MINUTES
Regular Board Meeting
October 28, 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

AIRPORT AUTHORITY BOARD MEMBER(S) ABSENT
Brian Quandt

AIRPORT AUTHORITY STAFF PRESENT
Executive Director Mike Olson, Accounting Manager Katrina Timmerman, Operations Manager Wes Harris, Office Manager Maggie McDermott

LEGAL COUNSEL PRESENT
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 October 28, 2026. Notice of Meeting was given in the *Grand Island Independent* on October 24, 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

BRIEFING ON PRESIDENTIAL VISIT
Presented by Executive Director Olson

Executive Director Olson: It's not every day, certainly, that an airport is able to host a sitting president. We approached it as a non-partisan visit. The fun all started the Wednesday prior when Wes and I and Justin met with the Marine One advance team and the Air Force One advance team and I think that the following day we met with the Secret Service. As soon as I found out, long before somebody from the county board did, and they initially wanted to host an event here at the airport. I said, well, we can't handle that many people. There's only one place in town to do that. I went into this wanting Wes to be kind of front and center. I've had my fun with this in the past and I wanted Wes to feel the stress and feel the fun that goes with a presidential visit. And I know he was pretty stressed out about that. But now he's got

that notch in his belt. And I'll tell you, Wes did a fantastic job. We decided to divide and conquer early on where Wes would take care of the Air Force and I would take care of the Secret Service and Justin would take care of all the ARFF response. If you guys were to see how much ARFF we had out here, it was unbelievable. I also took care of the Army. The Army, because we do not have radar coverage below 3,000 feet here, the Army brought supplemental radar, and they set it up in the field just to the south of us here. They were quiet. All the real fun started on Saturday with the arrival of Marine One and the C-17. They guard that like Fort Knox. Nobody could take pictures, and that plane, when they got it off the C-17, was guarded even out on the ramp. It was guarded 24 hours a day from the time they got it off until they left. And then Sunday, two other planes came in with some Secret Service personnel and then the motorcade too. And they kept the motorcade across the street. I think by game day everything was kind of ready to go. Air Force measured out everything on the ramp, and I took care of the motorcade coming in, picking up, escorting off. And when he came back, I picked him up right here and escorted him in. We did have the maintenance guys stick around. There was some overtime, obviously. After Air Force One, West did a runway check and came across a patch that had become unbonded and they had to go fix it real quick. And thank God we had a compound that dried really fast. So, we got that taken care of. I think a couple of Secret Service guys got in trouble. It was Wes's job to take the Secret Service down the runway right before Air Force One landed. Well, a couple of those guys were just chatting away.

Operations Manager Harris: They were supposed to do that 15 minutes prior to landing. I had Tower calling me, they were reporting seven-mile mark runway in, and Tower's calling me, I run in the FBO, and say, "Guys, they're five miles out." They all jump up. Like, these guys got radios, they've got all this technology in the world. It's like, really guys? I did a runway check with Air Force One bearing down on me at two miles. That was interesting.

Executive Director Olson: Actually, Wes had just gotten off of runway 17 when Air Force One was touching down. That's how close it was.

Vice Chair Werner: How fast were you going down the runway you went?

Operations Manager Harris:105mph when I backed up. I was at 105 at the 35 papi's when I let out. I didn't know if I was going to make the corner.

Executive Director Olson: So, there was some follow-up calls from the DEN in Washington, DC. The DEN is The FAA and Secret Service, they track VIP movements. And when we had that guy that got on the Menards plane, I was on the phone for an hour with the DEN. It just kind of is the overlord of VIP movements. And you know, first they probably thought Wes was to blame for the late runway check, but he wasn't obviously. But to summarize, we all worked well together. The staff stayed after five o'clock on their own time and had a little dinner in here and my sister and brother-in-law flew in for the event and stayed. They joined the party in here and it was just fun. It was a good experience. The airport did a bang up job. Trego-Dugan did an awesome job as well. They had to sequester two of their fuel trucks from Saturday on. And those trucks were guarded 24x7.

Board Chair O'Neill: I appreciate everything you guys did out there. I think it reflects really well on this airport. Everything went seamlessly. There were no problems. People got in and

out. Everything was safe, no incidents. That's a big deal. I know you guys worked, you Wes and Justin especially, worked really, really hard out here. And I know you had the media calling you. They would get an answer from you, they'd try and call me, and try to get a different answer. I kept saying whatever Mike said is what it is.

Executive Director Olson: You know, obviously the security was ramped up more than when George W. came here 20 years ago. A couple of you wanted to get close to the plane and, you know, they kind of hampered how close Wes and I got and when we could go near. Now we did get our pictures taken next to the plane between him arriving and him departing, but it was real tight. There's other people in town that called me, "Hey, can you get me up close?" Sorry, you know. I apologize, I couldn't do more for you guys, but that's just how it came to be.

Board Chair O'Neill: So I think you guys all did a very outstanding job out there and it reflects really well on everything out here.

REVIEW AND APPROVAL OF CONSENT AGENDA

a. Minutes from the Public Budget Hearing Meeting held September 16, 2026
b. Minutes from the Regular Meeting held September 16, 2026
c. Resolution No. 26-56 Claims 4382 through 4394

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.

DISCUSSION AND ACTION AGENDA

FINANCIAL REPORT

Presented by Accounting Manager Timmerman

3rd Month of 4th Qtr : 100.00%	Current Amount September	YTD Amount Oct 25 - Sep 26	Yearly Budget Amount	YTD %	Remaining Budget Amount
Operating Income	$206,049.08	$2,493,698.57	$2,547,698.00	97.88%	$53,999.43
Operating Expenses	$305,570.87	$3,118,635.37	$3,434,596.00	90.80%	$315,960.63
Total Operating Income/(Loss)	($99,521.79)	($624,936.80)	($886,898.00)	70.46%	($261,961.20)
Tax Levy - Bond	$412,138.05	$1,588,565.47	$1,568,000.00	101.31%	($20,565.47)
Tax Levy - General	$70,586.67	$279,424.23	$269,515.00	103.68%	($9,909.23)
Tax Levy - General Fund Designated for Air Service Development	$98,821.92	$375,000.00	$375,000.00	100.00%	$0.00
Net Income/(Loss)	$435,242.42	($1,030,280.30)	($2,385,652.00)	43.19%	($1,355,371.70)

ACTIVITY REPORTS/GENERAL DISCUSSION

Air Traffic Activity Report - No Report This Month

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
Sep-26	2,189	8	8	16	0	79%	2,637	55	0	65%	177	1	0	**5,003**	**50,866**
Sep-25	2,362	8	8	16	0	86%	3,167	59	0	73%	152	1	0	**5,681**	**56,409**
+/- %	-7%	0%	0%	0%	0%	-8%	-17%	-7%	0%	-11%	0%	0%	0%	-12%	-10%

Rental Availability Report

Presented by Executive Director Olson

UNIT AVAILABILITY TOTALS

as available • Includes outside spaces

CURRENT AVAILABILITY

Unit / Space Type	Total Units	Available
18X50	10	0
10X5	35	33
10X10	28	28
10X20	28	26
10X30	12	7
T Hangars	3	3
Rented Storage Units		20
Rented Outside Spaces		**5**
TOTAL	**116**	**97**
TOTAL RENTED (STORAGE + OUTSIDE)		**24**
18X50 WAITING LIST		**3**

Operations & Facilities Reports

Presented by Operations Manager Harris

Facilities:

- Started trimming bushes and removing weeds parking lots
- Painted curbs in parking lots
- Have Prairie View Roofing coming to look at Bldg 116 leaks
- Weather Craft repaired leaks on terminal roof and Bldg 670
- Starting to get winter equipment geared up
- Mowing
- Carried out daily and weekly clean assignments
- Completed numerous small work orders
- Weekly and monthly PM's on buildings and systems completed

Operations:

- Serviced MB Broom Truck
- Moved equipment around and got shop ready for winter
- Finished plumbing Deice mixing and loading system
- Replaced wear edge on Intl Plow
- Assisted facilities with numerus work orders
- Mowing
- 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 (-056) – Terminal Expansion & Passenger Loading Bridge (PLB) FY 26-27)

- Benesch/Davis Design/Swanson Rink To Complete Last Design Review Meeting With HCAA In Coming 2 Weeks. Meeting Currently Being Scheduled. Design Team Will Submit 95% Drawings To HCAA Early Next Week For Review.
- Design Team Targeting Formal 95% Submittal to FAA In Early November 2026 (Within Week of Last Design Review Meeting).
- Project Will Be Bid Out In Early 2027, Then Will Seek FY'27 FAA "Construction" Grant(s).
- HCAA Submitted FY'27 CDS (Congressional Directed Spending) Grant Application To Senator Fischer's Office For Construction Costs. No Official Update To Date.

Tenant Update

None

CONSIDERATION & APPROVAL OF RESOLUTION NO. 26-57: APPROVE THIRD AMENDMENT TO LEASE AGREEMENT WITH TLC PROPERTIES LLC FOR BUILDING 700A LOCATED AT 3870 SKY PARK ROAD, GRAND ISLAND, NE.

Motion by Brown, second by Quandt, authorizing the Executive Director to execute third amendment to lease agreement with TLC Properties LLC for building 700A located at 3870 Sky Park Road, Grand Island, NE.

The lease term shall be extended for a period of 36 months, commencing February 1, 2027 and expiring January 31, 2030.

Base rent is payable at the rate of $2,398.00 per month payable in advance commencing February 1, 2027. The initial insurance reimbursement as provided in Section 8.03 of the Lease is $250.25 per month.

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

CONSIDERATION & APPROVAL OF RESOLUTION NO. 26-58: APPROVE LEASE EXTENSION WITH DWAYNE BERGGREN FOR BUILDING A LOCATED AT 3565 SKY PARK ROAD, GRAND ISLAND, NE 68801.

Motion by Brown, second by Werner, authorizing the Executive Director to execute the lease extension with Dwayne Berggren for Building A located at 3565 Sky Park Road, Grand Island, NE 68801.

Lease extension will be for a period of two (2) years, effective December 1, 2026, and terminating November 30, 2028.

Rent shall be $409.50 per month, plus $23.75 per month for insurance, for a total of $433.25. Insurance is updated annually each October.

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: Congress is on leave currently in their districts, campaigning. From a federal level, there's nothing new to report on, and there won't be next month as well. Ron, is there anything from you?

Attorney Ron DePue: They're all running for reelection. We'll get our annual update from the Miller lobbying firm probably late December, early January, what's on the agenda that they'll be monitoring for NAAO, and we'll keep track of that. My guess is with the state having a projected deficit between $100 million and $1 billion, they will be clutching after Department of Aeronautics funds, so we'll fight that battle again. I've done it many times over the years.

Executive Director Olson: Speaking of aeronautics, we were awarded another $300,000 a share up from $250,000. Apparently, Omaha did not accept the $300,000. I'm like, you know what, I know where $300,000 can go. Even if they divide it between us and Lincoln.

Board Chair O'Neill: Interesting, is there some reason they didn't accept it?

Executive Director Olson: I don't know. Maybe it slipped through the cracks, but you know, they've got a close to a billion-dollar project going on.

Executive Director Olson: One other thing, it was not on the agenda here, I kind of alluded to it earlier about Celeste. She's been a wonderful welcome to our staff, has really helped Maggie out. Unfortunately, she couldn't be here. She had to go to Texas for her aunt's funeral this week. But I'm just thrilled that she's working for us and she works well with all the staff. I'm sure a few of you have had some interactions with her. She's done a great job. I just want to share a story with you and Maggie help me with this story because you were involved intimately with it too. So I guess it was probably a month ago or so, a woman called and

talked to Celeste and the woman, her mother was flying out of the airport, and she was driving here from McCook. And she's a woman that's got some medical challenges, shall we say. And the daughter of the woman flying out was really concerned about how she was going to get around, get her bag into the terminal, and so on and so forth. So was there interaction with this woman prior to her being to the airport, or was it all through the daughter?

Office Manager McDermott: It was all through the daughter at first, yeah.

Executive Director Olson: Celeste met the woman out in the parking lot and assisted her getting her bag and getting her into the terminal and then she also worked with Trago to make sure the woman had a wheelchair to get to the gate and so on. That's only part of the story. The bigger part was when she came home, she was very fragile, fragile because was it her sister passed away or some other relative passed away while she was?

Office Manager McDermott: Well, no, she was flying to a funeral, and she hadn't flown for a long time. And while she was gone to Memphis, her granddaughter, her appendix burst and was in the hospital with some serious injuries from that while Miss Pam was away. So, she came back very frazzled.

Executive Director Olson: So getting her back to her car, Celeste and I think Maggie and Nick from the facility staff all helped her get on the wheelchair and get her bag out to her vehicle. I mean, it's things like that that set us apart. And when we have the opportunity to do that personal touch, I certainly want to promote that. And so I just want to call out the staff, especially Celeste, who kind of took this as a project and she felt good about doing that. So, you know, those things need to be recognized.

Board Chair O'Neill: Well, that's a great story and thank you for doing that, Maggie, as well, and tell Celeste. I think you wouldn't get that type of service at a lot of other airports. It's not like something that comes up here very often either, but I'm sure that meant a lot to her too, and it's really great to help people out when we can.

Executive Director Olson: Well, Celeste could have, when the daughter called, could have said, I'll just let Trego-Dugan know what's going on. But no, she took a personal interest in it, and it all turned out well.

Board Chair O'Neill: She's always been real pleasant anytime I've dealt with her.

Vice Chair Werner: She just comes running out. I just get a kick out of her. She comes running out. She greets everyone right there.

ANNOUNCEMENTS

a. Next Regular Board Meeting: Wednesday, November 18, 2026, at 8:00 a.m.

EXECUTIVE SESSION

Motion by Brown, second by Victor, to go into Executive Session at 8:50 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 9:18 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 9:19 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)