MINUTES
Regular Board Meeting
October 16, 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, Office Assistant Nichole Czaplewski

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 October 16, 2024. Notice of Meeting was given in the *Grand Island Independent* on October 9, 2024. Board Chair O'Neill called the meeting to order at 8:00 a.m. and announced the 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 Budget Public Hearing on September 18, 2024
b. Minutes from Regular Meeting on September 18, 2024
c. Resolution 24-48: Claims 4112 through 4124

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 September, 2024 3rd Month of 4th Qtr : 100.00%	Current Amount September	YTD Amount Oct 23 - Sep 24	Yearly Budget Amount	YTD %	Remaining Budget Amount
Operating Income	$190,459.23	$2,224,948.11	$2,219,440.00	100.25%	($5,508.11)
Operating Expenses	$213,353.79	$2,966,826.02	$2,957,420.00	100.32%	($9,406.02)
Total Operating Income/(Loss)	**($22,894.56)**	**($741,877.91)**	**($737,980.00)**	**100.53%**	**$3,897.91**
Tax Levy - Bond	$396,262.90	$1,488,126.41	$1,470,000.00	101.23%	($18,126.41)
Tax Levy - General	$134,790.85	$350,104.62	$344,515.00	101.62%	($5,589.62)
Tax Levy - General Fund Designated for Air Service Development	$42,376.95	$300,000.00	$300,000.00	100.00%	$0.00
Net Income/(Loss)	**$300,528.21**	**($478,313.48)**	**($592,390.00)**	**80.74%**	**($114,076.52)**

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
Sep 2024	137	139	455	60	**791**	338	10	**348**	**1,139**
Sep 2023	110	191	447	110	**858**	34	2	**36**	**894**
%Change	25%	-27%	2%	-45%	**-8%**	894%	400%	**867%**	**27%**

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
Sep-24	2,636	10	9	19	0	79%	2,773	61	0	70%	130	1	0	**5,539**	**50,086**
Sep-23	2,351	8	8	16	0	86%	2,589	57	1	70%	146	1	0	**5,086**	**48,396**
+/- %	12%	25%	13%	19%	0	-8%	7%	7%	0	0%	0%	0%	0	9%	3%

Operations & Facility Report

Presented by Operations Manager Harris

Facilities:

Landscaping and curb appeal

- Painting bollards in parking lots
- Painting all light pole bases

- Weeding rock beds on parking lots
- Trimming bushes

Safety Inspection items (Chubbs)

- Repaired east cross walk sign system
- Installed watch your step signage in jet bridge
- Stripped walkways in parking lots

Winterized sprinkler systems

Abridge will be out on week of Oct 21 to do full PM of jet bridge

Completed weekly and monthly PM's

Carried out numerous small workorders

<u>Operations:</u>

Completed equipment change over for winter ops

MB came out and addressed electrical issues on MB 2 plow truck

Assisting facilities staff with completing work orders

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

- Upon The Delivery Of The New Runway 17/35 Guard Light Regulator It Will Be Installed in the Electrical Vault. Benesch Confirmed The Regulator Is Still In Production.
- Final Change Order (C.O.) Will Switch L-821 Cable From Fiber Optics to Hard-Wire (Copper) Cable, To Conform To L-821 Panel Design By Rural Electric. Benesch Could <u>NOT</u> Justify C.O. Pricing Submitted By Watts, So Watts Needs to Provide Updated/More Detailed Cost Information.

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

- Design On Schedule. 95% Submittal Was Submitted to FAA and HCAA on 9/27/2024.
- Now Waiting on FAA To Review/Comment on 95% Plans/Specs/Engineer's Report.
- Target Bid Opening In Late January/Early February of 2025. FAA Will Provide Bidding Schedule Directives/Guidance With Their 95% Comments.

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).

- All Paving And Storm Sewer Work Is Complete.
- Contractor Working On Painting This Week.
- Fine Grading And Seeding Remaining.
- Benesch Will Schedule A Final Walk-Through/Inspection Once Work Is Substantially Complete.

Tenant Update

Chris Bruns with Trego-Dugan gave an update. They have had 27 new airline contracts awarded so far this year and they anticipate this number to be around 31 by the end of the year. Vince Dugan may be attending next month's meeting to give an update. Fuel flowage for general aviation has been down a little bit. Hopefully this will bounce back in the next couple of months. Pushback training has started with American Airlines. This requires 5 pushes to get a ramp agent signed off with American. Will start training with Allegiant tomorrow. This will help with wear and tear on the jet bridge. Winter Operations are getting ready for winter. De-icing inspections, testing and training are 100% ready to go. Bruns thanked the Airport Authority for re-paving the parking lots. GSE and refurbishing centers are growing. Will probably need more space in the near future. 2,000 bag carts may be coming from United. Regional management team has been pulled in to look for efficiencies with the company expanding so quickly.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 24-49: LEASE AGREEMENT WITH DANIEL KELLER FOR BUILDING 86, HANGAR H, LOCATED AT 2105 MIRAGE ST. #4, GRAND ISLAND, NE 68801.

Motion by Quandt second by Victor, authorizing the Executive Director to retroactively execute Lease Agreement with Daniel Keller for Building 86, Hangar H, located at 2105 Mirage St. #4, Grand Island, NE 68801. Lease term commenced on September 20, 2024, on a month-to-month basis. Rent shall be $126.00 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. 24-50: PURCHASE OF MASSEY FERGUSON TRACTOR FROM KEARNEY EQUIPMENT, LLC.

Motion by Cook second by Werner, authorizing the Executive Director to purchase a Massey Ferguson Tractor, Model MF6S.155, from Kearney Equipment, LLC located at 6020 N 2nd Ave West, Kearney, NE 68847 for $131,471.00. Below is a list of tractors that were evaluated:

Company Name	***Manufacturer***	***Model***	***Price***
Kearney Equipment, LLC	*Massey Ferguson*	*Model MF6S.155*	*$131,471.00*
Grand Kubota	*Kubota*	*Model M7-154D*	*$154,108.30*

Upon roll call vote, the motion was adopted 4 Aye votes: Cook, Werner, O'Neill, Victor. Quandt abstained from voting.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 24-51: AGREEMENT WITH DAVIS DESIGN TO PROVIDE DESIGN SERVICES FOR THE STORAGE FACILITY PROJECT.

Motion by Quandt second by Victor, authorizing the Executive Director to execute an agreement with Davis Design to provide design services for the Storage Facility project. The scope of services includes Site Survey by Benesch, Soils Borings test by Benesch, Planning, Schematic Design, Design Development, Construction Documents (Specifications and Drawings), development of project cost estimate, bidding evaluation, and Construction Administration. The project is for a new storage complex consisting of several different size storage units including 5' x 10', 10' x 10', 20' x 10', 30' x 10' and 15' x 50' for RV storage. Compensation shall be a lump sum of $87,800.00. Upon roll call vote, the motion was adopted with 5 Aye votes: Cook, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 24-52: LEASE AGREEMENT WITH OLSON FURNITURE OUTLET, LLC FOR BUILDING 109, LOCATED AT 3821 SKY PARK ROAD, GRAND ISLAND, NE 68801

Motion by Victor second by Quandt, authorizing the Executive Director to execute Lease Agreement with Olson Furniture Outlets Building 109, located at 3821 Sky Park Road, Grand Island, NE 68801. Lease term will commence on October 11, 2024, on a month-to-month basis. Rent shall be $2,000.00 per month, plus $198.17 for insurance for a total of $2,198.17. 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

Executive Director Olson said there is not much to report as far as legislation. Not a lot going on in Washington D.C. right now. Nothing much to speak of for state and local legislation either.

ANNOUNCEMENTS

a. Next Board Meeting will be Wednesday, November 20, 2024
b. NE Aeronautics Commission Board Meeting @ HCAA on Friday, October 18, 2024
c. Red Cross Blood Drive @ HCAA Board Room on Tuesday, October 29, 2024
d. Election @ HCAA Board Room on Tuesday, November 5, 2024

EXECUTIVE SESSION

Motion by Quandt, second by Werner, to go into Executive Session at 8:45 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 Victor, second by Quandt to come out of Executive Session with no decisions being made and reconvening to Regular Session at 9:30 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 9:32 a.m.

HALL COUNTY AIRPORT AUTHORITY

____
Maggie McDermott, Office Manager

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

(SIGNATURES ON FILE)