



HALL COUNTY AIRPORT AUTHORITY | MINUTES
Regular Meeting | January 18, 2023

Pursuant to due call and notice thereof, the 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 18, 2023. Notice of Meeting was given in the *Grand Island Independent* on January 11, 2023. Board Chair Quandt called the meeting to order at 8:02 a.m. and announced location of the Nebraska Open Meetings Act for public viewing.

REVIEW OF AGENDA.

PUBLIC COMMENT REQUESTS: None.

PLEDGE OF ALLEGIANCE: Was said in unison.

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

AIRPORT AUTHORITY BOARD MEMBER(S) ABSENT: None.

AIRPORT AUTHORITY STAFF PRESENT: Executive Director Mike Olson, Accounting Manager Debbie Hand, Office Manager Debra Potratz,

LEGAL COUNSEL ABSENT: Attorney Ron Depue.

REVIEW AND APPROVAL OF ADMINISTRATIVE CONSENT AGENDA:

- Minutes from Regular Meeting and Planning Session on December 21, 2022.
- RESOLUTION 23-01: Payment of Claims 3845-3858.

Motion by O'Neill, second by Werner to approve the Consent Agenda. Upon roll call vote, motion was approved with 5 Yes votes: Cook, Werner, Quandt, O'Neill, Victor.

ELECTION OF OFFICERS: Werner nominated Ryan O'Neill for Chair, with no other nominations O'Neill was elected with 5 yes votes. O'Neill nominated Lynne Werner for Vice-Chair, with no other nominations Werner was elected with 5 yes votes. Werner nominated Tim Victor for Secretary/Treasurer, with no other nominations, Victor was elected with 5 yes votes.

DISCUSSION AND ACTION AGENDA:

Financial Report: By Accounting Manager Debbie Hand.

Budget Narrative Ending December, 2022 3rd Month of 1st Qtr.: 25.00%	Current Amount December	YTD Amount Oct 22 - Sep 23	Yearly Budget Amount	YTD %	Remaining Budget Amount
Operating Income	\$162,284.08	\$522,019.93	\$2,016,551.00	25.89%	\$1,494,531.07
Operating Expenses	\$299,114.84	\$833,630.78	\$3,235,514.00	25.77%	\$2,401,883.22
Total Operating Income/(Loss)	(\$136,830.76)	(\$311,610.85)	(\$1,218,963.00)	25.56%	(\$907,352.15)
Tax Levy - Bond	\$11,035.21	\$85,372.86	\$1,421,569.00	6.01%	\$1,336,196.14
Tax Levy - General	\$4,396.97	\$34,004.18	\$246,733.00	13.78%	\$212,728.82
Tax Levy - General Fund Designated for Air Service Development	\$0.00	\$0.00	\$300,000.00	0.00%	\$300,000.00
Net Income/(Loss)	(\$244,963.16)	\$893,653.77	(\$529,733.00)	-168.70%	(\$1,423,386.77)

46 Executive Director Olson reported Trego-Dugan Aviation had a record breaking year of 1,645,000 gallons
 47 delivered.
 48

49 GRI Air Traffic Operations Report: Presented by Executive Director Olson.
 50

GRI	Itinerant Operations					Local Operations			Overall Total TRF
	Air Carrier	Air Taxi	Civil Aviation	Military	TOTAL OPS	Civil	Military	TOTAL LCL	
December 2022	110	173	297	63	643	126	32	158	801
December 2021	30	296	477	90	893	242	58	300	1,193
% Change	267%	-42%	-38%	-30%	-28%	-48%	-45%	-47%	-33%

51
 52
 53 Enplanement Report: Presented by Executive Director Olson. In April, American Airlines will stop using 50-
 54 seat jets.

	Allegiant	No. of Flights LAS	No. of Flights IWA	No. Total Flights	Load Factor	American	No. of Flights	Load Factor	Charters	No. of Flights	Total Monthly Enplanements	Yr to Date
Dec. 2022	3,541	13	10	23	91%	3,143	61	79%	0	0	6,684	65,849
Dec. 2021	3,286	13	11	24	84%	2,598	63	87%	0	0	5,884	55,645
+/- %	8%	0%	-9%	-4%	8%	21%	-3%	-8%	0%	0%	14%	18%

55
 56
 57 Olson reported GRI received one Essential Air Service (EAS) Bid from American Airlines with the subsidy
 58 of \$4,990,950 and utilizing a 65-seat jet. The bid also noted the need for an additional jet bridge.
 59

60 ACTIVITY REPORTS: Printed as received.
 61

62 Operations Report: Presented by Executive Director Olson.
 63

- 64 50 workorders completed
- 65 Replace broom head in Wausau
- 66 Built 2 replacement cores for storage
- 67 Repaired plow head on AP 65
- 68 Mixed 8000 gallons New Deal Brine de icer
- 69 Fought two ice event 12-22-22 and 1-2-23
- 70 Working on Airshow operations plans for FAA submitted
- 71 Working on ACM updates
- 72 Weekly and monthly Inspections completed
- 73 Monthly and Quarterly maintenance performed on all equipment
- 74 Numerous other daily projects and repairs completed and scheduled

75
 76 Facility Report: Presented by Executive Director Olson.
 77

- 78 New employee Diego Salas Rojas starting. He will be working part time evenings and weekend
 79 shifts when needed. He is a full-time student at CCC.
- 80 • Building 113A TSA
 - 81 ○ Had a roof leak which was not involved in the recent replacement project. Weathercraft
 82 completed temporary patchwork. They recommend this section of roof have a new
 83 elastomeric coating applied. They will provide a quote to have this completed.
 - 84 ○ Will be replacing damaged ceiling tiles from this leak
- 85 • Building 112 Hangar Door repair

- 86 ○ The hangar door appeared to have been frozen to the ground and when an attempt to
- 87 open it was made; the welded frame holding the door to the building broke. We were
- 88 able to push the frame back into position and hold it in place while Baasch Welding
- 89 repaired the welded frame.
- 90 • Building 850
 - 91 ○ Will be working on some minor repairs such as fixing a window and replacing some
 - 92 weathered wood around overhead doors.
- 93 • Jet Bridge
 - 94 ○ Replaced plane approach photo sensor and cab rotation limit switch. Bridge is functioning
 - 95 properly at this time.
 - 96 ○ Located new limit switches and have them on order. Will be replacing all switches and
 - 97 keeping the old ones as backups.
 - 98 ○ Looking in to the costs of having TK Elevator come out to complete a thorough inspection
 - 99 and service on the jet bridge.
- 100 • Parcs Machines
 - 101 ○ No major issues since last report
- 102 • Completed monthly maintenance and daily operation inspections on jet bridge
- 103 • Conduct twice weekly parking lot surveys.
- 104 • Provide exit door security on all departing commercial flights. Note: TSA deemed staff does not
- 105 need to man the exit door during the morning departure flight.
- 106 • Maintain a clean, safe, and functional terminal building.

107 Project Reports: Benesch Report Presented by Executive Director Olson.

108
109 AIP-044 – CARES Act – SRE Broom Acquisition & SRE Rotary Plow (Blower) Acquisition

- 110 • HCAA To Review/Finalize Booklets Received From Benesch.
- 111 • HCAA To Send Finalized Booklets To FAA.

112 AIP-045 – SRE Plow/Spreader Acquisition

- 113 • Delivery Deadline = February 14, 2023
- 114 • Owner Training & Vehicle Performance Testing Upon Delivery
- 115 • Closeout To Follow Final Inspection.

116 AIP-050 - Airfield Lighting & NAVAID Upgrades

- 117 • Benesch Finalizing “Issued For Bid (IFB)” Plans/Specs.
- 118 • Benesch Addressing FAA Comments/Requests (ex. re-space lights on TW A between TW B and
- 119 TW C).
- 120 • Begin Advertising Project On Feb. 1, 2023.
- 121 • Bid Open Date Set For March 2, 2023.
- 122 • Plan To Take Contractor Bids to March 15 HCAA Board Meeting.
- 123 • Submit Grant Application by April 1 FAA Deadline.
- 124 • Benesch To Submit Const/Testing/Closeout Amendment Scope In Coming Month, With Small
- 125 Design Amendment For FAA Requested Out Of Scope Design Work (ex. TW A & RW 17/35 Light
- 126 Re-spacing).

127 Locally Funded – Parking Lot Improvements (Canopies, Concrete Median Upgrades)

- 128 • Bid Opening Completed December 8, 2022. Single Bid From Chief Construction Received.
- 129 • Benesch/Integrity Been Working on Value Engineering Options With Chief.
- 130 • Benesch/Integrity Letter of Recommendation (on Award of Bids) Submitted Last Week.
- 131 • HCAA To Act Today On Letter of Rec and Value Engineered Bid From Chief.
- 132 • Benesch Amendment (for Additional Design, Additional Bidding, Add New Construction) Submitted
- 133 And Will Be Considered Today.

134 Locally Funded – Landside Planning Study

- 135 • Per Lynn's Request Last Month, The Landside Planning Study Was Overlaid on the GRI Farming
136 Exhibit.

137
138 Sewer Project: Olson reported very little progress has been made and has expressed his concerns to the
139 City of Grand Island, Contractor and Engineer. Project completion end date is April 24, 2023.

140
141 Tenant Update: Kialani Hose purchased Aloha Investments, LLC DBA Afternooners and will take over the
142 Restaurant/Lounge Management Agreement effective January 1, 2023.

143
144 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 23-02: RECOMMEND AMERICAN AIRLINES**
145 **PROPOSAL FOR ESSENTIAL AIR SERVICE (EAS) AT (GRI) GRAND ISLAND, NEBRASKA.**

146
147 *Motion by Cook, second by Werner Resolution to recommend the American Airlines Proposal to provide*
148 *continued Essential Air Service between Dallas/Fort Worth (DFW) and Central Nebraska Regional Airport*
149 *(GRI), to the Department of Transportation. Service would provide 12 weekly roundtrips using a 65-seat CRJ-*
150 *700 Regional Jet. This is a two-year award commencing July 1, 2023. Upon roll call vote, motion was*
151 *approved with 5 Yes votes: Cook, Werner, Quandt, O'Neill, Victor.*

152
153 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 23-03: UNDERWRITING ENGAGEMENT AND**
154 **DISCLOSURE LETTER WITH D.A. DAVIDSON & COMPANY.**

155
156 D.A. Davidson & Company representative Paul Grieger discussed bond anticipation notes, series 2023
157 possible timeline and financing plan.

158
159 *Motion by O'Neill, second by Victor Resolution authorizing the Board Chair to execute the Underwriting*
160 *Engagement and Disclosure Letter with D. A. Davidson & Company to serve as managing underwriter in the*
161 *offering and issuance of Bonds. Davidson's underwriting fees/spread shall not exceed 1.3% of the principal*
162 *amount of the Bonds issued and Authority will pay Davidson for all other costs of issuance. Term of this*
163 *Engagement shall extend from the date of this letter (January 18, 2023) to the closing of the offering of the*
164 *Bonds except as may be superseded pursuant to a Purchase Agreement. Upon roll call vote, motion was*
165 *approved with 5 Yes votes: Cook, Werner, Quandt, O'Neill, Victor.*

166
167 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 23-04: AWARD BID FOR PARKING LOT**
168 **UPGRADES TO CHIEF CONSTRUCTION.**

169
170 *Motion by Victor, second by Cook Resolution authorizing the Executive Director to award the Bid for the*
171 *Parking Lot Upgrades to Chief Construction of Grand Island, NE. Bid notice was published November 17th*
172 *and 24th with Bid opening on December 8, 2022. One Bid from Chief Construction was received in the amount*
173 *of \$1,343,780. Bid consisted of \$1,271,000 for the Base Bid, \$68,880 for Alternates 1,2 & 3 and \$3,900 for*
174 *Add No. 1. Because Bid amount was 160% above the Engineer's estimate, a value engineering (VE) process*
175 *was initiated with Chief. At the conclusion of the VE process, price is approximately 30% lower than the*
176 *original bid price. Integrity Parking LLC, agrees the cost reductions are reasonable. Benesch and Integrity*
177 *Parking recommend approval of Base Bid of \$1,271,000, in conjunction with Chief's proposed Change Order*
178 *No. 01 for a deduct of \$239,000, to be proposed as a separate Resolution at the same time of award. Upon*
179 *roll call vote, motion was approved with 5 Yes votes: Cook, Werner, Quandt, O'Neill, Victor.*

180
181 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 23-05: CHANGE ORDER NO. 01 FROM CHIEF**
182 **CONSTRUCTION FOR PARKING LOT UPGRADES.**

183
184 *Motion by O'Neill, second by Victor Resolution authorizing the Executive Director to approve Change Order*
185 *No. 01 from Chief Construction for the Parking Lot Upgrades. Change Order No. 01 is for Value Engineering*
186 *changes made to the Premier Parking Lot and Entrance/Exit Canopies. Premier Parking - removed saw tooth*
187 *roof design and painting the columns. Entrance/Exit Canopies - removed painting of the frame and added*
188 *hot dip galvanized. The original contract amount was \$1,271,000. Change Order No. 01 is for a deduct of*
189 *\$239,000, making the revised contract \$1,032,000. Upon roll call vote, motion was approved with 5 Yes*
190 *votes: Cook, Werner, Quandt, O'Neill, Victor.*

191
192 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 23-06: AIRPORT CAPITAL IMPROVEMENT**
193 **PLAN (ACIP) 2023-2027.**

194
195 *Motion by O'Neill, second by Victor Resolution approving the Airport Capital Improvement Plan (ACIP) 2023-*
196 *2027 dated December 21, 2022. The ACIP will be sent to the Nebraska Department of Transportation,*
197 *Division of Aeronautics and the Federal Aviation Administration for review. Upon roll call vote, motion was*
198 *approved with 5 Yes votes: Cook, Werner, Quandt, O'Neill, Victor.*

199
200 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 23-07: AMENDMENT NO. 01 FROM ALFRED**
201 **BENESCH & COMPANY FOR ADDITIONAL DESIGN/BIDDING, AND CONSTRUCTION SERVICES FOR**
202 **THE PARKING LOT UPGRADES PROJECT.**

203
204 *Motion by Cook, second by O'Neill Resolution authorizing the Executive Director to execute Amendment No.*
205 *01 from Alfred Benesch & Company for Additional Design/Bidding, and Construction Services for the Parking*
206 *Lot Upgrades Project for an increase of \$40,710, representing \$4,400 for Design Phase, \$900 for Bidding*
207 *Phase and \$35,410 for Construction services. The original contract was for \$29,040. Amendment No. 01 is*
208 *for an ADD of \$40,710, making the revised contract total \$69,750. Upon roll call vote, motion was approved*
209 *with 5 Yes votes: Cook, Werner, Quandt, O'Neill, Victor.*

210
211 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 23-08: LEASE EXTENSION AGREEMENT WITH**
212 **CORNERSTONE OVERHEAD DOOR, LLC.**

213
214 *Motion by Victor, second by Werner authorizing the Executive Director to execute the Lease Extension*
215 *Agreement with Cornerstone Overhead Door, LLC for Building 854 located at 1850 Citation Way, Grand*
216 *Island, NE. Term is for three (3) years commencing March 1, 2023 and terminating February 28, 2026. Rent*
217 *is \$594.83 per month. Upon roll call vote, motion was approved with 5 Yes votes: Cook, Werner, Quandt,*
218 *O'Neill, Victor.*

219
220 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 23-09: LEASE AGREEMENT WITH TREGO-**
221 **DUGAN AVIATION OF GRAND ISLAND, INC.**

222
223 *Motion by Cook, second by O'Neill authorizing the Executive Director to execute the Lease Agreement with*
224 *Trego-Dugan Aviation of Grand Island, Inc. for Building 850 located at 1982 Citation Way, Grand Island, NE.*
225 *Purpose is for Service, Repair and Rehab of Ground Equipment. Term is for five (5) years commencing*
226 *February 1, 2023 and terminating January 31, 2028. Rent for Years 1 through 3 is \$3,200 per month, and*
227 *rent for Years 4 and 5 is \$3,360 per month. Authority and Tenant agree to pay one-half of electrical service*
228 *upgrades as needed for Tenant's use of the leased premises. Upon roll call vote, motion was approved with*
229 *5 Yes votes: Cook, Werner, Quandt, O'Neill, Victor.*

230
231 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 23-10: AIR SHOW PERFORMANCE**
232 **AGREEMENT WITH BRIAN CORRELL AIRSHOWS.**

233
234 *Motion by Victor, second by Cook authorizing the Executive Director to execute the Air Show Performance*
235 *Agreement with Brian Correll Airshows, to perform during the Air Show on Saturday, June 3, 2023 at the*
236 *Central Nebraska Regional Airport. The Total Performance Cost is \$4,500. A Deposit of \$1,000 is required*
237 *upon approval of agreement. The Authority will provide Lodging, Rental Car, Fuel, Oil, Smoke Oil, Hangar*
238 *and Guest Passes. Upon roll call vote, motion was approved with 5 Yes votes: Cook, Werner, Quandt, O'Neill,*
239 *Victor.*

240
241 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 23-11: AIRSHOW PERFORMANCE**
242 **AGREEMENT WITH DAVE DACY AIRSHOWS, INC.**

243
244 *Motion by O'Neill, second by Victor authorizing the Executive Director to execute the Airshow Performance*
245 *Agreement with Dave Dacy Airshows, Inc., to perform at the Air Show on June 3, 2023 at the Central*
246 *Nebraska Regional Airport. The Total Performance Cost is \$7,285. A Deposit of \$1,000 is required upon*

247 approval of agreement. The Authority will also provide Hotel Rooms, Rental Car, Fuel, Oil and Smoke Oil
248 Upon roll call vote, motion was approved with 5 Yes votes: Cook, Werner, Quandt, O'Neill, Victor.
249

250 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 23-12: AIRSHOW PERFORMANCE**
251 **AGREEMENT WITH ERIC EDGREN AIRSHOWS.**

252
253 *Motion by Cook, second by Werner Resolution authorizing the Executive Director to execute the Airshow*
254 *Performance Agreement with Eric Edgren Airshows to perform during the Air Show on June 3, 2023 at the*
255 *Central Nebraska Regional Airport. The Total Performance Cost is \$6,000. A Deposit of \$1,800 is required*
256 *upon approval of agreement. The Authority will also provide Lodging, Rental Car, Fuel, Oil and Smoke Oil,*
257 *Hangar and Guest Passes. Upon roll call vote, motion was approved with 5 Yes votes: Cook, Werner, Quandt,*
258 *O'Neill, Victor.*

259
260 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 23-13: AIRSHOW PERFORMANCE**
261 **AGREEMENT WITH FREE MAN AIRSHOWS, LTD**

262
263 *Motion by O'Neill, second by Werner authorizing the Executive Director to execute the Airshow Performance*
264 *Agreement with Free Man Airshows, LTD, to perform during the Air Show on Saturday, June 3, 2023 at the*
265 *Central Nebraska Regional Airport. The Total Performance Cost is \$4,800. A Deposit of \$1,200 is required*
266 *upon approval of agreement. The Authority will also provide Lodging, Rental Car, Fuel, Oil, Smoke Oil,*
267 *Hangar and Guest Passes. Upon roll call vote, motion was approved with 5 Yes votes: Cook, Werner, Quandt,*
268 *O'Neill, Victor.*

269
270 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 23-14: AIRSHOW PERFORMANCE**
271 **AGREEMENT WITH VANGUARD SQUADRON, INC.**

272
273 *Motion by O'Neill, second by Cook authorizing the Executive Director to execute the Airshow Performance*
274 *Agreement with Vanguard Squadron, Inc., to perform during the Air Show on Saturday, June 3, 2023 at the*
275 *Central Nebraska Regional Airport. The Total Performance Cost is \$6,000. A Deposit of \$600 is required*
276 *upon approval of agreement. The Authority will also provide Lodging, Rental Car, Fuel, Oil, Smoke Oil,*
277 *Hangar and Guest Passes. Upon roll call vote, motion was approved with 5 Yes votes: Cook, Werner, Quandt,*
278 *O'Neill, Victor.*

279
280 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 23-15: AIRSHOW ANNOUNCING CONTRACT**
281 **WITH ERIN HUPP.**

282
283 *Motion by Werner, second by Cook authorizing the Executive Director to execute the Airshow Announcing*
284 *Contract with Erin Hupp, for Announcing Services during the Nebraska Fly-In and Air Show on Saturday,*
285 *June 3, 2023 at the Central Nebraska Regional Airport. The Total Fee for Announcing Services is \$800. The*
286 *Authority will also provide Lodging, Stage, Table, Sound System, Mixer, Sound Tech, Music Licensing,*
287 *Restroom and Pass. Upon roll call vote, motion was approved with 5 Yes votes: Cook, Werner, Quandt,*
288 *O'Neill, Victor.*

289
290 **EXECUTIVE DIRECTOR REPORT: Executive Director Olson.**

- 291
292 a) 2023 Nebraska State Fly In will be held in Grand Island on Saturday, June 3rd. Staff continues to
293 work on this event in securing performers, food vendors, activities, etc.
294 b) Attending the Aviation Symposium in Kearney, NE on January 26, 2023.
295 c) Attending the Mead & Hunt Air Service Conference in Tempe, AZ January 31, February 1 & 2,
296 2023.
297 d) Scheduled to present at the State of the City Address at Bosselman Enterprise on February 17,
298 2023.
299

300 **ANNOUNCEMENTS:**

- 301 a) Soup Supper – Tuesday, January 24, 2023 from 4:30-6:30 pm.
302 b) Next Board Meeting is February 15, 2023.
303

