

Blair Airport Authority Special Meeting  
Tuesday, June 2, 2026

Agenda Item #1 – The Blair Airport Authority met in regular session in the City Council Chambers on Tuesday, June 2, 2026, at 7:00 PM and called to order by Chairman Johnson.

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 was communicated 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 City Administrator Green, Deputy City Administrator Barrow, Assistant Airport Manager Corey, and Heather Olson with Olsson Engineering.

Agenda Item #4 – Approval of minutes from the May 19, 2026, meeting – Motion by Dan Hunt, second by Wes Baedke to approve the minutes of the May 19, 2026, meeting as presented. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Abstain (With Conflict), Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 1, Abstain (With Conflict): 1. Chairman Johnson declared the motion carried.

City Administrator Green stated the primary purpose of the meeting was to discuss and act on establishing a site reservation process and setting a reservation fee for future hangar development in accordance with the Airport Layout Plan. The meeting will be conducted in a workshop format to allow members to collaboratively develop the process. Green presented a map prepared by Olson depicting current and future hangar lot designations, utilizing lettered identifiers such as Q, R, S, and U to avoid confusion with existing hangars. He noted the discussion will be focused on the priority hangar lots located in the south corporate hangar area, with acknowledgment that additional expansion would be considered as infrastructure and funding would become available.

Agenda Item #5 – Discussion and possible action to establish a site reservation process and reservation fee for future hangar development in accordance with the existing Airport Layout Plan (ALP) – Discussion then turned to the reservation process, which will be administered through the City of Blair website under the Blair Executive Airport section. Applications will be made available as fillable PDFs and must be submitted with a check for the reservation deposit, as online payment options will not be utilized. The process will clearly state that reservations are for the right to construct a hangar rather than for an existing structure. Staff will verify submissions prior to confirming reservations. Communication regarding reservation opportunities will occur via the city website, social media, and email notifications to interested parties. The board established a

refundable reservation deposit of \$5,000, which will be applied toward the lot fee if construction begins within one year after issuance of a formal Notice to Proceed. If construction does not begin within that timeframe, the deposit will be forfeited. It was clarified that the one-year construction period will not begin until all necessary infrastructure is completed and the Notice to Proceed is issued. The reservation window for the initial lots will open on June 22, 2026, remain open for at least five days, and continue until all designated lots have approved reservations. Applications will be reviewed in the order received but evaluated based on established criteria rather than strictly first-come, first-served, and a special meeting may be scheduled if necessary to review applications. The Authority discussed and adopted evaluation criteria to guide selection of applicants, including hangar size, type of aircraft, intended use, estimated operations, proposed construction timeline, prior demonstrated commitment to the airport, and general applicant interest. Decisions will be based on the highest and best use of airport property, and the Authority retains the right to reject any or all applications. The criteria will be made publicly available to ensure transparency. The board also emphasized the importance of adopting design standards prior to opening the reservation process and agreed to place formal approval of those standards on the agenda for the June 16 meeting. Motion by Marty Rump, second by Dan Hunt to approve a \$5000 Refundable Deposit that can be applied to the lot fee if construction is started within one year from the date of the notice to proceed and retained by the Authority if lessee has not followed the requirements including starting construction within one year. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried. Motion by Wes Baedke, second by Marty Rump to allow a time frame of a minimum of five days beginning June 22, 2026, and ending when lots Q, R, S and U have approved reservations. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried. Motion by Marty Rump, second by Wes Baedke to approve criteria to include the size of hangar, type of aircraft, type of use, estimated number of operations per year, proposed start date of construction, consideration will be given to those that submitted letters of justification, general comments describing why they would like to be located at the BTA and Authority will make a decision based on highest and best use. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda Item #6 – Discussion and possible action to establish new hangar lot fees and lease rates – City Administrator led discussion regarding lot fees stating the intent of the lot fees is to cover infrastructure and operational costs while the lease fee covers ongoing airport operations. The Authority reserves the right to adjust fees for future quads based on construction costs and grant funding availability. Discussion was held regarding tracking these funds separately to ensure they are used for their intended purpose of supporting infrastructure. These rates apply to the designated hangars of Q, R, S and U and were determined based on market comparisons. Motion by Marty Rump, second by Dan Hunt to approve a lease rate of \$0.15 per square foot annually based on a 25-year lease with two five-year renewal options. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried. Motion by Marty Rump, second by Wes Baedke to approve lot fee of \$5.50 per square foot based on lot size. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave

Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda Item #7 – Adjournment – Motion by Marty Rump, second by Wes Baedke to adjourn the meeting 6:49 p.m. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Wes Baedke, Secretary

Brenda Wheeler, Recording Secretary