

MINUTES

Regular Board Meeting

December 17, 2025 – Following 8:00 a.m. Planning Session

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, 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 December 17, 2025. Notice of Meeting was given in the *Grand Island Independent* on December 11, 2025. Board Chair O'Neill called the meeting to order at 8:23 a.m. and announced the location of the Nebraska Open Meetings Act for public viewing.

REVIEW OF AGENDA

PUBLIC COMMENT

REVIEW AND APPROVAL OF CONSENT AGENDA

- a. Minutes from the Regular Meeting held November 19, 2025
- b. Resolution No. 25-68 Claims 4268a through 4280

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

Project Report

Presented by Mike Olson and Andy Beil with Benesch (via phone)

Mr. Biel: I'll start first with the snow removal equipment facility. We did have our biweekly progress meeting yesterday with Chief and the Hall County Airport Authority, and Benesch.

Happy to report from that meeting that Chief is estimating that they're approximately 70% complete with the overall project. I think they were roughly a month, slightly over a month ahead of schedule. I think that's good news. I know that we briefed in prior meetings. The hope was to try to get enclosed before Mother Nature appears. I think we've pretty well accomplished that. There are a few minor things with some doors and windows that are getting buttoned up as we speak. But I think by and large, the building is really enclosed. They're doing a lot of interior type work on the building. As far as the exterior goes, all the concrete has been poured. They did place topsoil here a little bit ago. I think a lot of the fine grating and things around the exterior of the building have been wrapped up at this point. There will be some seeding and things like that, as you can imagine. We'll have to unfortunately trickle into the spring until we get into the seeding season, bush grass and things like that around the exterior of the building. But happy to report, I think we're well ahead of schedule on that one. As we brief always, the target completion date is April 10th, but I would think we'll probably be, I hate to throw a date out there, but potentially a month ahead of schedule on that one. As far as change orders, nothing really major to report at this point. I briefed last time we didn't have any change orders. We've had a couple minor little things that have popped up here in the last month in the \$1000, \$2000 range for little things inside the building. I'll say we've not committed to those at this point. We're still vetting those cost requests from Chief. At this point we don't have any change orders, but we are talking about a few minor things within the building, but nothing of any significance. Then the other federal project is we've briefed here at the beginning of the meeting with the ACIP discussions is that terminal expansion and passenger boarding bridge. We did submit our scope and fee to the Airport Authority here right around the Thanksgiving time frame. I know Mike is in the process of wrapping up his IFE with an independent company that he contracted with. So we will sit down here in the coming weeks. We'll get that reviewed and negotiated between Benesch and the Hall County Airport Authority with hopes to come back to you all at the January meeting for approval. And then, my guess, the schedule going forward is to target our 95% design on that project in the October timeframe of next year. So again, this will be a fiscal year '26 engineering only grant. And so that will be the course that we'll be set on with the hopes to take a fiscal year '27 construction only grant following when we open bids on the project. We would try to bid this project out, as I said, in February, March of 2027 timeframe. Then it relates to the storage units. I didn't get a big update from Terry Brown from our Grand Island office, but I think they're just wrapping up minor punch list type things. But really, I think you guys have already started to take on tenants and getting some contracts signed with some potential users of the facility. I think really it's just minor little things that we're trying to wrap up here. I don't know, Mike, if there's anything else on that one since we're kind of at the tail end of that.

Executive Director Olson: You're absolutely correct. We do have a tenant in one of the big units. There's some punch list items and some programming items. The security or the gate and cipher code stuff and the point to point from the facility over to Haley's office has been connected. There are some cameras that they need to get fixed. Some of them are working, some of them are not working. Obviously, those are warranty items. And actually, the building has not been turned over to us as of yet. Once those punch list items are done, then the building will become ours. So, it's just a few minor things. Some doors need some adjustment. But everything else is looking pretty good. In the spring, we'll have to replace four concrete panels. There's a pretty good crack going down. And in the meantime, I think they'll have to saw cut that crack, put sealant in there so it doesn't spread to more cracks. And

97 it's kind of weird how that crack started and why it started, because it was poured in a big
98 section. And the only thing we could think of is the pumper truck when it was pumping
99 concrete to another section, had its outriggers down and it could have compacted it or
100 maybe even loosened up with that area. The contractor, Chief, has already talked to the
101 concrete contractor who will replace in the spring. A little late to do it now.
102

103 Board Member Brown: Yeah, the only thing we worried about, me and Lynn drove over there,
104 was those big doors didn't have any bollards out by the door, so it'd be easy for them to back
105 into those with those big campers. It's kind of a worrisome thing for us.
106

107 Board Member Werner: That's the only thing we noticed and it's kind of too late now
108 because the concrete's down.
109

110 Executive Director Olson: If that does become problematic, we could drill and put bollards in.
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112 Board Member Werner: Because you can see people backing into it. I mean, people are
113 going to back into the doors.
114

115 Board Member O'Neill: I thought we had those in the design originally.
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117 Executive Director Olson: Well, we had them at the ends.
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119 Board Member Werner: I was thinking we had them in front of the doors, but I guess we
120 didn't. I don't know. But I just thought that's the first thing that's going to happen. You know it
121 is.
122

123 Mr. Beil: I was going to say they do make ones that have a flange at the bottom. They just bolt
124 down to the concrete. Those could be some options as well. But I'll say the risk that runs with
125 those is damage to the pavement if somebody hits that bollard pretty hard. But that is an
126 alternative and more costly if you want to add them after the fact.
127

128 Board Member Werner: Yeah, we might think about those in the future.
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130 Board Member Brown: The doors are going to be expensive.
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132 Board Member Werner: And the frame.
133

134 Board Member Brown: Who was the company that poured the concrete?
135

136 Executive Director Olson: Bigsby. They poured just about all the concrete for the SRE, for.
137

138 Board Member Brown: We've got cracks everywhere we've ever dealt with them.
139

140 Board Member O'Neill: Anything else on projects?
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142 Executive Director Olson: Okay, I see a lot of head nodding, so. Thanks, Andy. We'll talk
143 again soon.
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FINANCIAL REPORT

Presented by Accounting Manager Hand

Budget Narrative Ending November 2025 2nd Month of 1st Qtr : 16.67%	Current Amount November	YTD Amount Oct 25 - Sep 26	Yearly Budget Amount	YTD %	Remaining Budget Amount
Operating Income	\$181,316.31	\$381,716.66	\$2,547,698.00	14.98%	\$2,165,981.34
Operating Expenses	\$246,704.27	\$445,569.36	\$3,434,596.00	12.97%	\$2,989,026.64
Total Operating Income/(Loss)	(\$65,387.96)	(\$63,852.70)	(\$886,898.00)	7.20%	(\$823,045.30)
Tax Levy - Bond	\$22,564.80	\$87,117.44	\$1,568,000.00	5.56%	\$1,480,882.56
Tax Levy - General	\$9,575.39	\$36,964.38	\$269,515.00	13.72%	\$232,550.62
Tax Levy - General Fund Designated for Air Service Development	\$0.00	\$0.00	\$375,000.00	0.00%	\$375,000.00
Net Income/(Loss)	(\$98,586.62)	(\$1,309.91)	(\$2,385,652.00)	0.05%	(\$2,384,342.09)

ACTIVITY REPORTS/GENERAL DISCUSSION

Air Traffic Activity Report

Presented by Executive Director Olson & Air Traffic Manager TJ Hill

GRI	Itinerant Operations					Local Operations			Overall Total TRF
	Air Carrier	Air Taxi	Civil Aviation	Military	TOTAL OPS	Civil	Military	TOTAL LCL	
Nov 2025	94	137	512	111	854	136	153	289	1,143
Nov 2024	154	104	326	93	677	162	32	194	871
%Change	-39%	32%	57%	19%	26%	-16%	-	49%	31%

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
Nov-25	2,741	9	11	20	0	78%	2,815	58	2	69%	106	1	0	5,662	68,454
Nov-24	2,625	9	10	19	0	81%	2,947	60	0	78%	0	0	0	5,572	60,782
+/- %	4%	0%	10%	5%	0%	3%	-4%	-3%	0%	9%	0%	0%	0%	-5%	13%

Operations & Facility Report

Presented by Mike Olson

Facilities:

- Installed panic bar and lighted sign for emergency exit for building 710 occupancy approval
- Weekly and monthly PM's on buildings and systems completed
- Terminal sliding doors for the south entryway repaired and adjusted
- New ticket printer installed for premier parking lot as the old one was failing to print readable tickets

Operations:

- Readjusted ramp lights for ATC for an easier view of air traffic on final for runway 35
- Monthly ARFF training completed
- Weekly and monthly PM's completed
- Brined and used 10000 gallons of liquid deicer in last 2 snow events to ensure safe landing and taxiway surfaces
- Installed heavy duty ramp skids onto MB snowblower for smoother transition between pavement surfaces
- Have been in contact with Bryant Basset from MB for a warranty repair on the new MB2 spray unit, a main weld failed for the left side boom, The truck is still operational minus the left side boom. Parts were ordered on 12/4/2025
- Conducted a Quarterly inspection on Trego Dugan for part 139 fueling standards

Tenant Update

Presented by Zach Thompson with Trego-Dugan Aviation

Mr. Thompson: Good morning, everyone. We've been consistently busy. Like I said, fuel sales were marginally better. They weren't a home run, but I know if any of you look on Air Nav for the last month or so, we've had the cheapest jet a in the state of Nebraska. We're hoping that that starts upping some of the numbers to help. Last Wednesday, we opened up our 60th location that happened to be Lincoln, Nebraska for Breeze Airlines. We're done for 2025. That was our last station opening. All the equipment came out of here for that and January 1, we have a big expansion going on in Raleigh-Durham. We're not done for long. Other than that, things have been going well. We're full on in de-icing, so we're doing that quite often now, but things are going very well this year. I don't know if any of you guys have any questions.

Board Member O'Neill: I have one. On the ground handling side, I've had a couple of calls in the last week, I think it was largely due to American flights. They said there's been a lot of very long wait times to get the luggage after the flights. And these were coming from people that are, I would say, frequent flyers who probably fly out of here at least monthly. I don't know if there's been any staffing challenges or not, but they said there was about maybe like 40 minutes last week on one of American flights until the luggage started.

Mr. Thompson: No, the Allegiant one, we did have some due to the extreme number of bags because when they go to the rodeo, everyone takes everything but the kitchen sink with them. But on America, no, I mean, it's the standard and we are fully staffed below the wing. There's no issues there. So it's the normal, you know, sometimes depends on the number of checked bags that carry on because we have to offload all those in the priority bags first, you know, and then there is, not that in a bigger airport it makes perfect sense, but with American you scan one bag, you take one bag off, because it's their policy. You can't unload all the bags and scan them all and you scan them off the plane into the cart and then you take them in and then you scan them all again one by one as you put them onto the belt loader. It's kind of a cumbersome process, but...

Board Member O'Neill: I can later go into a couple of the details I have. It may be just kind of an off day or two. I just wanted to mention I had a couple of calls.

Mr. Thompson: I guess I don't know like an overall bag count. I know with American that is something we can track because we scan it. There's nothing that I'm aware of. I don't know about you.

Board Member O'Neill: I can give you the details if it's helpful. In particular, people that flew quite often. Maybe some happened that day in particular. But I can reach out to later with some other specifics if it's helpful.

Mr. Thompson: No problem. And I am going to run. I got to take off. Vince is running a little bit late. He was going to try to be here this morning. But I got to go up to the interstate to pick him up because he's getting dropped off. He did want to speak with you Mike. I don't know if you have any availability before noon, but he is going to be here today.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-69: APPROVE AIRPORT CAPITAL IMPROVEMENT PLAN (ACIP) 2026-2030.

Motion by Brown, second by Quandt, approving the Airport Capital Improvement Plan (ACIP) 2026-2030 dated November 19, 2025. The ACIP will be sent to the Nebraska Department of Transportation, Division of Aeronautics and the Federal Aviation Administration for review. Upon roll call vote, the motion was adopted with 5 Aye votes: Brown, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-70: APPROVE LEASE AGREEMENT WITH DINGERS INDOOR TRAINING FACILITY, LLC FOR BUILDING 710 LOCATED AT 3900 N SKY PARK ROAD, GRAND ISLAND, NE 68801.

Motion by Brown, second by Werner, authorizing the Executive Director to execute Lease Agreement with Dingers Indoor Training Facility, LLC for Building 710 located at 3900 N Sky Park Road, Grand Island, NE 68801. Lease term commenced December 1, 2025 and will terminate on November 30, 2028. Rent is \$3,500.00 per month, plus \$352.09 per month for insurance. Insurance shall be adjusted periodically. Rent and all additional obligations of Tenant are personally guaranteed by Guarantors. Upon roll call vote, the motion was adopted with 5 Aye votes: Brown, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-71: AWARD BIDS FOR 2026-2030 AGRICULTURAL LEASE AGREEMENTS FOR FARM TRACTS A & E.

Motion by Brown, second by Quandt, to accept the highest bidder per Tract and authorize the Executive Director to execute the 2026-2030 Agricultural Lease Agreements with the following bidders:

<i>Tract</i>	<i>Acres</i>	<i>Name</i>	<i>Bid Amount</i>	<i>Yearly Amount</i>
<i>Tract A</i>	<i>309 ±</i>	<i>Dana Zentner</i>	<i>\$30,000.00</i>	<i>\$7,500.00</i>
<i>Tract E</i>	<i>192 ±</i>	<i>Dana Zentner</i>	<i>\$30,000.00</i>	<i>\$7,500.00</i>

The bid amount received for each tract is the total amount of rent to be paid for the entire four-year lease term. The first full year's rent is due March 1, 2026, and like amount is due and

payable March 1 of each lease term year. The Lease Term for the Agricultural Lease Agreements commences March 1, 2026, and terminates February 28, 2030. Upon roll call vote, the motion was adopted with 5 Aye votes: Brown, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-72: SERVICE AGREEMENT FOR JANITORIAL SERVICES WITH CHRISTENSON CLEANING & RESTORATION.

Motion by Brown, second by Werner, authorizing the Executive Director to accept the Service Agreement for Janitorial Services with Christenson Cleaning & Restoration for cleaning of Building 100 (Passenger Terminal Building) located at 3773 Sky Park Road, Grand Island, NE and Building 79 (Administration Building) located at 3579 Sky Park Road, Grand Island, NE. Term shall run from January 1, 2026 through December 31, 2026. Service for the Passenger Terminal Building will be six days a week (Monday, Tuesday, Wednesday, Thursday, Friday, Sunday) for (5) hours each day from 8:00 a.m. to 1:00 p.m. Monthly fee for the Passenger Terminal Building will be \$3,359.53. Service for the Administration Building will be 1 day per week. Monthly fee for the Administration Building will be \$650.00. Upon roll call vote, the motion was adopted with 5 Aye votes: Brown, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 25-73: SERVICE AGREEMENT WITH ELECTRONIC SYSTEMS, INC. FOR FIRE ALARM MONITORING SERVICES.

Motion by Quandt, second by Brown, authorizing the Executive Director to execute the Service Agreement Electronic Systems, Inc. for fire alarm monitoring services. Effective January 1, 2026, the Hall County 911 center will no longer monitor smoke/fire alarms in Hall County. Businesses that have enjoyed this free service from Hall County will have to seek other means to have their buildings monitored for smoke and fire alarms. The Hall County Airport Authority has 3 buildings currently monitored by the 911 center: the firehouse, administration building and the airline terminal. The SRE building will have the smoke and fire alarms added to this service upon completion in April of 2026. We have chosen ESI (Electronic System Inc) as they have the alarm system already installed at the Firehouse and Airport Administration building. The ESI bid will allow 24-hour smoke/fire alarm monitoring. 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: Last week, Thursday, I attended the legislative kickoff that was held at First National Bank. The governor, Senator Quick, and Senator Lippincott spoke. Challenges in the state's budget this next year. They're expecting a deficit. So that's all I can tell you about that. On the federal level, I hate to say this, but plan on another government shutdown during February. And we're told to play it as it comes. Other than that, there's nothing really on the state level. They kick off here on January 8th or something like that.

Mr. DePue: The lobbying group out of Lincoln that represents NAAO, we kind of piggyback on. They do a good job of keeping us up to date on what's going on at Lincoln. And we'll play it as it comes.

Board Member O'Neill: Is this a short session here?

Mr. DePue: I don't know.

Board Member O'Neill: Anything else on that, Mike, or should we move on to announcements?

ANNOUNCEMENTS

- a. Next Regular Board Meeting: Wednesday, January 21, 2026, at 8:00 a.m.

EXECUTIVE SESSION

Motion by Brown, second by Victor, to go into Executive Session at 9:12 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 Victor, 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 5 Aye votes: Brown, Werner, O'Neill, Victor, Quandt.

ADJOURNMENT

Meeting was adjourned at 9:58 a.m.

HALL COUNTY AIRPORT AUTHORITY

Maggie McDermott, Office Manager

Ryan O'Neill, Board Chair

Tim Victor, Board Secretary/Treasurer

(SIGNATURES ON FILE)