

**AIRPORT BOARD OF TRUSTEES
REGULAR MEETING
March 20, 2025**

A meeting of the Airport Board of Trustees was held at 7:30 a.m. in the Conference Room at the Terminal Building, 2403 Aviation Blvd, Sioux City, IA 51111.

MEMBERS PRESENT

Joe Kruse
Faith Bradham
Linda Kalin
Skip Perley
Larry Christensen

STAFF

Mike Collett, Assistant City Manager
Al Lorenzo, Airport Manager
Thomas Hermann, Airport Supervisor
Melissa Uhl, Airport Admin Assistant

OTHER

Barbara Sloniker, Chamber
Darren Christopher, RS&H
Col. Shawn Streck, 185th
Kevin Blosch, Air Museum
Jared Derochie, ABM
Kris Aldrich, 185th Contractor
Col. Brian Miller,
Citizen/Oracle
Jason Sanders, Hawthorne

**MEMBERS
ELECTRONIC**

Dave Kaplan

OTHERS ELECTRONIC

Amber Hegarty, Asst City Attorney

MEMBERS ABSENT

Sarah Murray

OTHERS ELECTRONIC

CALL OF THE ROLL

The Airport Board meeting was called to order by the Board President Kruse at 7:37 a.m.

APPROVAL OF MINUTES

Kalin moved that the minutes of February 13, 2025, be approved. Seconded by Perley. Motion Approved Unanimously.

BUSINESS ITEMS

Approve a Recommendation to the City Council to Approve the Renewal Option No. 2 to the Management Agreement with ABM Industry Groups LLC, of Cleveland, Ohio for the management and operation of the Sioux Gateway Airport / Brigadier General Bud Day Field and Downtown Parking Facilities. (100% Expenses are paid using parking revenue)

A Motion to Approve a Recommendation to the City Council to Approve the Renewal Option No. 2 to the Management Agreement with ABM Industry Groups LLC, of Cleveland, Ohio for the management and operation of the Sioux Gateway Airport / Brigadier General Bud Day Field and Downtown Parking Facilities was made by Kalin and Seconded by Perley. Motion Approved Unanimously.

Approve a Recommendation to the City Council to Approve a Resolution inviting proposals for the lease of land in the Donner Park Urban Renewal Area, announcing the intent to accept the proposal of Jimmie Holcomb, fixing the date for receipt of proposals, and for Public Hearing and providing for notice thereof. (Property located at 2500 Ogden Avenue).

A Motion to Approve a Recommendation to the City Council to Approve a Resolution inviting proposals for the lease of land in the Donner Park Urban Renewal Area, announcing the intent to accept the proposal of Jimmie Holcomb, fixing the date for receipt of proposals, and for Public Hearing and providing for notice thereof. (Property located at 2500 Ogden Avenue) was made by Perley and Seconded by Christensen. Motion Approved Unanimously.

Approve a Recommendation to the City Council to adopt plans, specifications, form of contract and estimated cost for the proposed construction of the Gate 2 Passenger

Boarding Bridge Replacement Project at the Sioux Gateway Airport / Brigadier General Bud Day Field (City Project No. 7487-749-137 / FAA No. 3-19-0085-077-2025).

Approve a Recommendation to the City Council to adopt plans, specifications, form of contract and estimated cost for the proposed construction of the Gate 2 Passenger Boarding Bridge Replacement Project at the Sioux Gateway Airport / Brigadier General Bud Day Field (City Project No. 7487-749-137 / FAA No. 3-19-0085-077-2025) was made by Christensen and Seconded by Kalin. Motion Approved Unanimously.

Approve a Recommendation to the City Manager to approve a Transportation Security Clearinghouse Services Agreement between Sioux Gateway Airport, the Transportation Security Clearinghouse and the American Association of Airport Executives Airport Research for the Sioux Gateway Airport. (100%Local)

Approve a Recommendation to the City Manager to approve a Transportation Security Clearinghouse Services Agreement between Sioux Gateway Airport, the Transportation Security Clearinghouse and the American Association of Airport Executives Airport Research for the Sioux Gateway Airport. (100%Local) was made by Kalin and Seconded by Christensen. Discussions on general aviation badge holders and pilots airfield access. Direction to bring forth an item that outlines access to the general aviation. Christensen, Kalin, Perley, Kruse voting aye; Kaplan voting nay.

Approve a Recommendation to the City Council for the First Modification to the Military Construction Cooperative Agreement (MCCA) between the City of Sioux City, Iowa and the National Guard Bureau for the Type A (concept), and the Type B (full design and bidding services) in connection with the Runway 13-31 and 185th Apron Reconstruction Project (known as the Siouxland Nexus Project) (City Project No. 749-138; ARW Project No. VSSB249100, VSSB139004, VSSB229002) at the Sioux Gateway Airport / Brigadier General Bud Day Field.

Approve a Recommendation to the City Council for the First Modification to the Military Construction Cooperative Agreement (MCCA) between the City of Sioux City, Iowa and the National Guard Bureau for the Type A (concept), and the Type B (full design and bidding services) in connection with the Runway 13-31 and 185th Apron Reconstruction Project (known as the Siouxland Nexus Project) (City Project No. 749-138; ARW Project No. VSSB249100, VSSB139004, VSSB229002) at the Sioux Gateway Airport / Brigadier General Bud Day Field was made by Christensen and Seconded by Kalin. Motion Approved Unanimously.

Approve a Recommend to the City Council to authorize the Assistant City Manager to submit an Airport Improvement Grant application to the Federal Aviation Administration (FAA) to fund the procurement of the SRE Displacement Plow Procurement at the Sioux Gateway Airport Brigadier General Bud Day Field. (95%FAA/5%Local+Add Alternate)

Approve a Recommend to the City Council to authorize the Assistant City Manager to submit an Airport Improvement Grant application to the Federal Aviation Administration (FAA) to fund the procurement of the SRE Displacement Plow Procurement at the Sioux Gateway Airport Brigadier General Bud Day Field was made by Kalin and Seconded by Perley. Motion Approved Unanimously.

Approve a Recommendation to the City Council to approve the Memorandum of Agreement between the Federal Aviation Administration, the Iowa State Historic Preservation Office, and the City of Sioux City, Iowa regarding the proposed removal of WWII Chapel and Airmen's Housing Project. (100% Local)

Approve a Recommendation to the City Council to approve the Memorandum of Agreement between the Federal Aviation Administration, the Iowa State Historic Preservation Office, and the City of Sioux City, Iowa regarding the proposed removal of WWII Chapel and Airmen's Housing Project was made by Kalin and Seconded by Perley. Motion Approved Unanimously.

Approve a Recommendation to the City Manager to Approve a Consulting Services Agreement with Cannot Moss Brygger & Associates, P.C. dba/CMBA Architects, P.C. for the design, bidding, and construction administration services in connection with the Terminal Roof Replacement Phase III (Area F&G) Project in the not to exceed amount of \$19,500 plus reimbursables. (100% Local)

Approve a Recommendation to the City Manager to Approve a Consulting Services Agreement with Cannot Moss Brygger & Associates, P.C. dba/CMBA Architects, P.C. for the design, bidding, and construction administration services in connection with the Terminal Roof Replacement Phase III (Area F&G) Project in the not to exceed amount of \$19,500 plus reimbursables was made by Kalin and Seconded by Christensen. Motion Approved Unanimously.

Approve a Recommendation to the City Manager to Approve a Consulting Services Agreement with West Plains Engineering for the design, bidding, and construction administration services in connection with the Terminal HVAC Replacement Project – Phase II (Units 7, 8 and 9) in the not to exceed amount of \$12,000 plus reimbursables. (100% Local)

Approve a Recommendation to the City Manager to Approve a Consulting Services Agreement with West Plains Engineering for the design, bidding, and construction administration services in connection with the Terminal HVAC Replacement Project – Phase II (Units 7, 8 and 9) in the not to exceed amount of \$12,000 plus reimbursables was made by Perley and Seconded by Christensen. Motion Approved Unanimously.

Approve a Recommendation to the City Council to accept the work and authorize final payment to K&S Contracting, LLC (formerly known as Nelson Commercial Construction) for the Sioux Gateway Airport Northeast T-Hangar Development Project (Project No. 7340-749-133 / IDOT No. 9I220SUX400) at the Sioux Gateway Airport / Brigadier General Bud Day Field. (IDOT/Local)

Approve a Recommendation to the City Council to accept the work and authorize final payment to K&S Contracting, LLC (formerly known as Nelson Commercial Construction) for the Sioux Gateway Airport Northeast T-Hangar Development Project (Project No. 7340-749-133 / IDOT No. 9I220SUX400) at the Sioux Gateway Airport / Brigadier General Bud Day Field was made by Kalin and Seconded by Perley. Motion Approved Unanimously.

DISCUSSION ITEMS

Construction Projects Update: Working on getting the Passenger Boarding Bridge Replacement Plans and Specs out the door. A bid alternate will be added for permanent preconditioned air undermount and GP under Bridge No. 1. Working on plans and specs for the South Apron Project. The SRE Snowplow one bid received and compared to other bids. This plow has a 500-day lead time. Wrapping up T-Hangar Project with the meter bank installation. The SUX Aviation Center final pay just went to City Council a week ago and still has a year warranty remaining. The Masterplan Project had a bunch of documents submitted to the FAA and we are waiting for their concurrence on the ALP and other documents. Anticipate some type of update at the May or June Board Meeting. Working on an execution planning document for the Guard in connection with the Flightline review.

SkyWest Airlines: Unavailable to report, Station Manager in Fort Dodge assisting.

Hawthorne: They have some new customers with new aircraft coming in, including a G280. We have another flight school iFLi – Roger Wilco. Midwest Honor Flight has the funding, currently a little short but was able to move some stuff around. The flight is now completely full. Staff requested that they complete the Special Event Form. They will be attending the next meeting. Hangar Doors are installed but there have been a few issues. Small adjustments with arms that keep it closed blew off the track with a recent storm.

Oracle: Unable to provide an update. Miller is reporting they are unavailable. Morningside side of the structure they have 35 potential students registered. In regards to the fuel farm, they wanted Miller to pass along that there is an announcement coming along very soon and they would get with us next time they are onsite. They are aware of the Fuel Farm extension date of May 31, 2025. Staff will recommend a performance bond at this point if plans are to move forward. City Legal reminded the Airport Board that the fuel farm is a necessity for Oracle operating as an FBO.

ABM: Equipment is working well. Recent power outage which opened all gates as designed. Hopefully the snow is done so they can focus on parking lot clean up with the warmer weather.

185th ARW: Col. Morrison is in DC preparing to relocate in June. Carlson will arrive in Siouxland in May and will complete the change of command in June. Large exercise June 5th - 8th. Fort Dodge unit was digested here with lots of additional equipment. They should be fully removed from the Fort Dodge facility on April 1st. The contingency response group just went live with 62 additional folks, 13 full-time status. The plan is to build out the facility by 2027. This will bring some C-17 and C-130 aircraft traffic onto the airfield. The Nexus Project has 95% design scheduled to be completed by July. Able to bid in August pending funding. Everything is prepared and in line for the final asks.

FINANCIAL REPORT- Nothing out of the ordinary. The South Apron plans and specifications are being designed. The Board gave direction to move to City Council for adopt and bring to the Board for the Adopt approval at the April meeting.

MARKETING- February had a positive month, up 35%. Military and General Aviation traffic are both up. Currently moving up with the FAA Tower numbers from 256 to 250. Future bookings look strong. Rates are very responsible. Both the TV and radio ads sound and look nice. They appear to be working well.

BOARD CONCERNS- Board Member Kaplan asked if there are any new discussions for larger commercial aircraft. Staff is reporting that we continue to be optimistic.

On May 3, 2025 there will be a fly in pancake breakfast and car show. Then on June 9, 2025 The Air Museum has their STEM Festivities. There will also be five other activities in June including tennis shoes on the tarmac.

SET DATE FOR NEXT MEETING- April 17, 2025.

ADJOURNMENT

There being no other business, 8:28 a.m. meeting adjourned.

Sarah Murray
Board Secretary