



HALL COUNTY AIRPORT AUTHORITY | MINUTES  
Regular Meeting | January 15, 2020

Pursuant to due call and notice thereof, a Regular Meeting of the Hall County Airport Authority (HCAA) Board was held at the Airport Authority Board Room located at 3579 Sky Park Road, Grand Island, Nebraska 68801 on January 15, 2020. Notice of Meeting was given in the *Grand Island Independent* on January 8, 2020. Board Chair Quandt called the meeting to order at 8:00 a.m. and announced location of the Nebraska Open Meeting Act for public viewing.

REVIEW OF AGENDA.

AIRPORT AUTHORITY BOARD MEMBER(S) PRESENT: Chair Brian Quandt, Vice-Chair Lynne Werner, Joe Cook, Ryan O'Neill.

AIRPORT AUTHORITY BOARD MEMBER(S) ABSENT: Secretary-Treasurer Michelle Setlik.

AIRPORT AUTHORITY STAFF PRESENT: Executive Director Mike Olson, Accounting Manager Debbie Hand, Office Manager Debra Potratz, Operations Manager Doug Brown, Maintenance Supervisor Wes Harris, Facility Manager Steve Magnuson.

LEGAL COUNSEL PRESENT: Airport Authority Attorney Ron Depue.

PUBLIC COMMENT REQUESTS: None.

The Pledge of Allegiance was said in unison.

**REVIEW AND APPROVAL OF ADMINISTRATIVE CONSENT AGENDA:**

- Minutes from the Regular Meeting on December 11, 2019.
- RESOLUTION 20-01: Claims 3462-3470.

*Motion by Werner, second by Cook to approve the Consent Agenda. Upon roll call vote, motion was approved with 4 Yes Votes: Werner, Quandt, Cook, O'Neill. Setlik absent.*

**DISCUSSION AND ACTION AGENDA:**

FINANCIAL REPORT by Accounting Manager Debbie Hand. Former tenant KB Ag's account has been sent to collections for non-payment of over \$35,000.

December 2019 3rd Month of 1st Qtr: 25.00%	Current Amount December	YTD Amount Oct 19 - Sep 20	Yearly Budget Amount	YTD %	Remaining Budget Amount
Operating Income*	\$129,317.64	\$381,236.17	\$1,690,778.00	22.55%	\$1,309,541.83
Operating Expenses	\$202,374.11	\$557,579.01	\$2,296,819.00	24.28%	\$1,739,239.99
Total Operating Income/(Loss)	(\$73,056.47)	(\$176,342.84)	(\$606,041.00)	29.10%	(\$429,698.16)
Tax Levy - Bond	\$6,262.22	\$110,578.11	\$1,176,471.00	9.40%	\$1,065,892.89
Tax Levy - General	\$1,068.49	\$19,070.50	\$217,322.00	8.78%	\$198,251.50
Tax Levy - General Fund Designated for Air Service Development	\$1,685.13	\$29,576.93	\$300,000.00	9.86%	\$270,423.07
Net Income/(Loss)	(\$79,426.65)	(\$96,918.87)	(\$3,690,507.00)	2.63%	(\$3,493,588.13)

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ACTIVITY REPORTS:  
GRI Air Traffic Operations Report by Executive Director Mike Olson.

GRI	Itinerant Operations					Local Operations			Overall Total TRF
	Air Carrier	Air Taxi	Civil Aviation	Military	TOTAL OPS	Civil	Military	TOTAL LCL	
Dec 2019	38	286	465	51	840	268	150	418	1,258
Dec 2018	76	227	405	101	809	316	82	398	1,207
% Change	-50%	26%	15%	-50%	4%	-15%	83%	5%	4%

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Enplanement Report by Executive Director Olson. 2019 was a record-breaking year for enplanements and for Charter enplanements.

	Allegiant	Load Factor	American	Load Factor	Charters	Mo Enp	Yr to Date
Dec 2019	4,169	85%	2,395	84%	0	6,564	71,207
Dec 2018	3,422	84%	2,751	73%	0	6,173	63,542
+/- %	22%	1%	-13%	15%	0%	6%	12%

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Operations Report: Operations Manager Brown reported there was an emergency landing response last Friday night with a commercial flight with 39 passengers on board. City Emergency response teams were called out but aircraft was able to make a safe landing.

Facility Report: Facility Manager Magnuson reported the Facility team assisted TSA with installing the second screening lane.

Project Report: Executive Director Olson reported on AIP 40 SRE, that other airports across the country are also having major issues with the Snow Removal Equipment received from Wausau. Airports contacted the Alamo Group to get their equipment issues resolved. The Alamo Group in turn has contacted airports, including GRI, to reassure issues will be addressed. AIP 42 ARFF Facility project, has been shut down until spring. AIP 43 Wildlife/Security Fence is in the design phase with Benesch with construction starting in late fall.

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**CONSIDERATION AND APPROVAL OF REVISION OF RESOLUTION NO. 20-02: AWARD BIDS FOR AGRICULTURAL LEASE AGREEMENTS FOR 2020-2025.**

*Motion by Cook, second by O'Neill authorizing to accept the highest bidder per Tract and authorize the Executive Director to execute the 2020-2025 Agricultural Lease Agreements with the following bidders:*

Tract	Acres	Name	Bid Amount	Yearly Payment
Tract A	309 ±	Kevin Hoagland	\$ 39,365.00	\$ 7,873.00
Tract B	176 ±	Brett Jones	\$ 200,001.00	\$ 40,000.20
Tract C	143 ±	Kevin Hoagland	\$ 66,890.00	\$ 13,378.00
Tract D	257 ±	Jason Rauert Farms	\$ 256,380.00	\$ 51,276.00
Tract E	197.5 ±	Kevin Hoagland	\$ 24,365.00	\$ 4,873.00
Tract F	105 ±	Brett Jones	\$ 105,525.00	\$ 21,105.00

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*The bid amount received for each tract is the total amount of rent to be paid for the entire five-year lease term. The first full years rent is due March 1, 2020, and like amount is due and payable March 1 of each lease term year. The Lease Term for the Agricultural Lease Agreements commence March 1, 2020 and terminate February 28, 2025. Upon roll call vote, motion was approved with 4 Yes Votes: Werner, Quandt, Cook, O'Neill. Setlik absent.*

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**CONSIDERATION AND APPROVAL OF RESOLUTION NO. 20-03: PROPOSAL AND AGREEMENT FOR AIR SERVICE CONSULTING SERVICES WITH MEAD & HUNT, INC.**

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79 Executive Director will be meeting with five different airlines.  
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81 *Motion by O'Neill, second by Cook authorizing the Executive Director to execute the Proposal and*  
82 *Agreement with Mead & Hunt, Inc., for Air Service Consulting Services. The Scope of Service includes*  
83 *preparing custom presentations and assisting at each airline meeting during the Mead & Hunt's Air Service*  
84 *Development Conference in Scottsdale, AZ March 3-5, 2020. Mead & Hunt will be compensated a lump*  
85 *sum of \$4,350 for the presentation preparation and meetings and an estimated cost of \$325 for related*  
86 *expenses for a total of \$4,675. Upon roll call vote, motion was approved with 4 Yes Votes: Werner, Quandt,*  
87 *Cook, O'Neill. Setlik absent.*  
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89 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 20-04: APPROVE REVISED AIRPORT**  
90 **CAPITAL IMPROVEMENT PLAN DATED JANUARY 08, 2020.**  
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92 Executive Director noted this resolution is to approve the Federal Projects listed on the ACIP.  
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94 *Motion by O'Neill, second by Werner Resolution approving the Airport Capital Improvement Plan (ACIP)*  
95 *2021-2025 dated January 8, 2020. The ACIP will be sent to the Nebraska Department of Transportation –*  
96 *Division of Aeronautics and the Federal Aviation Administration for review. Upon roll call vote, motion was*  
97 *approved with 4 Yes Votes: Werner, Quandt, Cook, O'Neill. Setlik absent.*  
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99 EXECUTIVE DIRECTOR'S REPORT: Executive Director Olson reported Nebraska's LB896 would require  
100 notifying the military of any construction and expansion of structures near military sites. Act was referred  
101 to Government, Military and Veterans Affairs Committee. On the Federal level the House passed the  
102 polyfluoroalkyl substances (PFAS) liability exemption, but it is unlikely Senate will pass.  
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104 ANNOUNCEMENTS:

- 105 a) Soup Supper – Tuesday, January 21, 2020 from 4:30-6:30 p.m.
- 106 b) Next Board meeting – February 19, 2020.

107 EXECUTIVE SESSION:

108 *Motion by Cook, second by Werner to go into Executive Session to discuss airline, lease, personnel, and*  
109 *litigation negotiations. Board went into Executive Session 9:07 a.m. Upon roll call vote, motion was*  
110 *approved with 4 Yes Votes: Werner, Quandt, Cook, O'Neill. Setlik absent.*  
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112 *Motion by Werner, second O'Neill to come out of Executive Session with no decisions being made and*  
113 *reconvene to Regular Session. Upon roll call vote, motion was approved with 4 Yes Votes: Werner, Quandt,*  
114 *Cook, O'Neill, Setlik absent, Board came out of Executive Session and into Regular Session at 9:43 a.m.*  
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116 ADJOURNMENT:

117 Meeting was adjourned at 9:44 a.m.  
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119 HALL COUNTY AIRPORT AUTHORITY  
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Debra Potratz | Office Manager  
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128 Brian Quandt | Board Chair

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Michelle Setlik | Board Secretary/Treasurer

130 (SIGNATURES ON FILE)