



City of Manassas, Virginia
Manassas Regional Airport Commission Meeting

MINUTES

**Manassas Regional Airport Commission Meeting
Terminal Building - 1st Floor Conference Room
10600 Harry Parrish Boulevard
Manassas, VA 20110
Thursday, February 19, 2026**

The Manassas Regional Airport Commission held its regular meeting in the Manassas Regional Airport, 1st Floor Conference Room on the above date, attended by Vice Chairman, Tony McGhee; Member Carla Cox; Member Alison Paylor; Member Phil Smith; Member William Sebesky and Member Eileen Preisser; Member Bob Sweeney – attended virtually

Members not present: Chairman Roderick Hall; Member Jakelin Melgar

Airport Personnel in attendance: Juan Rivera, Director; Jolene Berry, Asst. Airport Director; Richard Allabaugh, Airport Operations Supervisor; Mark Woody Airport Operations; Nick Carr, Security Officer; Kevin Garber, ARFF

Vice Chairman Anthony McGee called the meeting to order at 7:03 pm.

Vote to Allow Virtual Attendance

Member Alison Paylor MOVED to approve virtual attendance by Member Robert Sweeney, SECONDED BY Member Carla Cox MOVED and CARRIED UNANIMOUSLY

Pledge of Allegiance (Stand)

Comments from the Public

The "Comments from the Public" agenda item is for members of the public to address the Airport Commission for less than three (3) minutes each. Please state your full name, your city/county and state of domicile, and your interest in, and/or affiliation with, the Airport prior to speaking. No prior notice is necessary to speak during this portion of the agenda. Members of the public may also address the Airport Commission for longer than three (3) minutes if they ask the Airport Director for a place on the agenda at least five (5) working days before the meeting or if a member of the public is specifically requested by a Commission Member to address the Commission.

1. Approval of Minutes

Member Alison Paylor MOVED to approve the meeting minutes from January 1, 2026, SECONDED BY Member Eileen Preisser MOVED and CARRIED UNANIMOUSLY

2. Airport Director's Report

- 2.1** The update of the Strategic Plan will be assisted by Mrs. Liz Via-Gossman. The Airport Staff is working with Mrs. Via-Gossman on a date to have a work session on the update. The Tentative date is May 14th.
- 2.2** Squatters/Issues – there are four (4) aircraft that still haven't been moved from the August Auction. Deadline is February 2026 to have the titled and removed.
- 2.3** Observation Road Relocation and drainage improvements now call Aviator Avenue road is now open. The project has been declared to be substantially complete and the contractor is working on completion of the stormwater management basin, site stabilization and contractor demobilization. A punch list of items will be created shortly after the snow as melted.
- 2.4** The new ATC tower design has had no change from last report. The final design should be completed by March 24th of this year. Bid Advertisement is scheduled for May 4th
 - 95% Construction Documents – February 26, 2026
 - 100% Issue for Bid Documents – March 13, 2026
 - Bid Advertisement – May 4, 2026
 - Pre-Bid Meeting – May 12, 2026
 - Construction Bid Opening – June 4, 2026
 - Review Bids – June 5-30, 2026
 - FAA BIL Grant Offer, Received and Executed – July 1, 2026
- 2.5** There was a 60% Runway 16L-34R Rehabilitation design meeting on January 9, 2026 with the FAA, State, Airport Staff and RS&H. The 90% design submittal will be at the end of March.
- 2.6** The ARFF Station Renovation is ongoing. The completion of the renovation is expected to be in mid-February of 2026. We are planning to hold a ribbon cutting ceremony once we get closer to the completion date. City Council, Airport Commission and city staff will be invited
- 2.7** The FAA as approved the EA for the new Airport Control Tower and has given permission to advertise the EA in the newspaper and to hold a public meeting.
- 2.8** The Airport Director has met with the Financial Consulting Firm Frasca & Associates, LLC. The Airport Director plans to start with Landing Fee Calculations, Rates and Charges, and Annual Reports.
- 2.9** The Airport has a new Grounds person starting Monday, February 23, 2026. The Airport Director has requested an Airfield Electrician position in the FY 2027 Operating Budget, as well as an additional Airport Operations Officer. The Ops position would most likely not be hired until mid-year of FY 2027.

3. **Presentations**

3.1 Quarterly Security Report (Mr. Nick Carr, Security Officer, 5 minutes)

3.2 Quarterly ARFF Report (Mr. Kevin Garber, ARFF Chief, 5 minutes)

3.3 Snow Briefing (Richard Allabaugh, Operations Supervisor, 5 minutes)

4. **New Business**

4.1 Acknowledgement of Consent Agreement Between RW Pegasus Holding LLC and BC Flex Midco, LLC (Mr. Juan E Rivera, Director, 10 minutes)

5. **Old Business**

5.1 FY 2027 Airport Operating and CIP Proposed Budget (Mr. Juan Rivera, Director, 10 minutes)

6. **Consent Agenda**

7. **Airport Commission Members Comments (If Available)**

8. **City Council Liaison Comments (Vice Mayor Mark Wolfe)**

9. **Authorization of a Closed Meeting (Reserved)**

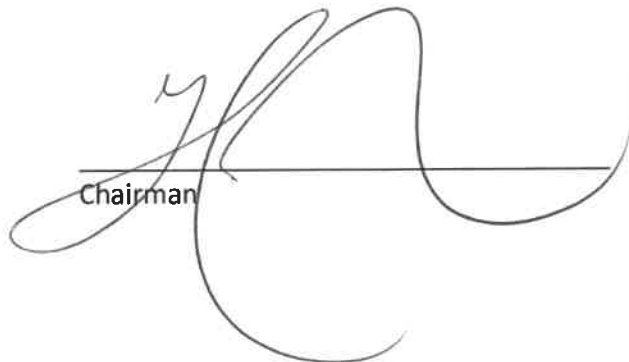
10. **Certification of a Closed Meeting**

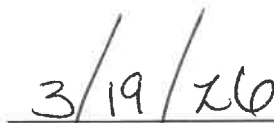
Adjournment

Meeting adjourned at 8:28 PM

Member Eileen Preisser MOVED to approve adjournment of the Airport Commission meeting on February 19, 2026, **SECONDED BY Member Alison Paylor MOVED and CARRIED UNANIMOUSLY**


Secretary


Chairman


Date