

AIRPORT AUTHORITY CITY OF LINCOLN

Meeting Tuesday, September 28, 2023

The regular Board Meeting was held in person, in Lincoln, Nebraska at 3401 West Luke (the Airport Authority's Operations building). Notice was given in the Journal-Star on Thursday, September 21, 2023. Board Members present at the start of the meeting at 11:33 a.m.: John Olsson, Nicki Behmer-Popp, Chris Hove and Vanessa Emlich. Also present were:

<i>David Haring, LAA</i>	<i>Brianna Davis, LAA</i>
<i>Bob McNally, LAA</i>	<i>Bill Kutilek, LAA Legal Counsel</i>
<i>Chad Lay, LAA</i>	<i>Jeremy Borrell, NDOT</i>
<i>Jeri Winkelmann, LAA</i>	<i>Troy Hyberger, Duncan Aviation</i>
<i>Rachel Barth, LAA</i>	<i>Sean Nave, Atlantic Aviation</i>
<i>Mona Beck, LAA</i>	<i>Dylan Smith, sp+</i>
<i>Steve Thompson, LAA</i>	<i>Pat Sangimino, Lincoln Journal Star</i>
<i>Dan Green, LAA</i>	<i>Roy Burgess, Public</i>
<i>Stephanie Ratterree, LAA</i>	

Chairman Olsson called the meeting to order at 11:33 a.m. and stated a copy of the Open Meetings Act is available for public reference at the back of the Board Room.

Chairman Olsson introduced and read the swearing in oath for Ms. Vanessa Emlich as a new Airport Authority Board of Directors Member.

Chairman Olsson asked for a motion to Approve Committee Assignments:

FY 2024 Facility/Strategy Committee

Chair: John Olsson

Member: Chris Stokes

FY 2024 Air Service Committee

Chair: Nicki Behmer-Popp

Member: Vanessa Emlich

FY 2024 Finance/Governance Committee

Chair: John Olsson (until Final FY 25 Budget Approval)

Member: Chris Hove (until Final FY 25 Budget Approval)

FY 2024 Marketing Committee

Chair: Nicki Behmer-Popp

Member: Chris Hove

It was moved by Hove and seconded by Stokes to Approve Committee Assignments as stated above. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Chairman Olsson asked for a motion to Approve the Minutes of the August 2023 Regular Meeting. It was moved by Behmer-Popp and seconded by Hove to Approve the Minutes of the August 2023 Regular Meeting. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes; Nays: None. Abstain: Emlich

Chairman Olsson asked for public comments: Roy Burgess welcomed Ms. Emlich to the Board.

Chairman Olsson asked for a report from the Air Service Committee. Mr. Haring stated passenger activity during the 3rd quarter of 2023 continued at levels similar to what would be expected at this time of year. United's passenger enplanements were up by 3,651 passengers (54%) over August 2022. Red Way's final month saw them enplane 2,406 people. Total air carrier enplanements were up 6,057 passengers (89%) when compared to 2022 and down approximately 7% when compared to 2019. United's capacity showed a significant 51% increase over 2022, placing it well ahead (+22%) of United's capacity at the same time in 2019. Fares in August were significantly worse than prior months as the report shows that only 36% of fares on United were within \$100 of Omaha. Load factors in July showed mixed results. Denver had the highest load factor at 83% while Minneapolis was the lowest at 22%. Load factor for all markets was 67%.

Mr. Haring briefed the Board on Agenda Item #6 – Approve Amendment No. 1 to the Commercial Net Building and Ground Lease for Building No. 5306 with the State of Nebraska on Behalf of the Nebraska State Patrol. Motion made by Stokes and seconded by Behmer-Popp to Approve Amendment No. 1 to the Commercial Net Building and Ground Lease for Building No. 5306 with the State of Nebraska on Behalf of the Nebraska State Patrol. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Haring briefed the Board on Agenda Item #7 – Approve Amendment No. 2 to the Commercial Net Building and Ground Lease for Building No. 865 with the State of Nebraska on Behalf of the Nebraska State Patrol. Motion made by Hove and seconded by Behmer-Popp to Approve Amendment No. 2 to the Commercial Net Building and Ground Lease for Building No. 865 with the State of Nebraska on Behalf of the Nebraska State Patrol. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Haring briefed the Board on Agenda Item #8 – Approve Addendum No. 4 to Fixed Base Operator Lease Agreement with LNK NE Holdings, LLC d/b/a Atlantic Aviation. Motion made by Stokes and seconded by Hove to Approve Addendum No. 4 to Fixed Base Operator Lease Agreement with LNK NE Holdings, LLC d/b/a Atlantic Aviation. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Haring briefed the Board on Agenda Item #9 – Approve Commercial Net Building & Ground Lease for the Board of Regents of the University of Nebraska for Land to Support Their Tower Operations. Motion made by Behmer-Popp and seconded by Emlich to Approve Commercial Net Building & Ground Lease for the Board of Regents of the University of Nebraska for Land to Support Their Tower Operations. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Lay briefed the Board on Agenda Item #10 – Approve Change Order #2, Supplemental Agreement #3 and Change Order #4 to the MTZ Construction Contract for the Terminal Loop Road Project (W. Adams St.) in the combined amount of \$57,112.91. Motion made by Hove and seconded by Behmer-Popp to Approve Change Order #2, Supplemental Agreement #3 and Change Order #4 to the MTZ Construction

Contract for the Terminal Loop Road Project (W. Adams St.) in the combined amount of \$57,112.91. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Lay briefed the Board on Agenda Item #11 – Adopt Resolution No. 739 – Waiving of Bidding Requirements for Work Needed to Demolish Building 2098 as is Necessary for the Timpte Development and Authorizing the Executive Director to Execute Contracts for the Same. Motion made by Hove and seconded by Behmer-Popp to Adopt Resolution No. 739 – Waiving of Bidding Requirements for Work Needed to Demolish Building 2098 as is Necessary for the Timpte Development and Authorizing the Executive Director to Execute Contracts for the Same. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Chairman Olsson asked for any comments on Agenda Item #12 – Board Committee/Board Member Reports (Standing Regular Agenda Item). Mr. Haring discussed the development of the agenda for the upcoming Board Retreat on November 1.

Ms. Winkelmann presented the Treasurer's report and asked that the Board approve writing off bad debt for a defaulted lease agreement. Motion made by Hove and seconded by Emlich to approve writing off bad debt for a defaulted lease agreement. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Haring updated the Board on Airport Business Discussion Item: LAA property disposition, gave a brief history of past decisions and thoughts and asked for comments from the current Board regarding same.

Mr. Lay updated the Board on the Strategic Plans and Terminal Renovation Project.

Ms. Barth updated the Board on Communications and Customer Engagement.


Chairman Olsson asked for a motion to go in to a Closed Session to discuss Personnel Matters. Motion made by Behmer-Popp and seconded by Hove to go in to a Closed (Executive) Session to discuss Personnel Matters. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None. Board went in to Closed Session at 12:42 p.m. and engaged in a discussion regarding Personnel Matters including Performance of Senior Staff.

Chairman Olsson left the Closed Session at 1:11 p.m.

Assistant Chairman Behmer-Popp asked for a motion to come out of Closed Session. Motion made by Stokes and seconded by Hove to come out of Closed Session. On roll call vote, Aye: Behmer-Popp, Hove, Stokes, Emlich; Nays: None. Board came out of Closed Session at 1:27 p.m.

Assistant Chairman Behmer-Popp asked for a motion to adjourn the meeting and it was moved by Hove and seconded by Emlich that the meeting be adjourned. On roll call vote, Aye: Behmer-Popp, Hove, Stokes, Emlich; Nays: None. Meeting was adjourned at 1:29 p.m.

Respectfully submitted,


Chris Hove, Secretary