MINUTES
Regular Board Meeting
November 20, 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, Brian Quandt, Joe Cook

AIRPORT AUTHORITY BOARD MEMBER(S) ABSENT
Secretary/Treasurer Tim Victor

AIRPORT AUTHORITY STAFF PRESENT
Executive Director Mike Olson, Accounting Manager Debbie Hand, Office Manager Maggie McDermott, Operations Manager Wes Harris, Operations Maintenance Supervisor Justin Astrones, 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 November 20, 2024. Notice of Meeting was given in the *Grand Island Independent* on November 13, 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
Vince Dugan of Trego-Dugan Aviation to speak on 8e – Tenant Update.

PLEDGE OF ALLEGIANCE
Recited in unison

REVIEW AND APPROVAL OF CONSENT AGENDA
a. Minutes from Regular Meeting on October 16, 2024
b. Resolution 24-53: Claims 4125 through 4133

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 4 Aye votes: Cook, Werner, O'Neill, Quandt.

DISCUSSION AND ACTION AGENDA

FINANCIAL REPORT
Presented by Accounting Manager Hand

Budget Narrative Ending October, 2024 1st Month of 1st Qtr : 8.33%	Current Amount October	YTD Amount Oct 24 - Sep 25	Yearly Budget Amount	YTD %	Remaining Budget Amount
Operating Income	$179,698.10	$179,698.10	$2,286,004.00	7.86%	$2,106,305.90
Operating Expenses	$204,522.23	$204,522.23	$3,122,935.00	6.55%	$2,918,412.77
Total Operating Income/(Loss)	**($24,824.13)**	**($24,824.13)**	**($836,931.00)**	**2.97%**	**($812,106.87)**
Tax Levy - Bond	$64,847.15	$64,847.15	$1,519,000.00	4.27%	$1,454,152.85
Tax Levy - General	$28,431.41	$28,431.41	$344,515.00	8.25%	$316,083.59
Tax Levy - General Fund Designated for Air Service Development	$0.00	$300,000.00	$300,000.00	100.00%	$0.00
Net Income/(Loss)	**($283,733.14)**	**($283,733.14)**	**($958,924.00)**	**29.59%**	**($675,190.86)**

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
Oct 2024	158	97	417	45	**717**	196	48	**244**	**961**
Oct 2023	128	148	461	78	**815**	110	8	**118**	**933**
%Change	23%	-34%	-10%	-42%	**-12%**	78%	500%	**107%**	**3%**

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
Oct-24	2,779	9	9	18	0	89%	2,938	63	0	71%	0	0	0	**5,717**	**55,803**
Oct-23	2,762	9	9	18	0	90%	2,714	61	3	71%	53	1	0	**5,529**	**53,925**
+/- %	1%	0%	0%	0%	0	-1%	8%	3%	0	0%	0%	0%	0	3%	3%

Operations & Facility Report
Presented by Operations Manager Harris

Facilities:
- Built insulated cover for grinder pit behind Clean Community
- A Bridge carried out annual PM for Jet bridge
- Jerry's Heating and Air installed two heaters in building 850
  - West end of main shop (hazardous environment unit)

- Main office heater
- Removed the old heater in Building 109 to get ready for new radiant heater from Jerry's
- Prepped facilities equipment for snow season
- Weekly and monthly PM's on buildings and systems completed
- Building 113 Sewer Backup Control

Operations:
- Finished prepping snow equipment
- Watts Electric finished the Lighting project to 98%
  - Guard light regulator and 4 malfunctioning lights outstanding
- Cleaning and organizing maintenance shop
- Replaced breaks on Air 86 2019 F-150
- Monthly ARFF training completed
- Weekly and monthly PM's completed
- Carried out numerus work orders

Project Report

Benesch Report Presented by Executive Director Olson

Federally Funded - AIP-050/BIL-051 - Airfield Lighting & NAVAID Upgrades
- Final Change Order Being Executed At This Board Meeting Is A $18,900 Cost Increase For Control System Cable Change And Final As-Built Quantities.
- Electrical Vault Work and ATCT Work Completed Week Of Nov. 4 and Nov. 11. Transition Of Regulators And Airfield Lighting Control Panel Completed Without Disruptions To Operations.
- Substantial Completion Issued For Issued For Nov. 15th. Small Amount Of Punchlist Work Remains.
- Upon The Delivery Of The New Runway 17/35 Guard Light Regulator It Will Be Installed in the Electrical Vault. Anticipated Delivery Is January 2025.
- Benesch Has Started FAA Closeout Package.

Federally Funded (BIL-052, Engineering Only) – Snow Removal Equipment (SRE) Facility
- Benesch Addressing FAA's 95% Design Review Comments.
- 100% Issued For Bid Plans & Specifications Will Be Completed The Week Of Dec. 9th.
- Planning To Advertise Project For Bid Jan. 9th With A Bid Opening Of Feb. 13th.
- Bid Opening Date Selected Based On Anticipated Timing Of AIP Grant Required For Project.

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).
- Contractor Completed Punch List Items, Including Installation Of Light Pole and Flagpole, Seeding and Straw Matting.
- Benesch Working On Final As-Built Quantities For Final Payment And Project Closeout.

Tenant Update

Vince Dugan gave an update on Trego-Dugan Aviation. They will be opening several new locations in Connecticut, New Jersey and Montana, bringing the total number of locations to 54. This is important to Grand Island because the refurbishing division is going to be exploding with growth. Trego-Dugan is in the midst of a reorganization. In 2025, we have a lot of things to work on, but they have significant internal demand. They will be considering whether the refurbishing division will be a stand-alone division. This will be an additional expansion. Mr. Dugan stated their Line Chief, Nate Omel and his mother, Cynthia were killed in a horrific accident. Nate's grandfather was in the accident but survived. The company is very sad. This is a challenging time for us, and they appreciate the support from the Authority. Mr. Dugan sees nothing but continued growth in Grand Island due to the good relationship with Mike (Olson) and the Authority.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 24-54: AMEND LEASE AGREEMENT WITH TREGO-DUGAN AVIATION FOR BUILDING 116B, OFFICE D11, LOCATED AT 3855 SKY PARK ROAD, GRAND ISLAND, NE 68801.

Motion by Cook second by Quandt, authorizing the Executive Director to execute Amendment to Lease Agreement with Trego-Dugan Aviation for Building 116, Office D11, located at 3855 Sky Park Road, Grand Island, NE 68801. Office D11 shall be occupied by the Hall County Airport Authority and utilized as the Security Coordinator's office. Amendment shall commence on a date determined by the Authority, but prior to March 1, 2025. The term shall be a period of five (5) years from the date of commencement. Tenant's rent for the leased premises shall be reduced by $400.00 per month. Upon roll call vote, the motion was adopted with 4 Aye votes: Cook, Werner, O'Neill, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 24-55: AUTHORIZING THE HALL COUNTY AIRPORT AUTHORITY EXECUTIVE DIRECTOR, BOARD CHAIR AND AIRPORT AUTHORITY ATTORNEY TO SIGN THE GRANT OFFER FROM THE FEDERAL AVIATION ADMINISTRATION FOR AIP 3-31-0034-052 SNOW REMOVAL EQUIPMENT (SRE) BUILDING.

Motion by Quandt second by Werner, authorizing the Hall County Airport Authority Executive Director, Board Chair and Airport Authority Attorney to Sign the Grant Offer from the Federal Aviation Administration for AIP 3-31-0034-052 Snow Removal Equipment (SRE) Building. Upon roll call vote, the motion was adopted 4 Aye votes: Cook, Werner, O'Neill, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 24-56: LEASE AGREEMENT WITH BRIAN C. MENKE AND JAMES E. KOLAR FOR BUILDING 852 LOCATED AT 1920 CITATION WAY, GRAND ISLAND, NE 68801.

Motion by Cook second by Quandt, authorizing the Executive Director to execute the Lease Agreement with Brian C. Menke and James E. Kolar for Building 852 located at 1920 Citation Way, Grand Island, NE 68801. Lease term commences on January 1, 2025 for a period of five (5) years, terminating on December 31, 2029. Rent shall be $1,023.30 per month for the first three (3) years and $1,074.47 for the fourth (4th) and fifth (5th) years. Upon roll call vote, the motion was adopted with 4 Aye votes: Cook, Werner, O'Neill, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 24-57: LEASE EXTENSION WITH DWAYNE BERGGREN FOR BUILDING A LOCATED AT 3565 SKY PARK ROAD, GRAND ISLAND, NE 68801.

Motion by Quandt second by Werner, authorizing the Executive Director to execute the Lease Extension with Dwayne Berggren for Building A located at 3565 Sky Park Road, Grand Island, NE 68801. Lease extension will be for a period of two (2) years, effective December 1, 2024, and terminating November 30, 2026. Rent shall be $390.00 per month. Upon roll call vote, the motion was adopted with 4 Aye votes: Cook, Werner, O'Neill, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 24-58: CHANGE ORDER NO. 03 FROM WATTS ELECTRIC COMPANY FOR THE RUNWAY LIGHTING UPGRADES.

Motion by Cook second by Werner, authorizing the Executive Director to approve Change Order No. 03 from Watts Electric Company for the Runway Lighting Upgrades. Change Order No. 03: L-821 Control panel cable conversion from fiber optic to armored copper control cable. The original contract amount was $2,980,374.23. Change Order No. 03 is for a net INCREASE of $16,174.32 making the revised contract amount $3,049,440.43. Change Order No. 03 will add zero (0) calendar days to the schedule, leaving the Contract Time at one hundred ten (110) calendar days. Upon roll call vote, the motion was adopted with 4 Aye votes: Cook, Werner, O'Neill, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 24-59: DONATE SURPLUS AIRPORT LIGHTED ROTATING BEACON TO THE NEBRASKA DEPARTMENT OF TRANSPORTATION – AERONAUTICS DIVISION.

Motion by Quandt second by Cook, authorizing the Executive Director to donate surplus Airport Lighted Rotating Beacon to the Nebraska Department of Transportation – Aeronautics Division. The Hall County Airport Authority wished to donate our lighted rotating beacon to the Nebraska Department of Transportation – Aeronautics Division. This rotating beacon has been replaced with a new rotating beacon as part of the Airfield lighting and signage upgrades project (AIP-050/051). The rotating beacon has exceeded the FAA Grant Assurances useful life of 20 years. Upon roll call vote, the motion was adopted with 4 Aye votes: Cook, Werner, O'Neill, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 24-60: REIMBURSEMENT OF EXPENDITURES FROM BOND PROCEEDS.

Motion by Quandt second by Cook, authorizing the issuance of tax-exempt bonds or other obligations, in a principal amount not to exceed $2,000,000, issued in one or more series, to reimburse the Authority for expenditures relating to the construction of storage units and other improvements to the airport facilities owned and operated by the Authority, and related matters. Upon roll call vote, the motion was adopted with 4 Aye votes: Cook, Werner, O'Neill, Quandt.

EXECUTIVE DIRECTOR'S REPORT

Presented by Executive Director Olson

a. Legislative Update

The FAA released 2.9 billion dollars' worth of bill funds and because of the that, the FAA issued a go letter for the Authority to bid the Snow Removal Equipment building. Since the last board meeting, Executive Director Olson has given three presentations, one at Hastings College, one for Leadership Tomorrow and one for the NE Aeronautics Commission board meeting. The Authority also hosted the election on November 5 as well as a blood drive. Executive Director Olson asked everyone to follow the airport's social media. New billboards are up and look great. The Airport Authority's audit was completed last week with Core. Board Chair O'Neill commended Doug Brown for winning his election for the Airport Authority Board. Chief Construction will be starting modifications to the exit doorway on January 6 for the Unmanned Exit Lane.

ANNOUNCEMENTS

a. Next Board Meeting will be Wednesday, December 18, 2024
b. December Board Meeting will include Board Appreciation Breakfast

EXECUTIVE SESSION

Motion by Cook, second by Quandt, 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 4 Aye votes: Cook, Werner, O'Neill, Quandt.

Motion by Quandt, second by Werner to come out of Executive Session with no decisions being made and reconvening to Regular Session at 10:30 a.m. Upon roll call vote, the motion was adopted with 4 Aye votes: Cook, Werner, O'Neill, Quandt.

ADJOURNMENT

Meeting was adjourned at 10:32 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)