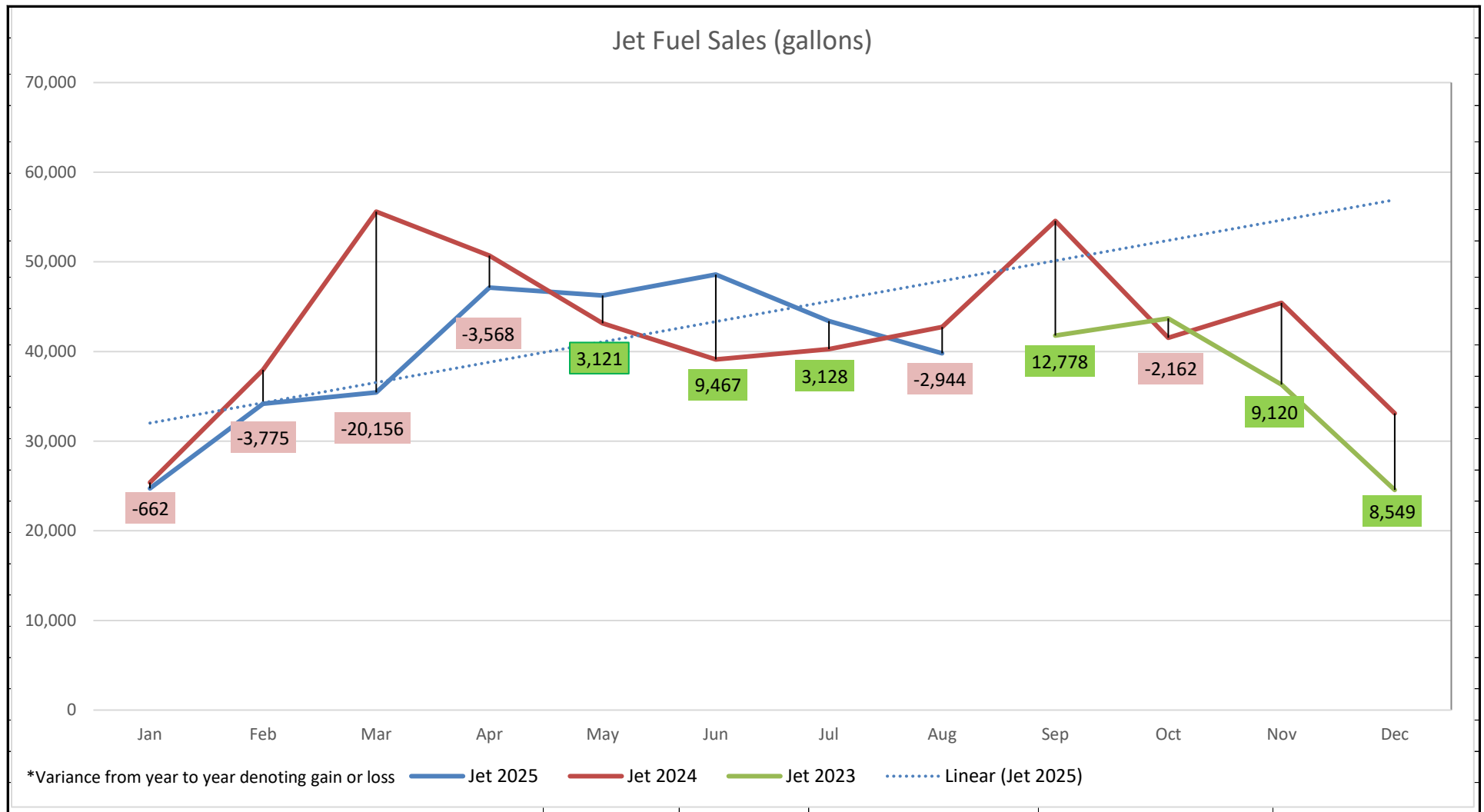
POSTED
PAID

Invoice Number	Date Paid	Approval Department	Paid By Check Number	Vendor Name	Description	Inv Amt
702840	08/07/2025	AIR	14828	123.NET-ACH	COMMUNICATION SERVICES	620.00
JULY 2025	08/07/2025	AIR	14831	AVFLIGHT HOLLAND CORPORTATION - ACH	MOWING AND MTCE SERVICES	5,605.94
6/16/25-6/27/2	08/07/2025	AIR	14849	JAMES M STOREY - ACH	INTERIM DIRECTOR SERVICES	3,545.00
386166	08/07/2025	AIR	14853	MEAD & HUNT INC - ACH	APRIL 2025 SERVICES	1,152.42
388062	08/07/2025	AIR	14853	MEAD & HUNT INC - ACH	MAY 2025 SERVICES	1,152.43
425046	08/07/2025	AIR	14872	WEST MICHIGAN UNIFORM - ACH	JULY 2025 STMT	155.64
6/3/25-7/1/25	08/07/2025	AIR	14877	SEMCO ENERGY GAS COMPANY - ACH	NATURAL GAS BILL	73.41
3167916	08/07/2025	AIR	91666	ARROWASTE INC.	REFUSE AT AIRPORT	43.97
6/8/25-7/8/25	08/07/2025	AIR	91667	HOLLAND BOARD OF PUBLIC WORKS	FY25 READ DATES	2,757.62
91078843	08/07/2025	AIR	91668	QUALITY AIR HEATING & COOLING INC	6/25-8/25 CONTRACT SERVICES	816.50
7/14-7/18/25	08/14/2025	AIR	14900	JAMES M STOREY - ACH	AND 8/4/25-8/8/25 INTERIM DIRECTOR	3,256.50
6/30/25-7/11/2	08/14/2025	AIR	14900	JAMES M STOREY - ACH	INTERIM DIRECTOR	3,195.00
391538	08/14/2025	AIR	14908	MEAD & HUNT INC - ACH	SERVICES FOR JULY 2025	1,218.00
214283512	08/14/2025	AIR	14924	TRU GREEN LIMITED PARTNERSHIP - ACH	FERTILIZER TREATMENT AIRPORT	68.67
26974	08/14/2025	AIR	91771	BOILEAU & CO.	JULY 2025 SERVICES	3,088.19
364494-364499	08/14/2025	AIR	91772	CUNNINGHAM DALMAN P.C.	LEGAL FOR AIRPORT	2,562.50
2026-00130	08/14/2025	AIR	91773	HOLLAND CITY TREASURER	JULY 2025 GROUNDS SERVICES BY PARKS	155.75
41676477	08/21/2025	AIR	14938	CANON FINANCIAL SERVICES INC. - ACH	COPIES FOR JULY 2025	12.81
8/11/25-8/16/2	08/21/2025	AIR	14953	JAMES M STOREY - ACH	INTERIM DIRECTOR SERVICES	2,137.50
392040	08/21/2025	AIR	14960	MEAD & HUNT INC - ACH	JULY 2025 SERVICES FOR NORTH HANGAR AREA TAXILANE	1,152.42
E0800WQ6I4	08/21/2025	AIR	14981	PCARD - MICROSOFT PURCHASES	AIRPORT MONTHLY SUBSCRIPTION	68.00
E0800WQVKF	08/21/2025	AIR	14981	PCARD - MICROSOFT PURCHASES	AIRPORT MONTHLY SUBSCRIPTION	73.15
800	08/21/2025	AIR	91865	HARRIS AIRPORT SYSTEMS	2025 3RD QUARTER MAINTENANCE FEE	4,000.00
3005232030	08/21/2025	AIR	91866	USDA, APHIS, GENERAL	10/24-12/24 SERVICES FOR AIRPORT	1,712.05
3004953183	08/21/2025	AIR	91866	USDA, APHIS, GENERAL	FOR SERVICES ENDING 2/29/24	2,040.62
AIRPORT 2025-0	08/28/2025	AIR	15047	SEMCO ENERGY GAS COMPANY - ACH	7/1/25-8/4/25 NATURAL GAS	66.23
2025-08-28 AIR	08/28/2025	AIR	92042	HOLLAND BOARD OF PUBLIC WORKS	UTILITIES DUE 9/1/25	3,188.27
1645	08/28/2025	AIR	92043	JOSE S MARROQUIN MELENDDEZ	7/20-8/20/25 AIRPORT CLEANING	720.00
REMAINING BALA	08/29/2025	AIR	15050	ARTHUR J GALLAGHER RISK MGMT SVCS INC - ACH	FOR INVOICE 5654988 FY26 INSURANCE	7,189.00
Report Total:						51,827.59

WMAA MONTHLY FBO REPORT

West Michigan Regional Airport FBO Report					
Avflight Holland					
August 2025					
Total Fuel Gallons	Current	One	Current Year	F/Y to Date	
Delivered	Month	Year Ago	To Date	Compared	
	08/25	08/24	01/01/25-08/31/25	01/01/24-08/31/24	
Avgas	4,254	4,727	25,111	24,608	
Jet Fuel	39,796	42,740	319,531	334,920	
Total Gallons Delivered	44,050	47,467	344,642	359,528	(14886)
Landing Fees Collected	\$4,441	(85% to airport)=		\$3,774.85	

WMAA MONTHLY FBO REPORT



**FIRST AMENDMENT TO LAND LEASE
WEST MICHIGAN AIRPORT AUTHORITY
ADS-B RADIO STATION SITE SV156-06**

This First Amendment ("Amendment") is made by and between **L3Harris Technologies, Inc.**, acting solely and exclusively through its Surveillance and Automation Solutions operating division ("Lessee") a Delaware corporation, and the **West Michigan Airport Authority**, successor to City of Holland, ("Lessor"). This Amendment is effective as of the date of the last signature below ("Effective Date"). This Amendment may refer to Lessee and the Lessor collectively as the "Parties," or individually as a "Party."

RECITALS

WHEREAS, the original ADS-B radio station site Land Lease ("Agreement") originally dated 6 January 2010 was between the City of Holland ("Original Lessor") and ITT Corporation ("Original Lessee"); and

WHEREAS, Original Lessor transferred sponsorship of the airport to the West Michigan Airport Authority effective 2008; and

WHEREAS, Original Lessee divested into Exelis Inc. effective October 31, 2011, Exelis Inc. then merged with and into Harris Corporation effective as of December 31, 2015, and Harris Corporation changed its name to L3Harris Technologies, Inc. effective as of June 29, 2019; and

WHEREAS, the ADS-B radio station site on the leased premises is an integral part of the FAA National Airspace Systems (NAS); and

WHEREAS, the initial 18-year FAA contract term for ADS-B surveillance services with the Lessee concludes at the end of GFY 2025 with such contract services thereafter being continued by FAA extension to the current contract and/or continued under a new FAA contract; and

WHEREAS, Lessor and Lessee desire to amend the terms of the Agreement to update the point of contact for Notice and to extend the term thereof and to otherwise modify the Agreement as expressly provided herein to accommodate services beyond GFY2025 by removing the September 30, 2025 occupancy limitation and replacing it with a limitation based on the then-current FAA contract, thereby providing assurance to the Lessor that the Agreement remains valid only if the Lessee has an active contract with the FAA that is supported by the leased premises.

NOW, THEREFORE, for and in consideration of the mutual promises herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each Party hereto, the Parties mutually agree as follows:

- 1. RENEWAL.** Section 7 of the Agreement is deleted and replaced with the following:

This lease may be renewed from year to year at the option of Lessee upon the terms and conditions herein specified. Lessee's option shall be deemed exercised and the lease renewed

each year for one (1) year unless Lessee gives Lessor thirty (30) days written notice that it will not exercise its option, before this lease or any renewal thereof expires; provided, that no renewal thereof shall extend the period of occupancy of the leased premises beyond the term of the then-current FAA contract supported by the use of the leased premises.

2. NOTICES. Section 14 of the Agreement is deleted and replaced with the following:

All notices/correspondences shall be in writing and shall be addressed as follows (or to such other address as either Party may designate from time to time by notice or correspondence to the other).

TO LESSOR: West Michigan Airport Authority

Attn: Matthew Neyens, Airport Manager
60 Geurink Blvd
Holland, MI 49423
m.neyens@wmraa.org

TO LESSEE: L3Harris Technologies, Inc.
Attn: Jennifer Banasik
2235 Monroe Street (5th floor),
Herndon, VA 20171
Jennifer.Banasik@L3harris.com

- 3.** Lessee shall always maintain the leased premises and all equipment and improvements located thereon in a good and safe condition. Lessee shall be liable, at its sole cost and expense, for repair of all damage to the leased premises and Lessor's property used for ingress and egress to the leased premises caused by Lessee or Lessee's employees or guests, ordinary wear and tear excepted. Either Party may terminate this Agreement by written notice to the other Party if the other Party is in material default under this Agreement and has failed to cure such default within thirty (30) days after receipt of written notice of such default, or other extended period as agreed by the Parties. In the interest of clarity, if the Lessee fails to maintain the leased premises in accordance with local laws, codes, rules, regulations and/or policies of any governmental authority having jurisdiction over the leased premises, then Lessor shall consider such failure as a material default under this Agreement.
- 4.** All other terms and conditions of the Agreement remain in full force and effect.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have executed this Amendment by their duly authorized officers or representatives as of the date shown below.

WEST MICHIGAN AIRPORT AUTHORITY

L3HARRIS TECHNOLOGIES, INC.

Surveillance and Automation Solutions Division

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

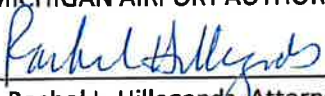
Title: _____

Date: _____

Date: _____

APPROVED AS TO FORM
WEST MICHIGAN AIRPORT AUTHORITY

By: _____


Rachel L. Hillegonds, Attorney

Dated: 8/20/2025

Gallagher / Insurance Provider Update

To remain in good standing with our insurance providers, the executive team and I determined it was necessary to make the remaining balance payment before a default notice was issued. Based on discussions with Gallagher and our legal counsel, Rachel, such a notice was imminent.

In parallel, I have been in discussions with three insurance brokers—Hauser, BHS, and Shoreline. All three confirmed that our current premiums, even with the additional payment, remain on the favorable side of market rates. With the account now paid in full, we have the option to pursue a Broker of Record (BOR) change should we choose to. This process involves no upfront cost to the airport but would allow us to move away from Gallagher and work with a broker of our choice going forward.

The Hauser Group, who initially brought this option to my attention, indicated that a BOR change is a standard procedure they have facilitated many times. Given that our premiums are competitive and we have just completed our annual payment, a BOR change appears to be the simplest path forward. While a full policy change is possible, all three brokers cautioned that it could be more complicated if we are not fully prepared.

MICHIGAN STATE BLOCK GRANT PROGRAM										
AIRPORT CAPITAL IMPROVEMENT PROGRAM (CIP) FY-2026 to FY-2031										
*ACIP includes current development year (2026 already programmed - minor changes acceptable)										
Airport Name: West Michigan Regional Airport								Date prepared: 8/15/25		
Associated City: Holland, MI								Prepared By: JET		
Sponsor: West Michigan Airport Authority								Sponsor email address & phone: Matt Nyens (m.neyens@wmraa.org)		
Airport Identifier: BIV										
Development Year	Year Priority	Project Description	Federal AIG	Federal Entitlements	Federal Apportionment	Federal Discretionary	State	Local	Total	Remarks
2026*		Carry forward 2025-2026 NPE = \$277,345 & 2025 BIL = \$687,000								*Remaining 2024 BIL money (\$99,482) not shown. Money being reserved for potential North Taxilane changes. AIP NPE = \$150K, BIL = \$687K
Concept #: 209434	1	Design for Taxiway A Rehabilitation		\$214,722			\$11,929	\$11,929	\$238,580	90 Fed/5 State/5 Local.
Concept #: 216152	2	Design for Replace 8-26 PAPIs	\$79,230				\$4,170	\$0	\$83,400	95 Fed/ 5 State; includes obstruction analysis
2027		Carry forward 2026 NPE = \$212,623 & 2025-2026 BIL = \$1,294,770								AIP NPE =\$150K
Concept #: 216148	1	Construction for Taxiway A Rehabilitation		\$362,623	\$2,266,655		\$146,071	\$146,071	\$2,921,420	90 Fed/5 State/5 Local. (Discretionary request if SA not available)
Concept #: 216153	2	Construction for Replace 8-26 PAPIs	\$519,327				\$27,333	\$0	\$546,660	95 Fed/5 State
2028		Carry forward NPE = \$0 & 2025-2026 BIL =\$775,443								AIP NPE =\$150K
Concept # 128819	1	Design for West Overflow Apron Reconstruction	\$102,612				\$5,401	\$27,003	\$135,016	Local Share includes 0% of eligible total (\$108,013) and 100% of ineligible total (\$27,003). Eligible total (\$108,013) funded at 95 Fed/5 State
2029		Carry forward 2028 NPE = \$150,000 & BIL = \$672,831								AIP NPE =\$150K
Concept #: 128821	1	Construction for West Overflow Apron Reconstruction	\$672,831	\$300,000	\$273,032		\$67,246	\$367,875	\$1,680,984	Local Share includes 0% of eligible BIL funded area (\$=0), 5% of eligible AIP funded area (=\$29,835) and 100% of ineligible total (=\$336,039). Eligible BIL funded area (\$708,243) funded at 95 Fed/5 State. Eligible AIP funded area (\$636,702) funded at 90 Fed/5 State/5 Local
2030		Carry forward NPE = \$0								
Concept #: 216149	1	Design South Taxiway Extension		\$150,000	\$40,256		\$10,570	\$10,570	\$211,395	90 Fed/5 State/5 Local; includes environmental clearance, design, & wetland permitting
2031		Carry forward NPE = \$0								AIP NPE =\$150K
Concept #: 216151	1	Construction for South Taxiway Extension		\$150,000	\$1,468,745		\$89,930	\$89,930	\$1,798,605	90 Fed/ 5 State/5 Local; includes construction and wetland mitigation.

AGRICULTURAL GROUND LEASE

This Agricultural Ground Lease (the "Lease") is entered into on _____, 2025 (with an effective date of January 1, 202____) ("Effective Date") between the **West Michigan Airport Authority**, a Community Airport Authority formed pursuant to Act No. 206 of the Public Acts of 1957, with offices at 60 Geurink Boulevard, Holland, Michigan 49423, ("Lessor") and _____, (the "Lessee") of _____, on the terms and conditions set forth below.

1. **Premises.** Lessor leases to Lessee and Lessee leases from Lessor real property located in the City of Holland, Allegan County, as shown on the attached **Exhibit A** (the "Premises"). The Lessor and Lessee have agreed that the farmable land of the Premises is ____ acres, which amount is to be applied against the per acre rent, as adjusted hereafter, pursuant to paragraph 3, below.

2. **Term.** This Lease shall be for an initial term of [three (3)] years commencing from the Effective Date of this Lease ("Initial Term"). After the Initial Term, the Lease shall be automatically renewed each year for a period of one (1) year unless a written termination notice is mailed by November 15 of any year to the appropriate party identified in paragraph 15, below. Each renewal shall be on the same terms and conditions as contained in this Lease.

3. **Rent.** Lessee shall pay rent of \$[125.00] per acre of farmable land for use of the Premises per year. The first payment of rent shall be made on the Effective Date of this Lease, and annual rental payments thereafter shall be made on the 1st day of January of each year thereafter. Each year after the Effective Date of the Lease, the rent shall increase [2%] on January 1 of each year on an annual basis during the term of this Lease.

4. **Use.** The Premises may be used exclusively for agricultural purposes, including crop cultivation, soil preparation and crop production services, and post-harvest services. Agricultural purposes, as that term is used in this Lease, explicitly excludes raising, breeding, or managing livestock, poultry, or other animals, grazing of any animals on the Premises, production or storage of feed for use in the production of livestock or poultry, or any activities involving the harvesting of animals. Lessee shall employ good husbandry practices in cultivating the land using ordinary farming practices customary in the area, avoiding damage to the soil beyond what normally results from cultivation, and minimizing and avoiding any disruption to airspace, aircraft safety, and the operation of aviation activities. Lessor reserves to itself all of the oil, gas, coal and other minerals, including water, upon, in and under the Premises. This reservation shall not diminish the right of the Lessee under this Lease to occupy and freely use the Premises. No improvements may be made to the Premises without the express written consent of the Lessor. No uses shall be permitted which will violate any law, municipal ordinance, or regulation.

5. **Condition.** Lessee agrees to accept the Premises is in its "as is" condition and "with all faults" existing as of the date hereof. Lessee agrees that this Lease has been entered into after full investigation of the Premises, or with Lessee satisfied with the opportunity afforded for investigation, and without reliance upon any statement or representation by Lessor unless such statement or representation is expressly set forth in this Lease.

6. Covenant of Quiet Enjoyment. So long as the Lessee is not in Default under this Lease, Lessee shall be entitled to quiet possession of the Premises during the term of this Lease.

7. Taxes. During the term of this Lease, the Lessor shall pay all real estate taxes and special assessments levied against the Premises, including installment payments for special assessments extending beyond the term of this Lease.

8. Liability Insurance. Lessee shall, at the Lessee's cost, procure liability insurance covering Lessor with public liability insurance and property damage insurance with insurance companies licensed to do business in the State of Michigan, in amounts which are recommended in writing by a qualified and experienced insurance agent in the area as optimum coverage for the uses made of the Premises. The certificate of insurance shall name the Lessor, its officers, directors, and employees as additional named insureds with respect to the Premises, and the Lessee as named insureds. The insurance policy shall carry an endorsement requiring that Lessor shall be given ten (10) days written notice prior to any change in or any cancellation of the policy. Certificates of all insurance policies shall be delivered to Lessor. Lessor and the Lessee and all parties claiming under them mutually waive any right of recovery against each other for any loss occurring to the Premises or as a result of activities conducted on the Premises, which is covered by insurance, regardless of the cause of the damage or loss.

9. Indemnification. Lessee shall defend, indemnify, and hold harmless Lessor, its employees, agents, officers, directors, successors and assigns from and against any claims, demands, penalties, fines, liabilities, settlements, damages, costs, or expenses, including without limitation, attorneys and consultants fees, investigation and laboratory fees, court costs and litigation expenses (attorneys fees, court costs, and expert witness expenses shall be through all appellate, enforcement, or collection proceedings) known or unknown, contingent or otherwise, arising out of or in any way related to:

- (a) the presence, disposal, release or threatened release of any hazardous materials on, over, under, from or effecting the Premises or the soil, water, vegetation, buildings, personal property, persons, or animals;
- (b) any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to such hazardous materials on the real estate;
- (c) any litigation commenced or threatened, settlement reached or government order relating to such hazardous materials with respect to the Premises; and
- (d) any violation of laws, orders, regulations, requirements, or demands of governmental authorities or any policies or requirements or demands of governmental authorities or any policies or requirements of Lessor, which are based upon or are in any way related to such hazardous material used on the real estate.

For purposes of this paragraph, "hazardous material" includes, without limitation, any flammable explosives, radioactive materials, hazardous materials, hazardous waste, hazardous or toxic substances or related materials defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 USC Section 9601, *et seq.*), the Resource Conservation and Recovery Act, as amended (42 USC Section 6901, *et seq.*), the Toxic Substances Control Act (TSCA) (15 USC 2601, *et seq.*), and any regulations adopted and

publications promulgated thereto, or any other federal, state, or local governmental law, ordinance, rule, or regulation.

10. Maintenance by Lessee. Lessee shall, at its expense, keep the Premises and any buildings or improvements on the Premises in good condition and repair. Lessee agrees to operate and keep the Premises in a clean condition, in compliance with applicable laws and ordinances.

11. Condemnation. If the whole or any part of the Premises shall be taken by any public authority under the power of eminent domain, then the Lessee shall have the right up to the date of the taking to elect to terminate the Lease by giving notice of the termination to Lessor. If notice has not been received by Lessor as of the date of the taking, then the Lease shall be deemed to continue with regard to the portion of the Premises not taken by eminent domain. If the Lessee does elect to terminate the Lease, then the Lessee's obligation to pay rent shall end as of the date of the taking and any amount of rent paid in excess of the amount due shall be returned to the Lessee. In the event that the Lessee does not elect to terminate the Lease, then the Lease shall continue in effect on the terms as stated in this document with the exception that the rent shall be reduced in proportion to the nature, value and extent which the part of the Premises taken by eminent domain bears to the entire Premises. To the extent of any renovation required to the Premises to restore it to use after the taking, the Lessee shall be responsible for undertaking and completing that renovation and paying the cost of the renovation. Each party shall seek its own award for damages for the taking.

12. Default. This Lease is granted on the condition that if an event of default ("Event of Default") shall occur and then a default ("Default") occurs, this Lease may be terminated. An Event of Default shall occur if there has been: 1) a failure by Lessee to pay, when due, any rent to be paid to Lessor, or to make payment when due of any taxes, assessments, or charges required by the terms of this Lease; 2) a failure by Lessee to obtain any policy of insurance or to pay any insurance premiums required by the terms of this Lease to be paid by Lessee; or 3) a failure by Lessee to comply with any other obligations or provisions of this Lease. Following an Event of Default Lessor may send to Lessee notice of the Event of Default. The notice shall give Lessee 30 days to cure the default. If the Event of Default is not cured during the notice period, then upon the expiration of that notice period of 30 days a Default shall exist.

13. Lessor's Remedies. If a Default as defined above occurs, then Lessor shall at its election, upon or concurrent with the giving of notice to Lessee, have the right to:

- (a) as Lessee's legal representative, without terminating this Lease, to enter upon and rent the Premises at the best rate obtainable by reasonable effort and for any term and on conditions as Lessor deems proper. Lessee shall be liable to Lessor for the deficiency, if any, between Lessee's rent under this Lease and the price obtained by Lessor on reletting; or
- (b) terminate this Lease and enter into and upon and take possession of the Premises, and Lessor may hold and retain the Premises. If Lessor takes possession of the Premises in accordance with this section, Lessor shall be entitled to recover from Lessee all damages incurred by Lessor on account of Lessee's Default, whether direct or consequential, including any costs of preparing the Premises for reletting and the fees and expenses of reletting including

any broker fees. Lessee shall pay Lessor's attorney's fees and costs in enforcing the terms and conditions of the Lease.

14. Assignment and Subletting. The Lessee shall not be permitted to assign the Lease without written approval of the Lessor, for which approval shall not be unreasonably withheld. Any assignee or sublessee shall have the same rights and obligations under the lease as the Lessee.

15. Notices. All notices under this Lease shall be in writing and be sent by certified mail addressed to the respective party at the address indicated above or at such other address as the Lessee shall designate in writing. A change in address may be effected by a certified letter sent by either party to the other.

For Lessor:
Attn: Airport Manager
West Michigan Airport Authority
60 Geurink Blvd
Holland, MI 49423

For Lessee:

16. Early Termination by Lessor. If the Lessor determines it is in the Lessor's interests to terminate this Lease during the Initial Term, Lessor shall provide reasonable notice to Lessee. Lessor, recognizing the Lessee potentially invested in the land to increase its yield, and Lessee, recognizing the Lessor has interest in expanding aviation use of the land, agree to determine a reasonable compensation amount based on written proof or other verifiable evidence of non-recoverable agricultural investment by the Lessee and pro-rated for the balance of the Initial Term the Lessor concludes early. Lessor will not compensate Lessee for lost potential harvest unless the early termination occurs during the growing season, and if that occurs the parties agree to determine a reasonable compensation amount based on historical yield revenue.

17. Modifications. No modification, alteration, or amendment to this Lease shall be binding unless in writing and signed by both parties to the Lease.

18. Whole Agreement. This Lease constitutes the entire agreement between the parties and shall be deemed to supersede and cancel any other agreement between the parties relating to the transaction contemplated in this Lease.

19. Governing Law. This Lease shall be governed by and interpreted in accordance with the laws of the State of Michigan. In the event any provision of this Lease in conflict with any statute or rule of any law in the State of Michigan or is otherwise unenforceable for any reason

whatsoever, then that provision shall be deemed severable from or enforceable to the maximum extent permitted by law, as the case may be, and that provision shall not invalidate any other provision of this Lease.

20. Effective Date. The parties have signed this Lease in duplicate and it shall be effective as of the day and year first above written.

21. Primary Lease. This Lease is subordinate to rights and obligations of the Ground and Improvements Lease between the City of Holland and the West Michigan Airport Authority, as may be amended from time to time.

22. Concurrent Use Provisions. The Federal Aviation Administration (FAA) requires concurrent use clauses primarily to ensure the safe and efficient operation of airports and the preservation of airport property for its intended purpose – supporting aviation activities. The following provisions shall apply and shall govern in the event of any inconsistency with any provision in this Lease set forth above.

(a) Lessee, prior to entering upon the lands of the Lessor for the purposes set forth in paragraph 4 above, shall obtain the prior approval of the Airport Manager of the airport, which approval shall not be unreasonably withheld.

(b) Lessee shall not permit any maintenance or construction equipment which would encroach into restricted airspace of clear zones, approach slopes, runway and taxiway, or safety areas to enter upon or be used upon lands of the Lessor without such prior approval; provided, however, that such prior approval shall not be necessary when an emergency condition exists and immediate action by the Lessee is necessary to protect the public health. When an emergency situation exists, the ingress and egress of the Lessee will be coordinated with the airport management.

(c) Lessee shall not construct nor permit to stand above ground level on the Premises any building, structure, poles or other objects, manmade or natural, to a height in excess of Federal Aviation Regulation (FAR) Part 77 surfaces, based upon current runways or future runways which may be constructed. Lessee shall not plant corn inside the fenced area of the airport property. Lessee shall comply with the FAA's Advisory Circular 150/5200-33C – Hazardous Wildlife Attractants on or Near Airports (current date of publication 21 February 2020), as may be updated and amended, in the event Lessee desires to farm areas located within the fenced Air Operations Areas.

(d) Lessee shall file a notice consistent with the requirements of FAR Part 77 (FAA Form No. 7460-1) prior to constructing any maintenance or improvement within the Premises.

(e) At such time in the future as deemed necessary by the Lessor, the Lessor may enter and construct airport improvements (runways, taxiways, extensions, associated lighting, etc.) upon said Premises provided notice is given to the Lessee at least thirty (30) days prior to the start of construction. Although Lessor shall endeavor to coordinate its improvements to occur after the Lessee's yearly crop harvest, should such development become necessary, the Lessee agrees to pay all costs associated with the protection or relocation of its facilities to accommodate said airport improvements.

(f) This Lease shall be binding on all other parties, both public and private, which presently, or at a future date, occupy or utilize the Premises for the use set forth in paragraph 4 above.

(g) Lessee agrees to maintain and protect at its own expense its improvements or appurtenances and equipment within the Premises. Should a change in airport operations or standards require the upgrade or additional protection of the Premises, the cost shall be paid by the Lessee.

(h) Lessee agrees to pay for any increased cost of maintaining and operating the Premises resulting from the relocation of such improvements or appurtenances and equipment and shall perform all necessary maintenance at its own expense in accordance with specifications approved by the Lessor and Lessee.

(i) Lessee agrees to save and keep Lessor and the State of Michigan harmless from and indemnify it against any penalty, damage or charges imposed for any violation of any laws or ordinances, and at all times to protect, indemnify and save Lessor and the State of Michigan harmless of and from any loss, cost, damage or expense, including attorney's fees, arising out of or from any accident or any other occurrence on or about the Premises as described, causing injury to any person or property, arising by reason of construction, operation and maintenance, and use under this Lease. Lessor reserves the right of full use of said Premises subject to rights granted.

(j) Exempt from Michigan Real Estate Transfer Tax under 1966 Public Act 134, Section (5)(h)(l), as amended. MCLA 207.505 (h)(i).

(k) Exempt from Michigan Real Estate Transfer Tax under 1993 Public Act 330, Section (6)(h)(i), as amended. MCLA 207.526 (h)(i).

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LESSOR

West Michigan Airport Authority

By: _____

Its: Chairman

APPROVED AS TO FORM
WEST MICHIGAN AIRPORT AUTHORITY

By: _____
Rachel L. Hillegonds, Attorney

Dated: _____

LESSEE

[_____]

By: _____

Its: _____

Personal Guaranty

The undersigned personally guarantees payment and performance of all terms, conditions, and agreements of Lessee, under the terms and conditions of this Lease with the West Michigan Airport Authority dated _____, 2025.

Dated: _____, 2025 _____

EXHIBIT A
Map of Premises

(Please see the attached.)

Mead Bros. Excavating, Inc.
P.O. Box 99
Springport, MI 49284
Bus: 517-857-3700 Fax: 517-857-3985
meadbrosinc@gmail.com
Equal Opportunity Employer



9/2/25

To: West Michigan Regional Airport, Holland, MI
ATTN: Matthew Neyens
Subject: Price for 3 separate clearing/clean out jobs

Please see below quote for the above subject:

The following quote is for cleaning out the two ditches on the south side of Geurink Blvd. (Only the middle of the ditch and leaving spoils on site)

- Mini excavator, 2 Labors, and excavator mats

\$4,000

The following quote is for clearing/cleaning out the spill way and roughly 650ft of ditch at the retention basin near the taxi way (Leaving spoils on site)

- Mini excavator, Skid steer, and 2 Labors

\$4,000

The following quote is clearing ditch banks on the basin that connects to the project. We will cut and remove the larger trees off site.

- Excavator, Skid steer, 2 Labors, and Trucking

\$5,200

All three Total: \$13,200

Thank you,
Travis Mead, Owner, Site Supervisor

Areas referenced in the Mead Brothers proposal.

