



Moore County Airport Authority

November 12, 2025

Public Meeting – 09:00

The Moore County Airport Authority Meeting for Wednesday, November 12, 2025, was held in-person and via zoom. A quorum was present.

Authority Members Present: Adam Kiker, Chairman
Gene Horne, Vice Chairman
Dr. Mike Jones, Secretary
Ken Haenlein, Treasurer
Randy Saunders, Board Member

Staff Present: Rick Cloutier, Airport Director
Paul Puszynski, Operations Manager
Carol Oakley, Finance Administrator
Marcuss Baker, FBO Manager

Guests Present: Stephen Bright – Talbert & Bright
Steve Bright – Talbert & Bright
Peter Stillwell - Tarheel Communications
Rolland Gilliam - Guest
Elana Marsh – The Pilot
Joyce Fitzpatrick- Fitzpatrick Communications (Zoom)

To Note: *Action Items*****

CALLED TO ORDER: Chairman Adam Kiker called the meeting to order at 9:00 a.m.

A. Pledge of Allegiance
Chairman Kiker led the Pledge of Allegiance.

B. Public Comments

A community member (Rolland Gilliam) asked Board members about making an offer on the property on behalf of another citizen. Board clarified the property location and noted that portions lie within the RPZ/RPC, limiting allowable use. It was explained that the Airport cannot accept direct offers; any sale would require FAA release of land, formal bid process, and full board approval. Board advised that the interested individual should contact the Airport Director directly for discussion and clarification of the required process.

C. Request for Additional Agenda Items

None

D. Additional Agenda Item(s) Added:

None

E. Conflict of Interest

Chairman Kiker asked if there were any conflicts of interest. There were none.

F. Approval of Agenda

The draft Moore County Airport Authority Meeting Agenda for Wednesday November 12, 2025, was presented.

Chairman Kiker asked for a motion to approve the agenda.

M/- Horne and S/- Jones

All voted in favor: Chairman Kiker, Vice Chairman Horne, Treasurer Haenlein, Secretary Jones and Board Member Saunders

G. Approval of Previous Meeting Minutes

Chairman Kiker asked for a motion to approve the Minutes of Moore County Airport Authority Meeting presented on October 8, 2025.

M/- Horne and S/-Saunders

All voted in favor: Chairman Kiker, Vice Chairman Horne, Treasurer Haenlein, Secretary Jones and Board Member Saunders

H. Consent

None

I. New Business

1. Memorandum: Runway 5 RPZ and ROFA Project – Project Formulation, Environmental, Design and Bidding Authorization

Staff presented the acceptance of the grant for the Runway 5 RPZ/ROFA Clearing Project (Design & Bidding). Total project cost: \$215,268 with a local match of \$19,310, already budgeted in FY 26. Design phase is already underway and approximately 60–70%

complete. Expected to reach 90% within 30 days and be substantially complete by end of year. Next steps include submitting to DOT/DOA for review and moving toward bidding. Estimated demolition could begin late spring to summer, but likely around this time next year. Project includes building removal, grading, fencing, and discontinuing Storage Drive (becoming airport property).

Chairman Kiker as for a motion to approve the acceptance of funds, the memorandum and the budget ordinance.

M/- Horne and S/-Saunders

All voted in favor: Chairman Kiker, Vice Chairman Horne, Treasurer Haenlein, and Secretary Jones and Board Member Saunders.

2. Memorandum: Approval of NCDOT Division of Aviation Grant Request for Aid – WBS #36237.67.14.3

Staff presented the grant request for the Hangar Pad Construction and Taxi Lane Design & Bidding project. Project design is approximately 90% complete, as the engineer (Talbert & Bright) began work earlier in anticipation of funding. Total project cost: \$272,616. Local match: \$27,261 (already included in the current FY budget). Project includes design and bidding for: Multiple hangar pad sites and taxi lane construction around the T-hangar area.

Chairman Kiker asked for a motion to approve grant request , project budget ordinance, and memorandum to the Moore County Board of Commissioners.

M/-Haenlein and S/-Jones

All voted in favor: Chairman Kiker, Vice Chairman Horne, Treasurer Haenlein, Secretary Jones and Board Member Saunders

J. Old Business

1. Corporate Hangar Construction/ Financing/ Lease Update

Staff provided an update on the corporate hangar project and associated lease discussions. A Letter of Intent from AvaTech has been received, and the draft lease remains under development while building design work is finalized.

The site plan for all three proposed hangars, including the access road and taxi lane—will be completed by the end of the week and submitted to DEQ for approval.

Two prospective hangar developers have re-engaged: Titan/Echelon, which recently opened a new local facility and expressed interest in moving forward quickly.

A second party expected to re-engage later. There is a strong possibility of constructing two hangars simultaneously, depending on developer commitments. Design-built RFQs returned two qualified firms: SBS and Sanford Contractors, both currently assisting with initial design concepts. The maintenance building project is awaiting county permitting and the FAA-required 90-day period, ending November 21, before construction can begin. Lease terms with AvaTech appear aligned with financial requirements needed to support the hangar loan. Financing needs have shifted from an earlier estimate of up to \$10 million to an updated projection of approximately \$5 million tied to constructing two hangars. The airport has re-engaged Truist to update loan packaging at current interest rates and will likely bring revised loan actions to the Board next month before submission to the State Budget Committee in January. While the airport can shop loan terms with multiple banks, Truist currently remains the most competitive and familiar partner. No Board action was required at this time; updates and formal documents will be returned for approval when ready.

K. Projects, Summaries and Updates

1. Project Updates:

- **Air Service:** Airport director (Mr.Cloutier) and Natalie Hawkins attended Take-off Air Service Development meetings. Met with six airlines; all expressed some level of interest in Moore County Airport. One airline is the current primary carrier partner; that meeting ran longer and remained positive. Three airlines requested additional data (e.g., heat maps, traveler origin/destination). Airport is working with local resorts and hotels to obtain zip-code based on visitor data. Spring 2027 is seen as a realistic and positive adjustment, easing pressure on funding and project timelines while keeping the carrier engaged. Airport has engaged Fitzpatrick Communications to support public engagement and messaging around air service. A public opinion survey of registered Moore County voters will be developed in November and fielded in December via online/email polling. Survey questions will be shared with and approved by the Airport Board before deployment. Fitzpatrick Communications is also developing creative marketing concepts and campaign materials to preview to the Advisory Board on December 5, with a campaign launch targeted for January. Additional outreach will include public meetings, and presentations to Rotary and other civic groups, directing the public to the survey and information.
- **Corporate Hangar Project:** Loan discussions and funding pressures tied to the broader development program, which includes corporate hangars. The need to align corporate hangar financing and air service timelines is part of the broader funding strategy discussed.
- **Apron Rehabilitation/Reconstruction:** Apron Rehab and Reconstruction project is moving forward. Design phase is funded and underway. Construction is planned to be funded by the FAA with state assistance, using FAA discretionary funding. Estimated project value is approximately \$14 million. Goal is to have apron rehab

completed by the next U.S. Open. Work will be done in two phases over two years so the ramp cannot be shut down all at once. Talbert & Bright and Alliance are coordinating to ensure the apron/ramp layout integrates correctly with the new terminal build.

- **Hangar Taxilanes/Sites:** Taxilane planning and apron rehab are being coordinated so ramp and access geometry support future builds and operations.
- **ROFA/RSA Compliance:** Compliance work is being integrated with apron rehab and other airfield projects to ensure safety standards and design criteria are met for future air service and operations.
- **Maintenance Building:** Start of construction as soon as clearance is received.

2. Financials and other Key Performance Indicators.

Jet fuel sales were up, resulting in total monthly gallons approximately the same as last year. Year-to-date total fuel gallons are up about 13% compared to the prior year. Fuel gallons sold year-to-year remain well above the last 3–4 years. Total revenue: approximately \$730,000–\$761,000. Total expenses: \$594,363. Total revenue YTD: \$2,135,937.

K. Announcements/Comments

- Operations Manager- The Board received an update on the hiring process for the Operations Manager position. Multiple interviews were conducted last month, and a top candidate was selected. A conditional offer was extended and accepted by Eric Belowitz, who has now cleared initial checks. Eric brings approximately 25 years of airport operations experience and currently serves as the Deputy Airport Director at Trenton. He is expected to begin in early January, allowing adequate transition time. Outgoing Operations Manager Paul confirmed the timeline provides sufficient time for handover, with Marcus assisting in the transition as needed. Paul stated that he will be retiring after 22 years with the airport, having started in 2003 as a part-time manager. Board members thanked Paul for his service and long-term dedication to the airport.
- Festival D' Avion – Rescheduled to November 22, 2025- Peter Stilwell provided an update on preparations for the upcoming festival. Festival layout has been distributed, and organizers are awaiting final FAA approvals expected within the next two days. This year's event has the largest military aircraft participation to date, including Marine Corps CH-53 Sea Stallion, Special Forces aircraft and helicopters, Air Force C-130 and PC-12, Russian L-39 fighter jet, and Four Vietnamese helicopters to be transported in. Approximately 20 private aircraft are committed, including vintage and home-built aircraft. Additional attractions include helicopter tours (Total Flight) and airplane tours (Sovereign Aero) pending final approvals. Around 45

luxury/collector cars are registered for the car show. Festival team will distribute credentials next week and update board members upon availability.

- American Red Cross Blood Drive- December 2, 2025

Chairman Kiker asked for a motion to enter closed session.

M/- Horne and S/- Saunders

All voted in favor: Chairman Kiker, Vice Chairman Horne, Treasurer Haenlein, Secretary Jones and Board Member Saunders

M. Closed Session

Enter closed session at 9:50 A.M.

1. Pursuant to N.C.G.S. 143-318.11(a)(S), the Airport Authority will meet to consider and discuss the negotiations of price and terms of a contract concerning the sale, lease, or acquisition of real property.

2. Pursuant to N.C.G.S. 143-318. 11(5) ii, the Airport Authority will meet to consider and discuss the amount of compensation and other material matters of an employment contract or proposed employment contract.

Chairman Kiker asked for a motion to exit closed session and enter open session.

M/-Jones and S/- Horne

All voted in favor: Chairman Kiker, Vice Chairman Horne, Treasurer Haenlein, Secretary Jones and Board Member Saunders

N. Open Session

Enter open session at 10:35 A.M

The Board discussed annual employee bonuses. The Board approved an annual bonus of 5.38% for the Airport Director. Additional staff bonuses at 5% will be funded from the FY26 budget allotment and distributed among airport staff accordingly at the airport directors discretion in accordance with personnel policy..

Chairman Kiker made a motion to approve the annual bonuses for airport staff.

M/-Haenlein and S/- Jones

All voted in favor: Chairman Kiker, Vice Chairman Horne, Treasurer Haenlein, Secretary Jones and Board Member Saunders

O. Adjournment

Chairman Kiker asked for a motion to adjourn.

M/- Horne and S/- Jones

All voted in favor: Chairman Kiker, Vice Chairman Horne, Treasurer Haenlein, Secretary Jones and Board Member Saunders

Meeting adjourned at 10:45 AM.

The next MCA Authority Meeting will be held at **09:00 on Wednesday, December 10th , 2025.**



Adam Kiker, Authority Chairman



Dr. Mike Jones, Authority Secretary