NEW HANOVER COUNTY AIRPORT AUTHORITY
REGULAR MEETING
July 8, 2026

CALL TO ORDER

The New Hanover County Airport Authority met on Wednesday, July 8, 2026, at Wilmington International Airport, 1740 Airport Boulevard, Wilmington, North Carolina. Chairman Rhodes called the meeting to order at 5:00 p.m. and 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; 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.

New Authority member, Brian Eckel, attended his first Authority meeting via zoom but did not vote on any action items.

Approximately 10 guests attended the Authority meeting.

APPROVAL OF MINUTES

The Authority has reviewed the minutes of the Authority meeting on June 3, 2026. Mr. J. Thompson MOVED, SECONDED by Ms. Gibson, to approve the minutes as submitted. Upon vote, the MOTION WAS APPROVED. Mr. Eckel did not vote via zoom.

FAREWELL

Mr. J. Thompson shared some of the major accomplishments of the Authority during Mr. S. Thompson's years of service. Mr. Bourk presented Mr. S. Thompson with a mini replica of the ILM yard arm which will be on display on the new terminal curb. The award was in appreciation of Mr. S. Thompson's service on the Authority from June 2018 through July 2026. Mr. S. Thompson shared farewell remarks and Mrs. Pierce and Mr. Rhodes extended their appreciation for Mr. S. Thompson's service on the Airport Authority board.

Mr. S. Thompson left the meeting.

CHANGE OF OFFICERS

Chairman Rhodes stated, in accordance with Article IX of the Authority's By-Laws, the officers of the Airport Authority shall be a Chair, a Vice-Chair, a Secretary, and an Immediate Past Chair.

Each year at the Authority's July meeting, following the approval of the minutes, officers shall change (no action required by the Authority Board).

New Officers
Jason Thompson – Chair
Faison Gibson – Vice Chair
Wanda Copley – Secretary
Nick Rhodes– Immediate Past Chair

RECESS
Incoming Chairman Jason Thompson called for a recess to transition to the new officers prior to completing the meeting. Chairman Thompson called the meeting back to order at 5:09 pm.

WELCOME
Chairman Thompson welcomed new Authority member, Mr. Brian Eckel, to the Airport Authority. Mr. Eckel was sworn in effective July 1, 2026. Mr. Eckel attended the meeting via zoom.

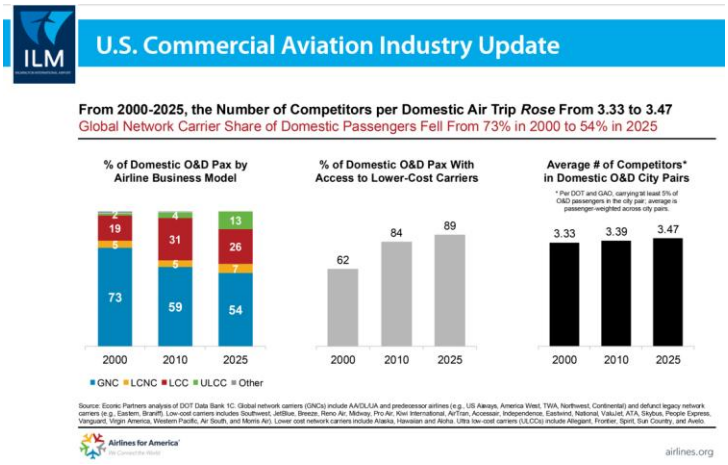
OUTGOING CHAIRMAN AWARD
Chairman Thompson shared Authority accomplishments over the past year under Chairman Rhodes' leadership. Mr. Bourk presented outgoing Chairman Rhodes with a framed group photo of the Airport Authority in front of the terminal during demolition and construction. This award is in appreciation for Mr. Rhodes' service as Chairman on the Airport Authority from July 2025 – June 2026.

Chairman Thompson thanked Mr. Bourk and his staff for all the hard work running the airport day to day and noted he is looking forward to the upcoming year – continuing to work through the Vision Plan; seeing leases turned into results with a hotel and CFCC aviation maintenance technician program, and continued air service growth.

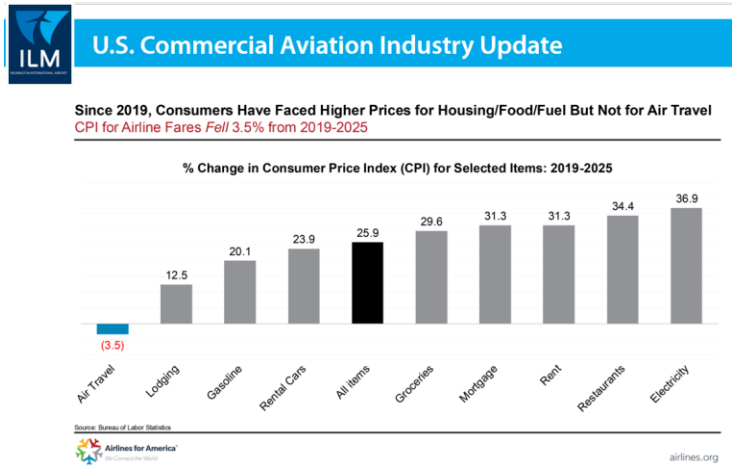
PUBLIC COMMENTS – None.

ILM VISION PLAN 2026 – MID-YEAR REVIEW
Chairman Thompson turned the meeting over to Mr. Bourk to present the Vision Plan mid-year review.

Mr. Bourk shared slides from Airlines for America (A4A) related to the current state of the aviation industry.

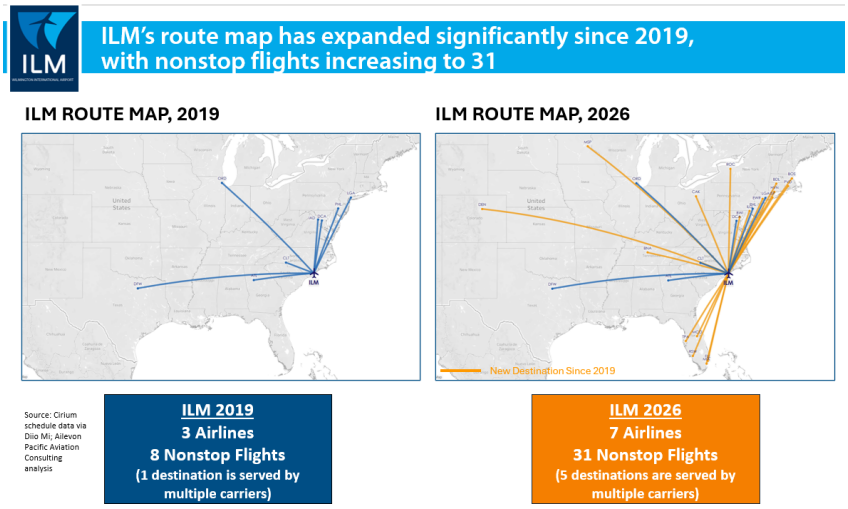


Mr. Bourk pointed out on this slide the changes in the industry from 2000 to 2025 – in 2000, legacy carriers in the market represented 73% and in 2025 they represented 54%. Mr. Bourk noted, if you don't have low-cost carriers in your market, you are missing almost 50% of the available market. In 2000, passengers with access to low-cost carriers went from 62% to 89% in 2025. Mr. Bourk noted, if you don't have low-cost carriers in your market, you are missing out on that segment of the industry, and it is common to see multiple carriers serving the same market.

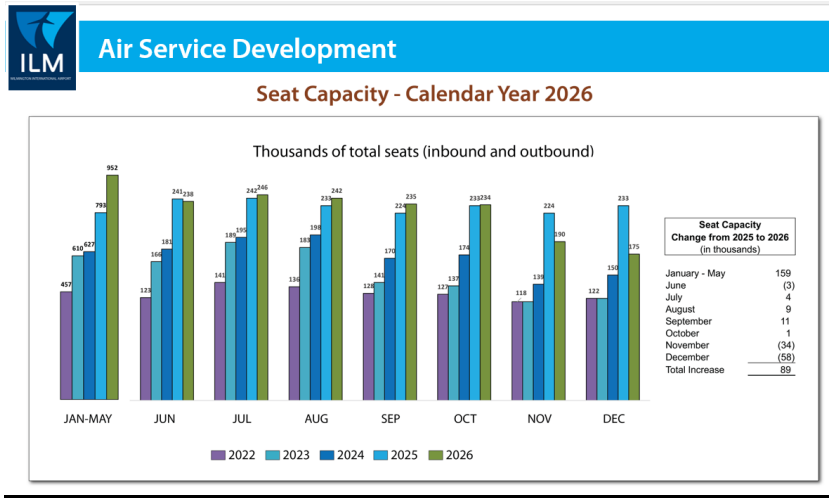


Mr. Bourk noted, as the slide above indicates, that consumers have faced higher prices for housing, food, fuel, etc. but airline tickets have gone down 3.5% from 2019-2025, which is a strain on the airline industry. The rising cost of fuel is another major strain on the airline industry.

Mr. Bourk pointed out that in the US domestic market, seat capacity is down. We are in an industry where the seats are declining instead of expanding. ILM is fortunate that we are still growing in this environment.



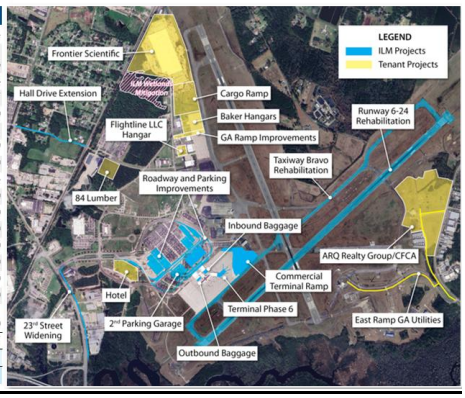
In 2019, ILM had 3 airlines and 8 non-stops. In 2026, ILM has 7 airlines with 31 non-stops; 243 domestic destinations and 142 international destinations reachable with one-stop from ILM.



Mr. Bourk reported that ILM should be up roughly 90,000 enplanements over last year, even with the reduction in Avelo's service, because other carriers picked up most of those routes. ILM should end the year up by about 10% in a market that is going to be down about 4%.

2026 Active Airport Capital Construction and Design Projects

Airport Capital Projects	Costs	Expended	Remaining
Ongoing Improvements 2022-2025	$56,970,000	$56,970,000	$ -
Access Road, Terminal Curb, Parking, Rental Car	134,256,781	85,974,685	48,282,096
Commercial Terminal Ramp	12,795,000	384,866	12,410,134
Terminal Phase 6 Design	36,662,000	571,163	36,090,837
Inbound Baggage	12,800,000	-	12,800,000
Outbound Baggage	3,500,000	37,129	3,462,871
Runway 6-24 Construction	25,061,000	5,372,011	19,688,989
GA Ramp Improvements	500,000	-	500,000
East Ramp GA Utility Project	1,100,000	1,100,000	-
Roadway Improvements	4,000,000	1,000,000	3,000,000
ILM Wetlands	2,000,000	-	2,000,000
Land Acquisition	3,000,000	-	3,000,000
Airport Master Plan	1,000,000	-	1,000,000
Part 150 Noise Study	1,100,000	753,140	346,860
Taxiway B Rehabilitation	500,000	-	500,000
Second Parking Garage	500,000	-	500,000
Contingency (Common Use and Outbound TSA Baggage)	5,000,000	-	5,000,000
Total Airport Capital Projects	$300,744,781	$152,162,994	$148,581,787
Total Tenant Capital Projects	250,000,000		
Total Airport-Wide Capital Projects	$550,744,781		



Mr. Bourk shared the above slide showing the progress of the active airport capital construction and design projects (2022- 2031) and the money expended and remaining on each project.

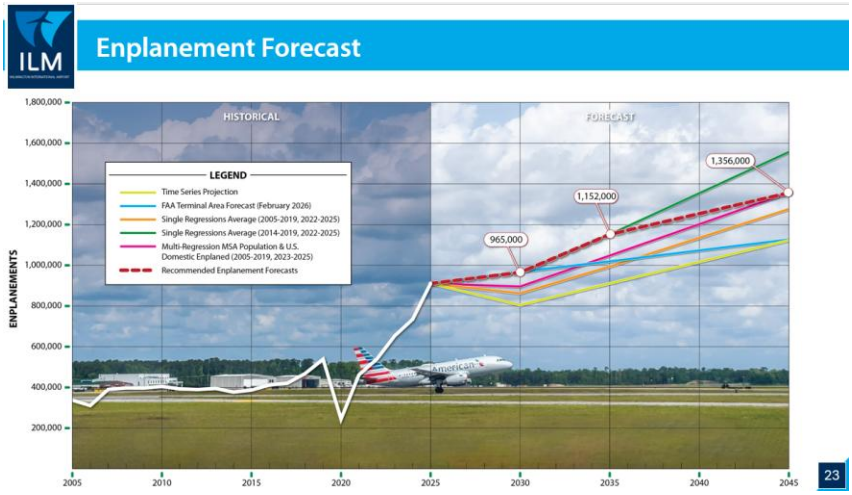
Mr. Bourk shared the updated enplanement forecast; project schedule; and reviewed the status of all the ongoing projects. Mr. Bourk also reviewed the budget for the Capital projects (2022-2031) and the cash flow for Option 1 (Terminal Phase 6 in 2028) and Option 2 (Terminal Phase 6 in 2029). Discussion followed regarding funding anticipated and funding received and what that means to the timing of the Terminal Phase 6 project. Mr. Bourk noted that we have the funding to move forward with the ramp and the design of Hall Drive at this time.

Mr. Campbell reviewed the five-year operating budget projection, and Mr. Bourk shared the updated comparison of ILM to average small hubs.

Mr. Bourk reviewed the following policy discussion items that have been updated and need Authority consensus:

FORECASTS
Policy discussion on what forecast model to use for capital planning purposes (optimistic, base, TAF) | *The Authority discussed policy related to the forecast model and set policy to continue to use the optimistic forecast for capital planning purposes. For enplanements and budgeting target midpoint between Base and Optimistic forecasts (2026 enplanements of 875,000). (Approved 2.25.26)*

***Mid-Year Update** | Worked with Coffman Associates to update forecast. Board accepts this model forecast on page 23. (See slide below.)*



TEN-YEAR CAPITAL PLAN (2022-2031)

Policy discussion related to the Capital Plan and whether to pursue Option 1 or Option 2. Option 1 has the commercial terminal ramp construction on schedule to start July 2026 and complete June 2027 and Terminal Phase 6 construction to start July 2027 and complete September 2028 with reserve balance dipping to $15M in 2028. Option 2 has the commercial terminal ramp construction starting July 2026 and complete December 2027 and Terminal Phase 6 construction starting July 2028 and completed September 2029 (one year later). Reserves under option 2 will remain at $25 million. *The Authority discussed the pros and cons of both options and set policy to continue to pursue Option 1. Staff will report back to the Authority in 6 months, and a decision can be made to go with Option 1 or Option 2 based on funding at that time. (Approved 2.25.26)*

***Mid-Year Update** | This has been updated based on current financial information. Board to make decision in January/February 2027 to move forward with terminal construction in 2028 or 2029.*

Airfield – Policy discussion regarding plan to complete the runway rehabilitation project over three phases based on funding. *The Authority set policy to proceed with Phase 1 in 2026. (Approved 2.25.26)* COMPLETED

Roadway Infrastructure – Policy discussion regarding Hall Drive extension per TIA. *The Authority set policy to proceed with the design of the Hall Drive extension design in 2026. (Approved 2.25.26)* COMPLETED

Commercial Ramp – Policy discussion regarding commercial ramp expansion being a priority to permit the Terminal Expansion to move forward. *The Authority set policy to continue with plan to expand commercial ramp starting construction in 2026. It was discussed that this must be done prior to the Terminal Expansion. That project can't move forward until this is done. (Approved 2.25.26)* BID RECEIVED WAITING ON NOTICE TO PROCEED

Outbound Baggage – Policy discussion regarding starting outbound baggage project in 2026. *The Authority set policy to proceed with design and construction of Outbound Baggage in 2026. (Approved 2.25.26)*

Mid-Year Update *| Revise policy to expand outbound baggage design scope to include TSA bag screening area. Start schematic design (30%) before end of 2026.*

2026 Terminal Enhancements *– Policy discussion regarding terminal enhancements to include smarte carts (or similar), massage chairs, privacy pods, and sidewalk between shuttle/employee parking lot and terminal. The Authority set policy to proceed with the recommended enhancements in 2026. (Approved 2.25.26)* COMPLETED

Wetland Mitigation – Policy discussion regarding proceeding with project in early 2026 if permitted under new regulations. *The Authority set policy to move forward on this project as long as law permits. (Approved 2.25.26)*

Mid-Year Update *| Filing storm water erosion control permits now.*

ENVIRONMENTAL/NOISE STUDIES
Policy discussion regarding stormwater master plan. *The Authority set policy to complete the stormwater master plan in 2026. (Approved 2.25.26)*

Mid-Year Update *| Stormwater Master Plan to start in 2026.*

Policy discussion regarding EA for Terminal Expansion Phase 6. *The Authority set policy to proceed to update the EA for the Terminal Expansion Phase 6 project in 2026. (Approved 2.25.26)*

Mid-Year Update *| Proceed with EA in two parts.* IN PROGRESS

1. *Commercial ramp expansion*
2. *Terminal expansion*

Note: Vision Plan Policy discussion items approved in February 2026 but not listed here have not changed.

ACTION ITEMS BY COMMITTEE

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. Ratify the approval of Amended and Restated Option to Lease between New Hanover County Airport Authority and ILM Airport Hotel Partners, LLC. Ms. Gibson MOVED,

SECONDED by Mr. Jones, to ratify the previous approval of Amended and Restated Option to Lease between New Hanover County Airport Authority and ILM Airport Hotel Partners, LLC, as presented. Upon vote, the MOTION WAS APPROVED. Mr. Eckel did not vote via zoom.

b. Resolution authorizing the Airport Authority to execute and deliver a Fifth Amendment to the Sublease Agreement with ILM Airport Hotel Partners, LLC and other matters related thereto. Mr. Rhodes MOVED, SECONDED by Mr. Jones, to approve the Resolution authorizing the Airport Authority to execute and deliver a Fifth Amendment to the Sublease Agreement with ILM Airport Hotel Partners, LLC as presented. Upon vote, the MOTION WAS APPROVED. Mr. Eckel did not vote via zoom. (A copy of the Resolution is hereby incorporated as part of the minutes and is contained in Exhibit Book III, page 238).

c. Sublease Agreement between NHCAA and Cape Fear Community College for a term of five years, with options to extend, for the building at 1930 Trask Drive at $9.75 per square foot. CFCC intends to use the building for an aviation maintenance technician program and other aviation related programs. Ms. Gibson MOVED, SECONDED by Mr. Jones, to approve the Sublease Agreement between NHCAA and Cape Fear Community College, as presented. Upon vote, the MOTION WAS APPROVED. Mr. Eckel did not vote via zoom.

OPERATIONS AND FACILITIES

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

Work Authorization #26-02 for Coffman Associates for $87,664 to update the current Airport Layout Plan (ALP) drawings to incorporate recent survey data and changes associated with various airport and tenant projects. Ms. Gibson MOVED, SECONDED by Mr. Jones, to approve the Work Authorization for Coffman Associates, as presented. Upon vote, the MOTION WAS APPROVED. Mr. Eckel did not vote via zoom.

DIRECTOR'S REPORT

Mr. Bourk recommended the approval of the Mid-Year Vision Plan update and updated policy decisions as listed above in the minutes. Ms. Gibson MOVED, SECONDED by Mrs. Copley, to approve the Mid-Year Vision Plan update and updated policy decisions, as presented. Upon vote, the MOTION WAS APPROVED. Mr. Eckel did not vote via zoom.

UNFINISHED BUSINESS - None

NEW BUSINESS – None

ADJOURNMENT

Chairman Thompson called for a motion to adjourn. Mr. Rhodes MOVED, SECONDED by Ms. Gibson, to adjourn the meeting. There being no further business to come before the Board, Chairman Thompson adjourned the meeting at approximately 6:09 pm.

Prepared by:
Rose M. Davis

Respectfully Submitted:

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Wanda Copley, Secretary
Date of Approval: September 2, 2026