

Sioux Falls Regional Airport Authority

Special Session Board Meeting Minutes June 12, 2026

Staff Present: Dan Letellier, Richard King

Members Present Electronically: John Taylor, Erice Ellefson, Kent Cutler, Blake Curd

Guest Presen Electronically: Jake Braunagel – KLJ Engineers

Chairman Taylor called the meeting to order at 11:34 a.m.

1. Discussion on development proposal from Stern Company for Pet Hotel. Director Letellier reviewed with the board the development plans presented in April by Hillory Christopher from Stern Companies for a new Pet Hotel on airport property adjacent to Minnesota Ave and Hangar St. Letellier provided an updated concept layout that moved the development to the south half of the parcel where the current cell phone parking is located. The Board had a mixed opinion if this was the past use of this parcel but also found the potential value for our travelers of having a 24-hour kennel near the airport. Letellier mentioned that financial terms still haven't been discussed and that should be the next step before any formal decision was made by the Board. The Board instructed Letellier to reach out to Ms. Christopher and determine if a financial arrangement could be reached and if so would take up the development plans at the June Board meeting.
2. Executive Session. Commissioner Curd made a motion to go into Executive Session at 11:52 a.m. to discuss a legal issue, Commissioner Ellefson seconded. Motion carried.

Commissioner Cutler made a motion to come out of Executive Session at 12:13 pm seconded by Commissioner Taylor. Motion carried.

Chairman Taylor addressed the Board regarding his participation in the discussion regarding Roger Wilco Aviation item on the agenda. He stated that his law firm did represent an individual (Schieder) several years ago in a lawsuit which involved an aircraft accident. Roger Wilco Aviation did work on the aircraft that crashed but was not a participant in the lawsuit. As a result, Commissioner Taylor determined that a conflict of interest did not exist and would participate in the discussion.

3. Discussion and action on request by John Halsted, dba Roger Wilco Aviation, to establish an avionics repair business at the Sioux Falls Regional Airport. Director Letellier reviewed with the Board the business proposal presented by Mr. Halsted for an avionics repair business that was initially brought before the Board at the May meeting. Since that time Letellier has received a formal request by Mr. Halsted to waive two of the Minimum Standards required for the establishment of an avionics repair station in FSD. The two items were 1) lease an area totaling 33,000 sf to hold a hangar and associated aircraft apron and vehicle parking and 2) lease or build a hangar with a minimum 11,000 square feet of heated hangar space for aircraft and maintenance shop. Mr. Halsted also presented a plan for his intentions to ultimately meet all Minimum Standards. After Board discussion, Commissioner Cutler made a motion not to waive these two

requirements for the establishment of an avionics repair station, seconded by Commissioner Taylor. Motion Carried.

Kent Cutler moved to adjourn at 12:14 p.m. Eric Ellefson seconded. Motion Carried.

Date

Secretary

Next Board Meeting – June 24, 2026 @ 11:00 a.m.