



HALL COUNTY AIRPORT AUTHORITY | MINUTES  
Special Board Meeting | September 17, 2014

A Special Meeting of the Hall County Airport Authority (HCAA) Board was held at the Airport Authority Conference Room, 3743 Sky Park Road, Grand Island, Nebraska 68801 on September 17, 2014. Pursuant to proper legal notice, Board Chair Werner called the meeting to order at 5:11 p.m., and announced location of the Nebraska Open Meeting Act for public viewing.

The Pledge of Allegiance was said in unison.

PUBLIC REQUEST TO SPEAK ON AGENDA: None

AIRPORT AUTHORITY BOARD MEMBER(S) PRESENT: Chair Lynne Werner, Vice-Chair Larry Hobbs, Secretary/Treasurer Brian Quandt, Ken Caldwell and Joe Cook.

AIRPORT AUTHORITY STAFF PRESENT: Executive Director Mike Olson, Operations Manager/Security Coordinator Doug Brown, Human Resource/Accounting Manager Annette Schimmer, and Administrative Assistant Debra Potratz.

LEGAL COUNSEL PRESENT: Airport Authority Attorney Ron Depue.

**CONSIDERATION AND APPROVAL OF RESOLUTION NO. 14:77: FEDERAL AVIATION ADMINISTRATION GRANT AGREEMENT 3-31-0034-038-2014 TO IMPROVE TERMINAL BUILDING (APPROXIMATELY 33,725 SQ. FT.) PHASE 2 – CONSTRUCTION ALL AS MORE PARTICULARLY DESCRIBED IN THE PROJECT APPLICATION FOR CONSTRUCTION.**

*Motion by Mr. Caldwell second by Mr. Cook authorizing the Board Chair to execute the Federal Aviation Administration Grant Agreement 3-31-0034-038-2014 to Improve Terminal Building (approximately 33,725 sq. ft.) Phase 2 – Construction all as more particularly described in the Project Application for Construction.*

*FAA Share (85.20% eligible, then 90%) \$10,850,028.00, Local Share \$3,299,722.00, AIP 38 Total Project \$14,149,750.00. The Grant Amount will be \$9,850,028.00 with a multi-year provision to add another \$1,000,000.00 in FY 2015 after appropriation for the total of \$10,850,028.00 Federal Share. The above noted \$1,000,000.00 commits our FY 2015 Entitlements. Upon roll call, motion was approved with a 5-0 vote.*

Mr. Olson is ecstatic about receiving the funding and congratulated Board and staff on the biggest single project grant ever received. The FAA grant consists of \$7,545,596 in discretionary funds, \$2,304,432 is roll over entitlements from 2012-14, and \$1,000,000 is 2015 entitlement funds being committed as part of this grant. The total of these funds is \$10,850,028.00. The local share of \$3.3 million will be bonded. The FAA allows 15% of bid price of \$14.1 million in change orders.

Mr. Olson will send thank you letters to our congressional delegates and FAA for assisting the Authority in receiving this grant.

EXECUTIVE DIRECTOR'S REPORT: Mr. Olson and Mr. Brown attended the 4-States Conference in Kansas City, MO September 14-16, 2014. Following the conference the FAA hand delivered grant to Mr. Olson. On way back from conference Mr. Olson and Mr. Brown stopped by and toured the new passenger terminal at the Manhattan Regional Airport in Kansas.

The covered parking garage needs to be removed in order for the passenger terminal construction to begin. A Request for Bid will be placed for purchase and removal of structure by October 22, 2014. Depending

55 upon the bids received, another option is there is \$30,000 included in Passenger Terminal bid for  
56 Hausmann Construction to disassemble, or we can have Salvage Company come in tear down structure.

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58 EXECUTIVE SESSION: *Motion by Mr. Quandt, second by Mr. Hobbs to go into Executive Session to*  
59 *discuss personnel negotiations. Upon roll call, motion was approved with a vote of 5-0 and Board went into*  
60 *Executive Session at 5:43 p.m.*

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62 *Motion by Mr. Caldwell, second by Mr. Quandt to come out of Executive Session with no decisions being*  
63 *made and reconvene to Regular Session. Upon roll call, motion was approved with a vote of 5-0 and Board*  
64 *came out of Executive Session and into Regular Session at 6:35 a.m.*

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66 **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 14:81: ADDENDUM TO EMPLOYMENT**  
67 **AGREEMENT BETWEEN THE HALL COUNTY AIRPORT AUTHORITY AND MICHAEL J. OLSON.**

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69 *Motion by Mr. Caldwell, second by Mr. Quandt authorizing the Board Chair to approve the Addendum to*  
70 *Employment Agreement between the Hall County Airport Authority and Michael J. Olson. Salary at*  
71 *annualized rate of One-Hundred Seven Thousand, Six Hundred Thirty-five and No/00 DOLLARS*  
72 *(\$107,635.00) payable bi-weekly the rate of Four Thousand One Hundred Thirty-nine and 81/100*  
73 *DOLLARS (\$4,139.81) effective October 1, 2014, through September 30, 2015. Thereafter, Director's*  
74 *annual salary and benefits shall be reviewed effective October 1st of each year commencing October 1,*  
75 *2015. Upon roll call, motion was approved with a 5-0 vote.*

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77 ADJOURNMENT: *Motion by Mr. Cook second by Mr. Hobbs to adjourn the meeting. Upon roll call, motion*  
78 *was approved with a vote of 5-0 and meeting was adjourned at 6:46 p.m.*

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80 HALL COUNTY AIRPORT AUTHORITY

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84 Debra Potratz | Administrative Assistant

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88 Lynne Werner | Board Chair

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88 Brian Quandt | Board Secretary/Treasurer

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91 (SIGNATURES ON FILE)