MINUTES
Regular Board Meeting
September 17, 2025 – Following 8:00 a.m. Budget Hearing

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, 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 September 17, 2025. Notice of Meeting was given in the *Grand Island Independent* on September 10, 2025. Board Chair O'Neill called the meeting to order at 8:06 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 August 19, 2025
b. Resolution No. 25-46 Claims 4237 through 4246

Motion by Brown, second by Victor, 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 August 2025 2nd Month of 4th Qtr : 91.67%	Current Amount August	YTD Amount Oct 24 - Sep 25	Yearly Budget Amount	YTD %	Remaining Budget Amount
Operating Income	$172,537.43	$2,131,987.02	$2,286,004.00	93.26%	$154,016.98
Operating Expenses	$249,822.74	$3,086,435.93	$3,122,935.00	98.83%	$36,499.07
Total Operating Income/(Loss)	**($77,285.31)**	**($954,448.91)**	**($836,931.00)**	**114.04%**	**$117,517.91**
Tax Levy - Bond	$25,663.53	$1,136,729.13	$1,519,000.00	74.83%	$382,270.87
Tax Levy - General	$3,526.38	$226,620.31	$344,515.00	65.78%	$117,894.69
Tax Levy - General Fund Designated for Air Service Development	$7,368.13	$257,212.72	$300,000.00	85.74%	$42,787.28
Net Income/(Loss)	**($41,366.80)**	**($552,192.21)**	**($958,924.00)**	**57.58%**	**($406,731.79)**

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
Aug 2025	91	145	451	93	**780**	138	38	**176**	**956**
Aug 2024	118	188	477	61	**844**	290	46	**336**	**1,180**
%Change	-23%	-23%	-5%	52%	**-8%**	-52%	-	**-48%**	**-19%**

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
Aug-25	2,463	9	9	18	0	80%	2,993	62	0	70%	63	1	0	**5,519**	**50,728**
Aug-24	2,584	10	9	19	0	79%	2,698	63	0	68%	0	0	0	**5,282**	**44,082**
+/- %	-5%	-10%	0%	-5%	0%	3%	11%	-2%	0%	9%	0%	0%	0%	4%	15%

Operations & Facility Report

Presented by Operations Manager Harris

<u>Facilities:</u>

- Working on overhauling 710 offices and warehouse
  - Painting
  - Install new ceiling tiles
  - Install liner panel warehouse

- Repaired damaged wall and roof header building 113B above garage door
    - Will install new metal siding once delivered
- Weekly and monthly PM's on buildings and systems completed
- Mowing operations of facilities and parking lots

Operations:
- Finishing painting Runway 1735
- Painting and installed signs in parking lot
- Assisting with overhaul of building 710
- Mowing Operations
- Monthly ARFF training completed
- Weekly and monthly PM's completed

Project Report
Presented by Executive Director Olson

Federally Funded (-052/-053/-054/-055) – Snow Removal Equipment (SRE) Facility
- All Federally Funded Grants Received (AIP, IIJA, CDS)
- Construction On-going
    - Site/Civil Utilities Are Being Completed
    - Building Foundation Poured. Building Going Vertical with 'Red-Iron'.
    - Trying To Get Building Enclosed Before Winter. Chief Pushing Hard Due To Late Start (Grant/Funding Delays).
    - Building Exterior Pavement To Be Completed In October.
- Current Target Completion Date: **April 10, 2026** (End of 250 Calendar Day Allowance)

Locally Funded – Storage Units
- 4 of 5 Buildings Underway.
- Bid Alternate #2 (RV Building) Is 3 Weeks Out From Receiving 'Red-Iron' On-Site.
- Rock Parking Complete
- Will Start Storm Improvements Later This Week (2 Weeks Of Work)
- Will Start Flatwork Paving in Early October.
- Current Target Completion Date: **December 24, 2025** (But Hopefully Sooner)

Tenant Update
An update was given by Zach Thompson with Trego-Dugan Aviation.

Zach Thompson: I can say it was a good month. We made fuel bonus again, so the numbers were up again. We did the shuttle during Husker Harvest Days. I don't know exactly how many planes we had, but we had pretty good loads going out there. I'm sure we'll see a little bit of bump in 100 low lead sales from that. As far as Trego-Dugan, if you follow us on social media, last week we opened IAE for Allegiant. All the equipment for that station opening came from here in Grand Island. Yesterday, we opened up Detroit. We did three flights for JetBlue in Detroit and all the equipment for that came from here.

Executive Director Olson: IAE is Dulles, Washington.

Zach Thompson: Washington, Dulles. Sorry, sometimes I get used to talking in identifiers. We did purchase, you'll see them start coming in, we're not going to have any issues with deicing. I know that Vince was sharing with Mike the other day, we bought 14 more de-ice trucks from Alaskan Airlines, and they're all going to come to Grand Island here initially, but they're all in service working on the ramp. So that's kind of exciting for us. Well that's something we don't have to worry about. We had one of our fuel trucks at the FBO, it's been down for a while, our newest one, unfortunately, with computer problems, and we have that straightened out finally, and it's back in service. The other deal that I would report, we're still on the hunt for an FBO manager. The gentleman that Chris reported on accepted the position and then later on withdrew his acceptance of that. We're still in the process of looking to hire someone and move them in here. But other than that, things are going along pretty smooth.

Executive Director Olson: I just want to compliment Trego. Over the last couple of weeks we've had American and two Allegiant planes on the ground within three hours' time on Thursdays and Sundays. I've not heard any complaints about baggage delivery times or that type of stuff. I know it's been a strain for you guys, but from what I've seen and not heard, I think you guys are doing a pretty good job.

Zach Thompson: Thank you for that.

Board Chair O'Neill: So on those busy days, we got like 3 planes at a time, you guys have to just staff more a couple days a week?

Zach Thompson: Yeah, we obviously know about it ahead of time, so we have a lot more people here to handle it. And then, you know, sometimes like this last Sunday, I think Allegiant got in a little bit early, and American showed up just a little bit late. And boy, it's nice when that happens. That extra 10, 15 minutes can make all the difference in the world from getting stuff out of people, so.

Board Chair O'Neill: The timing probably changed a lot of things quickly.

Zach Thompson: Yeah, absolutely.

Executive Director Olson: As you all know, we're at the liberty of the airlines for their schedules. I have in the past, and will continue to monitor arrival times like the last American flight being after 11 o'clock at night. And you'll see on the schedule coming up that the afternoon turn flight will be quite a bit later out of Grand Island. When I see something that probably doesn't look good, I do let the airline know.

Air Traffic Manager TJ Hill: If I may, I'd just like to say, when those multiple air carriers have been on the ground and the staff has been attending to those, when other aircraft land that are going to the main ramp, there's always somebody around to park them. You know, you guys are covered well. It looks good.

Zach Thompson: Appreciate that. Thank you.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-47: FINAL APPROVAL OF BUDGET FOR FISCAL YEAR 2025-2026.

Motion by Brown, second by Werner, 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 Brown, second by Werner, to adopt Resolution 25-47.

Voting Yes: Brown, Werner, O'Neill, Victor, Quandt
Voting No: None
Abstained: None
Absent: None
_X__ Motion Adopted ___Motion Failed

Dated this 17th day of September 2025.

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

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-48: AMENDMENT TO EMPLOYMENT AGREEMENT WITH MICHAEL J. OLSON, EXECUTIVE DIRECTOR.

Motion by Brown, second by Victor, authorizing the Board Chair to execute the Amendment to the Employment Agreement between the Hall County Airport Authority and Michael J. Olson, Executive Director.

WHEREAS, Authority and Executive Director entered into his current employment agreement on October 16, 2019, effective October 1, 2019, and Amendments thereto (the "Employment Agreement"); and

WHEREAS, Authority and Executive Director desire to amend certain terms and conditions of the Employment Agreement.

NOW, THEREFORE, IT IS AGREED by and between the parties as follows:

1. *Except as set forth herein, the terms and conditions of the Employment Agreement shall remain in full force and effect.*

2. *Paragraph 4.a. of the Employment Agreement is revised to read as follows:*

Salary at annualized rate of ONE Hundred FIFTY-FOUR Thousand EIGHT Hundred SIXTY-FOUR and 72/100 DOLLARS ($154,864.72), payable bi-weekly at the rate of FIVE THOUSAND NINE HUNDRED FIFTY-SIX AND 34/100 DOLLARS ($5,956.34), effective October 1, 2025, through September 30, 2026.

Director's annual salary and benefits shall be reviewed effective October 1 of each year commencing October 1, 2026.

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

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-49: AUTHORIZE THE HALL COUNTY AIRPORT AUTHORITY BOARD CHAIR AND BOARD SECRETARY TO SIGN AFFILIATED STATE GRANT OFFERS FROM THE NEBRASKA DEPARTMENT OF TRANSPORTATION, DIVISION OF AERONAUTICS, FOR THE SNOW REMOVAL EQUIPMENT (SRE) BUILDING.
Motion by Quandt, second by Werner, authorizing the Hall County Airport Authority Board Chair and Board Secretary to Sign Affiliated State Grant Offers from the Nebraska Department of Transportation, Division of Aeronautics, for the Snow Removal Equipment (SRE) Building.

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

CONSIDERATION & APPROVAL OF RESOLUTION NO. 50: 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.
Motion by Victor, second by Quandt, authorizing the Executive Director to execute the 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.

The term shall commence May 1, 2026 and end April 30, 2046.

The City agrees to pay Authority as rent for the leased premises the sum of $28,358.48 for the lease year commencing May 1, 2026 which is payable on or before May 1, 2026.

Effective May 1, 2027 annual rent shall increase by three percent (3%) and as of May 1 of each year thereafter annual rent shall increase an additional three percent (3%) in excess of annual rent for the immediately preceding year all in accordance with the Rent Schedule attached as Exhibit "B". Rent shall be due and payable in advance on or before May 1 of each lease year.

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

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-51: CHANGE ORDER NO. 01 FROM CHIEF CONSTRUCTION FOR THE STORAGE FACILITY PROJECT.
Motion by Quandt, second by Werner, authorizing the Executive Director to approve Change Order No. 01 from Chief Construction for the Storage Facility Project.

Description of Change Order No. 01: All material and labor to install a sub-panel on Building 3 and Building Alt #2, to satisfy the disconnecting means requirement. The cost is $531.30.

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

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-52: CHANGE ORDER NO. 03 FROM CHIEF CONSTRUCTION FOR THE STORAGE FACILITY PROJECT.
Motion by Victor, second by Brown, authorizing the Executive Director to approve Change Order No. 03 from Chief Construction for the Storage Facility Project.

Description of Change Order No. 03: 33 mil, 2-1/2" leg slotted track replaced with 43 mil and 54 mil, 3-1/2" leg slotted track at top of walls per details 3/S1 & 4/S1 on shop drawings to meet the vertical/lateral deflection requirements per the PEMB shop drawings dated 5/20/2025. The cost is $4,609.50.

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

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-53: APPROVE HANGAR LEASE AGREEMENT WITH DENISE AND BRIAN GALLAGHER FOR BUILDING 86, HANGAR D LOCATED AT 2105 MIRAGE STREET #10, GRAND ISLAND, NE 68801.

Motion by Brown, second by Werner, authorizing the Executive Director to execute Hangar Lease Agreement with Denise and Brian Gallagher for Building 86, Hangar D located at 2105 Mirage Street #10, Grand Island, NE 68801.

Lease term commences October 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 5 Aye votes: Brown, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-54: APPROVE HANGAR LEASE EXTENSION AGREEMENT WITH RICHARD GREENWALT DBA GREENWALT SANDBLASTING FOR BUILDINGS 315 AND 316, LOCATED AT 2570 AMMUNITION WAY (315) AND 2569 AMMUNITION WAY (316), GRAND ISLAND, NE 68801.

Motion by Quandt, second by Brown, authorizing the Executive Director to execute Hangar Lease Extension Agreement with Richard Greenwalt DBA Greenwalt Sandblasting for Buildings 315 and 316, located at 2570 Ammunition Way (315) and 2569 Ammunition Way (316), Grand Island, NE 68801.

The term of the Lease Agreement shall be extended for a period of three (3) years effective September 1, 2025, and terminating August 31, 2028; PROVIDED HOWEVER, Tenant may terminate the Lease at any time upon ninety (90) days' written notice.

For Lease Year 1, monthly rent is increased to $562.36. For Lease Year 2, monthly rent is increased to $590.48. For Lease Year 3, monthly rent is increased to $620.00.

The Property is currently uninsurable. If circumstances change, Tenant shall pay Authority the insurance reimbursement as provided in paragraph 8.03 of the Lease.

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

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-55: COLLECTIVE BARGAINING AGREEMENT BETWEEN THE HALL COUNTY AIRPORT AUTHORITY AND TEAMSTERS LOCAL UNION NO. 554.

Motion by Victor, second by Quandt, to approve and authorize the Executive Director to execute the Collective Bargaining Agreement between the Hall County Airport Authority and Teamsters Local Union No. 554 effective October 1, 2025 through September 30, 2028.

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: Two weeks from today is the first of October, and thus the start of a new airport fiscal year and the new federal fiscal year. I'm hearing from our AAAE colleagues in Washington, D.C., it's not likely that we'll get a federal budget passed. However, we'll probably end up going into continuing resolutions and we just don't know how long that's going to last. As far as statewide, nothing that affects us, per se. I'm sure I'll be talking about continuing resolutions for the next several months from the federal level.

ANNOUNCEMENTS

a. Regular Board Meeting will be held Wednesday, October 15, 2025, at 8:00 a.m.
b. Executive Director Olson will present to Book Club at Riverside on September 17.
c. HCAA will have a booth at 4th Street Festival September 27 & 28.
d. Executive Director Olson will present to Leadership Tomorrow on October 29.

EXECUTIVE SESSION

Motion by Brown, second by Werner, 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 Brown, second by Werner, to come out of Executive Session with no decisions being made and reconvening to Regular Session at 9:43 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 9:45 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)