

Blair Airport Authority Regular Meeting
Tuesday, September 15, 2026

Agenda Item #1 – The Blair Airport Authority met in regular session in the City Council Chambers on Tuesday, September 15, 2026, at 7:00 PM and was called to order by Vice Chairman Rump.

The Chairman publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held. Notice of the meeting was given in advance thereof by publication in the Washington County Enterprise as shown by the affidavit of publication filed in the City Clerk's office. Notice of the meeting was simultaneously given to the members of the Blair Airport Authority and the agenda is filed in the City Clerk's office. Availability of the agenda in the advance notice and in the notice to the Blair Airport Authority of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Agenda Item #2 – Pledge of Allegiance.

Agenda Item #3 – Roll call of members – The following were present: Wes Baedke, Dan Hunt, Faye Jones, and Marty Rump. Absent: Dave Johnson. Also present were Deputy City Administrator Barrow, Interim Airport Manager Corey, and Heather Olson with Olsson Engineering.

Agenda Item #4 – Approval of minutes from August 18, 2026, Budget and Regular meetings – Motion by Dan Hunt, second by Faye Jones to approve the minutes from the August 18, 2026, Budget and Regular meetings. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Absent, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Vice Chairman Rump declared the motion carried.

Agenda Item #5 – Financial Reports for August 2026 – Board member Rump stated the presented financial report covered month eleven of the 12 months of the fiscal year and no major issues were identified with claims, which were largely related to ongoing capital construction for the county road relocation and runway work. The budget report was reviewed to assess how closely actual revenues and expenses tracked against budget targets. A notable issue was raised regarding property tax revenue disbursements from Washington County. The county had been collecting taxes but not distributing them to the Airport Authority for an extended period. After staff visited the County Treasurer, it was discovered the system was set to pull funds but not distribute them. A large makeup payment was received five to six months prior, and another large distribution was recently sent to both the airport and the city, expected to appear in the next report. The question was raised as to whether the city's outside auditor should have caught the discrepancy. It was suggested the county's own auditor should also have identified the issue. The error was considered resolved, but the Vice Chairman committed to continued monitoring. A recommendation was made to improve financial report formatting to better align with the budget structure. Specific examples included separating Omaha Police Department (OPD) hangar lease revenue from community hangar lease revenue, and distinguishing liability insurance from building insurance.

City staff noted that subcategories had already been entered into the new accounting system, and improved breakdowns were expected to be visible starting with the November meeting. A concern was raised about ensuring lump-sum lot lease payments are designated to the correct funds, as those funds are restricted for specific uses. Motion by Wes Baedke, second by Dan Hunt to approve the budget reports for August 2026. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Absent, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Vice Chairman Rump declared the motion carried.

Agenda Item #6 – Consider Resolution No. 2026-017 to allow the Fiscal Year 2026 Budget to increase the budget lid limit by an additional one percent (1%) from 2.5% to 3.5% - Board member Hunt introduced Resolution 2026-017 to increase the fiscal year 2026-2027 budget lid limit by an additional 1%, from 2.5% to 3.5%. The airport authority is permitted by state statute to levy 2.5% and may add an additional 1% with a 75% supermajority vote of the board. Key financial details presented: The airport has no new long-term debt solidified for FY2027, only interest payments on bond anticipation drawdown loans through RVR Bank with up to \$3 million available. The board chose to increase the non-debt levy by \$12,055 out of a possible \$30,354 increase, preserving room for FY2028 when principal and interest on long-term debt will be paid. Restricted funds increased from \$62,754 to \$64,951. The board also allocated \$74,000 to a hangar construction fund within the budget. This resolution raises the lid only and does not directly increase taxes on Blair citizens; with a 9% property valuation increase in the area, most taxing entities are lowering their mill levy. The lid increase is not cumulative, and it resets to 2.5% plus the optional 1% each year. Motion by Wes Baedke, second by Dan Hunt to adopt Resolution No. 2026-017 as presented. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Absent, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Vice Chairman Rump declared the motion carried.

Agenda Item #7 – Consider Resolution No. 2026-22 to approve the Corporate Hangar Ground Lease Agreement – Board member Baedke introduced Resolution 2026-022 was to approve a new corporate hangar ground lease agreement template developed by staff. The lease was based on the recent Hangar D lease agreement, the airport's rules and regulations, minimum standards, recently adopted design standards, and discussions from June and July meetings. Key lease terms confirmed in the document: a \$5.50 per square foot upfront lot fee (must be paid before the lease takes effect and before construction can begin); a \$0.15 per square foot annual lease payment (first payment due upon issuance of notice to proceed); construction must comply with recently adopted design standards; lessee is responsible for ongoing maintenance including the private apron portion abutting taxi lanes; the airport retains authority to make emergency repairs and charge back costs to the leaseholder; lessee is responsible for survey staking, recording, and re-staking costs. This template can be updated for individual leases should the Board determine the need to make changes as new leases are requested. Motion by Dan Hunt, second by Faye Jones to adopt Resolution No. 2026-022 as presented. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Absent, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Vice Chairman Rump declared the motion carried.

Agenda Item #8 – Discussion and possible action to create and manage social media accounts specifically for the Blair Executive airport as a means to inform the airport community and also to promote the Blair Executive Airport – Interim Airport Manager Corey requested

approval to create airport-specific social media accounts on Facebook, X (Twitter), and Instagram, to be created and operated by Jake Dunn, Public Safety and Communications Coordinator for the City of Blair. Jake currently manages the City of Blair's social media pages, which grew from 90 followers to nearly 8,000 under his management. The purpose of the accounts would be to provide streamlined public notifications for aeronautical happenings, road and runway closures, snow events, construction updates, and promotional content. A key goal is to "humanize" the airport to counter negative public perception, as recommended at the Four States Airport Conference. Examples of humanizing content discussed included: organ transfer flights, a life flight helicopter that fueled at the airport and saved a life, Brookstone senior living facility residents taking stunt plane rides, and a visit by Miss USA from Nebraska. Regular posts such as weekly fuel/traffic statistics were also proposed. Board member Hunt noted he is the owner/moderator of an existing Facebook group called "Friends of KBTA" and offered to allow the airport page to join or cross-post to that group. Dunn suggested keeping an official airport profile separate from the community group but using the group for sharing closure notices. The city uses Archive Social software to log all posts and comments, including edits and deletions, providing legal protection. Managing negative comments on a government page requires a careful approach. Disabling or hiding comments selectively can raise concerns, so the general approach is to allow open commentary. Motion by Wes Baedke, second by Faye Jones to approving Jake Dunn, Public Safety & Communications Coordinator with the City of Blair to create and manage social media accounts specifically for the Blair Executive Airport. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Absent, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Vice Chairman Rump declared the motion carried.

Agenda Item #9 – Reports.

Skywerx – Interim Airport Manager Corey provided the maintenance report in the absence of Tim. Hangar stating construction of Hangar D is near completion, with only minor electrical issues remaining and tenants will move in shortly. An eyesore pile of dirt between hangars was noted as a cosmetic issue with no operational impact.

Maintenance – Interim Airport Manager Corey stated HVAC repairs at the OPD hangar were completed. The system was switched to abandon the fresh air intake to prevent humid air infiltration. During a subsequent heat spell with temperatures in the high 90s, no water infiltration was observed in previously affected areas. Approximately 10–12 ceiling panels need replaced but they are sold in packs of four at approximately \$90 per pack. Staff are exploring options including repainting or using paint with a kills-stain blocker before purchasing new panels. The OPD lease expires in 2027. Asbestos inspection at the rental property on County Road P38A found approximately 400 square feet of asbestos in the tile. Abatement was completed and a clearance certificate was expected within days of the meeting. Once received, the property will be ready for a controlled burn training exercise with Blair Fire Department and Fort Calhoun Fire Department, followed by demolition. A new bid from Henton will be needed as the previous bid is over a year old but burning first is expected to reduce demolition costs. OPD also requested permission to use the property for drone training exercises among the approximately 30 trees on the site. The rotating beacon was repaired by Dick's Electric. Repairs to T4 hangar damage were completed by DH Pace. The tenant responsible for the damage has been informed of the forthcoming invoice. The airport will pay DH Pace directly and invoice the tenant for the exact amount to recoup costs. OPD

has expressed interest in relocating to a larger space at the airport, as their government supports the need for more space. Corey noted that OPD is a high fuel purchaser at the airport, making them a valuable tenant. A likely scenario is a lease extension until a new space can be arranged. Options discussed include requesting a hangar lease loan from the state. OPD has mentioned their training facility at Rainwood off Highway 133 as a potential alternative relocation site if an agreement cannot be reached. Corey recommended beginning formal discussions this winter as construction activity slows.

Construction Update – Runway and County Road Relocation – Heather Olson with Olssen provided a detailed construction update with drone photos taken August 28th. Significant grading progress has been made alongside the runway and into the turf area up to the established construction limit line. Work within the runway safety zone is restricted to the 7am–7pm closure window. A planned three-day full closure for work at the runway end was cancelled due to rain. The contractor agreed to complete that work within the daily 7am–7pm window. OPPD power cutover is scheduled for this week enabling removal of utility poles along the old County Road 35 alignment. This will allow the contractor to excavate through previously restricted areas, establishing proper drainage channels and reducing ponding on site. Fastwyre underground work is complete, and Cox Communications is expected to complete their work in the next week. Once utilities are cleared, drainage from the old County Road 35 alignment will connect around the runway end and flow toward the airport. County Road 35 has gravel installed and is ready to open, pending fence installation, erosion control completion, and Cox Communications finishing their work. Vandalism damage to the road surface was noted and partially repaired. Mrs. Rhem's new driveway access to County Road 35/38 was completed the prior week. The sanitary sewer project is awaiting Henton's return to install final castings and complete grading but was delayed by 4 inches of rain over two days. Once complete, final payments to CVS and Henton can be processed and the south expansion area grant with the state can be closed out.

Fuel Flowage and Traffic Report – Interim Airport Manager Corey noted that collective monthly fuel flowage fees remain approximately \$3,000, consistent with normal summer levels. He expressed that the 7am–7pm runway closure has had less impact on fuel flow than anticipated, which he found encouraging.

Interim Airport Manager Report – Corey reported that he and Aaron Barrow attended the Four States Airport Conference Report. He also reported that he spoke with Jeremy Burrell of NDOT Aeronautics and his assistant at the conference regarding new grant management software called Black Cat. The system is described as a portal where projects, invoices, approval statuses, and fund disbursements can be tracked in one place. A webinar training course is scheduled for September 21st/22nd, after which participants will receive portal access and firsthand learning support, with one-on-one assistance available. Corey, Barrow and Scott plan to visit NDOT's new office to review the full financial process for ongoing projects, particularly regarding bond payments. The NDOT Aeronautics Commission meeting is scheduled for October 16th in Kearney. Corey and Barrow will attend to request state grant funding for the Southeast corporate hangar expansion area and a water main line. Olson Engineering will have a representative present to support the presentation. NDOT representatives at the Four States Conference expressed enthusiasm for Blair's progress and encouraged the airport to request as much funding as possible. If sufficient funding is secured for another taxiway finger, up to eight hangars could potentially be

under construction simultaneously. Board members were invited to attend. The hangar survey previously sent by NDOT was clarified to be for data collection to support their hangar loan program, specifically to identify regional demand and avoid funding duplicate hangar projects across nearby airports. An FAA training event is scheduled for Thursday at 7pm at the airport.

Agenda Item #10 – Motion by Wes Baedke, second by Faye Jones to adjourn the meeting at 8:03 pm. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Absent, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Vice Chairman Rump declared the motion carried.

Wes Baedke, Secretary

Brenda Wheeler, Recording Secretary