

Approved: July 9, 2026

Amended and reapproved: September 10, 2026

**EPHRAIM-GIBRALTAR AIRPORT COMMISSION
REGULAR MEETING WITH CLOSED SESSION
PURSUANT TO WIS. STATS. 19.85(1)(e):
THURSDAY, JUNE 18, 2026
GIBRALTAR TOWN CENTER
4097 MAIN STREET, FISH CREEK WI 54212
8:00 A.M.**

Call to order: The Ephraim-Gibraltar Airport Commission meeting was called to order by Chair Drajesk at 8:00 a.m.

Roll call/quorum: Members present: Jeff Drajesk and Tim Halbrook (excused at 8:56 a.m.) in person, Rich Bierman, Gary Glojek, Scott Pearson and Mary Houck via Zoom. Members absent: None. Also present: Travis Thyssen and Theresa Cain-Bieri (both excused at 8:56 a.m.)

Agenda/proper notice/adopt agenda: Drajesk confirmed agenda had been properly noticed. Drajesk advised agenda would be amended to combine items 9-11, 12-14 and 15-20. Clerk advised of clerical corrections, including sale of Hangar D-5 will be from Base III, LLC to Lauren Lopez and Laura Seidenensticker is lessee for Hangar F-2. *Motion (Glojek/Halbrook) to adopt agenda as amended. Carried.*

Approve minutes of previous meeting(s): *Motion (Halbrook/Pearson) to approve minutes from May 7, 2026 meeting as written. Carried.*

Public comment: None.

Consideration of change of regular monthly meeting date: Thyssen advised of scheduling conflict with meetings of Executive Committee of Door County Tourism Zone and requested consideration of moving Airport Commission meeting to second Thursday of each month. No objections were received. Chair set future regular meeting dates for second Thursday of each month.

Consideration of response to Village of Ephraim: Commission reviewed correspondence from Village and proposed draft response prepared by Drajesk. Response included information regarding personal property taxes for hangars, FAA guidance on hangar use, and procedures used to monitor hangar compliance. Commission discussed current lease rate structures and annual escalation provisions, and prior commitments by Town and Village to support airport improvement projects, including future runway reconstruction costs not covered by state and federal funding. Commission discussed language noting Airport has relied upon those commitments in planning and expansion efforts. Commission discussed level of detail to be included in response and revisions to provide additional context and supporting information. Thyssen commented on the governance structure of Airport Commission and role of Commission in management and operation of airport. Commission generally supported proposed response. Drajesk will revise draft as discussed and circulate prior to sending.

Hangar site preparation updates: Drajesk reported grading and elevation issues were identified during layout of new hangar slabs. Westwood reviewed site and determined issue resulted from contractor installation rather than design specifications. Highway Landscaping will complete corrective work at its expense. Bierman provided an update on construction progress and anticipated schedule for hangar erection and apron installation.

Right of first refusal hangar D-5, sale of hangar D-5 from Warren James (Base III, LLC) to Lauren Lopez and recommendation to enter into lease with Lauren Lopez for hangar D-5: *Motion (Halbrook/Houck) to waive right of first refusal for Hangar D-5, approve sale of Base III, LLC's interest in Hangar D-5 to Lauren Lopez for \$95,000, and recommend Town and Village enter into lease agreement with Lauren Lopez for Hangar D-5. Carried.*

Right of first refusal hangar A-8, sale of hangar A-8 from Lauren Lopez to Jeff Drajesk and recommendation to enter into lease with Jeff Drajesk for hangar A-8: *Motion (Halbrook/Houck) to waive right of first refusal for Hangar A-8, approve sale of Lauren Lopez's interest in Hangar A-8 to Jeff Drajesk for \$47,500, and recommend Town and Village enter into lease agreement with Jeff Drajesk for Hangar A-8. Drajesk abstained. Carried.*

Recommendation to enter airport hangar lease agreement with Steve Gravely for Hangar Site C-7, with Rich Bierman for Hangar Site E-7 with Tom Wilson for Hangar site F-1, with Laura Seidensticker for Hangar site F-2, with John Wilson for Hangar site F-3 and David Krueger for Hangar Site F-4: *Motion (Halbrook/Glojek) to recommend Town and Village enter into new lease agreements with Steve Gravely for Hangar Site C-7, Rich Bierman for Hangar Site E-7, Tom Wilson for Hangar Site F-1, Laura Seidensticker for Hangar Site F-2, John Wilson for Hangar Site F-3, and David Krueger for Hangar Site F-4. Carried.* **Amended September 10, 2026: Due to a clerical error, these minutes were amended by action of the Airport Commission to correct the hangar site designations to reflect John Wilson as lessee for Hangar Site F-2 and Laura Seidensticker as lessee for Hangar Site F-3.**

Airport Manager Report: Thyssen reported positive feedback regarding the Young Eagles and Airport 80th Anniversary events. Thyssen also reported on replacement of a rotating beacon light and follow-up regarding a potential electrical issue.

Airport report: Drajesk reported 65 youth participated in the Young Eagles event and reviewed attendance, volunteer efforts, event expenses and community feedback associated with the Airport's 80th Anniversary celebration. Drajesk thanked Houck for her efforts coordinating volunteers and event activities. Houck recognized Colleen Huberty's efforts to share information and photographs from the Airport's 80th Anniversary celebration on Town social media and the Town website. Commission discussed volunteer recognition efforts and future community outreach opportunities.

Friends Report/maintenance update: See above.

Review Payables (monthly-year-end) *Motion (Glojek/Houck) to approve payables as presented. Carried.*

Set next meeting date: July 9, 2026 at 8:00 a.m.

Adjourn to closed session according to Wisconsin State Statutes 19.85(1)(e): *Motion (Drajesk/Houck) to adjourn to closed session at 8:59 a.m. via roll call vote. Drajesk aye, Houck aye, Glojek aye, Bierman aye, Pearson aye. Carried.*

Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session—land acquisition.

Reconvene to open session pursuant to State Statute 19.85(2) to take any action(s) or adopt resolution on issues discussed in closed session: *Motion (Glojek/Houck) to reconvene to open session at 9:14 a.m. Carried.*

Approve action taken in closed session: None.

Adjourn: *Motion (Glojek/Pearson) to adjourn at 9:14 a.m. Carried.*

Respectfully submitted,

Laura Reetz, Clerk