

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

March 25, 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: Brady Brockel – KLJ Engineers, Brad Greguson, Tony Harms, and Christi Sunde – Standard Parking, Tom Hurlbert – CO-OP Architects

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-** Kent Cutler moved and John Taylor seconded a motion to approve the minutes of February 25, 2026. Motion Carried.
2. **Bills for Approval-** Eric Ellefson moved and Dan Statema seconded approval of the bills as presented. Motion carried.
3. **Consent Agenda-** Report on Consent Agenda items by the Executive Director. Kent Cutler moved to approve the Consent Agenda as presented by the Executive Director with the exception of item C. which was modified to approving the use of construction contingency for \$38,060.74 and removing \$329,955. Weitz/Journey is requesting to use the contingency as a result of rejecting the pre-cast concrete bid of Gate Brothers and rebidding and awarding ultimately to Taracon at a higher amount. Weitz/Journey is attempting to collect the bid bond provided by Gage Brothers in the amount of \$135,000. The Board instructed Director Letellier to involve airport legal counsel in the process to ensure the Authority's interests are represented. Eric Ellefson seconded approval of the Consent Agenda as amended. Motion carried.
 - A. Change Order PCCO 1.4 with Weitz/Journey for credit to GMP #1 for the concourse expansion project. (\$16,290.00)
 - B. Change Order PCCO 2.1 with Weitz/Journey for credit to GMP #2 for the concourse construction expansion project. – (\$23,025.00)
 - C. Construction Contingency Allowance Adjustment for #PCO-C-001 for the concourse expansion project. - \$0
 - D. Accept FAA Airport Terminal Program (ATP) Grant #3-46-0050-69-2026 for \$2,000,000 for the concourse expansion project.
 - E. Approve State Financial Agreement to administer FAA-ATP Grant #3-46-0050-2026, \$0 State Match.
 - F. Task Order with KLJ Engineers to provide Construction Admin & Oversight for Rwy 15/33 RSA Correction project- \$87,515.22

4. Report by Executive Director-

- A. Passenger Traffic – February 2026– Passenger enplanements reached a February record of 62,556, a 5.7% increase from 2025. Total passenger traffic rose to 123,567 for the month. Year to date, enplanements are outpacing 2025 by 3.4%. Available seats also increased by 7.6%, supporting the overall growth in traffic. Parking revenue rose 10.6%, driven by a 2.6% increase in total car count and rate increase in long term covered parking. Parking revenue, Food/beverage, car rental and gift shop all saw an increase while the hotel was down.
- B. Construction Project Update –
- a. Terminal Apron Expansion – Contractor scheduled to begin Phase 2 of the terminal apron expansion on March 30. A majority of the apron should be completed this summer; however, the remaining phase will likely be constructed in the Spring of 2027.
 - b. Concourse Construction – Work continues with the installation of steel and wood beams. Concrete paving of the ground and second floor are also ongoing. Pre-cast concrete installation of the gate area planned for the coming weeks. Current estimated completion of the base build is summer of 2027.
 - c. Update on Travel Stop Development: Discussions with Scott Stern and his development team have taken place over the past several months regarding the development opportunity along Minnesota Ave. After conducting an in depth review, Mr. Stern and team have decided a gas station/convenience store at this location would not be financially feasible. They are pursuing several other options for development and will follow up with the Board in the next few months.

5. Old Business –

- A. No Items

6. New Business-

- A. Ground Lease agreement with William Fry to construct a new private hangar - Ground lease agreement was approved with William Fry for the development of a private hangar on the west side of the airfield. Blake Curd moved and John Taylor seconded a motion to approve the 30-year ground lease with William Fry. Motion Carried.
- B. Award bid to Soukup Construction for a project to repair the Runway Safety Area (RSA) for runway 15-33: Bids were opened on March 17th for a project to correct the Runway Safety Areas adjacent to runway 15-33. This project will involve grading, dirt in-fill, erosion repair as well as correcting the damage caused by gophers. Four firms submitted bids, with Soukup Construction providing a low bid of \$519,124.00. All the bids were competitive and aligned with the engineer's estimate of nearly \$763,103.

This price does include an alternate for work along a section that would take place over existing FAA cables. Repeated attempts to discuss this project with the FAA have gone unanswered. If the FAA requires on-site observers, or disapproves of any work above the cables, this work can be change ordered out of the contract. Kent Cutler moved and Eric Ellefson seconded a motion to award the bid to Soukup Construction in the amount of \$519,124.00. Motion Carried.

- C. Award Guaranteed Maximum Price (GMP) 3 with Weitz/Journey for the construction of phase 3, base build for the concourse expansion project - \$8,102,934: Bids were opened earlier this month for bid packages #3 and #4 which have been combined for GMP #3 which is the third and final phase for the base build. Bid package #3 consists of interior finishes for this phase and big package #4 is composed of work to provide the infrastructure necessary for the new kitchen and coffee kiosk on the concourse. Due to the time constraints in completing the design to be able to bid and secure ATP funding, not all details were determined with the layout of the kitchen. Detailed discussions with the management at Marlins and their design team were necessary to determine the location of walk-in cooler, grills, and vent hoods before the design was finalized. Marlins has agreed to fund a majority of this bid item. The combined bid packages total \$8,102,934 which is slightly less than the CMAR budget of \$8,193,417. Eric Ellefson moved and Blake Curd seconded a motion to approve GMP #3 in an amount not to exceed \$8,102,934 pending final review and approval by airport management. Motion Carried.

7. Open Segment – Time allotted for public comment

Kent Cutler moved, and Dan Statema seconded a motion to adjourn the meeting at 11:47 am.

Date

Secretary

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