



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

*August 13, 2025*

***Public Meeting – 09:00***

The Moore County Airport Authority Meeting for Wednesday, July 9, 2025, was held in-person and via zoom. A quorum was present.

**Authority Members Present:** Adam Kiker, Chairman  
Tom McPherson, Vice Chairman  
Gene Horne, Secretary  
Ken Haenlein, Treasurer  
Roland Gilliam, Board Member

**Staff Present:** Rick Cloutier, Airport Director  
Paul Puszyński, Operations Manager  
Carol Oakley, Finance Administrator  
Keiko Brantley, Administrative Assistant

**Guests Present:** Stephen Bright – Talbert & Bright via Zoom  
Tom Lee- Attorney via Zoom  
John Lewis – Guest  
Elana Marsh – The Pilot  
Dr. Mike Jones- Guest

**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**  
None

**C. Request for Additional Agenda Items**

None

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

**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 August 13,2025, was presented.

Chairman Kiker asked for a motion to approve the agenda.

*M/- Haenlein and S/- McPherson*

*All voted in favor: Chairman Kiker, Vice Chairman McPherson, Secretary Horne, Treasurer Haenlein, Board Member Gilliam*

**G. Approval of Previous Meeting Minutes**

Chairman Kiker asked for a motion to approve the Minutes of Moore County Airport Authority Meeting presented on July 9,2025.

*M/- Haenlein and S/- Horne*

*All voted in favor: Chairman Kiker, Vice Chairman McPherson, Secretary Horne, Treasurer Haenlein, Board Member Gilliam*

**Consent- None**

**Public Hearing**

Chairman Kiker asked for a motion to start the public meeting discussing a proposed installment financing agreement to be entered into by the Moore County Airport Authority.

*M/- McPherson and S/- Horne*

*All voted in favor: Chairman Kiker, Vice Chairman McPherson, Secretary Horne, Treasurer Haenlein, Board Member Gilliam*

The Board discussed pursuing debt financing not to exceed \$7.5 million to support hangar construction and debt consolidation. Public notices were advertised on July 30 and August 6.

During the public hearing, Michael Jones spoke in support, and no public opposition was noted.

The proposed loan agreement with Truist Bank is scheduled to be executed in September, contingent upon approval by the North Carolina Local Government Commission (LGC). The financing will be authorized pursuant to Section 160A-20 of the General Statutes of North Carolina, as amended, with a principal amount not to exceed \$7,500,000.

Mr. Tom Lee, Attorney, concurred and stated that the public had been afforded the opportunity to be heard.

Chairman Kiker asked for a motion to close the public meeting.

*M/- Haenlein and S/- Horne*

*All voted in favor: Chairman Kiker, Vice Chairman McPherson, Secretary Horne, Treasurer Haenlein, Board Member Gilliam*

*Vice Chairman McPherson asked to make a motion to approve the resolution as presented in the packet. Chairman Kiker stated he would like a vote for the motion on the table for the resolution as is.*

*M/- McPherson and S/-Horne*

*All voted in favor: Chairman Kiker, Vice Chairman McPherson, Secretary Horne, Treasurer Haenlein, Board Member Gilliam*

## **H. New Business**

### **1. Maintenance Storage Building Contract**

A contract is now in place for the construction of the Maintenance Storage Building. The project will be executed under the design-build RFQ process with Sandhills Building Systems. The total project cost is \$508,736, which includes utilities and related improvements. Funding will primarily come from SCIF funds, with an additional \$50,000–\$70,000 drawn from capital improvement funds due to scope changes and added features. The project also makes use of steel that was previously purchased, with necessary cleanup and painting factored in.

*Chairman Kiker asked a motion of to move the contract subject to review and approval by the attorney and authorizing the airport director to approve change orders up to 50k.*

*M/-Kiker and S/-McPherson*

*All voted in favor: Chairman Kiker, Vice Chairman McPherson, Secretary Horne, Treasurer Haenlein, Board Member Gilliam*

### **2. Phase 1 Hangar Construction Contract-Site Environmental and Design**

The Airport Administrator reported receipt of a proposal from Neil Smith Engineering for Project No. 3, which includes site development for: Two new hangars, a storage building and a site plan for the maintenance shop and three future hangars. The total proposed is about \$28,480. The scope of the work covers site layout, grading and utility designs, but does not include the actual building design, which will be addressed under future hangar contracts. Since the proposal amount is under the \$50,000 threshold for public solicitation, the contract did not require competitive bidding. The project will initially be funded by airport funds. If financing is later approved by the Local Government Commission (LGC), the funds may be reimbursed.

*Chairman Kiker asked a motion to approve the Neil Smith Engineering Contract and not to exceed \$24,480.*

*M/-Haenlein and S/-Horne*

*All voted in favor: Chairman Kiker, Vice Chairman McPherson, Secretary Horne, Treasurer Haenlein, Board Member Gilliam*

**3. Phase 2-GA Terminal Contract**

The Airport Administrator presented the next item concerning the General Aviation (GA) Terminal design contract. A Visioning Study was completed in fall and winter, and the findings were reviewed. The next step is to move forward with a 30% schematic design (SD) to support efforts in securing additional funding. The Airport has been working with Alliance to establish the design scope and pricing. A separate contract with Talbert & Bright will be carried out to complete the civil engineering work. Scope and pricing negotiations are still ongoing. It is anticipated that a finalized contract will be presented for approval in September. Board members emphasized the importance of ensuring a clear funding pathway before moving too far into the design phase. Approximately half of the project funding is secured, and additional state and federal funding sources are being pursued to cover the remaining balance.

No action taken at this time

**4. Terminal Building Roof Repairs Contract**

The Airport Administrator reported that the Terminal Building roof has been a longstanding issue, now causing structural damage to walls in some areas of the building. Multiple quotes were requested, with three companies providing proposals. After review, the staff recommended Carolina Coastal Roofing with a contract amount of \$98,750. The repair is expected to provide a 3–5-year lifespan extension for the building. Scope of work includes: Cleaning, repairing, and resealing the roof. Repairing structural damage to roof panels. Updating and improving the gutter system to prevent water backup and structural deterioration. Funding will come from capital projects. While not originally budgeted, adjustments will be made to defer or shift other capital projects if necessary.

Chairman Kiker asked for a motion to approve Carolina Coastal Roofing contract set at \$98,750.

*M/- Haenlein and S/- Horne*

*All voted in favor: Chairman Kiker, Vice Chairman McPherson, Secretary Horne, Treasurer Haenlein, Board Member Gilliam*

**J. Old Business**

**K. Projects, Summaries and Updates**

**1. Air Service Discussion**

The Airport Authority provided an update on ongoing efforts to reestablish commercial air service. Recent presentations were made to the Moore County Board of Commissioners, with discussions lasting over an hour. The purpose was to share progress and ensure the County is informed; no funding request was made at that time. Community interest in commercial service continues, with support noted from USDA, the business community, and local resorts and hospitals. However, opposition exists, particularly regarding concerns about noise and use of funding. The Authority emphasized that the service under discussion would involve smaller regional jets (similar to CRJ200s used previously) and would not require runway extensions or infrastructure changes. A significant hurdle remains securing a Minimum Revenue Guarantee (MRG) of approximately \$3 million, which would need support from business leaders, tourism entities, and possibly state/federal grants. Discussion included the potential role of the Convention & Visitors Bureau (CVB), challenges in fundraising, and the importance of recruiting business and community leaders to support the effort.

**2. Hangar Construction Updates**

The Authority confirmed progress on new hangar construction. Negotiations are ongoing regarding tenant leases and financing structure. Discussions emphasized moving forward with design and development to meet increasing demand for hangar space.

**3. Taxi lane/Hangar Pad Sites**

Work on the taxilane and hangar pad site project is nearing completion. Talbert & Bright and associated subcontractors have completed all fieldwork. The project scope was expanded to include improvements to the new taxilane in front of the new hangars. Environmental and urban design reviews are expected soon, with the project reported as on track and progressing well.

**4. RSA/ROFA Project**

Talbert & Bright and subcontractors continue environmental and design work for the RSA/ROFA project. The project will involve the demolition of storage buildings and removal of concrete in the recently purchased property area. The FAA has confirmed this project is planned for implementation next year. The project is moving forward as scheduled.

**L. Financial and Other Key Performance Indicators**

Fuel sales increased approximately 45% compared to 2024, resulting in one of the strongest July in the past three to four years. Activity slowed slightly after the U.S. Open, but overall operations remain significantly higher than previous years. Net operating results for the prior year reflected approximately \$230,000 in cash flow, excluding working capital adjustments.

**M. Announcements/Comments**

- Motors & Moore – August 23, 2025

- American Red Cross Blood Drive – September 9, 2025
- Festival D' Avion – October 25, 2025
- American Red Cross Blood Drive- December 2, 2025

Chairman Kiker asked for a motion to enter closed session.

*M/- Horne and S/- McPherson*

*All voted in favor: Chairman Kiker, Vice Chairman McPherson, Secretary Horne, Treasurer Haenlein, Board Member Gilliam*

#### **N. Closed Session**

*Enter closed session at 10:27 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 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.

#### **O. Adjournment**

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

*M/- Haenlein and S/- Gilliam*

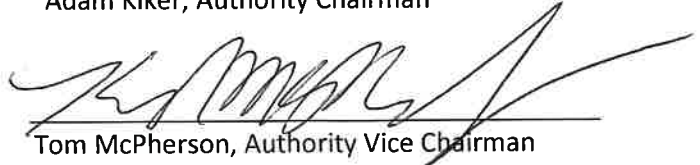
*All voted in favor: Chairman Kiker, Vice Chairman McPherson, Secretary Horne, Treasurer Haenlein, Board Member Gilliam*

Meeting adjourned at 10:52 AM.

The next MCA Authority Meeting will be held at **09:00 on Wednesday, September 10<sup>th</sup>, 2025.**



Adam Kiker, Authority Chairman



Tom McPherson, Authority Vice Chairman