MINUTES
Regular Board Meeting
May 20, 2026

Hall County Airport Authority
3579 Sky Park Road
Grand Island, NE 68801

AIRPORT AUTHORITY BOARD MEMBER(S) PRESENT
Secretary/Treasurer Tim Victor, Doug Brown, Brian Quandt

AIRPORT AUTHORITY BOARD MEMBER(S) ABSENT
Chair Ryan O'Neill & Vice-Chair Lynne Werner

AIRPORT AUTHORITY STAFF PRESENT
Executive Director Mike Olson, Accounting Manager Katrina Timmerman, Operations Manager Wes Harris, Office Manager Maggie McDermott, Accounting Assistant Mara Spilovoy, Intern Mack Visk

LEGAL COUNSEL ABSENT
None

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 May 20, 2026. Notice of Meeting was given in the *Grand Island Independent* on May 13, 2026. 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
None

PLEDGE OF ALLEGIANCE
Recited in unison

REVIEW AND APPROVAL OF CONSENT AGENDA
a. Minutes from the Regular Meeting held April 15, 2026
b. Resolution No. 26-31 Claims 4325-4334

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 3 Aye votes: Brown, Victor, Quandt.

DISCUSSION AND ACTION AGENDA

FINANCIAL REPORT
Presented by Accounting Manager Timmerman

1st Month of 3rd Qtr : 58.33%	Current Amount April	YTD Amount Oct 25 - Sep 26	Yearly Budget Amount	YTD %	Remaining Budget Amount
Operating Income	$270,126.99	$1,502,939.00	$2,547,698.00	58.99%	$1,044,759.00
Operating Expenses	$262,072.81	$1,684,717.11	$3,434,596.00	49.05%	$1,749,878.89
Total Operating Income/(Loss)	**$8,054.18**	**($181,778.11)**	**($886,898.00)**	**20.50%**	**($705,119.89)**
Tax Levy - Bond	$66,914.45	$423,592.88	$1,568,000.00	27.01%	$1,144,407.12
Tax Levy - General	$10,791.76	$102,017.19	$269,515.00	37.85%	$167,497.81
Tax Levy - General Fund Designated for Air Service Development	$16,796.78	$73,546.94	$375,000.00	19.61%	$301,453.06
Net Income/(Loss)	**($769,817.99)**	**($1,891,032.49)**	**($2,385,652.00)**	**79.27%**	**($494,619.51)**

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
Apr 2026	81	267	423	54	**825**	202	1	**203**	**1,028**
Apr 2025	110	139	381	72	**702**	123	22	**145**	**847**
%Change	-26%	92%	11%	-25%	**18%**	64%	-95%	**40%**	**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
Apr-26	2,376	8	9	17	0	82%	2,568	55	1	64%	0	0	0	**4,944**	**23,463**
Apr-25	2,758	8	14	22	0	71%	2,871	58	6	80%	0	0	0	**5,629**	**25,090**
+/- %	-14%	0%	-36%	-23%	0%	15%	-11%	-5%	0%	-20%	0%	0%	0%	0%	-6%

Operations & Facility Report
Presented by Operations Manager Harris

Facilities:
- Ellis repairing ramp lights WOPS
- Ellis repaired north canopy lights
- Cloudburst repairing sprinkler systems

- Cleaned up trash around fences and terminal
- Carried out daily and weekly clean assignments
- Completed numerous small work orders
- Weekly and monthly PM's on buildings and systems completed

<u>Operations:</u>

- Completed FAA Part 139 Insp on April 14-15
- Finished prepping for auction date TBD
- Completed move into new SRE shop
- Have started annual Runway Taxiway painting
- Completed annual recertification ARFF training with MU
- Numerous other small work orders completed
- Monthly ARFF training completed
- Weekly and monthly PM's completed

Project Report

Presented by Executive Director Olson

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

- Closeout Process Underway. Benesch Is Collecting Final Paperwork/Information From Chief Construction. Benesch To Submit Formal Closeout Booklet In Coming Couple Months.

<u>Federally Funded (-056) – Terminal Expansion & Passenger Loading Bridge (PLB) (FY'26/FY'27)</u>

- FY'26 IIJA (Engineering Only) Grant Offer Received On April 8, 2026.
- HCAA Submitted FY'27 CDS (Congressional Directed Spending) Grant Application To Senator Fischer's Office For Construction Costs. No Updates To Date.
- Benesch Has Completed Field Survey and Geotech Work.
- Benesch/Davis Design Team Had Formal Kick-off/Vision Meeting with HCAA On 4/6/2026.
- Benesch/Davis Design/Swanson Rink Working Towards 30% Design Meeting In Early June With HCAA.
- Design Team Targeting 95% Submittal In October/November 2026.
- Project Will Be Bid Out In Early 2027, Then Will Seek FY'27 FAA "Construction" Grant.

Tenant Update

Presented by Geoff Florom, Trego-Dugan Aviation

We had a change in leadership for the AGH side. Crystal is no longer with Trego-Dugan Aviation. We have moved to Beau as our primary contact. Nicolette will be supporting him as well. Yesterday I passed out that information. There will be a formal announcement pending as we move them up. Beau's done a great job so far. He's been with Trego-Dugan Aviation for eight years. He's been around for quite some time and he's doing an excellent job. Nicolette will be his number two. She's been with the company for a total of four years. And so I expect her to do a great job as well. She'll be cross-trained. She came from the ramp side. She'll have a better perspective on the ramp and AGH side as far as our compliance. As Michael mentioned before, it was great to be able to be involved with the FAA inspection, being able to be a part of that to really understand what the airport's seeing, what the write-ups per se are, and getting that compliance taken care of. Other than that, fuel sales have been going really well, given the impact we've had from the Iran incident. As it continues to on go, we'll continue to monitor that, but our markup hasn't changed, and we'll continue to move forward.

Executive Director Olson: I think one thing that's worth mentioning is FedEx feeder is now up to three flights a day going out, which they added a month or two months ago.

Mr. Florom: It would have been a month ago today, they added that. They canceled their Kearney leg, so the FedEx plane will be coming into Grand Island. It'll be two planes that are full-time here. We'll be accommodating those pilots and hangaring those aircraft.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 26-32: APPROVE BUILDING LEASE AGREEMENT WITH MAINLINE SERVICES FOR BUILDING 129 LOCATED AT 4087 SKY PARK ROAD, GRAND ISLAND, NE 68801.

Motion by Brown, second by Quandt, authorizing the Executive Director to execute building lease agreement with Mainline Services for building 129 located at 4087 Sky Park Road, Grand Island, NE 68801.

The term commences May 1, 2026 and terminates April 30, 2031 subject to Tenant's option term. Tenant is granted one (1) three (3) year option term.

Base monthly rent for lease years one (1), two (2) and three (3) shall be $7,000.00. Base monthly rent for years four (4) and five (5) will increase by 3% and shall be $7,210.00. In the event Tenant exercises its option, rent from May 1, 2031 through April 30, 2034 shall be increased by 3% to $7,426.30 per month for the balance of the option term.

Upon roll call vote, the motion was adopted with 3 Aye votes: Brown, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 26-33: APPROVE LEASE AMENDMENT WITH DINGERS INDOOR TRAINING FACILITY, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND JEREMY P. MADER AND ALLISON E. MADER "GUARANTORS" FOR BUILDING 710, LOCATED AT 3900 NORTH SKY PARK ROAD, GRAND ISLAND, NE 68801.

Motion by Brown, second by Quandt, authorizing the Executive Director to execute lease amendment with Dingers Indoor Training Facility, LLC, a Nebraska Limited Liability Company, and Jeremy P. Mader and Allison E. Mader "Guarantors" for Building 710, located at 3900 North Sky Park Road, Grand Island, NE 68801.

The Agreement is amended to extend the term of the lease through November 30, 2030 for a total of five years from the commencement date of December 1, 2025.

Lease year 4 will include a three percent (3%) monthly rent increase of $105.00 for a total monthly rent of $3,605.00. Lease year 4 commences on December 1, 2029.

Additional Rent in the total amount of $12,300.00 representing one-half of the cost of building improvements to include the addition of 3 HVAC systems which is payable at the rate of $227.78 per month effective June 1, 2026 through November 30, 2030. In the event this Lease is terminated for any reason prior to expiration, Tenant shall pay the unpaid balance of improvements in full within thirty (30) days of termination.

Upon roll call vote, the motion was adopted with 3 Aye votes: Brown, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 26-34: APPROVE ENGAGEMENT LETTER WITH LUTZ & COMPANY, P.C., TO ASSIST WITH THE BUDGET PREPARATION FOR FISCAL YEAR ENDING SEPTEMBER 30, 2027.

Motion by Brown, second by Quandt, authorizing the Board Chair to execute the Engagement Letter with Lutz & Company, P.C., to assist with the budget preparation for fiscal year ending September 30, 2027.

Fees for services are as follows:

- *$4,025-$4,550 for meetings with staff, board members, and board meetings.*

- *$4,575-$6,475 for bond allocation calculations and review of budget and other information.*

- *$3,100-$3,975 for budget document preparation, including publication for newspaper.*

Upon roll call vote, the motion was adopted with 3 Aye votes: Brown, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 26-35: APPROVE AUCTION AGREEMENT WITH TOM WIECK REALTY & AUCTION.

Motion by Brown, second by Quandt, authorizing the Executive Director to execute auction agreement with Tom Wieck Realty & Auction.

Auction agreement is to auction Airport surplus items as outlined in Exhibit A.

The auction date and time is yet to be determined, but will take place at 4046 N. Academy Road, Grand Island, NE 68801.

Commission to the auctioneer shall be 10% of gross sales.

Other expenses to be deducted and paid out of the proceeds of sale include:

- *Advertising Budget of $2,500.00*
- *Portable Restroom Budget of $200.00*

Upon roll call vote, the motion was adopted with 3 Aye votes: Brown, Victor, Quandt.

ANNOUNCEMENTS

a. Next Regular Board Meeting: Tuesday, June 16, 2026, at 8:00 a.m.

EXECUTIVE SESSION

Motion by Brown, second by Quandt, to go into Executive Session at 8:45 a.m. to discuss airline, lease, contract, and personnel negotiations. Upon roll call vote, the motion was adopted with 3 Aye votes: Brown, Victor, Quandt.

Motion by Quandt, second by Brown, to come out of Executive Session with no decisions being made and reconvening to Regular Session at 9:10 a.m. Upon roll call vote, the motion was adopted with 3 Aye votes: Brown, Victor, Quandt.

ADJOURNMENT

Meeting was adjourned at 9:12 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)