MINUTES
Regular Board Meeting
April 16, 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, Doug Brown, Brian Quandt

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 April 16, 2025. Notice of Meeting was given in the *Grand Island Independent* on April 9, 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

PUBLIC COMMENT

PLEDGE OF ALLEGIANCE

Recited in unison

RECOGNITION

Board Member, Doug Brown, and Operations Manager, Wes Harris, were recognized for administering medical attention to a passenger who had collapsed deplaning an Allegiant flight in February. Executive Director Olson commended both individuals on their quick response and going above and beyond to save the life of a passenger.

REVIEW AND APPROVAL OF CONSENT AGENDA

a. Minutes from the Regular Meeting held March 26, 2025
b. Resolution No. 25-14: Claims 4182 through 4191

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

DISCUSSION AND ACTION AGENDA

FINANCIAL REPORT
Presented by Accounting Manager Hand

Budget Narrative Ending March, 2025 3rd Month of 2nd Qtr : 50.00%	Current Amount March	YTD Amount Oct 24 - Sep 25	Yearly Budget Amount	YTD %	Remaining Budget Amount
Operating Income	$209,932.77	$1,155,952.87	$2,286,004.00	50.57%	$1,130,051.13
Operating Expenses	$212,696.42	$1,909,494.80	$3,122,935.00	61.14%	$1,213,440.20
Total Operating Income/(Loss)	**($2,763.65)**	**($753,541.93)**	**($836,931.00)**	**90.04%**	**($83,389.07)**
Tax Levy - Bond	$42,056.73	$356,575.27	$1,519,000.00	23.47%	$1,162,424.73
Tax Levy - General	$7,232.16	$95,906.68	$344,515.00	27.84%	$248,608.32
Tax Levy - General Fund Designated for Air Service Development	$10,667.99	$56,797.42	$300,000.00	18.93%	$243,202.58
Net Income/(Loss)	**$42,584.25**	**($1,716,025.09)**	**($958,924.00)**	**178.95%**	**$757,101.09**

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
Mar 2025	128	131	420	89	**768**	164	50	**214**	**982**
Mar 2024	69	138	424	66	**697**	240	40	**280**	**977**
%Change	86%	-5%	-1%	35%	**10%**	-32%	25%	**-24%**	**1%**

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
Mar-25	3,951	9	18	27	0	86%	2,996	60	5	81%	179	1	0	**7,126**	**19,461**
Mar-24	2,709	9	9	18	0	88%	3,077	62	0	76%	332	2	0	**6,118**	**16,926**
+/- %	46%	0%	100%	50%	0%	3%	-3%	-3%	0%	9%	-46%	-50%	0%	16%	15%

Operations & Facility Report
Presented by Operations Manager Harris

Facilities:
- Replaced backup power unit for Parks system
- Serviced mowers
- Working on HVAC issues, Control logic, Jerry's and Mechanical Sales out week of 4-14
- Weekly and monthly PM's on buildings and systems completed

Operations:

- Getting ready for Part 139 Inspection on April 16th
- Repaired numerous small spots on 17-35
- Prepping mowers for season
- Prepping paint equipment for season, received paint week of 4-7
- Watts Electric continued trouble shooting issue between control panel and tower
- Monthly ARFF training completed
- Weekly and monthly PM's completed
- Carried out numerus work orders

Project Report

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

- HCAA Provided Benesch the Project OMB Audit Costs Monday (4/14/2025) For Incorporation Into the Project Costs. Benesch To Finalize Entire Closeout Booklet By Next Friday (4/25/2025) And Send to HCAA.

Federally Funded (-052/-053/-054/-055) – Snow Removal Equipment (SRE) Facility

- Grant Application Finalized With FAA. FAA Processing Grant Offer.
- While Waiting For Official Grant Offer, Benesch Is Working With Chief To Partially Execute Contracts/Bonds. HCAA Will Fully Execute Contracts/Bonds Once Federal Grant(s) Are In Place.
- Chief Construction Has Begun To Submit Shop Drawings (for Materials) To Benesch/Davis Design For Review.
- Exact Start Date (NTP) Will Be Determined Once A Grant Offer Is Received and Contracts/Bonds Are In Place.

Tenant Update

Chris Bruns with Trego-Dugan gave a report. Trego-Dugan has had a strong, steady month. Fuel flowage was 20,000 gallons over the previous month. Operations are running smoothly, no issues there. Staff are working hard at the GSE shop with refurbishing equipment and cleaning up the boneyard to look presentable. Blaise Sharkey with Trego-Dugan commented that two employees are trained in pushbacks, but they must take a class and complete a certain number of pushbacks in a timely manner to be certified. They are working diligently to schedule employees to complete their pushbacks.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-15: AWARD BID FOR STORAGE FACILITY TO CHIEF CONSTRUCTION.

Motion by Brown, second by Werner, authorizing the Executive Director to Award Bid for Storage Facility to Chief Construction. Bid notice was published in The Grand Island Independent on February 22, 2025, and March 1, 2025, with Bid opening on March 12, 2025. Two Bids were received, opened, and read aloud.

Description	***Chief Construction***	***Ironhide Construction***
Base Bid:	*$1,736,000.00*	*$2,145,447.00*
Bid Alternate #1:	*$291,000.00*	*$394,405.00*
Bid Alternate #2:	*$360,000.00*	*$401,179.00*
Unit Price for poor soils:	*$63.43 PCY*	*$58.00 PCY*

Base Bid Construction Time:	*220 days (October 16, 2025)*	*165 days (August 31, 2025)*
Alternate Bid #1 time extension:	*30 days*	*30 days*
Alternate Bid #2 time extension:	*30 days*	*30 days*

Davis Design reviewed bids and in summary recommends that the Hall County Airport Authority award the project to Chief Construction for the base bid amount of $1,736,000.00. Davis Design recommends the Hall County Airport Authority Board should determine if either or both alternates will be accepted, as Davis Design deemed both are reasonable. Staff recommends that both alternates be accepted. Upon roll call vote, the motion was adopted with 5 Aye votes: Brown, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-16: APPROVE HANGAR LEASE AGREEMENT WITH DOUGLAS VOSS FOR BUILDING 121, USAF HANGAR 1 LOCATED AT 4087 SKY PARK ROAD, GRAND ISLAND, NE 68801.

Motion by Brown, second by Quandt, authorizing the Executive Director to execute Hangar Lease Agreement with Douglas Voss for Building 121, USAF Hangar 1 located at 4087 Sky Park Road, Grand Island, NE 68801. Lease term commences May 1, 2025, and is on a Month-to-Month basis. Rent is $222.00/month, plus $20.00/month for utilities. Upon roll call vote, the motion was adopted with 5 Aye votes: Brown, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-17: APPROVE AGRICULTURAL LEASE AGREEMENT WITH DANA ZENTNER FOR FARM TRACT A LISTED IN EXHIBIT A.

Motion by Victor, second by Quandt, authorizing the Executive Director to execute Agricultural Lease Agreement with Dana Zentner for Farm Tract A listed in Exhibit A. Lease term commences April 16, 2025, and terminates on February 28, 2026. Rent is $7,500.00 for the term of the lease. A lump sum amount of $7,500.00 is due and payable on April 16, 2025. Upon roll call vote, the motion was adopted with 5 Aye votes: Brown, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-18: APPROVE AGRICULTURAL LEASE AGREEMENT WITH DANA ZENTNER FOR FARM TRACT E LISTED IN EXHIBIT A.

Motion by Victor, second by Brown, authorizing the Executive Director to execute Agricultural Lease Agreement with Dana Zentner for Farm Tract E listed in Exhibit A. Lease term commences April 16, 2025, and terminates on February 28, 2026. Rent is $7,500.00 for the term of the lease. A lump sum amount of $7,500.00 is due and payable on April 16, 2025. Upon roll call vote, the motion was adopted with 5 Aye votes: Brown, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-19: AIRPORT SECURITY PROPOSED FEE CHANGES.

Motion by Victor, second by Werner, authorizing the Executive Director to implement Airport Security Proposed Fee Changes. The Airport Staff are requesting a rate increase for lost perimeter gate keys. Lost perimeter gate keys trigger an immediate rekey of the *perimeter. The cost of the rekey is $126.00. The Airport Staff are also requesting to add a renewal fee of expired badges. Expired badges pose a security risk. The cost will hopefully discourage non-compliance and encourage a high security standard. Airport Staff respectfully request the new rates take effect June 1, 2025.*

Proposed Fee Changes		
Current Fee Amount	***Proposed Fee Type***	***Proposed Fee Amount***
$75.00	*Lost Perimeter Gate Key*	*$150.00*
N/A	*Renewal of Expired Badge*	*$50.00*

Upon roll call vote, the motion was adopted with 5 Aye votes: Brown, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-20: ACCEPT THE AVIATOR STATUE DONATION FROM THE GREATER GRAND ISLAND COMMUNITY FOUNDATION VALUED AT $24,187.50.

Motion by Brown, second by Quandt, authorizing the Executive Director to accept the Aviator statue donation from the Greater Grand Island Community Foundation valued at $24,187.50.

WHEREAS, the Greater Grand Island Community Foundation (the "Foundation") has generously offered to donate a statue named "Aviator" to the Hall County Airport Authority (the "Authority") to be displayed at a prominent location in the Central Nebraska Regional Airport Terminal (the "Terminal"); and WHEREAS, the Authority recognizes the value of public art and the generosity of citizens who contribute to the enrichment of the community; and WHEREAS, the Authority is authorized to accept gifts and donations for public purposes. NOW, THEREFORE, be it resolved by the Hall County Airport Authority as follows:

1. *The donation of the statue entitled "Aviator" by the Foundation is hereby accepted with gratitude.*

2. *The statue shall be placed in the Terminal at a prominent location determined by the Authority.*

3. *The Authority shall pay for the cost of transporting the statue from its current location in Grand Island, Nebraska, to the Terminal, erecting the statue and the cost of constructing the base for the statue and maintaining the statue.*

The Authority hereby expresses its sincere appreciation to the Foundation and the donors for their generous and meaningful contribution. Upon roll call vote, the motion was adopted with 5 Aye votes: Brown, Werner, O'Neill, Victor, Quandt.

EXECUTIVE DIRECTOR'S REPORT

Presented by Executive Director Olson

a. Legislative Update

Executive Director Olson gave a report. There are some federal and state legislation pieces that will come up during the next legislative session that will affect fuel sales and aircraft sales regarding getting rid of property taxes and implementing other sources of revenue. There's a big push with the new FAA Administrator with updating air traffic control systems. The FAA needs to do better homework to see what new technology is out there to upgrade those systems. We have been saying it for years, but we haven't done anything to improve it. We won't have the safest air system much longer if we don't address the technology of air traffic control systems. They need to come up with a plan. It will take several years and then they will need to fund it.

ANNOUNCEMENTS

a. Next Regular Board Meeting has been moved from Wednesday, May 21, 2025, at 8:00 a.m. to **Tuesday, May 20, 2025, at 8:00 a.m.**

EXECUTIVE SESSION

Motion by Werner, second by Brown, to go into Executive Session at 8:58 a.m. to discuss airline, lease, contract, and personnel negotiations. Upon roll call vote, the motion was adopted with 5 Aye votes: Brown, 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 9:33 a.m. Upon roll call vote, the motion was adopted with 5 Aye votes: Brown, Werner, O'Neill, Victor, Quandt.

ADJOURNMENT

Meeting was adjourned at 9:34 a.m.

HALL COUNTY AIRPORT AUTHORITY

Maggie McDermott, Office Manager

Ryan O'Neill, Board Chair

Tim Victor, Board Secretary/Treasurer

(SIGNATURES ON FILE)