MINUTES
Regular Board Meeting
March 26, 2025 – 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

AIRPORT AUTHORITY BOARD MEMBER(S) ABSENT
Doug Brown

AIRPORT AUTHORITY STAFF PRESENT
Executive Director Mike Olson, Accounting Manager Debbie Hand, Office Manager Maggie McDermott, Operations Manager Wes Harris, Office Assistant Nichole Czaplewski, Accounting Assistant Katrina Timmerman, and Maintenance Technicians Chris Evans, Dylan Evans and Nate Armon.

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 March 26, 2025. Notice of Meeting was given in the *Grand Island Independent* on March 22, 2025. 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

PLEDGE OF ALLEGIANCE
Recited in unison

REVIEW AND APPROVAL OF CONSENT AGENDA
a. Minutes from the Regular Meeting held February 19, 2025
b. Resolution No. 25-09: Claims 4171 through 4181

Motion by Werner, second by Victor, to approve the Regular Board Meeting minutes and the Consent Agenda. Upon roll call vote, the motion was adopted with 4 Aye votes: Werner, O'Neill, Victor, Quandt.

DISCUSSION AND ACTION AGENDA

FINANCIAL REPORT
Presented by Accounting Manager Hand

Budget Narrative Ending February, 2025 2nd Month of 2nd Qtr : 41.67%	Current Amount February	YTD Amount Oct 24 - Sep 25	Yearly Budget Amount	YTD %	Remaining Budget Amount
Operating Income	$187,530.27	$946,020.10	$2,286,004.00	41.38%	$1,339,983.90
Operating Expenses	$460,587.35	$1,696,798.38	$3,122,935.00	54.33%	$1,426,136.62
Total Operating Income/(Loss)	**($273,057.08)**	**($750,778.28)**	**($836,931.00)**	**89.71%**	**($86,152.72)**
Tax Levy - Bond	$101,210.95	$314,518.54	$1,519,000.00	20.71%	$1,204,481.46
Tax Levy - General	$30,798.25	$88,674.52	$344,515.00	25.74%	$255,840.48
Tax Levy - General Fund Designated for Air Service Development	$12,179.71	$46,129.43	$300,000.00	15.38%	$253,870.57
Net Income/(Loss)	**($263,109.92)**	**($1,803,755.84)**	**($958,924.00)**	**188.10%**	**$844,831.84**

ACTIVITY REPORTS/GENERAL DISCUSSION

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
Feb 2025	115	119	323	56	**613**	250	24	**274**	**887**
Feb 2024	99	119	362	45	**625**	137	16	**153**	**778**
% Change	16%	0%	-11%	24%	**-2%**	82%	50%	**79%**	**14%**

Enplanement/Deplanement Reports
Presented by Executive Director Olson

	Allegiant	No. of Flights LAS	No. of Flights IWA	Total No. Flights	No. of Canceled Flights	G4 LF	American Airlines	No. of Flights DFW	No. of Canceled Flights	AA LF	Charters	Total No. of Flights	No. of Canceled Flights	Total Monthly Enplanements	YTD
Feb-25	3,008	8	14	22	0	79%	2,867	58	0	78%	65	1	0	**5,940**	**12,335**
Feb-24	2,697	9	9	18	0	82%	2,794	59	0	74%	0	0	0	**5,491**	**10,808**
+/- %	12%	-11%	56%	22%	0%	3%	3%	-2%	0%	9%	0%	0%	0%	8%	14%

Operations & Facility Report
Presented by Operations Manager Harris

<u>Facilities:</u>
- Pioner Door repaired overhead door building 109
- Eberl Plumbing replace water heater building 116A
- Reconfigured auto leveler arm on jet bridge
- Repaired roof damaged by wind building 850
- Record Doors did warranty repairs on exit lane
- Replaced batteries on small floor machine in terminal
- Replaced door handle hardware on outbound baggage door
- Weekly and monthly PM's on buildings and systems completed

<u>Operations:</u>
- Snow event 3/18

- Concrete repairs 17/35
- Cleaning up north pad for construction
- Repaired small hydraulic leak on JCB loader
- Replaced battery charger on rescue 2
- Repaired CV joints on Ap 46 2010 chevy ¾ and had BGS repair differential
- Serviced Ap 135 Dodge Durango
- MB was out and did program updates and adjustments to broom
- Getting ready for Part 139 Inspection on April 16th
- Monthly ARFF training completed
- Weekly and monthly PM's completed
- Carried out numerus work orders

Project Report
Andy Beil gave a report. Paperwork trickled in on the electrical project so we can do the final drawdown from the FAA. Last Friday, we were able to get pieces of paperwork from contractors so we can do the closeout booklet. We will have to do an amendment on the BIL grant due to change orders. SRE Facility project bids were opened and Benesch submitted their letter of recommendation that will hopefully be approved today. Benesch will get started on grants for this project. FAA has indicated April 1 as the deadline for submitting grant applications but the drop dead date is the latter part of April.

Tenant Update
Chris Bruns with Trego-Dugan presented an update. Trego-Dugan continues to grow and that means they will continue to hire in all aspects locally. They have been working hard over the last several weeks on the expansion of the GSE, laying down road and making the lot look nice. They plan to transition all assets to the new lot and plan to clean up the old lot. There has been an uptick in fuel flowage and anticipate that trend to continue throughout the year. Local team will be receiving an award from Allegiant. They are one of the tops teams in the country for operations. Trego-Dugan has almost 4,000 employees in total.

PUBLIC COMMENT
Dana Jelinek with Grand Island Tourism gave an update on the Aviator sculpture from the Railside Sculpture Walk. They felt this sculpture was something that needed to stay in Grand Island because it evokes an early love of aviation. It was decided that Central Nebraska Regional Airport was the perfect place to permanently display the Aviator. Nancy Huston was able to get a group of people together to purchase the sculpture for donation. The funds will be filtered through the Greater Grand Island Community Foundation and will be gifted to the airport. The airport is responsible for providing a base and Railside Sculpture Walk provides a plaque. Railside Sculpture Walk receives a commission from the sale to help keep the program sustainable. Basically, there are three donors, and they could name themselves at a later date if they chose. Vice-Chair Werner indicated she and her husband are one of the donors. They felt that the Aviator had to be in our airport.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-10: AWARD BID FOR AIP 3-31-0034-052/053/054/055 SNOW REMOVAL EQUIPMENT (SRE) FACILITY TO CHIEF INDUSTRIES, INC.

Motion by Quandt, second by Werner, authorizing the Executive Director to Award Bid for AIP 3-31-0034-052/053/054/055 Snow Removal Equipment (SRE) Facility to Chief Industries, Inc. Bid notice was published in The Grand Island Independent on January 9, 2025, with Bid opening on February 13, 2025. Two Bids were received, opened, and read aloud.

1. *Chief Industries, Inc., from Grand Island, NE in the amount of $7,187,000.00.*
2. *Hackel Construction, Inc. from Ord, NE in the amount of $7,449,872.07.*

Benesch reviewed bids and in summary, deemed Hackel Construction, Inc.'s bid as non-responsive, and recommends that the Hall County Airport Authority formally rejects the bid from Hackel Construction Inc., and award the project to Chief Industries, Inc. for the total contract amount of $7,187,000.00, with construction to commence in the summer of 2025. This award is contingent upon FAA's concurrence in award and the offer of federal grants (BIL, CDS, and AIP) if such concurrence and offers have not been received prior to the meeting. The award is also contingent upon the FAA's approval of Chief's Buy American Waiver Request. Upon roll call vote, the motion was adopted with 4 Aye votes: Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-11: APPROVE HANGAR LEASE AGREEMENT WITH LEVANDER'S, LLC FOR BUILDING 86, HANGAR H LOCATED AT 2105 MIRAGE ST, #4, GRAND ISLAND, NE 68801.

Motion by Quandt, second by Werner, authorizing the Executive Director to execute Hangar Lease Agreement with Levander's, LLC for Building 86, Hangar H located at 2105 Mirage St, #4, Grand Island, NE 68801.

Discussion was had to amend the lease commencement date from March 1, 2025 to April 1, 2025, as tenant is still in the process of procuring insurance. Motion by Quandt to approve amendment, second by Werner.

Lease term commences April 1, 2025, and is on a Month-to-Month basis. Rent is $116.00/month, plus $10.00/month for utilities. Upon roll call vote, the motion was adopted with 4 Aye votes: Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-12: CHANGE ORDER NO. 02 FROM CHIEF CONSTRUCTION FOR THE UNMANNED EXIT PROJECT.

Motion by Victor, second by Quandt, authorizing the Executive Director to approve Change Order No. 02 from Chief Construction for the Unmanned Exit Project. Description of Change Order No. 2: Install the two UPSs currently sitting on a chair in the Mechanical/Electrical room near the source panel X-LA, in the rack closest to the door of the Main Telecom Room 118. The contractor shall extend the circuits from the source panel via ¾" conduit, routed along the wall and into the telecom room through existing spare sleeves/conduits through the wall. The sketch below approximates the route. The contractor shall relocate the receptacles for *connection of the two UPSs to be mounted to the cable tray that is above the rack. The contractor shall also extend the conduit and wire as required to the relocated plug devices that the UPSs are feeding to the Telecom Room. The relocated plug devices shall also be mounted to the cable tray above the rack. The cost is $2,652.30. Upon roll call vote, the motion was adopted with 4 Aye votes: Werner, O'Neill, Victor, Quandt.*

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-13: APPROVAL OF FREE SPEECH POLICY.

Motion by Victor, second by Werner, approving the Free Speech Policy. Purpose: The Authority's primary objective in operating the Airport is to provide customers and Airport users with a safe, secure, and customer-focused traveling experience. As a government proprietor, the Authority recognizes its obligation to permit certain First Amendment Activities at the Airport. However, the Authority also recognizes that it may impose reasonable restrictions on those First Amendment Activities to ensure continued operation of the Airport and to provide the traveling public with a safe and efficient transportation facility. Accordingly, by adoption of this Free Speech Policy, the Authority provides designated space for First Amendment Activities, and restricts the time, place and manner in which First Amendment Activities may occur in or on the Airport in order to ensure the safe and orderly use of the Airport by travelers and Airport employees. A permit application must be submitted and approved by the Airport Authority. First Amendment Activities will be limited to five (5) individuals and must be conducted within the Expressive Activity Area designated in the Free Speech policy. Upon roll call vote, the motion was adopted with 4 Aye votes: Werner, O'Neill, Victor, Quandt.

EXECUTIVE DIRECTOR'S REPORT

Presented by Executive Director Olson

a. Legislative Update

Executive Director Olson gave a report. Congress passed a continuing resolution through the end of the fiscal year. He is tracking a state legislative bill 123. It directs the state auditor to limit state funding if organizations are not complying with budgetary or audit requirements. Ron DePue indicated we have nothing to worry about. We are always in compliance.

ANNOUNCEMENTS

a. Next Regular Board Meeting will be Wednesday, April 16, 2025, at 8:00 a.m.
b. Iris Photography will take updated board photo immediately after the April 16 Board Meeting.

EXECUTIVE SESSION

Motion by Victor, second by Quandt, to go into Executive Session at 9:04 a.m. to discuss airline, lease, contract, and personnel negotiations. Upon roll call vote, the motion was adopted with 4 Aye votes: Werner, O'Neill, Victor, Quandt.

Motion by Werner, second by Victor to come out of Executive Session with no decisions being made and reconvening to Regular Session at 10:12 a.m. Upon roll call vote, the motion was adopted with 4 Aye votes: Werner, O'Neill, Victor, Quandt.

ADJOURNMENT

Meeting was adjourned at 10:14 a.m.

HALL COUNTY AIRPORT AUTHORITY

Maggie McDermott, Office Manager

Ryan O’Neill, Board Chair

Tim Victor, Board Secretary/Treasurer

(SIGNATURES ON FILE)