

GREENVILLE-SPARTANBURG AIRPORT COMMISSION

MINUTES

September 8, 2025

The Greenville-Spartanburg Airport Commission met on September 8, 2025, at 9:00 a.m. in the Greenville-Spartanburg District Office Board Room located at 500 Aviation Parkway Greer, South Carolina 29651. The public and media were given proper notice of this meeting, under applicable law. This was a regular, non-emergency meeting.

MEMBERS PRESENT: Minor Shaw, Leland Burch, Valerie Miller, Jay Beeson, Doug Smith, Hunter Cuthbertson

MEMBERS NOT PRESENT: None

STAFF AND LEGAL COUNSEL PRESENT: David Edwards, President/CEO; Betty O. Temple, WBD; Kevin Howell, Executive Vice President/COO; Thomas Brooks, Vice President/CFO; Kelly Dawsey, Vice President/CHRO; Deven Judd, Vice President/CCO; Zach Salvato, Vice President/CIO; Tom Tyra, Vice President/CMCO; Ryan Clark, Real Estate & Leasing Manager; Cody Bauman, Director of Properties; Hunt Mitchell, Terminal and Environmental Manager

GUESTS PRESENT: John McAlmont, Parrish + Partners; John Mafera, McFarland Johnson; Amanda Sheridan, McFarland Johnson; Robert Williamson, The Budd Group; Jay Street, The Budd Group; Kevin Wrigley, The Budd Group; Steve Van Beek, Steer Group

CALL TO ORDER: Chair Minor Shaw called the meeting to order at 9:04 a.m.

CONSENT AGENDA: A motion was made, seconded, and a unanimous vote was received to approve the Consent Agenda as follows:

- A.** Approval of the Greenville-Spartanburg Airport May 12, 2025 Regular Meeting Minutes
- B.** Approval of Re-appointment of Dean Hybl as a Member of the Airport Environs Planning Commission

PRESENTATIONS:

A. GSP Strategic Business Plan Update

Strategic Business Plan Update

Kevin Howell, Executive Vice President/COO, introduced Kent Bontrager as GSP's new Vice President/Chief Planning & Development Officer. He then presented an overview of the updated performance metrics that will be used to track progress on the Airport District's

FY2026–2030 Strategic Business Plan, which was adopted at the May 12, 2025 Commission meeting.

OLD BUSINESS: None

NEW BUSINESS:

A. Approval of Procurement Variance & Budget Amendment for a Cargo Building Project

Kevin Howell, Executive Vice President/COO, presented a request to fund a second cargo building to accommodate Cerulean Aviation, as Maersk is looking to lease the entire existing facility. Harper Construction was selected for expedited delivery based on past experience and current design efforts.

Commissioner Burch made a motion that the Airport Commission resolve to (1) approve a budget amendment to the FY2026 budget with a project budget of \$20,000,000 for the Cargo Building #2 Project; (2) approve a variance to the procurement policy for utilization of the IDIQ strategy and assignment to Harper Construction; and (3) authorize the CEO to execute all necessary documents. Commissioner Cuthbertson seconded, and the motion was unanimously approved.

B. Approval of a Budget Amendment for the Hangar Site 2 Project

Kevin Howell, Executive Vice President/COO, presented a request to amend the FY2026 capital budget for the General Aviation Hangar Project. The originally approved \$12 million budget was based on a 30,000 square foot bulk hangar. Due to increasing general aviation demand, staff now recommends maximizing the site by constructing a larger 45,000 square foot facility, which includes 40,000 square feet of hangar space and 5,000 square feet for office, support, and storage areas. The total revised project budget is \$20 million.

Commissioner Miller made a motion that the Airport Commission resolve to (1) approve a budget amendment to the FY2026 capital budget with an increase of \$8,000,000 to the General Aviation Hangar Project; and (2) authorize the CEO to execute all necessary documents. Commissioner Cuthbertson seconded. The motion was unanimously approved.

C. Approval and Adoption of Land Use Planning & Development Study

Deven Judd, Vice President/Chief Commercial Officer, presented the updated Land Use Planning and Development Study for the Greenville-Spartanburg Airport District. Building on the success of the 2012 plan, the updated study reflects current market trends, economic conditions, and aviation and non-aviation needs. It includes a refined land use plan, highest and best use analysis, phasing strategies, infrastructure requirements, and enhancements to the District's dynamic land development tool (SITES). A phased

implementation approach was also outlined, including targeted marketing, site readiness efforts, and solicitation of development proposals.

Commissioner Beeson made a motion that the Airport Commission resolve to approve the Land Use Development Plan for the Greenville-Spartanburg Airport District. Commissioner Miller seconded. The motion was unanimously approved.

D. Approval of the Microgrid Project

David Edwards, President/CEO, Dave Edwards presented the Microgrid Project, developed in partnership with GRP Wegman through the Carolina Buy consortium, following a 2022 feasibility study conducted by TRC Companies, Inc. The project will include a 3-megawatt rooftop solar system on Garages A, B, and C, a 4-megawatt Battery Energy Storage System (BESS) to support the terminal, and interconnection with Duke Energy's grid for net metering of up to 5 megawatts.

The project aims to improve resiliency, enhance customer service, stabilize power rates, augment capacity, and support the District's sustainability goals. The Microgrid is projected to go live in May 2027. The Guaranteed Maximum Price (GMP) is \$26.6 million, offset by \$7.5 million in Investment Tax Credits, bringing the District's cost to \$19.1 million. With contingency, the total project budget is \$20 million. The project is expected to yield \$21 million in energy cost savings over 30 years.

Commissioner Burch made a motion that the Airport Commission resolve to (1) approve the Microgrid Project as presented; (2) authorize Staff to finalize a Project Agreement with GRP Wegman for the final design and construction of a Microgrid Project at GSP; (3) approve a project budget in the amount of \$27.5 million to be funded through a combination of state and federal grant funds, Investment Tax Credits, and District cash; and (4) authorize the President/CEO to execute all necessary documents. Commissioner Valerie Miller seconded. The motion was unanimously approved.

PRESIDENT/CEO REPORT:

A. Aviation Industry Update

David Edwards, President/CEO, reported that Spirit Airlines has filed for bankruptcy and is drastically reducing its route structure, including recently announced Columbia service that was quickly canceled. He noted industry speculation that Spirit may not survive long term, with potential outcomes including divestiture through Chapter 11 or complete liquidation under Chapter 7. While Frontier previously attempted to acquire Spirit, they have now indicated they may wait.

Federal and State Legislative Update

David Edwards, President/CEO, reported that work continues on the federal appropriations bill, which still includes the runway rehabilitation earmark. Several aviation bills are moving

forward, including those related to unmanned vehicles. Airports prevailed in a legal challenge to TSA's worker screening mandate, though no immediate financial relief was granted. GSP will continue procurement of EDS equipment to meet federal requirements by next September.

At the state level, the next legislative delegation meeting is scheduled for October 10, 11:30 a.m. to 1:00 p.m.

B. Financial Update

Thomas Brooks, Vice President/CFO, provided a brief District financial report to the Commission, including FYTD Operating Revenues, Operating Expenses, Gross Margin, Cost Per Enplanement, Airline Revenues, Investment Balance, Fund Balance, and Debt Balance. He also provided a brief update on the capital improvement programs.

COMMISSIONER'S REPORT: None

EXECUTIVE SESSION:

The Commission Chair requested that the Commission go into Executive Session for the purpose of receiving the advice of legal counsel and discussing contracts. The motion was made by Commissioner Burch, seconded by Commissioner Beeson, and approved to go into Executive Session at 10:47 a.m.

At approximately 11:32 a.m. public session resumed with no action being taken in Executive Session.

ADJOURNMENT:

There being no further business, a motion was made by Commissioner Beeson, seconded by Commissioner Burch and unanimous vote to adjourn the meeting. The meeting was adjourned at approximately 11:33 a.m. The next regular, non-emergency Commission meeting is scheduled for Monday, November 10, 2025.

SIGNATURE OF PREPARER:

Casey Cooperman