



HALL COUNTY AIRPORT AUTHORITY | MINUTES
Study Session | December 10, 2014

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6 A Study Session of the Hall County Airport Authority (HCAA) Board was held at the Airport Authority
7 Conference Room, 3855 Sky Park Road, Grand Island, Nebraska 68801 on December 10, 2014 at 10:00
8 a.m. Pursuant to proper legal notice, Board Chair Werner called the meeting to order at 10:00 a.m., and
9 announced location of the Nebraska Open Meeting Act for public viewing.

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

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14 AIRPORT AUTHORITY BOARD MEMBER(S) ABSENT: None.

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

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20 OTHERS PRESENT: Paul Strege from Mead & Hunt, newly elected Board Member Michelle Setlik.

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22 PUBLIC REQUEST TO SPEAK ON AGENDA: Michelle Setlik on Agenda Items Number 4-8.

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24 A draft of the December 8, 2014 Airport Capital Improvement Plan (ACIP) was reviewed. (See attachment).
25 The ACIP is an internal document that serves as the primary planning tool for identifying and prioritizing
26 critical airport development. It also serves as the basis for the distribution of grant funds under the Airport
27 Improvement Program (AIP). Executive Director Olson noted the ACIP is a fluid document and can be
28 modified as needs arise. Projects are divided up into Federally funded and Other Projects. The cost share
29 for federally funded projects is usually 90% federal and 10% local.

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31 The breakdown on the passenger terminal is a little different. The size of the terminal was determined
32 during the Terminal Area Master Planning stage. Consultant Mead & Hunt looked at what areas were
33 revenue (note not all of the revenue areas are federally eligible) and what areas were public and calculated
34 that 85.2% would be FAA eligible. From that percentage, FAA will pay 90%, so the remainder of the project
35 qualifies for federal funds. The project bid was \$14.1 million and the federal share is \$10.85 million. Of that
36 \$10.85 million, \$7.5 is discretionary funds. The airport receives \$1 million dollars in entitlement funds every
37 year for having over 10,000 boarding's. Over \$2.3 million are rollover entitlement funds from 2012-2014
38 and \$1 million is being committed from the 2015 for part of this project. The local share of \$3.3 million will
39 be bonded.

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41 The Board reviewed the ACIP projects under both Federal and Other. Under the Federal Projects the
42 Board discussed moving the 2021 Joint replacement on concrete surfaces (runways/taxiways) from
43 Immediate-term improvements with a cost of \$300,000, to 2018 in Short-term improvements in the amount
44 of \$1 million, as well as moving the 2018 Runway Snow Blower and 2019 Snow Plow/Broom combination
45 from Short-term to Intermediate-term with years 2019 and 2020 respectively. In the Other Projects
46 discussed moving the construction for the new Administration building from 2015 to 2016, and moving the
47 Construction of a Snow Removal/Equipment (SRE) building from 2017 to 2019, and looked at deleting the
48 2018 Construction of T-Hangers (5-6 units) since this project is on the 2020 and 2022 schedule. The
49 remainder of projects are planned to proceed as scheduled.

50
51 Executive Director Olson discussed the Wilkins Hinrichs Stober Architects (WHS) Master plan and Board
52 members voiced their dissatisfaction with the final product. The end product was not worth the cost invested
53 to generate.
54

55 A Request for Qualifications (RFQ) for Engineering/Architectural service for the locally funded projects will
56 be submitted within the next three months. A RFQ for Engineering/Architectural service for the federally
57 funded projects will be submitted in the summer of 2015.
58

59 Executive Director Olson discussed the possibility of implementing a Construction Facility Charge (CFC)
60 on the car rentals. The CFC's can be used to pay, or reimburse the Airport, for the costs associated with
61 the design, planning, and construction of facilities or improvements exclusively used by the rental car
62 companies located at the Airport. This is an additional charge of what is collected now.
63

64 Executive Director Olson distributed a proposal from Aloha Investments DBA Afternooners to operate the
65 restaurant at the new terminal. The design of the kitchen regarding serving on secure/non-secure side and
66 seating will need to be decided. This proposal will be placed on the January 14, 2015 agenda for
67 consideration.
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69 The ACIP 2014-2031 will be on the January 14, 2015 Agenda for approval.
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71 ADJOURNMENT:

72 *Meeting was adjourned at 11:41 a.m.*
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74 **HALL COUNTY AIRPORT AUTHORITY**
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79 Debra Potratz | Administrative Assistant
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83 Lynne Werner | Board Chair
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Brian Quandt | Board Secretary/Treasurer

85 (SIGNATURES ON FILE)