METROPOLITAN KNOXVILLE AIRPORT AUTHORITY

Minutes of the Board of Commissioners

Date: September 23, 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, September 23, 2026, in the Henrietta Grant Board Room at McGhee Tyson Airport ("TYS"). The Board Chairman, Howard Vogel, called the meeting to order at 4:06 p.m. and presided throughout.

Roll call developed that Board members present, in addition to Chairman Vogel, were James Berrong, Jerry Bodie, Markus Chady, Joe Dawson, Caryn Hawthorne, Jordan Mollenhour, 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 August 26, 2026, and the special called meeting of September 16, 2026, had been distributed with the agenda materials. Upon motion by Mr. Dawson, seconded by Mr. Berrong, the minutes of the regular meeting of August 26, 2026, were approved as presented by a unanimous voice vote. Upon motion by Mr. Berrong, seconded by Ms. Page, the minutes of the special called meeting of September 16, 2026, 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. Mr. Wilson reported that TYS had experienced a nine percent increase in passenger activity, and the Airport Authority was ahead in budgeted revenue and below budgeted expenses for the fiscal year. Finally, Mr. Wilson recognized the TYS Public Safety Department for representing the Airport Authority well at the 9/11 Memorial Stair Climb events.

IV. New Business.

A. Consideration of McGhee Tyson Air National Guard Base Proposed New Main Base Entrance Initial Lease and Property Access Coordination at McGhee Tyson Airport. President Wilson explained that the Airport Authority currently has four separate leases with the Department of Defense ("DOD"). Of the four leases, three of the leases are for the Tennessee Air National Guard 134th Air Refueling Wing ("TNANG"), and the remaining lease is for the benefit of a helicopter unit of the United States Army. The Airport Authority's staff and the leadership of TNANG have been developing plans to establish a new base main entrance to TNANG's base in anticipation of the expiration of one of the existing leases for TNANG in 2044 which leases the area on which the current entrance is located. Mr. Wilson explained that the Airport Authority's staff, in coordination with TNANG's leadership, are proposing a lease of a tract of land to the west of the existing base that will provide approximately 69 acres for a new main entrance to the base. TNANG has initiated the process within the DOD to consider this potential new lease. To assist TNANG in having the lease approved by the DOD and in pursuing potential funding sources for the improvements, TNANG's leadership requested a letter from the Airport Authority

expressing the Airport Authority's willingness and intent to lease the proposed 69-acre parcel, contingent upon the completion of the DOD lease process, and expressing the Airport Authority's willingness to enter into a future construction license agreement or similar instrument that would allow TNANG to make improvements to the 69-acre parcel before the execution of the formal lease agreement. Mr. Wilson stated that the Airport Authority's staff recommends authorization of the President to provide a letter to the TNANG indicating the Airport Authority's intent to lease the proposed 69 acres needed to accommodate a new main entrance gate, roadway, and associated improvements. Additionally, the Airport Authority's staff recommends that the President be authorized to indicate the Airport Authority's willingness to enter into a future construction license agreement or similar instrument to allow TNANG to make improvements to the 69-acre parcel prior to the formal lease being executed. It was moved by Mr. Stowers, and seconded by Mr. Mollenhour, that the Airport Authority's staff's recommendation be approved as presented. The motion was unanimously approved by a voice vote.

B. Consideration of Approval to Accept a Grant from the Tennessee Department of Transportation Aeronautics Division for the New Aircraft Fuel Storage Facility at McGhee Tyson Airport. Bryan White, the Vice President of Planning and Development at the Airport Authority, explained that the Tennessee Department of Transportation Aeronautics Division ("TDOT Aeronautics Division") approved a grant to support the construction of a new fuel storage facility in the amount of $18,083,044. In addition, Mr. White explained that an additional grant by TDOT Aeronautics Division is expected in the form of a second grant or an amendment to the FY2027 grant in the amount of $1,418,770. Mr. White stated that the Airport Authority's staff recommends the acceptance of both grants or a grant and an amendment to the grant, and the authorization of the President to execute the grants and amendment consistent with the described terms, subject to review by the legal counsel. It was moved by Mr. Mollenhour, and seconded by Mr. Dawson, that the Airport Authority's staff's recommendation be approved as presented. The motion was unanimously approved by a voice vote.

C. Consideration of Approval of Change Order Numbers 4 and 5 to Cleary Construction Company for the Runway 5R/23L Rehabilitation Project 2. Bryan White, the Vice President of Planning and Development at the Airport Authority, explained that Airport Authority's staff is proposing Change Order Numbers 4 and 5 for the existing runway rehabilitation project. Mr. White explained that Change Order Number 4 will provide for adjustment to paving quantities resulting from field conditions related to existing concrete pavement rubblization and reuse, revisions to asphalt pavement quantities based on unit weight placement from design estimates, and a scope increase for the milling and asphalt paving of Taxiway A8. Taxiway A8 was programmed to be in the future phase 5 of the runway project; however, due to its existing condition, it is being advanced to phase 2 of the project. Change Order Number 4 is eligible for current federal funding. Mr. White further explained that Change Order Number 5 will provide for scope increase for the milling and overlay of Taxiway A9. Work on Taxiway A9 will meet the requirements for federal funding and will be included in a future funding request. Both Taxiway A8 and A9 have lower Pavement Condition Indexes, and a mill and pavement overlay is recommended. Mr. White stated that a funding plan was included with the agenda. Mr. White stated that Airport Authority's staff recommends approval of the award of Change Order Number 4 to Cleary Construction, Inc. in the amount of $1,304,636.98 and the award of Change Order 5 in the amount of $485,303 for purposes described. In addition, Mr. White stated that Airport Authority's staff recommends that the President be authorized to execute the change orders consistent with such terms, subject to review by the legal counsel. Mr. Stowers recused himself from the vote due to a potential conflict of interest. It was moved by Mr. Chady, and seconded by Mr. Berrong, that the Airport Authority's staff's recommendation be approved as presented. Other than Mr. Stower's recusal, the motion was unanimously approved by a voice vote.

D. Consideration of Approval of a Property Management Agreement with Freedom Investment Group for Residential Property Management Services. Mr. Wilson advised the Board that the Airport Authority has been acquiring properties, which include a number of residential properties, at fair market value in strategic areas in accordance with the strategic plan. Mr. Wilson further explained that the Airport Authority is in need of a property manager to manage the properties acquired. Michael Giles,

Innovation and Procurement Director at the Airport Authority, further explained that the Airport Authority solicited a Request for Proposals ("RFP") for a residential property manager, and six proposals were received. After completing the RFP process, including interviews, Freedom Investment Group ("FIG") was selected as the preferred property manager by the committee. Mr. Giles presented the proposed fees and the basic terms of the proposed agreement between FIG and the Airport Authority. Mr. Giles stated that the Airport Authority's staff recommends the President and legal counsel be authorized to finalize the terms of an agreement with FIG for a term of five years and the President be authorized to execute the agreement on behalf of the Airport Authority. Mr. Wilson also noted that a draft of the proposed agreement in substantially final form was included in the agenda for the Board's information because it was a unique agreement to the Airport Authority. It was moved by Mr. Stowers, and seconded by Mr. Mollenhour, that the Airport Authority's staff's recommendation be approved as presented. The motion was unanimously approved by a voice vote.

V. Staff Reports. Jim Evans, Vice President of Marketing at the Airport Authority, provided the Board with a preview of fourth quarter projections, including a projected record-setting day for TYS due to the Tennessee vs. Texas football game. Rob Voyles, Director of General Aviation, shared that DKX was also expecting a record-setting day due to the football game. Mr. Evans also shared that scheduled flights included 36 non-stop destinations for the fourth quarter.

Becky Huckaby, Vice President of Public Relations, provided the Board with an update on communication efforts regarding the growth of TYS. Ms. Huckaby shared that the Airport Authority's staff is informing media and using social media to inform passengers of important information. Ms. Huckaby also shared that extra staff would be available on heavy travel days to provide directions and make announcements throughout the terminal.

VI. Public Forum. Chairman Vogel announced that the business agenda had been completed and that one individual wished to address the Board. Amy Adams, a United Airlines employee, shared her concern for the increased airline employee monthly parking cost.

VII. Adjournment. Thereupon, upon motion duly seconded and unanimously approved, the meeting was adjourned at 5:18 p.m.

Cam Hawthorne
Secretary