

North Little Rock Regional Airport Commission Minutes – April 17, 2025

The North Little Rock Airport Commission met on April 17, 2025 at 12:00 pm, North Little Rock City Services Conference Room. Chairman Hughes called the meeting to order.

Commissioners present were Chairman Brad Hughes, Commissioners Todd Adams, Mark Bentley, Will Gruber, Jacob House and Missie Smith. Tim Cummins was absent. Also present were City Attorney, Amy Fields and Airport Director, Virginia Young.

Minutes

Minutes for the February 20, 2025 were presented. Commissioner Bentley made a motion, seconded by Commissioner House, to accept the minutes of the February 20, 2025 meeting. The motion passed unanimously.

Financials

Financials from February and March 2025 were presented. The second weather event requiring ice removal for 2025 cost about \$4,000. Revenues and expenditures are on track for the year. Commissioner House made a motion, seconded by Commissioner Bentley, to accept the financials. The motion passed unanimously.

Old Business

The new hangar construction at 216 Aviation Way, Bill Davis owner, is complete. Mr. Davis is ready to sign the ground lease contract. Some years back, the commission spent funds for infrastructure for future utility connections. It was the understanding that future builds would pay a connection fee. Due to the placement of those connections and previous builds, Mr. Davis was not able to utilize the connections. Commissioner Bentley made a motion, seconded by Commissioner House, to waive the connection fee. The motion passed unanimously.

The fourth lease continues to be on hold until the revisions are made to the rules and regulations. Attorney Fields noted that she and the new attorney, Alex Betton, were working on guidance provided by the FAA. They have also discussed priorities regarding the rules and regulation changes, which is a high priority.

Attorney Fields gave an update regarding 208 Aviation Way. At the February meeting, Mr. Stuart, owner, addressed the commission again regarding the use of the hangar. Fields noted that it was believed that Mr. Stuart's intent is to use the hangar space primarily for aviation, while utilizing a smaller portion for his security business. At this time, his main business is Intrepid Technologies, a security business. Intrepid Aviation was registered with the State of Arkansas in late November, shortly before the assumption of the lease. Intrepid Technologies has a current business license with the city. Intrepid Aviation does not have a business license, website presence or airplanes in the hangar. The commission ask Fields to follow up with the FAA. Attorney Fields, Hughes and Young met with Gary Loftus, FAA Enforcement and Compliance Program Manager on April 2nd. As a result of the meeting with Mr. Loftus, Attorney Fields recommends rejecting Mr. Stuart's proposal, as submitted, to avoid risking our current and future grants with the FAA. She recommends determining the actual square footage of the office space and charging a market rate for all office space. Concerns we expressed by commissioners that since Mr. Stuart assumed an existing lease, he should be given time to build his aviation business. Mr.

Loftus expressed that we do not mix aviation and non-aviation. As a result, Attorney Fields recommendation is to charge market rate for all office space, regardless of the plan to use a portion for aviation business in the future. This would allow him to use the office space for his security business, as well as for aviation when he gets it set up. Hughes noted that he and Virginia visited the hangar. The hangar is empty with the exception of a plane still there from the previous owner. A King Air was there for a time but it sold and moved elsewhere. Any activity at this time appears to be from the security business. Discussion took place to consider the possibility of adding an addendum to the existing lease to provide for the market rate office space only.

Mr. Stuart was not able to attend the meeting. Due to his past comments citing examples of non-aviation practices on airport property, the commission today noted users on the airport with outside storage of multiple vehicles, equipment, as well as hangars used for non-aviation purposes. These practices will need to be addressed by the commission. As a result of the mixed use proposal of the hangar, a fair price for market value will be determined and discussed with Mr. Stuart. No action was taken on his original proposal.

New Business

Young presented a request for a seasonal grounds maintenance employee to assist during the peak growing season. The cost would not exceed \$8,000 in 2025. Commissioner Adams made a motion, seconded by Commissioner Bentley, to approve up to \$8,000 for seasonal help. The motion passed unanimously.

Commission Reports

Jordan Culver, Garver Engineering was not in attendance. Chairman Hughes presented the following updates on projects:

- Perimeter Fence Rehabilitation (Garver Project No. 22A10661) construction is completed and working through the grant closeout process. Closeout documents have been sent to the FAA. The ADA state grant match for the airports 10% remaining will be completed and submitted.
- Runway 17-35 Rehabilitation (Overlay) (Garver Project No. 2301609) Contractor completed punch list items and final striping has been completed. The contractor was deemed substantially complete.
- FY 2025 FAA BIL-AIG Hangar Project (Garver Project No. 22A10660) replacing an original T-hangar on the west ramp was bid late last year. Application has been made for the grant. At this time, the FAA grant approval has slowed tremendously at the DC level. In the meantime, the bids have expired. We have been in close discussions with the low bidder as the building package has increased. The FAA is aware of the hardship this has caused not only for our airport but for many airports. They are willing to amend the grant application at the end of the project. The grant offer must be received in order to award the contract to Will's Construction. Chairman Hughes encouraged commissioners to reach out to their senators and congressmen to help move the process forward.

- NLR Air Parking Lot Reconstruction/Access Road Rehabilitation (Garver Project No. 2401368): Proposed project includes reconstruction of small NLR Air parking lot north of the FBO hangar, overlay of airport access road leading to parking lot, and overlay of access road to the North Ramp. Bids were opened with one bid received from Redstone Construction with a negotiated amount of \$185,427.70 for the base bid and \$159,549.00 for additive alternate 1. The Airport Commission will be responsible for fronting the full project at an estimated \$421,867 until early 2026 when reimbursement for the state share is received. The local share is estimated at \$68,418.54. Project can be scaled back as needed to fit the available funds. The Airport Commission shall vote to approve moving forward with an 80/20 grant to fund reconstruction of the parking lot for approval at the May 2025 ADA Meeting and apply for a 90/10 grant to fund the overlay of the access roads for approval at the June 2025 ADA meeting.

Commissioner Adams made a motion, seconded by Commissioner House, to accept the bid from Redstone for the NLR Air Parking Lot Reconstruction/Access Road Rehabilitation. The motion passed unanimously.

Commissioner Adams made a motion, seconded by Commissioner House, to apply for the grants for the NLR Air Parking Lot Reconstruction/Access Road Rehabilitation. The motion passed unanimously.

Young thanked the commission for the support of the seasonal employee. Mary Beth, facilities construction for the city, brought a counter top install company to the airport regarding the huge reception counter. The counter top continues to crack. The cost to replace the entire counter and waterfall exceeds \$20,000. Mary Beth is looking at a less expensive material as well as ensuring the funds from the building project are still in place. Several trees fell during the recent storm. Some are not obstructing but one tree was on the Maryland fence. Our street department removed the tree rather than the airport paying an outside vendor \$1,200. Several fence posts that were extended in height some years back have broken and leaning. Also, as leases for city owned t-hangars renew, they will all become calendar year January – December. There was an aircraft incident earlier in April at the airport. In the event of future incidents, Young will ensure a process to inform commissioners. The city department brought their street sweeper out after hours to remove the debris from runway as a result of the aircraft incident. The city departments have been great to assist the airport with needs.

There was no public comment.

Commission Adams made a motion, seconded by Commissioner House, to adjourn. The meeting was adjourned.