Sioux Falls Regional Airport Authority
Board Meeting Minutes

June 24, 2026

Members Present: John Taylor, Eric Ellefson, and Blake Curd

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

Guests Present: Mitchell Walker – Mead & Hunt, Brady Brockel and Jake Braunagel – KLJ Engineers, Cory Bleyenburg – CO-OP Architects, Brad Greguson, Christi Sunde, and Tony Harms – Standard Parking, Hillary Christopher – Sterns Company, Nate Synder – The Weitz Company

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

Chairman Taylor called the meeting to order at 11:05 am.

1. **Minutes**- Blake Curd moved and Eric Ellefson seconded a motion to approve the minutes of May 26 and Special Session of June 12, 2026. Motion Carried.

2. **Bills for Approval**- Blake Curd moved and Eric Ellefson seconded approval of the bills as presented. Motion carried.

3. **Consent Agenda**- Report on Consent Agenda items by the Deputy Director. Eric Ellefson moved and Blake Curd seconded the motion to approve the Consent Agenda as presented by the Executive Director.

    A. Change Order PCCO 1.8 with Weitz/Journey for changes to the concourse expansion project under GMP #1 - $38,303.00.

    B. Change Order PCCO 2.4 with Weitz/Journey for changes to the concourse expansion project under GMP #2 - $55,084.00.

    C. Change Order PCCO 3.2 with Weitz/Journey for changes to the concourse expansion project under GMP #3 - $15,514.00.

    D. Change Order PPCO 2.5 with Weitz/Journey for construction contingency use for GMPs 2 - $0.

    E. Lease Agreement with Dallas Poock for airport T-Hangar #2-18.

4. **Report by Executive Director**-

    A. Passenger Traffic – May 2026– Passenger enplanements were down slightly in May 0.4% vs the year prior totaling 65,332, only 250 passengers fewer than 2025. Total passenger traffic rose to 130,756, a 1.1% improvement vs 2025. Year to date, enplanements are outpacing 2025 by 2.4%. Available seats also increased by 10.4%, however increase in air fares has impacted travel demand. Parking revenue rose 13.0%, driven by higher long-term garage rate and 3.4% increase in car count. All concession revenue accounts saw an increase for the month.

B. Construction Project Update –

   a. Terminal Apron Expansion – Phase 3 is scheduled to be completed by July 2nd which creates an entrance to the new apron from taxiway Alpha. Phase 4 and 5 excavation will begin July 6th and run for the next several months.

   b. Concourse Construction – Bids were opened June 23 for Alternates 1, 2, and the remaining portion of #3 with 31 total bids received for the various scopes of work. The estimate is $25 million while early tabulations are showing the total will be below that number. The final GMP will be presented to the Board for approval at the July meeting. Work continues with exterior siding and glass curtain wall installation. Numerous trades are working the interior including fire sprinklers, drywall, HVAC, plumbing and electrical.

   c. Runway 15/33 – This project is near completion targeting July 3. This will allow runway 15/33 to reopen for operations.

5. Old Business –

A. Review development proposal from Stern Co. for a Pet Hotel along Minnesota Ave – Hillary Christopher with Stern Co. was on hand to provide a development update for a Pet Hotel along Minnesota Ave/Hangar St. Director Letellier also commented that a financial arrangement had been discussed centered around a percentage of revenue and/or a $25,000-$30,000 annual minimum rental payment. Several Board members voiced their concerns if this was the best use for this parcel of property or if additional hangars good be incorporated into this location. The Board instructed Letellier to continue discussions with Stern Co. on a financial arrangement and the full Board would make a final decision about moving forward at the July meeting.

6. New Business –

A. Ground Lease agreement with Maverick Air Center for a hangar addition – Maverick Air Center is finalizing plans to construct an addition to one of their hangars. Director Letellier has prepared a new lease agreement for this addition and presented it to the Board for approval. The 30-year lease would generate .40/sf in lease revenue similar to other new hangar developments. The agreement also identifies portions of the project that the Authority will reimburse Maverick Air which includes the extension of a taxi lane and the demolition of a portion of perimeter road estimated to cost approximately $100,000.00. Eric Ellefson moved and Blake Curd seconded the motion to approve the Ground Lease agreement with Maverick Air Center for a hangar addition. Motion Carried.

B. Retail/Gift Concession Agreement extension with TMP Partnership - This agreement provides a 5-year extension to our gift/retail concession agreement with TMP Partnership. The agreement also includes a commitment from TMP to fund $100,000 in interior improvements for the new gift shop, in exchange for the extension. Eric Ellefson moved and John Taylor seconded the motion to approve the five-year extension to TMP Partnership. Motion Carried.

C. Discussion on cleaning / staining the precast panels on the front of the terminal – Director Letellier has reached out to a Minnesota firm for pricing to power wash/repair the white precast panels on the front of the terminal building. Letellier has also asked for a quote to stain the white precast along the front of the terminal building the same color as the parking garage and new skyway. The Board did approve soliciting quotes for the work and to report back when pricing is received.

7. Open Segment – Time allotted for public comment

Blake Curd moved, and Eric Ellefson seconded a motion to adjourn the meeting at 11:50 am.

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Date Secretary

Next Board Meeting: July 22, 2026 – 11:00 am