

# METROPOLITAN KNOXVILLE AIRPORT AUTHORITY

## Minutes of the Board of Commissioners

Date: April 16, 2025

Place: Henrietta Grant Board Room  
McGhee Tyson Airport

The Board of Commissioners of the Metropolitan Knoxville Airport Authority met pursuant to notice at 4:04 p.m. on Wednesday, April 16, 2025, in the Henrietta Grant Board Room at McGhee Tyson Airport with the Board Chairman, Brian Simmons, presiding.

Roll call developed that Board members present, in addition to Chairman Simmons, were Ursula Bailey, Joe Dawson, Charlie Harr, Caryn Hawthorne, Maribel Koella, Allison Page, Wes Stowers, and Howard Vogel. Also present were Patrick Wilson, President of the Airport Authority, and members of his staff; Mark Mamantov, legal counsel; and other visitors.

### BUSINESS AGENDA

I. Announcements. Chairman Simmons reminded those in attendance that a sign-up sheet was available for members of the audience who would like to address the Board of Commissioners as to an item on the agenda or speak during the public forum at the conclusion of the meeting.

II. Minutes. The minutes of the regular meeting of March 12, 2025, had been distributed with the agenda materials. Upon motion duly seconded, the minutes were approved as presented by a unanimous voice vote.

III. Nominating Committee. Chairman Simmons explained that the Airport Authority's bylaws require that the Nominating Committee, comprised of three Board members, meet and then present a recommended slate of officers to the Board. Chairman Simmons reported that Commissioners Hawthorne, Koella, and Stowers had previously expressed to Mr. Mamantov an interest and willingness to serve on the Nominating Committee. Chairman Simmons requested the Board to approve their appointment to the Committee and to approve Mr. Stowers serving as chair of the Committee. It was moved by Mr. Harr, seconded by Mr. Dawson, that Commissioners Hawthorne, Koella, and Stowers serve on the Nominating Committee and that Mr. Stowers serve as Chair of the Committee. The motion was unanimously approved by a voice vote.

IV. President's Report and Financial Report. President Wilson provided the Board with highlights of the activity report, the project report, and financial information that was included with the agenda materials. President Wilson congratulated MKAA's staff and the Board of Commissioners on McGhee Tyson Airport being named the fastest growing airport by passenger percentage out of the top 100 major U.S. airports based on U.S. Department of Transportation data from 2024.

President Wilson noted continued growth in passenger activity, aircraft flight operations, and aircraft landed weight with 16%, 9%, and 10% increases year to date over 2024, respectively. Additionally, President Wilson explained that the total air cargo was down 20% year to date over 2024, which was due to the change in how mail is now shipped by truck instead of how it was previously shipped, which is a national trend. Aviation fuel sales at DKX were down in February and year to date due to a rainy and windy season, which has impacted fuel sales. In February, Operating Revenues for TYS were above projections by 17% and Operating Expenses were below projections by 10%.

President Wilson also informed the Board that he attended a legislative conference in Washington, D.C., which was particularly helpful this year with the many changes ongoing at the federal level. He also

reported that in June the FAA will conduct a two-day inspection that is required for TYS to retain its status as a certified air carrier airport.

President Wilson recognized Rob Voyles, Director of Aviation, who recently attained his Certified Member credential from the American Association of Airport Executives. Mr. Voyles attended a weeklong course in Dallas, Texas, and successfully passed the test required to receive such certification.

V. Report of the Capital Development Committee. Commissioner Koella, Chair of the Capital Development Committee, advised the Board that the Committee had met prior to the Board of Commissioners meeting to consider the revised FY 2026 Airport Capital Improvement Program (ACIP) for McGhee Tyson and Knoxville Downtown Island Airports. Ms. Koella then, on behalf of the Committee, moved for approval of the revised airport capital improvement program for the fiscal year ending June 30, 2026, which motion required no second. The motion was unanimously approved by a voice vote.

VI. Report of the Administration and Finance Committee. Commissioner Harr, Chair of the Administration and Finance Committee, advised the Board that the Committee had met prior to the Board of Commissioners meeting to consider the proposed FY 2026 Operating Budget, which was informational only. The Committee also considered the proposed FY 2026 Personnel Program, which included a 4.25% salary increase for all full-time and part-time employees of MKAA; a 3% salary range increase; and hiring seven additional full-time employees in FY 2026. The Committee recommended approval of the FY 2026 Personnel Program as presented. Mr. Harr moved on behalf of the Committee that the FY 2026 Personnel Program be approved by the Board, a motion which required no second. The motion was unanimously approved by voice vote.

VII. New Business.

A. Consideration of Approval of the Lease Agreement Between the Metropolitan Knoxville Airport Authority and PSA Airlines, Inc. at McGhee Tyson Airport. Dave Schroth, Director of Properties and Risk Management, presented a proposed Lease Agreement between the Airport Authority and PSA Airlines, Inc., pursuant to which PSA Airlines would lease Building 800, which is the maintenance hangar. PSA Airlines will use Building 800 for the operation of an aircraft storage, service and maintenance hangar with related offices. The term of the lease is for five (5) years, and the annual rental rate is \$740,000 with three percent (3%) annual increases throughout the five (5)-year term. Additionally, Mr. Schroth reported that the operation of PSA Airline's business in the leased space would create approximately 100 new jobs. Mr. Schroth and the Board then welcomed the representatives of PSA Airlines who were attending the meeting, Michael Bruhn, Vice President of Finance & Supply Chain, and Stephanie Lippiatt, Director of Contracts & Trade Compliance. It was moved by Mr. Stowers, seconded by Mr. Harr, that the Airport Authority enter into a Lease Agreement with PSA Airlines, Inc., pending legal counsel's review. The motion was unanimously approved by a voice vote.

B. Consideration of Award of a Purchase of Wireless Server Replacement (0-3 FY 2025). Jeff Perry, Chief Operating Officer, informed the Board that the current wireless network system used by the Airport Authority has reached the end of service life and presented a quote from Presidio for the purchase of a new wireless server. The new server replacement will ensure better security, coverage, and performance. The purchase was budgeted into the FY 2025 Airport Capital Improvement Program. It was moved by Mr. Stowers, seconded by Ms. Bailey, that the Airport Authority purchase a wireless server replacement from Presidio at a total cost of \$496,122.81. The motion was unanimously approved by a voice vote.

C. Consideration of the Execution of a Contract to Messer Construction for the Existing Parking Garage Elevator Replacement at McGhee Tyson Airport. Mr. Perry explained to the Board that the elevator in the existing parking garage is in need of replacement, and Mr. Perry presented a contract with Messer Construction for the general contractor work for electrical and mechanical services related to

replacement of the current elevator. The parking garage elevator replacement was budgeted into the FY 2024 Airport Capital Improvement Program. It was moved by Mr. Stowers, seconded by Mr. Harr, that the Airport Authority enter into a Contract with Messer Construction in the amount of \$489,721.00, pending legal counsel's review. The motion was unanimously approved by a voice vote.

D. Consideration of Approval of Contract with Cleary Construction Company, Inc. and Work Authorization Number 23-158D with CHA Consulting, Inc. for Runway 5R-23L Rehabilitation Project 1. Bryan White, Vice President of Planning and Development, discussed the Runway 5R-23L Rehabilitation Project and the work related thereto. Cleary Construction Company, Inc. submitted the lowest bid for the construction work, and CHA Consulting, Inc. will provide services related to the Construction Administration services, Design Engineering Support, Resident Project Representative services, and Quality Assurance. Funding for this project will be through an existing FAA grant. It was moved by Mr. Vogel, seconded by Ms. Page, that the construction contract be awarded to Cleary Construction Company, Inc. in the amount of \$10,418,646.50 and Work Authorization Number 23-158D be awarded to CHA Consulting, Inc. in the amount of \$1,056,309. The motion was unanimously approved by a voice vote with Mr. Stowers recusing himself from voting on this matter.

E. Consideration of Approval of Supplemental Agreement 1 – Change Order Number 3 to The Harper Company for the Terminal Apron Expansion Project at McGhee Tyson Airport. Mr. White presented the proposed change order, which includes modifications to security items related to the microwave intrusion system, cameras, fiber optic cable infrastructure, and other modifications. Funding for this project is available and is eligible for reimbursement with a future grant amendment from the FAA. It was moved by Mr. Vogel, seconded by Ms. Koella, that Supplemental Agreement 1 – Change Order Number 3 to The Harper Company in the amount of \$317,368.46 be approved as presented. The motion was unanimously approved by a voice vote.

F. Ratification of Change Order Number 3 with The Harper Company for Urgent Taxiway A Repairs at McGhee Tyson Airport. Mr. White explained that the Airport Authority's staff noticed excessive concrete surface cracking and spalling near Ramp 1 and Taxiway A during an airfield inspection. The Airport Authority's staff coordinated with a consultant for additional inspections and recommendations. Because The Harper Company is the contractor on the Ramp Expansion Project and operates a concrete batch plant on the TYS property, The Harper Company provided a proposal for repairs. The Airport Authority's staff and consultant deemed the proposal responsible and reasonable, and because of the potential for the distresses to worsen, the Airport Authority's staff moved forward with the project, and President Wilson waived the requirement for a competitive process as noted in the Procurement Policy under Section 2.8(A) Emergency Procurement. It was moved by Ms. Bailey, seconded by Ms. Koella, that ratification of Change Order Number 3 to The Harper Company in the amount of \$350,832.51 be approved, pending legal counsel's review. The motion was unanimously approved by a voice vote.

VIII. Staff Reports. There were no staff reports.

IX. Public Forum. Chairman Simmons announced that the business agenda had been completed and that there were no requests by individuals wishing to address the Board.

X. Adjournment. Thereupon, upon motion duly seconded and unanimously approved, the meeting was adjourned at 4:36 p.m.

  
Secretary