

North Little Rock Regional Airport Commission Minutes – October 16, 2025

The North Little Rock Airport Commission met on October 16, 2025 at 12:00 noon in the North Little Rock City Services Conference Room. Chairman Hughes called the meeting to order.

Commissioners present were Chairman Brad Hughes, Commissioners Missie Smith, Jake House, Will Gruber and Mark Bentley. Tim Cummins and Todd Adams were absent. Also present were City Attorney Amy Fields, Jordan Culver with Garver Engineering and Airport Director, Virginia Young.

Minutes

Minutes for the August 21, 2025 meeting were presented. The commission did not meet in September. Commissioner Bentley made a motion, seconded by Commissioner House, to accept the minutes of the August 21, 2025 meeting. The motion passed unanimously.

Financials

September 2025 financials were presented. Young reported that revenue collections were on track as budgeted. One concern is a charge for a grant audit, \$12,500. This is an item that was not anticipated so therefore not budgeted. There has been a lot of maintenance expense this year. The most recent incident was the fire protection device. American Fire Protection is scheduled to repair the current motor issue. Revenues are on track for collection while expenses are up about three percent. Projections for sales tax revenue and fuel sales have been lower this year. Commissioner Bentley made a motion, seconded by Commissioner House, to accept the financials. The motion passed unanimously.

Old Business

City Attorney Fields addressed the commission. The fourth lease continues to be on hold until the revisions are made to the rules and regulations. At this time, the commission agreed to remove the fourth lease from the agenda. Commissioner House made a motion, seconded by Commissioner Gruber, to remove the fourth lease from the agenda. The motion passed unanimously.

Fields updated the commission regarding 208 Aviation way and non-aviation office space fees. Fields restated that there must be a higher rate for non-aviation space fees to protect FAA grant assurances. Mr. Stuart had provided Fields a copy of the appraisal completed when he purchased the structure in December 2024. Fields recommends considering \$5 per square foot as a starting point for discussion. Fields recommended that Commissioner Bentley, versed in commercial real estate, assist in working with her and Mr. Stuart to come to an agreement to present to the commission.

New Business

At the August 2025 meeting, remote attendance was discussed. Fields discussed that the proposed remote attendance policy will need to be presented and discussed at two meetings prior to adoption. Fields has sent the proposed revisions to Young and they will be sent to the commission and the topic will be on the agenda for the next two meetings. She reminded everyone that if the commissioners adopt remote attendance, the public will also need to be provided the same opportunity to attend remotely.

Young shared that Mayor Hartwick has expressed the support of the city for the 2026 Airshow and would fund the show the same amount as 2024, \$75,000. Young expressed that if the commission

agrees with moving forward with a 2026 Airshow, that contracts be in place for individuals that have previously been paid stipends to assist with the event. Also, funds collected for sponsorships as well as gate fees, etc. should be handled differently than what was observed for the previous airshow. If the commission is in agreement to have a 2026 airshow, plans will need to start soon in order to secure performers. Commissioner Gruber made a motion, seconded by Commission House, to pursue the 2026 Airshow plans contingent upon the airports receipt of at least \$75,000 from the City of North Little Rock. The motion passed unanimously.

Chairman Hughes noted that 108 and 110 Rotor Way expansion is on the agenda but plans have not yet been submitted, therefore no discussion on the item.

Request for Qualifications (RFQ) for engineering and consulting should be advertised every five years. It is time to advertise for renewal. Culver explained to the commission that Garver Engineering provided engineering services of bidding, design, construction as well as working with consultants on capital improvement plans. Kutchins and Groh provides plan services, which includes updating the capital improvement plan annually as well as grant administration for FAA grants. This includes grant applications, request for reimbursements, independent fee estimates required for each FAA contract as well as DBE's (Disadvantage Business Program Administration). Chairman Hughes noted that the Garver contract is up for renewal at the end of the year, while Kutchins and Groh is early 2026. A subcommittee will need to review the proposals when received. Chairman Hughes and Vice Chairman Bentley will review the submitted proposals and present their recommendations to the committee and then to the legal department. Commissioner Gruber made a motion, seconded by Commissioner House to advertise for engineering and consulting services. The motion passed unanimously.

The commission discussed at the August 2025 meeting the desire to conduct a high level planning study to explore a runway extension to assist current jets and hopefully attract additional jets in the future. The study would focus on three different alternatives to include extending the secondary runway to 5500 feet, extending runway 5 as well as runway 23. A SWOT (strengths, weaknesses, opportunities, and threats) would be utilized for each alternative. A recommendation would then be made making a recommendation based upon the findings to providing high level conceptual engineering estimates for each alternative. Chairman Hughes noted that at some point 5-23 will need to be closed for maintenance and would be advantageous to have 17-35 extended. A longer runway would not increase the class size of the airport but would make it safer. It is a very long range plan but one that needs to begin for the future. Our federal senators will need to be onboard for future expansion. The strategic planning study is \$20,000. Commissioner Gruber noted that perhaps the airport needs to think even broader toward the next ten to fifteen years. An updated master plan will need to be conducted as well for FAA consideration. The last master plan was in the 1990's and an action plan in 2012. Jordan noted that a master plan was listed for 2027 on our capital improvement plan. Commissioner House made a motion, seconded by Commissioner Bentley, allocating \$20,000 in the 2026 budget for the strategic plan. The motion passed unanimously.

The proposed 2026 Budget was presented. Revenues are pretty much flat from 2025. Several expense account projections were decreased based upon the past two year expenditure history. Expenses have been up in the maintenance and grounds this year as well as structural insurance. The budget was prepared with \$25,597 revenues over expenditures. Earlier in the meeting the commission approved \$20,000 for a strategic plan. Upon commission approval, the remaining \$5,597 will be placed in maintenance of building and grounds. Commissioner Gruber made a motion, seconded by

Commissioner House to advertise for engineering and consulting services. The motion passed unanimously.

Chairman Hughes discussed the possibility of bill infrastructure grant funds remaining. There is a possibility that a second set of hangars could be constructed if the airport can secure a \$500,000 grant from the State Aeronautics Division. Jordan will have the project ready for submittal.

Jordan Culver, Garver Engineering, provided the following project updates.

- Runway 17-35 Rehabilitation (Overlay) (Garver Project No. 2301609): Work has been completed for original contract. The FAA approved a change order request in the amount of \$44,713.27 to replace the regulator. The new regulator has been installed. The Airport Commission will be responsible for approximately \$173,803 until approximately December 2025, when reimbursement is received for an ADA Match Grant.
- FY 2025 FAA BIL-AIG Hangar Project (Garver Project No. 22A10660): Project was bid and grant application was submitted. The FAA grant offer has been received after an extended time of waiting and the amended amount to cover price increases due to award delay, was also approved by the FAA. The notice of award has been sent to the contractor. It is anticipated to take four or five months for shop drawings and the building package. We are waiting on submittals from the contractor.
- 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 at 2:00 PM on Thursday, April 10, 2025. One bid was 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 80-20 ADA grant for the base bid was approved at the ADA May 21, 2025. The 90-10 grant for the additive alternate 1 (access roads) was approved by the Arkansas Division of Aeronautics. A notice has been sent to Redstone Construction Group. Construction may begin as early as November 2025, with a three month completion.

Commission Reports

Culver provided the commissioners with a five year Capital Improvement Plan. Taxiway D Lighting Rehabilitation Project has been moved up to 2026. The lighting is beyond its service life, as set by the FAA. An email was received from our FAA Program Manager, Ronson Fox. Mr. Fox recommended waiting a couple of more years for the 5-23 Joint Seal Rehabilitation and move the funds to the Delta Lighting Rehabilitation. Commissioner House made a motion, seconded by Commissioner Bentley, to move forward with Lighting Rehabilitation before considering the 5/23 joint seal. The motion passed unanimously. Jordan will submit a work order.

Young reported that deer continue to appear in small numbers. The wildlife prevention officer is on task with eradication. Also, there has been some perimeter fence activity recently. An accident on the end of West Kiehl landed a car inside the perimeter fence in the middle of the night, causing a couple of thousand dollars of damage to the fence. The vehicle then drove the perimeter fence and ended up on the runway. The vehicle appeared to have been on the East Ramp area 45 minutes driving back and

forth appearing to be looking for an exit. A few days later, around midnight, another vehicle was driving the perimeter fence. It is unknown why someone would be driving the fence after hours.

Public Comment

Jerry Homsley asked for a timeframe for the hangar demolition and new construction. Jordan stated that he would share with the commission when a more definite time is known. Also, Mr. Homsley asked if gate 20 entrance was included in future projects discussed during the meeting. Commissioner Hughes noted that it would be included in a future project to also include some other troubling areas on the ramp.

Mr. Presley asked if the 4th lease could be removed from future agendas. Mr. Presley was reminded that the commission voted earlier in the meeting today to remove until future movement is anticipated. Mr. Schlatterer and Mr. Hopkins both commented regarding the limitations of expanding the runways. Mr. Stuart of Intrepid Aviation noted that he would be happy to provide a quote for additional security cameras. He also noted that he had a contact for fire protection monitoring and sprinkler repair.

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