MINUTES
Regular Board Meeting
July 11, 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, Secretary/Treasurer Tim Victor, Doug Brown, Brian Quandt

AIRPORT AUTHORITY BOARD MEMBER(S) ABSENT
Vice-Chair Lynne Werner

AIRPORT AUTHORITY STAFF PRESENT
Executive Director Mike Olson, Accounting Manager Debbie Hand, Office Manager Maggie McDermott, Office Assistant Nichole Czaplewski, Accounting Assistant Katrina Timmerman

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 July 11, 2025. Notice of Meeting was given in the *Grand Island Independent* on June 03, 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 June 18, 2025
b. Resolution No. 25-31: Claims 4217 through 4224

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

DISCUSSION AND ACTION AGENDA

FINANCIAL REPORT

Presented by Accounting Manager Hand

Budget Narrative Ending June 2025 3rd Month of 3rd Qtr : 75.00%	Current Amount June	YTD Amount Oct 24 - Sep 25	Yearly Budget Amount	YTD %	Remaining Budget Amount
Operating Income	$207,226.45	$1,779,348.42	$2,286,004.00	77.84%	$506,655.58
Operating Expenses	$213,787.90	$2,575,186.75	$3,122,935.00	82.46%	$547,748.25
Total Operating Income/(Loss)	**($6,561.45)**	**($795,838.33)**	**($836,931.00)**	**95.09%**	**($41,092.67)**
Tax Levy - Bond	$119,987.78	$1,087,453.39	$1,519,000.00	71.59%	$431,546.61
Tax Levy - General	$17,253.24	$219,385.67	$344,515.00	63.68%	$125,129.33
Tax Levy - General Fund Designated for Air Service Development	$33,657.62	$243,533.82	$300,000.00	81.18%	$56,466.18
Net Income/(Loss)	**($253,980.39)**	**($1,072,368.65)**	**($958,924.00)**	**111.83%**	**$113,444.65**

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
Jun 2025	109	163	528	72	**872**	318	7	**325**	**1,197**
Jun 2024	108	116	354	34	**612**	377	4	**381**	**993**
%Change	1%	41%	49%	112%	**42%**	-16%	-	**-15%**	**21%**

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
Jun-25	3,240	9	13	22	0	85%	3,249	58	2	86%	0	0	0	**6,489**	**38,179**
Jun-24	2,526	9	8	17	1	88%	3,128	60	0	80%	59	1	0	**5,713**	**33,249**
+/- %	28%	0%	63%	29%	0%	3%	4%	-3%	0%	9%	-100%	-100%	0%	14%	15%

Operations & Facility Report

Presented by Executive Director Olson

<u>Facilities:</u>

- Working on replacement of landscaping in front of Terminal. 16 tons of river rocks added to the front green space areas of the terminal, ordered landscaping blocks to improve curb appeal.
- Repaired roof leaks on Terminal
- Weekly and monthly PM's on buildings and systems completed

- Mowing operations of facilities and parking lots
- Scheduled annual backflow maintenance for all buildings with fire suppression systems
- Preparing to remove rotted areas from building 109 (Olson furniture storage) from flood damage

Operations:

- Continuing Runway and Taxiway painting of hold shorts and lead ins
- Pavement repairs to runway 17-35 near Delta intersection
- Replaced obstruction light for runway 35 windsock
- Mowing Operations
- Monthly ARFF training completed
- Weekly and monthly PM's completed
- Completed and closed out numerous work orders
- A new grinder head for removing out of standard paint markings has been ordered
- Added concrete to north parking drive on tri city task force building from flood water washing out the ditch
- Annual inspection and service of ARFF trucks completed, along with quarterly inspection of Trego Dugan fuel equipment and facilities

Project Report

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

- FAA Still Processing Grant Offers. *Mike to Confirm If Any Grant Offers Received During Week.*
  - IIJA (formerly BIL) Grant.
  - AIP (Entitlements) Grant.
  - CDS (Congressionally Directed Spending) 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.
- 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

- Gana Trucking And Excavating Continuing Grading And Compaction Operation. Benesch Providing Compaction Testing On Grading Operation.
- Gana To Work On The Construction Entrance After Grading Operation Is Complete.
- Chief Temporary Power Has Been Installed.
- Bigzby Concrete Schedule To Be On Site Next Week To Start Footing Construction For Building #2. Dependent On Grading Operation Being Complete.
- Chief Currently Targeting Mid/Late January 2026 Construction Completion. Note That Large Rain Events Have Pushed The Current Construction Schedule Back, But Chief Is Still Targeting The Same Completion Date.

Tenant Update

None

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-32: AIRLINE OPERATING AGREEMENT AND TERMINAL LEASE WITH SKYWEST AIRLINES, INC. TO INCLUDE ASSUMPTION OF THE LAST TWO MONTHS OF AMERICAN AIRLINES, LLC'S LEASE AND ALL INVOICES.

Motion by Quandt, second by Brown, authorizing the Board Chair to execute the Airline Operating Agreement and Terminal Lease with SkyWest Airlines, Inc. to include assumption of the last two months of American Airlines, LLC's lease and all invoices. The term of this agreement commences July 1, 2025 and terminates on June 30, 2027. Rent is $3,333.33 per month for exclusive use of 101 sq. ft. of ticket counter space and 416 sq. ft. of office space in Building 100 located at 3773 Sky Park Road, Grand Island, NE. For the second-year lease year and each lease year thereafter, terminal rent shall increase by two percent (2%) per year above prior year's lease rent. Upon roll call vote, the motion was adopted with 4 Aye votes: Brown, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-33: AWARD BID FOR RETIREMENT PLANS TO DC RETIREMENT STRATEGIES.

Motion by Brown, second by Quandt, authorizing the Executive Director to Award Bid for Retirement Plans to DC Retirement Strategies. Request for Qualifications bid notice was published in The Grand Island Independent on May 10, 2025. Five (5) bids were received, reviewed and scored by the Retirement Plan Committee. The two highest scoring firms - Allen Capital Group and DC Retirement Strategies - were interviewed by the Retirement Plan Committee on June 26, 2025. The Committee reviewed and scored the interviews and unanimously recommends the Hall County Airport Authority award the bid to DC Retirement Strategies. DC Retirement Strategies overall scored higher in regard to knowledge and experience with government plans as well as employee education and availability of Active Management and Passive fund options for each asset class. Upon roll call vote, the motion was adopted with 4 Aye votes: Brown, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-34: HIRING AGREEMENT WITH ASSOCIATED STAFFING INCORPORATED FOR A TEMPORARY ACCOUNTING ASSISTANT TO COVER A LEAVE OF ABSENCE.

Motion by Brown, second by Quandt, authorizing the Executive Director to execute a Hiring Agreement with Associated Staffing Incorporated (ASI) for a Temporary Accounting Assistant to Cover a Leave of Absence. Mark up rate for supplier (ASI) is 1.30 of the temporary employee's wages. ASI will handle all payroll deductions and provide benefit options to the temporary employee at no cost to the Hall County Airport Authority. Due to the time sensitive nature of hiring temporary staff, Executive Director Olson signed the agreement in order to start the search for a temporary Accounting Assistant. This resolution ratifies the signing of the agreement. Upon roll call vote, the motion was adopted with 4 Aye votes: Brown, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-35: INCREASE LOST TICKET PARKING FEE FROM $75.00 TO $100.00.

Motion by Quandt, second by Brown, authorizing the Executive Director to Increase the Lost Ticket Parking Fee from $75.00 to $100.00. Airport staff feel the lost ticket option is being taken advantage of when passengers' parking fee totals amount to more than $75.00. Airport Staff respectfully request the new rate take effect August 1, 2025.

Proposed Fee Increase		
Current Fee Amount	***Proposed Fee Type***	***Proposed Fee Amount***
$75.00	*Lost Parking Ticket Fee*	*$100.00*

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

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-36: BUDGET FOR FISCAL YEAR 2025-2026.

Motion by Victor, second by Brown, approving the budget for fiscal year 2025-2026, subject to formal adoption of the 2025-2026 budget in accordance with state auditor requirements.

Motion by Victor, second by Brown to adopt Resolution 25-36.

Voting Yes: Brown, O'Neill, Victor, Quandt
Voting No: None
Abstained: None
Absent: Werner

__X__ Motion Adopted ___ Motion Failed

Dated this 11th day of July, 2025. Upon roll call vote, the motion was adopted with 4 Aye votes: Brown, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-37: PRELIMINARY LEVY ALLOCATION FROM HALL COUNTY BOARD OF COMMISSIONERS.

Motion by Brown, second by Victor, WHEREAS, Nebraska Statute 77-3443 (3) requires all political subdivisions subject to county levy authority to submit a preliminary request for levy allocation to the county board; and WHEREAS, the Hall County Board of Commissioners is the levy authority for the Hall County Airport Authority (Board). NOW, THEREFORE BE IT RESOLVED that the following is said Board's tax request for budget year 2025-2026:

FUND	*TAX REQUEST*
General Fund - Operations	*$269,515*
General Fund Designated for Air Service Development	*$375,000*
TOTAL	*$657,668*

BE IT FURTHER RESOLVED that said Board has Bonds for $16,005,000 and is not included in the above tax request as allowed by law.

Motion by Brown, second by Victor, to adopt Resolution 25-37.

Voting Yes: Brown, O'Neill, Victor, Quandt
Voting No: None
Abstained: None
Absent: Werner

__X__ Motion Adopted ___ Motion Failed

Dated this 11th day of July, 2025. Upon roll call vote, the motion was adopted with 4 Aye votes: Brown, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-38: INCREASE IN RESTRICTED FUNDS BY ONE PERCENT (1%) FOR FISCAL YEAR 2025-2026.

Motion by Brown, second by Quandt, approving a One Percent (1%) increase in Restricted Funds for Fiscal Year 2025-2026 in accordance with the State Allowable Increase in Base Limitation (Statute 13-519). Action requires 75 percent majority approval of board.

Motion by Brown, second by Quandt, to adopt Resolution 25-38.

Voting Yes: Brown, O'Neill, Victor, Quandt
Voting No: None
Abstained: None
Absent: Werner

__X__ Motion Adopted ___ Motion Failed

Dated this 11th day of July, 2025. Upon roll call vote, the motion was adopted with 4 Aye votes: Brown, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-39: AUTHORIZATION TO TRANSACT BUSINESS WITH PATHWAY BANK.

Motion by Victor, second by Quandt. The Hall County Airport Authority Board has determined that it is in the best interest of the Authority to establish a business banking relationship with Pathway Bank located at 3333 W State Street, Grand Island, NE 68803.

Authorized signatories are as adopted in Resolution 25-39 on July 11, 2025: Authority Board Chair Ryan J. O'Neill, and Secretary/Treasurer Timothy R. Victor, and staff Executive Director Michael J. Olson, and Accounting Manager Debora S. Hand. Upon roll call vote, the motion was adopted with 4 Aye votes: Brown, O'Neill, Victor, Quandt.

EXECUTIVE DIRECTOR'S REPORT

Presented by Executive Director Olson

a. Legislative Update

Executive Director Olson gave a report: As far as legislative updates I don't have the lot to report, especially from Washington, DC, other than we have a fully appointed FAA administrator now. He was the CEO at Republic Airlines. There has been legislation in Washington, DC that funds the contract tower program at a much higher rate. And for higher wages and more control towers to be built and upgrades to current control towers. We talked about Grand Island in our planning session last winter. At some point, we'll have to talk about building a new tower here as well.

Attorney Ron DePue reported on state level legislation: We got our annual summary from the lobbyist in Lincoln that does that for NAAO. Nothing significant. Some more penalties if you don't comply with the budgetary reporting requirements, but we're in good shape on that. If we ever want to buy a drone, we have a million hoops to jump through. Otherwise, nothing significant.

ANNOUNCEMENTS

a. Next Regular Board Meeting will be held Tuesday, August 19, 2025, at 8:00 a.m.
b. Budget Presentation will be held Thursday, July 17, 2025 at 1:35 p.m. at the Hall County Administration Building.

EXECUTIVE SESSION

Motion by Victor, second by Brown, to go into Executive Session at 8:53 a.m. to discuss airline, lease, contract, and personnel negotiations. Upon roll call vote, the motion was adopted with 4 Aye votes: Brown, O'Neill, Victor, Quandt.

Motion by Victor, second by Brown, to come out of Executive Session with no decisions being made and reconvening to Regular Session at 9:57 a.m. Upon roll call vote, the motion was adopted with 4 Aye votes: Brown, O'Neill, Victor, Quandt.

ADJOURNMENT

Meeting was adjourned at 9:59 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)