



## ***Moore County Airport Authority***

*March 11, 2026*

***Public Meeting – 09:00AM***

The Moore County Airport Authority Meeting for Wednesday March 11th ,2026, was held in-person at the Moore County Airport Conference Room. A quorum was present.

**Authority Members Present:**

Adam Kiker, Chairman  
Dr. Mike Jones, Secretary  
Ken Haenlein, Treasurer (zoom)  
Randy Saunders, Board Member  
Gene Horne, Vice Chairman

**Staff Present:**

Rick Cloutier, Airport Director  
Eric Billowitz, Operations Manager  
Marcuss Baker, FBO Manager  
Keiko Brantley, Administrative Assistant

**Guests Present:**

Peter Stillwell - Tarheel Communications  
Robert Brown -RBPR  
Stephen Bright- Talbert & Bright  
Steve Bright – Talbert & Bright  
John Lewis- Public Member  
Lance Hufham – Public Member  
Rick Hutchinson – Village of Whispering Pines  
Ryan Hasset – NC State Impact Study  
Melissa Cross- Alliance  
Julie Macleod - Alliance

**To Note: \*\*Action Items\*\***

**CALLED TO ORDER:** Chairman Adam Kiker called the meeting to order at 09:00 a.m.

**A. Pledge of Allegiance**

Chairman Kiker led the Pledge of Allegiance.

**B. Public Comments**

The Chair called for any public comments from individuals wishing to address the Authority who were not otherwise on the agenda. No public comments were made.

**C. Request for Additional Agenda Items**

Rick Cloutier Airport Director requested the addition of two agenda items. The Authority agreed these matters would be addressed after the budget discussion. The Chair asked if there were any other additional items or modifications to the agenda. None were presented.

**D. Additional Agenda Item(s) Added:**

Work Authorization No. 25.05 – North Taxilane Design and Bidding

Work Authorization – Apron Rehabilitation Construction Design and Bidding

**E. Conflict of Interest**

The Chair disclosed that his firm had previously been involved in earlier phases of the 2023 development project and that the property owner is a client of the firm. He noted there is no current engagement or compensation related to the matter being discussed and stated he would recuse himself if requested by the Authority. Chairman Kiker asked if there were any conflicts of interest. There were none.

**F. Approval of Agenda**

The Moore County Airport Authority Meeting Agenda for Wednesday March 11<sup>th</sup> 2026, was presented.

*Chairman Kiker asked for a motion to approve the agenda as modified.*

*M/- Horne and S/-Saunders*

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

**G. Approval of Previous Meeting Minutes**

*Chairman Kiker asked for a motion to approve the minutes for the February 11th, 2026, Moore County Airport Authority meeting.*

*M/- Horne and S/-Saunders*

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

**H. Consent**  
None

**I. Presentations and Updates:**

**1. NC State Air Service Economic Impact Study**

Ryan Hassett of ITRE at NC State University presented an economic impact assessment for the proposed daily commercial air service from Moore County Airport to the Washington, D.C. area. Based on one daily 50-seat regional jet, the study projected approximately 29,000 annual passengers, \$16.5 million in annual economic output, 115 jobs, and nearly \$1 million in annual state and local tax revenue.

Mr. Hassett also noted the proposed service could improve regional connectivity, provide access to additional state commercial service funding, and generate both visitor and business travel benefits. Authority members discussed the assumptions used in the study, particularly regarding how much of the projected impact would be new economic activity versus activity redirected from other airports and emphasized the importance of communicating the findings accurately. The Authority thanked Mr. Hassett for the presentation.

**2. Alliance Architects GA Terminal Update**

Melissa Cross and Julie MacLeod of Alliance Architects presented an update on the General Aviation (GA) Terminal project, including the design process, site analysis, and responses to questions previously submitted by Authority members.

Alliance reviewed the GA facility demand and capacity analysis, which indicated a recommended terminal size between 12,000 and 18,000 square feet, with the current concept targeting approximately 15,000 square feet based on projected activity levels and budget considerations. The proposed design includes space for passenger processing, flight support, airport administration, and building support functions. The presentation also reviewed site planning considerations, including airside and landside access, aircraft movement, vehicle parking, FAA building restriction lines, and long-term planning for potential commercial air service development. The proposed layout considers phased development, with the GA Terminal as Phase 1, followed by a potential maintenance hangar relocation (Phase 2) and a future commercial service terminal (Phase 3).

Authority members discussed several design elements including terminal size, office space for future staff growth, catering and hospitality areas, meeting room capacity, and amenities for passengers and the community. Alliance noted that these elements are still being refined during the schematic design phase, and adjustments can continue as the project advances.

The Authority also discussed the proposed location and orientation of the GA Terminal, including considerations related to aircraft visibility, apron access, aircraft parking, and potential long-term impacts if the existing terminal and maintenance hangar remain in place or are removed in the future. Members requested that Alliance explore an additional concept placing the GA terminal closer to the location of existing Hangars 3 and 4 for comparison.

Additional discussion included canopy coverage for passenger drop-off areas, separation of GA and potential commercial parking areas, and the importance of ensuring the facility effectively serves both airport users and the broader community.

Alliance noted that the project schedule is currently behind the original timeline and requested timely feedback from the Authority on site layout decisions.

An in-person design workshop with Alliance was tentatively scheduled for April 27 to review the schematic design and continue refining project details.

The Authority thanked Alliance Architects for the presentation and continued work on the project.

*At 9:56 AM Authority Member Ken Haenlein joined the meeting via Zoom during the Alliance Architects GA Terminal Update.*

### **3. RWY 23 Part 77 Approach Surface Development Information**

The Authority received information regarding a proposed residential development near the Runway 23 approach area adjacent to airport property in the Summerfield/Whispering Pines area. The presentation reviewed the affected parcels in relation to the airport's RPZ, building restriction line, Part 77 surfaces, and existing aviation easement.

Steve Bright focused discussion on the potential negative impact of residential development on airport operations and on future residents due to aircraft noise, overflight, and proximity to the runway approach area. Staff noted the airport does not own the property but does have an obligation to express concerns regarding safety and land-use compatibility. Staff indicated the airport's position would be communicated to the Village Council. No formal action was taken.

### **4. Fitzpatrick Communications- Communications Plan Update**

The Authority discussed messaging related to the proposed development near the Runway 23 approach area. Members emphasized that communications should clearly state the airport's opposition is based on both protection of airport operations and concerns for future residents who may be affected by airport activity. The Authority agreed staff had sufficient information to communicate this position.

### **5. Water Tower Update**

Rick Cloutier provided an update regarding the proposed Southern Pines water tower near the airport. The FAA had reviewed the proposal and determined that the tower would not significantly impact airport operations, although it would affect circling minimums to Runway

23. Staff noted that the Town had agreed to place "SOP" on top of the tower. The Authority discussed the preferred orientation of the lettering to maximize visibility for pilots, particularly during the turn from downwind to base. No formal action was taken.

*Chairman Kiker asked for a motion to excuse board member Randy Saunders from the meeting early due to prior commitments.*

*M/- Horne and S/-Jones*

*All voted in favor: Chairman Kiker, Vice Chairman Horne, Secretary Jones, Board Member Saunders, and Treasurer Ken Haenlein (via Zoom)*

**J. New Business-**

**1. Proposed FY 2026-2027 Budget**

**FY Rates & Chargers/Budget Projections**

Marcuss Baker FBO Manager presented proposed FY rates and charges based on direction provided at the January planning meeting and a review of comparable destination airports. Recommended changes included a 35% increase in user fees, a 20% increase in overnight fees, and no change to current fuel waiver thresholds. Staff also presented updates to the fee schedule format, including aircraft categories based on maximum takeoff weight, updated hangar rates, and a published land lease rate.

Marcuss advised the proposed changes would generate an estimated \$152,000 in additional annual revenue. Authority members discussed market comparisons, cost of service, tenant impact, and communication of the increases. Consensus was reached to use the proposed rates and charges in preparation of the draft FY budget, with final approval to occur as part of the budget process.

**K. Old Business:**

**1. Finalization of Loan Documents:**

Rick Cloutier reported that final loan documents from Truist for the hangar project have not yet been received. Once finalized, the completed loan package would be brought back to the Authority for action. Staff advised that a special meeting may be needed in the coming weeks in order to meet the required submission deadline to the Local Government Commission.

**2. Work Authorization No. 25.05 – North Taxilane Design and Bidding**

Discussion was held regarding the proposed work authorization for the North Taxilane

Design and Bidding. Staff confirmed that the project scope and documentation had been previously reviewed. The Airport Director confirmed that grant funding has already been approved and is in place, and that the required local funding has been included in the current fiscal year budget. No funding risks were identified. Board members agreed that sufficient discussion had occurred and expressed readiness to proceed.

### **3. Work Authorization – Apron Rehabilitation Construction Design and Bidding**

The Board reviewed the proposed work authorization for the Apron Rehabilitation Construction Design and Bidding project. It was noted that this project has also been discussed extensively in prior meetings.

The Airport Director reiterated that grant funding is secured and budgeted, with no anticipated financial risk to the Authority.

Discussion was held regarding whether to consider this item separately or in conjunction with the North Taxilane project. It was determined that both items could be presented together for consideration.

*Chairman Kiker asked for a motion to approve Work Authorization No. 25-05 North Taxilane Design and Bidding and Work Authorization – Apron Rehabilitation Construction Design and Bidding as presented.*

*M/- Horne and S/-Haenlein*

*All voted in favor: Chairman Kiker, Vice Chairman Horne, Secretary Jones, and Treasurer Ken Haenlein (via Zoom)*

## **L. Project Reports, Summaries, and Updates:**

### **1. Project Updates:**

#### **Corporate Hangar Projects**

Staff reported that bids for the corporate hangar projects have been received, with two submissions from pre-qualified firms. The bids are currently under evaluation, and staff will compile the necessary information and provide a recommendation for the apparently lowest responsible bidder.

It was noted that once finalized, loan documents will be presented to the Board for approval and subsequently submitted to the Local Government Commission for review.

Staff also shared that coordination with project partners remains positive. While project timelines are progressing as expected, ongoing collaboration continues with tenants and partners, including efforts related to grant funding and economic development support.

### **Maintenance Storage Building**

Staff provided an update on the maintenance storage building, noting that construction is progressing well. Walls have been erected, and electrical and utility installations are currently underway.

The installation of a new transformer, as part of this project, will support additional electrical capacity, including 220-volt service. Completion of the project and issuance of a certificate of occupancy is anticipated by the end of March.

## **2. Financial and other Key Performance Indicators**

The Director reviewed January financials.

Fuel sales were down during the month due to inclement weather and temporary closures; however, year-to-date totals remain positive overall. Approximately \$150,000 in grant expenditures were paid in January and are pending reimbursement. The Airport has recently received partial reimbursements totaling approximately \$123,000.

The new fuel management and billing system is operational, with minor transition adjustments ongoing.

Investment account summaries were reviewed.

## **M. Announcements/Comments**

- Festival D'Avion has been postponed to March 21, 2026.

*Chairman Kiker asked for a motion to enter into closed session at 11:47 AM.*

*M/-Horne and S/- Jones*

*All voted in favor: Chairman Kiker, Vice Chairman Horne, Treasurer Haenlein, and Secretary Jones*

## **N. Closed Session:**

Pursuant to N.C.G.S. 143-318.11(a)(5), the Airport Authority will meet to consider and to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiation (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange or lease.

## **O. Adjournment:**

*Chairman Kiker asked for a motion to exit closed session and adjourn.*

*M/-Saunders and S/- Jones*

*All voted in favor: Chairman Kiker, Vice Chairman Horne, Treasurer Haenlein, and Secretary Jones*

Meeting adjourned at 12:10 PM

The next MCA Authority Meeting will be held at **8:00AM on Wednesday April 8th 2026 at The Holly Inn Pinehurst Resort.**



Adam Kiker, Authority Chairman



Dr. Mike Jones, Authority Secretary