Sioux Falls Regional Airport Authority
Board Meeting Minutes

October 28, 2026

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

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

Guests Present: Tom Hurlbert and Cory Bleyenberg – CO-OP Architects, Tony Harms, Brad Greguson, and Christi Sunde – Standard Parking, Nate Synder – The Weitz Company, Jesse Davey -The Journey Group, Jake Braunagel– KLJ Engineers

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 11:00 am.

1. **Minutes**- Kent Cutler moved and Eric Ellefson seconded a motion to approve the minutes of September 23, 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. Eric Ellefson moved and Blake Curd seconded the motion to approve the Consent Agenda as presented by the Executive Director.

    A. Change Order PCCO 1.12, 2.11, 3.7, 4.1 with Weitz/Joury for use of construction contingency for concourse project - $0.00

    B. Change Order PCCO 2.10 with Weitz/Journey for changes to the concourse expansion project under GMP #2 – $80,157.00

    C. Change Order PCCO 3.6 with Weitz/Journey for reduction to the concourse expansion project under GMP #3 – ($39,004.00)

    D. Car Rental Concession Agreements with National/Alamo, Enterprise, Hertz and Avis/Budget for 2027-2031

    E. Assignment of ground lease from Bellmark Properties to Graphic Packaging Intl.

    F. One year lease extension with Josh Schmidt for farming lease.

    G. One year building lease extension with Same Day Express.

    H. Three-year extension of parking concession agreement with SP Plus LLC.

4. **Report by Executive Director**-

   A. Passenger Traffic – September 2026– September passenger activity increased modestly year over year. Enplanements rose 2.6% to 58,415 while total passenger traffic increased 2.5% to 116,096. Year to date, enplanements remained 0.7% above 2025. Available seats increased 6.7% during the month, supporting passenger growth. Parking revenue rose 8.1%, driven by the higher long-term garage rate and an 8% increase in vehicles using the lot. Every other concession revenue source also increased for the month.

   B. Construction Project Update –
      a. Terminal Apron Expansion – Work wrapped up on phases 4/5 and is open and ready for use. They have painted lead in lines for two parking spaces for aircraft.

      b. Concourse Construction – Exterior concrete paving around the building continues along with the sunshade panel install. ABI3 precast is done while they work on the roofing. They hope to have it enclosed in the next few weeks. Interior framing, drywall, electrical, sprinkler, HVAC, painting and the terrazzo in the new addition are continuing to be worked on.

   C. City Loan Proposal – Director Letellier provided a brief summary of the $5 m loan provided by the city to assist with funding of the new concourse project. The Board will need to make a decision soon if they would like to move forward with a loan agreement or forgo the offer.

5. **Old Business –** No Items

6. **New Business –**

   A. First review of 2027 operating budget. – I've prepared the first draft of the 2027 Operating Budget for your review. The budget provides an overall positive net change from operations of $365,000. Below is a summary of the significant revenue and expense items vs 2026 budget:

REVENUE	
-Air Flight Prop. Tax	+$ 43,609
-Landing Fee Rev.	+$200,891
-Airline Rent Rev.	+$224,401
-Ground Rent Rev.	+ $ 34,434
-Car Rental Rev.	+$278,000
-Parking Lot Rev.	+$900,000
- LEO Reimbursement	+$160,000

Total Revenue increase of $2.2m million (10.5%) from 2026 budget, or $938k from 2026 actual.

EXPENSES	
- FT Salaries	+$263,290
- Property Insurance	+$ 65,825
- Security	+$169,040
-Forward Sioux Falls	-$156,667
-Aircraft Deicer	+$467,400
-Building Utilities	+$252,500
-Parking Mgmt. Fee	+$ 96,250 .
-Depreciation Exp.	+$830,133

Total Expense increase of $1.9m million (9.3%) from 2026 budget, or $965k from 2026 actual..

B. **-** *Review of General Aviation Hangar Development Plans* – Director Letellier provided several drawings of proposed general aviation hangar development on the airfield. Deputy Director Richard King has utilized the preliminary layouts of future hangar construction from the Master Plan and provided more detail for options on the northwest side of the airfield, north of runway 3-21 and in the existing east general aviation hangar area. All three areas can be modified in several ways, but several were chosen to highlight possible development.

-NW Parcel – One of the largest parcels of developable land sits to the northwest of Maverick Aviation. The intent is to provide space for large corporate hangars, as well as several large T-hangars. This area would require airport-funded taxi-lanes to enable construction of new hangars.

-North Parcel – King has identified an area on the north side of the airfield to the west of runway 3/21. This area can be developed to accommodate several medium/small-size hangars and one large. The area would also require the construction of a taxi-lane to access the new hangars.

-East GA Area – The east general aviation has numerous development options, but all hinge on several factors impacting development which include: 1) Construction of a new FAA ACT tower, 2) Need for additional public parking, 3) Relocation of two large city water lines, and the demolition and construction of a new Signature Aviation hangar. King provided several scenarios based on development of the previous factors. The Board will be given time to review the proposed developments with a follow-up discussion at a later meeting to finalize approval.

C. *Termination of Development Agreement with Taylor Family Properties.* Letellier presented John Taylor's request to terminate the hangar development agreement with Taylor Family Properties. Taylor had difficulty securing partners to build in the area and requested termination so other interested parties could develop hangars. Letellier recommended approval. Kent Cutler moved, and Blake Curd seconded, to terminate the agreement. The motion carried. Taylor did not participate in the discussion or vote due to a conflict of interest.

7. Open Segment – Time allotted for public comment

Eric Ellefson moved, and Kent Cutler seconded a motion to adjourn the meeting at 12:15pm.

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Date Secretary

Next Board Meeting: November 18, 2026 – 11:00 am