



MEETING MINUTES

NORTH CAROLINA GLOBAL TRANSPARK BOARD OF DIRECTORS

DATE: March 13, 2024 **TIME:** 1:00 pm **LOCATION:** Kinston, NC Hybrid Meeting (In-person or On Microsoft Teams)

MEMBERS PRESENT	Tom Hendrickson, Chair; John McNairy, Vice Chair; Jack Best, Mary Beth Fennell, Troy Gillelland, Mayor Dontario Hardy, Dr. Rusty Hunt, Billy Lamm, Steve Mayo, Susan Rabon, Chair of the Ports Authority; Leanna Radford, William Roach, Danny Smith, M.A. Tribula, Allen Wellons, Jordan Whichard
MEMBERS PRESENT VIA PHONE	David Smith (Teams), Keith Wheeler (Teams)
MEMBERS ABSENT	Treasurer Dale Folwell, Kevin Jones

AGENDA TOPICS

1. CALL TO ORDER - CHAIRMAN TOM HENDRICKSON	
DISCUSSION SUMMARY	Chairman Tom Hendrickson welcomed everyone to the meeting and thanked everyone for their participation. Chairman Hendrickson recognized Mr. Bob Wicker who resigned from the N.C. Ports Authority and the NCGTP Board in January 2024. Mr. Wicker was appointed in 2018 by Roy Cooper as the Chair of the Ports Authority. At the NCGTP, he served most recently on the Zoning and Land Use Committee. Chairman Hendrickson stated Mr. Wicker will receive a certificate recognizing him for his service to the Global Transpark Authority. Chairman Hendrickson then introduced Ms. Susan Rabon. She was appointed in late January as the new Chair of the NC Ports Authority. Ms. Rabon was originally appointed in December 2021. She currently resides in South Port. Chairman Hendrickson asked Ms. Rabon to provide a little information about herself. She is a partner of health care business in Virginia. She was born at Camp LeJeune, but raised in Danville, Virginia. She was previously employed with the Attorney General's Office, the Governor's Office, and the Utilities Commission. Chairman Hendrickson asked Mrs. Mary Alphin, Clerk of Superior Court to swear-in Ms. Rabon to the GTP Board.
ACTIONS TAKEN	No action was taken.

2. DECLARATION OF QUORUM, ETHICS STATEMENT - CHAIRMAN TOM HENDRICKSON CONSIDERATION OF DECEMBER 13, 2023, MEETING MINUTES	
DISCUSSION SUMMARY	<p>Following the swearing in, Chairman Hendrickson asked Ms. Gloria Blake, Board Secretary to conduct a rollcall to account for members present and on the phone. Following the rollcall, he stated a quorum had been met. Chairman Hendrickson welcomed Mr. Rob Jones and Mr. Bill Bryan from the Foundation. He welcomed Ms. Merrie Jo Alcock, Division 2 DOT Board member. He then asked Ms. Blake to read the Ethics statement. Ms. Blake asked the members to please sign and return the statement included in the agenda packets.</p> <p>Chairman Hendrickson stated the minutes of the December 13, 2023, meeting has previously been distributed. He asked if there were any corrections or additions to the minutes. There being no additions or corrections, he asked for a motion to approve the minutes.</p>
ACTIONS TAKEN	Vice Chair McNairy made the motion to accept the minutes as written. Mr. Danny Smith seconded the motion. The motion passed unanimously.

3. GLOBAL TRANSPARK UPDATE - PRESTON HUNTER, EXECUTIVE DIRECTOR	
DISCUSSION SUMMARY	<p>Mr. Hunter began his update of the NC Global TransPark discussing the Airport Improvements.</p> <ul style="list-style-type: none"> Fuel Farm—Construction of the new fuel farm. Kinley Construction is the contractor for the project. Due to poor soil quality, work was stopped for a short period of time. The estimated completion date is the later summer or early fall of 2024. Terminal Improvements—The plans and specifications for the Phase II are complete. Phase is ready for advertisement. Plans for the middle section potentially include a business incubator/accelerator. A meeting is schedule with Lenoir Community College and an Architect to discuss the potential plans for the middle section. There may be some opportunities for development of a military debriefing area in a second story development area. Airfield Signs and Lighting Upgrades—Mr. Hunter explained that the FAA Part 139 inspections for the last two years noted the need for airfield signs and lighting upgrades. The signs are fading. The GTP received \$266,447 from the NC Division of Aviation for design work associated with the lighting and signs. AVCON is working on the design for these upgrades now. Once the design is complete, the GTP will seek funding from Division of Aviation for signage and lighting projects. The project is estimated to cost approximately \$5.2 million with a 10% match from the NCGTP. There will be a need to earmark funding to meet that match within the GTP budget. Aircraft Rescue and Fire Fighting (ARFF) – Mr. Hunter reminded the Board there has been a focus to upgrade the ARFF facilities. There has been cosmetic work completed. The GTP has received \$162,000 in Non-Primary Entitlement Funding (NPE)from the FAA for design work regarding improvements of the facility. The improvements will be funded through the Bipartisan Infrastructure Law (BIL) funds earmarked through FAA for airports. The budget does include

\$1 million earmarked for a new ARFF truck. Mr. Marty Morris, Airport Operations Superintendent and Mr. Gage King are currently working on the specifications for the truck in order to advertise. Once the specifications are solidified and an order placed, there is a time frame of 1 year to 1.5 years before delivery.

- Airport Minimum Standards, Airport Rules, and Regulations—Updating the rules and regulations, and the minimum standards of the airport. This includes the fee standards. The Airport Minimum Standards has not been updated since 2013. A consultant has been hired for this project.
- Fixed Base Operator (FBO) Master Agreement Update—The current FBO is Kinston Jet Center; the current agreement with Kinston Jet Center is scheduled to end in 2025. The agreement may be updated or may be renegotiated, since the new fuel farm is being constructed. The “third party” supplies and manages all of the fueling at the airport. The new fuel farm will have 500,000 gallons of fuel storage; therefore, the intent is to utilize the fuel farm to the fullest extent possible. Mr. Hunter indicated that is important for the FBO to proactively seek defense fueling opportunities. Being able to service the defense, military and federal agencies will be a revenue benefit for the GTP.
- Exclusive Development Ordinance(EDO) Update—The last revision was completed in 2013. The EDO is the equivalent of municipalities or counties’ Unified Development Ordinance (UDO). The EDO contains the regulations concerning the use and development of land and buildings, zoning, etc. A lot of inconsistencies regarding the airport were found when the EDO was reviewed. Shook Kelley, a firm from Charlotte was contracted to work on these updates. After completion of the updates for the EDO and the Minimum Standards, both updates will be presented to the Board for review, approval, and adoption.
- Drainage Improvements—Staff is clearing open channel ditches to provide better outfall drainage for NCGTP properties. Requires regular management to remove debris, increase capacity and improve water flow and quality.
- Runway Approach Obstruction Removal—The GTP received a grant from the Division of Aviation to relocate overhead electrical transmission lines at the east end of the airfield, the Highway 58 North end to underground transmission lines.
- Timber Removal—Mr. Hunter reminded the Board of the discussion in late 2023 to hire a forestry consultant. He negotiated pricing for the sale of the timber on the property. East Carolina Timber will log, grub, and stump the airfield property in a manner that will allow GTP staff to maintain.
- The GTP is required to provide an annual report provided to the General Assembly. The 2023 Annual Report is included in your packet of information. The items included in the report are the economic impacts of the GTP Tenants’ workforce numbers and wages. The report includes updates on the current projects in addition to a summary of unfunded needs. The 2023 Financial Audit was a clean audit with no findings.

Tenant Updates

- Draken International—The GTP received \$900,000 grant funding from the NC Division of Aviation to fund upgrades to North Cargo. Upgrades include a 40-foot hangar door to allow for aircraft storage, simulator room for on-site pilot training, and other upgrades. A design building contract was advertised,

however, only 2 bids were received. State law requires the receipt of at least 3 bids. The project will be re-advertised.

- flyExclusive went public late December 2023. The ceremonial ringing of the bell was in January. flyExclusive now has 101 planes in their fleet. NCDOT received an allocation of \$30 million for the NCGTP to build a Headquarters and Flight Training Facility. The GTP is working with flyExclusive on a Memorandum of Agreement and a Lease and Construction Agreement for the facility.
- The plans for Lenoir Community College's (LCC) Aviation Center for Excellence are with the State Construction in the final review states. LCC is working with the City of Kinston for utilities. Construction should start soon and is expected to be completed by 2026.
- Fleet Readiness Center East—The Intergovernmental Support Agreement (IGSA) is signed. The plans to fulfill the DSOR (Designated Source of Repair) are for the following platforms: Navy and Marine Corps C/KC-130J Super Hercules and C/KC-130T Hercules, and HH 60 Whiskey. The GTP is seeking additional funding to fulfill project specifications. Things are going well. TA Loving believes the project will be ready to receive the first two scheduled C-130s that are arriving in September 2026. A contract for clearing and grubbing was awarded recently. The contractor is onsite clearing the project site. Vice Chair McNairy inquired as to what may stop this project at this point. Mr. Hunter explained that IGSA was necessary to begin the project and to be awarded the funding. He stated having the signed IGSA in place and the project is all new work, the project is going forward. There may be a ceremony in May. Board member Fennell commented there had been concerns from Craven County, however, she believes Craven County now sees this is new work and is not going to take work from Craven County. Mr. Hunter agreed that this is a new line of work, and the only work of this type in NC. This project strengthens Cherry Point and grows Eastern North Carolina. The project should bring 440 jobs. Board member Whichard inquired whether job projections were a part of the IGSA. Mr. Hunter stated job projections were not. Board member Wheeler suggested that Staff invite Craven County to be a part of the groundbreaking to show this project supports all of Eastern North Carolina.

Outreach Efforts

- NCDOT Chief Engineer, Chief Operating Officer, and Eastern Deputy Chief Engineer visited.
- The Society of American Military Engineers (SAME) Coastal Carolina Post held its meeting here.
- Dan Gurley, General Assembly Deputy Chief of Staff, and Leigh Jackson, NCDOT Legislative Affairs Director visited.
- Markus Wellman of PM & Partner Marketing Consulting GmbH and ElectriCities visited. Mr. Wellman is site selector; PM & Partner is an independent consulting firm, headquartered in Frankfurt.
- A presentation was made for the Kinston Rotary Club.
- Grayson Overholt, Regional Representative for the Office of US Senator Thom Tillis toured the GTP on February 28.
- The East Carolina Purple and Gold Bus Toured visited the GTP on Monday, March 4.
- A group of NCDOT Transportation Engineering Associates with the Division of Aviation (TEA) toured on March 7.

	<ul style="list-style-type: none"> • A presentation was made to the NCDOT Multimodal Committee. • The Wayne County Leadership Institute met with EDR and the GTP. The Leadership “students” toured the facilities as well. <p>NTIA Grant Updates</p> <ul style="list-style-type: none"> • The subrecipient agreement with InfinityLink has been signed. InfinityLink has acquired bonding for the first two phases of the work. They have received their first load of fiber. InfinityLink has relocated its headquarters to the Highway 70 West Industrial and held groundbreaking event on February 22. <p>Airport Improvements</p> <ul style="list-style-type: none"> • Mr. Hunter stated that trees on the airfield are being cleared. Ditch lines and drainages are being re-established. Institute Road relocation within the Spine Road Corridor is being prepared for future needs. Parcel 7, which is located across from the LCC Training Center property is being cleared for future development potential. The GTP has contracted with WK Dickson, an engineering firm that does work with airports. The mitigation credits are being transferred to a mitigation bank. The NCGTP is partnering with both the City of Kinston and the Lenoir County. WithersRavenel has been contracted for infrastructure planning. The company has been asked to review the whole permitted area to determine what is necessary to have water and sewer for the entire acreage within the permitted area. Lenoir County and the GTP have contracted Stewart, Inc. for a Master Plan. Mr. Hunter stated these partnerships are working well.
ACTIONS TAKEN	There were no actions taken.

4. ECONOMIC REGIONAL DEVELOPMENT UPDATE – MARK POPE, PRESIDENT	
DISCUSSION SUMMARY	<p>Mr. Pope stated EDR has been working with Craven County especially regarding the suppliers. There is a possibility that Craven County may at some time in the future become a partner with EDR. During the last 60 days, there has been a decrease in RFIs. There have been 18 new projects in HubSpot and three projects reflecting existing industry projects, entered for incentive tracking. Energy leads the projects with 4. The 18 new projects equate to \$2.224 billion and 2,820 jobs. Of the 18 projects, 4 required property that was not available within the EDR members’ properties and 3 projects requiring buildings, but none meeting the requirements were available. Mr. Pope reminded everyone the date for RIME is April 17, 2024. EDR is attending Select USA in Washington, DC in June. The NCDEA annual conference is in June. EDR will be in Farnborough in July. The shell buildings in Wayne County are 85% and 90% complete. The pad-ready property located in the Lenoir County Industrial Park is ready. Mr. Pope and Mr. Hunter have spoken about putting a small shell building at the GTP. Greene County received Golden Leaf funds to seek potential sites for an industrial park in Greene County. Greene County has renamed its small industrial park to the 587 Industrial Park. Mr. Pope requested some data about the C130 project from the Department of Commerce. He will share that information via email following the meeting.</p>
ACTIONS TAKEN	No action was taken.

5. FINANCIAL UPDATE - JOHN MCNAIRY, FINANCE COMMITTEE CHAIR	
DISCUSSION SUMMARY	Vice Chair McNairy presented the Financial Report. He began the presentation regarding the statement of cash. He reviewed the State Appropriations. Mr. Hunter explained that STIF Cash Account funds were transferred to First National, which will generate an increase in interest. Mr. Hunter explained the breakdown of the funds that are reserved, including \$1 million for an ARFF truck. Vice Chair continued by explaining the cash flow on page 7. On slide 15, Vice Chair McNairy indicated the Board's interest should focus on the net position of the GTP which is currently \$151,087,507. Chairman Hendrickson thanked Vice Chair McNairy for the update. He asked if there were any questions or concerns. There being none, Chairman Hendrickson asked for a motion to approve the Financial Report for period ending December 31, 2023.
ACTIONS TAKEN	Vice Chair McNairy made the motion to approve the Financial Report ending December 31, 2023. Board member Wellons seconded the motion. The motion was approved unanimously.

6. COMMITTEE UPDATES - COMMITTEE CHAIRS	
DISCUSSION	<p>Board member Best spoke about really needing the I-42 project for this area and Eastern North Carolina. Two sections are expected to be complete by the end of 2024 or in the first quarter of 2025. Efforts are being made to get the Secretary of Transportation Buttigieg to visit the area and try to help address the issues slowing the progress. Board member Best stated the process is really interesting when the counties work together.</p> <p>Board member Wheeler stated the Military Affairs Committee (MAC) met earlier today. Mr. Hunter has asked for assistance from the MAC regarding a couple areas that will be beneficial for the GTP. The first item is related to the new fuel farm. Once the fuel farm is operable, how does the GTP become more visible from a DLA perspective. Completion time frame is September to October. The MAC has been able to find contact information to DLA Energy, which manages the fuel contracts for all of the DoD. They have a program called Into-Plane. This information has been shared with Mr. Hunter and the Committee. There are two forms that require completion and submission in order to be advertised in the "catalog." The MAC will continue to assist in finding contacts through their DoD contacts. Once this is complete, we will need to market the Fuel Farm to any owners of military aircraft in our Region, not just our State. Board member Wheeler spoke about the potential of establishing a classified information facility on the TransPark to support pre-briefing and post-briefing, etc. for military missions or anyone else with classified information. The MAC will be researching how to get a facility of this nature vetted and authorized from a DoD classified standpoint.</p> <p>Board member Wheeler thanked Mr. Hunter and Dr. Hunt and the Team for the Purple Gold Bus Tour. Mr. Mark Meno, of FRCE, is coming to Greenville on Tuesday to talk at the Greenville Chamber Power Luncheon.</p>

	Chairman Hendrickson provided the update for the Zoning and Land Use Committee. He asked that Ms. Blake forward the presentation from the Land Use Committee meeting today. He stated Mr. Hunter had worked with an NCDOT employee, Mr. Grady, Jr. to incorporate GIS information on the map of the property located within the GTP permit area. Shook Kelley provided designs for future industry, including retail which will even indicate whether the height of structures is appropriate for the space. The designs also illustrate the importance of revising the EDO and having uniformity. The infrastructure location is also being added to the map.
ACTIONS TAKEN	There were no actions taken.

7. CLOSING COMMENTS/ADJOURNMENT- CHAIRMAN TOM HENDRICKSON	
DISCUSSION	Chairman Hendrickson thanked everyone for their attendance and participation. He reminded the members the next Board meeting is scheduled for June 12, 2024, at 1:00 pm. He asked if there were any other comments. Chairman Hendrickson stated he would entertain a motion to adjourn if there were no other comments or concerns.
ACTIONS TAKEN	Vice Chair McNairy made the motion to adjourn. Board member Wellons seconded the motion. The motion passed.