

MINUTES

Monday, January 12, 2026
9:00 a.m.

Manistee County Blacker Airport
Conference Room

Members Present: Dyllan Walker; George Becker; Jeff Dontz; Karen Goodman (present at 9:03a.m.);
Cynthia Kaminski; Preston Picardat; Michael Schrader

Members Absent: None.

Others Present: Dave McCredie, McCredie Insurance Agency; Barry Lind, Orchard Beach Aviation;
Miles Weaver, Airport Director; Susan Zielinski, Treasurer; Lindsey Marquardt,
Recording Secretary; Stephanie Ward, Mead & Hunt (ZOOM):

Ms. Lindsey Marquardt called the meeting to order at 9:00 a.m. and roll call was taken.

Election of Officers.

There was a motion by Mr. Dontz, supported by Ms. Kaminski to nominate Mr. Dyllan Walker as Chairperson, close nominations and cast a unanimous ballot for Mr. Dyllan Walker for the position of 2026 Chairperson.

A roll call vote was taken:

Yeas: 6 (Walker; Becker; J. Dontz; Kaminski; Picardat; Schrader)

Nays: 0

Absent: 1 (Goodman)

Motion Carries

There was a motion by Mr. Walker, supported by Mr. Dontz to nominate Mr. George Becker as Vice-Chairperson, close nominations and cast a unanimous ballot for Mr. George Becker for the position of 2026 Vice-Chairperson.

Yeas: 6 (Walker; Becker; J. Dontz; Kaminski; Picardat; Schrader)

Nays: 0

Absent: 1 (Goodman)

Motion Carries

There was a motion by Mr. Walker, supported by Mr. Becker to nominate Susan Zielinski as Treasurer, close nominations and cast a unanimous ballot for Susan Zielinski for the position of 2026 Treasurer.

Yeas: 6 (Walker; Becker; J. Dontz; Kaminski; Picardat; Schrader)

Nays: 0

Absent: 1 (Goodman)

Motion Carries

Karen Goodman present at 9:03a.m.

There was a motion by Mr. Walker, supported by Ms. Goodman to nominate Mr. Preston Picardat as Secretary, close nominations and cast a unanimous ballot for Mr. Preston Picardat for the position of 2026 Secretary.

Yeas: 7 (Walker; Becker; J. Dontz; Goodman; Kaminski; Picardat; Schrader)

Nays: 0

Motion Carries

There was a motion by Mr. Walker, supported by Mr. Dontz to appoint Ms. Lindsey Marquardt as Recording Secretary, close nominations and cast a unanimous ballot for Ms. Lindsey Marquardt for the position of 2026 Recording Secretary.

Yeas: 7 (Walker; Becker; J. Dontz; Goodman; Kaminski; Picardat; Schrader)

Nays: 0

Motion Carries

There was a motion to approve the January 12, 2026, agenda.

There was a motion by Ms. Goodman, supported by Mr. Dontz to approve the January 12, 2026, meeting agenda.

All in Favor

Motion Carries

Public Comment. None.

The Chair confirmed that each member had received a copy and an opportunity to review the minutes from the Airport Authority's regular meeting, held on, December 15, 2025.

There was a motion by Mr. Becker, supported by Mr. Picardat to approve the Airport Authority's regular meeting minutes of December 15, 2025.

All in Favor

Motion Carries

The Authority reviewed the December 2025 Accounts Payable Report – General Fund.

There was a motion by Mr. Dontz supported by Mr. Becker to approve the December 2025 Accounts Payable Report – General Fund.

A roll call vote was taken:

Yeas: 7 (Walker; Becker; J. Dontz; Goodman; Kaminski; Picardat; Schrader)
Nays: 0 **Motion Carries**

The Authority reviewed the December 2025 Financial Statement, which includes a Balance Sheet and a Statement of Revenue and Expenses.

There was a motion by Ms. Goodman supported by Mr. Picardat to approve the December 2025 Financial Statement.

A roll call vote was taken:

Yeas: 7 (Walker; Becker; J. Dontz; Goodman; Kaminski; Picardat; Schrader)
Nays: 0 **Motion Carries**

Committee Assignments discussions and reports:

Executive Committee: Did not meet.

Capital Projects Committee: Did not meet.

Budget Committee: Did not meet.

Old Business.

None.

New Business.

Action Items.

There was a motion by Ms. Goodman, supported by Mr. Picardat the accept the 2026 meeting schedule for the Manistee Blacker Airport Authority, as presented.

All in Favor. **Motion Carries**

All committees will remain with previous members except for the Budget Committee. Chairman Walker appoints Mr. Schrader to the Budget Committee.

Non-Action Items.

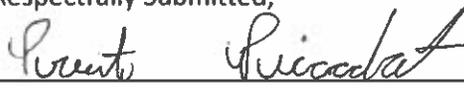
Dave McCredie of McCredie Insurance Agency appeared before the Authority.

Orchard Beach Aviation Report was presented by Bary Lind.

The Airport Director's Report of 1/12/2026 was presented by Mr. Weaver.

There being no further business to come before the Authority, the meeting was adjourned at 9:52 a.m.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Preston Picardat", written over a horizontal line.

Preston Picardat, Airport Authority Secretary

2026 AIRPORT AUTHORITY MEETING SCHEDULE

To comply with the Michigan Open Meetings Act 267 of 1976.

The **Manistee Blacker Airport Authority** will meet on the following dates in the **Airport Conference Room** located in the **Manistee County-Blacker Airport**, 2323 Airport Road, Manistee, MI 49660.

Monday	February 9, 2026	9:00 A.M.	(2 nd Monday)
Monday	March 16, 2026	9:00 A.M.	(3 rd Monday)
Monday	April 20, 2026	9:00 A.M.	(3 rd Monday)
Monday	May 18, 2026	9:00 A.M.	(3 rd Monday)
Monday	June 15, 2026	9:00 A.M.	(3 rd Monday)
Monday	July 20, 2026	9:00 A.M.	(3 rd Monday)
Monday	August 17, 2026	9:00 A.M.	(3 rd Monday)
Monday	September 21, 2026	9:00 A.M.	(3 rd Monday)
Monday	October 19, 2026	9:00 A.M.	(3 rd Monday)
Monday	November 16, 2026	9:00 A.M.	(3 rd Monday)
Monday	December 21, 2026	9:00 A.M.	(3 rd Monday)
Monday	January 11, 2027	9:00 A.M.	(2 nd Monday)

This notice was posted by Lindsey Marquardt, Administrative Secretary, to comply with Sections 4 and 5 of the Michigan Open Meetings Act (P.A. 267 of 1976) on January 12, 2026 at 2:30 PM on the bulletin board located in the main lobby area of the Courthouse and Government Center, 415 Third Street, Manistee, Michigan 49660; and at Manistee County-Blacker Airport, 2323 Airport Road, Manistee, MI 49660; giving notice for a regular meeting, posted at least 18 hours prior to the start of the meeting.

Signed: _____
Lindsey Marquardt
Airport Authority Recording Secretary

Manistee Blacker

2025

2026

Business Auto \$1,605.43

\$1,528,84 (-\$76.59)

2006 Ford F350

2023 Ram 2500 Both have \$100 deductible Comprehensive
\$500 deductible Collision

\$510,000 limit of liability

\$500,000 uninsured and underinsured motorist coverage

\$1,000,000 property protection

Need Miles Weaver's date of birth & license number

Package \$14,857

\$14,573 (-\$284)

4 unit hangar \$313,300

\$318,000

Box Hangar \$174,800

\$177,400

Truck Barn \$1,029,600

\$1,045,400

Group of T hangars \$636,800

\$646,400

Terminal \$2,655,600

\$2,695,400

Terminal BPP \$106,340

\$108,790

Hangar \$282,200

\$287,000

Misc. Property \$55,000

\$59,700

Misc. property includes Rotating beacon, Basi & Runway lights

General Liability \$10,584

\$10,080 (+\$504)

\$5,000,000 Premises Liability

\$5,000,000 Products liability – sale of fuel & oil

\$5,000,000 Hangarkeepers Each Aircraft / Each Occurrence

\$5,000 deductible each aircraft

\$3,000 Premises Medical each person

\$5,000,000 Personal Injury

Home-Owners Ins. Co.

Issued 11-06-2025

AGENCY MCCREDIA INSURANCE AGENCY INC
01-0924-00 MKT TERR 079

Company POLICY NUMBER 044774-14004184-26
Bill 14-47-MI-0501

INSURED MANISTEE BLACKER AIRPORT AUTHORITY

Term 01-20-2026 to 01-20-2027

54104 (07-87)

COMMERCIAL PROPERTY COVERAGE

55198 (12-10)

STANDARD PROPERTY PLUS COVERAGE PACKAGE DECLARATION

The coverages and limits below apply separately to each location or sublocation that sustains a loss to covered property and is designated in the Commercial Property Coverage Declarations. No deductible applies to the below Property Plus Coverages.

COVERAGE	LIMIT
ACCOUNTS RECEIVABLE	\$100,000
BAILEES	\$5,000
	\$2,500 PER ITEM
BUSINESS INCOME & EXTRA EXPENSE W/RENTAL VALUE, INCLUDING NEWLY ACQUIRED LOC'S 0 HOUR WAITING PERIOD	\$50,000
DEBRIS REMOVAL	\$25,000
ELECTRONIC DATA PROCESSING EQUIPMENT	\$25,000
EMPLOYEE DISHONESTY	\$15,000
FINE ARTS, COLLECTIBLES AND MEMORABILIA	\$10,000
	\$2,500 PER ITEM
FIRE DEPARTMENT SERVICE CHARGE	\$5,000
FORGERY AND ALTERATION	\$10,000
MONEY AND SECURITIES INSIDE PREMISES	\$15,000
MONEY AND SECURITIES OUTSIDE PREMISES	\$15,000
NEWLY ACQUIRED BUSINESS PERSONAL PROPERTY	\$500,000 FOR 90 DAYS
NEWLY ACQUIRED OR CONSTRUCTED PROPERTY	\$1,000,000 FOR 90 DAYS
ORDINANCE OR LAW	SEE COMMERCIAL PROPERTY
	DECLARATIONS
OUTDOOR PROPERTY	\$15,000
TREES, SHRUBS OR PLANTS	\$1,000 PER ITEM
RADIO OR TELEVISION ANTENNAS	\$10,000
PERSONAL EFFECTS AND PROPERTY OF OTHERS	\$15,000
POLLUTANT CLEAN UP AND REMOVAL	\$25,000
PROPERTY IN TRANSIT	\$25,000
PROPERTY OFF PREMISES	\$25,000
REFRIGERATED PRODUCTS	\$10,000
SALESPERSON'S SAMPLES	\$10,000

Manistee Blacker Airport

Pollution Liability

2024-25

\$1,000,000 Pollution per incident

\$2,000,000 Annual Aggregate

Premium: \$2308.00

2025-26

\$1,000,000 Pollution per incident

\$2,000,000 Annual Aggregate

Premium: \$2490.00

The State's Fund is a clean up ONLY fund. There is no coverage for litigation.

To report a Claim: dial 800-722-4992 or email: claims@mcg-ins.com

Airport Director's Report – 1/12/2026

- Operations/Maintenance
 - Airport Incidents/Accidents
 - Terminal Window Damage – glass was replaced on 1/6/2026

Airport Director's Report – 1/12/2026

- Operations/Maintenance (continued)
 - Part 139
 - Periodic Inspection – 9/17/2025 – NO UPDATE FROM LAST MEETING
 - 4 compliance issues to address
 - ~~ITEM CLOSED ARFF Vehicle Inspection Procedure – nitrogen tank has been refilled and reinstalled on vehicle; submit documentation of improved inspection procedure related to the nitrogen tank; retrain staff; planned correction date: 10/31/2025~~
 - ~~ITEM CLOSED Airport Condition Reporting – conduct review of training, and retrain staff; planned correction date: 11/30/2025~~
 - ~~ITEM CLOSED TWAY A Pavement Repairs – make necessary repairs and work with ADO on long-term solution; planned correction date: 12/1/2025~~
 - Airfield Signs – audit condition of all airfield signs, develop replacement plan, replace 3 specific signs noted on inspection compliance letter; planned correction date: 3/31/2026

Airport Director's Report – 1/12/2026

- Administration
 - City Council Update on 1/6/2025
- Leases
 - GSA Lease – File review is in progress for the new lease.
- Marketing
 - Provided Scope of Services to MS Creative, waiting for a response
- Car Rental Update
 - Plan to have Enterprise join the next regular Board meeting for an update
 - New employee started on 1/5/2026
 - Weekend coverage anticipated to start this month
 - 33 rentals in November; compared to 47 in October, 37 in September, 13 in August, and 10 in July
 - Rental days in November 2025 – 130

Airport Director's Report – 1/12/2026

- **Projects**
 - **PFC Application**
 - We anticipate submitting the new application to FAA around April 1st. Items to accomplish:
 - Finalize list of projects – it is good to get consensus from FAA on the draft list of projects first before continuing with the process. Will follow up with FAA the week of 1/12/2026.
 - Hold air carrier consultation meetings - includes a pre-meeting 30-day notification period and a post-meeting 30-day response
 - **Federal Funding**
 - FY26
 - T-Hangar Door Replacement – Had a design review meeting on 1/7/2026 with Mead & Hunt and H2A, their subcontractant. Grant funding is anticipated late Summer/early Fall 2026. Anticipating construction Spring 2027. Bids are planned to be on the street first week of February. Will need to understand the contractor's method of construction to better coordinate with tenants.

Airport Director's Report – 1/12/2026

- Projects (continued)
 - Federal Funding
 - FY24
 - RWY 10/28 Grading and Lighting Improvements/New Beacon
 - New beacon is operational; completed on 12/22
 - Manhole covers for electrical ducts where the electrical goes under pavement have arrived, working with contractor to schedule installation likely in the Spring
 - City water main – continuing to work with FAA/MDOT on reimbursement.
 - Consumers – Mead & Hunt is coordinating with Consumers to mark their power line so Consumers can start engineering a solution

Airport Director's Report – 1/12/2026

- **Projects (continued)**
- **State/MDOT Funding**
 - Air Service Grant
 - MDOT approved an extension through 9/30/2026
 - Plan to meet with Muskegon and Cape Air to review/discuss proposal
- **EGL E Funding**
 - Grant Proposal submitted in July 2025; clean out fire truck
 - EGL E is waiting for legislative approval to award grant funds
- **Local Funding**
 - Replace boilers – provided the LRSB expense report to the County
 - Access Control – working with TKS to complete install on front door to the terminal