METROPOLITAN KNOXVILLE AIRPORT AUTHORITY

Minutes of the Board of Commissioners

Date: May 20, 2026 | Place: Henrietta Grant Board Room
McGhee Tyson Airport

The Board of Commissioners of the Metropolitan Knoxville Airport Authority met pursuant to notice at 4:00 p.m. on Wednesday, May 20, 2026, in the Henrietta Grant Board Room at McGhee Tyson Airport (TYS) with the Board Chairman, Howard Vogel, presiding.

Roll call developed that Board members present, in addition to Chairman Vogel, were Ursula Bailey, Markus Chady, Caryn Hawthorne, Maribel Koella, Allison Page, and Wes Stowers. 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 Vogel 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. Chairman Vogel noted that the minutes of the regular meeting of April 22, 2026, had been distributed with the agenda materials. Upon motion by Ms. Koella, seconded by Mr. Stowers, the minutes were approved as presented by a unanimous voice vote.

III. Report of President's Report and Financial Report. President Wilson provided the Board with highlights of the activity report, the project report, and financial information that were included with the agenda materials. President Wilson shared that early FAA data for calendar year 2025 indicates that TYS will maintain its status as the fastest growing airport in the United States by passenger percentage increase. Airport staff are still monitoring fuel costs and how increased costs may affect air travel demand. Mr. Wilson stated that the search for a chief operating officer continues. Mr. Wilson shared that he attended a Chamber event that was hosted with Southwest Airlines and was well attended. He also shared that the final Aviation Academy class for this session would occur this evening followed by graduation. Finally, Mr. Wilson shared that MKAA has a tradition of hiring interns, which Mr. Wilson participated in as a student. Mr. Wilson introduced this year's intern, Blythe Blaser, who is a student of Auburn, as MKAA's aviation management intern.

IV. Report of Nominating Committee. Commissioner Stowers, Chair of the Nominating Committee, advised the Board that the Committee had met prior to the Board meeting to consider a nomination to fill the vacancy of Secretary of the Board for the term ending on July 1, 2027. In addition to Mr. Stowers, the Nominating Committee consisted of Ms. Bailey and Ms. Page, and all members attended the meeting. Mr. Stowers shared that, after a thorough discussion, the Committee unanimously recommended Caryn Hawthorne to fill the vacancy of Secretary. Chairman Vogel noted the Committee's recommendation and framed the recommendation as a motion, which required no second. The motion was approved by a unanimous voice vote.

V. Report of Administration and Finance Committee. Commissioner Hawthorne, Chair of the Administration and Finance Committee, advised the Board that the Committee had met prior to the Board meeting to consider two matters. Ms. Hawthorne reported that the first item of business for the Committee was consideration of a FY 2026 Employee Performance Recognition Award. This award program would provide each employee of the Airport Authority, except the President, a one-time bonus in an amount equal to 3.5% of their base salary. Ms. Hawthorne moved on behalf of Committee that employees of the Airport Authority, with the exception of the President, receive the FY 2026 Employee Performance Recognition Award, a motion which required no second. The motion was unanimously approved by voice vote.

Next, Ms. Hawthorne reported that the final item of business for the Committee was consideration of the performance review, compensation, and bonus of the President. Ms. Hawthorne shared that the Committee recommended approval of the President's consensus performance review as had been distributed to the Board with an increase to the President's compensation and bonus as approved by the Committee. Chairman Vogel clarified that the Committee's recommendation was a 5% increase in salary and a 5% bonus for the President. On behalf of the Committee, Ms. Hawthorne moved for approval of the Committee's recommendations, which required no second. The motion was unanimously approved by voice vote.

VI. New Business.

A. Consideration of Approval of Work Authorization Number 26-179 with CHA Consulting, Inc. for the US Highway 129/Alcoa Parkway Connectivity Planning and Coordination Project at McGhee Tyson Airport. Bryan White, the Vice President of Planning and Development at the Airport Authority, advised the Board that the next project phase by the Tennessee Department of Transportation ("TDOT") related to the relocation of US Highway 129/Alcoa Parkway is scheduled to bid in late 2027. Mr. White explained that this project will relocate the main southbound entrance from/northbound exit to US Highway 129 serving the airport. As the expected bid date for this project nears, Mr. White shared that further planning, design, and coordination with TDOT is essential to ensure that the current and future needs of the airport are properly addressed and included in the TDOT project. Mr. White stated that Work Authorization Number 26-179 with CHA Consulting, Inc. will provide services related to coordination with TDOT, traffic modeling, design services, and preparation of preliminary design plans for airport roadways and associated utility relocations. Mr. White stated that funding for this work would be through MKAA funds, as shown in the funding plan included with the agenda. Mr. White stated that MKAA's staff recommends Work Authorization Number 26-179 to CHA Consulting, Inc. in the amount of $401,401 be approved for purposes described above and that the President be authorized to execute the work authorization consistent with such terms, subject to review by MKAA's legal counsel. It was moved by Mr. Stowers, and seconded by Ms. Hawthorne, that MKAA staff's recommendation be approved as presented. The motion was unanimously approved by a voice vote.

B. Consideration of Approval of Selection of Messer Construction Co. to Serve as the Construction Manager at Risk Services for the Terminal Area Development Program at McGhee Tyson Airport. Mr. White explained the process used for selection of a Construction Manager at Risk ("CMaR") for the Terminal Area Development Program ("TADP") and presented the selection committee's recommendation. As described by Mr. White, in November 2025, the Board, based upon a staff recommendation, authorized the use of a CMaR delivery method for the TADP. In accordance with Federal Aviation Administration ("FAA") guidelines, a two-part process was used to procure the services of a CMaR for the TADP. First, the Airport Authority issued a Request for Qualifications ("RFQ"). Eight firms responded to the RFQ. A selection committee consisting of the MKAA's staff evaluated the responses based upon the scoring methodology in the RFQ, and the three firms with the highest scores were selected to participate in the second phase of the process. In the second phase, the three remaining firms submitted a pricing proposal to serve as CMaR and were interviewed by the selection committee. Based upon the selection committee's review of the pricing proposals and the interviews, the selection committee finalized their scoring and determined that Messer Construction Co. had achieved the highest score and should be selected to serve as the CMaR for the TADP. This selection process was presented to the FAA for approval, and the FAA provided that approval.

Mr. White stated that MKAA's staff recommends that the Board approve the selection of Messer Construction Co. to provide CMaR services and that the President be authorized to execute an agreement with Messer Construction Co. to serve in such capacity, subject to review by the MKAA's legal counsel, which contract will include an initial expense of $300,000 for preconstruction phase services. Commissioner Stowers recused himself from the vote due to a potential conflict of interest. Ms. Page moved, and Ms. Bailey seconded, that MKAA staff's recommendation be approved as presented. Other than Commissioner Stower's recusal, the motion was unanimously approved by a voice vote.

C. Consideration of the Purchase of Property Located at 1979 Curie Street. Dave Schroth, the Director of Properties and Risk Management at the Airport Authority, informed the Board that a residential home located at 1979 Curie Street is near property owned by the Airport Authority and is important to the Airport Authority's future expansion and development. The lot is 0.60 acres, and the house on the lot is 2,956 square feet. MKAA's staff recommends the purchase approval of the property located at 1979 Curie Street in an amount not-to-exceed $710,000 plus closing costs. The purchase will be contingent on a property inspection, appraisal and title report. Mr. Schroth stated that MKAA's staff further recommends that a contingency of $25,000 be made available at the President's discretion for property repairs. It was moved by Ms. Page, seconded by Ms. Bailey, that the purchase of property located at 1979 Curie Street be approved as presented, subject to review by the MKAA's legal counsel. The motion was unanimously approved by a voice vote.

D. Consideration of Approval of MKAA Air Service Incentives for New Southwest Airlines Nonstop Service Between McGhee Tyson Airport and Tampa International Airport ("TPA"). Jim Evans, Vice President of Marketing and Air Service Development, presented the terms of a new incentive for a Southwest Airlines seasonal service between McGhee Tyson Airport and Tampa International Airport ("TPA"). Mr. Evans shared that these new flights qualify for marketing and airport landing fee waivers under the MKAA New Air Service Partnership Program (the "Program") adopted by the MKAA Board in 2024. MKAA's staff recommends that MKAA provides Southwest with $10,000 in marketing and advertising reimbursement funds and a waiver of applicable landing fees associated with the new TPA flights in accordance with the provisions of the Program for the incentive period of June 6, 2026, through August 1, 2026. All incentives will be subject to MKAA incentive budgets. Mr. Evans further explained that MKAA's staff recommends that the President be authorized to execute an agreement with Southwest for this incentive package, subject to review by the MKAA's legal counsel. It was moved by Ms. Bailey, seconded by Mr. Stowers, that the MKAA's air service incentives be approved as presented. The motion was unanimously approved by a voice vote.

VII. Staff Reports. Mr. Wilson stated that MKAA employees are the key to the Airport Authority's success. Mr. Wilson commended Adrienne Washington, Vice President of Human Resources, and the Human Resources staff for developing a new leadership orientation program. Ms. Washington presented information on the new leadership orientation pilot program titled "Mission MKAA Possible" to prepare new leaders and help them understand their new role. Ms. Washington shared that four staff members presented in the pilot program and eight participants completed the pilot program.

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

IX. Adjournment. Thereupon, upon motion duly seconded and unanimously approved, the meeting was adjourned at 4:32 p.m.

Caryn Hawthorne

Secretary