

**Minutes of the January 15, 2026, Monthly Meeting of the
Michigan City Aviation Board of Commissioners**

Call to Order: Meeting called to order by T.Y. Okosun at 3:00 P.M.

Members Present: T.Y. Okosun, Kirk Hunter, Jeff Barlett, Greg Poulin. **A quorum was present.**

Members Absent: None

Others Present: Jessica Ward- Airport Manager, Emma Santos- BF&S Airport Engineering Consultant, Nancy Moldenhauer- City Council Liaison

Minutes: The minutes of the December 18, 2025, regular monthly meeting, were emailed.

Motion to Approve: Greg Poulin **Second:** Kirk Hunter **Motion Approved.**

Election of Officers:

President: T.Y. Okosun

Motion: Kirk Hunter **Second:** Jeff Bartlett **Motion Approved.**

V. President: Jeff Bartlett

Motion: Kirk Hunter **Second:** Greg Poulin **Motion Approved.**

Secretary: Kirk Hunter

Motion: Greg Poulin **Second:** Jeff Bartlett **Motion Approved.**

Treasurer: Greg Poulin

Motion: T.Y. Okosun **Second:** Kirk Hunter **Motion Approved.**

Reports:

Financial- Reported by Jessica Ward:

Account Balances: We are starting with beginning balances for 2026 for operating budget and aviation fuel budget. Encumbrances were requested for fence projects needed at the airport from end of year 2025 operating budget, which were approved by the controller's office.

Fuel Sales: Overall, the airport sold 571.4 gallons of 100LL, 436.5 gallons of Jet A and 28.5 gallons of UL-94 in December. We finished the year with a 5% increase in fuel gallons sold from 2024 to 2025. Current fuel prices are \$4.63 for self-service avgas, \$4.78 for full-service avgas, \$3.90 for self- and full-service Jet A and \$6.45 for self-service UL-94.

Airport Manager Report- Reported by Jessica Ward:

- 1. Flight Saga Operations Update:** Flight Saga flight school uses one aircraft in Michigan City- a Cessna 172. There are plans to update it with a new Garmin GTN 750 GPS and audio panel. Their new website went up in November. They are offering accelerated courses now. They have two full-time instructors which are both Embry Riddle graduates. One of them is a CFII. The owner has his CFI now as well but is only instructing part time. They are targeting an accelerated multi-engine course if they can get the Aztec up and running. Weather has been a very big obstacle since November with very little flying activity. Gallons of fuel purchase at the airport in 2025 by Flight Saga totaled 2,249.3 gallons. 210.2 of those gallons purchased were UL-94 and 2,039.1 were 100LL. This was a 48% reduction in gallons of fuel purchased compared to 2024. Flight Saga did go through a restructuring last year with only one CFI, January through July keeping only his current students and not taking on any new students as he was scheduled to move to the airlines at that time.
- 2. Skydive Windy City Operations Update:** Skydive Windy City had a wonderful year last year. Gallons of fuel purchased totaled 5,112 gallons of Jet A. This was a 53% increase from 2024. Skydive Windy City took on the Skydive Broncos last year which is a college skydiving group from Western Michigan University. The group funds students to get their skydive licenses. Last year they had two students finish and another start. They plan to have more this season as well. Expectations are the same for 2026 in terms of sales. They had approximately 3900 tandems last season as well as many fun jumpers that stuck around and jumped all season.
- 3. Sterling Hangar Lease Progress:** The drafted and conceptually approved land lease by the board at our last meeting was sent to the Sterling Foundation attorney. There were some changes requested in terms of lease language that Bill, Paul and the airport manager worked through with them. These changes have been submitted back to the Foundation attorney and have been agreed upon by them. Now that the lease is good to go with both parties the Foundation will be able to move to site survey work and get their drawings and site approved by the board. After site placement and

building drawings are approved the lease will be signed, and their first annual land lease payment will be made. Then they will be able to send plans down state for approval and to the City for permitting. They will also send a 7460 form to the FAA for building height approval. They are hoping to break ground in the spring, the second they have all approvals and permits.

Airport Development- Reported by Emma Santos:

1. Improve Runway 02/20 RSA/RPZ/ RWY Extension:

- a. Consideration of Draft Work Order 8- US 20 Temporary Road & Storm Sewer Final Construction Documents and Construction Administration:

Motion to Approve: Jeff Bartlett Second: Greg Poulin. Motion Approved.

2. Runway Crack Sealing and Surface Coat Project:

- a. Payment will be made to the contractor for Progress Estimate 2 in the amount of \$86,884.39 as soon as the FAA loads the amendment funds for AIP 29/30 into the Delphi payment system, which was approved on December 19, 2025.

3. Fuel Farm:

- a. AIP 32 will be the IJJA application for the fuel farm. Bid documents should be ready to advertise by the March 2026 board meeting.

Old Business: None

New Business:

- 1. **2026 Attorney Contract:** Bill Nelson has presented a legal services retainer contract for 2026 with no changes from 2025:

Motion to Approve: Greg Poulin Second: Kirk Hunter. Motion Approved.

- 2. **2026 Hangar A5-2 Rental Lease for Flight Saga Inc:** Bill Nelson drafted a second operating agreement and land lease extension agreement for Flight Saga for 2026:

Motion to Approve: Jeff Bartlett Second: Greg Poulin. Motion Approved.

Claims Docket: Amount: \$61,630.50

Motion to Approve: Greg Poulin Second: Jeff Bartlett Motion Approved.

Correspondence: None

Public Comment: Scott Melland asked how much revenue the airport receives annually and asked where the funding comes from for the annual airport budget. Nancy Moldenhauer stated she was really looking forward to attending the summer airport events this year.

Adjournment: There being no further business, the meeting was adjourned at 3:30pm.

Motion: Jeff Bartlett Second: Kirk Hunter Motion Approved.

Minutes Approved: _____

Approval Date: _____

T.Y. Okosun : BOAC President- Michigan City Municipal Airport