NEW HANOVER COUNTY AIRPORT AUTHORITY
REGULAR MEETING
June 3, 2026

CALL TO ORDER

The New Hanover County Airport Authority met on Wednesday, June 3, 2026, at Wilmington International Airport, 1740 Airport Boulevard, Wilmington, North Carolina. Chairman Rhodes called the meeting to order at 5:00 p.m. and Mr. J. Thompson 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.

Mr. J. Thompson noted there is one item on the agenda today that he will request a Motion to Recuse himself from the vote.

Airport Authority members present were Nick Rhodes, Chairman; Jason Thompson, Vice Chairman; Faison Gibson, Secretary; Spruill Thompson, Past Chairman; Wanda Copley, 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.

Mrs. Copley arrived at approximately 5:10 pm.

Approximately 18 guests attended the Authority meeting.

EMPLOYEE RECOGNITION

Mr. Bourk and Mr. Smith recognized and congratulated Christina Hearn and Catherine Durrett for graduating from the ARFF Basic Course; Chris Knight on passing the A.A.A.E. Airport Master Firefighter (A.M.F.) exam; and Matt Johnson for graduating from the Chamber Leadership Wilmington program.

APPROVAL OF MINUTES

The Authority has reviewed the minutes of the Authority meeting on May 6, 2026. Mr. Jones MOVED, SECONDED by Ms. Gibson, to approve the minutes as submitted. Upon vote, the MOTION WAS APPROVED. Mrs. Copley was absent from this vote.

CONSENT AGENDA – None.

PUBLIC COMMENTS – None.

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. A Memorandum of Understanding with Crown Management Corporation for the construction of a right-hand turn lane from 23rd Street into the Crown property located at 2414 North 23rd Street, subject to receiving confirmation from NCDOT that the project may stall if ROW acquisition costs exceed their budget. Mr. S. Thompson MOVED, SECONDED by Mr. J. Thompson, to approve the Memorandum of Understanding with Crown Management Corporation as presented. Upon vote, the MOTION WAS APPROVED. Mrs. Copley was absent from this vote.

b. A second amendment to the lease agreement between Live Oak Bank and Wilmington International Airport to acknowledge Live Oak's fuel farm, add Master Plan Relocation language to the lease, reimbursement of stormwater permit application costs, and add newly required non-discrimination language. Mr. Jones MOVED, SECONDED by Ms. Gibson, to approve the second amendment to Live Oak Bank's lease agreement as presented. Upon vote, the MOTION WAS APPROVED. Mrs. Copley was absent from this vote.

c. A fifth amendment to the sublease agreement between CIL ILM 2, LLC and Wilmington International Airport to extend the Financing Period, address off-premises road improvements, reimbursement of stormwater permit application costs, and add newly required non-discrimination language. Ms. Gibson MOVED, SECONDED by Mr. S. Thompson, to approve the fifth amendment to the sublease agreement between CIL ILM 2, LLC and Wilmington International Airport, as presented. Upon vote, the MOTION WAS APPROVED. Mrs. Copley was absent from this vote.

d. A fourth amendment to the sublease agreement between CIL ILM 3, LLC and Wilmington International Airport to extend the Financing Period, address off-premises road improvements, reimbursement of stormwater permit application costs, and add newly required non-discrimination language. Mr. Jones MOVED, SECONDED by Ms. Gibson, to approve the fourth amendment to the sublease agreement between CIL ILM 3, LLC and Wilmington International Airport, as presented. Upon vote, the MOTION WAS APPROVED. Mrs. Copley was absent from this vote.

e. A second amendment to the sublease agreement between ARQ Realty LLC and Wilmington International Airport to extend the Due Diligence period an additional ninety (90) days. Mr. S. Thompson MOVED, SECONDED by Ms. Gibson, to approve the second amendment to the sublease agreement between ARQ Realty LLC and Wilmington International Airport, as presented. Upon vote, the MOTION WAS APPROVED. Mrs. Copley was absent from this vote.

f. FY27 budget in the amount of $78,061,800 ($17,221,000 operating expense, $60,840,800 capital expenditures). Mr. S. Thompson MOVED, SECONDED by Ms. Gibson, to approve the FY27 budget as presented. Upon vote, the MOTION WAS APPROVED. Mrs. Copley was absent from this vote. (A copy of the FY27 Budget is hereby incorporated as part of the minutes and is contained in Exhibit Book III, page 235.)

Mrs. Copley arrived at the meeting at 5:10 pm.

g. FY26 Budget Amendment to reallocate funds among accounts. There is no impact to the bottom line of the budget. Mr. S. Thompson MOVED, SECONDED by Mrs. Copley, to approve the FY26 Budget Amendment as presented. Upon vote, the MOTION WAS APPROVED. Mr. Jones requested it be noted for the record that he has an objection to the process requiring this budget amendment, not to the budget amendment itself. (A copy of the FY27 Budget Amendment is hereby incorporated as part of the minutes and is contained in Exhibit Book III, page 236.)

Discussion followed regarding the LGC process which necessitates these Budget Amendments and the airport being out of compliance, even if the bottom line is within budget.

h. FY27 Schedule of Fees, Rents, and Charges. Mr. Jones MOVED, SECONDED by Ms. Gibson, to approve the FY27 Schedule of Fees, Rents and Charges as presented. Upon vote, the MOTION WAS APPROVED. (A copy of the FY27 Schedule of Fees, Rents, and Charges is hereby incorporated as part of the minutes and are contained in Exhibit Book III, page 237.)

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. Permanent utility easements and associated maps for CFPUA water and sewer lines associated with the following projects:
   i. East Ramp utilities along Morris Drive
   ii. Utilities relocated along Airport Boulevard for terminal curb, road and parking projects

   Mr. S. Thompson MOVED, SECONDED by Mr. Jones, to approve the permanent utility easements and associated maps for CFPUA water and sewer lines as presented. Upon vote, the MOTION WAS APPROVED.

b. Award of construction contract for the North Commercial Apron Expansion to Trader Construction Co, including Base Bid Schedule 1 & 2 in an amount NTE $12,598,268, including option to delay NTP of Schedule 2 for up to 12 months, pending final negotiations and legal

review and approval of the contract. Following a brief discussion, Mr. S. Thompson MOVED, SECONDED by Ms. Gibson, to approve the contract with Trader Construction Co for the North Commercial Apron Expansion as presented. Upon vote, the MOTION WAS APPROVED.

Mr. Bourk reviewed Vision Plan Options 1 and 2 relating to this project noting that Option 1 required receiving $10M from the State to move forward, and that has not been received to date, so staff is proceeding under Option 2. The Authority can still approve this contract tonight and it can be fully funded, but it will delay the start of the terminal portion of that project, and we must build the ramp first. Staff are hopeful the state budget will be approved, and we will receive the money, but if we don't, that doesn't affect the schedule of this project under the Vision Plan and Mr. Bourk noted this would be updated further at the July meeting.

Mr. Bourk proceeded to outline the bidding process that staff followed on this project, including posting the bid on 2 industry websites and contacting potential bidders directly to notify them of the opportunity. Mr. J. Thompson agreed staff are doing everything they can to get different and various contractors on the jobs.

Discussion followed regarding Vision Plan Option 1 and 2 timing and funding details.

Mr. Bourk pointed out that the Authority can build the terminal next year, or choose to delay it, but they can't build the terminal if the ramp and the design aren't completed.

Mr. Dick reviewed the status of ongoing projects including Phase 2 of the terminal curb, road, and parking project, showing photo slides of the garage and vertical circulation core under construction and the grading in progress for the tunnel; the East Ramp Utility project; the PA system renovations; and the RWY 6-24 Rehab project.

Mr. Dick reviewed the Operations Chart.

DIRECTOR'S REPORT

Mr. Bourk recommended the approval of 3-year agreement for emergency snow removal with Elite Construction for $225/hour per piece of equipment (loaders and motor graders) and operators NTE $ 35,000/year.

Mr. Bourk reminded the Authority of the need for this contract based on experiences from the last 2 snowstorms.

Mr. J. Thompson called for a Motion to Recuse himself from this vote. American Property Experts may be chosen as a subcontractor. Mr. S. Thompson MOVED, SECONDED by Ms. Pierce, to excuse Mr. J. Thompson from this vote. Upon vote, the MOTION WAS APPROVED.

Mr. S. Thompson MOVED, SECONDED by Mr. Jones to approve the contract with Elite Construction as presented. Upon vote, the MOTION WAS APPROVED. Mr. J. Thompson did not vote.

Mr. Bourk reviewed the air service activity reports and slides from A4A showing the impact of rising fuel costs on the aviation industry. So far ILM isn't having any direct impact.

Mr. Bourk shared a letter being sent to local neighbors impacted by aircraft noise under the FAA definition as determined through the Part 150 study. Coffman and Associates will be meeting with the individuals to discuss noise measures that could be put into place to benefit them.

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

- Ward & Smith Speaker
- RCA Economic Development Committee Mtg. ILM update
- YMCA Speaker
- OLLI @ UNCW – Airport Tour and Update
- Wilmington Rotary Club Speaker
- PROTE Chamber at ILM for GA pilots
- ILM ASF GA Event ILM update

NEW BUSINESS – None

UNFINISHED BUSINESS - None

ADJOURNMENT

Ms. Gibson MOVED, SECONDED by Ms. Pierce, to adjourn the meeting. There being no further business to come before the Board, Chairman Rhodes adjourned the meeting at approximately 5:41 pm.

Prepared by:
Rose M. Davis

Respectfully Submitted:

_____
Faison Gibson, Secretary
Date of Approval: July 8, 2026