

MINUTES

Regular Board Meeting
July 8, 2026

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

AIRPORT AUTHORITY STAFF PRESENT

Executive Director Mike Olson, Accounting Manager Katrina Timmerman, Accounting
Manager Debbie Hand, Operations Manager Wes Harris, 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 July 8, 2026. Notice of Meeting was given in the *Grand
Island Independent* on July 1, 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

RECOGNITION

- a. Debbie Hand for 7 years of service to HCAA
- b. Debbie Hand for her upcoming retirement on July 31, 2026

REVIEW AND APPROVAL OF CONSENT AGENDA

- a. Minutes from the Regular Meeting held June 16, 2026
- b. Resolution No. 26-40 Claims 4349 through 4359

*Motion by Brown, second by Werner, 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 Timmerman

3rd Month of 3rd Qtr : 75.00%	Current Amount June	YTD Amount Oct 25 - Sep 26	Yearly Budget Amount	YTD %	Remaining Budget Amount
Operating Income	\$193,633.38	\$1,887,047.80	\$2,547,698.00	74.07%	\$660,650.20
Operating Expenses	\$373,515.81	\$2,278,028.43	\$3,434,596.00	66.33%	\$1,156,567.57
Total Operating Income/(Loss)	(\$179,882.43)	(\$390,980.63)	(\$886,898.00)	44.08%	(\$495,917.37)
Tax Levy - Bond	\$86,661.45	\$1,126,496.30	\$1,568,000.00	71.84%	\$441,503.70
Tax Levy - General	\$10,276.41	\$202,514.68	\$269,515.00	75.14%	\$67,000.32
Tax Levy - General Fund Designated for Air Service Development	\$25,346.70	\$261,958.13	\$375,000.00	69.86%	\$113,041.87
Net Income/(Loss)	(\$699,184.79)	(\$1,649,229.35)	(\$2,385,652.00)	69.13%	(\$736,422.65)

ACTIVITY REPORTS/GENERAL DISCUSSION

Air Traffic Activity Report

Presented by 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	
June 2026	55	254	368	45	722	186	43	229	951
June 2025	109	163	528	72	872	318	7	325	1,197
%Change	-50%	56%	-30%	-38%	-17%	-42%	514%	-30%	-21%

Operations & Facility Reports

Presented by Operations Manager Harris

Facilities:

- Island Glass replaced Window at FBO from wind damage
- Put down post and marking for outdoor storage area at storage units
- Mowing
- Carried out daily and weekly clean assignments
- Completed numerous small work orders
- Weekly and monthly PMs on buildings and systems completed

Operations:

- Auction at 10am 7-18
- Mowing
- Organizing new SRE shop
- Continuing Taxiway painting

- Numerous other small work orders completed
- 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

- Closeout Process Near Completion. Benesch Is Collecting Final Missing Paperwork/Information From Chief Construction (ex. I-9's, Payroll). Benesch To Submit Formal Closeout Booklet This Month (July 2026). Draft Final Grant Financial Numbers To Be Coordinated With Debbie This Week And Next Week.

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

- HCAA Submitted FY'27 CDS (Congressional Directed Spending) Grant Application To Senator Fischer's Office For Construction Costs. No Updates To Date.
- Benesch/Davis Design/Swanson Rink Had 30% Meeting On 6/17/2026 With HCAA To Go Over Schematic Design Documents.
- Total Available Federal Funds (w/o CDS Grant) Is \$5.58 Million. Design (For South Expansion and New PBB With Internal Building Switchback) Currently Tracking Within Funding Limit Target. Local Match (10%) And State Funds To Be Used On Project As Well.
- Benesch To Coordinate Eligibility Of Restaurant Upgrades With FAA.
- Next Design Milestone Will Be 60% In August of 2026.
- 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 Zach Thompson, Trego-Dugan Aviation

Mr. Thompson: June was a very busy month for us in preparing for the first week in July. I think as far as Trego-Dugan goes it was our biggest week we've ever had. July 1st, we opened our largest contract we've ever had for air cargo with Amazon in Jacksonville, Florida. Also on that same day, we opened Breeze in Fort Lauderdale in Florida. Then on Thursday, we opened Tallahassee, Florida. And then last Friday, we opened Birmingham, Alabama. The majority of the equipment for those contracts all came out of here. June was a decent month as far as FBO goes, not outstanding. But with American, Geoff and Beaux have worked very aggressively trying to get them to stop downgrading the planes from the 90s to the 70s so we could have the seats, we had multiple warnings, had to leave passengers off. And that's always a frustrating situation to deal with. It happened numerous times in June. SkyWest bringing in the wrong equipment. But other than that, things are going well, so it's been very, very good.

Executive Director Olson: Just to kind of dovetail on SkyWest, here over the last several days, we've seen all 900s. I think they're making gains. And also, last month I reported that in November they're going to an earlier turn time. I was notified early last week that that's being bumped up to October sometime. It's not been loaded into the American database and their website yet, but hopefully Sunday morning it will be loaded. So that's good news. They're

supposed to get another CRJ900 in their Dallas hub, August, September timeframe. Probably September, I hope, at the latest. So that should help free some things up. And then, of course, the weather in Dallas has played a little havoc.

Board Member O'Neill: After that last meeting, I asked Katrina for some of that data of the CRJ700s versus the 900s. Looked like March is really bad, otherwise it looks like it's averaging about four to six a month lately.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 26-41: APPROVE BUDGET FOR FISCAL YEAR 2026-2027.

Motion by Brown, second by Victor, approving the budget for fiscal year 2026-2027, subject to formal adoption of the 2026-2027 budget in accordance with state auditor requirements.

Motion by Brown, second by Victor to adopt Resolution 26-41.

Voting Yes: Brown, Werner, O'Neill, Victor, Quandt

Voting No: None

Abstained: None

Absent: None

X Motion Adopted ___ Motion Failed

Dated this 8th day of July, 2026.

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

CONSIDERATION & APPROVAL OF RESOLUTION NO. 26-42: APPROVE PRELIMINARY LEVY ALLOCATION FOR 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 2026-2027:

<i>FUND</i>	<i>TAX REQUEST</i>
<i>General Fund - Operations</i>	<i>\$244,515</i>
<i>General Fund Designated for Air Service Development</i>	<i>\$400,000</i>
<i>TOTAL</i>	<i>\$657,668</i>

BE IT FURTHER RESOLVED that said Board has Bonds for \$14,655,000 and is not included in the above tax request as allowed by law.

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Motion by Brown, second by Quandt, to adopt Resolution 26-42.

Voting Yes: Brown, Werner, O'Neill, Victor, Quandt

Voting No: None

Abstained: None

Absent: None

X Motion Adopted ___ Motion Failed

Dated this 8th day of July, 2026.

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

CONSIDERATION & APPROVAL OF RESOLUTION NO. 26-43: APPROVE INCREASE IN RESTRICTED FUNDS BY ONE PERCENT (1%) FOR FISCAL YEAR 2026-2027.

Motion by Brown, second by Quandt, approving a One Percent (1%) increase in Restricted Funds for Fiscal Year 2026-2027 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 Victor, to adopt Resolution 26-43.

Voting Yes: Brown, Werner, O'Neill, Victor, Quandt

Voting No: None

Abstained: None

Absent: None

X Motion Adopted ___ Motion Failed

Dated this 8th day of July, 2026.

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

CONSIDERATION & APPROVAL OF RESOLUTION NO. 26-44: APPROVE PROPOSAL FOR JACOB HARTZ WITH AVIATION ANALYTICS, LLC TO ATTEND AND REPRESENT HALL COUNTY AIRPORT AUTHORITY AND CENTRAL NEBRASKA REGIONAL AIRPORT AT SKYWEST HEADQUARTERS IN ST. GEORGE, UT.

Motion by Brown, second by Quandt, authorizing the Executive Director to execute a proposal for Jacob Hartz with Aviation Analytics, LLC to attend and represent Hall County Airport Authority and Central Nebraska Regional Airport at SkyWest headquarters in St. George, UT.

Scope of services will include a PowerPoint to present to SkyWest that goes into detail about the current service to DFW. It will also present the opportunity to Chicago with a more updated leakage and updated Pro-Forma.

Preparation and Attendance cost: \$6,500.00 + Expenses (est. \$1,250.00).

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 5 Aye votes: Brown, Werner, O'Neill, Victor, Quandt.

CONSIDERATION & APPROVAL OF RESOLUTION NO. 26-45: APPROVE LETTER OF AGREEMENT WITH CONTRACT TOWER (GRI FCT).

Motion by Brown, second by Victor, authorizing the Executive Director to execute updated Letter of Agreement with Contract Tower (GRI FCT).

Letter of Agreement Subject included:

1. Airport Emergency Service

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: I really don't have a lot to report on as far as legislatively, and I don't think anything's happening at the state level either. As far as the Federal Contract Tower Program, there's been great support for that program on both sides of the aisle and in both houses. And so I foresee an increase, a continued increase into the contract tower program. They're allocating more money to build more towers. So that's all good. The Essential Air Service Program, despite some background noise from a few people, that's looking pretty stable right now. I have this fear that we're going to go through the same old routine like we do every fall with Congress not getting bills passed. This will probably be as ugly as last year. I hope not, but we're just preparing for that. It does affect us with TSA, but as far as grants, grants don't usually get issued until the spring, early summer of next year anyway. Another thing I just want to comment on too, in the news every single day or on the internet, they talk about FAA closing down airports because of weather. This has been going on for decades and now it's just on everyday headlines and it's all because of weather. Obviously there's nothing we can do about that. It's affected Dallas, Atlanta here last week. A lot of big hubs have been hit by weather and it does mess up the whole system. It takes a couple days to get things back into normalcy, if you will. But I guess my message here is If people that you talk to say, well, the FAA is closing the towers more and more because of

weather, they're not. Like I said, this has been going on for decades, and TJ, you could probably collaborate that too. It's just so much media hype, and to me, it's just noise.

Air Traffic Manager Hill: We get flow messages all day long, varying degrees of slowdowns or stoppages or cough release programs or some kind of delay program or whatnot for a variety of airports. And it just depends on where the storm systems are and how they're going through and what kind of effect. Or All the people want to fly their biz jets to Eagle or Aspen. There's not enough room on the ramp for everybody else to go. You don't know what's going to happen. You just see these float programs show up. I'm seeing one for San Diego every day due to volume. I don't know what the deal is. I didn't have any trouble getting in out of San Diego a month ago. But I had trouble getting to DC because the weather went through Chicago. It is for the most part weather related. Sometimes they'll stay staffing issues. Sometimes it's construction. You know, this is the time of year to be doing construction. So that's the way those are going. Absolutely what Mike said, this stuff's been going on for decades.

Executive Director Olson: We did have a little staffing issue with Las Vegas here a couple weeks back. With the tower, it seems to have rectified itself, at least for the time being. And I guess there was a little bit in Dallas here a couple weeks ago too. FAA and the DOT are working hard to get those towers fully staffed at the expense of the contract tower program to a certain extent.

Air Traffic Manager Hill: I would add this. The FAA, the controllers, and the controllers union, in their contract with the agency, their vacation prime time, generally falls between Memorial Day and Labor Day, and then adds like Thanksgiving and Christmas for the controllers to bid their annual leave usage for the year. And they see those, they can see those numbers coming, and they have to allocate the overtime and whatnot to cover it, but sometimes it's just a crunch. So if we see a staffing type flow thing come up, it's probably what's occurring, is they just have a crunch on people at the time. But it's just, it's short-lived. You know, it doesn't happen. Like every day, it will just be formid a portion of the day.

ANNOUNCEMENTS

- a. Next Regular Board Meeting: Tuesday, August 18, 2026, at 8:00 a.m.
- b. Budget Presentation: Thursday, July 16, 2026, at 1:35 p.m.
- c. HCAA Auction: Saturday, July 18, 2026, at 10:00 a.m.
- d. Aviator Statue Dedication: Thursday, August 6, 2026, at 5:00 p.m.

EXECUTIVE SESSION

Motion by Brown, second by Victor, 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 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 9:15 a.m. Upon roll call vote, the motion was adopted with 5 Aye votes: Brown, Werner, O'Neill, Victor, Quandt.

317 **ADJOURNMENT**

318 *Meeting was adjourned at 9:17 a.m.*

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320 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

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330 (SIGNATURES ON FILE)