

AIRPORT AUTHORITY CITY OF LINCOLN

Meeting Thursday, December 4, 2025

The Regular Board Meeting was held in person, in Lincoln, Nebraska at the Airport Terminal, 2400 West Adams, in the 2nd Floor Boardroom. Notice was given in the Lincoln Journal-Star on Tuesday, December 2, 2025. Board Members present at the start of the meeting at 11:30 a.m.: Chris Hove, John Olsson, Vanessa Emlich and Chris Stokes. Absent: Nicki Behmer Popp. Also present:

<i>Anthony Dudas, LAA via Zoom</i>	<i>Chief Robert Frank, LAA</i>
<i>Bob Selig, LAA</i>	<i>Chad Neuhalfen, LAA</i>
<i>Chad Lay, LAA</i>	<i>Cody Arnold, LAA</i>
<i>Michael Griffin, LAA</i>	<i>Samantha Montante, LAA</i>
<i>Jeri Winkelmann, LAA</i>	<i>Bill Kutilek, General Counsel</i>
<i>Mona Beck, LAA</i>	<i>Kenneth Strickland, CMT, via Zoom</i>
<i>Steve Thompson, LAA</i>	<i>Chris Linder, Forvis Mazars</i>
<i>Dan Green, LAA</i>	<i>Neal Franklin, Lincoln Journal Star</i>
<i>Stephanie Ratterree, LAA</i>	

Chairperson Hove called the meeting to order at 11:30 a.m. and stated a copy of the Open Meetings Act is available for public reference on the counter at the side of the Board Room.

Chairperson Hove briefed the Board on Agenda Item #1 - Approve Minutes of the October 23, 2025, Regular Board Meeting. Motion made by Stokes and seconded by Olsson to Approve Minutes of the October 23, 2025, Regular Board Meeting. On roll call vote, Aye: Hove, Olsson, Emlich, Stokes; Nays: None

Chairperson Hove briefed the Board on Agenda Item #2 - Approve Minutes of the October 31, 2025, Emergency Board Meeting. Motion made by Stokes and seconded by Behmer Popp to Approve Minutes of the October 31, 2025, Emergency Board Meeting. On roll call vote, Aye: Hove, Olsson, Emlich, Stokes; Nays: None

Chairperson Hove asked for public comments: Chris Linder of Forvis Mazars talked about the FY 2024-2025 audit in process.

Chairperson Hove asked for an Air Service Report. Mr. Strickland from CMT presented current market activity and future forecasting.

Ms. Winkelmann briefed the Board on Agenda Item #5 - Approve Commercial Net Building and Ground Lease with Duncan Aviation for Bldg. 5604. Motion made by Stokes and seconded by Emlich to Approve Commercial Net Building and Ground Lease with Duncan Aviation for Bldg. 5604. On roll call vote, Aye: Hove, Olsson, Emlich, Stokes; Nays: None

Ms. Winkelmann briefed the Board on Agenda Item #6 - Approve Commercial Net Building and Ground Lease with Duncan Aviation for Bldg. 5610. Motion made by Stokes and seconded by

Olsson to Approve Commercial Net Building and Ground Lease with Duncan Aviation for Bldg. 5610. Discussion followed. On roll call vote, Aye: Hove, Olsson, Emlich, Stokes; Nays: None

Ms. Winkelmann briefed the Board on Agenda Item #7 - Approve Lease Agreement with the Nebraska Department of Administrative Services, State Building Division as Lessee and Nebraska State Fire Marshal as Tenant Agency for Bunker 2738. Motion made by Stokes and seconded by Olsson to Approve Lease Agreement with the Nebraska Department of Administrative Services, State Building Division as Lessee and Nebraska State Fire Marshal as Tenant Agency for Bunker 2738. On roll call vote, Aye: Hove, Olsson, Emlich, Stokes; Nays: None

Mr. Lay briefed the Board on Agenda Item #8 - Adopt Resolution No. 770 Authorizing the Chairperson and Executive Director to Approve Certain Amendments, Change Orders, Construction Change Directives, and Written Orders for Changes in Contracts Specifically Relating to Project LNK 68-69 (Runway 18/36 Reconstruction. Motion made by Stokes and seconded by Olsson to Adopt Resolution No. 770 Authorizing the Chairperson and Executive Director to Approve Certain Amendments, Change Orders, Construction Change Directives, and Written Orders for Changes in Contracts Specifically Relating to Project LNK 68-69 (Runway 18/36 Reconstruction. On roll call vote, Aye: Hove, Olsson, Emlich, Stokes; Nays: None

Mr. Hove briefed the Board on Agenda Item #9 - Approve Resolution 771 Approving the Appointment and Employment of the Executive Director of the Airport Authority of the City of Lincoln, Nebraska. Motion made by Stokes and seconded by Emlich to Approve Resolution 771 Approving the Appointment and Employment of the Executive Director of the Airport Authority of the City of Lincoln, Nebraska. On roll call vote, Aye: Hove, Olsson, Emlich, Stokes; Nays: None. Mr. Dudas was on Zoom at the time of the vote and introduced himself.

Ms. Winkelmann briefed the Board on Agenda Item #10 - Approve Resolution 772 Selecting Omnify as the Provider of FSA Services to the Lincoln Airport Authority. Motion made by Stokes and seconded by Olson to Approve Resolution 772 Selecting Omnify as the Provider of FSA Services to the Lincoln Airport Authority. On roll call vote, Aye: Hove, Olsson, Emlich, Stokes; Nays: None

Chairperson Hove asked for any comments on Agenda Item #11 - Board Committee/Board Member Reports (Standing Regular Agenda Item). Committees reported current and future activities to the Board.

Ms. Winkelmann presented the Treasurer's report. Motion made by Stokes and seconded by Olsson to Accept the Report as Presented. On roll call vote, Aye: Hove, Olsson, Emlich, Stokes; Nays: None

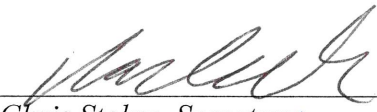
Mr. Lay briefed the Board on current and future Airport projects.

Mr. Griffin briefed the Board on Operations activities at the Airport.

Mr. Selig made comments regarding his time as Interim Director at the Airport Authority.

Chairperson Hove asked for a motion to adjourn the Regular Meeting. Motion made by Olsson and seconded by Emlich that the Regular Meeting be adjourned. On roll call vote, Aye: Hove, Emlich, Olsson, Stokes; Nays: None. Meeting was adjourned at 12:36 p.m.

Respectfully submitted,



Chris Stokes, Secretary
Vanessa Emlich, Asst. Secretary