

The regular monthly meeting of the Gallatin Airport Authority was held February 12, 2026, at 2:00 p.m. in the Conference Room at the Airport Customs and Operations Building. Board members present were Carl Lehrkind, Ted Mathis, Karen Stelmak, Kendall Switzer and Ted Barkley. Also present were Brian Sprenger - CEO, Aaron Collins – CCO, Chris Pomeroy - COO, and Troy Watling - CFO.

Mr. Lehrkind, Board Chairman, welcomed everyone to the regular meeting of the Gallatin Airport Authority Board and called the meeting to order.

**1. Review and approve minutes of regular meeting held January 8, 2026**

Mr. Lehrkind asked if everyone had received their copy of the minutes and if they had any corrections or additions. There were none.

**MOTION:** Mr. Mathis moved approval of the minutes of the regular meeting held January 8, 2026. Mr. Switzer seconded the motion, and all board members voted aye. The motion carried.

**2. Public Comment Period**

There were no public comments.

**3. Consider request by Flying Montana LLC to assign non-commercial lease on hangar EU6 to The David M. Johnson Revokable Living Trust**

Mr. Sprenger said the hangar is in good condition and the rent is current. Staff recommends approval of the request.

**MOTION:** Mr. Switzer moved to approve the request by Flying Montana LLC to assign the non-commercial lease on hangar EU6 to The David M. Johnson Revokable Living Trust. Ms. Stelmak seconded the motion. All board members voted aye. The motion carried.

**4. Consider request by Sunnyside Storage Condominiums Association to enter into a new 10-year non-commercial land lease on hangars 71-74**

Mr. Sprenger said the hangars are in good condition and the rent is current. There is some concrete work staff has requested be completed when the weather is right, which has been agreed to. Staff recommends approval of the request.

Mr. Mathis asked if we confirmed there is an aircraft in each of the hangars. Mr. Sprenger said we are not one hundred percent sure, but we are mostly sure.

**MOTION:** Ms. Stelmak moved to approve the request by Sunnyside Storage Condominiums Association to enter into a new 10-year non-commercial land lease on hangars 71-74 with the understanding that concrete repairs must be completed as soon as the weather allows. Mr. Barkley seconded the motion. All board members voted aye. The motion carried.

**5. Consider proposed branding for new coffee venue**

Mr. Sprenger said construction on the new coffee venue will start at the end of February. Mr. Stock with SharBert Enterprises said things are on schedule for a June 1 opening. SharBert Enterprises has partnered with Massive Design to brand the new venue. Mr. Lehrkind asked where the name Milk Creek Café originated. Benjamin Bennet with Massive Design said they start with regionalism and history and then other inspiration. Some of the inspiration behind this name is from the milk foam designs you see in café art and coffee art created by baristas. The designs can be emblematic of rivers and streams in our region. There are two Milk Creeks on the GIS maps for Montana, not including small private Milk Creeks not on the map. The name was sent through a vetting process. It can be viewed

as regional for visitors and be adopted by locals. The name went through an identity process which went well.

Mr. Lehrkind said the renditions look great and asked about projected numbers and customer flow in the area. Mr. Stock said they have considered the feedback and looked again at the equipment planned for the space to determine efficiency. They have partnered with Ghost Town Coffee. There are two three-group espresso machines planned for the café. While Ghost Town Coffee will be highlighted as the roastery, the intent is for Milk Creek Café to stand on its own.

Ms. Stelmak expressed confidence in SharBert Enterprises and said that with people's love of coffee, this is a great opportunity.

Mr. Mathis clarified the pronunciation of "creek" in Montana.

**MOTION:** Mr. Mathis moved to brand the new coffee venue "Milk Creek Café". Mr. Barkley seconded the motion. All board members voted aye. The motion carried.

## **6. 2026 Project Presentation**

Mr. Sprenger said the East Terminal project is moving forward. Travis with Martel Construction said one of the large cranes will be removed in a week and this will alleviate some of the congestion in the area. Some roofing will begin in the next couple weeks. Ms. Stelmak commented on the good weather and Travis agreed, adding they have laid almost 5,000 yards of concrete since May. The timing for the project remains the same.

The Taxiway B project is a two-year project that should be finished next spring. Mr. Sprenger reviewed some of the details of the project. The project cost is just over \$12 million. Airport Improvement Program (AIP) entitlements are being used on the project along with

Bipartisan Infrastructure Law (BIL) funding. The Environmental Assessment (EA) is coming along well.

Another project starting this year on the north side is Tarmac Trail. The project is starting to the north due to coordination with the state on other portions. Mr. Sprenger detailed some changes planned for the road.

Mr. Mark Maierle added that we are trying to mine as much gravel on site for both Taxiway B and Tarmac Trail to reduce costs.

Mr. Sprenger reviewed north side taxiways, roads and infrastructure projects. Those projects are budgeted to cost \$5 million. Funds for these projects are planned from infrastructure fees on hangar development in the area. Policies and procedures for collecting these fees will be reviewed next month. Ms. Stelmak asked how many hangars are planned for the area. Mr. Sprenger said it is about 60 acres for now with possible negotiations on purchasing adjacent properties. Some space is being considered as reserved for logistics companies. Mr. Sprenger estimated that depending on the size, there may be 35-40 hangars.

Mr. Mathis asked about the Sandy property. Mr. Sprenger pointed out the location of the Sandy property, indicating we do not own it but own all the property around it. We have not had much discussion with the owners of the property. We have the first right of refusal on the land.

There will also be some ramp work completed on the east side. Funding mechanisms were discussed.

Mr. Sprenger reviewed plans for the rental car road to improve operations. The cost for the road is approximately \$550,000 that would be paid for by customer facility charges

(CFCs) collected on the rental cars. A new prep area for car rentals is being considered to better serve all the car rental companies and improve efficiency. A Request for Proposals (RFP) will go out later this year for car rental companies. A customer facility charge for future projects will be part of it. We will have space for a fourth operator in the terminal building but not on the facilities side so we will look into creating that.

A tower base building project was reviewed. We are trying to obtain contract tower funds to make adjustments needed to be a federal tower. The project is estimated at about \$2 million.

A ground support and equipment building for airlines is being considered but it is slow moving.

The Very High Frequency Omnidirectional Range (VOR) relocation project was reviewed. That project is expected to start this summer and be in use April of 2027. That should finish our navigational aid projects on the north side. A graphical rendition of the Cat I and Cat II approaches was reviewed and discussed. Mr. Sprenger said the Category II approach will allow aircraft to land here in conditions they haven't been able to in the past. It is a huge accomplishment that we can be proud of.

Mr. Barkley asked about the future use of the temporary parking for the east terminal project. Mr. Sprenger said they have reviewed that. It may be used for rental car needs or employee parking. The area will be used for construction parking for the next couple years. Travis with Martel said the crew size the other day was 103 on site.

## **7. Airport Business Report – Aaron Collins**

Tower operations for January were 11,795 which is up 36% from last January. Rolling 12-month operations were 121,159 which is 8,000 short of our record. There were 1,226 corporate landings over 12,500 lbs., up 6.9% compared to last January. Corporate landings over 9,000 lbs. were up 33% compared to last January. There were 40 customs clearances in January. One route by United was not reported and has been estimated. Total revenue enplanements were 103,777, which is up 9.4% for the month. Rolling 12-month enplanements were 1,414,928, a new record. Total deplanements were 101,084, which is a 10% increase since last January. Commercial airline landings were 992, which is up 10% compared to last January. The overall load factor was 76.1%, which is up .5% from last January. Fuel dispensed for December was 1,785,972 gallons dispensed, which is a 9.1% increase for the month.

An advanced reservation system is starting for airport parking. It has been successful at other airports in the nation, so we are going to try it. We are seeing the one-hour lot underutilized, so we will reserve 29 spots at the west end of that lot.

SharBert Enterprises reported being up 3% year over year in January. This may have been due to better weather and less passenger time in the terminal. Concessions are down an average of 14% month to date. Rental car revenue is up 6.5% over last January. Rental car transaction days are up 13% from last January. Uber is outperforming Lyft for that type of transportation.

#### **8. Airport Operations Report – Chris Pomeroy**

Mr. Pomeroy, COO, reported that he visited Washington D.C. last week. Tower contractors attended the retreat. Good conversations were had. The FAA Reauthorization Act

has increased staffing requirements. Serco representatives outlined their plans to meet staffing needs. Mr. Pomeroy spoke in person with Jennifer Ellison, Federal Contract Tower Program Manager. Over the last few months, the department handling the implementation of the pilot Federal Contract Tower to Federal Aviation Administration Tower Program has changed. Ms. Ellison expressed frustration with this change and did not have many details. The fiscal year FAA and DOT funding package was signed last week by the U.S. President, and it includes funding for the pilot tower transition program. Mr. Pomeroy had good conversations with our delegation staff and strategized to work with the FAA.

Mr. Pomeroy outlined some of the details to meet tower staffing needs. Serco is has partnered with a training program and created a simulator specifically for Bozeman with the goal of getting people here for at least one year. They have three to four candidates in line to be here before July.

#### **9. Airport CEO Report – Brian Sprenger**

Mr. Sprenger reported that the tower had 761 total operations on January 16<sup>th</sup>, which is a new record. Between noon and 12:59 p.m. there were 83 operations, also a new record.

Improvements to the terminal curb on the arrivals side will start later this spring.

Bids will be opened next month for Taxiway B. Next month, there will also be a presentation on the EA, non-grant funded projects including consideration of long lead time equipment purchases, general aviation rates and charges, and annual passenger projections.

A tour of the East Terminal project is planned after today's meeting.

#### **10. Consider bills and approve for payment**

Standard bills for the month were sent in advance of the meeting. The additional bills were reviewed and detailed by Mr. Sprenger.

**MOTION:** Mr. Mathis moved to approve the bills for payment. Mr. Barkley seconded the motion. All board members voted aye. The motion carried.

**11. Adjourn**

The meeting was adjourned at 3:04 pm.



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Mr. Lehrkind IV, Board Chairman