

## **Carteret County Beaufort Airport Authority**

### **Board Meeting**

**March 28, 2024**

**Present:** Chris Chadwick, Bucky Oliver, Dean Graham, Jimmy Falwell

**Zoom:** Jesse Vinson, Randy Fender – Talbert & Bright, Chad Noble – FBO Manager

**Others Present:** Janie Mason – Airport Manager, Peggy Piner -Accounting, Anthony Held – Buildings and Grounds

Chairman Chadwick called the meeting to order and led the Pledge of Allegiance. He read the conflict-of-interest statement. There were no conflicts.

**Approval of Agenda:** Mr. Oliver asked for an update on property acquisition and the Skydiving Event for the fall. Mr. Oliver also asked for discussion and a copy of the site plan for the Infield Hangar Project. These items were added to the agenda.

Chairman Chadwick asked for a motion to approve the agenda as amended. Mr. Graham made that motion, it was seconded and passed unanimously.

Chairman Chadwick asked for a motion to approve the consent agenda as presented. Mr. Oliver made that motion, and it was seconded by Mr. Graham and passed unanimously.

**Public Comment:** There was no public comment.

**Old Business:** Randy Fender – Talbert & Bright

#### **Runway 321 Rehab**

The Construction Grant NTP was received on 3/18 and Construction Contracts were sent to S.T. Wooten for their execution the same day. Contracts will be forwarded to the Airport for execution once received from the Contractor.

TBI prepared a work authorization to provide CA, RPR, and QA testing services and, following Airport approval, sent it to the NCDOA for review on 3/7. Concurrence was just received from the NCDOA. An IFE will need to be performed prior to execution of the work authorization. Janie is working to get the IFE completed. Once the IFE is completed, we will need to go through a grant modification to add in those services and we will have our contracts executed. Once the contracts are executed TBI will start working with S.T. Wooten to set up a pre-construction meeting set up and figure out when they are anticipating starting construction. Mr. Oliver asked what Mr. Fender's best guess for notice to proceed, and he stated that he thought most likely 1<sup>st</sup> week in May.

### **Laughton Property Preliminary Permitting Coordination**

Subsurface and topographic surveys have been completed.

TBI is finalizing a work authorization to complete design and bidding of the preliminary site work for the Laughton property and will forward to the Airport for review once completed.

### **Infield Hangar Development Investigation**

TBI is preparing ALP Pen and Ink Update and will submit to the NCDORA once it is completed. Mr. Fender stated that it will most likely take 6 months to get this approved but are getting it in the que.

### **NC-101 Relocation**

TBI is currently coordinating the work scope with subconsultants and the Airport and will prepare a work authorization once the project scope is finalized.

Mr. Fender asked about the Terminal Study. Mrs. Mason stated that we do need to begin some type of Terminal Study because without any "skin in the game" she can apply for all the grants there are but without a study they aren't going to even consider us for any type of funding. Mr. Fender stated that we can use AIG and/or NPE funding for the Terminal Study. We had elected to defer our 2023 NPE funds and that is \$150,000.00. Mr. Fender stated that every year we must decide what we want to do with the deferred funds. We deferred 2024 funds but elected to receive the 2023 funds this year in anticipation of conducting a terminal concept study. What that consists of is the first step which is the Airport putting together a wish list of what they would really like in a terminal building. Mr. Fender stated that their sub consultant The Wilson Group have done probably half of the terminal buildings in the State at this point, and they are very familiar with what is needed, and they take your wish list and put together a hand sketch and then it's a process of going back and forth deciding what is best. He stated that at the end of the day what you end up with is a concept that you are going to want to go ahead with and construct at some point. He stated that this does not commit the Airport at all to construct the terminal building but basically gives us a report, very nice renderings of the preferred terminal building, estimated cost so we know when the BIL funds, Airport Terminal Grant Program etc. come available that we have plans that show we have skin in the game. We can also have renderings to show legislators to show we are serious about a terminal building and need funding. Having pictures to show what we would like to do goes a long way when asking for funding.

Mr. Fender stated that from a terminal standpoint that any time he speaks with anyone from the Division of Aviation that if they had a number one priority for the Airport, a terminal building would be their number one priority. He stated that from his experience that is the one area that we are deficient on compared to other red airports.

Mr. Oliver asked where we are on discussions with Mr. Segrave regarding a terminal building. Mr. Vinson stated that the last time he communicated with Mr. Segrave he was very busy but that he is agreeable with what we would like to do. Mr. Vinson stated that he feels like we need to jump through these hoops with aviation to start the process and when we get started in it, we will be far enough along that we can see what kind of financial input Mr. Segrave will be willing to help with. Mr. Fender stated that Mr. Segrave can certainly be a party to this as well. Mr. Oliver asked if Mr. Segraves information had been sent to Mr. Fender and Ms. Mason agreed to send it to him. Mr. Fender stated that that would be a good starting point and that it could potentially get the cost down depending on how far we are. Mr. Fender stated that the Wilson Group has their process that is tried and true at this point and that he is trying to be as

nonbiased as possible and that this would be a great step for the Airport to make in this regard. Mr. Oliver asked Mr. Vinson who did the work for Mr. Segrave and Mr. Vinson stated that his “in-house” folks did the work. His architectural people. Mr. Oliver stated that it might be worth Mr. Vinson asking Mr. Segrave, if he would be willing, and that since he has already paid for a rendering to see if he may be farther along and that before we go diving off on another study that he would at least see what our principal person and benefactor of financing is involved in. He stated that he knows Mr. Segrave and knows why he is so busy and that he respects that.

Mr. Vinson also stated that he had mentioned to Ms. Mason and Mr. Segrave about a kind of “pie in the sky” idea that he had. He stated that Mr. Segrave seemed very interested. He stated that there is an acute need for airplane mechanics. He stated that he has spoken with Dr. Traci Mancini from Carteret Community College and that she seemed interested. He stated that the thought process is that we could implement with the Community College to provide a training program for airplane mechanics with them doing their classroom training here at the Airport with them working in the maintenance facility to get the hands-on portion. Mr. Vinson asked Mr. Segrave about the possibility of adding a third floor to the new terminal building for classroom space. Mr. Vinson stated that Mr. Segrave liked the idea and that he would like to discuss it further. Mr. Vinson stated that he had just been waiting for the right time and that he didn’t want to push him so hard that he might push him away. Mr. Vinson asked the other members of the Board how they feel about that kind of a project. He also stated that he spoke with the Economic Development Administration and their next fiscal year starts in October and there is a chance that we could possibly get \$2 million from them to pay for the upfit of the building but the thing with Aviation is that we cannot use those funds for anything that is not directly related to the Airport. Mr. Fender stated that is correct, that they are very specific on what you can do and that the only thing eligible is for publicly accessible space. Classroom would be a publicly accessible space. He stated it is a tricky thing but normally you are maxing out your amount before you get into those spaces. He stated there are a lot of rules that you must look at regarding terminal buildings. Mr. Vinson stated that Ms. Mason had told him that Fly Exclusive was offering a \$20,000 sign on bonus for A+P Mechanics and that while you might say Craven Community College is taking care of that – that we might need to start taking care of it too. Mr. Fender stated that these are all things that with a terminal study we can explore. Nothing is out of the question when you are going through this process. He stated that he has seen many concept studies and that its funny to see how it goes from initial dreams to what they build. Every terminal building is different, and every airport is different. Chairman Chadwick asked if we would need a whole floor or just a couple of classrooms. Mr. Vinson stated that he would think that another floor would accommodate future growth. Mr. Oliver stated that he won’t double guess Mr. Segrave but if he were a betting man he would want that training facility to be in Kinston where he has a couple hundred mechanics working and is currently building a \$35 million training facility for pilots. He stated that it’s the same tools in the classroom to teach the pilots as it is the mechanics. He stated that again that is a Mr. Segrave question. Mr. Falwell stated that if we did it here there would need to be a hangar delegated because they work on planes that are not flyable. He stated that on the way to Havelock they have a flight school where you can see the planes and that can be an eyesore. Mr. Oliver stated that all those questions are for Mr. Segrave and that he thinks it would be good to pace those conversations along the way. Chairman Chadwick asked Mr. Vinson if he wanted to talk more with Mr. Segrave and Mr. Vinson agreed that would be what he does.

Chairman Chadwick stated that he had been in discussion with The Town of Beaufort about them paying 50% of the match for the Runway 3/21 Rehabilitation Project which is approximately \$250,000.00. He stated that we received a notice today that they suggested that the mayor meet with Chairman Chadwick. They stated there is nothing in their current budget

for any help but would like to discuss next years budget. Ms. Mason will coordinate with the mayor to set up a meeting. Chairman Chadwick stated that currently the Town of Beaufort is receiving around \$103,500.00 per year in taxes which is a little more than the County receives.

Mr. Oliver requested information regarding the Wright property acquisition and Chairman Chadwick stated that he and Gene Foxworth attended the technical review meeting and Ms. Mason attended the planning board meeting with the Town of Beaufort and everything passed unanimously. The Town Board of Commissioners meeting will be held April 8<sup>th</sup> where we hope that it is passed so we can close on the property. The Joyce Property has been appraised but negotiations have not begun for any other properties at this time.

Skydiving Event - Ms. Mason emailed the information Mr. Plisko provided to all Board members. She stated to please send any questions that the Board has, and she will try and get them answered. They organizers will be attending the April Board meeting.

Mr. Falwell made a motion to adjourn the meeting, Mr. Oliver seconded, and it passed unanimously.

Minutes prepared by Janie Mason