

Sioux Falls Regional Airport Authority
Board Meeting Minutes
July 22, 2026

Members Present: Dan Statema, Eric Ellefson, and Kent Cutler

Members Present via phone: Blake Curd

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

Guests Present: Tom Hurlbert and Cory Bleyenburgh – CO-OP Architects, Christi Sunde – Standard Parking, Nate Synder – The Weitz Company, Jesse Davey -The Journey Group, Tom Schauer and Jon Scraper – Mead and Hunt

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

Vice Chairman Statema called the meeting to order at 11:01 am.

1. **Minutes-** Eric Ellefson moved and Kent Cutler seconded a motion to approve the minutes of June 24, 2026. Motion Carried.
2. **Bills for Approval-** Kent Cutler moved and Eric Ellefson seconded approval of the bills as presented. Motion carried.
3. **Consent Agenda-** Report on Consent Agenda items by Director Letellier. Kent Cutler moved and Eric Ellefson seconded the motion to approve the Consent Agenda as presented by the Executive Director.
 - A. Accept Federal Airport Infrastructure Grant #3-46-0050-70-2026 in the amount of \$4,204,258.
 - B. Approve SD DOT Financial Assistance Agreement #3-46-0050-70-026 to administer Federal AIG Grant.
 - C. Accept Federal Airport Improvement Grant # 3-46-0050-71-2026 in the amount of 42,797,443.
 - D. Approve SD DOT Financial Assistance Agreement # 3-46-0050-71-026 to administer Federal AIP Grant.
 - E. Accept Federal Airport Improvement Grant #3-46-0050-72-2026 in the amount of \$12,219,083.
 - F. Approve SD DOT Financial Assistance Agreement #3-46-0050-72-2026 to administer Federal AIP Grant.
 - G. Amendment to the CMAR Agreement with Weitz/Journey to identify and track allowances for GMPs 1-3.

- H. Change Order PCCO1.9 with Weitz/Journey for changes to the concourse expansion project under GMP #1 - \$12,213.00
- I. Change Order PCCO 2.6 with Weitz/Journey for changes to concourse construction project under GMP#2 - \$131,972.00
- J. Change Order PCCO 3.3 with Weitz/Journey for changes to concourse construction project under GMP #3 – (\$171,571.00)

4. Report by Executive Director-

- A. Passenger Traffic – June 2026– Passenger enplanements were down slightly in June 0.6% vs the year prior totaling 62,951, only 400 passengers fewer than 2025. Total passenger traffic also reflected a slight decline to 129,011, a 0.2% decrease vs 2025. Year to date, enplanements are still slightly ahead of 2025 by 1.9%. Available seats increased by 0.6%, however increases in air fares has impacted travel demand. Parking revenue rose 4.9%, driven by higher long-term garage rate and a slight increase in car count of 0.37%. All concession revenues showed an increase for the month with the exception of food/beverage. Construction impacts on the kitchen reduced menu options for travelers.
- B. Construction Project Update –
 - a. Terminal Apron Expansion – Construction has transitioned into phase 4/5 which is the significantly larger area. Excavation of topsoil is ongoing followed by stormwater piping and backfill. These phases will run through October with the remaining phase 6 planned for next Spring. .
 - b. Concourse Construction – Work continues on exterior framing, metal siding, glass curtain wall installation and roofing. Interior work includes HVAC, plumbing, electrical, framing and drywall. With the award of the final GMP, construction costs for the building will come to \$70m. The terminal apron and other costs bring the total for the project to \$100m.

Blake Curd joined online at 11:18am

5. Old Business –

- A. Review development proposal from Stern Co. for a Pet Hotel along Minnesota Ave – Follow up discussion regarding the development of a Pet Hotel / Kennel along Minnesota Ave and Hangar Street. Several Commissioners continue to be concerned a Pet Hotel is the best use of this property. Eric Ellefson moved to pass on the development proposal for the land as they felt it wasn't the best use of space. Blake Curd seconded the motion. Motion Carried.

6. New Business –

- A. Amendment to CMAR Agreement with Weitz/Journey to add GMP#5 in the amount of \$19,694,412 - This amendment to the CMAR agreement incorporates Guaranteed Maximum Price (GMP) #5 to the contract. GMP 5 combines the various bid items

under bid package #6 for the construction of alternates 1, 2 and the balance of 3. Comparison of budgeted estimate and actual GMP:

Budget Estimate	GMP #5
\$25,169,103	\$19,694,412

The \$3m difference was a result of electrical and HVAC work that was included under GMP 1 and wasn't removed from ABI 1's construction estimate. Allowances for the GMP were included in the bid documents and included under the bid prices, so no allowances added to the final GMP figure. Blake Curd moved and Kent Cutler seconded a motion to approve the Amendment to the CMAR Agreement with Weitz/Journey for GMP#5 in the amount of \$19,69,412. Motion Carried.

- B. Award purchase of Airfield marking truck to EZ Liner for \$483,955. – Bids were opened on July 7th for proposals to provide a pavement marking truck to assist with the line painting on our runways and taxiways. Two bids were received from EZ Liner and MB Companies. The low bid belonged to EZ Liner in the amount of \$461,640. The bid package also provided three alternates which if approved would bring the total cost to \$483,955.00. The bid from MB Company totaled \$542,714 and the engineers' estimate was \$463,000. Dan Statema moved and Kent Cutler seconded a motion to approve the purchase of an airfield paint truck from EZ Liner in the amount of \$483,955. Motion Carried.
- C. Approve Airport Joint Use Agreement (AJUA) with the SD Air National Guard: An agreement has been reached with the SD Air National Guard on a new long-term Airport Joint Use Agreement. Director Letellier informed the Board that several sticking points involving environmental and coverage issues have been resolved. The new 10-year agreement provides the Air Guard with property for their base operations in exchange for providing the airport's aircraft rescue and firefighting coverage. Eric Ellefson moved and Dan Statema seconded a motion to approve the AJUA with SD Air National Guard. Motion Carried.
- D. Review draft Capital Improvement Plan Budget for 2027-2031: Director Letellier provided an initial Capital Improvement Plan update for 2027-2031. He also included an estimated cash balance forecast through 2031. The CIP includes numerous large-scale projects for consideration following the significant concourse expansion project that will conclude in 2028. Final adoption of the CIP will be requested at the August Board meeting. Below is a brief summary of major projects by year:

2027

Concourse Expansion – ABIs 1-3	\$23,030,644	Federal Funds
Existing Term. Apron Reconst.	\$ 8,500,000 (2028 const)	Part Federal Funds

2028

Rehab Cargo Aprons/Relocate Taxi -K	\$ 3,000,000	Federal Funds
Taxiway B5 relocate	\$ 2,000,000	Federal Funds

Reconstruct south Bravo taxiway	\$ 3,000,000	Airport Reserves
FIS Buildout for CBP	\$12,000,000	Airport Reserves
Renovate Existing Concourse	\$ 3,500,000	Federal/Airport Funds
Operations/Command Center	\$ 4,000,000	Airport Reserves
<u>2029</u>		
Aircraft Deicing Apron	\$ 9,000,000	Federal Funds
Canopy for rental car lot	\$ 4,000,000	CFC/Airport Funds
Mill/Overlay East GA Apron	\$ 3,000,000	Airport Reserves
<u>2030</u>		
Decommission Rwy 9/27	\$ 4,000,000	Federal Funds
John Orr Dr. Realignment	\$ 2,200,000	Airport Reserves
<u>2031</u>		
Const Rwy 15 Holding Bay	\$ 2,000,000	Federal Funds
Parking Garage Expansion	\$30,000,000	Airport Reserves

E. Open Segment – Time allotted for public comment

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

Date

Secretary

Next Board Meeting: August 26, 2026 – 11:00 am