

**Carteret County Beaufort Airport Authority**

**Board Meeting**

**February 27, 2025**

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

**Others Present:** Janie Mason – Airport Manager, Peggy Piner – Finance, Anthony Held – Building & Grounds

**ZOOM:** Randy Fender – Talbert & Bright, Chad Noble – FBO Manager

**Call to Order:** Chairman Chadwick called the meeting to order, led the Pledge of Allegiance and read the conflict-of-interest statement. There were no conflicts.

**Approval of Agenda:** Mr. Oliver made a motion to approve the agenda as presented. It was seconded by Mr. Ramsey and passed unanimously.

**Consent Agenda:** A motion was made by Mr. Falwell to approve the consent agenda as presented, it was seconded by Mr. Graham and passed unanimously.

**Election of Officers:** Mr. Ramsey made a motion to retain the same officers. Mr. Falwell seconded it, and it passed unanimously. Chairman – Chris Chadwick, Vice Chairman – Dean Graham, Treasurer- Jesse Vinson.

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

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

**Runway 3-21 Rehabilitation Construction**

- Construction was substantially completed November 14th and Runway 4-22 was reopened to operations on November 15th.
- A Final Inspection was completed by TBI on February 12th, and we are currently coordinating the completion of outstanding items with ST Wooten.
- New PAPIs for Runway 4-22 have been ordered and the Contractor will update TBI and the airport on the delivery date once provided by the supplier. They should be on site by the end of April and installed in May but cannot be turned on until the 18B Survey is completed.
- TBI is working with the FAA on the 7480 to officially decommission Runway 14-32. This process is currently awaiting FAA approval of the Pen and Ink update to the Airport's ALP that was submitted in April 2024.
- The IFE for WA Amendment No. 2 (18B Survey) was accepted by the NCDOA on February 7th and a grant modification has been submitted to add the additional funds to the project. The WA Amendment will be sent to the Airport for execution once the grant modification has been processed.

- It is estimated that Flight checks to chart Runway 4-22 are scheduled to be completed in early 2026. PAPIs will remain out of service until this flight check has been completed.

#### **East Hangar Taxilanes, Apron and Site Work (Formerly Laughton Property Preliminary Permitting Coordination)**

- TBI is currently preparing scoping meeting documents and requests to set up a meeting with the NCDEQ to discuss stormwater permitting requirements for this project.
- Preparation of construction plans is underway.

#### **NC-101 Relocation**

- Property Owner notifications for the survey have been prepared and sent out to affected property owners to notify them of the upcoming work.
- Congestion management memorandum has been prepared.
- Surveys will be kicking off at the beginning of March.

#### **Terminal Building Concept Study and Preliminary Terminal Area Site Design**

- The Terminal Building Concept Study kickoff meeting has been scheduled for March 18th at 12:30pm.

#### **Runway 26 Extension Land Acquisition**

- All parcel surveys have been completed.
- A kickoff meeting was held on February 21st between the Airport, TBI, and TBI's subconsultant to discuss the next steps for land acquisition process. Appraisals are now underway.

#### **Airport Road Rehabilitation**

- The NCDOA concurred with TBI's work authorization on February 13th.
- An IFE for this WA is currently underway. Once the IFE is completed and approved, TBI will prepare the BIL AIG grant application.
- A Simple Written Record to satisfy NEPA requirements has been prepared, submitted, and accepted for this project.

A motion was made to go into a closed session by Mr. Oliver and seconded by Mr. Graham and passed unanimously.

#### **Returned to open session:**

Mr. Ramsey suggested Ms. Mason investigate what policy we have in place regarding grass landings and bring that back to the Board at the next meeting.

Mr. Falwell stated that since we have a long list of people on the hangar waiting list the Board needs to try and speed up the process of building hangars. He stated that he thinks it needs to be on the front burner. Mr. Oliver stated that it may well have to include that some of the infrastructure be the

burden of those that want to build hangars privately. Chairman Chadwick stated that he was under the impression that the area near decommissioned Runway 14-32 would be utilized to build hangars. Mr. Falwell stated that he felt that area was much more suitable than Laughton Property due to having to taxi near hangars, especially coming in at night.

Mr. Fender stated that Runway 14-32 is not officially decommissioned as we are waiting for official word from the FAA. It is closed. A pen and ink update was done that shows where new hangars can be built near Runway 14-32. The update has not been formally approved by the FAA as of yet.

Mr. Oliver stated that he feels like the Board needs to meet and try and decide a plan for the hangar sites and infrastructure to support them.

Chairman Chadwick asked if we were talking about ground leases and building their own hangars or the Airport building hangars with grants. Ms. Mason and Mr. Noble both stated that we need both. Mr. Ramsey stated that unless the rent goes up there is no way the airport can build the t- hangars. Mr. Ramsey stated that even with building ground leases a lot of infrastructure costs, taxiways etc. will have to be paid for.

Mr. Oliver stated that some things have changed. New County Commissioners, new Authority Board Members and he stated that he thinks that they need to come up with some solutions and some business models, figure out what costs are and look into some alternative finance methods because the Airport is an important community asset, and the Board has a fiduciary responsibility to do it.

Chairman Chadwick asked Randy if he had numbers on how much hangars cost, and he stated that he is actually opening bids on some in the next couple weeks and he will have really good numbers. He stated that he believes costs have gone up dramatically since we built the last t-hangars.

A motion was made by Mr. Falwell and seconded by Mr. Graham and passed unanimously.

Minutes prepared by: Janie Mason