

AIRPORT AUTHORITY CITY OF LINCOLN

Meeting Thursday, January 25, 2024

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, January 18, 2024. Board Members present at the start of the meeting at 11:30 a.m.: John Olsson, Nicki Behmer-Popp, Chris Hove, Vanessa Emlich and Chris Stokes. Also present were:

<i>David Haring, LAA</i>	<i>Matt Olberding, Lincoln Journal Star</i>
<i>Bob McNally, LAA</i>	<i>Katie Bohlmeier, Lincoln Chamber of Commerce</i>
<i>Chad Lay, LAA</i>	<i>Megan McGuffey, Family Service Assn. of Lincoln</i>
<i>Rachel Barth, LAA</i>	<i>Troy Hyberger, Duncan</i>
<i>Jeri Winkelmann, LAA</i>	<i>Sean Nave, Atlantic</i>
<i>Mona Beck, LAA</i>	<i>Tony Dirks, Benesch</i>
<i>Steve Thompson, LAA</i>	<i>Mike Losee, Firespring</i>
<i>Stephanie Ratterree, LAA</i>	<i>Nick Cusick, Public</i>
<i>Bill Kutilek, LAA Legal Counsel</i>	<i>Steve Glenn, Executive Travel</i>

Chairman Olsson called the meeting to order at 11:30 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 asked for a motion to Approve the Minutes of the December 2023 Regular Meeting. It was moved by Stokes and seconded by Hove to Approve the Minutes of the December 2023 Regular Meeting. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes; Nays: None; Abstain: Emlich

Chairman Olsson asked for public comments: Megan McGuffey, Steve Glenn and Nick Cusick all spoke before the Board.

Chairman Olsson asked for a report from the Air Service Committee. Mr. Haring stated that while passenger activity to conclude the year was stable, Airport officials were recently informed by United of their intent to cease service to Houston, effective in May 2024. United's passenger enplanements were down by 169 passengers (-2%) over December 2022. Year to date, total enplanements were up 38,475 passengers (41%) when compared to 2022 and down approximately 20% when compared to 2019. United's capacity was down 8% when compared to December 2022 and down 1% vs. the same time in 2019. Fares in October were better than prior months when compared to Omaha, but still below the norm as only 56% of tracked fares on United were within \$100 of Omaha. Load factors in October were consistent and high across the board. Chicago had the highest load factor at 95% while Denver and Houston tied for the lowest at 92%. Load factor for all markets was 93%.

Mr. Haring briefed the Board on Agenda Item #4 – Assignment of Lease and Landlord Consent Between Community Crops, Family Service Association of Lincoln and the Airport Authority of the City of Lincoln, NE. Motion made by Hove and seconded by Stokes to Assignment of Lease and Landlord Consent Between Community Crops, Family Service Association of Lincoln and the Airport Authority of the City of Lincoln, NE. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Haring briefed the Board on Agenda Item #5 – Approve Amendment No. 1 to Commercial Ground Lease for Building 1580, Suite 2, with Daitron. Motion made by Behmer-Popp and seconded by Emlich to Approve Amendment No. 1 to Commercial Ground Lease for Building 1580, Suite 2, with Daitron. Discussion followed. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Haring briefed the Board on Agenda Item #6 – Approve Commercial Ground Lease with Sports Car Club of America Incorporated. Motion made by Behmer-Popp and seconded by Hove to Approve Commercial Ground Lease with Sports Car Club of America Incorporated. Discussion followed. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Haring briefed the Board on Agenda Item #7 – Approve Modification of Agreement with In-Ter-Space Services, Inc. d/b/a Clear Channel Airports. Motion made by Hove and seconded by Behmer-Popp to Approve Modification of Agreement with In-Ter-Space Services, Inc. d/b/a Clear Channel Airports. Discussion followed. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Ms. Barth briefed the Board on Agenda Item #8 – Approve 2023-24 Marketing Agreement with Firespring, Inc. Motion made by Hove and seconded by Behmer-Popp to Approve 2023-24 Marketing Agreement with Firespring, Inc. Discussion followed. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Lay briefed the Board on Agenda Item #9 – Approve Resolution 742 to Authorize the Board Chair to Execute a Reimbursable Agreement with FAA NAVAIDS Group for Work Related to the Runway 18/36 Project with Not-to-Exceed Cost of \$150,000. Motion made by Stokes and seconded by Hove to Approve Resolution 742 to Authorize the Board Chair to Execute a Reimbursable Agreement with FAA NAVAIDS Group for Work Related to the Runway 18/36 Project with Not-to-Exceed Cost of \$150,000. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Lay briefed the Board on Agenda Item #10 – Approve Resolution 743 to Authorize the Board Chair to Execute Amendment No. 3 to the Benesch Engineering Agreement for Design of the Runway 18/36 Reconstruction Project. Motion made by Hove and seconded by Behmer-Popp to Approve Resolution 743 to Authorize the Board Chair to Execute Amendment No. 3 to the Benesch Engineering Agreement for Design of the Runway 18/36 Reconstruction Project Pending FAA Approval. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Lay briefed the Board on Agenda Item #11 – Approve Resolution 744 to Authorize the Board Chair to Execute the Facilities Sustainment, Repair, Modernization Cooperative Agreement (FSRMCA) with the National Guard Bureau (NGB) to Fund Their Portion of the Runway 18/36 Project. Motion made by Behmer-Popp and seconded by Emlich to Approve Resolution 744 to Authorize the Board Chair to Execute the Facilities Sustainment, Repair, Modernization Cooperative Agreement (FSRMCA) with the National Guard Bureau (NGB) to Fund Their Portion of the Runway 18/36 Project Once Finalized, Upon Concurrence with Legal Counsel, Executive Director and Board Chairman. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Lay briefed the Board on Agenda Item #12 – Approve Resolution 745 to Authorize the Board Chair to Apply for and Accept an Offer of a Design-Only FAA BIL Grant for the Runway 18/36 Reconstruction Project #3-31-0050-067 in an Amount Not to Exceed \$1.5 Million Dollars. Motion made by Hove and seconded by Behmer-Popp to Approve Resolution 745 to Authorize the Board Chair to Apply for and Accept an Offer of a Design-Only FAA BIL Grant for the Runway 18/36 Reconstruction Project #3-31-0050-067 in an Amount Not to Exceed \$1.5 Million Dollars. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Lay briefed the Board on Agenda Item #13 – Approve HVAC Cooling Towers AIP #3-31-0050-066 Change Order No. 3. Motion made by Hove and seconded by Stokes to Approve HVAC Cooling Towers

AIP #3-31-0050-066 Change Order No. 3. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Lay briefed the Board on Agenda Item #14 – Approve Change Order No. 009 to the Terminal Project TA-22-04 to Add a Split Cooling System to IT Closet 121. Mr. Lay stated that the “IT Closet” was actually numbered 227, not 121. Motion made by Stokes and seconded by Emlich to Approve Change Order No. 009 to the Terminal Project TA-22-04 to Add a Split Cooling System to IT Closet 227. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. McNally briefed the Board on Agenda Item #15 – Award Bid to Perform Asbestos Removal in Building 2360 to ABC Abatement Company in the Amount of \$21,012.00. Motion made by Hove and seconded by Stokes to Award Bid to Perform Asbestos Removal in Building 2360 to ABC Abatement Company in the Amount of \$21,012.00. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. McNally briefed the Board on Agenda Item #16 – Award Bid for Demolition of Building 2360 to Broken Arrow Excavating in the Amount of \$98,250.00. Motion made by Stokes and seconded by Emlich to Award Bid for Demolition of Building 2360 to Broken Arrow Excavating in the Amount of \$98,250.00. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Mr. Stokes briefed the Board on Agenda Item #17 – Approve Contract with Leadership Resources. Motion made by Stokes and seconded by Behmer-Popp to Approve Contract with Leadership Resources. On roll call vote, Aye: Stokes; Nays: Olsson, Emlich, Hove; Abstain: Behmer-Popp. Motion carried, vote failed.

In follow-up discussion, the decision was made to send out an RFQ for a strategic planning proposals.

Chairman Olsson asked for any comments on Agenda Item #18 – Board Committee/Board Member Reports (Standing Regular Agenda Item). Mr. Olsson made comments regarding governance and Mr. Hove made comments regarding finance.

The Treasurer’s report was accepted as presented by Ms. Winkelmann. Mr. Haring presented an “Administrative Delegation Approvals” log created to inform the Board of agreements that were signed under the Executive Director’s Delegation. These are actions that have not been seen by the Board, have an expense or a revenue, and are for any actionable items that take place in-between Board meetings. The log will re-set each month after the prior months Log has been presented.

Mr. Haring did not present any Airport Business Discussion Items.

Mr. Lay updated the Board on the Master Plan.

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

Chairman Olsson asked for a motion to go in to closed session to discuss senior staff performance and discuss pending litigation and legal matters with Counsel. Mr. Haring and Mr. Kutilek were asked to stay for the session. Motion made by Hove and seconded by Stokes to go in to closed session to discuss senior staff performance and discuss pending litigation and legal matters with Counsel. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes, Emlich; Nays: None.

Meeting went in to Closed Session at 1:57 pm.

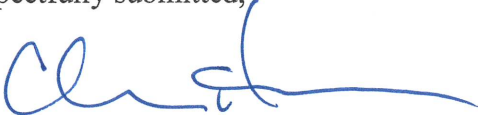
Mr. Haring departed the Closed Session at 2:18 p.m.

Ms. Emlich departed the Closed Session at 2:30 p.m.

Chairman Olsson asked for a motion to come out of the Closed Session. It was moved by Hove and seconded by Stokes that the Board come out of the Closed Session. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes; Nays: None. Closed Session was adjourned at 2:48 p.m.

Chairman Olson asked for a motion to adjourn the regular meeting. Motion made by Hove and seconded by Stokes that the meeting be adjourned. On roll call vote, Aye: Olsson, Behmer-Popp, Hove, Stokes; Nays: None. Meeting was adjourned at 2:49 p.m.

Respectfully submitted,



Chris Hove, Secretary