

MINUTES

Regular Board Meeting
August 19, 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, Operations Manager Wes Harris, 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 August 19, 2025. Notice of Meeting was given in the *Grand Island Independent* on August 12, 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

REVIEW AND APPROVAL OF CONSENT AGENDA

- a. Minutes from the Regular Meeting held July 11, 2025
- b. Resolution No. 25-40: Claims 4225 through 4236

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 4 Aye votes: Brown, O'Neill, Victor, Quandt.

DISCUSSION AND ACTION AGENDA

FINANCIAL REPORT

Presented by Accounting Manager Hand

Budget Narrative Ending July 2025 1st Month of 4th Qtr : 83.33%	Current Amount July	YTD Amount Oct 24 - Sep 25	Yearly Budget Amount	YTD %	Remaining Budget Amount
Operating Income	\$191,482.95	\$1,959,449.59	\$2,286,004.00	85.72%	\$326,554.41
Operating Expenses	\$261,426.44	\$2,836,613.19	\$3,122,935.00	90.83%	\$286,321.81
Total Operating Income/(Loss)	(\$69,943.49)	(\$877,163.60)	(\$836,931.00)	104.81%	\$40,232.60
Tax Levy - Bond	\$23,612.21	\$1,111,065.60	\$1,519,000.00	73.14%	\$407,934.40
Tax Levy - General	\$3,708.26	\$223,093.93	\$344,515.00	64.76%	\$121,421.07
Tax Levy - General Fund Designated for Air Service Development	\$6,310.77	\$249,844.59	\$300,000.00	83.28%	\$50,155.41
Net Income/(Loss)	(\$97,364.93)	(\$1,181,115.36)	(\$958,924.00)	123.17%	\$222,191.36

ACTIVITY REPORTS/GENERAL DISCUSSION

Air Traffic Activity Report

Presented by Executive Director Olson & Air Traffic Manager TJ Hill

	Itinerant Operations					Local Operations			
GRI	Air Carrier	Air Taxi	Civil Aviation	Military	TOTAL OPS	Civil	Military	TOTAL LCL	Overall Total TRF
Jul 2025	103	179	467	75	824	146	36	182	1,006
Jul 2024	116	136	491	113	856	296	40	336	1,192
%Change	-11%	32%	-5%	-34%	-4%	-51%	-	-46%	-16%

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
Jul-25	3,494	9	14	23	0	86%	3,480	59	3	86%	56	1	0	7,030	45,209
Jul-24	2,325	8	7	15	2	85%	2,912	61	0	73%	134	1	0	5,371	38,800
+/- %	50%	13%	100%	53%	0%	3%	20%	-3%	0%	9%	-58%	0%	0%	31%	17%

Operations & Facility Report

Presented by Operations Manager Harris

Facilities:

- Completed terminal landscape project
- Working on overhauling 710 offices and warehouse
- Weekly and monthly PM's on buildings and systems completed
- Mowing operations of facilities and parking lots

Operations:

- David Darter completed ARFF Cert. training week of 8-11
- Installed flatbed on AIR 34 F250 pickup
- Completed painting on runway 1331.

- Started grinding and painting on runway 1735
- Mowing Operations
- Monthly ARFF training completed
- Weekly and monthly PM's completed

Project Report

Presented by Executive Director Olson

Executive Director Olson: Storage units we'll start there. After several weeks of delays because of heavy rains and unsuitable soil that they had to turn and turn and turn, they finally got compaction here a couple weeks ago. And, after you go look at the front of the terminal, take a drive over to the storage units you'll see steel up and sheeting up on the buildings, so we're definitely making progress there. The Snow Removal Equipment Building, which is our federally funded job that they started two weeks ago, yesterday. They made great progress in getting the base for the building done. When I say base, I mean the ground compaction and all that done, they're currently working on getting the sanitary sewer kind of stubbed in and other water and electrical. They're going to be running that. Bigzby Concrete will be putting in the footings tomorrow. And the rebar is also on site for the footing. So, I suspect by the end of next week, they should have the floor poured for the SRE building. The current completion date is in April because of the real late start. I suspect the way Chief is going at this; it'll be done before then. That's it for projects. Any questions?

Board Member Brown: What's the completion date for the storage units?

Executive Director Olson: It's the end of January. Chief is checking with the city to get a partial occupancy so we can get some of those buildings, especially for the bigger RV's, open sooner. So, we'll see about getting a partial occupancy until it's all done.

Board Member Brown: Did we have to put any extra fire plugs over there for that building?

Executive Director Olson: The city didn't require it. Actually, we didn't have to put any fire plugs in because of the size of the buildings.

Tenant Update

An update was given by Chris Bruns with Trego-Dugan Aviation.

Bruns: Good morning, everybody. It's been pretty good summer thus far as far as fuel flowage, July was pretty flat. We did see a little trend juxtaposed to what the rest of the year has been like for us. August we're up 12.5% roughly year over year. And as was stated earlier year to date we're up about 15%. So, feeling good about where we are and where we're headed for the remainder of the year, even headed into the slower period of the year. As Mike had said Thursday, we did get a call from dispatch. It was kind of a surprise to us, but we got news that the CRJ900 was being swapped in and so we responded for that RON that came in that night. And I think it went seamlessly smooth. The line agents, they were all excited and really enjoyed working on that aircraft and working that product and since then it's gone extremely smooth.

Board Member Brown: Do they have to requalify on pushbacks for that one compared to the other one?

Bruns: No, pushback training is the same, so there's no issues there regarding the pushback. Everybody's trained for both G4 Legion and American. We just need to figure out what's going on with Sun Country and get spun up in that regard. I don't know where the airport is at as...

Executive Director Olson: Nobody from Sun Country has reached out to me.

Bruns: As far as staffing, we're full staff as far as the line agents and above the wing in the terminal. Everybody's fully abreast on where they need to be as far as training and certification. With regard to our manager position that's been vacant since June, we've had quite a few interviews and did extend a verbal offer. It was accepted, and we're just going to get that written offer received here in the next few days. The gentleman's name is Vic Wild. He has years of aviation experience managing FBO's up in Rochester, down in the Virgin Islands, and then most recently in Kansas City. A lot of deicing experience, ground handling experience, a lot of training from his time working in aviation and Marine Corps. Really excited about the candidate we're likely going to have come on board. As soon as we get him on board, I'll make sure that we get him in as soon as possible to get him introduced to everybody. As of right now that's all I have. Any questions from anybody that I may be able to answer?

Board Chair O'Neill: So, the Sun Country flights you're talking about, those are just the charter flights?

Bruns: We had one in the other day, and they powered out and so raised the question. I didn't know where we were as far as that conversation was concerned.

Executive Director Olson: Maybe you guys can reach out to their dispatch. Do you have a toolbar that would work for the 737 here? Tell them you've got the toolbar and pushback truck and you're checked off to push back Airbus 320s. Just reach out to them and see what they have to say.

Bruns: Sounds Good. Thank you everybody.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-41: APPROVE GATEKEEPER SYSTEMS, INC. APP - 139 SUBSCRIPTION AGREEMENT.

Motion by Brown, second by Victor, authorizing the Executive Director to execute a subscription agreement with GateKeeper Systems, Inc. for unlimited access to App-139 for Hall County Airport Authority's (HCAA) own use during the term of this Agreement. This subscription agreement includes the following services:

- a. License for App-139 Software. Including desktop and mobile versions.*
- b. Hosted computer server environment and equipment.*
- c. System support and maintenance.*
- d. Implementation services including installation, configuration, training, testing and documentation.*

Term commences on October 1, 2025 and ends September 30, 2027.

Subscription Fee:

Year #1 is \$5,235.00

Year #2 is \$5,285.00

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

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-42: APPROVE HALL COUNTY ELECTION COMMISSION FACILITY USE AGREEMENT FOR USE OF THE HALL COUNTY AIRPORT AUTHORITY ADMINISTRATION BUILDING AS A POLLING SITE FOR THE 2026 ELECTIONS.

Motion by Brown, second by Quandt, authorizing the Executive Director to execute the Hall County Election Commission Facility Use Agreement for use of the Hall County Airport Authority Administration Building located at 3579 Sky Park Road as a polling site during the 2026 Primary and General Elections.

Primary Election: May 12, 2026

General Election: November 3, 2026

On election day, poll workers will need access to the building from 6:30 a.m. until 9:30 p.m. The building will be open to voters from 8:00 a.m. until 8:00 p.m.

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

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-43: APPROVE LEASE AGREEMENT WITH THE CITY OF GRAND ISLAND FOR TRACT OF LAND, BUILDINGS AND ANY IMPROVEMENTS DESCRIBED IN EXHIBIT A TO BE USED AS A PUBLIC GOLF COURSE.

Upon advice from legal counsel, Resolution 25-43 was tabled until the September 17, 2025 board meeting as a quorum to vote on this resolution was not met.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-44: APPROVE PROPOSAL FOR REPORT AND ANALYSIS OF CHICAGO AIR SERVICE WITH SKYWEST OPERATING UNDER AMERICAN AIRLINES.

Motion by Brown, second by Victor, authorizing the Executive Director to execute a proposal for report and analysis of Chicago air service with SkyWest operating under American Airlines. Scope of services will include a leakage study, a destination analysis and a route forecast. Full Chicago report and analysis cost: \$10,500.00. Ad Hoc Services will be charged at an hourly rate of \$150.00. Related expenses (transportation, hotels, etc.) will be charged at cost.

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

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-45: APPROVE HANGAR LEASE EXTENSION AGREEMENT WITH TREGO-DUGAN AVIATION OF GRAND ISLAND, INC. FOR BUILDING 112, LOCATED AT 3841 N. SKY PARK RD, GRAND ISLAND, NE 68801.

Motion by Victor, second by Quandt, authorizing the Executive Director to execute Hangar Lease Extension Agreement with Trego-Dugan Aviation of Grand Island, Inc. for Building 112, located at 3841 N. Sky Park Rd, Grand Island, NE 68801. Lease term is extended for a period

of five (5) years effective September 1, 2025, and terminates August 31, 2030. Base monthly rent for the extended lease term commencing September 1, 2025, and lease years commencing September 1, 2026 and 2027 shall be \$2,896.86. Base monthly rent for lease years commencing September 1, 2028 and 2029 shall be \$2,983.77.

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

Legislatively, Congress is on their August break. There's nothing to essentially report on. We're still waiting for our congressionally directed spending grant of \$3.15 million. Congress is well aware that the FAA has a September 15th deadline where they no longer process grants for the remaining two weeks of the fiscal year because they start turning their books over into 2026 fiscal year. I called and left a message with Senator Fischer's office over a week ago and have not received any communications from them. Obviously, being out of the office for their August break I probably won't hear anything until after Labor Day. That's about all I can tell you as far as legislative.

ANNOUNCEMENTS

a. Budget Hearing will be held Wednesday, September 17, 2025, at 8:00 a.m. with the Regular Board Meeting to follow.

b. HCAA will have a booth at 4th Street Festival September 27 & 28.

EXECUTIVE SESSION

Motion by Victor, second by Quandt, to go into Executive Session at 8:49 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 10:10 a.m. Upon roll call vote, the motion was adopted with 4 Aye votes: Brown, O'Neill, Victor, Quandt.

ADJOURNMENT

Meeting was adjourned at 10:12 a.m.

HALL COUNTY AIRPORT AUTHORITY

Maggie McDermott, Office Manager

Ryan O'Neill, Board Chair

Tim Victor, Board Secretary/Treasurer

(SIGNATURES ON FILE)