

**Sioux Falls Regional Airport Authority
Board Meeting Minutes**

April 22, 2026

Members Present: Blake Curd, John Taylor, Dan Statema, Eric Ellefson, and Kent Cutler

Staff Present: Dan Letellier, Richard King, and Kristin Elgersma

Guests Present: Hillary Christopher – Sterns Co, Brad Greguson – Standard Parking, Tom Hurlbert – CO-OP Architects, Aaron Werner – Pro Aviation, Elizabeth Hurtwitz – Davenport Evans

Ayes and nays were taken on all motions, and all motions were passed unanimously unless otherwise noted.

Chairman Curd called the meeting to order at 11:00 am.

1. **Minutes-** Dan Statema moved and John Taylor seconded a motion to approve the minutes of March 25, 2026. Motion Carried.
2. **Bills for Approval-** Eric Ellefson moved and John Taylor seconded approval of the bills as presented. Motion carried.
3. **Consent Agenda-** Report on Consent Agenda items by the Executive Director. Eric Ellefson moved and Kent Cutler seconded the motion to approve the Consent Agenda as presented by the Executive Director. John Taylor abstained from the discussion and approval of the consent agenda. Motion carried.
 - A. Change Order PCCO 1.5 for a credit to the concourse expansion project under GMP#1 – (\$88 761.00)
 - B. Change Order PCCO 2.2 for addition to the concourse expansion project under GMP #2 - \$35,679.00.
 - C. Purchase of replacement fuel pumps for airfield maintenance from Pump and Meter Services. - \$51,615.28.
 - D. Purchase of airfield mower from Land Pride - \$29,736.40.
 - E. Hangar Development lease agreement with John Taylor for new hangar construction.
 - F. Ground lease amendment with John Taylor for a property boundary adjustment to existing lease.
 - G. Amendment #1 with KLJ Engineers' task order to provide CA/CO services for Rwy 15/33 RSA Project - \$28,096.09.
 - H. Lease agreement with Waylon Korklow dba Saratoga Aviation, LLC for airport T-Hangar #1-2.

- I. Ground Lease agreement with the Sioux Falls Airshow for space to construct a storage unit for air show supplies.

4. Report by Executive Director-

- A. Passenger Traffic – March 2026– Passenger enplanements reached a March record of 68,475, a 2.7% increase from 2025 and the second busiest for any month. Total passenger traffic rose to 140,752 for the month. Year to date, enplanements are outpacing 2025 by 3.1%. Available seats also increased by 12%, supporting the overall growth in traffic. Parking revenue set an all-time monthly record of over \$1.2m. Parking revenue, Food/beverage, car rental, hotel and gift shop all saw an increase.
- B. Construction Project Update –
 - a. Terminal Apron Expansion – Construction has begun for phase 2 of 6 for the terminal apron expansion. Contractor bringing in subbase for phase 2 with the plan to begin paving by the end of April. Topsoil removal for phase 3 is also ongoing.
 - b. Concourse Construction – Work continues in section K (new gate seating area) with precast columns and floors. Structural steel is going in next week. The floor has been poured in the main hallway and restroom areas. The temp walls are also being installed in the concourse and will be in place until ABI1 is completed. Bids are out for bid package #5 which includes foundations and footings for ABI #3 which is the additional gate area. Current estimated completion of the base build is summer of 2027.

5. Old Business –

- A. Update on Minnesota Ave development by Stern Company – Hillary Christopher - Hillary Christopher with Stern Company was on hand to provide an update on the development options along Minnesota Ave/Hangar St. They have developed several layouts for a future animal shelter/Pet Hotel which would cater to travelers flying in/out of FSD. Several configurations were presented for a building/outdoor play area and parking. Several Commissioners voiced concerns about the loud aircraft noise nearby and airport noise in general and those impacts on the pets staying there. They also stated concern if this was the best use of this property. Director Letellier will work with Stern Company on other potential sites that might be a better location and quantify the pros/cons of this business vs. others that might be located in this area. Follow up with the Board in the next two months.
- B. Change Order #1.6 -Use of Construction Contingency Allowance Adjustment #PCO-C-002 for the concourse expansion project - \$0 - This item is a request by Weitz/Journey to utilize construction contingency allowance under GMP#1 to offset the change in bid price for pre-cast concrete framing totaling #332,670.90. When GMP #1 was developed, W/J utilized the cost submitted by Gage Brothers. Prior to awarding, W/J elected to reject their bid due to concern about their financial capacity and ability to meet the construction schedule required. W/J did use the Gage

Brothers bid price to develop the GMP total but rebid this scope of work and ultimately selected Taracon whose price was \$400k higher. Eric Ellefson moved and John Taylor seconded a motion to approve Change Order #1.6 at \$0, allocating Construction contingency in the amount of \$332,670.90. Motion Carried.

6. New Business-

- A. Establish the Pro Flight Academy – Flight Training Program – Aaron Werner, Pro Aviation -.** Aaron Werner, owner of Pro Aviation has taken over the lease of the old alert hangars on the northwest side of the airfield (formally rented by Satnan Avionics) as well as the office building previously rented by Mr. Satnan. Mr. Werner would like to establish a flight school and is asking the Board for permission to move forward. Aaron would comply with out Minimum Standards for a flight school utilizing the facilities rented from the airport and the number of aircraft planed for the school. Kent Culter moved and Eric Ellefson seconded a motion to approve establishment of Pro Flight Academy. John Taylor abstained due to conflict of interest. Motion Carried.
- B. Conflict of Interest Disclosure Policy:** Director Letellier provided the Authority’s Conflict-Of-Interest Policy for the Board review. The Airport Authority is required to establish a policy and collect discloser statements from all commissioners and airport management on a regular basis to ensure compliance.

7. Open Segment – Time allotted for public comment

Dan Statema moved, and Kent Cutler seconded a motion to adjourn the meeting at 11:57 am.

Date

Secretary

Next Board Meeting: May 27, 2026 – 10:30 am