MINUTES
Regular Board Meeting
June 18, 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, Doug Brown, Brian Quandt

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, Office Assistant Nichole Czaplewski

LEGAL COUNSEL
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, 2025. Notice of Meeting was given in the *Grand Island Independent* on June 11, 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
None

REVIEW AND APPROVAL OF CONSENT AGENDA
a. Minutes from the Regular Meeting held May 20, 2025
b. Resolution No. 25-27: Claims 4205a through 4216

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

ORIGINAL

Simplify. Fly GI.
CNRA
CENTRAL NEBRASKA REGIONAL AIRPORT

DISCUSSION AND ACTION AGENDA

FINANCIAL REPORT
Presented by Accounting Manager Hand

Budget Narrative Ending May 2025 2nd Month of 3rd Qtr : 66.67%	Current Amount May	YTD Amount Oct 24 - Sep 25	Yearly Budget Amount	YTD %	Remaining Budget Amount
Operating Income	$176,731.50	$1,572,121.97	$2,286,004.00	68.77%	$713,882.03
Operating Expenses	$203,833.12	$2,361,398.85	$3,122,935.00	75.61%	$761,536.15
Total Operating Income/(Loss)	**($27,101.62)**	**($789,276.88)**	**($836,931.00)**	**94.31%**	**($47,654.12)**
Tax Levy - Bond	$526,294.22	$967,465.61	$1,519,000.00	63.69%	$551,534.39
Tax Levy - General	$91,165.79	$202,132.43	$344,515.00	58.67%	$142,382.57
Tax Levy - General Fund Designated for Air Service Development	$132,134.07	$209,876.20	$300,000.00	69.96%	$90,123.80
Net Income/(Loss)	**$818,123.97**	**($818,388.26)**	**($958,924.00)**	**85.34%**	**($140,535.74)**

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
May 2025	110	171	385	65	**731**	80	16	**96**	**827**
May 2024	90	99	320	84	**593**	192	24	**216**	**809**
%Change	22%	73%	20%	-23%	**23%**	-58%	-	**-56%**	**2%**

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
May-25	2,906	9	10	19	0	89%	3,527	61	1	89%	167	1	0	**6,600**	**31,690**
May-24	2,638	9	9	18	0	86%	3,041	63	3	79%	147	1	0	**5,826**	**27,716**
+/- %	10%	0%	11%	6%	0%	3%	16%	-3%	0%	9%	14%	0%	0%	13%	14%

Operations & Facility Report
Presented by Operations Manager Harris

Facilities:
- Working on replacement of landscaping at Terminal. Moving to the parking lots after.
- Repaired roof leaks on Terminal
- Weekly and monthly PM's on buildings and systems completed
- Mowing operations of facilities

ORIGINAL

Operations:

- Continuing Runway and Taxiway painting
- Repaired roof vent on Bldg 850
- Submitted ACM update for FAA review
- Mowing Operations
- Working on getting list together for auction this fall
- Held annual fire extinguisher training for Trego fuelers
- Monthly ARFF training completed
- Weekly and monthly PM's completed
- Completed and closed out numerous work orders

Project Report

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

- Conducted Pre-construction Meeting Last Friday (6/13/2025), With FAA On The Call.
- FAA Still Processing Grant Offers.
  - CDS (Congressionally Directed Spending) Grant.
  - IIJA (formerly BIL) Grant.
  - AIP (Entitlements) Grant.
- CDS Grants (Similar to Discretionary Grants) Do Not Allow Look-back, So Cannot Start Construction (i.e. Incurring Construction Costs) Until Grant Is In Place.
- Mike Olson To Reach Out to Fischer's Office To Check On CDS Grant Status.
- Benesch Has Partially Execute Contracts/Bonds From Chief. HCAA Will Fully Execute Contracts/Bonds Once CDS Grant Is In Place.
- Exact Start Date (NTP) Will Be Determined Once CDS Grant Is Signed. Chief Construction Is Ready to Start.

Locally Funded - Storage Units

- Conducted Pre-construction Meeting Last Friday (6/13/2025).
- Chief Started Work This Week. Placed Erosion Control Measures, Mobilized Earthwork Equipment. Chief Plans to Work On The Construction Entrance Yet This Week.
- Chief Currently Targeting Mid/Late January 2026 Construction Completion.

Tenant Update

Chris Bruns with Trego-Dugan Aviation gave a report. The month of May was a good month. At the beginning of the month, we had multiple extra flights going on still with Allegiant. We had several situations where we had dual ops going on at the same time. Staff handled it extremely well and no issues, so very pleased with what's going on there on the terminal side. Fuel flowage, as you guys know, that's up pretty significantly, year over year. We're hoping to keep that trend going. Overall, from a business standpoint, we're very pleased with how last month went and so far, that the trajectories continued year over year for June. Staffing wise, we're good with the exception of one item. And Mike, I apologize because I haven't even had a chance to brief you on this. Yesterday afternoon we made the decision that we were going to go in a different direction with our relationship with Blaise Sharkey, our manager for the FBO and the terminal operations. Really didn't have a whole lot to do from a safety standpoint. It was more internal, hitting some benchmarks that we had lots of conversations over quite some time, and they just weren't getting fulfilled. So my biggest priority that I personally have is finding somebody to fill that seat that's going to take it to the next level.

ORIGINAL

From a safety standpoint, we haven't had a lot of those issues that we've had in the past, which I'm pleased about, and I want to make sure that we maintain that trajectory, that benchmark from a safety standpoint. But I really want to focus on the customer service that we're providing for our customers, base customers and people flying in. We have talented individuals to fill leadership and making sure that the operation is sustained in the interim. I'm going to be here a lot more frequently until that position is filled and we get whoever it is trained up and then obviously we have Zach here as well. So really that's all I have. Again Mike, I apologize.

Board Chair O'Neill: You guys get all cleared of the pushback training for Allegiant?

Mr. Bruns: Yeah, training is good. We have asset allocated already to the operation. So we're rolling smoothly.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-28: PROPOSED FEE CHANGES FOR SIGNATORY LANDING FEES, NON-SIGNATORY LANDING FEES AND FUEL FLOWAGE FEES.

Motion by Brown, second by Quandt, authorizing the Executive Director to implement Proposed Fee Changes for Signatory Landing Fees, Non-Signatory Landing Fees and Fuel Flowage Fees. The Airport Staff is requesting a fee increase for Signatory Landing Fees, Non-Signatory Landing Fees and Fuel Flowage Fees as these have not been increased in 20+ years and are below current market average. Airport Staff respectfully request the new rates take effect September 1, 2025.

Proposed Fee Changes		
Current Fee Amount	***Proposed Fee Type***	***Proposed Fee Amount***
$0.90	*Signatory Landing Fee*	*$1.25*
$1.25	*Non-Signatory Landing Fee*	*$1.75*
$0.055	*Fuel Flowage Fee*	*$0.10*

Upon roll call vote, the motion was adopted with 4 Aye votes: Brown, Werner, O'Neill, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-29: ENGAGEMENT LETTER WITH LUTZ & COMPANY, P.C., TO ASSIST WITH THE BUDGET PREPARATION FOR FISCAL YEAR ENDED SEPTEMBER 30, 2026.

Motion by Brown, second by Werner, authorizing the Board Chair to execute the Engagement Letter with Lutz & Company, P.C., to assist with the budget preparation for fiscal year ended September 30, 2026. Fees for services are as follows: $3,850-$4,350 for meetings with staff, board members and board meetings. $4,400-$6,200 for bond allocation calculations and review of budget and other information. $2,950-$3,800 for budget documentation preparation, including the publication for the newspaper. Upon roll call vote, the motion was adopted with 4 Aye votes: Brown, Werner, O'Neill, Quandt.

ORIGINAL

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-30: AWARD PROFESSIONAL SERVICES AGREEMENT FOR ON-CALL AIRPORT ARCHITECTURAL/ENGINEERING CONSULTING SERVICES FOR FEDERAL PROJECTS TO ALFRED BENESCH & COMPANY.

Motion by Brown, second by Quandt, to award Professional Services Agreement for On-Call Airport Architectural/Engineering Consulting Services for Federal Projects to Alfred Benesch & Company from Lincoln, Nebraska. On May 20, 2025, The Board approved Resolution 25-26 authorizing the Executive Director to enter into negotiations for a professional service agreement with the highest-ranking firm from RFQ proposals for Architectural & Engineering Consulting Services, and if no amicable financial arrangements can be made, permission to negotiate with next highest-ranking firm. On June 11, 2025, the Executive Director negotiated with Benesch to review compensation and overhead rates. All rates were found to be within industry standards. Upon roll call vote, the motion was adopted with 4 Aye votes: Brown, Werner, O'Neill, Quandt.

EXECUTIVE DIRECTOR'S REPORT

Presented by Executive Director Olson

a. Legislative Update

Executive Director Olson gave a report. I don't really have a lot to report on legislatively. You all watch TV, you know what is and what is not going on in Washington, DC. I will tell you what's not going on and that's federal grants for the FAA are not being released. That's going to cost the federal government a lot of money with the delays and not giving those grants out. As far as statewide, I don't really have anything unless Ron has anything.

Attorney Ron DePue: No, we should be getting the year end summary from the lobbyist. I guess they'll come this week or next week probably, but there's nothing that was tracking of any significant nature.

Board Chair O'Neill: The legislative session has ended now, and none of the other changes affect us as far as the municipality.

ANNOUNCEMENTS

a. Next Regular Board Meeting will be held Friday, July 11, 2025, at 8:00 a.m.
b. Chamber & EDC Annual Event was held Wednesday, June 11, 2025 and CNRA was recognized as Business of the Year.
c. Budget Presentation will be held Thursday, July 17, 2025 at 1:35 p.m. at the Hall County Administration Building.

EXECUTIVE SESSION

Motion by Quandt, second by Brown, to go into Executive Session at 8:48 a.m. to discuss airline, lease, contract, and personnel negotiations. Upon roll call vote, the motion was adopted with 4 Aye votes: Brown, Werner, O'Neill, Quandt.

Motion by Quandt, second by Brown to come out of Executive Session with no decisions being made and reconvening to Regular Session at 9:35 a.m. Upon roll call vote, the motion was adopted with 4 Aye votes: Brown, Werner, O'Neill, Quandt.

ORIGINAL

ADJOURNMENT

Meeting was adjourned at 9:37 a.m.

HALL COUNTY AIRPORT AUTHORITY

____

Maggie McDermott, Office Manager

______________________________ ______________________________

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

(SIGNATURES ON FILE)