

***MINUTES OF AIRPORT COMMISSION REGULAR MEETING***  
***TUESDAY – NOVEMBER 18, 2025***  
***FORT SMITH REGIONAL AIRPORT CONFERENCE ROOM***

The regular meeting of the Fort Smith Airport Commission was called to order at 5:30 p.m. by Chairman Voris, presiding. Commissioners Barr, Cooper, Hagy, Pendergrass and Ridgley were present. Also present were Andrew Meyer, Airport Director, and Lindsay Conley, Director of Finance and Administration. Commissioner Kelly was absent.

**ADOPTION OF MINUTES**

On motion by Commissioner Pendergrass and second by Commissioner Barr, the commission approved the minutes of the October 28, 2025 regular meeting and the November 13, 2025 study session. Voting aye: Barr, Cooper, Hagy, Pendergrass, Ridgley and Voris. Voting nay: none. Motion carried.

**TREASURERS' REPORT**

Commission Treasurer Barr presented the October 2025 financial report. With 83.3% of the year complete, operating revenues reached 85.1% of the annual budget, slightly ahead of projections. Operating expenses stood at 80.4%, resulting in a net operating income of \$43,639 for the month and a year-to-date net operating income of \$29,461. Director Conley highlighted \$21,200 in revenue generated by airfield staff through Lighted X implementation during the Arresting System installation. Notable expenses during the month included final payment of \$1.3 million to Emery Sapp for the Runway Extension project, which reduced the airport's cash reserves, as well as final payment of \$360,000 to Beshears for the Arresting Barrier project. The airport is currently awaiting final invoices from Halff Engineering before closing both projects.

**ITEMS OF BUSINESS**

1. Air Force Report/Update – Col. Nicholas Ihde, Commander of the U.S. Air Force 85th Fighter Group, announced that two additional F35 jets from Poland will arrive this week, bringing the total to seven jets stationed at the base. He also reported a technical issue with the west-end BAK 14 arresting system – it remains operational but is not transmitting messages correctly to the tower. Lastly, Col. Ihde shared that he attended Invest Fort Smith 2025 and encouraged local businesses to consider advertising at the airport, noting it as an excellent opportunity to reach visitors coming into Fort Smith.
2. ABS Avionics Lease Assumption – Director Meyer reported that ABS Avionics has decided to sell its business. While the company will continue operating under the ABS Avionics name, Game Aerospace and Legends Air Center, both based in Bentonville, AR, plan to purchase and assume operations. The existing ABS Avionics lease with FSM has approximately three years remaining. To ensure a smooth transition and uninterrupted service, the new ownership group has requested to assume the remainder of the current lease agreement. Alan Hosier, owner of ABS Avionics, shared that the buyers are highly professional and intend to retain the current employees. Commissioner Pendergrass asked whether the ABS Avionics Garmin license would remain with the business after the sale, and Mr. Hosier confirmed that it would. He noted that the new owners have no incentive to move the Garmin license. FSM continues to

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see strong demand for avionics services, and the hangar remains well suited for this type of operation.

A motion to approve the Game Aerospace and Legends Air Center to assume the current lease held by ABS Avionics, and to authorize the Airport Director to execute the agreement was made by Commissioner Cooper and seconded by Commissioner Ridgley. Voting aye: Barr, Cooper, Hagy, Pendergrass, Ridgley and Voris. There was no further discussion.

3. Hangar 23 Purchase Option – Shirley Crain, owner of Hangar 23, has expressed interest in selling the hangar to the Airport Commission. The current lease expires on December 1, 2035, with one option to extend for an additional five years. At the conclusion of the lease term, ownership of the hangar will revert to the airport. Staff engaged Realty Appraisals, Inc. to appraise the hangar, which was valued at \$650,000. The existing ground lease generates \$19,370 in annual revenue. If the Commission purchases the hangar for the appraised value, projected annual lease revenue would increase to \$61,740, resulting in an estimated 6.52% return on investment and a payback period of approximately 15.3 years. Ownership would make the Commission responsible for structural repairs and insurance. Additionally, the hangar contains an underground fuel storage tank, which may present a liability. Commissioners discussed these considerations and raised several questions regarding the underground storage tanks and related lease implications. Commissioner Pendergrass moved to establish a committee, and Chairman Voris appointed Commissioners Cooper and Hagy to explore options for purchasing Hangar 23.

A motion to table the issue was made by Commissioner Pendergrass and seconded by Commissioner Ridgley. Voting aye: Barr, Cooper, Hagy, Pendergrass, Ridgley and Voris. Voting nay: none. Motion carried. There was no further discussion.

4. Proposed 2026 Budget – The draft budget was presented at the October 28<sup>th</sup> Commission meeting, and no comments or questions were received from commissioners.

A motion to approve Resolution 2025-2 and the 2026 budget as presented was made by Commissioner Ridgley and seconded by Commissioner Cooper. Voting aye: Barr, Cooper, Hagy, Pendergrass, Ridgley and Voris. Voting nay: none. Motion carried. There was no further discussion.

5. Mistretta Lease Termination – In July 2025, Joseph Mistretta executed a lease agreement to construct a hangar on the Charlie South ramp. The FAA Airspace Review was submitted that same month; however, approval was delayed until November due to the federal government shutdown. Following approval, staff contacted Mr. Mistretta regarding the anticipated start of construction. He indicated that, due to the delays, he had already built a hangar at a different airport and was uncertain if or when he would proceed with construction at FSM. Staff advised that rent was scheduled to begin October 1, 2025, and requested payment or, alternatively, offered to terminate the lease. Mr. Mistretta opted for termination, noting that he had not begun construction and did not wish to pay rent without a hangar in place.

A motion to approve the Joseph Mistretta lease termination and to authorize the Airport Director to execute the lease termination agreement was made by Commissioner Hagy and seconded by Commissioner Pendergrass. Voting aye: Barr, Cooper, Hagy, Pendergrass, Ridgley and Voris. Voting nay: none. Motion carried. There was no further discussion.

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6. Director's Report

- Clear TSA PreCheck Enrollment Event – The airport hosted a TSA PreCheck® enrollment event on November 6<sup>th</sup>, completing 42 enrollments. The next event is scheduled for December 4<sup>th</sup>.
- Construction Updates
  - ARFF Station Expansion project is approximately 98% complete.
  - Perimeter Fence Upgrade construction is underway and off to a good start. Most of the poles have been dug and planted.
- Project Update: The HTeaO building permit will be issued soon. The sewer connection notice to proceed is on hold until the permit is received.
- Upcoming Events
  - The airport tenant appreciation event is taking place immediately after the meeting.
  - Staff is hosting a Career Day tour of the airport for Magazine High School on December 4<sup>th</sup>.
  - The AJUA Study Session is scheduled for December 9<sup>th</sup> at 5:30pm.
  - A tour of the ARFF Station will take place after the December Commission meeting.
- Flight Data – In September, FSM had 5,608 enplanements and an average load factor of 77.4%. There were 98 flights scheduled, two of which were canceled.
- Director Meyer proposed scheduling a time to take headshots or a group photo of the airport commissioners to place on a wall in the airport terminal.

NEXT COMMISSION MEETING

The next meeting of the Fort Smith Airport Commission was rescheduled for Tuesday, December 16, 2025, at 5:30 p.m.

ADJOURNMENT

On motion by Commissioner Pendergrass and second by Commissioner Ridgley, the meeting adjourned at 6:10 p.m. Voting aye: Barr, Cooper, Hagy, Pendergrass, Ridgley and Voris. Voting Nay: none. Motion Carried.

Respectfully submitted,



Andrew Meyer  
Airport Director