

Peninsula Airport Commission Board of Commissioners Meeting Packet

Lindsey Carney Smith, Chair
Chris Morello, Executive Director

Thursday, October 15, 2026

8:00 a.m.

Newport News Williamsburg International Airport

Commission Room

900 Bland Blvd.

Newport News, VA 23602

AGENDA

PENINSULA AIRPORT COMMISSION

REGULAR MEETING AGENDA

Date: October 15, 2026

Time: 8:00 am

Location: Newport News / Williamsburg International Airport

Commission Room

900 Bland Blvd

Newport News, VA 23602

1) Call to Order

2) Approval of Minutes

- Regular Meeting – August 20, 2026
- Special Called Meeting – September 10, 2026

3) Read Instructions for Public Comment

4) Public Comment

5) Special Reports

- Site Readiness/AirCommerce Park

6) Master Plan Update

7) Partnership Reports

- Go VA Grant - Mobility Innovation Center (MIC)
- eIPP

8) Committee Reports

- Finance & Audit Committee
- Facilities Committee

9) Executive Director Report

10) Old Business

11) New Business

- Office Lease Agreement – USI International, Inc.

12) Closed Session §2.2-3711(A)(1): Personnel, §2.2-3711(A)(3): Acquisition & disposition of property, and §2.2-3711(A)(5): Prospective Business

13) Adjournment

MINUTES

Peninsula Airport Commission

Board of Commissioners Meeting Minutes

August 20, 2026 – Regular Meeting

Commissioners in Attendance:

Chair, Lindsey Carney Smith
Vice Chair, Tommy Garner
Assistant Secretary, John Lawson
Treasurer, Jay Joseph
Assistant Treasurer, McKinley Price, DDS
Commissioner, Clayton Turner

Staff Members in Attendance:

Executive Director, Chris Morello
Programs Coordinator, Jenna Coyle

Public Officials Present:

Phillip Jones, Mayor, City of Newport News
James Bringham, Chief of Staff, Mayor's Office
Eoghan Miller, Deputy City Manager
Jody Saunders, Director of Communications, City of Newport News
Tom O'Grady, Economic Development Manager, City of Newport News

Counsel for the Commission:

L. Scott Seymour

Public Attendees:

David Hause, Kiln Creek HOA
Mark Lee, Atlantic Aviation
Jonathan Hicks, NNPRCC
Orestes Gooden, Hampton University
Kent Lewis, Hampton University
Todd Smith, NNPRCC

Vice Chair Garner called the meeting to order at 8:00 a.m. He began by thanking everyone in attendance. Vice Chair Garner stated that a motion was needed to allow Electronic Participation for two members, Dr. McKinley Price and Chair Lindsey Carney Smith. Mr. Seymour reported that both members were attending remotely because they were traveling on business or personal matters and were outside the area, making them unable to attend the meeting in person. Mr. Seymour stated that both members met the requirements of the Board's Electronic Participation Policy. He requested a motion to approve the remote participation of Dr. McKinley Price and Chair Lindsey Carney Smith. Mr. Joseph made a motion to approve the remote participation and Mr. Garner seconded the motion. The motion was approved by voice vote, **4-0**.

Approval of Minutes from July 16, 2026: Vice Chair Garner asked if there were any comments or edits to the Minutes. Mr. Joseph made a motion to approve the Minutes as presented and Mr. Lawson seconded the motion. The motion was approved by voice vote, **6-0**.

Public Comment: Vice Chair Garner asked if any speakers had signed in for Public Comment. Ms. Coyle stated that there were none.

Special Reports: Mr. Morello stated that the airport, in partnership with the Economic Development Authority (EDA), the Virginia Economic Development Partnership (VEDP) hosted the Virginia Business Ready Sites Program (VBRSP) review team for a 50-minute presentation on the Phase II funding application. He reported that the presentation was followed by a tour of the AirCommerce Park East and West properties to provide the review team with a firsthand look at the proposed project sites. Mr. Morello stated that the Virginia Economic Development Partnership (VEDP) team will spend the next two weeks visiting all applicant locations across the state to better understand each application and the associated site readiness projects. He reported that the Phase II funding request focuses on four major categories: site demolition and heavy site preparation, continued environmental and due diligence work, engineering and traffic improvement design, and curb appeal improvements. Mr. Morello stated that the curb appeal efforts include removing obsolete electrical infrastructure from the former mobile home park and improving the overall appearance of the property. He reported that the total grant request is \$5.1 million, supported by previously completed airport capital improvements and matching cash contributions from the City, which were necessary to leverage the requested state funding. Mr. Morello stated that the application will now be evaluated against numerous other submissions competing for a limited amount of state funding and that award decisions are expected by the end of September or in October and could either be awarded in full or in part. Mr. Morello reported that, if the funding is approved, work on the next phase of site readiness improvements could begin as early as the latter part of this year.

Master Plan Update: Mr. Morello stated that the airport received the draft Airport Layout Plan (ALP) in early August, which consists of 15 plan sheets and represents a critical component of the Airport Master Plan update. He reported that the airport completed its review of the draft ALP and submitted comments, clarifications and language edits for incorporation into the final document. Mr. Morello stated that the Federal Aviation Administration (FAA) and the Virginia Department of Aviation (DOAV) also submitted their comments on the draft ALP and that the airport, FAA, and DOAV are jointly reviewing certain sections, as well. Chair Smith added that the work remains on schedule for approval and finalization by the end of the calendar year.

Partnership Reports:

Mobile Innovation Center (MIC). Mr. Morello stated that the Mobility Innovation Center (MIC) steering committee held its kickoff meeting on July 30th, following the formation of the steering committee and its various subcommittees. He reported that Chair Smith attended the kickoff meeting as a standing member of the Steering Committee and that he serves on the Execution Management Subcommittee, which is responsible for implementing the project. Mr. Morello stated that the EDA and private-sector partner USI indicate they are in the final stages of

negotiating a Memorandum of Agreement (MOA) between them. Mr. Morello stated that execution of the MOA between the EDA and USI is necessary for the private partner to begin procuring components of the mobile command center, a critical component of the Beyond Visual Line of Sight (BVLOS) program. He explained that because the airport is a project partner providing in-kind support and value to the program in several functional capacities, it too would be party to a MOA with the EDA in the near future. Similarly, academic institutions, the City of Hampton, and other participating organizations, would separately be parties to EDA MOUs going forward, each customized to reflect partners' specific roles.

eVTOL Integration Pilot Program (eIPP). Mr. Morello stated that he has had continuing discussions with DOAV to ensure its Advanced Air Mobility (AAM) activities under the FAA's eIPP initiative will include hosting demonstrations at the airport. He reported that Scott Denny and Greg Campbell with the DOAV have pledged their support to assist with these efforts.

Committee Reports:

Finance & Audit Committee. Commissioner Joseph stated that the Finance Committee met, with Dr. Price participating remotely. He reported that the Executive Director would present matters of significance to the Commission during his report and deferred to the Executive Director to provide that information.

Mr. Morello stated that July is typically an extraordinary fiscal month each year because several large annual expenses, particularly insurance-related bills, become due during that period and that these obligations require lump-sum payments and cannot be spread over multiple months, resulting in higher expenditures in July compared with subsequent months. He reported that, despite the higher July expenses, the airport's unrestricted cash balance remains at nearly \$1 million.

Facilities Committee.

Terminal Roof Replacement. Mr. Morello stated that the main terminal roof project is 100 percent complete and is awaiting final closeout documentation before the remaining retainage is paid. He reported that the center circulation roof and canopy projects are also 100 percent complete and that the airport is in the process of closing out those projects and will issue the remaining retainage payments upon completion of the closeout process.

Taxiway Delta. Mr. Morello stated that the Taxiway Delta project is approximately 98 percent complete and has entered the punch list phase; and is scheduled to be turned over to the airport on August 24th. He said that a final inspection will be conducted before the taxiway is officially opened for aircraft traffic. Mr. Morello stated that airport staff, volunteers from ATAC and other participants will conduct a comprehensive walk-through of the taxiway to inspect the pavement, remove any foreign object debris (FOD) and ensure the area is safe for operations.

Jet Bridge Replacement. Mr. Morello stated that the Jet Bridge replacement project managers are scheduled to be at the airport on August 24th to complete the required badging process. He reported that the project remains on schedule to begin in January 2027, consistent with the timeline discussed over the past several months.

Restroom Renovation. Mr. Morello stated that redesign of several terminal restrooms as part of the planned rehabilitation project is complete and that a few minor questions regarding electrical

permitting by the City are being addressed. He reported that the project bid package is expected to be completed and ready for release by September 20th.

Executive Director Report: Mr. Morello stated that the airport underwent its FAA Part 139 inspection on July 21st, 22nd, and 23rd. He reported that the inspection evaluated core compliance areas, including training records, fueling records, inspection documentation, and overall airfield conditions. Mr. Morello stated that the inspection results were positive and demonstrated that the airport continues to maintain safe and secure operations. He reported that the FAA identified only a few minor deficiencies, most of which were administrative in nature or required routine corrective action. He stated that all are being addressed through a corrective action plan and are manageable within the allotted timeframe. Mr. Morello stated that approximately 80 percent of the corrective actions have already been completed, demonstrating the airport's timely response to the FAA's findings.

Mr. Morello stated that the airport conducted a two-day Incident Command training program on August 5th and 6th. He reported that the training, coordinated through the Virginia Department of Fire Programs, was especially valuable for airport fire, police, and operations personnel. He reported that two instructors conducted the on-site training and assisted with emergency planning by sharing their professional expertise, operational experience and structured training methods. Mr. Morello stated that one of the instructors previously served as Deputy Incident Commander for the Metropolitan Washington Airports Authority and was among the first responders during the recent midair collision near Ronald Reagan Washington National Airport. He reported that the program concluded with a comprehensive tabletop exercise involving a large group of airport staff and that the training provided substantial value by strengthening the airport's emergency response capabilities and reinforcing the importance of continued incident preparedness.

Mr. Morello stated that the Hampton Roads chapter of the Association for Uncrewed Vehicle Systems International (AUVSI) will hold its annual conference on September 23rd and 24th at Christopher Newport University and that he will moderate a panel discussion featuring experts on Beyond Visual Line of Sight (BVLOS) operations. He reported that airport staff will participate in the conference by hosting an informational exhibit featuring marketing materials about the airport, the AirCommerce Park and the MIC. Mr. Morello stated that the recent City of Newport News Boards and Commissions Reception was successfully held on July 22nd in Concourse A and, he thanked Dr. Price and Mr. Joseph for attending the event. He reported that on October 22nd, Concourse A will also serve as the location for the next meeting of the Governor's Aerospace Advisory Council, which is chaired by Delegate Shelly Simonds and is open to the public.

Old Business: Chair Smith asked if there was any old business. There was none.

New Business: Mr. Morello stated that he is requesting the Commission's consideration of the acquisition of a new Aircraft Rescue and Fire Fighting (ARFF) truck and related firefighting equipment (Exhibit B). He reported that an existing ARFF rescue pumper targeted for replacement is a 2000 model that remains operational and has passed Part 139 inspections, but it is aging and increasingly requires significant and expensive maintenance. Mr. Morello stated that, over the past year, airport staff has been monitoring opportunities with ARFF manufacturers such as Oshkosh and Rosenbauer to identify a new vehicle that could be secured at a favorable price. He reported that ARFF vehicles typically cost more than \$2.2 million and that the Virginia Aviation Board has previously approved funding that provides for a 90 percent state share and a

10 percent local share for an eligible replacement vehicle. He explained that this 90/10 funding opportunity expires at the end of the calendar year and will change to an 80/20 split beginning January 1st. Mr. Morello explained that, luckily, staff has just identified a Panther 4x4 ARFF vehicle that can be built by its manufacturer, Rosenbauer, at a steep cost reduction once a purchase commitment is made. To that end, he stated that a proposed resolution is before the Commission for consideration that would authorize purchase of this Rosenbauer vehicle in the amount of \$1,270,593, a price which includes a five-year warranty. Mr. Morello stated that, if approved, the intent is to take advantage of a modest discount available if a 50 percent initial payment is made, which places it into production immediately. He explained the discount would be applied to the second, final payment due upon delivery and acceptance of the vehicle. He further explained that firefighting gear and equipment required for the new ARFF vehicle and an ARFF crew are included in a separate proposal and are also eligible for the 90/10 funding arrangement. He stated that this additional equipment has an estimated value of approximately \$72,000. Upon the question being posed by Mr. Lawson, Mr. Morello answered that the existing 2000-model ARFF vehicle would be sold after the new vehicle is delivered, and that although the exact resale value of the existing ARFF vehicle is difficult to determine, it could help significantly offset the airport's local share of the replacement cost. Mr. Joseph made a motion to approve the ARFF rescue truck purchase resolution, as presented, and Mr. Lawson seconded the motion. The motion was approved by voice vote, **6-0**.

Closed Session: Commissioner Garner asked Mr. Seymour to read closed session statements for §2.2-3711(A)(1): Personnel, §2.2-3711(A)(3) Acquisition & disposition of real property, and §2.2-3711(A)(5): Prospective Business.

Mr. Joseph made a motion to enter into Closed Session and Mr. Lawson seconded the motion. The motion was approved by roll call vote, **6-0, and the PAC entered Closed Session at 8:30am.**

Open Session: Commissioner Garner asked Mr. Seymour to read the required certification statement to return to Open Session.

Mr. Turner made a motion to return to Open Session and Mr. Joseph seconded the motion. The motion was approved by roll call vote, **6-0, and the PAC returned to Open Session at 9:08 a.m.**

Mr. Morello requested the Commission's consideration of a resolution approving an Atlantic Aviation sublease for hangar, office and shop space to Thrust Flight, LLC to allow operation of a flight school and aviation maintenance instructional program (Exhibit C). Mr. Morello stated that he is also requesting authorization for Commission staff to take all actions necessary to review and approve modifications to the leased premises that are associated with this sublease. Mr. Joseph made a motion to approve the resolution as presented and Atlantic Aviation sublease, and Mr. Turner seconded the motion. The motion was approved by voice vote, **6-0**.

Vice Chair Garner adjourned the meeting at 9:10 a.m.

Peninsula Airport Commission

Board of Commissioners Meeting Minutes

September 10, 2026 – Special Called Meeting

Commissioners in Attendance:

Chair, Lindsey Carney Smith
Vice Chair, Thomas Garner
Treasurer, James “Jay” Joseph
Assistant Secretary, John Lawson
Commissioner, Clayton Turner

Staff Members in Attendance:

Executive Director, Chris Morello
Deputy Director, John Borden
Programs Coordinator, Jenna Coyle

Public Officials Present:

Phillip Jones, Mayor, City of Newport News
James Brigham, Chief of Staff, Mayor’s Office
Eoghan Miller, Deputy City Manager
Jody Saunders, Director of Communications, City of Newport News

Counsel:

Mauve Harris, Kaufman & Canoles

Chair Smith called the meeting to order at 8 a.m. and thanked all in attendance. Chair Smith stated that the purpose of the meeting is to consider authorization of FAA grant agreements in connection with Phase Two of the Taxiway D Rehabilitation Project, and she asked Mr. Morello to present the item to the Commission (Exhibit A).

Mr. Morello began by noting that Phase One is substantially complete and that staff, the FAA and the Department of Aviation (DOAV) are ready for the airport to proceed with Phase Two of the Taxiway D Rehabilitation Program. He explained that Phase Two will replace approximately 1,500 linear feet of pavement at an estimated cost of \$7.2 million, with 95% funding from the FAA using dollars allocated from Federal Fiscal Years 2025 and 2026. He reported that the FAA requires execution of two grant agreements at least two weeks prior to the end of the Federal Fiscal Year to successfully secure the funding. He explained that, as with Phase One, the required 5% local match is being funded using Commonwealth Aviation Fund entitlement dollars in the amount of \$360,100 for Phase Two.

Mr. Morello further explained that he has received the first grant agreement in the amount of up to \$812,276 through the FAA's Airport Infrastructure Grant (AIG) program, which has been reviewed by PAC Counsel prior to this meeting. He stated that the second grant agreement is

forthcoming and is expected to provide the remaining \$6,829,624 through the FAA's Airport Improvement Program (AIP), consisting of both entitlement and discretionary funds. Mr. Morello stated that, although the second grant agreement has not yet been received, FAA Capital Improvements Grants Administrator John Robinson has confirmed the anticipated funding amount, allowing staff to proceed with the request for Commission action on both agreements.

Chair Smith stated that the final two pages of the agreements provide a summary of the project, as well as the sources of funds for Phase Two, and that none of the project funding would come from the airport or the City.

Mr. Garner made a motion to approve the Resolution and Mr. Lawson seconded the motion. The motion was approved by roll call vote, **5-0**.

Chair Smith asked if there was anything else for the good of the order.

Chair Smith adjourned the meeting at 8:10 a.m.

EXHIBIT A

PENINSULA AIRPORT COMMISSION

**RESOLUTION APPROVING FEDERAL AVIATION ADMINISTRATION
AND
VIRGINIA DEPARTMENT OF AVIATION
GRANTS**

September 10, 2026

WHEREAS, the Peninsula Airport Commission (the “Commission”) is a political subdivision of the Commonwealth of Virginia, created pursuant to Chapter 22 of the Acts of the General Assembly of the Commonwealth of Virginia of 1946, as amended, and owns and operates Newport News – Williamsburg International Airport (the “Airport”);

WHEREAS, the Commission is authorized to receive certain grants from the Federal Aviation Administration (the “FAA”) from time to time for planning and/or improvements to the Airport and has received a grant offer from the FAA in the amount of \$812,276 under the FAA Airport Infrastructure Grant program (the “AIG Grant”) and anticipates receiving an additional grant offer from the FAA under the FAA Airport Improvement Program in the approximate amount of \$6,029,624 (the “AIP Grant”, and together with the AIG Grant, the “FAA Grants”), as additional grant funds in connection with the reconstruction of Taxiway D – Phase II (the “Taxiway D Phase II Project”);

WHEREAS, the Commission anticipates receiving from the Commonwealth Aviation Fund, entitlement authorizations in the approximate amount of \$360,100 (the “VDOA Funds”) in connection with the Taxiway D Phase II Project, in each case to be used as matching funds for the FAA Grants; and

WHEREAS, the Commission desires to approve and accept the FAA Grants and the VDOA Funds and to authorize the Executive Director of the Commission to execute the associated grant agreements with respect to the FAA Grants and the VDOA Funds upon their award and receipt;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PENINSULA AIRPORT COMMISSION THAT:

1. The prior application for the FAA Grants and all actions taken in connection therewith are hereby ratified, authorized and approved.
2. The Commission hereby accepts and approves the FAA Grants, and affirms to the FAA the Commission’s intent to comply with all of the assurances set forth in the grant agreement and all laws, regulations, and circulars with respect thereto.
3. The Commission hereby accepts the VDOA Funds as matching funding for the Taxiway D Phase II Project and affirms to the Virginia Department of Aviation, the Commission’s intent to comply with all of the assurances set forth in any funding agreement and all laws, regulations, and circulars with respect thereto.

4. The Executive Director of the Commission is hereby designated as the Commission's authorized representative with respect to the FAA Grants and the associated grant agreements and the VDOA Funds, which are hereby approved, and the Executive Director is hereby authorized and directed to execute and deliver the grant agreements to the FAA, subject to standard FAA grant assurances, and to take all actions necessary in order to accept and apply the FAA Grants and the VDOA Funds to fulfill their purposes and the purposes of this Resolution.
5. This Resolution shall take effect immediately.

EXHIBIT B

PENINSULA AIRPORT COMMISSION

RESOLUTION APPROVING ACQUISITION OF AIRCRAFT RESCUE AND FIREFIGHTING EQUIPMENT

Resolution 27- _01__

August 20, 2026

WHEREAS, the Peninsula Airport Commission (the “Commission”) is a political subdivision of the Commonwealth of Virginia, created pursuant to Chapter 22 of the Acts of the General Assembly of the Commonwealth of Virginia of 1946, as amended, and owns and operates Newport News – Williamsburg International Airport (the “Airport”);

WHEREAS, the Airport maintains an aircraft rescue and firefighting force (the “ARFF Force”) to enhance the health and safety of Airport operations;

WHEREAS, to support the operations of the ARFF Force, Airport staff has recommended to the Commission the acquisition of a certain aircraft rescue and firefighting vehicle and equipment as described on Exhibit A attached hereto (the “ARFF Equipment”) to replace aging and obsolete equipment of the ARFF Force;

WHEREAS, the Commission has received from the Commonwealth Aviation Fund, entitlement authorizations in the amount of \$13,895,581.37 (collectively, the “VDOA Funds”), a portion of which may be used to acquire the ARFF Equipment; and

WHEREAS, the Commission desires to approve and authorize the acquisition of the ARFF Equipment, utilizing approved VDOA Funds, together with any necessary local fund match, and to authorize the Executive Director of the Commission to execute the associated purchase agreements with respect to the ARFF Equipment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PENINSULA AIRPORT COMMISSION THAT:

1. The acquisition of the ARFF Equipment utilizing up to \$1,329,874 in VDOA Funds and \$147,764 in local funds is hereby ratified, authorized and approved.
2. The Executive Director of the Commission is hereby designated as the Commission’s authorized representative with respect to each purchase order or purchase agreement for the ARFF Equipment, and the Executive Director is hereby authorized and directed to execute and deliver any purchase orders and purchase agreements to acquire the ARFF Equipment, in form acceptable to the Executive Director, and to take all actions necessary in order to accept and apply the VDOA Funds to fulfill the purposes of such funds in connection with the acquisition of the ARFF Equipment (including without limitation complying with all of the assurances set forth in any funding agreement and all laws, regulations, and circulars with respect thereto) and the purposes of this Resolution.
3. This Resolution shall take effect immediately.

EXHIBIT A

ARFF EQUIPMENT

To: Newport News- Williamsport Airport
900 Bland Boulevard
Newport News, VA. 23602
2026

Date: July 1,

We hereby propose and agree to furnish, after your acceptance of this proposal and the proper execution by (Newport News-Williamsport Airport), hereinafter called the Buyer and an officer of (Rosenbauer Minnesota, LLC), hereinafter called the Company, the following apparatus and equipment.

One (1) Rosenbauer Panther 4x4 ARFF Vehicle per Sourcewell contract #082025-RSD

\$1,270,593.00 Price per EACH Vehicle in US Dollar

ONE MILLION, TWO HUNDRED SEVENTY THOUSAND, FIVE HUNDRED NINETY-THREE DOLLARS **

PRICE EXCLUDES APPLICABLE TAXES**

PRICING IS VALID TO OCT 2, 2026

All of which are to be built in accordance with the specifications, clarifications and exceptions attached, and which are made a part of this agreement and contract.

DELIVERY: 550 days from receipt of order. (major components must arrive within 200 days or delivery may be extended), subject to all causes beyond the Company's control.

"Delivery" means the date company is prepared to make physical possession of vehicle available to the customer.

CONTRACT CHANGES: After execution and acceptance of this Contract, the Buyer may request that the Company incorporate a change to the Products or the Specifications for the Products by delivering a Change Order to the Company; provided, however, that any such Change Order must be in writing and include a description of the proposed change sufficient to permit the Company to evaluate the feasibility of such Change Order. Within seven (7) working days of receipt of a Change Order, the Company will inform the Buyer in writing of the feasibility of the Change Order, the earliest possible implementation date for the Change Order, of any increase or decrease in the Purchase Price resulting from such Change Order, and of any effect on production scheduling or delivery resulting from such Change Order. The Company shall not be liable to the Buyer for any delay in performance or delivery arising from any such Change Order. Purchase Price may be modified only by mutual written agreement of the Parties because of changes to the Apparatus required or requested by the Buyer during the construction process pursuant to Appendix C, Change Order Policy. Any changes in the Purchase Price resulting from changes to the Apparatus required or requested by the Buyer during the construction process shall be stated in the Change Order signed by both parties. Additional Changes: If various state or federal regulatory agencies (e.g. *NFPA, DOT, EPA*) require changes to the specification and/or the product that result in a cost increase to comply therewith this cost will be added to the Purchase Price to be paid by the customer.

FORCE MAJEURE: The Company shall not be responsible nor deemed to be in default on account of delays in performance due to causes which are beyond the Company's control which make the Company's performance impracticable, including but not limited to civil wars, insurrections, strikes, riots, fires, storms, floods, other acts of nature, explosions, earthquakes, accidents, any act of government, delays in transportation, inability to obtain necessary labor supplies or manufacturing facilities, allocation regulations or orders affecting materials, equipment, facilities or completed products, failure to obtain any required license or certificates, acts of God or the public enemy or terrorism, failure of transportation, epidemics, quarantine restrictions, failure of vendors (due to causes similar to those within the scope of this clause) to perform their contracts or labor troubles causing cessation, slowdown, or interruption of work.

www.rosenbaueramerica.com

info@rosenbaueramerica.com

ROSENBAUER SOUTH DAKOTA, LLC.
100 THIRD STREET
P.O. BOX 57
LYONS, SOUTH DAKOTA 57041
P: 605.543.5591

ROSENBAUER MINNESOTA, LLC.
5181 260TH STREET
P.O. BOX 549
WYOMING, MINNESOTA 55092
P: 651.462.1000

ROSENBAUER MOTORS, LLC.
5190 260TH STREET
P.O. BOX 549
WYOMING, MINNESOTA 55092
P: 651.462.1000

ROSENBAUER AERIALS, LLC.
870 SOUTH BROAD STREET
FREMONT, NEBRASKA 68025
P: 402.721.7622

PAYMENT TERMS: Final payment for the apparatus shall be made at time of delivery or pick up of the completed vehicle. It is the responsibility of the Buyer to have full payment ready when the apparatus is complete and ready to deliver. If payment is delayed or delivery is delayed pending payment, a daily finance and storage fee may apply. Upon delivery of the apparatus or upon pickup of the apparatus by the Buyer, the Buyer agrees to provide all liability and physical damage insurance. It is further agreed that if on delivery and testing, any defects should develop, the Company shall be given reasonable time to correct changes. Guarantee of the chassis is subject to the guarantee of the chassis manufacturer. *NOTE: upon final inspection at the factory for pick-up or delivery, the Buyer will need to supply a Certificate of Insurance and full payment prior to release of the vehicle, unless prior arrangements for vehicle's release have been made.

TITLE: The Apparatus shall always be the property of the Company until it is delivered to the Buyer pursuant to the terms of this agreement. The Company shall bear the sole responsibility and risk for destruction, loss or damage to the apparatus, or any portion of the Apparatus, through the date and time it is delivered to the Buyer. The Company shall deliver good and merchantable title to the Apparatus at the time it is delivered to the Buyer. The Buyer shall bear the sole responsibility and risk for destruction, loss or damage to the Apparatus upon the date and time it takes delivery of the Apparatus.

PIGGY BACK ORDERS: The Company, at its sole discretion, will allow the terms of the contract to be extended to both the Buyer, as well as to other Municipal, State, or Federal agencies for similar unit(s). The Company will allow tag on / additional orders for up to three (3) years from the date of contract execution. To facilitate pricing, the Company will quote the original price plus manufacturer's price increases or Producer's Price Index (PPI) whichever is greater as it applies to either Fire Apparatus and/ or commercial heavy truck industries.

MISCELLANEOUS PROVISIONS: This agreement shall be construed in accordance with the laws of the State of Minnesota. The parties agree that any litigation arising from or in connection with any dispute between the parties under this agreement shall be venue in Minnesota. The parties agree that this agreement bears a rational relationship to the State of Minnesota, and they consent to the personal jurisdiction of such state and further consent and stipulate to venue in the above-described court.

After company receipt of this document signed by the Buyer, the document will be reviewed and upon approval, countersigned by the Company thereby putting the document in force.

ROSENBAUER MINNESOTA, LLC



Ronald "RJ" Jones
Director of Federal Government and ARFF Sales

07/1/2026

BUYER:

With this signature below, we accept the above proposal and provide this intent to purchase. Purchase Order will be provided within 15 days of acceptance.

_____ Title _____

_____ Date _____

www.rosenbaueramerica.com

info@rosenbaueramerica.com

ROSENBAUER SOUTH DAKOTA, LLC.
100 THIRD STREET
P.O. BOX 57
LYONS, SOUTH DAKOTA 57041
P: 605.543.5591

ROSENBAUER MINNESOTA, LLC.
5181 260TH STREET
P.O. BOX 549
WYOMING, MINNESOTA 55092
P: 651.462.1000

ROSENBAUER MOTORS, LLC.
5190 260TH STREET
P.O. BOX 549
WYOMING, MINNESOTA 55092
P: 651.462.1000

ROSENBAUER AERIALS, LLC.
870 SOUTH BROAD STREET
FREMONT, NEBRASKA 68025
P: 402.721.7622

APPENDIX C CHANGE ORDER POLICY

This change order policy is intended to reflect the increased cost of changes which result in delayed deliveries, confused paperwork, poor production flow and increased potential of trucks being built to incorrect specifications. With your cooperation, changes can be kept to a minimum which means we will be able to reduce lead times, increase production and maintain costs which will benefit all of us.

Our objective is accurate, high quality and on-time deliveries exceeding our customer expectations.

Changes any time after the order is received may delay the quoted delivery date. Significant design or component changes will have the largest impact on the schedule and quoted delivery date. Changes that occur later in the process will also have the largest impact on the schedule and quoted delivery date.

All time fences are reference to contract execution date if not otherwise stated.

Change Window #1

All changes will be priced at standard pricing and specials will be priced through our normal process. Significant changes made to the vehicle during this time period may result in a delivery extension.

RBM Chassis	0-60 days
RBA Aerial	0-60 days
Rosenbauer Body	0-60 days

Change Window #2

All changes are subject to a 25% mark-up, as well as a \$250.00 change order processing fee. All changes are subject to factory review and may be denied due to engineering or lead time issues.

RBM Chassis	61-75 days
RBA Aerial	61-75 days
Rosenbauer Body	61-120 days

Change Window #3

All changes are subject to a 50% mark-up, and 50% restocking fee on deleted items, as well as a \$250.00 change order processing fee. All changes are subject to factory review and may be denied due to engineering or lead time issues. No major components can be changed at this time; major components are considered engine, transmission, axles, suspension, cab, frame (wheelbase), seats, water pump and water tank.

RBM Chassis	76-120 days
RBA Aerial	76-120 days
Rosenbauer Body	121-180 days

Change Window #4

Changes are not recommended at this time. Any changes requested will be priced on a time and material basis, as well as a \$500.00 change order processing fee. Any changes requested, and that are quoted to the customer, must be approved by the customer within three days or they will not be valid.

RBM Chassis	After 120 days
RBA Aerial	After 120 days
Rosenbauer Body	After 180 days

**Note: Any late change orders that are factory driven will be done at cost and no additional mark up or penalties will apply.*

Initials _____

www.rosenbaueramerica.com

info@rosenbaueramerica.com

ROSENBAUER SOUTH DAKOTA, LLC.
100 THIRD STREET
P.O. BOX 57
LYONS, SOUTH DAKOTA 57041
P: 605.543.5591

ROSENBAUER MINNESOTA, LLC.
5181 260TH STREET
P.O. BOX 549
WYOMING, MINNESOTA 55092
P: 651.462.1000

ROSENBAUER MOTORS, LLC.
5190 260TH STREET
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ROSENBAUER AERIALS, LLC.
870 SOUTH BROAD STREET
FREMONT, NEBRASKA 68025
P: 402.721.7622



Air-Care, Inc.
PO Box 1313
Hayes, VA 23072
804-642-9044

Estimate

Date	Estimate #
7/20/2026	16150

Name / Address
Newport News/Wmsbg Intl Airport Fire Dept 900 Bland Blvd Newport News, VA. 236022

Exp. Date	Rep
8/19/2026	BT
Terms	FOB
Nct 30	

Part #	Description	Qty	Rate	Total
PB-36	Fire Hooks-PROBAR 36" HALLIGAN DROP-FORGED HEAD & FORKS WELDED ONTO STEEL SHAFT W/ CELTEX GRIPS	1.00	240.35	240.35
LSA-PIGBlack-36in-Notched	The Pig Ax 36" Notched	1.00	284.61	284.61
FA-6	Fire Hooks - 6LB. FLATHEAD AXE ON YELLOW FIBERGLASS HANDLE. 36" O.A.L. "DAYTON" STYLE HEAD	1.00	60.95	60.95
WR36	GreatNeck WR36 Pry Bar 36", Drop Forged Steel Wrecking Bar, Rust-Resistant Crowbar,	1.00	43.67	43.67
PEL-24	Alco-Lite Ladder- 24 Ft Extension Ladder	1.00	1,184.82	1,184.82
BH-1001010	Bridge Hill Fire Blanket for Vehicle, Single use 19.8 X 26 Ft with case.	1.00	1,483.83	1,483.83
44311	Streamlight - Vulcan 180 Standard System 120V/100V AC AC/12V DC includes quick release shoulder strap - Orange	2.00	252.23	504.46
NHF-8	Fire Hooks-NATIONAL HOOK FIBERGLASS 8' Pike Poll	1.00	109.25	109.25
NHF-40 W/D	Fire Hooks-NATIONAL HOOK FIBERGLASS 40" W/D	1.00	108.10	108.10
1004	PAC - Handlelok - Black (Mount for Pike Polls)	4.00	44.00	176.00
811-RK	Ajax-Heavy Duty air Hammer Kit with Carry Case	1.00	2,702.50	2,702.50
K770-12X24	Fire Hooks-Husqvarna 14" K770 CONTRACTOR GRADE ROTARY SAW W/ 12X24 CARBIDE TIP BLADE	1.00	1,490.40	1,490.40

Subtotal

Sales Tax (6.0%)

Total



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Terms	FOB
Net 30	

Part #	Description	Qty	Rate	Total
HUSKY-14	Fire Hooks-14" DIAMOND BLADE MADE OF DIAMOND, CARBIDE, & TUNGSTEN. CUTS ANY MATERIAL FOUND ON THE FIREGROUND. CUTS BOTH STEEL & MASONRY. 20MM KNOCKOUT TO 1" ARBOR	2.00	161.00	322.00
5158150RD	Rescue Tech- 1/2" Lifeline 150 Ft Red with Yellow Trace	1.00	185.01	185.01
801314	Rescue Tech- Rope Bag, Medium, Red	1.00	40.37	40.37
159.000.225	Holmatro - Pentheon Next Gen PCT50 Comb Tool	1.00	17,048.00	17,048.00
159.000.227	Holmatro - Pentheon Next Gen PTR50 Telescopic Ram	1.00	13,739.00	13,739.00
151.000.742	Holmatro - Pentheon PBCH2 Battery Charger 115 VAC	2.00	721.00	1,442.00
151.000.503	Holmatro - Pentheon Daisy Chain Power Cord	2.00	19.00	38.00
151.004.490	Holmatro - Pentheon Battery PBPA288 8AH	4.00	1,050.00	4,200.00
HOL-0052-00	Poly Tech - Tilt-N-Deploy Mount for Holmatro Pentheon 50 Combi	1.00	896.08	896.08
HOL-0062-00	Poly Tech - Tilt-N-Deploy Mount for Holmatro Pentheon PTR50 Ram	1.00	896.08	896.08
439	R&B Fab- Large Hydrant Bag, Red	1.00	88.03	88.03
620210	Lightweight Polycarbonate Backboard	1.00	283.48	283.48
620155	RT Standard Backboard Multi-Strap	1.00	104.65	104.65
DP17-800-EC O	Key Hose-ECO-10 Lightweight Double Jacket Rubber-lined Attack Hose with Aluminum Couplings 1 3/4 X 50' Color	6.00	181.53833	1,089.23

Subtotal

Sales Tax (6.0%)

Total



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Estimate

Date	Estimate #
7/20/2026	16150

Name / Address
Newport News/Wmsbg Intl Airport Fire Dept 900 Bland Blvd Newport News, VA. 236022

Exp. Date	Rep
8/19/2026	BT
Terms	FOB
Net 30	

Part #	Description	Qty	Rate	Total
AYNJ-NF	TFT-GATED Y 2.5"NHF X(2) 1.5"NHM OUTLETS	1.00	583.63	583.63
K45-3-P18-P09	KOCHEK-TRIPLE HOLDER SET (1- Hydrant Wrench, 2 Spanner)	1.00	166.64	166.64
09K25225M	KOCHEK- Gate Valve 2.5 NH M X 2.5 NHF	2.00	512.07	1,024.14
2500	Flame Fighter- Piercing Nozzle Kit	1.00	1,856.68	1,856.68
KS34-P18-P09	KOCHEK-SET OF(4) STORZ X SPANNER WRENCH W/HLDR	1.00	182.51	182.51
BW-01-KBR	KOCHEK-Booster Pin Wrench	2.00	37.19	74.38
37R2515-H52	KOCHEK- Reducer 2.5"F X 1.5M Ridg	2.00	42.32	84.64
35R2525-H52	KOCHEK-2.5 NH X 2.5 NH DBL SW RL F	1.00	82.00	82.00
35R1515-H52	KOCHEK-1.5 NH X 1.5 NH DBL SW RL F	1.00	63.48	63.48
36R1515-H52	KOCHEK-1.5 NH X 1.5 NH DBL RL M	1.00	23.81	23.81
36R2525-H52	KOCHEK-2.5 NH X 2.5 NH DBL RL M	1.00	39.68	39.68
PA203X	Palm Abbe Digital Refractometer Model PA203X-001-006-008-016-018 Fire Refractometer Five Scales Glycerine % by volume: 0 to 100% Glycerine Freeze Point: +32 to -46°F Propylene Glycol % by volume: 0 to 100% Propylene Glycol Freeze point: +32 to -60°F Refractive Index Fire Fighting Foam: 1.3330 to 1.5040 nD	1.00	684.25	684.25
4580	Scotty Drum & Pail Wrench, Foam	1.00	17.25	17.25
151.004.614	Holmatro- PPV FAN 20"	1.00	6,950.00	6,950.00
Shipping is not included unless otherwise quoted. It will be added to your final invoice. Thank you			Subtotal	\$60,593.96
			Sales Tax (6.0%)	\$0.00
			Total	\$60,593.96



Air-Care, Inc.
PO Box 1313
Hayes, VA 23072
804-642-9044

Estimate

Date	Estimate #
7/22/2026	16156

Name / Address
Newport News/Wmsbg Intl Airport Fire Dept 900 Bland Blvd Newport News. VA. 236022

Exp. Date	Rep
8/21/2026	BT
Terms	FOB
Net 30	

Part #	Description	Qty	Rate	Total
	Fire Dex- Aeroflex Turnout Gear Pant & Coat (See NN Airport Spec)	3.00	4,039.95	12,119.85
Shipping is not included unless otherwise quoted. It will be added to your final invoice.			Subtotal	\$12,119.85
Thank you			Sales Tax (6.0%)	\$0.00
			Total	\$12,119.85



PANTHER 4x4

- Up to 1,836 gal extinguishing agent volume
- 1,850 gpm pump output
- 700 HP engine output
- 0 - 50 mph in 22 seconds
- 71 mph top speed

	Panther 4X4 -- Proposal pricing with 5-year warranty	50% payment up front before 12/31/2026 for 90% state funding	State 90%	Local 10%
1	1,270,593	635,297	571,767	63,530
2	2nd payment due on delivery (no discount)	635,297	571,767	63,530
3	50% down payment discount	24,480		
4	Discount applied to 2nd payment	610,817	549,735	61,082
5	ARFF gear ordered with truck before 12/31/2026	72,714	65,442	7,271
			LOCAL FUNDING	\$ 131,883
1	\$ 1,343,307	ARFF truck + Gear		
2	\$ 1,477,637	10% contingency Truck + gear		
3	\$ 1,329,874	VDOA funds, 90%		
4	\$ 147,764	Local funds, 10%		

EXHIBIT C

PENINSULA AIRPORT COMMISSION

RESOLUTION 27 - __02__

RESOLUTION REGARDING ATLANTIC AVIATION SUBLEASE

August 20, 2026

WHEREAS, the Peninsula Airport Commission (the “Commission”) is a political subdivision of the Commonwealth of Virginia, created pursuant to Chapter 22 of the Acts of the General Assembly of the Commonwealth of Virginia of 1946, as amended, and owns and operates Newport News – Williamsburg International Airport (the “Airport”);

WHEREAS, the Commission is vested with the authority to make provisions for the needs of aviation, commerce, shipping, and travel in, to and around the Airport to promote and develop the Airport, and in the exercise of such power, to enter into leases of Airport property;

WHEREAS, the Commission is a party, as Landlord, to Lease and License Agreement for Commercial Fixed Base Operation dated March 1, 2004, as supplemented and amended by that certain Letter Agreement dated June 1, 2025, as supplemented and amended by that certain First Lease Amendment date as of March 31, 2026 (collectively, the “Master Lease”), with Mercury Air Center-Newport News, LLC dba Atlantic Aviation, a Virginia limited liability company, as Tenant;

WHEREAS, Tenant desires to enter into a use and occupancy agreement with Thrust Flight LLC, a Delaware limited liability company (the “Subtenant”), for certain office, shop and hangar spaces located within the premises leased under the Master Lease (the “Subleased Premises”);

WHEREAS, the Commission Staff has reviewed that certain Use and Occupancy Agreement between Tenant and Subtenant (the “Sublease Agreement”), and such Sublease Agreement has been reviewed by legal counsel and presented at this meeting; and

WHEREAS, the Commissioners of the Peninsula Airport Commission, after mature deliberation, desire to approve the Sublease Agreement and its execution and delivery on behalf of the Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PENINSULA AIRPORT COMMISSION THAT:

1. The lease of the Subleased Premises to the Subtenant upon the terms and conditions set forth in the Sublease Agreement is hereby approved. The Sublease Agreement, in substantially the form submitted to this meeting, is hereby approved with such changes, insertions or omissions as may be acceptable to the Commission and approved by the Executive Director or the Chair of the Commission.

2. The Executive Director of the Commission is hereby designated as the Commission's authorized representative with respect to the Sublease Agreement, which is hereby approved, and the Executive Director is hereby authorized to act, upon advice of counsel to the Commission, which approval shall be evidenced conclusively by the execution and delivery of this Resolution. The Executive Director is authorized and directed to execute and deliver the Sublease Agreement on behalf of the Commission, execute and deliver any related documents, and to take all actions necessary in order to fulfill its purposes and the purposes of this Resolution.
3. This Resolution shall take effect immediately.

FINANCIALS

Peninsula Airport Commission

Operating Income Statement results analysis – September 2026

Revenue:

The number of flights were down month over month from August with a corresponding reduction in Airline Revenue.

Fixed Based Operator revenues were down compared to the prior year due to a reduction in jet fuel gallons sold.

Property Rental revenue in September remains above budget mainly due to the Hangar 3 lease which was not anticipated in the FY 2027 budget.

Rental car revenues are down for the month consistent with the reduced number of flights. The improvement over monthly and year-to-day budget is due to inflation-related pricing increases.

Parking lot revenues are down for the month consistent with the reduced number of flights. The ratio of cars using the parking facilities compared to total passenger count has remained consistent. It seems reasonable to infer the parking rate increase begun in January 2026 has not negatively impacted the percentage of passengers paying for parking.

Restaurant revenue saw a steep reduction, most likely because of the reduced number of flights. This revenue line varies as a function of flight delays, unexpected cancellations and the number of passengers.

Expenses:

Labor costs are under budget consistent with unfilled approved positions.

Office & Administration expenses are in line with budget year-to-date. Monthly swings in this category relate to the timing of annual expenditures for insurance and IT systems maintenance for network availability and software updates.

Repairs & Maintenance costs include an unbudgeted, surprise expenditure for tree limb removal along the airfield security fence and airfield security equipment. The trees were identified as an overgrown situation posing a visual obstruction issue for those responsible for continuous monitoring of the airfield perimeter.

Utilities expense decline is expected to swing the other way in remaining summer and early fall months as the impact of potential heatwaves impact the electricity usage.

Balance Sheet:

Unrestricted cash decrease reflects the final payments of local share budgeted for the terminal building roof replacement project. The net change is consistent with net operating loss and normal changes in receivables and liabilities.

PENINSULA AIRPORT COMMISSION
SEP 2026
OPERATING INCOME STATEMENT

DESCRIPTION	SEP 2026 ACTUAL	SEP 2026 BUDGET		YTD ACTUAL	YTD BUDGET		ANNUAL BUDGET	
REVENUE								
Airline Fees	32,388	32,621	99.3%	99,942	97,880	102.1%	393,495	25.4%
Fixed Based Operators	54,304	59,060	91.9%	160,149	172,839	92.7%	675,331	23.7%
Property Rental	107,648	101,968	105.6%	315,482	301,736	104.6%	1,252,588	25.2%
Rental Cars	177,099	169,602	104.4%	533,242	488,818	109.1%	1,784,722	29.9%
Parking Lot	52,725	64,710	81.5%	168,984	189,845	89.0%	731,679	23.1%
Restaurant Income	18,343	24,631	74.5%	66,496	66,443	100.1%	245,417	27.1%
TOTAL REVENUE	442,507	452,592	97.8%	1,344,295	1,317,561	102.0%	5,083,233	26.4%
EXPENSES								
Labor and Benefits	344,842	429,340	80.3%	1,056,911	1,218,717	86.7%	4,793,131	22.1%
Marketing & Advertising	5,369	2,950	182.0%	18,191	15,701	115.9%	42,253	43.1%
Office & Administration	45,898	65,777	69.8%	385,183	391,688	98.3%	761,884	50.6%
Utilities	62,721	83,040	75.5%	170,314	223,678	76.1%	874,689	19.5%
Repairs & Maintenance	116,982	89,836	130.2%	284,293	206,138	137.9%	759,430	37.4%
Restaurant Expense	23,656	25,403	93.1%	73,806	76,083	97.0%	270,643	27.3%
Bond Debt	55,100	55,100	100.0%	165,300	165,300	100.0%	661,200	25.0%
TOTAL OPERATING EXPENDITURES	654,568	751,446	87.1%	2,153,998	2,297,305	93.8%	8,163,230	26.4%
NET INCOME	(212,061)	(298,854)	71.0%	(809,703)	(979,744)	82.6%	(3,079,998)	26.3%
OTHER ITEMS								
Sale of Land/Fixed Assets	39,658	-		49,332	-		-	
NET AFTER OTHER ITEMS	(172,403)	(298,854)		(760,371)	(979,744)		(3,079,998)	

BALANCE SHEET

	Change Current mo	Prior mo	Change Current YTD	PY End	YTD End
Cash - Unrestricted	(247,630)	1,709,975	988	1,461,357	1,462,345
Cash - Restricted	(91,355)	13,447,110	(436,404)	13,792,159	13,355,755
Accounts Receivable	14,229	212,900	14,138	212,991	227,129
Other Current Assets	(3,854,763)	5,958,659	(3,852,986)	5,956,882	2,103,896
Fixed Assets (Net of Depreciation)	51,416	74,014,459	225,206	73,840,669	74,065,875
TOTAL ASSETS	(4,128,103)	95,343,103	(4,049,058)	95,264,058	91,215,000
Current Liabilities	(3,875,954)	7,102,132	(4,100,651)	7,326,832	3,226,181
Long Term Notes Payable - Restricted	-	-	-	-	-
Long Term Notes Payable - Unrestricted	-	3,079,395	-	3,079,395	3,079,395
OPEB	-	3,897,370	-	3,897,370	3,897,370
TOTAL LIABILITIES	(3,875,954)	14,078,897	(4,100,651)	14,303,597	10,202,946
Net Capital Beginning	-	80,960,461	-	80,960,461	80,960,461
Capital Contributions	(79,746)	(68,290)	(148,036)	-	(148,036)
Expense Subsidy (including interest)	-	960,000	960,000	-	960,000
YTD Earnings Current Year	(172,403)	(587,965)	(760,371)	-	(760,371)
TOTAL LIABILITIES AND CAPITAL	(4,128,103)	95,343,103	(4,049,058)	95,264,058	91,215,000

AIR SERVICE REPORT

Newport News Williamsburg Intl Airport

Monthly Air Service Report Summary Sep FY 27

American Airlines Load Factor	73.3%
Charters / Diversions # Aircraft	4
* Flight Operations (landings & take-offs):	5,138

	FY27 Actual Passengers	FY26 Actual Passengers	% Change		FY27 Flight Ops	FY26 Flight Ops	% Change
JUL	10,009	10,739	-6.8%		4,642	3,878	19.7%
AUG	8,964	10,821	-17.2%		4,433	3,855	15.0%
SEP	8,854	10,517	-15.8%		5,138	4,124	24.6%
OCT							
NOV							
DEC							
JAN							
FEB							
MAR							
APR							
MAY							
JUN							
Totals	27,827	32,077	-13.2%		14,213	11,857	19.9%