

# MINUTES

## Beaufort County Airports Board

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June 12, 2025 | 10:00 am | Meeting called to order by Chairman Chris Butler  
[Video and Transcript](#)

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### ATTENDANCE

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**Present:** Chris Butler, Jim Starnes, Howard Ackerman, Brian Turrisi, Mark Bailey, Rich Sells, Leslie Adlam Flory, and Nick Mesenburg

**Absent:** Thomas Sheahan and David Nelems

**County Staff:** Jon Rembold, Airports Director; Stephen Parry, Deputy Airports Director; Brandon Chavis, Airport Manager; and Rocio Rexrode, Airports Senior Administrative Specialist.

**Summer Intern:** Wynn Alsko

**Beaufort County Council Liaison:** Thomas Reitz

**Hilton Head Island Town Council Liaison:**

**Public:** Judy Elder, Talbert, Bright and Ellington, Inc.

### AGENDA ADOPTION

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The June 12, 2025, BCAB meeting agenda was adopted with unanimous consent.

### APPROVAL OF MINUTES

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Jim Starnes made a motion to approve the May 08, 2025, meeting minutes. Mark Bailey seconded the motion. All were in favor and the motion passed.

### PUBLIC COMMENTS

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There were no Public Comments.

### DIRECTOR'S REPORT

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- **STAFF UPDATE**  
Rembold highlighted three team members. He mentioned that Brian Cronin, Finance Manager, was recognized at the County Council meeting on May 27, 2025. for the outstanding work he does for the Airports Department. Jerry Wood, a new Maintenance Operations Technician from Wisconsin, brings award-winning cabinet-making skills from Gulfstream, along with expertise in electrical, plumbing, and HVAC. Wynn Alsko, a rising sophomore at Auburn University, interned in June, engaging with all airport departments, including Signature FBO and the control tower. His insightful questions offered fresh perspectives and challenged Rembold's knowledge. Rembold expressed interest in continuing the internship program in future years.

- **COMMUNITY OUTREACH**

**John Paul II Catholic School:** Rembold shared that at the end of May, HXD hosted its final school trip of the year. He noted that the students were energetic, having finished classes, and enjoyed engaging with representatives from Mosquito Control, the Sheriff's Office, the Civil Air Patrol, and LifeStar. The students asked insightful questions, with some experiencing the control tower and a memorable pass through the truck wash. The event was a success, highlighted by a video capturing the students' excitement.

- **TERMINAL UPDATE**

Rembold informed that the exterior is nearly complete, with the roof finished on the airside and almost done on the landside, while interior work, including insulation, sheetrock, and restroom tiling, is progressing rapidly. The deck crosswalk area is complete, and within weeks, asphalt paving will allow all four lanes of traffic to reopen, with fencing removed and entrances accessible. Jet bridge foundations, designed for seismic and hurricane resilience, are nearly finished, and ceiling work is expected within a month. He mentioned that the terminal was featured in recent aviation publications, showcasing renderings to promote the project and phase two completion.

- **AIRPORTS' BUSINESS UPDATE**

**County Budget Approved:** Rembold stated that the County budget was approved.

**Hickory, NC Airport Visit 06/17/25:** Rembold mentioned an upcoming visit from representatives of Hickory, North Carolina, to review the airfield and terminal expansion project.

**Concessions RFP Advertised:** He announced that a Request for Proposal (RFP) for concessions, covering both retail and food and beverage for the existing and new terminal buildings, is set to be advertised. The RFP aims to enhance the airport's concessions offerings comprehensively.

**Federal Issues – Proposed Legislation:** He discussed recent advocacy efforts prompted by emails from airlines and industry groups urging letters to senators to influence legislation. He highlighted a concerning credit card rewards bill, previously tabled but now resurfacing, which would eliminate rewards programs, severely impacting airlines, the travel industry, and tourism by limiting access to air travel for those relying on reward miles from retail purchases. Rembold emphasized the bill's detrimental effects and encouraged opposition to it.

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## **UNFINISHED BUSINESS**

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There was no Unfinished Business.

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## **NEW BUSINESS – ACTION ITEMS**

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1. **WORK AUTHORIZATION (HXD) - RECOMMENDATION TO APPROVE TALBERT, BRIGHT, AND ELLINGTON WORK AUTHORIZATION 2119-2202 FOR 26 HUNTER ROAD CONCEPTUAL DESIGN PACKAGE (DESIGN)**

Rich Sells made a motion to approve a recommendation to approve TBE WA 2119-2202 for 26 Hunter Road Conceptual Design Package (Design). All were in favor, and the motion passed.

**2. WORK AUTHORIZATION (HXD) - RECOMMENDATION TO APPROVE TALBERT, BRIGHT, AND ELLINGTON WORK AUTHORIZATION 2119-2409 FOR LEGAL ASSISTANCE IN DRAFTING AND NEGOTIATING THE AGREEMENT/LEASE BETWEEN LONE PALMETTO AND BEAUFORT COUNTY FOR THE HILTON HEAD ISLAND AIRPORT**

James Starnes made a motion to approve the recommendation to approve TBE WA 2119-2409 for legal assistance in drafting and negotiating the agreement/lease between Lone Palmetto and Beaufort County for the Hilton Head Island Airport. Rich Sells seconded the motion. All were in favor, and the motion passed.

**3. CONTRACT AWARD (HXD) - RECOMMENDATION TO APPROVE CONTRACT AWARD FOR AIRFIELD DRAINAGE PROJECT TO QUALITY ENTERPRISES (CONSTRUCTION)**

Mark Bailey made a motion to approve a recommendation to approve a contract award for Airfield Drainage Project to Quality Enterprises (Construction). Brian Turrisi seconded the motion. All were in favor and the motion passed.

**4. CONTRACT AWARD (HXD) – RECOMMENDATION TO APPROVE A CONTRACT AWARD FOR AIR SERVICE DEVELOPMENT AND MARKETING CONSULTING SERVICES TO VOLAIRE AVIATION**

Howard Ackerman made a motion to approve a recommendation to approve a contract award for Air Service Development and Marketing Consulting Services to Volaire Aviation. Mark Bailey seconded the motion. All were in favor and the motion passed.

**5. CONTRACT AWARD (HXD) – RECOMMENDATION TO APPROVE A CONTRACT AWARD FOR AIRPORT TERMINAL ADVERTISING CONCESSION TO DEPARTURE MEDIA**

Rich Sells made a motion to approve a recommendation to approve a contract award for Airport Terminal Advertising Concession to Departure Media. Leslie Flory seconded the motion. All were in favor and the motion passed.

**6. OFFICE SPACE LEASE AGREEMENT (ARW) - RECOMMENDATION TO APPROVE AN ORDINANCE AUTHORIZING AN OFFICE SPACE LEASE BETWEEN BEAUFORT COUNTY AND BEAUFORT FLIGHT TRAINING**

James Starnes made a motion to approve a recommendation to approve an ordinance authorizing an Office Space Lease agreement between Beaufort County and Beaufort Flight Training. Mark Bailey seconded the motion. All were in favor and the motion passed.

**7. NON-TENANT COMMERCIAL OPERATING AGREEMENT (ARW) – RECOMMENDATION TO APPROVE A RESOLUTION AUTHORIZING A NON-TENANT COMMERCIAL OPERATING AGREEMENT BETWEEN BEAUFORT COUNTY AND BEAUFORT FLIGHT TRAINING**

Rich Sells made a motion to approve the recommendation to approve a resolution authorizing a Non-tenant Commercial Operating agreement between Beaufort County and Beaufort Flight Training. Leslie Flory seconded the motion. All were in favor and the motion passed.

**8. OFFICE SPACE LEASE AGREEMENT (ARW) - RECOMMENDATION TO APPROVE AN ORDINANCE AUTHORIZING AN OFFICE SPACE LEASE BETWEEN BEAUFORT COUNTY AND PILOT SPECIALTIES LLC**

Brian Turrisi made a motion to approve the recommendation to approve an ordinance authorizing an Office Space Lease agreement between Beaufort County and Pilot Specialties, LCC. Howard Ackerman seconded the motion. All were in favor and the motion passed.

**9. NON-TENANT COMMERCIAL OPERATING AGREEMENT (ARW) – RECOMMENDATION TO APPROVE A RESOLUTION AUTHORIZING A NON-TENANT COMMERCIAL OPERATING AGREEMENT BETWEEN BEAUFORT COUNTY AND PILOT SPECIALTIES LLC**

Rich Sells made a motion to approve the recommendation to approve a resolution authorizing a Non-tenant Commercial Operating agreement between Beaufort County and Pilot Specialties, LLC. James Starnes seconded the motion. All were in favor and the motion passed.

**10. GRANT ACCEPTANCE – RECOMMENDATION TO APPROVE A RESOLUTION TO ACCEPT FAA AIP GRANT 21 IN THE AMOUNT OF \$244,221.00 AND A SCAC GRANT IN THE AMOUNT OF \$6,427.00 FOR ARW PARTIAL PARALLEL TAXIWAY (DESIGN AND BIDDING)**

Jim Starnes made a motion to approve the recommendation to approve a resolution to accept FAA AIP Grant 21 in the amount of \$244,221.00 and a SCAC grant in the amount of \$6,427.00 for ARW Partial Parallel Taxiway (Design and Bidding). Nicholas Mesenburg seconded the motion. All were in favor and the motion passed.

**11. GRANT ACCEPTANCE – RECOMMENDATION TO APPROVE A RESOLUTION TO ACCEPT FAA AIP GRANT 60 IN THE AMOUNT OF \$1,493,515.00 AND A SCAC GRANT IN THE AMOUNT OF \$78,606.71 FOR HXD AIRFIELD DRAINAGE IMPROVEMENTS (CONSTRUCTION)**

Leslie Flory made a motion to approve the recommendation to approve a resolution to accept FAA AIP Grant 60 in the amount of \$1,493,515.00 and a SCAC grant in the amount of \$78,606.71 for HXD Airfield Drainage Improvements (Construction). Brian Turrisi seconded the motion. All were in favor and the motion passed.

**12. GRANT ACCEPTANCE – RECOMMENDATION TO APPROVE A RESOLUTION TO ACCEPT AN FAA AIP GRANT IN THE AMOUNT OF \$306,023.00 AND A SCAC GRANT IN THE AMOUNT OF \$16,106.21 FOR HXD TAXIWAY “F” ROFA EA**

Rich Sells made a motion to approve the recommendation to approve a resolution to accept an FAA AIP Grant in the amount of \$306,023.00 and a SCAC grant in the amount of \$16,106.21 for HXD Airfield Taxiway “F” ROFA EA. Mark Bailey seconded the motion. All were in favor and the motion

passed.

**13. GRANT ACCEPTANCE – RECOMMENDATION TO APPROVE A RESOLUTION TO ACCEPT FAA BIL GRANT 61 IN THE AMOUNT OF \$300,000.00 FOR HXD TOWER RENOVATION (CONSTRUCTION)**

Brian Turrisi made a motion to approve the recommendation to approve a resolution to accept FAA AIP Grant 61 in the amount of \$300,000.00 for HXD Tower Renovation (Construction). Nicholas Mesenburg seconded the motion. All were in favor and the motion passed.

**14. GRANT ACCEPTANCE – RECOMMENDATION TO APPROVE A RESOLUTION TO ACCEPT A SCAC GRANT IN THE AMOUNT OF \$39,609.00 FOR HXD FIRE SUPPRESSION REPAIR**

Rich Sells made a motion to approve the recommendation to approve a resolution to accept a SCAC grant in the amount of \$39,609.00 for HXD Fire Suppression Repair. James Starnes seconded the motion. All were in favor and the motion passed.

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**CHAIRMAN UPDATE**

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**1. Finance Committee**

Members: Howard Ackerman (Chair), Chris Butler, Tom Sheahan, and Brian Turrisi.

The Finance Committee did not provide a formal report, though relevant updates were covered during the budget discussion

**2. Passenger Service Committee**

Members: Leslie Adlam Flory (Chair), David Nelems, Jim Starnes, and Tom Sheahan

Leslie Flory noted that the team is performing well and appreciates the new terminal configuration for passenger screening. She highlighted the ambassadors' role as the first point of contact for passengers, enhancing the terminal experience, and expressed excitement for the upcoming busy Saturday with 14 flights arriving.

**3. ARW Facilities Use and Improvement Committee**

Members: Chris Butler (Chair), Mark Bailey, David Nelems, Jim Starnes, and Nick Mesenburg

A tentative meeting is scheduled for July 27, 2025, with an email to follow confirming suitable times for all attendees. The hangar site preparation is awaiting permits, expected by the end of the month, and the bid has been awarded. Further timeline details will be discussed at the next meeting.

**4. HXD Airport Improvement Committee**

Members: Brian Turrisi (Chair), Howard Ackerman, Rich Sells, Chris Butler, and Anne Esposito

The Committee had nothing new to report this month. They will keep the board informed of any new developments.

**5. Government Affairs Committee**

Members: Rich Sells (Chair)

The committee is advocating for federal support, with an earmark request submitted to Senator

Graham's office in April 2025 to fund phase two of the terminal project, emphasizing cost savings by retaining the current contractor. Leslie suggested sending letters with specific staffer email addresses or a single board-signed letter, potentially hand-delivered, to ensure attention, as generic forms often go unnoticed. Rembold agreed, proposing both individual emails and snail mail to maximize impact, encouraging all 11 board members to participate in pressuring federal officials for funding.

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## **PUBLIC COMMENTS**

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**County Councilman Thomas Reitz:** He welcomed intern Wynn Alsko, commending Jon Rembold and the staff for involving young talent in airport operations. He encouraged Wynn to stay engaged with local government and offered support for his internship. Reitz, a Beaufort County Council Liaison for two and a half years, expressed enthusiasm for the board's work and noted an upcoming vacancy due to Anne's retirement, with interviews planned to fill the position.

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## **ADJOURNMENT**

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The motion to adjourn was made at 10:54 a.m. It passed unanimously.

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## **NEXT MEETING**

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July 17, 2025 | 10:00 am

Town of Hilton Head Island, 1 Town Center Ct., Hilton Head Island, SC 29928