MINUTES
Regular Board Meeting
June 18, 2024 - 8:00 a.m.

Hall County Airport Authority
3579 Sky Park Road
Grand Island, NE 68801

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

AIRPORT AUTHORITY BOARD MEMBER(S) ABSENT
None

AIRPORT AUTHORITY STAFF PRESENT
Executive Director Mike Olson, Accounting Manager Debbie Hand, Office Manager Maggie McDermott, Operations Manager Wes Harris

LEGAL COUNSEL PRESENT
Attorney Ron DePue

CALL TO ORDER
Pursuant to due call and notice thereof, the Regular Meeting of the Hall County Airport Authority Board was held at the Airport Authority Board Room located at 3579 Sky Park Road, Grand Island, Nebraska 68801 on June 18, 2024. Notice of Meeting was given in the *Grand Island Independent* on June 11, 2024. Board Chair O'Neill called the meeting to order at 8:00 a.m. and announced location of the Nebraska Open Meetings Act for public viewing.

REVIEW OF AGENDA

PUBLIC COMMENT
None

PLEDGE OF ALLEGIANCE
Recited in unison

REVIEW AND APPROVAL OF CONSENT AGENDA

a. Minutes from Regular Meeting on May 16, 2024
b. Resolution 24-27: Payment of Claims 4062-4074

Motion by Werner, second by Cook to approve the Regular Board Meeting minutes and the Consent Agenda. Upon roll call vote, the motion was adopted with 5 Aye votes: Cook, Werner, O'Neill, Victor, Quandt.

DISCUSSION AND ACTION AGENDA

FINANCIAL REPORT
Presented by Accounting Manager Hand

Budget Narrative Ending May, 2024 2nd Month of 3rd Qtr : 66.67%	Current Amount May	YTD Amount Oct 23 - Sep 24	Yearly Budget Amount	YTD %	Remaining Budget Amount
Operating Income	$162,686.28	$1,504,889.93	$2,219,440.00	67.80%	$714,550.07
Operating Expenses	$264,569.19	$1,998,365.11	$2,957,420.00	67.57%	$959,054.89
Total Operating Income/(Loss)	**($101,882.91)**	**($493,475.18)**	**($737,980.00)**	**66.87%**	**($244,504.82)**
Tax Levy - Bond	$537,813.29	$943,475.58	$1,470,000.00	64.18%	$526,524.42
Tax Levy - General	$93,156.68	$192,840.32	$344,515.00	55.97%	$151,674.68
Tax Levy - General Fund Designated for Air Service Development	$142,667.81	$215,040.59	$300,000.00	71.68%	$84,959.41
Net Income/(Loss)	**$532,462.74**	**$481,281.66**	**($592,390.00)**	**-81.24%**	**($1,073,671.66)**

ACTIVITY REPORTS/GENERAL DISCUSSION
Reports printed as received

Air Traffic Activity Report
Presented by Executive Director Olson

	Itinerant Operations					Local Operations			
GRI	Air Carrier	Air Taxi	Civil Aviation	Military	TOTAL OPS	Civil	Military	TOTAL LCL	Overall Total TRF
May 2024	90	99	320	84	**593**	192	24	**216**	**809**
May 2023	118	137	557	59	**871**	136	26	**162**	**1,033**
%Change	-24%	-28%	-43%	42%	**-32%**	41%	-8%	**33%**	**-22%**

Enplanement/Deplanement Reports
Presented by Executive Director Olson

	Allegiant	No. of Flights LAS	No. of Flights IWA	No. Total Flights	No. of Canceled Flights	Load Factor	American	No. of Flights	No. of Canceled Flights	Load Factor	Charters	No. of Flights	No. of Canceled Flights	Total Monthly Enplanements	Yr to Date
May 2024	2,638	9	9	18	0	86%	3,111	63	3	79%	147	1	0	**5,896**	**27,969**
May 2023	2,365	8	8	16	0	84%	2,906	62	1	73%	0	0	0	**5,271**	**27,070**
+/- %	12%	13%	13%	13%	0	2%	7%	2%	0	8%	0%	0%	0	12%	3%

Operations & Facility Report
Presented by Operations Manager Harris

Facilities:

- Cleaned and maintained floor machines
- Cont. trimming bushes and weeding parking lots
- Performed annual Building inspections on Terminal and Admin Bldg.
- Conducting building and roof inspections
- Developed PM checklists for Terminal building
- Carried out numerous small workorders

Operations:

- Conducted quarterly fuel inspection
- Repaired lightning strike on Alpha North circuit
- Replaced damaged hoses on AIR 95a Wausau Broom
- Escorting Watts as needed on light project
- Cont. Runway and Taxiway painting
- Monthly ARFF and FAA training completed
- Weekly and monthly Inspections completed
- Monthly and quarterly maintenance performed on all equipment
- Numerous other daily projects and repairs completed and scheduled

Project Report

Benesch Report Presented by Executive Director Olson

Federally Funded - AIP-050/BIL-051 - Airfield Lighting & NAVAID Upgrades

- Watts Electric Is Currently Working On Phase 5 (Taxiway A (North) Closure), Which Is Final Phase Of Work Inside Of Airfield.
- Crews Will Then Shift Focus To Electrical Vault To Swap Out Regulator Equipment.
- Through 11 Weeks Of The 15 Weeks Of Construction, Project Nearly 85% Completed.
- FAA Flight Inspection To Commission Runway 17/35 HIRLs, Runway 13/31 MIRLs, And Runway 35 PAPI Completed June 7th. No Issues Noted By FAA And Runway 35 PAPI Was Placed Into Service.
- Change Order Being Executed At This Board Meeting Is A $53,000 Contract Increase To Have Watts Install An Independent Runway Guard Light Circuit. Verbal Concurrence Has Already Been Provided By FAA. New Cable Installation & Regulator Installation Included. Change Order Adds Four (4) Additional Calendar Day Requested By Contractor.
- Third Payment For The Project Is Currently Being Processed For Roughly $925K Worth Of Completed Construction Work Completed In May.
- Benesch Construction Phase Services Anticipated To Be Completed Below Contract Total.

Federally Funded (BIL-052, Engineering Only) – Snow Removal Equipment (SRE) Facility

- Design Currently On-going. Target Bid Opening In Late January/Early February of 2025. Benesch/Davis Design Team Is On Schedule With The Design.
- Building "Interior" Layout and Building Overall Size Locked Down.
- Submitted BIL Grant Application for Engineering Only Grant. Official Grant Offer from FAA Currently Pending.

Locally Funded – Miscellaneous Landside Concrete Paving Upgrades

(Building 700 Concrete Replacement, Building 116 Pavement Replacement, Building 114 GA Terminal Added Parking, And Metro Lane Concrete Replacement).

- Fully Executed Construction Contracts/Bonds signed by Constructors and HCAA.
- Pre-con Meeting was conducted on May 30th.
- Construction Scheduled To Start June 17 (Weather Pushed The Start Date Slightly).
- Material Shop Drawing Reviews Are On-Going by Benesch.
- Week of June 17 will include mobilization, installation of temp fencing for Phase 3 and removals and utility work on Phase 1

Initial Construction Schedule shows construction completed mid to late September.

Tenant Update

Trego Dugan FBO Manager, Blaise Sharkey, gave an update. Operations seem up a little more. Last week Trego had four jets on the ramp. Numbers are a little off compared to last year because there were more freight operations happening last year. Going forward the numbers should be more like comparing apples to apples. The flight school bird (aircraft) is up and running now that the engine has been worked on. Trego-Dugan has been asked to help five boy scouts earn their aviation merit badges so they will be taking those scouts around the airport campus for visits. FBO Manager Sharkey stated at his last airport he helped scouts earn their aviation badges and at one point had 100 scouts. Looking forward to starting with these five and growing the program. Trego-Dugan Vice President of Maintenance, Zach Thompson, mentioned that while the flight school was down, avionics upgrades were performed on the flight school bird. Rates are $125/hour plus instructor. Haven't raised rates for a while, but with engine overhaul prices increasing they might have to increase their prices.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 24-28: LEASE AGREEMENT WITH TREGO/DUGAN AVIATION OF GRAND ISLAND FOR CONCRETE PAD.

Motion by Quandt second by Cook, authorizing the Executive Director to execute the Lease Agreement with Trego/Dugan Aviation of Grand Island for use of concrete pad located on the southwest corner of the FBO fuel farm with dimensions of approximately 150' by 150'. The tenant's use of the Leased Premises is limited to storage. Term is on a Month-to-Month basis commencing June 1, 2024. Rent is $200/month. Upon roll call vote, the motion was adopted with 5 Aye votes: Cook, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 24-29: CHANGE ORDER NO. 02 FROM WATTS ELECTRIC COMPANY FOR THE RUNWAY LIGHTING UPGRADES.

Motion by Cook second by Victor, authorizing the Executive Director to approve Change Order No. 02 from Watts Electric Company for the Runway Lighting Upgrades. Change Order No. 02 is to add runway guard light independent circuit & as-built quantities. The original contract amount was $2,980,374.23. Change Order No. 02 is for an INCREASE of $ $52,891.88 making the revised contract $3,033,266.11. Change Order No. 02 will add four (4) calendar days to the schedule, bringing the Revised Contract Time to one hundred ten (110) days. Upon roll call vote, the motion was adopted with 5 Aye votes: Cook, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 24-30: LEASE AGREEMENT WITH CHRISTOPHER M. EVANS FOR BUILDING 133C LOCATED AT 4189 SKY PARK ROAD, GRAND ISLAND, NE 68801.

Motion by Werner second by Quandt, authorizing the Executive Director to execute the Lease Agreement Christopher M. Evans for Building 133C located at 4189 Sky Park Road, Grand Island, NE 68801. Lease term commences on July 1, 2024, on a month-to-month basis. Rent shall be $120.75 per month. Upon roll call vote, the motion was adopted with 5 Aye votes: Cook, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 24-31: AUTHORIZE EXECUTIVE DIRECTOR TO SOLICIT REQUEST FOR PROPOSALS (RFPS) FOR SEASONAL AIR SERVICE TO AN ELIGIBLE FLORIDA DESTINATION.

Motion by Quandt second by Victor, authorizing the Executive Director to solicit Request for Proposals (RFPs) for seasonal, Eligible Air Service to an Eligible Destination in Florida. "Eligible Air Service" is defined as regularly scheduled, nonstop, roundtrip jet service for a continuous, non-interrupted period of six (6) months with at least two (2) roundtrip flights per week scheduled at least three (3) days apart from GRI to an "Eligible Destination" which is defined as one commercial airport in the State of Florida. The deadline for submitting proposals to the Authority is July 19, 2024. An Incentive Program will be offered for an initial period of six (6) months. Incentives include waived landing fees and terminal rent, a cash subsidy of $350,000.00 to be paid monthly in arrears pending performance, and a marketing fund of $50,000.00 to promote selected air service. Incentive Program is limited to one (1) airline and one (1) destination. Upon roll call vote, the motion was adopted with 5 Aye votes: Cook, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 24-32: AMENDING RESOLUTION NO. 23-22 ADOPTED MARCH 15, 2023, WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION NOTES, TO PROVIDE FOR AN OVERALL MAXIMUM TRUE INTEREST COST OF NOT TO EXCEED 6%.

Motion by Cook second by Werner, Resolution amending Resolution No. 23-22 adopted March 15, 2023, which authorized the issuance of general obligation notes, to provide for an overall maximum true interest cost of not to exceed 6%. Upon roll call vote, the motion was adopted with 5 Aye votes: Cook, Werner, O'Neill, Victor, Quandt.

EXECUTIVE DIRECTOR'S REPORT

Presented by Executive Director Olson

a. Legislative Update

FAA re-authorization AIP entitlements are $1.3 million a year which is a 30% increase. Cost share is 95/5 starting in fiscal year '25. Executive Director Olson will be going to Washington D.C. next week for a US Contract Tower Associates Board Meeting. He will also be attending some congressional meetings. For many decades, fuels sales tax and sales tax on aircraft went into the state general fund, but now that money will be funneled directly to the aeronautics division. The aviation council will have $4-$5 billion coming directly to their coffers. This should be approved in October 2024. They're looking at giving the top 3 airports that contribute the most fuel sales a total of $250,000 each for AIP eligible projects.

ANNOUNCEMENTS

a. Next board meeting will be held Tuesday, August 20, 2024.

EXECUTIVE SESSION

Motion by Quandt, second by Cook, to go into Executive Session at 8:54 a.m. to discuss airline, lease, contract, and personnel negotiations. Upon roll call vote, the motion was adopted with 5 Aye votes: Cook, Werner, O'Neill, Victor, Quandt.

Motion by Quandt, second by Victor to come out of Executive Session with no decisions being made and reconvene to Regular Session at 10:05 a.m. Upon roll call vote, the motion was adopted with 5 Aye votes: Cook, Werner, O'Neill, Victor, Quandt.

ADJOURNMENT

Meeting was adjourned at 10:07 a.m.

HALL COUNTY AIRPORT AUTHORITY

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Maggie McDermott, Office Manager

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Ryan O'Neill, Board Chair Tim Victor, Board Secretary/Treasurer

(SIGNATURES ON FILE)