

REGULAR MEETING
GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY
August 14, 2026

The Greater Asheville Regional Airport Authority ("Authority") met on Friday, August 14, 2026 at 8:30 a.m. in Council Chambers at the Fletcher Town Hall, 300 Old Cane Creek Road, Fletcher, NC 28732.

MEMBERS PRESENT: Britt Lovin, Chair; Nathan Kennedy, Vice-Chair; Carl H. Ricker, Jr.; and Laura B. Leatherwood

MEMBERS ABSENT: Susan Russo Klein; Gene O. Bell; Shantelle Simpson

STAFF AND LEGAL COUNSEL PRESENT: Sabrina P. Rockoff, Authority Legal Counsel; Lew Bleiweis, President & CEO ("president"); Tina Kinsey, Chief Administrative Officer; Lexie Farmer, Chief Operations Officer; Amy Harris, Chief Financial Officer; John Coon, VP – Operations and Maintenance; Christina Madsen, Vice President – Business Development and Properties; Jared Merrill, VP – Planning; Samuel Sales, Chief of Public Safety; Angela Wagner, VP - Administration and Human Resources; Angie Daus, VP – Air Service and Corporate Communications; Tom Avolese, Firefighter; Sam Finkelstein, IT Systems Technician; and Ellen Heywood, Clerk to the Board

ALSO PRESENT: Yvonna Matthis; Marshall Stevens, AAAE Chairman; Amanda Bastianelli, McFarland Johnson; Travis Bird, Avcon, Inc.; Raynetta Waters, Paradies Lagardere

CALL TO ORDER: The Chair called the meeting to order at 8:30 a.m.

The Chair noted that the following Board Members have recently been sworn in by the clerk for their positions on the Authority Board: Britt Lovin as Chair, Nathan Kennedy as a re-appointed Board Member and Vice-Chair, Gene Bell as a re-appointed Board Member, and Shantelle Simpson as Board Member.

PRESENTATION OF AAAE DISTINGUISHED SERVICE AWARD: Marshall Stevens, Chairman of the American Association of Airport Executives ("AAAE") presented the AAAE Distinguished Service Award to Lew Bleiweis. Mr. Stevens noted that the award is one of AAAE's highest levels of recognition and airport professionals receive the award as a reflection of outstanding accomplishments in their professional and personal lives. The Board congratulated the president on the significant accomplishment.

EMPLOYEE RECOGNITION: The Chair recognized Tom Avolese with a service award and gift for his 20 years of service with the Authority.

PRESENTATIONS: None

FINANCIAL REPORT: The president delivered a review of enplanements, aircraft operations, and general aviation activity for the month of June. Amy Harris reported on the financial results for the month of June.

CONSENT ITEMS: The Chair stated that Consent Item E, Approval of the Greater Asheville Regional Airport Authority June 12, 2026 Closed Session Minutes Parts A and B would be removed from the agenda.

A. Approval of the Greater Asheville Regional Airport Authority June 12, 2026 Regular Meeting Minutes:

B. Approval of Amendment to the FY26/27 Budget – Capital Carryover, Revenue and Salary Adjustments:

BE IT ORDAINED by the Greater Asheville Regional Airport Authority that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2027:

Section 1. To amend the appropriations as follows:

EXPENDITURES:

	<u>Decrease</u>	<u>Increase</u>
Administrative Department	\$494,391	
Planning Department		\$22,191
Executive Department		\$103,654
Finance Department		\$26,026
Guest Services Department		\$17,636
Technology Department		\$25,990
Marketing Department		\$17,223
Maintenance Department		\$58,784
Operations Department		\$51,898
Custodial Department		\$13,336
Properties Department		\$16,621
Public Safety Department		\$72,630
ARFF Department		\$42,859
Telecommunications Department		\$25,543
Capital Improvements	\$8,494,358	
Totals	<u>\$8,988,749</u>	<u>\$494,391</u>

This will result in a net increase of \$8,494,358 in the appropriations. Revenues will be revised as follows:

REVENUES:

	<u>Decrease</u>	<u>Increase</u>
Transfer from GARAA Cash	\$8,494,358	
Totals	<u>\$8,494,358</u>	<u></u>

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Greater Asheville Regional Airport Authority, and to the Budget Officer and to the Finance Officer for their direction.

Adopted this 14th day of August, 2026.

Britt Lovin, Chair

Attested by:

Ellen Heywood, Clerk to the Board

C. Approval of Amended Administrative Policies and Procedures:

D. Approval of Amended Human Resources Policies and Procedures:

Dr. Leatherwood moved to approve Consent Items A through D. Mr. Ricker seconded the motion and it carried unanimously.

OLD BUSINESS: None

NEW BUSINESS:

A. Approval of Two New Operations Positions and Associated Budget Amendment:

John Coon reported that the Authority has relied on PASSUR Aerospace, Inc. for gate scheduling since 2019. PASSUR will discontinue day-to-day gate scheduling after September 30, 2026, though software access will continue until December 31, 2026. Staff determined that two additional operations positions are needed to manage gate scheduling for 8 gates and 8 hardstand locations, increasing total FTEs from 114.5 to 116.5. New gate scheduling software will be purchased.

Mr. Coon further stated that \$161,306 will be transferred from the Information Technology Department's budget from vacant positions to the Operations Department to fund the new

roles. The IT positions will remain unfunded for the remainder of FY 2026-2027. Remaining funds in the FY26/27 budget for PASSUR software will be used for new gate management software. Mr. Coon advised the Board that the following budget amendment will be necessary:

BE IT ORDAINED by the Greater Asheville Regional Airport Authority that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2027:

Section 1. To amend the appropriations as follows:

EXPENDITURES:

	<u>Decrease</u>	<u>Increase</u>
Operations Dept		\$161,306
Information Technology Dept	\$161,306	
Totals	<u>\$161,306</u>	<u>\$161,306</u>

This will result in a net increase of \$0 in the appropriations. Revenues will be revised as follows:

REVENUES:

	<u>Decrease</u>	<u>Increase</u>
		\$0
Totals	<u></u>	<u>\$0</u>

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Greater Asheville Regional Airport Authority, and to the Budget Officer and to the Finance Officer for their direction.

Adopted this 14th day of August, 2026.

Britt Lovin, Chair

Attested by:

Ellen Heywood, Clerk to the Board

Mr. Kennedy moved to approve the addition of two new positions in the Operations Budget; authorize the President & CEO to execute the necessary documents; and amend the FY26/27 Budget by adopting the budget ordinance amendment presented by staff. Dr. Leatherwood seconded the motion and it carried unanimously.

B. Approval of Change Order No. 10 with Hensel Phelps for Extended General Conditions Related to Impacts from the Air Traffic Control Tower Project Delays: Jared Merrill stated that as the Board may remember, Change Order No. 9 and a project budget amendment was approved in December 2025 to address owner-requested changes and delays related to the Air Traffic Control Tower (ATCT) Project. The new ATCT was commissioned on May 18, 2026, and the existing tower was decommissioned on June 17, 2026. Following these milestones, staff negotiated the General Conditions costs associated with the project delay with Hensel Phelps.

Change Order No. 10 covers extended General Conditions due to ATCT project delays, totals \$2,387,032 and 184 additional calendar days. This cost is within the amount previously approved in the December 2025 budget amendment. Mr. Merrill informed the Board that the total contract with Hensel Phelps now stands at \$386,375,618 and provided a review of the substantial completion dates for the project.

Mr. Ricker moved to approve Change Order No. 10 with Hensel Phelps in the amount of \$2,387,032 and 184 days for the terminal project; and authorize the President and CEO to execute the necessary documents. Mr. Kennedy seconded the motion and it carried unanimously.

C. Approval of Amendment 2I to Gresham Smith for Terminal Project Design Contract Construction Administration Additional Service: Jared Merrill reminded the Board of the approval in April 2022 of Task Order 2C with Gresham Smith for Contract Construction Administration Services for the Terminal Project, originally scheduled for completion in April 2026. Due to project rephasing and delays from the Air Traffic Control Tower project, the terminal construction schedule was extended to June 2028. Airport staff negotiated with Gresham Smith to extend construction administration services through project closeout in September 2028 at an additional cost.

Mr. Merrill stated that the original design contract was \$12,608,794.00, with construction administration services at \$7,232,602.00 and additional amendments totaling \$1,712,831.00. Amendment 2I adds \$2,631,808.00, bringing the total Terminal Project contract with Gresham Smith to \$24,186,035.00, approximately 6.3% of the total construction cost. The change order does not require a budget amendment, as it falls within the previously approved project budget amendment.

Dr. Leatherwood moved to approve the Amendment 2I to the design contract with Gresham Smith in the amount of \$2,631,808.00 and authorize the President & CEO to execute the necessary documents. Mr. Kennedy seconded the motion and it carried unanimously.

D. Approval to Purchase Stream Mitigation Credits from Anderson Farm Stream Mitigation Bank for the Overlook Parking Lot and Northeast Drainage Outfall Improvements Project: Jared Merrill stated that the Authority Board previously approved design and permitting tasks for the Overlook Parking Lot and Stormwater Improvements

Project, including extensions and additional documentation. Kimley-Horn, in coordination with airport staff, completed design, bidding, and environmental documentation required by the FAA, NCDEQ, and US Army Corps of Engineers. As part of the Section 404/401 Permit Application, a Compensatory Mitigation Plan was required to offset permanent stream impacts.

To offset 276 linear feet of permanent stream impacts, 276 stream mitigation credits will be purchased from Anderson Farm Stream Mitigation Bank for a total fee of \$251,712. The cost falls within the previously approved project budget and does not require a budget amendment.

Mr. Kennedy moved to approve the Stream Mitigation Credit purchase of \$251,712 and authorize the President & CEO to execute the necessary documents. Dr. Leatherwood seconded the motion and it carried unanimously.

E. Adoption of the Asheville Regional Airport Five-Year Capital Improvement Plan for FY2028-2032: Jared Merrill presented the Capital Improvement Plan ("CIP") for FY2028-2032 and reminded the Board that the CIP allows the FAA to update available funding requirements. The priorities identified in the CIP through FY2032 include, but are not limited to, the Terminal Building Modernization Program, rehabilitation of Taxiway A, stormwater improvements, rehabilitation of the runway, roadway improvements and future development projects. Mr. Merrill stated that the CIP does not approve any contracts and does not provide staff with any authorization to award design or construction projects.

Mr. Ricker moved to adopt the Asheville Regional Airport Five-Year Capital Improvement Plan for FY2028-2032. Dr. Leatherwood seconded the motion and it carried unanimously.

F. Approval of an Increase in Scope and Budget for Runway/Taxiway Sealcoat Capital Project: Jared Merrill reported that the Board previously approved a capital project for Runway/Taxiway Sealcoat in the amount of \$1,111,111, deferred from the FY25/26 Budget to the FY26/27 Budget. Staff evaluated emergency repairs and engaged a consultant to assess pavement discrepancies, recommending expanded work including joint and crack repair, crack seal, and seal coat for the runway, as well as additional work on Taxiway A and B not covered by the Taxiway A Rehabilitation project.

The recommended scope includes extensive repairs, crack sealing, seal coating, updated painting, and rubber removal for FAA compliance. Two quotes from Hi-Lite, per their State of NC contract pricing, were obtained: \$1,099,137.30 for runway work and \$885,943.35 for Taxiway A and B, totaling \$1,989,916.50. Mr. Merrill informed the Board that the total cost exceeds the original budget by \$888,889, requiring the following budget amendment:

BE IT ORDAINED by the Greater Asheville Regional Airport Authority that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2027:

Section 1. To amend the appropriations as follows:

EXPENDITURES:

	<u>Decrease</u>	<u>Increase</u>
Capital Improvements		\$888,889
Totals		<u>\$888,889</u>

This will result in a net increase of \$888,889 in the appropriations. Revenues will be revised as follows:

REVENUES:

	<u>Decrease</u>	<u>Increase</u>
Transfer from GARAA Cash		\$888,889
Totals		<u>\$888,889</u>

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Greater Asheville Regional Airport Authority, and to the Budget Officer and to the Finance Officer for their direction.

Adopted this 14th day of August, 2026.

Britt Lovin, Chair

Attested by:

Ellen Heywood, Clerk to the Board

Dr. Leatherwood moved to approve the increase in the scope of work for the Runway/Taxiway Sealcoat Capital Project; authorize the President & CEO to execute the necessary documents; and amend the FY26/27 Budget by adopting the budget ordinance amendment as presented by staff. Mr. Kennedy seconded the motion and it carried unanimously.

G. Award of Contract with K. West Group, LLC for the Taxiway A Rehabilitation

Project: Jared Merrill stated that the Authority Board previously approved design work for the Taxiway A Rehabilitation Project with AVCON Engineers and Planners, Inc. The project scope includes rehabilitation of 6,820 feet of Taxiway A, reworking Taxiways C, D, E, G, H, J, and K, slope stabilization, removal of Taxiways H and J, the creation of a new Taxiway H, and widening/strengthening of Taxiways G and K per FAA standards and the Master Plan Update. Mr. Merrill noted that the scope does not include Resident Project Representative and Quality Assurance costs. The intent was to fill those roles with third-party firms at time of construction, however, staff requested approval of the estimated budget for those services as part of the total project budget.

The project underwent multiple bid cycles due to high costs and limited bidders. After extensive outreach and repackaging, the lowest responsible bid was received from K. West Group, LLC at \$21,310,250. The total construction budget, including allowances and quality assurance, is \$24,241,250.

The project will be funded by a \$4 million FAA grant already executed, with an additional \$8 million anticipated. The remainder will be funded by Airport Funds and will require the following budget ordinance amendment:

BE IT ORDAINED by the Greater Asheville Regional Airport Authority that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2027:

Section 1. To amend the appropriations as follows:

EXPENDITURES:

	<u>Decrease</u>	<u>Increase</u>
Capital Improvements		\$24,241,250
Totals		
		\$24,241,250

This will result in a net increase of \$24,241,250 in the appropriations. Revenues will be revised as follows:

REVENUES:

	<u>Decrease</u>	<u>Increase</u>
Transfer from GARAA Cash		\$24,241,250
Totals		
		\$24,241,250

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Greater Asheville Regional Airport Authority, and to the Budget Officer and to the Finance Officer for their direction.

Adopted this 14th day of August 2026.

Britt Lovin, Chair

Attested by:

Ellen Heywood, Clerk to the Board

The Board inquired if staff anticipated receiving the additional grant from the FAA in the current fiscal year. Mr. Merrill stated that the grant was expected in FY28, however, construction on the project would not begin until the spring so the timing of the funding should coincide with the project timeline.

Mr. Ricker moved to approve the award of the contract with K. West Group, LLC in the amount of \$21,310,250 and a total project budget of \$24,241,250; authorize the President & CEO to execute the necessary documents; and amend the FY2026/2027 Budget by adopting the budget ordinance amendment as presented by staff. Mr. Kennedy seconded the motion and it carried unanimously.

H. Approval of Amendment to Parking Rates and Supplemental Fees and Charges Schedule:

I. Approval of a Parking Re-configuration Project and Task Order for Entrance/Exit Re-design:

The president stated that New Business Items H and I would be presented to the Board together by Ms. Harris and Ms. Farmer since the two items were linked and dependent upon approval of both items.

Amy Harris provided background information on New Business Item H, stating that after the Board's request for a review of public parking rates, a consultant was engaged to conduct a comprehensive assessment of parking operations. After a review of the consultant's data, staff recommended combining the Hourly, Garage and northern portions of the Daily Lot into a single Premium Lot and restructuring the lower portion of the Daily Lot into a Standard Lot. Ms. Harris further stated that staff recommends the following adjustments to the parking rates effective September 10, 2026:

Premium Parking: \$22/day
Standard Parking: \$15/day
Shuttle Parking: \$12/day (no change)

In preparation for the changes to the parking areas recommended by staff, Lexie Farmer spoke about the need for updates to the parking areas, advising the Board that these updates were included in New Business Item I. A task order with Avcon Engineering ("Avcon") will design the re-configuration of the Premium Lot Entrance and the Toll Plaza exit to prepare for the addition of newer technology including License Plate Readers that will make online reservations, booking, and customer amenities possible. The cost for the task order with Avcon amounts to \$40,000.00 for the entrance/exit redesign. An additional \$45,000.00 would be necessary for the product re-configuration signage, markings, and gate arm for a total phase 1 parking re-configuration project cost of \$85,000.00.

The Board inquired if the re-design would make it easier for passengers to navigate the parking system. Ms. Farmer replied that the new configuration would be a better experience for passengers as the multiple pass-through gates within the current parking system would be replaced with a single entrance and single exit for access to each parking area. The president remarked that access to the parking areas will be more user friendly, and the updated parking configuration will also allow for staff to add passenger amenities.

Ms. Harris stated that in addition to the changes to the parking rates, an increase to the TNC Drop-off Fee was due to increase on July 1, 2026, however, the increase was not captured in the Supplemental Fees and Charges Schedule for FY2026/2027. The proposed TNC Drop-off Fee would increase to \$2.50/trip.

Ms. Harris further stated that staff recommends a change to the Tenant Employee Parking Rate in the FY2026/2027 Supplemental Fees and Charges Schedule to \$22.00/month. To provide adequate notice to the tenants, the tenant employee parking rate would be effective October 1, 2026.

Ms. Harris remarked that while additional revenue is expected due to the recommendations brought to the Board, staff did not recommend increasing the FY2026/2027 parking or supplemental fee revenue budgets at present.

The Board asked about the expected revenue from the proposed parking rate adjustments, and Ms. Harris explained that based on an extensive pro-forma analysis, the changes are projected to generate approximately \$1.5 million in additional annual revenue.

Ms. Harris respectfully requested Board consent for New Business Item H, Approval of Amendment to Parking Rates and Supplemental Fees and Charges Schedule.

Dr. Leatherwood moved to approve the Amended Supplemental Fees and Charges Schedule that includes the amended public parking rates effective September 10, 2026, approve the amended TNC drop-off fee effective July 1, 2026, and approve the amended tenant employee parking fees effective October 1, 2026. Mr. Ricker seconded the motion and it carried unanimously.

Mr. Kennedy moved to approve a parking re-configuration phase 1 project budget of \$85,000.00; approve a Task Order with Avcon Engineers in the amount of \$40,000.00 for the re-design of the entrances/exits; authorize the President & CEO to execute the necessary documents; and amend the FY26/27 budget by adopting the following budget ordinance amendment. Dr. Leatherwood seconded the motion and it carried unanimously:

Section 1. To amend the appropriations as follows:

	<u>Decrease</u>	<u>Increase</u>
Capital Improvements		\$85,000
Totals		<u>\$85,000</u>

	<u>Decrease</u>	<u>Increase</u>
Transfer from GARAA Cash		\$85,000
Totals		<u>\$85,000</u>

Adopted this 14th day of August, 2026.

Attested by:

Ellen Heywood, Clerk to the Board

J. Approval of a Task Order for Parking Management Services RFP Document

Development: Lexie Farmer informed the Board that the current Parking Management Service Agreement with Laz will expire in October 2027. Staff recommend engaging a consultant to develop a comprehensive Request for Proposal (RFP) for Parking Management Services, aligning with the Parking Facilities and Amenities Study Phase 2. Three companies were contacted for quotes; staff recommend awarding the task order to Frasca and Associates, LLC, the lowest quote at \$40,000. Ms. Farmer stated that the cost is within the approved Parking Facilities and Amenities Phase 2 project budget and will be funded with Airport Funds.

A question was raised concerning an upgrade to the current parking equipment and Ms. Farmer responded that the consultant's expertise was necessary to ensure that the RFP for parking services fully addresses the equipment, amenities, and other operational components needed to better serve the airport's customers and further improve the financial pro forma.

Dr. Leatherwood moved to approve a Task Order with Frasca and Associates, LLC in the amount of \$40,000.00 and authorize the President & CEO to execute the necessary documents. Mr. Ricker seconded the motion and it carried unanimously.

PRESIDENT'S REPORT:

A. USDOT BUILD Grant: The president announced that a \$2.5 million grant from the USDOT BUILD grant program was awarded to the airport and will be used for roadway and entrance changes.

B. TSA Pre-check Event: The Board was apprised of a pre-check event to be held at the airport from September 1-4. The TSA mobile unit will be parked in the cell phone lot.

C: Air Traffic Control Tower Ribbon Cutting: The president updated the Board on the ribbon cutting event held on August 7th as well as a meeting held between staff, the Chair, and FAA Administrator Bedford on August 6th. The Chair expressed his appreciation to staff for the ribbon cutting event.

D. ACI/AAAE Airport Customer Experience Symposium: The AAAE/ACI Airport Customer Experience Symposium will be held at the Renaissance Hotel in Asheville in the spring of 2027. The president stated that as one of the larger specialized conferences, approximately 300 people are expected to attend.

E. Living Wall: The president informed the Board that the living wall in baggage claim has been installed. The president shared some photos of the display of live plants.

F. Talking Points for Parking Changes: Talking points concerning upcoming changes to the parking area and rates were available for the Board Members.

INFORMATION SECTION: No comments

PUBLIC AND TENANTS COMMENTS: None

CALL FOR NEXT MEETING: The Chair stated that the next regular meeting of the Board will be held on September 18, 2026 in Council Chambers, Fletcher Town Hall.

AUTHORITY MEMBER REPORTS: None

CLOSED SESSION: None

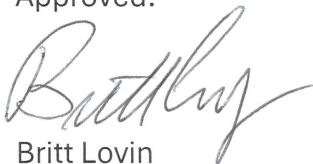
ADJOURNMENT: Mr. Kennedy moved to adjourn the meeting at 9:40 a.m. Dr. Leatherwood seconded the motion and it carried unanimously.

Respectfully submitted,



Ellen Heywood
Clerk to the Board

Approved:



Britt Lovin
Chair