

**NEW HANOVER COUNTY AIRPORT AUTHORITY
REGULAR MEETING
February 25, 2026**

CALL TO ORDER

The New Hanover County Airport Authority met on Wednesday, February 25, 2026, at Wilmington International Airport, 1740 Airport Boulevard, Wilmington, North Carolina. Chairman Rhodes called the meeting to order at 5:01 p.m. Ms. Gibson led the Authority in the pledge of allegiance. Chairman Rhodes asked Authority members if they had any conflict of interest pursuant to the Authority's Code of Ethics statement. No conflicts of interest or potential conflicts of interest were identified.

Airport Authority members present were Nick Rhodes, Chairman; Jason Thompson, Vice Chairman; Faison Gibson, Secretary; Spruill Thompson, Past Chairman; Andrew Jones and LeAnn Pierce. Kemp Burpeau, Senior Deputy County Attorney, was also present. ILM staff present included Jeff Bourk, Airport Director; Robert Campbell, Deputy Airport Director; Granseur Dick, Deputy Airport Director; and Rose Davis, Executive Assistant.

Wanda Copley was absent. Jason Thompson arrived at the meeting at approximately 5:15 pm

Approximately 11 guests from the public attended the Authority meeting.

APPROVAL OF MINUTES

The Authority has reviewed the minutes of the Authority meeting on January 28, 2026. Mr. S. Thompson MOVED, SECONDED by Mr. Jones to approve the minutes of the January 28, 2026, meeting as submitted. Upon vote, the MOTION WAS APPROVED. Wanda Copley and Jason Thompson were absent.

The Authority has reviewed the minutes of the Closed Session on January 28, 2026. Ms. Gibson MOVED, SECONDED by Mr. Jones to approve the minutes of the Closed Session on January 28, 2026, as submitted. Upon vote, the MOTION WAS APPROVED. Wanda Copley and Jason Thompson were absent.

APPROVAL OF CONSENT AGENDA – None.

PUBLIC COMMENTS – None.

AIRPORT RECOGNITION

Mr. Bourk shared a Certificate of Appreciation from the TSA for the support shown to TSA employees during the last government shutdown. ILM provided lunches and hosted a food drive for all government workers affiliated with ILM.

FINANCE, MARKETING, AIR SERVICE DEVELOPMENT AND BUSINESS DEVELOPMENT

Mr. Campbell recommended, on behalf of the Finance and Business Development Committees, approval of the following:

- a. Rescission of VCHK's Magnolia, LLC term sheet approved on November 5, 2025. Ms. Gibson requested to abstain from this vote to avoid any appearance of conflict. Mr. Jones MOVED, SECONDED by Mr. S. Thompson to rescind VCHK'S Magnolia, LLC term sheet approved on November 5, 2025. Upon vote, the MOTION WAS APPROVED. Wanda Copley and Jason Thompson were absent. Ms. Gibson abstained.
- b. Term sheet for 30-year land lease with Baker Cape Fear, LLC for a 7.73-acre parcel of land on the west side of the airfield at an annual rate of \$0.38 per square foot for the purpose of erecting new aircraft hangars. Ms. Gibson requested to abstain from this vote to avoid any appearance of conflict. Mr. S. Thompson MOVED, SECONDED by Mr. Jones, to approve the term sheet for 30-year land lease with Baker Cape Fear, LLC as presented. Upon vote, the MOTION WAS APPROVED. Wanda Copley and Jason Thompson were absent. Ms. Gibson abstained.
- c. Contract with Cherry Bekaert, LLP as auditors for the fiscal year ending June 30, 2026. Ms. Gibson MOVED, SECONDED by Mr. S. Thompson to approve a contract with Cherry Bekaert, LLP as presented. Upon vote, the MOTION WAS APPROVED. Wanda Copley and Jason Thompson were absent.

Mr. Campbell updated the Authority on the upcoming RFP for the former Avelo maintenance building and negotiations with TSA on their new lease. The current TSA lease expires on April 7, 2026. This new lease will be brought to the Authority for approval at the April meeting.

Mr. Campbell reviewed the monthly financials and the marketing report.

OPERATIONS AND FACILITIES

Mr. Dick recommended the approval of the following action items on behalf of the Facilities Committee:

- a. Work Authorization with an ILM landside on call consulting firm to prepare erosion control permit and associated documents for the North Cargo Expansion Site in an amount NTE \$40,000, pending IFE. Mr. S. Thompson MOVED, SECONDED by Mr. Jones, to approve a Work Authorization with an ILM landside on call firm for design of North Cargo Expansion Site in an amount NTE \$40,000. Upon vote, the MOTION WAS APPROVED. Wanda Copley and Jason Thompson were absent.
- b. Additional services for RS&H for the Terminal Road, Curb and Parking project including:
 - i. Additional Services (7) for Phase 2 in an amount NTE \$77,200.

- ii. Additional Design for Phase 1B and 2 Modifications NTE \$325,000.
- iii. Additional Construction Administration Scope for Phase 1B services NTE \$144,000.

Mr. S. Thompson MOVED, SECONDED by Ms. Gibson, to approve additional services for RS&H for the Terminal Road, Curb and Parking project as presented. Upon vote, the MOTION WAS APPROVED. Wanda Copley and Jason Thompson were absent.

Mr. J. Thompson arrived at the meeting at approximately 5:15 pm.

- c. Amendment to CMAR Contract for Phase 2 work valued at \$3,151,913 to Monteith Construction Company for site electrical, landscaping, sidewalk, and various site amenities. Following a brief discussion, Mr. S. Thompson MOVED, SECONDED by Ms. Gibson to approve the Amendment to CMAR Contract for Phase 2 as presented. Upon vote, the MOTION WAS APPROVED. Wanda Copley was absent.
- d. Work Authorization to The Wilson Group for design and bidding phase services related to the expanded outbound bag makeup area for an amount NTE \$350,000, pending IFE review. Mr. Jones MOVED, SECONDED by Mr. J. Thompson to approve the Work Authorization to The Wilson Group for design and bidding phase services related to the expanded outbound bag makeup area as presented. Upon vote, the MOTION WAS APPROVED. Wanda Copley was absent.
- e. Change Order #1 to ST Wooten to match total project cost with awarded grant amount of \$5.55 M (approximately \$450K of additional work to ST Wooten) on the RWY 6-24 Rehab project. Ms. Gibson MOVED, SECONDED by Mr. J. Thompson to approve Change Order #1 to ST Wooten as presented. A brief discussion of the phasing of this project followed. Upon vote, the MOTION WAS APPROVED. Wanda Copley was absent.
- f. NCDOT easements required for 23rd St. widening project on TIP Parcel HE-0018 004
 - a. Temporary Construction Easement: 0.023AC
 - b. Permanent Construction Easement: 0.039AC

Mr. Jones MOVED, SECONDED by Mr. S. Thompson to approve NCDOT easements as presented. Upon vote, the MOTION WAS APPROVED. Wanda Copley was absent.

- g. Contract, subject to legal review, taking financial responsibility for construction of right hand turn lane from 23rd Street into Crown Management property, if required. Mr. Bourk showed the property in question on google earth and explained the request by the owners of Crown Management property.

Following discussion, this matter was tabled.

Mr. Dick reviewed the status of ongoing projects including photos of Phase 2 of the terminal curb, road, and parking project; the East Ramp Utility project; and the RWY 6-24 Rehab project

Mr. Dick reviewed the Operations Chart and showed a photo slide of the recent winter weather operations during the recent snow. Mr. Bourk noted ILM was one of the first airports in the area to open back up for operations.

DIRECTOR'S REPORT

Mr. Bourk recommended the approval of the following action items:

- a. Work Authorization with Coffman Associates for 2026 planning services in an amount NTE \$100,000. Mr. Jones MOVED, SECONDED by Mr. J. Thompson to approve the Work Authorization with Coffman Associates as presented. Upon vote, the MOTION WAS APPROVED. Wanda Copley was absent.
- b. 2026 Vision Plan and Policy Decisions. Mr. S. Thompson MOVED, SECONDED by Mr. J. Thompson to approve 2026 Vision Plan and Policy Decisions as presented. Upon vote, the MOTION WAS APPROVED. Wanda Copley was absent.

Mr. Bourk reviewed charts showing Breeze and Avelo seat comparison from January through August in 2025 and 2026 and ILM's Seat Capacity chart from February through August 2026 noting that there has not been any significant reduction in seats due to the recent changes in Avelo service.

Mr. Bourk reviewed Air Service Development slides showing the positive impact that low-cost service has had on ILM. Mr. Bourk reviewed the monthly Passenger Enplanements chart as well.

Mr. Bourk shared the list of community outreach events that the ILM team have participated in over the last month, which included:

- SENCLAND Veterans Group
- Chamber Leadership Wilmington Update and Tour (Adults)
- Chamber Leadership Development Academy (Students)

Mr. Bourk discussed options for having a mid-year Vision Plan Update session and provided an update on the upcoming Air Show.

The Authority was reminded of the joint meeting with the County Commissioners on March 10th.

NEW BUSINESS – None

UNFINISHED BUSINESS

Chairman Rhodes called for a motion for the Authority to enter into closed session to consult

with legal counsel pursuant to N.C.G.S. §143-318.11(a)(3) and to discuss matters relating to the expansion of industries & Economic Development pursuant to N.C.G.S. §143-318.11(a)(4). Mr. Jones MOVED, SECONDED by Mr. J. Thompson, to go into closed session. Upon vote, the MOTION WAS APPROVED.

All persons not Authority members or ILM staff, were asked to leave the meeting. The Authority went into closed session at 5:57 pm.

Mr. J. Thompson MOVED, SECONDED by Mr. S. Thompson, to return to open session. Upon vote, the MOTION WAS APPROVED.

OPEN SESSION

The Authority returned to open session at approximately 6:24 pm. Chairman Rhodes reported that the Authority completed its consultation with legal counsel and discussion of matters relating to economic development.

No action was taken.

ADJOURNMENT

Mr. J. Thompson MOVED, SECONDED by Mr. S. Thompson, to adjourn the meeting. There being no further business to come before the Board, Chairman Rhodes adjourned the meeting at approximately 6:25 pm.

Prepared by:
Rose M. Davis

Respectfully Submitted:

Faison Gibson, Secretary

Date of Approval: April 1, 2026