



City of Manassas, Virginia
Manassas Regional Airport Commission Meeting

AGENDA

Manassas Regional Airport Commission Meeting
Terminal Building - 1st Floor Conference Room
10600 Harry Parrish Boulevard
Manassas, VA 20110
Thursday, December 18, 2025

Call to Order - 7:00 p.m.

Vote to allow virtual attendance (if necessary)

Roll Call

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

1.1 **Approval of Minutes from November 20, 2025**
[Commission Minutes November 20, 2025.docx](#)

2. Airport Director's Report

- 2.1 **Airport Director's Report**
[Airport Director's Report December 2025.docx](#)
- 2.2 **Revenue, Expenses, Aging and Billing Reports**
[Revenues 12-11-25.xlsx](#)
[Expenses 12-11-25.xlsx](#)
[Aging_Report_12-10-25.xlsx](#)
[Bill Sheet 12-11-25.xlsx](#)
- 2.3 **Tie-Down, Hangar Occupancy and Noise Report November**
[November 2025 Tie-Down Occupancy.pdf](#)
[November 2025 Hangar Occupancy.pdf](#)
[November 2025 Noise.pdf](#)
- 2.4 **Airport Project Update (Mrs. Jolene Berry, Asst. Airport Director, 5 mins)**

3. **Presentations**

- 3.1 **Airport Website Analytics (Mr. Alex Del Valle Mari, Airport Operations, 5 minutes)**
[Airport Website Analytics Q4 2025.pptx](#)
- 3.2 **Airport Commission Training Video (Mrs. Jolene Berry, Asst. Airport Director, 8 minutes)**
- 3.3 **Table Top Presentation (Mrs. Jolene Berry, Asst. Airport Director, 10 minutes)**

4. **New Business**

- 4.1 **FY 2027 Proposed Revenues (Mr. Juan E. Rivera, Director, 10 minutes)**
[Munis Revenues 12-11-25 Rev 1.xlsx](#)
- 4.2 **Approval of 2026 Commission Calendar (Mrs. Jolene Berry, Asst. Airport Director, 5 minutes)**
[2026 Airport Commission Calendar Final.xls](#)

5. **Old Business**

- 5.1 **Airport CIP - Questions regarding projects submitted (Mr. Juan E. Rivera, Director, 5 minutes)**
[Airport.pdf](#)
- 5.2 **Update on NW Development Bids (Mr. Juan E. Rivera, Director, 5 minutes)**

6. **Consent Agenda**

7. **Airport Commission Members Comments**

8. City Council Liaison Comments
9. Authorization of a Closed Meeting (Reserved)
10. Certification of a Closed Meeting (Reserved)

Adjournment



Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 1.1

Submitted by: Patty Bibber

Submitting Department: Manassas Regional Airport

Meeting Date: December 18, 2025

Item Title

Approval of Minutes from November 20, 2025

Suggested Action and/or Recommendation

Suggested Motion

Item Type Reports / Presentations

Item ID 2026-481

Submitting Department Manassas Regional Airport

Drafter Patty Bibber

Meeting Body Manassas Regional Airport
Commission

Meeting Date December 18, 2025

ATTACHMENTS

- [Commission Minutes November 20, 2025.docx](#)



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, November 20, 2025**

The Manassas Regional Airport Commission held its regular meeting in the Manassas Regional Airport, 1st Floor Conference Room on the above date, attended by, Chairman Roderick Hall, Vice Chairman Tony McGhee; Member Jakelin Melgar, Member Carla Cox; Member Phil Smith, Member Alison Paylor; Member William Sebesky; Member Travis Nembhard.

Virtual Attendance:

Members not present: Member Bob Sweeney

Airport Personnel in Attendance: Juan Rivera, Airport Director, Jolene Berry, Asst. Airport Director, Nick Carr Security Coordinator, Kevin Garber ARFF Chief, Mark Woody, Operations Officer, Patty Bibber, Secretary

Chairman Roderick Hall called the meeting to order at 7:03 p.m.

Pledge of Allegiance

1. 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.

2. Approval of Meeting Minutes

Member Phil Smith MOVED to approve the meeting minutes from October 16, 2025,
SECONDED by Vice Chairman Anthony McGhee MOVED and CARRIED UNANIMOUSLY

3. Airport Director's Report

- 3.1** The Chairman, Commission Member Nembhard, and the Director met with PWC Board of Supervisor's Chairwoman Jefferson. The Director and Mr. Marc Ricks gave a presentation that was well received regarding the status of the Commercial Service.
- 3.2** Happy to announce that the Virginia Aviation Board approved our request for State funding in the amount of \$963,000.00 for the design of Taxiway B Widening. This represents 90% of the cost. The Airport will be responsible for the 10%.
- 3.3** Manassas Regional (HEF) Total Economic Impact

Jobs	Wages	GSP	Output
2,343	\$207,920,000	\$310,036,000	\$517,274,000

- 3.4** We received four (4) proposals for providing the aviation financial services for the airport. The committee consisting of the Director, Assistant Director, Kerri Malin, Budgeting and Alison Paylor, Airport Commission member met to evaluate the proposals. Frasca & Associates, LLC had the strongest proposal and their focus was exclusively airport financial consulting. The contract will be awarded to Frasca and Associates, LLC if we can come to an agreement on pricing. Member Paylor gave the commission an overview of the selection process.
- 3.5** We received our 1989 Oshkosh Truck and plow, the purchase price was \$27,000. The plow is 16 feet. We also received our replacement Ford 550 with dump body and our Ford Explorer.
- 3.6** Four hangars have been locked out and the tenant does not have access due to the fact that they owe the airport insurance or rent:
- a. G13 – Scott Reiter – Owes Rent
 - b. G6 – Chris Kachouroff – Owes Insurance
 - c. C4 – Forrest Jones – Owes Insurance.
 - d. W12 – Jorge Martinez – Owes Insurance
- 3.7** The offices will be closed next Thursday and Friday for the Thanksgiving Holiday. The Director wished everyone a Happy Thanksgiving.
- 3.8** **Airport Project Update (Mrs. Jolene Berry, Asst. Airport Director)**

4. Presentations

- 4.1** **Quarterly Security Report (Mr. Nick Carr, Security Officer)**
- 4.2** **Quarterly Aircraft Rescue Fire Fighter (ARFF) Report (Mr. Kevin Garber, ARFF, Chief)**

5. **New Business**

- a. **Approve Lease Renewal for Aviation Adventures Office and Small Office (Mr. Juan Rivera, Director, 2 minutes)**
- b. **Approve Lease Renewal for EAA Chapter 186 Lease Renew (Mr. Juan Rivera, Director, 2 minutes)**
- c. **Approve Lease Renewal for Piston2Jet (Mr. Juan Rivera, Director, 2 minutes)**

Chairman Roderick Hall MOVED to approve the Lease agreements between Aviation Adventures Office and Small Office, EAA Chapter 186 Chapter House and Piston2Jet and the City of Manassas **SECONDED by Member Travis Nembhard MOVED and CARRIED UNANIMOUSLY**

- d. **FY 2027 CIP Project Review (Mr. Juan Rivera, Director, 10 minutes)**
- e. **Discuss Airport Name Change**
Commission Members agreed to discuss the name change for the airport. A Committee was formed with Member Jakelin Melgar, Member Alison Paylor, Member Phil Smith and Member Travis Nembhard.
- f. **Recommend that the City Council accept the proposals received for Lots W-1 and W-2, and that they award a franchise to High Flying Hangars of Virginia, LLC for Lot W-2 and a franchise to HEF JPC Hangar, LLC for Lot W-1**

Vice Chairman Anthony McGhee MOVED to recommend that City Council accept the proposals received from High Flying Hangars of Virginia, LLC and HEF JPC Hangar, LLC for the franchise of Lots W-1 and W-2 **SECONDED by Member Jakelin Melgar**

6. **Old Business**

7. **Consent Agenda**

8. **Airport Commission Members Comments**

9. **City Council Representative Comments**

10. **Authorize a Closed Meeting**

11. **Certify the Closed Meeting**

12. Adjournment

Meeting adjourned at 8:35 PM.

Secretary

Chairman

Date



Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 2.1

Submitted by: Patty Bibber

Submitting Department: Manassas Regional Airport

Meeting Date: December 18, 2025

Item Title

Airport Director's Report

Suggested Action and/or Recommendation

Suggested Motion

Item Type Reports / Presentations

Item ID 2026-482

Submitting Department Manassas Regional Airport

Drafter Patty Bibber

Meeting Body Manassas Regional Airport
Commission

Meeting Date December 18, 2025

ATTACHMENTS

- [Airport Director's Report December 2025.docx](#)

Airport Director's Office

Juan E. Rivera

Memorandum

December 12, 2025

TO: Manassas Regional Airport Commission

FROM: Juan E. Rivera, Airport Director

RE: AIRPORT DIRECTOR'S REPORT FOR DECEMBER 2025

Hangars (T-Hangar and Boxed)

East Hangars: 96 out of 97 Rented

99% Rented – **2 new tenants.**

West Hangars: 58 out of 59 Rented

98% Rented – **1 new tenant**

East and West Hangars – 154 out of 156 – 99% Rented

Status: Operations is going through the waiting list for the available units.

Waiting List

East Side 177 (Reduced by 31)

West Side 179 (Reduced by 33)

Box Hangar 18 (Reduced by 8)

Total on List 196 (Unique Names) (Reduced by 50)

Status: All individuals currently on the waiting list are in good standing and have deposits on file. Operations has completed auditing the waiting list with the new policy. The numbers above reflect the new waiting list with those non-responsive removed.

Tie-Downs

No change.

150 out of 154 Rented – 98% Rented*

*This number will be updated when closed tie-downs become usable again. This notice will be put on the statistics for the next year as a reminder for the stat change.

Status: Four (4) flight schools were permitted to remain on the east side with the stipulation that they will have to move to the west side given prior notice. 29 of the total tie-downs are unusable due to the Observation Road relocation project.

NOISE COMPLAINTS FOR SEPTEMBER

There was 1 noise complaints recorded in November.

Airport Director's Office

Juan E. Rivera

Breakout of Noise Complaints:

- 1 – Aircraft Overflight
- 0 – Jet
- 0 – Helicopter

A noise complaint form is available on the Airport's website for citizens who have noise concerns. The form can be completed and submitted online, or a citizen can call the Noise Hotline 24/7 at (703) 257-2576.

OBSERVATION ROAD RELOCATION AND DRAINAGE IMPROVEMENTS

The new road, Aviator Avenue is open. Phillips Construction Company is working on cleaning the site and completing the water storage basin. Street lights will need to be installed, but the project is nearing completion. We hope to have the contractor off site by the end of January.

RUNWAY AND TAXIWAY BRIDGE EVALUATION BY AVPORTS

Walter P. Moore completed the Forensic Analysis of the Runway and Taxiway bridges. The third-party review report has been completed and sent to WPM so that they can review the comments. The executive summary states that the report provided by WPM regarding the weight bearing capacity and potential modifications were based on common best practices.

NEW ATC TOWER (DESIGN) No Change from Last Report

RS&H is working on the final design. The schedule is as follows:

- 95% Construction Documents – February 26, 2026
- 100% Issue for Bid Documents – March 13, 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

RUNWAY 16L-34R REHABILITATION (DESIGN)

RS&H has started the design effort of the 16L/34R Runway Rehabilitation project and has reached 30% design. A 30% design review meeting with the FAA, State and Airport Staff was held on November 17, 2025 with RS&H's design team. The design team, FAA, State, and airport staff conducted a 2nd meeting to discuss some of the findings that were researched after the initial 30% design meeting. One of the biggest issues that was resolved was reducing the 3 inch overlay to 1 ½ inches.

ARFF STATION RENOVATION

The contractor has completed almost all of the 1st and 2nd floor walls. All low voltage outlets have been identified, as well as finalizing the layout of the kitchen and appliances. The contractor anticipates being substantially complete by mid-January. We are planning to have a ribbon cutting in January once we reach substantial completion.

Airport Director's Office

Juan E. Rivera

EA FOR NEW AIRPORT ATC TOWER

The Airport had coordinated with the FAA to relocate the RTR that is located on the existing tower. A site has been tentatively approved by the FAA and the information has been incorporated into the draft EA that was submitted to the FAA.

AIRPORT FINANCIAL CONSULTANTING PROPOSALS

The Airport Director has a meeting scheduled with Frasca & Associates, LLC, the Airport's new Financial Advisor. The scope of work from the RFP is shown below. The Airport Director plans to start with Landing Fee Calculations, Rates and Charges, and Annual Reports.

- Grant Consulting (FAA & State)
- b. Airport Revenue Analysis
- c. Airline Rates and Charges Consulting
- d. Passenger Facility Charge (PFC) Applications and Analyses
- e. Landing Fee Calculations and Methodology
- f. Business & Property Development Consulting
- g. Financial Reporting & Accounting Services Consulting (FAA Forms 5100-126 & 127)
- h. Financial Planning & Analysis Consulting
- i. Annual Airport Financial Report
- j. Presentations to City Council and Airport Commission
- k. Miscellaneous Airport Financial Consulting matters

UPCOMING EVENTS

Airport Offices are Closed on December 24th and 25th
Airport Offices are Closed on January 1, 2026

Juan E. Rivera

Juan E. Rivera, Director
Manassas Regional Airport

Attachments: Transition to Commercial Service Tasks, Noise Complaints & YTD Tie-Down and Hangar Occupancy Rates



Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 2.2

Submitted by: Patty Bibber

Submitting Department: Manassas Regional Airport

Meeting Date: December 18, 2025

Item Title

Revenue, Expenses, Aging and Billing Reports

Suggested Action and/or Recommendation

Suggested Motion

Item Type Reports / Presentations

Item ID 2026-483

Submitting Department Manassas Regional Airport

Drafter Patty Bibber

Meeting Body Manassas Regional Airport
Commission

Meeting Date December 18, 2025

ATTACHMENTS

- [Revenues 12-11-25.xlsx](#)
- [Expenses 12-11-25.xlsx](#)
- [Aging_Report_12-10-25.xlsx](#)
- [Bill Sheet 12-11-25.xlsx](#)

Revenues as of 12/11/2025

ORG	OBJ	ACCOUNT DESCRIPTION	ORIG APPROP	TRANS/ADJS	REV BUDGET	YTD EXP	ENCUMB	AVAIL BUDGET	% USED
57097400	315001	Interest on Pooled Cash	0	0	0	-108,147.89	0.00	108,148	100.00
57097400	315003	Interest on Investment	0	0	0	-475,429.08	0.00	475,429	100.00
57097400	315200	Leases and Rents	-3,629,200	0	-3,629,200	-1,556,451.62	0.00	-2,072,748	42.90
57097400	315204	Hangar Rentals	-998,800	0	-998,800	-434,622.31	0.00	-564,178	43.50
57097400	Total 57097400 Use of Money & Prope		-4,628,000	0	-4,628,000	-2,574,650.90	0.00	-2,053,349	55.60
57097600	317502	Remain Overnight Fees	-1,000	0	-1,000	0.00	0.00	-1,000	0.00
57097600	317510	Airport Tie-Down Fees	-142,000	0	-142,000	-59,376.21	0.00	-82,624	41.80
57097600	317520	Airport Fuel Flowage Fees	-255,000	0	-255,000	-142,938.63	0.00	-112,061	56.10
57097600	317530	Airport Security Surcharge	-55,000	0	-55,000	-32,198.66	0.00	-22,801	58.50
57097600	317531	Fingerprinting/Background Fees	-30,500	0	-30,500	0.00	0.00	-30,500	0.00
57097600	317532	Airport Security Fees	-3,500	0	-3,500	0.00	0.00	-3,500	0.00
57097600	317533	Airport ID Badge Fees	-19,500	0	-19,500	0.00	0.00	-19,500	0.00
57097600	317534	Lost/Stolen Badge Replacement	-500	0	-500	-20.00	0.00	-480	4.00
57097600	317535	Airport Car Rental Revenue	-30,000	0	-30,000	-16,348.81	0.00	-13,651	54.50
57097600	Total 57097600 Airport Charges for		-537,000	0	-537,000	-250,882.31	0.00	-286,118	46.70
57097700	318000	Miscellaneous Revenues	-2,500	0	-2,500	-1,792.45	0.00	-708	71.70
57097700	318070	Avports Reimb-ARFF Ops	-600,000	0	-600,000	0.00	0.00	-600,000	0.00
57097700	318071	Avports Reimb-Security Program	-650,000	0	-650,000	41,919.55	0.00	-691,920	-6.40
57097700	318072	Avports Reimb-AOC Part 139Cert	-510,000	0	-510,000	0.00	0.00	-510,000	0.00
57097700	318426	Card Replacement Fees	0	0	0	-100.00	0.00	100	100.00
57097700	318650	Airport Commercial Op Permit	-5,500	0	-5,500	-4,180.00	0.00	-1,320	76.00
57097700	Total 57097700 Other Local Rev-General		-1,768,000	0	-1,768,000	35,847.10	0.00	-1,803,847	-2.00
57098200	332010	FAA Tower Rent from Fed Govt	-16,000	0	-16,000	-7,788.00	0.00	-8,212	48.70
57098200	332011	FAA Tower Reimbursements	-34,000	0	-34,000	-10,314.10	0.00	-23,686	30.30
57098200	Total 57098200 Federal Non-Categorized		-50,000	0	-50,000	-18,102.10	0.00	-31,898	36.20
57099100	346400	Contr Surplus-Net Position	0	-985,456	-985,456	0.00	0.00	-985,456	0.00
57099100	346500	Contr Surplus-Encumbrances	0	-158,358	-158,358	0.00	0.00	-158,358	0.00
57099100	Total 57099100 OFS-Contribution		0	-1,143,814	-1,143,814	0.00	0.00	-1,143,814	0.00
		Revenue Total	-6,983,000	-1,143,814	-8,126,814	-2,807,788.21	0.00	-5,319,026	34.50

Expenses as of 12/11/2025

ORG	OBJ	ACCOUNT DESCRIPTION	ORIG APPROP	TRANS/ADJS	REV BUDGET	YTD EXP	ENCUMB	AVAIL BUDGET	% USED
57003703	411000	Salaries and Wages	890,000	0	890,000	325,311.65	0.00	564,688	36.60
57003703	411075	S&W-Housing Stipend	3,500	0	3,500	0.00	0.00	3,500	0.00
57003703	412000	S&W-On-Call	30,000	0	30,000	11,904.49	0.00	18,096	39.70
57003703	416000	S&W-Overtime	30,000	0	30,000	8,904.53	0.00	21,095	29.70
57003703	416010	Hours Worked on a Holiday	5,000	0	5,000	0.00	0.00	5,000	0.00
57003703	416015	Call-Back Overtime	1,000	0	1,000	0.00	0.00	1,000	0.00
57003703	420000	Employee Benefits	355,000	0	355,000	0.00	0.00	355,000	0.00
57003703	420002	Deferred Compensation	0	0	0	3,158.41	0.00	-3,158	100.00
57003703	420004	FICA	0	0	0	24,263.56	0.00	-24,264	100.00
57003703	420006	Virginia Retirement System	0	0	0	50,506.84	0.00	-50,507	100.00
57003703	420008	Group Health	0	0	0	31,576.68	0.00	-31,577	100.00
57003703	420010	Worker's Compensation	0	0	0	2,424.63	0.00	-2,425	100.00
57003703	420012	Group Term Life Insurance	0	0	0	3,997.15	0.00	-3,997	100.00
57003703	420014	Long Term Disability	0	0	0	1,326.86	0.00	-1,327	100.00
57003703	420016	Unemployment	0	0	0	0.19	0.00	0	100.00
57003703	420031	Car Allowance	6,100	0	6,100	2,515.39	0.00	3,585	41.20
57003703	431000	Professional Services	180,000	6,318	186,318	8,491.83	41,971.55	135,854	27.10
57003703	431004	Legal Fees	25,000	0	25,000	0.00	0.00	25,000	0.00
57003703	432000	Temporary Help Services	2,500	0	2,500	0.00	0.00	2,500	0.00
57003703	435000	Print Bind Photo Services	6,000	0	6,000	1,043.27	0.00	4,957	17.40
57003703	436000	Advertising Services	65,000	0	65,000	3,352.78	0.00	61,647	5.20
57003703	439000	Other Purchased Services	40,000	39,919	79,919	38,946.68	26,914.00	14,058	82.40
57003703	441000	Information Technology Charges	73,510	0	73,510	36,754.00	0.00	36,756	50.00
57003703	441005	Phones and Voicemail Charges	36,140	0	36,140	18,068.00	0.00	18,072	50.00
57003703	441045	GIS/Data Services Charges	17,370	0	17,370	8,682.00	0.00	8,688	50.00
57003703	441050	IT Purchases Mid-Year	8,000	0	8,000	1,055.54	0.00	6,944	13.20
57003703	442000	Motor Vehicle Charges	86,180	0	86,180	43,088.00	0.00	43,092	50.00
57003703	444000	Cost Allocation Charges	220,000	0	220,000	110,002.00	0.00	109,998	50.00
57003703	447000	Radio Charges	1,560	0	1,560	780.00	0.00	780	50.00
57003703	451001	Utilities	30,000	0	30,000	1,326.81	0.00	28,673	4.40
57003703	451002	City Utility Charges	145,000	0	145,000	48,802.59	0.00	96,197	33.70
57003703	452003	Cell Phone Charges	6,000	0	6,000	2,725.25	0.00	3,275	45.40
57003703	452007	Cable/Satellite TV Service	2,000	0	2,000	1,455.77	0.00	544	72.80

ORG	OBJ	ACCOUNT DESCRIPTION	ORIG APPROP	TRANS/ADJS	REV BUDGET	YTD EXP	ENCUMB	AVAIL BUDGET	% USED
57003703	452008	Telephone Service Charges	500	0	500	41.00	0.00	459	8.20
57003703	452009	Long Distance Charges	100	0	100	20.24	0.00	80	20.20
57003703	453000	Insurance	100,000	0	100,000	44,111.00	0.00	55,889	44.10
57003703	454001	Operating Leases	3,500	0	3,500	1,098.18	1,098.18	1,304	62.80
57003703	455001	Mileage	1,000	0	1,000	278.88	0.00	721	27.90
57003703	455002	Training and Travel	24,000	0	24,000	6,067.22	0.00	17,933	25.30
57003703	455005	Meeting / Business Expense	7,000	0	7,000	1,745.78	0.00	5,254	24.90
57003703	458000	Dues Memberships & Other Exp	7,000	0	7,000	2,904.00	0.00	4,096	41.50
57003703	458099	Miscellaneous Expense--Airport	50,000	0	50,000	0.00	0.00	50,000	0.00
57003703	461000	Office Supplies	4,000	0	4,000	1,321.24	899.26	1,780	55.50
57003703	462000	Other Supplies	19,000	0	19,000	3,035.57	0.00	15,964	16.00
57003703	463000	Books and Subscriptions	3,000	0	3,000	5,748.00	0.00	-2,748	191.60
57003703	464000	Uniforms and Safety Apparel	8,000	0	8,000	656.95	0.00	7,343	8.20
57003703	Total 57003703 Airport Operations		2,491,960	46,237	2,538,197	857,492.96	70,882.99	1,609,821	36.60
57003710	433000	Maintenance Services	65,000	0	65,000	10,681.72	0.00	54,318	16.40
57003710	433001	Refuse Collection Services	6,200	0	6,200	3,314.75	1,034.00	1,851	70.10
57003710	433003	Janitorial Services	50,000	0	50,000	20,285.18	29,054.34	660	98.70
57003710	433006	Mowing Services	30,000	10,760	40,760	17,310.64	18,378.25	5,071	87.60
57003710	433008	HVAC	20,000	0	20,000	0.00	0.00	20,000	0.00
57003710	433009	Elevator Services	8,000	0	8,000	0.00	0.00	8,000	0.00
57003710	433010	Snow Removal	30,000	0	30,000	0.00	0.00	30,000	0.00
57003710	433012	Airfield Lighting Maintenance	45,000	0	45,000	4,212.15	0.00	40,788	9.40
57003710	433014	Elevator Inspections	2,500	0	2,500	1,048.75	0.00	1,451	42.00
57003710	433015	Vehicle/Apparatus Maintenance	50,000	0	50,000	250.00	15,627.94	34,122	31.80
57003710	439000	Other Purchased Services	45,000	0	45,000	10,208.20	0.00	34,792	22.70
57003710	439004	Paving Services	10,000	0	10,000	0.00	0.00	10,000	0.00
57003710	439008	Hazmat Disposal	18,000	0	18,000	0.00	0.00	18,000	0.00
57003710	439014	Security Services	104,590	0	104,590	38,229.32	37,671.68	28,689	72.60
57003710	454004	Miscellaneous Rentals	10,000	0	10,000	0.00	0.00	10,000	0.00
57003710	462000	Other Supplies	20,000	0	20,000	10,064.42	0.00	9,936	50.30
57003710	462001	Tools	20,000	0	20,000	7,686.61	0.00	12,313	38.40
57003710	462044	Airfield Lighting Supplies	25,000	0	25,000	6,807.48	0.00	18,193	27.20
57003710	462046	Airport Hanger Supplies	15,000	0	15,000	1,274.02	0.00	13,726	8.50
57003710	462047	Airfield Supplies	50,000	0	50,000	398.74	6,800.00	42,801	14.40

ORG	OBJ	ACCOUNT DESCRIPTION	ORIG APPROP	TRANS/ADJS	REV BUDGET	YTD EXP	ENCUMB	AVAIL BUDGET	% USED
57003710	462048	Security Supplies	35,000	0	35,000	9,977.60	0.00	25,022	28.50
57003710	462052	Terminal Grounds Supplies	5,000	0	5,000	0.00	0.00	5,000	0.00
57003710	462067	Maintenance Supplies	3,500	0	3,500	2,785.99	0.00	714	79.60
57003710	466000	Building and Repair Materials	45,000	0	45,000	-64.33	0.00	45,064	-0.10
57003710	467000	Fuels/Oils/Lubricants	13,000	0	13,000	4,101.14	0.00	8,899	31.50
57003710	468000	Vehicle/Equipment Parts/Supp	20,000	11,813	31,813	22,817.20	0.00	8,995	71.70
57003710	471000	Equipment & Machinery Purch	378,000	89,549	467,549	388,299.68	53,389.75	25,859	94.50
57003710	Total 57003710 Airport Maintenance		1,123,790	112,121	1,235,911	559,689.26	161,955.96	514,266	58.40
57003711	433000	Maintenance Services	10,000	0	10,000	4,470.00	0.00	5,530	44.70
57003711	433008	HVAC	6,000	0	6,000	0.00	0.00	6,000	0.00
57003711	433009	Elevator Services	2,000	0	2,000	0.00	0.00	2,000	0.00
57003711	433014	Elevator Inspections	2,500	0	2,500	470.00	0.00	2,030	18.80
57003711	462000	Other Supplies	25,000	0	25,000	465.71	0.00	24,534	1.90
57003711	Total 57003711 FAA Tower Nonreimburse		45,500	0	45,500	5,405.71	0.00	40,094	11.90
57003712	433000	Maintenance Services	12,000	0	12,000	3,841.18	5,229.00	2,930	75.60
57003712	451002	City Utility Charges	21,000	0	21,000	6,897.04	0.00	14,103	32.80
57003712	451003	Heating Fuel Oil or Gas	1,000	0	1,000	103.34	0.00	897	10.30
57003712	Total 57003712 FAA Tower Reimbursables		34,000	0	34,000	10,841.56	5,229.00	17,929	47.30
57003713	416000	S&W-Overtime	1,000	0	1,000	0.00	0.00	1,000	0.00
57003713	431003	Marketing	600	0	600	0.00	0.00	600	0.00
57003713	433003	Janitorial Services	500	0	500	0.00	0.00	500	0.00
57003713	439000	Other Purchased Services	5,000	0	5,000	105.60	0.00	4,894	2.10
57003713	439014	Security Services	1,000	0	1,000	0.00	0.00	1,000	0.00
57003713	462000	Other Supplies	7,000	0	7,000	0.00	0.00	7,000	0.00
57003713	Total 57003713 Airport-Special Project		15,100	0	15,100	105.60	0.00	14,994	0.70
57003717	439000	Other Purchased Services	770,000	0	770,000	220,364.79	0.00	549,635	28.60
57003717	462000	Other Supplies	20,000	0	20,000	8,758.41	0.00	11,242	43.80
57003717	467000	Fuels/Oils/Lubricants	5,000	0	5,000	0.00	0.00	5,000	0.00
57003717	473000	Motor Vehicle Purchases	15,000	0	15,000	5,552.07	0.00	9,448	37.00
57003717	Total 57003717 Airport-ARFF Operations		810,000	0	810,000	234,675.27	0.00	575,325	29.00
57003718	411000	Salaries and Wages	95,000	0	95,000	38,693.10	0.00	56,307	40.70
57003718	416000	S&W-Overtime	0	0	0	465.99	0.00	-466	100.00
57003718	420000	Employee Benefits	40,000	0	40,000	0.00	0.00	40,000	0.00
57003718	420002	Deferred Compensation	0	0	0	386.95	0.00	-387	100.00

ORG	OBJ	ACCOUNT DESCRIPTION	ORIG APPROP	TRANS/ADJS	REV BUDGET	YTD EXP	ENCUMB	AVAIL BUDGET	% USED
57003718	420004	FICA	0	0	0	2,877.65	0.00	-2,878	100.00
57003718	420006	Virginia Retirement System	0	0	0	6,716.04	0.00	-6,716	100.00
57003718	420008	Group Health	0	0	0	6,874.36	0.00	-6,874	100.00
57003718	420010	Worker's Compensation	0	0	0	20.67	0.00	-21	100.00
57003718	420012	Group Term Life Insurance	0	0	0	474.50	0.00	-475	100.00
57003718	420014	Long Term Disability	0	0	0	225.03	0.00	-225	100.00
57003718	439014	Security Services	677,450	0	677,450	564.44	9,455.56	667,430	1.50
57003718	441050	IT Purchases Mid-Year	2,000	0	2,000	0.00	0.00	2,000	0.00
57003718	462039	Computer Software	17,000	0	17,000	0.00	0.00	17,000	0.00
57003718	462048	Security Supplies	31,000	0	31,000	0.00	0.00	31,000	0.00
57003718	Total 57003718 Airport-Security Program		862,450	0	862,450	57,298.73	9,455.56	795,696	7.70
57003719	411000	Salaries and Wages	260,000	0	260,000	29,639.51	0.00	230,360	11.40
57003719	412000	S&W-On-Call	0	0	0	985.00	0.00	-985	100.00
57003719	416000	S&W-Overtime	0	0	0	1,425.95	0.00	-1,426	100.00
57003719	420000	Employee Benefits	100,000	0	100,000	0.00	0.00	100,000	0.00
57003719	420002	Deferred Compensation	0	0	0	819.18	0.00	-819	100.00
57003719	420004	FICA	0	0	0	2,442.68	0.00	-2,443	100.00
57003719	420006	Virginia Retirement System	0	0	0	4,837.45	0.00	-4,837	100.00
57003719	420008	Group Health	0	0	0	5,723.13	0.00	-5,723	100.00
57003719	420010	Worker's Compensation	0	0	0	47.60	0.00	-48	100.00
57003719	420012	Group Term Life Insurance	0	0	0	357.99	0.00	-358	100.00
57003719	420014	Long Term Disability	0	0	0	169.17	0.00	-169	100.00
57003719	420016	Unemployment	0	0	0	6.50	0.00	-7	100.00
57003719	441050	IT Purchases Mid-Year	2,000	0	2,000	1,055.54	0.00	944	52.80
57003719	455002	Training and Travel	15,000	0	15,000	0.00	0.00	15,000	0.00
57003719	Total 57003719 Airport-AOC Part 139		377,000	0	377,000	47,509.70	0.00	329,490	12.60
57003793	462000	Other Supplies	250,000	0	250,000	0.00	0.00	250,000	0.00
57003793	481001	Principal - Bonds Payable	205,000	0	205,000	205,000.00	0.00	0	100.00
57003793	481021	Interest - Bonds Payable	3,000	0	3,000	3,075.00	0.00	-75	102.50
57003793	492575	Transfer to Airport Capital	325,000	985,456	1,310,456	1,210,456.00	0.00	100,000	92.40
57003793	496004	Contrib to Net Position	440,200	0	440,200	0.00	0.00	440,200	0.00
57003793	Total 57003793 Airprt Capex-Finance		1,223,200	985,456	2,208,656	1,418,531.00	0.00	790,125	64.20
		Expense Total	6,983,000	1,143,814	8,126,814	3,191,549.79	247,523.51	4,687,741	42.30

Aging Report as of 12/11/2025

Cust #	Customer Name	Bill #	Bill Due Date	Billed	Adjusted	Paid	30 to 60	61 to 90	91 to 120	Over 120	Int Due
36063	ANDERSON AIR SRVCS LLC	5998	06/06/2025	\$680.00	\$0.00	\$187.00	\$0.00	\$0.00	\$0.00	\$493.00	\$0.00

36063	ANDERSON AIR SRVCS LLC	Paying for his COP monthly - insurance renewed for a year/no pymnt since Oct sent email 12/9									
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Bankruptcy

Cust #	Customer Name	Bill #	Due Date	Billed	Adjusted	Paid	30 to 60	61 to 90	91 to 120	Over 120	Int Due
42215	AMERICAN HELICOPTERS	112912	07/01/2024	\$1,854.45	\$0.00	\$1,005.93	\$0.00	\$0.00	\$0.00	\$848.52	\$0.00
42215	AMERICAN HELICOPTERS	112901	07/31/2024	\$1,854.45	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,884.45	\$0.00
42215	AMERICAN HELICOPTERS	112902	08/31/2024	\$1,854.45	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,884.45	\$0.00
42215	AMERICAN HELICOPTERS	112903	10/01/2024	\$1,854.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,854.45	\$0.00
42215	AMERICAN HELICOPTERS	112904	10/31/2024	\$1,854.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,854.45	\$0.00
42215	AMERICAN HELICOPTERS	112905	12/01/2024	\$1,854.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,854.45	\$0.00
42744	AMERICAN AVIATION SVCS	96412	07/01/2024	\$6,623.85	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,653.85	\$0.00
42744	AMERICAN AVIATION SVCS	113112	07/01/2024	\$1,130.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,140.00	\$0.00
42744	AMERICAN AVIATION SVCS	96401	07/31/2024	\$6,623.85	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,653.85	\$0.00
42744	AMERICAN AVIATION SVCS	96402	08/31/2024	\$6,623.85	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,653.85	\$0.00
42744	AMERICAN AVIATION SVCS	96403	10/01/2024	\$6,623.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,623.85	\$0.00
42744	AMERICAN AVIATION SVCS	96404	10/31/2024	\$6,623.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,623.85	\$0.00
42744	AMERICAN AVIATION SVCS	96405	12/01/2024	\$6,623.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,623.85	\$0.00
42744	AMERICAN AVIATION SVCS	113101	07/31/2024	\$1,130.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,140.00	\$0.00
42744	AMERICAN AVIATION SVCS	113102	08/31/2024	\$1,130.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,140.00	\$0.00
42744	AMERICAN AVIATION SVCS	113103	10/01/2024	\$1,130.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,140.00	\$0.00
42744	AMERICAN AVIATION SVCS	113104	10/31/2024	\$1,130.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,140.00	\$0.00
42744	AMERICAN AVIATION SVCS	113105	12/01/2024	\$1,130.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,140.00	\$0.00

Due
\$493.00

\$493.00

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Due Now
\$848.52
\$1,884.45
\$1,884.45
\$1,854.45
\$1,854.45
\$1,854.45
\$6,653.85
\$1,140.00
\$6,653.85
\$6,653.85
\$6,623.85
\$6,623.85
\$6,623.85
\$1,140.00
\$1,140.00
\$1,140.00
\$1,140.00
\$1,140.00

\$56,853.87

Bill Sheet as of 12/11/2025

Vendor	Description	Net Amount
AUSTIN ELECTRICAL CONST INC	REIL Repair	1,862.15
WHITLOCK DALRYMPLE POSTON INC	10/25 Inspections & Materials Testing Services	2,268.75
PRO-TEC FIRE SERVICES INC	Monthly ARFF Services	62,882.84
REYNOLDS SMITH & HILLS INC	11/7/25 Obser Rd Proj	20,653.80
REYNOLDS SMITH & HILLS INC	11/21/25 Final Design & Bidding Phase Services	60,896.79
PR WM CNTY	9915 Moor Green/Alessi Dr Real Estate Tax Bill	128.84
AM ASSOC OF AIRPORT EXEC AAAE	Membership for Juan Rivera/Nick Carr/Jolene Berry	975.00
AMERICAN DISPOSAL SVCS, INC	Disposal Service for the Airport/Clean out hangars	1,243.75
IRIS GROUP HOLDINGS LLC	Panic Monitoring	35.11
LOOMACRES INC	Wildlife Hazard Management/Identification Training	2,550.00
NATIONAL BUSINESS AVIATION ASS	NBAA Membership Juan	499.00
U S PLANTS INC	Monthly Plant Service	126.00
A R C WATER TREATMENT	Water Treatment Services	208.00
BRUCE W REYLE & CO INC	Appraisal fee for 10677 Aviation Lane Bldg	5,000.00
EVERGREEN CONTRACTORS INC	Vinyl Siding install	3,750.00
ACME TECHNICAL GROUP	Maintenance for CCTV and Control Systems	264.44
VIRTOWER LLC	Virtual Tower Airport Operations Tracking	500.00
EDWARDS BUSINESS MACHINES INC	12/01-12/31/2025 Airport Copier SN#ADXM013000647	210.53
CINTAS CORP. #145	Tower Mats/Misc/Mats	978.08
JULIUS BRANSCOME INC	Mill and Replace	121,028.48
ASSOCIATED BUILDING MAINT	Janitorial Services	4,897.62
JAMES RIVER EQUIPMENT VA LLC	John Deere 624P Wheeled Front-End Loader	271,751.00
RENT-A-JOHN OF VIRGINIA LLC	Porta Potties West Side	185.00
WEWERKA MOWING	Airport Mowing Services	4,327.66
ORACLE ELEVATOR HOLDCO INC	Monthly Elevator Service	250.00
		567,472.84



Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 2.3

Submitted by: Patty Bibber

Submitting Department: Manassas Regional Airport

Meeting Date: December 18, 2025

Item Title

Tie-Down, Hangar Occupancy and Noise Report November

Suggested Action and/or Recommendation

Suggested Motion

Item Type Reports / Presentations

Item ID 2026-484

Submitting Department Manassas Regional Airport

Drafter Patty Bibber

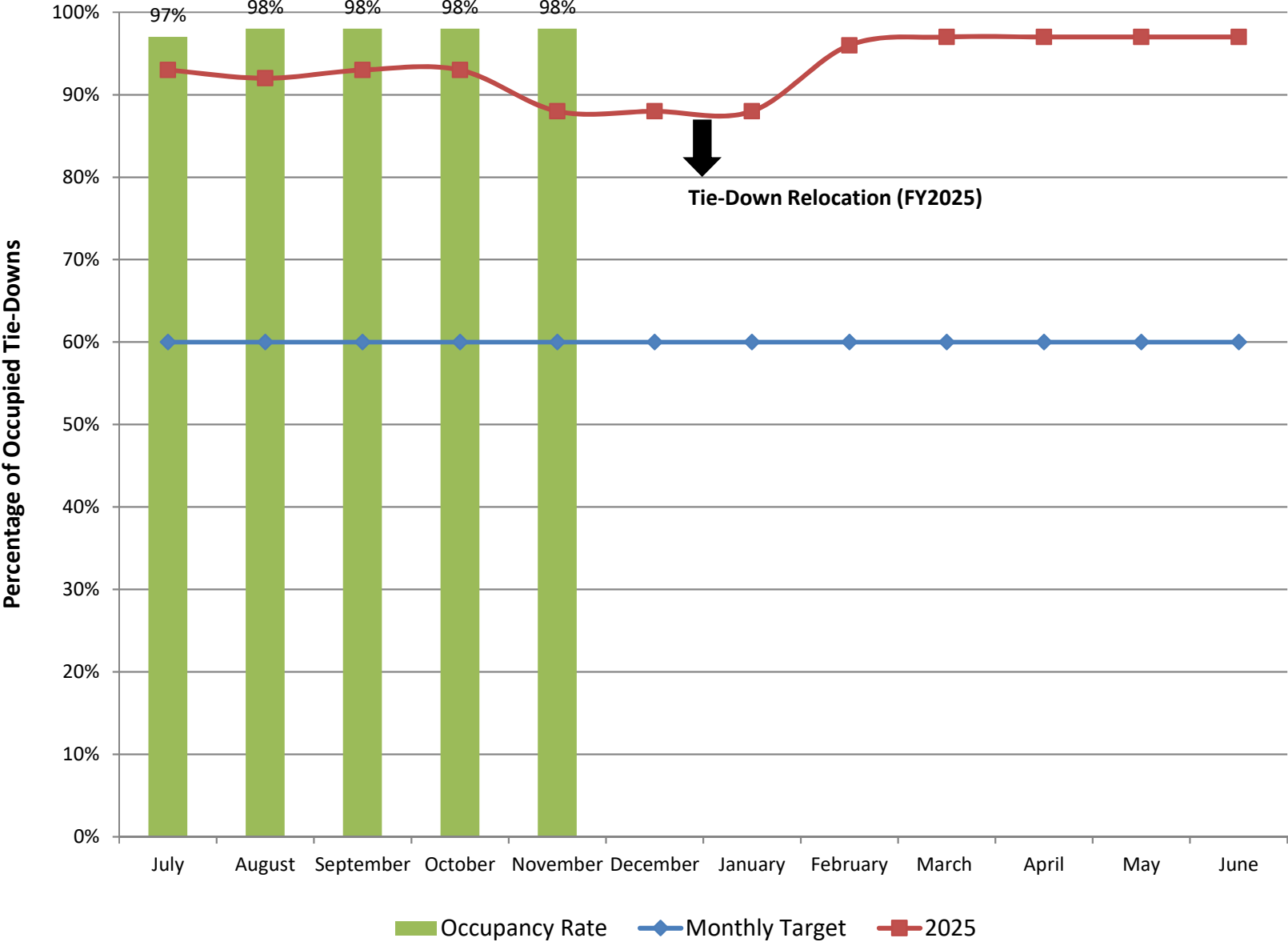
Meeting Body Manassas Regional Airport
Commission

Meeting Date December 18, 2025

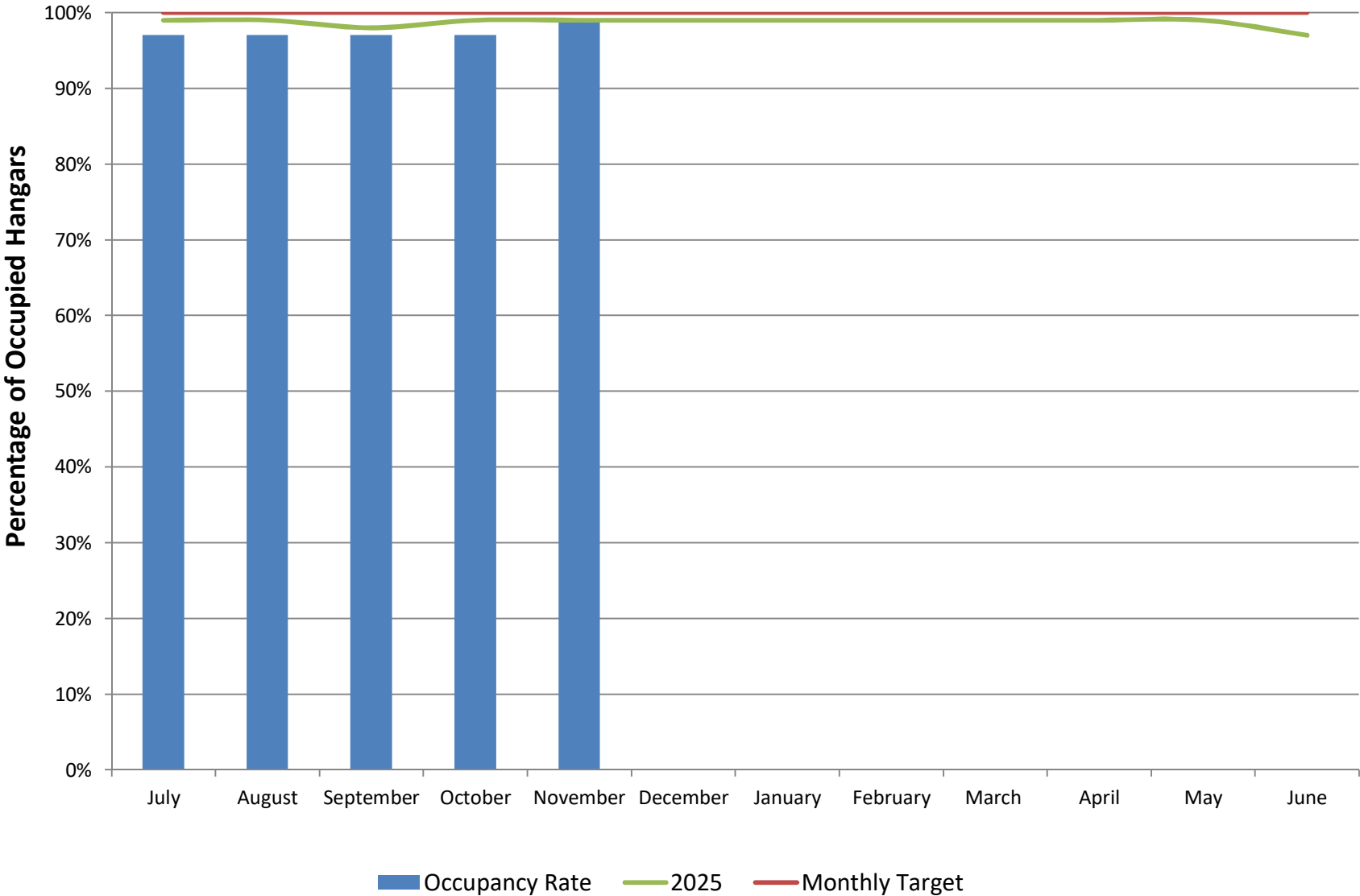
ATTACHMENTS

- [November 2025 Tie-Down Occupancy.pdf](#)
- [November 2025 Hangar Occupancy.pdf](#)
- [November 2025 Noise.pdf](#)

FY2026 Tie-Down Occupancy Rates

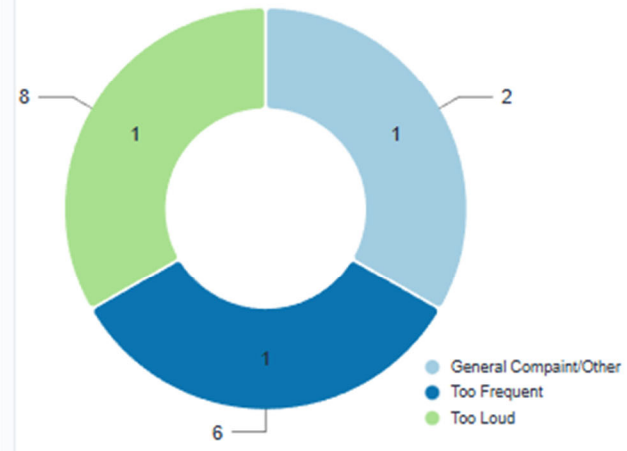


FY2026 Hangar Occupancy Rates

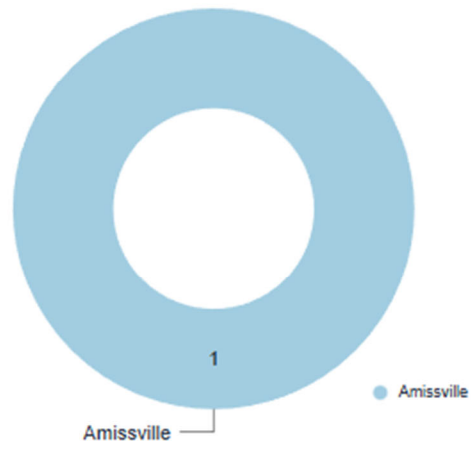


November 2025 Noise Statistics

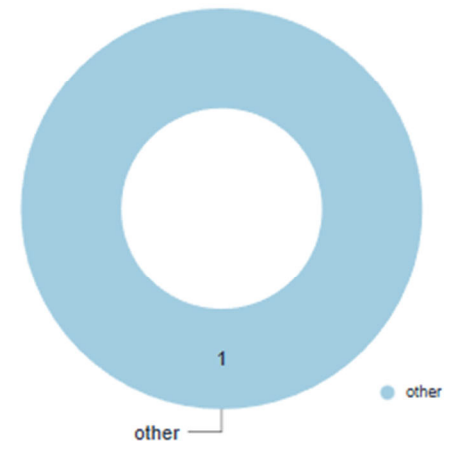
Event Type



City

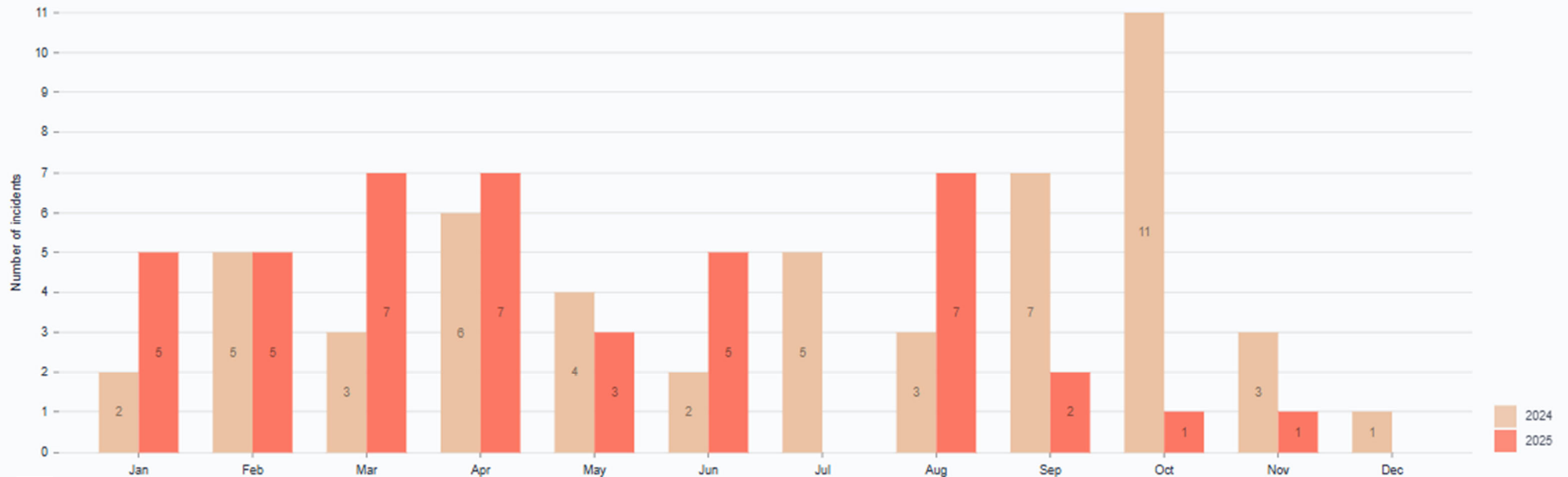


Outlined Surfaces



Total number of Noise Logs

2025 | v



Manassas Regional Airport (KHEF)



Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 2.4

Submitted by: Patty Bibber

Submitting Department: Manassas Regional Airport

Meeting Date: December 18, 2025

Item Title

Airport Project Update (Mrs. Jolene Berry, Asst. Airport Director, 5 mins)

Suggested Action and/or Recommendation

Suggested Motion

Item Type Reports / Presentations

Item ID 2026-485

Submitting Department Manassas Regional Airport

Drafter Patty Bibber

Meeting Body Manassas Regional Airport
Commission

Meeting Date December 18, 2025



Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 3.1

Submitted by: Patty Bibber

Submitting Department: Manassas Regional Airport

Meeting Date: December 18, 2025

Item Title

Airport Website Analytics (Mr. Alex Del Valle Mari, Airport Operations, 5 minutes)

Suggested Action and/or Recommendation

Suggested Motion

Item Type Reports / Presentations

Item ID 2026-486

Submitting Department Manassas Regional Airport

Drafter Patty Bibber

Meeting Body Manassas Regional Airport
Commission

Meeting Date December 18, 2025

ATTACHMENTS

- [Airport Website Analytics Q4 2025.pptx](#)

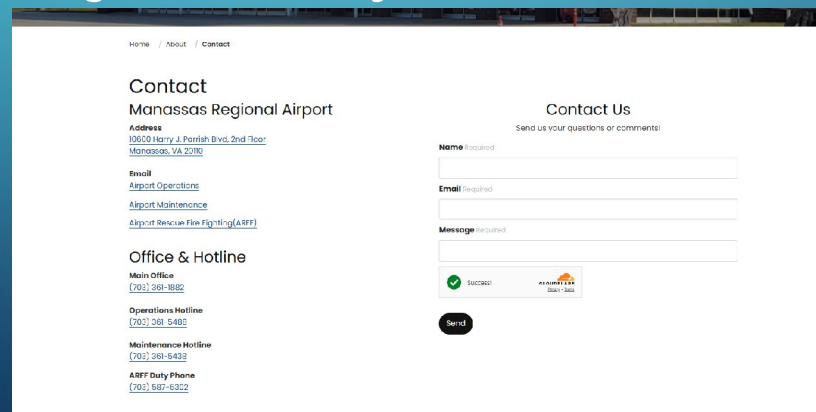
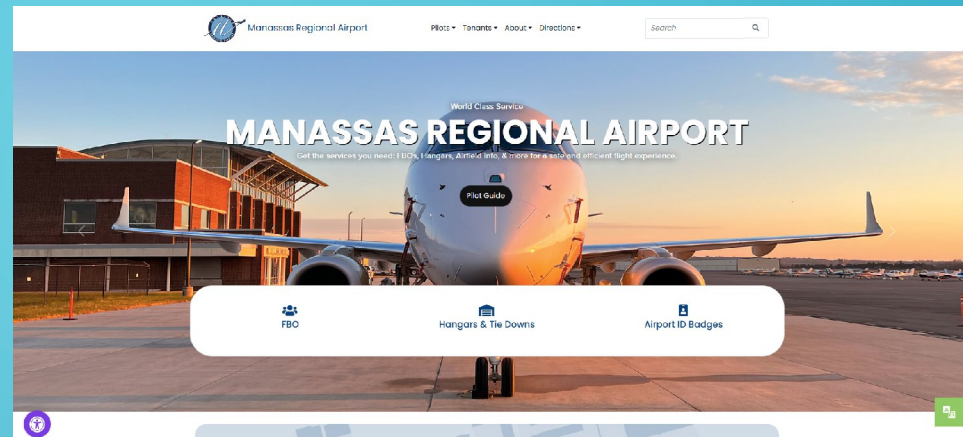


AIRPORT WEBSITE Q4 ANALYTICS

AIRPORT OPERATIONS

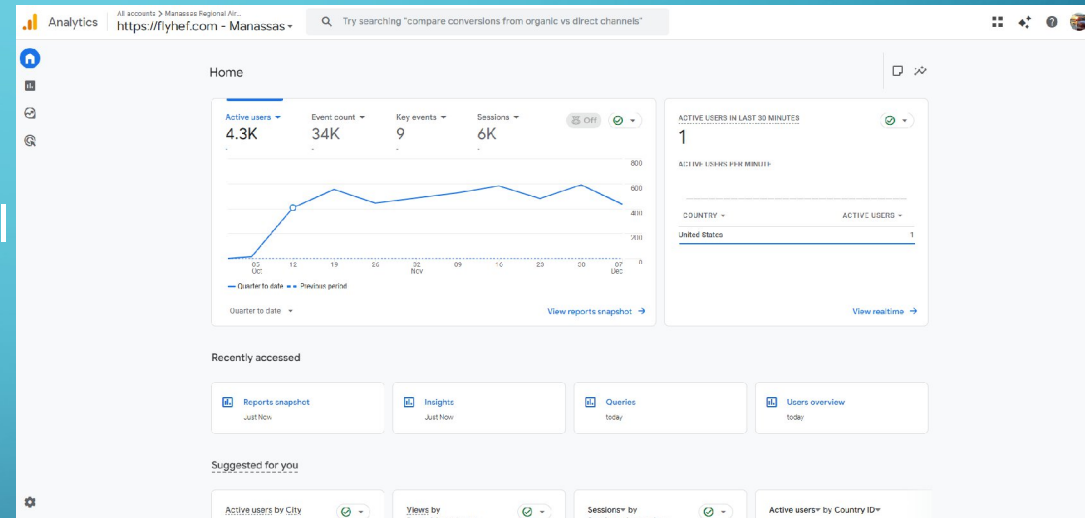
FLYHEF.COM

- Launched on October 14, 2025
- Developed and maintained by Trivera Interactive
- Staff can edit the website in real time without developer assistance
- New contact form integrated directly on the website

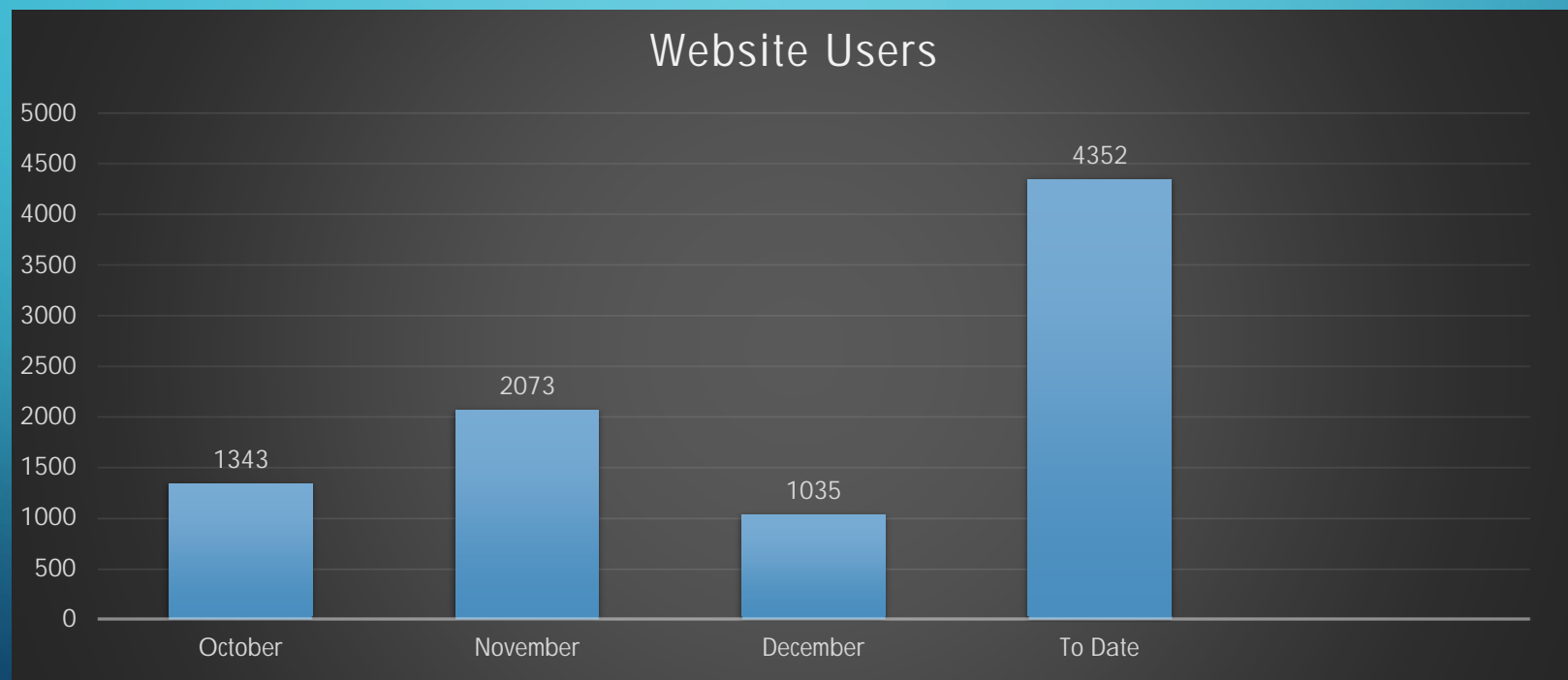


GOOGLE ANALYTICS

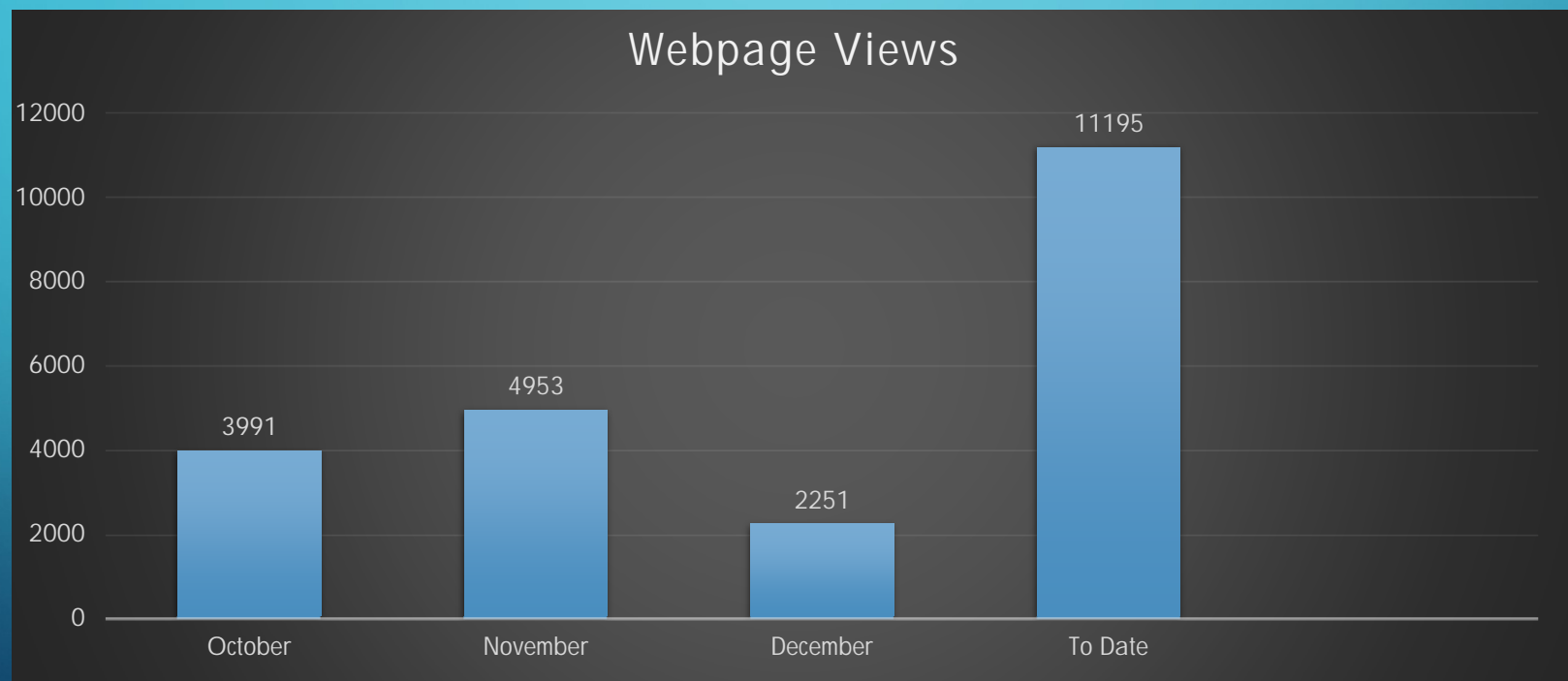
- New Analytics portal
- Can view website information in real time and customize reports
- Online portal connected to Google
- Current data is from October 14th-December 11th



Q4 ANALYTICS



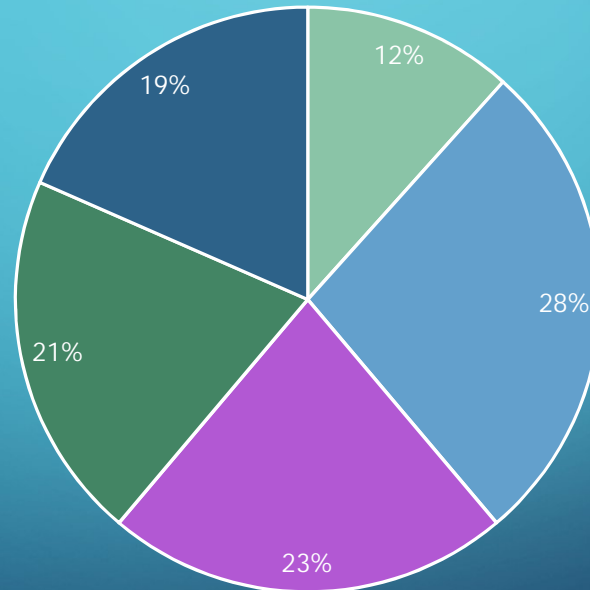
Q4 ANALYTICS



Q4 ANALYTICS



Top Pages(Excluding Home Page)

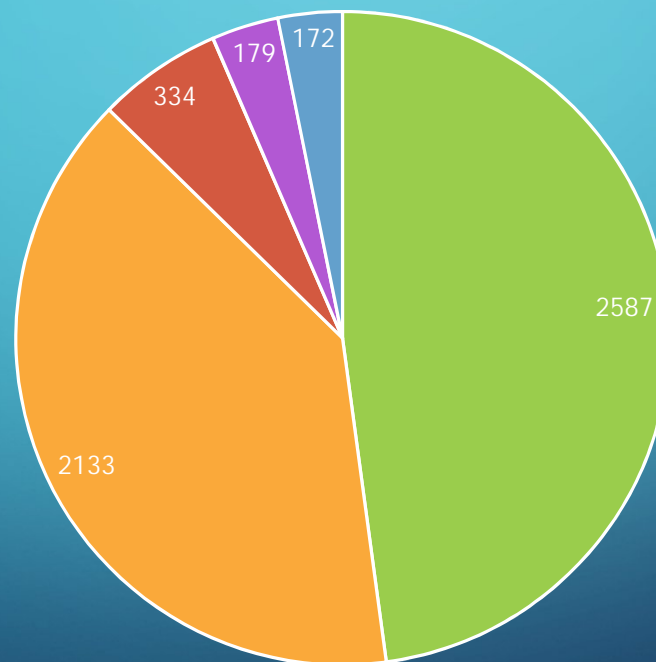


■ Pilots ■ ID Badges ■ Hangars and Tie-Downs ■ Staff ■ FBOs

Q4 ANALYTICS



Visits by Original Source



■ Direct ■ Google ■ Bing ■ City Website ■ Potomaclocal.com

Q4 ANALYTICS



Visitors by City



■ Ashburn, VA ■ Manassas, VA ■ Columbus, OH ■ New York, NY ■ Reston, VA

Q4 ANALYTICS



- Total Contact Forms Received: 9
- Average engagement time: 55 Seconds
- Event Count(Amount of Clicks): 34,093
- Top 5 countries of visitors excluding the United States:
 - China: 106 Visits
 - Singapore: 75 Visits
 - Germany: 58 Visits
 - Canada: 17 Visits
 - Ireland: 13 Visits

QUESTIONS?





Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 3.2

Submitted by: Patty Bibber

Submitting Department: Manassas Regional Airport

Meeting Date: December 18, 2025

Item Title

Airport Commission Training Video (Mrs. Jolene Berry, Asst. Airport Director, 8 minutes)

Suggested Action and/or Recommendation

Suggested Motion

Item Type Reports / Presentations

Item ID 2026-487

Submitting Department Manassas Regional Airport

Drafter Patty Bibber

Meeting Body Manassas Regional Airport
Commission

Meeting Date December 18, 2025



Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 3.3

Submitted by: Patty Bibber

Submitting Department: Manassas Regional Airport

Meeting Date: December 18, 2025

Item Title

Table Top Presentation (Mrs. Jolene Berry, Asst. Airport Director, 10 minutes)

Suggested Action and/or Recommendation

Suggested Motion

Item Type Reports / Presentations

Item ID 2026-491

Submitting Department Manassas Regional Airport

Drafter Patty Bibber

Meeting Body Manassas Regional Airport
Commission

Meeting Date December 18, 2025



Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 4.1

Submitted by: Patty Bibber

Submitting Department: Manassas Regional Airport

Meeting Date: December 18, 2025

Item Title

FY 2027 Proposed Revenues (Mr. Juan E. Rivera, Director, 10 minutes)

Suggested Action and/or Recommendation

Suggested Motion

Item Type Reports / Presentations

Item ID 2026-488

Submitting Department Manassas Regional Airport

Drafter Patty Bibber

Meeting Body Manassas Regional Airport
Commission

Meeting Date December 18, 2025

ATTACHMENTS

- [Munis Revenues 12-11-25 Rev 1.xlsx](#)

2027 Budget Revenues

Org	Object	Account Description	2027 Depart Budget	2026 Original Budget	DIFF	% of Change
57097400	315001	Interest on Pooled Cash	\$20,000.00	\$0.00	\$20,000.00	
57097400	315003	Interest on Investment	\$120,000.00	\$0.00	\$120,000.00	
57097400	315120	Interest on G87 Leases	\$0.00	\$0.00	\$0.00	
57097400	315200	Leases and Rents	\$4,212,720.00	\$3,629,200.00	\$7,841,920.00	16%
57097400	315203	Rent-Other	\$0.00	\$0.00	\$0.00	
57097400	315204	Hangar Rentals	\$1,029,700.00	\$998,800.00	\$2,028,500.00	3%
57097400	315208	Percentage Rent	\$0.00	\$0.00	\$0.00	
57097400	315209	Terminal Rent	\$0.00	\$0.00	\$0.00	
57097400	316999	Bad Debt Revenue Contra	\$0.00	\$0.00	\$0.00	
57097488	315200	Leases and Rents	\$0.00	\$0.00	\$0.00	
57097600	317500	Landing Fees-Airlines	\$0.00	\$0.00	\$0.00	
57097600	317501	Landing Fees-GA	\$0.00	\$0.00	\$0.00	
57097600	317502	Remain Overnight Fees	\$1,000.00	\$1,000.00	\$2,000.00	0%
57097600	317510	Airport Tie-Down Fees	\$142,740.00	\$142,000.00	\$284,740.00	1%
57097600	317520	Airport Fuel Flowage Fees	\$260,000.00	\$255,000.00	\$515,000.00	2%
57097600	317530	Airport Security Surcharge	\$61,000.00	\$55,000.00	\$116,000.00	11%
57097600	317531	Fingerprinting/Background Fees	\$30,600.00	\$30,500.00	\$61,100.00	0%
57097600	317532	Airport Security Fees	\$3,500.00	\$3,500.00	\$7,000.00	0%
57097600	317533	Airport ID Badge Fees	\$19,500.00	\$19,500.00	\$39,000.00	0%
57097600	317534	Lost/Stolen Badge Replacement	\$500.00	\$500.00	\$1,000.00	0%
57097600	317535	Airport Car Rental Revenue	\$0.00	\$30,000.00	\$30,000.00	-100%
57097600	317536	Airfield Vehicle Fee	\$0.00	\$0.00	\$0.00	
57097600	317540	Passenger Facility Charge	\$0.00	\$0.00	\$0.00	
57097700	318000	Miscellaneous Revenues	\$2,500.00	\$2,500.00	\$5,000.00	0%
57097700	318070	Avports Reimb-ARFF Ops	\$710,280.00	\$600,000.00	\$1,310,280.00	18%
57097700	318071	Avports Reimb-Security Program	\$710,280.00	\$650,000.00	\$1,360,280.00	9%
57097700	318072	Avports Reimb-AOC Part 139Cert	\$670,000.00	\$510,000.00	\$1,180,000.00	31%
57097700	318426	Card Replacement Fees	\$0.00	\$0.00	\$0.00	
57097700	318435	Insurance Reimbursements	\$0.00	\$0.00	\$0.00	
57097700	318436	Legal Expense Reimbursement	\$0.00	\$0.00	\$0.00	
57097700	318450	Donations/Contributions	\$0.00	\$0.00	\$0.00	
57097700	318650	Airport Commercial Op Permit	\$5,500.00	\$5,500.00	\$11,000.00	0%

Org	Object	Account Description	2027 Depart Budget	2026 Original Budget	DIFF	% of Change
57097700	318710	Cash Over/Short-Airport	\$0.00	\$0.00	\$0.00	
57097700	318904	Sale of Land	\$0.00	\$0.00	\$0.00	
57097700	318906	Sale of ROW/Easement	\$0.00	\$0.00	\$0.00	
57097900	322071	VA State Reimbursements	\$45,000.00	\$0.00	\$45,000.00	
57097900	322888	State Contrib-OPEB/Pension	\$0.00	\$0.00	\$0.00	
57098100	324003	FEMA Reimb-State	\$0.00	\$0.00	\$0.00	
57098200	332010	FAA Tower Rent from Fed Govt	\$16,000.00	\$16,000.00	\$32,000.00	0%
57098200	332011	FAA Tower Reimbursements	\$40,500.00	\$34,000.00	\$74,500.00	19%
57098300	333101	FEMA Reimb-Federal	\$0.00	\$0.00	\$0.00	
57098400	333010	CARES/ARPA/COVID-19 Funding	\$0.00	\$0.00	\$0.00	
57098688	341000	Capital Contributions	\$0.00	\$0.00	\$0.00	
57098900	344010	Bond Proceeds	\$0.00	\$0.00	\$0.00	
57099100	346400	Contr Surplus-Net Position	\$287,000.00	\$0.00	\$287,000.00	
57099100	346401	Contr Surplus-Restr Net Postn	\$15,030,000.00	\$0.00	\$15,030,000.00	
57099100	346500	Contr Surplus-Encumbrances	\$0.00	\$0.00	\$0.00	
		Totals	\$23,418,320.00	\$6,983,000.00	\$16,435,320.00	235%

Total Revenues	\$23,418,320.00
Total Expenditures	\$23,418,320.00
Net Gain/Loss	\$0.00

Account Type	Organization	Object	Project	Detail Type	Year	Line	Quantity
R	57097400	315200		A	2027	10	1
R	57097400	315204		A	2027	10	1
R	57099100	346400		A	2027	10	1
R	57099100	346400		A	2027	20	1
R	57099100	346400		A	2027	30	1
R	57099100	346401		A	2027	10	1
R	57099100	346401		A	2027	20	1

Amount	Project String Type	Project String
#####		
#####		
(\$30,000.00)		
(\$240,000.00)		
(\$17,000.00)		
#####		
#####		

Description	Justification	Request Group
AvPorts (Lots A-G) \$691,640Manassas FBO LLC \$195270Chantilly Holdings LL		
97% Occupancy Rate 100% would be \$965,964		
A-045 Fuel Farm Upgrade		
A-091 Rehab Runway 16L/34R		
A-113 Runway and Taxiway Bridge Modifications and Enhancements		
A-110 Taxiway B Widening and Lighting		
A-115 Snow Removal Equipment Facility		

User Defined



Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 4.2

Submitted by: Patty Bibber

Submitting Department: Manassas Regional Airport

Meeting Date: December 18, 2025

Item Title

Approval of 2026 Commission Calendar (Mrs. Jolene Berry, Asst. Airport Director, 5 minutes)

Suggested Action and/or Recommendation

Suggested Motion

Item Type Reports / Presentations

Item ID 2026-489

Submitting Department Manassas Regional Airport

Drafter Patty Bibber

Meeting Body Manassas Regional Airport
Commission

Meeting Date December 18, 2025

ATTACHMENTS

- [2026 Airport Commission Calendar Final.xls](#)



2026 Manassas Regional Airport Commission Meetings

Airport Commission Meetings
Airport Work Sessions
Executive Committee Meetings
Airport Commission Retreat
Airport Commission Recess
City Holidays - Office Closed

Airport Commission Meetings are held on the third Thursday of every month at 7pm. The Commission will meet in the Terminal 1st Floor, Conference Room.

Exec Committee - 2nd Tuesday 8:30 AM
2nd Floor Conference Room

Work Session are held quarterly
Meetings are held on the third Thursday of every month at 630pm. The Commission will meet in the Terminal 1st Floor, Conference Room.

Please note that amendments may be made to this calendar by the Airport Director or Airport Commission when deemed necessary.
Prepared by Airport Staff

Holidays & Observances

January 1	New Years Day (ob.)
January 19	Martin Luther King Day
February 16	President's Day
May 25	Memorial Day

JANUARY						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

* Organizational Meeting

APRIL						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

**Public Hearing on the FY26 Budget

JULY						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

OCTOBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MAY						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

AUGUST						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

NOVEMBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

MARCH						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

JUNE						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

SEPTEMBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

DECEMBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

June 19	Juneteenth	November 11	Veterans Day
July 3 & 4	Independence Day	November 26 & 27	Thanksgiving Holiday
Sept. 7	Labor Day	December 24	Floating Holiday
Oct. 12	Indigenous Peoples Day	December 25	Christmas Holiday



Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 5.1

Submitted by: Patty Bibber

Submitting Department: Manassas Regional Airport

Meeting Date: December 18, 2025

Item Title

Airport CIP - Questions regarding projects submitted (Mr. Juan E. Rivera, Director, 5 minutes)

Suggested Action and/or Recommendation

Suggested Motion

Item Type Reports / Presentations

Item ID 2026-490

Submitting Department Manassas Regional Airport

Drafter Patty Bibber

Meeting Body Manassas Regional Airport
Commission

Meeting Date December 18, 2025

ATTACHMENTS

- [Airport.pdf](#)

AIRPORT

Program Description:

The Airport Program is administered by the Airport Department. Manassas Regional Airport staff continues to undertake projects to ensure the Airport maintains safe, modern facilities that incorporate the latest in aviation technology while remaining fiscally responsible. The primary types of projects undertaken are planning, safety and capacity, revenue generation, and rehabilitation.

Program Highlights:

FY 2027 CAPITAL PROJECTS

Major projects expected to begin or continue construction:

- Widening of Taxiway B
- Rehabilitation of Runway 16L-34R
- Snow Removal Equipment Building

Projects under design include:

- Fuel Farm Upgrades
- Runway and Taxiway Bridge Enhancements & Modifications

New Capital Projects:

- No new Capital Projects for FY 2027

FY 2027 MAINTENANCE CAPITAL PROJECTS

- Airport Paving Program
- Airfield Improvements
- Airfield Paving
- Security Equipment Replacement

Program Accomplishments:

Completed:

- ATC Tower Design
- Taxiway B and Taxiway Y Rehabilitation
- Security Equipment Upgrades
- Signage Replacement and Repairs

SUMMARY OF AIRPORT CAPITAL PROJECTS

(\$ in Thousands)

Cost Estimates	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project	5-Year CIP
Planning	8,968	2,800	500	600	-	750	1,000	14,618	4,650
Land	-	-	-	-	-	-	-	-	-
Construction	31,400	28,040	1,500	9,100	9,000	6,000	41,300	126,340	53,640
Total Cost:	40,368	30,840	2,000	9,700	9,000	6,750	42,300	140,958	58,290

Funding Sources

General Fund	-	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-	-
Airport Fund	7,658	15,317	310	302	180	135	8,446	32,348	16,244
School Fund	-	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-	-
State	2,090	2,508	1,240	1,208	720	540	3,784	12,090	6,216
Federal	30,620	9,765	450	8,190	8,100	6,075	20,070	83,270	32,580
NVTA	-	-	-	-	-	-	-	-	-
Other Sources	-	3,250	-	-	-	-	10,000	13,250	3,250
Total Funding:	40,368	30,840	2,000	9,700	9,000	6,750	42,300	140,958	58,290

Operating Impacts

Staffing (Costs) Savings	-	-	-	-	-	-	-	-	-
Revenue	-	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-	-

AIRPORT CAPITAL PROJECT LISTING

(\$ in Thousands)

Project Name:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project	5-Year CIP
Air Traffic Control Tower	25,452	-	-	-	-	-	-	25,452	-
Fuel Farm Upgrade	600	150	1,500	-	-	-	-	2,250	1,650
North East Apron and Taxilane	-	-	-	600	-	6,000	-	6,600	6,600
Installation of Backup Generators	-	-	-	600	-	-	-	600	600
Rehabilitation of Runway 16L/34R	10,984	10,040	-	-	-	-	-	21,024	10,040
East Apron Rehabilitation	-	-	-	-	-	750	7,500	8,250	750
Runway 16L/34R Extension	-	-	-	-	-	-	7,100	7,100	-
South East Airport Complex Site	-	-	-	-	-	-	7,700	7,700	-
West Hangar Redevelopment and	200	-	-	-	-	-	10,000	10,200	-
Taxiway B Widening and Lighting	-	8,800	-	-	-	-	-	8,800	8,800
New East Ramp Taxiway	-	-	500	-	5,000	-	-	5,500	5,500
Runway & Taxiway Bridge	2,732	850	-	8,500	-	-	-	12,082	9,350
Snow Removal Equipment Building	-	11,000	-	-	-	-	-	11,000	11,000
Widen & Strengthen Taxiway E	400	-	-	-	4,000	-	-	4,400	4,000
Airport Utility Infrastructure	-	-	-	-	-	-	10,000	10,000	-
Total:	40,368	30,840	2,000	9,700	9,000	6,750	42,300	140,958	58,290

A-030 Air Traffic Control Tower

Year Introduced: 2003
Change: Timeline
Associated Proj: N/A
Program Area: Airport **Est. Start:** 09/01/2023
Managing Dept: Airport **Est. Comp:** 11/01/2029
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Master Plan; Airport Strategic Plan



Description:

Design and construct a new Airport Traffic Control Tower (ATCT) to be located on the west side of the Airport. The ATCT is over sixty years old and has long since reached its useful life. The Airport will move forward with the Tower Siting Study, Environmental Assessment, and the ATCT design effort in order to take advantage of the Infrastructure Investment and Jobs Act (prior BIL funding) and the available funding to reimburse the Airport for funds spent in advance and for construction. The City and the FAA will enter into a lease agreement for the ATCT once completed. A State grant was received in 2023 to complete the siting study for the new ATC tower. (Project II-12 of the Airport Layout Plan)

(\$ in 1,000s)

Cost Estimate:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	4,552	-	-	-	-	-	-	4,552
Land	-	-	-	-	-	-	-	-
Construction	20,900	-	-	-	-	-	-	20,900
Total Cost:	25,452	-	-	-	-	-	-	25,452

Funding Sources:

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	4,431	-	-	-	-	-	-	4,431
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	121	-	-	-	-	-	-	121
Federal	20,900	-	-	-	-	-	-	20,900
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	25,452	-	-	-	-	-	-	25,452

Operating Impacts:

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-045 Fuel Farm Upgrade

Year Introduced: 2004
Change: Increased Estimate
Associated Proj: N/A
Program Area: Airport **Est. Start:** 07/01/2023
Managing Dept: Airport **Est. Comp:** 09/30/2027
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Master Plan; Airport Strategic Plan



Description:

The fuel farm is approaching 30 years of age. There are approximately 3 million gallons of fuel that flow through the farm annually. As the fuel farm ages, the airport will need to upgrade and repair the facility. This may include expansion of the containment area and possible environmental regulation upgrades. Additional fuel tanks may be needed to support the new airline service. This project is on the Airport Layout Plan.

(\$ in 1,000s)

Cost Estimate:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	100	150	-	-	-	-	-	250
Land	-	-	-	-	-	-	-	-
Construction	500	-	1,500	-	-	-	-	2,000
Total Cost:	600	150	1,500	-	-	-	-	2,250

Funding Sources:

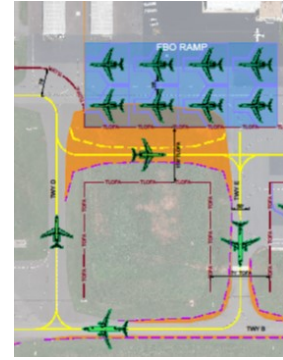
General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	120	30	300	-	-	-	-	450
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	480	120	1,200	-	-	-	-	1,800
Federal	-	-	-	-	-	-	-	-
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	600	150	1,500	-	-	-	-	2,250

Operating Impacts:

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-072 North East Apron and Taxilane Expansion

Year Introduced: 2016
Change: Funding to Later Year
Associated Proj: N/A
Program Area: Airport **Est. Start:** 07/01/2028
Managing Dept: Airport **Est. Comp:** 01/31/2031
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Master Plan; Airport Strategic Plan



Description:

Expand the east ramp north of Taxiway Echo, create a new taxilane that would allow traffic to flow safely around the FBO ramp, and incorporate an aircraft deicing pad for use in the winter months. This project will most likely be phased. Phase I would be the new taxi lane to by pass the FBO ramp and Phase II would be the ramp expansion for aircraft parking and a de-icing pad with a underground storage to collect de-icing fluid for aircraft de-icing operations.

(\$ in 1,000s)

Cost Estimate:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	-	-	600	-	-	-	600
Land	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	6,000	-	6,000
Total Cost:	-	-	-	600	-	6,000	-	6,600

Funding Sources:

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	-	-	-	12	-	120	-	132
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	-	-	-	48	-	480	-	528
Federal	-	-	-	540	-	5,400	-	5,940
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	-	-	-	600	-	6,000	-	6,600

Operating Impacts:

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-085 Installation of Backup Generators

Year Introduced: 2018
Change: No Change
Associated Proj: N/A
Program Area: Airport **Est. Start:** 07/01/2029
Managing Dept: Airport **Est. Comp:** 06/30/2030
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Strategic Plan - Obj. 2; Airport Master Plan



Description:

Purchase and install a back-up generator for the airfield lighting (80KW) system that includes runway 16L/34R and Taxiway B. This generator would also be a back-up for the PAPIs, wind cone, and the MALSR. A second generator would be purchased and installed for the airport terminal building (120KW). This generator would allow the terminal building to have continuing operations if electrical power was lost, as well as be used by the city for an emergency operations center if necessary.

(\$ in 1,000s)

Cost Estimate:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	-	-	-	-	-	-	-
Land	-	-	-	-	-	-	-	-
Construction	-	-	-	600	-	-	-	600
Total Cost:	-	-	-	600	-	-	-	600

Funding Sources:

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	-	-	-	120	-	-	-	120
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	-	-	-	480	-	-	-	480
Federal	-	-	-	-	-	-	-	-
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	-	-	-	600	-	-	-	600

Operating Impacts:

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-091 Rehabilitation of Runway 16L/34R

Year Introduced: 2021
Change: Expanded Scope
Associated Proj: N/A
Program Area: Airport **Est. Start:** 12/01/2023
Managing Dept: Airport **Est. Comp:** 11/01/2027
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Strategic Plan; Airport Master Plan



Description:

Runway 16L/34R is 6,200 feet long by 100 feet wide, and is the longest runway at the Airport. The pavement has reached its useful life and needs to be replaced. This project entails the repaving of 16L/34, restriping of the runway, and drainage work.

(\$ in 1,000s)

Cost Estimate:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	984	-	-	-	-	-	-	984
Land	-	-	-	-	-	-	-	-
Construction	10,000	10,040	-	-	-	-	-	20,040
Total Cost:	10,984	10,040	-	-	-	-	-	21,024

Funding Sources:

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	255	240	-	-	-	-	-	495
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	1,009	800	-	-	-	-	-	1,809
Federal	9,720	9,000	-	-	-	-	-	18,720
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	10,984	10,040	-	-	-	-	-	21,024

Operating Impacts:

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-093 East Apron Rehabilitation

Year Introduced: 2021
Change: Funding to Later Year
Associated Proj: N/A
Program Area: Airport **Est. Start:** 10/01/2030
Managing Dept: Airport **Est. Comp:** 10/01/2032
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Master Plan; Airport Strategic Plan



Description:

The east apron has reached its useful life and is showing signs of wear and cracking. This project would consist of milling the ramp and repaving. The concrete ramp adjacent to the terminal building will also be rehabilitated and expanded for commercial service. It would also include restriping the pavement surfaces. It includes fixing drainage issues as well. Due to funding and operational phasing, this project will be split into multiply phases.

(\$ in 1,000s)

Cost Estimate:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	-	-	-	-	750	-	750
Land	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	7,500	7,500
Total Cost:	-	-	-	-	-	750	7,500	8,250

Funding Sources:

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	-	-	-	-	-	15	150	165
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	-	-	-	-	-	60	600	660
Federal	-	-	-	-	-	675	6,750	7,425
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	-	-	-	-	-	750	7,500	8,250

Operating Impacts:

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-094 Runway 16L/34R Extension

Year Introduced: 2021
Change: Increased Estimate
Associated Proj: N/A
Program Area: Airport **Est. Start:**
Managing Dept: Airport **Est. Comp:**
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Master Plan; Airport Strategic Plan



Description:

The previous 500 foot runway extension was completed in 2012. A runway length analysis was conducted as part of the Master Plan that showed that it was justifiable to extend the runway up to 500 feet. The additional 500 foot extension will give pilots an extra safety margin when they are landing in inclement weather or when there's snow or ice on the runway. The project will also result in a slight noise reduction for areas north of the airport as planes could pass at a higher altitude. The ultimate runway length for 16L/34R would be 6,700 feet.

(\$ in 1,000s)

Cost Estimate:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	-	-	-	-	-	600	600
Land	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	6,500	6,500
Total Cost:	-	-	-	-	-	-	7,100	7,100

Funding Sources:

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	-	-	-	-	-	-	142	142
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	-	-	-	-	-	-	568	568
Federal	-	-	-	-	-	-	6,390	6,390
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	-	-	-	-	-	-	7,100	7,100

Operating Impacts:

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-097 South East Airport Complex Site Development

Year Introduced: 2022
Change: No Change
Associated Proj: N/A
Program Area: Airport **Est. Start:**
Managing Dept: Airport **Est. Comp:**
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Master Plan; Airport Strategic Plan



Description:

The southeast side of the Airport is the future of development at the Airport. It is projected that by 2024 the Airport will have developed all of its vacant land and will be unable to expand. The southeast side of the airport consist of approximately 60 acres of land, of which approximately 30 acres could be used for future development. The site is within the flood plain so the site would require fill material to make it useable. Although the Airport would use a phased approach and would develop the property as needed, it is prudent to have an overall development concept with timelines and cost estimates.

(\$ in 1,000s)

Cost Estimate:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	-	-	-	-	-	400	400
Land	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	7,300	7,300
Total Cost:	-	-	-	-	-	-	7,700	7,700

Funding Sources:

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	-	-	-	-	-	-	154	154
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	-	-	-	-	-	-	616	616
Federal	-	-	-	-	-	-	6,930	6,930
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	-	-	-	-	-	-	7,700	7,700

Operating Impacts:

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-098 West Hangar Redevelopment and Expansion

Year Introduced: 2022
Change: Increased Estimate
Associated Proj: N/A
Program Area: Airport **Est. Start:** 07/01/2025
Managing Dept: Airport **Est. Comp:** 06/30/2032
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Master Plan; Airport Strategic Plan



Description:

The west side of the airport has rows of hangars that are over 55 years old. There are three rows of the hangars that are a pole barn construction and they have reached their useful life. These hangars need to be replaced with steel hangars and meet new FAA standards for building separation. A drainage plan for this area needs to be developed as well as a phasing plan to redevelop this complex. This project would consist of development plan that would layout the redevelopment of the west side of the Airport and include phasing, hangar sizes and types, drainage improvements, cost estimates, survey and geotechnical investigation, and paving design. A preliminary design would be the first step to redeveloping this area of the airport.

(\$ in 1,000s)

Cost Estimate:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	200	-	-	-	-	-	-	200
Land	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	10,000	10,000
Total Cost:	200	-	-	-	-	-	10,000	10,200

Funding Sources:

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	40	-	-	-	-	-	8,000	8,040
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	160	-	-	-	-	-	2,000	2,160
Federal	-	-	-	-	-	-	-	-
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	200	-	-	-	-	-	10,000	10,200

Operating Impacts:

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-110 Taxiway B Widening and Lighting

Year Introduced: 2025
Change: Funding to Earlier Year
Associated Proj: N/A
Program Area: Airport **Est. Start:** 07/01/2027
Managing Dept: Airport **Est. Comp:** 06/01/2030
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Master Plan; Airport Strategic Plan



Description:

In order to meet the FAA standards for aircraft that the airport staff believes will be using the airport once commercial service begins, Taxiway B will need to be widened from 40 feet to 50 feet. This will give aircraft with wider gear bases to operate safely. The taxiway lights will also be replaced with LED lights. The Taxiway B safety area will also be brought up to the current FAA standards.

This project needs to be accelerated to meet the schedule of airline service. The Airport would seek PFCs, and or State and Federal Entitlements to reimburse itself. AIP funding is not available at this time to fund this project. The State can provide funding for the design, and possibly a portion of the construction cost, but that funding level is not known at this time (\$ in 1,000s)

Cost Estimate:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	800	-	-	-	-	-	800
Land	-	-	-	-	-	-	-	-
Construction	-	8,000	-	-	-	-	-	8,000
Total Cost:	-	8,800	-	-	-	-	-	8,800

Funding Sources:

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	-	8,160	-	-	-	-	-	8,160
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	-	640	-	-	-	-	-	640
Federal	-	-	-	-	-	-	-	-
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	-	8,800	-	-	-	-	-	8,800

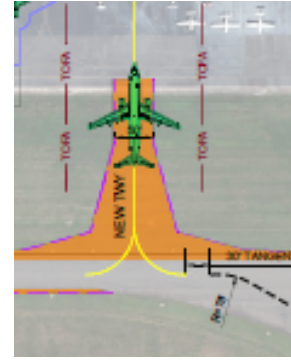
Operating Impacts:

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-112 New East Ramp Taxiway

Year Introduced: 2025
Change: Funding to Earlier Year
Associated Proj: N/A
Program Area: Airport
Managing Dept: Airport
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Master Plan;

Est. Start: 07/01/2029
Est. Comp: 10/01/2031



Description:

Design and construct a new taxiway entrance onto the East Ramp. With the arrival of scheduled service, the Airport will experience increased activity in large aircraft on the east ramp. In order to increase flow and efficiency, a second taxiway would need to be constructed to give aircraft options when entering and exiting the ramp. This project will design, bid, and construct a new taxiway for Group 3 aircraft south of Taxiway Echo. This project would include signage, lighting, and required markings. This project would only move forward if grant funds are approved by the State and/or FAA.

(\$ in 1,000s)

Cost Estimate:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	-	500	-	-	-	-	500
Land	-	-	-	-	-	-	-	-
Construction	-	-	-	-	5,000	-	-	5,000
Total Cost:	-	-	500	-	5,000	-	-	5,500

Funding Sources:

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	-	-	10	-	100	-	-	110
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	-	-	40	-	400	-	-	440
Federal	-	-	450	-	4,500	-	-	4,950
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	-	-	500	-	5,000	-	-	5,500

Operating Impacts:

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-113 Runway & Taxiway Bridge Enhancements & Modifications

Year Introduced: 2025
Change: Decreased Estimate
Associated Proj: N/A
Program Area: Airport **Est. Start:** 09/30/2024
Managing Dept: Airport **Est. Comp:** 09/30/2030
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Master Plan; Airport Strategic Plan



Description:

The runway 16L/34R bridge and the Taxiway B bridge that span over Broad Run are 42 years old and near their useful life of 50 years. The bridges need to be replaced prior to any significant maintenance issues or possible failure. The new bridges will be designed for a lifespan of 75 years and carry the expected weight of commercial service aircraft that will utilize the bridges in the future.

(\$ in 1,000s)

Cost Estimate:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	2,732	850	-	-	-	-	-	3,582
Land	-	-	-	-	-	-	-	-
Construction	-	-	-	8,500	-	-	-	8,500
Total Cost:	2,732	850	-	8,500	-	-	-	12,082

Funding Sources:

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	2,732	17	-	170	-	-	-	2,919
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	-	68	-	680	-	-	-	748
Federal	-	765	-	7,650	-	-	-	8,415
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	2,732	850	-	8,500	-	-	-	12,082

Operating Impacts:

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-115 Snow Removal Equipment Building

Year Introduced: 2026
Change: Funding to Earlier Year
Associated Proj: N/A
Program Area: Airport **Est. Start:** 07/01/2026
Managing Dept: Airport **Est. Comp:** 10/30/2028
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Master Plan; Airport Strategic Plan



Description:

This project entails building a Maintenance Equipment Storage (MES)/Snow Removal Equipment (SRE) Facility to accommodate new larger multi-use SRE building and provide a storage facility with a layout which meets the growing needs of the airport.

The Phase I construction of the new terminal building used for commercial service will require that the existing building be torn down. Therefore this project will need to be accelerated so the the Airport's Maintenance Division has a place to store its Snow Equipment and other equipment.

(\$ in 1,000s)

Cost Estimate:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	1,000	-	-	-	-	-	1,000
Land	-	-	-	-	-	-	-	-
Construction	-	10,000	-	-	-	-	-	10,000
Total Cost:	-	11,000	-	-	-	-	-	11,000

Funding Sources:

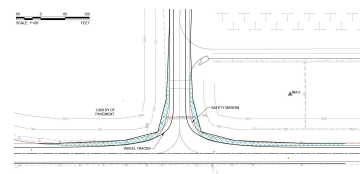
General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	-	6,870	-	-	-	-	-	6,870
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	-	880	-	-	-	-	-	880
Federal	-	-	-	-	-	-	-	-
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	3,250	-	-	-	-	-	3,250
Total Funding:	-	11,000	-	-	-	-	-	11,000

Operating Impacts:

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-116 Widen & Strengthen Taxiway E

Year Introduced: 2026
Change: Funding to Later Year
Associated Proj: N/A
Program Area: Airport **Est. Start:** 07/01/2025
Managing Dept: Airport **Est. Comp:** 10/30/2030
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Master Plan; Airport Strategic Plan



Description:

The pavement dimensions for Taxiway E do not meet design standards for the aircraft expected to serve commercial scheduled airline service at the Airport. This project will widen the fillets to meet design standards. Some of this work may be able to be done under the Taxiway B Widening project. If so, the scope and cost of the project could be reduced.

(\$ in 1,000s)

Cost Estimate:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	400	-	-	-	-	-	-	400
Land	-	-	-	-	-	-	-	-
Construction	-	-	-	-	4,000	-	-	4,000
Total Cost:	400	-	-	-	4,000	-	-	4,400

Funding Sources:

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	80	-	-	-	80	-	-	160
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	320	-	-	-	320	-	-	640
Federal	-	-	-	-	3,600	-	-	3,600
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	400	-	-	-	4,000	-	-	4,400

Operating Impacts:

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-117 Airport Utility Infrastructure Improvements

Year Introduced: 2026
Change: No Change
Associated Proj: N/A
Program Area: Airport
Managing Dept: Utilities
Manager: T. Aly
Plan Conformance: Airport Master Plan

Est. Start:
Est. Comp:



Description:

Upgrade utility infrastructure at the Manassas Regional Airport in support of commercial air services and ongoing expansion per the adopted Airport Master Plan. The funding will be used as follows:

- Sewer Improvements: \$4 million
- Water Improvements: \$1 million
- Electric Improvements: \$5 million

(\$ in 1,000s)

Cost Estimate:	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	-	-	-	-	-	-	-
Land	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	10,000	10,000
Total Cost:	-	-	-	-	-	-	10,000	10,000

Funding Sources:

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	-	-	-	-	-	-	-	-
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	-	-	-	-	-	-	-	-
Federal	-	-	-	-	-	-	-	-
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	10,000	10,000
Total Funding:	-	-	-	-	-	-	10,000	10,000

Operating Impacts:

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

AIRPORT MAINTENANCE CAPITAL PROJECT LISTING

The City identifies Capital Projects with a cost greater than \$100,000 and a useful life of 10+ years. The City recognizes that there are additional projects/needs that are capital in nature but do not meet the requirement set forth for a capital project. These additional projects/needs are considered Maintenance Capital Projects, a list of which is provided below for the Airport program.

Project Name	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Airport Paving Program (outside Airfield)	720	250	510	280	280	280	-	2,320
Airfield Improvements	587	530	245	495	125	125	-	2,107
Airfield Paving Program	1,000	250	510	280	280	280	-	2,600
Security Equipment Replacement	625	13	23	27	13	13	-	714
Total Cost:	2,932	1,043	1,288	1,082	698	698	-	7,741

Funding Sources

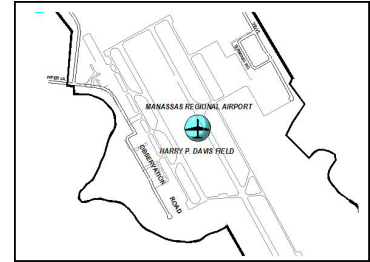
General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	647	209	258	216	140	128	-	1,598
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	2,285	834	1,030	866	558	570	-	6,143
Federal	-	-	-	-	-	-	-	-
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	2,932	1,043	1,288	1,082	698	698	-	7,741

A-058 Airport Paving Program (outside Airfield)

Maintenance Project

Year Introduced: 2010
Change: No Change
Associated Proj: N/A
Program Area: Airport
Managing Dept: Airport
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Master Plan;

Est. Start:
Est. Comp:



Description:

These are ongoing paving projects that include roads and parking lots outside of the airport operations area (AOA). In most cases these projects will include mill and fill, overlays, patch work, and crack sealing. Striping of parking lots and roads are included in this program. These projects are relatively small and are considered to be pavement maintenance, not restoration/replacement projects.

FY 2027 - Frank Marshall Lane; FY 2028 - Tower Public Use Parking Lot; FY 2029 - James Payne Court Rehabilitation; FY 2030 - Piper Lane Rehabilitation; FY 2032 - General Road Maintenance

(\$ in 1,000s)

Cost Estimate	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	-	-	-	-	-	-	-
Land	-	-	-	-	-	-	-	-
Construction	720	250	510	280	280	280	-	2,320
Total Cost:	720	250	510	280	280	280	-	2,320

Funding Sources

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	185	50	102	56	56	44	-	493
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	535	200	408	224	224	236	-	1,827
Federal	-	-	-	-	-	-	-	-
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	720	250	510	280	280	280	-	2,320

Operating Impacts

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-082 Airfield Improvements

Maintenance Project

Year Introduced: 2018
Change: Increased Estimate
Associated Proj: N/A
Program Area: Airport **Est. Start:**
Managing Dept: Airport **Est. Comp:**
Manager: J. Rivera
Plan Conformance: MOB 6.1.4; Airport Strategic Plan - Obj. 3; Airport Master Plan



Description:

These projects will include ongoing maintenance repairs and improvements to different parts of the airfield at the Manassas Regional Airport.

Annually: Airfield marking, tree removal, signage replacement/repairs and fencing
 FY 2027 - Midfield Ditch, Taxilane Zulu OFA, Outfall Repair, West Side Lighting Upgrades
 FY 2028 - Outfall Repairs, Stormwater Maintenance, West Side Lighting Upgrades
 FY 2029 - Midfield Ditch Restoration

(\$ in 1,000s)

Cost Estimate	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	-	-	-	-	-	-	-
Land	-	-	-	-	-	-	-	-
Construction	587	530	245	495	125	125	-	2,107
Total Cost:	587	530	245	495	125	125	-	2,107

Funding Sources

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	77	106	49	99	25	25	-	381
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	510	424	196	396	100	100	-	1,726
Federal	-	-	-	-	-	-	-	-
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	587	530	245	495	125	125	-	2,107

Operating Impacts

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

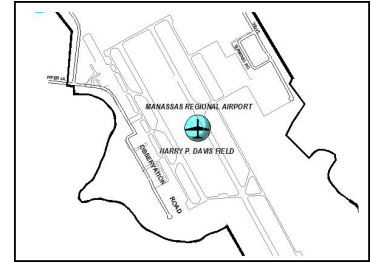
A-084 Airfield Paving Program

Maintenance Project

Year Introduced: 2018
Change: Increased Estimate
Associated Proj: N/A
Program Area: Airport
Managing Dept: Airport
Manager: J. Rivera
Plan Conformance: Airport Strategic Plan - Obj. 3; City Strategic Plan; Airport Master Plan

Est. Start:

Est. Comp:



Description:

Pave taxiways, taxi lanes and ramps on the airport airfield (inside the fence). In most cases we will mill 2-3" of asphalt and replace it with a FAA/State approved asphalt mix, overlays, patch work, and sealing. Stripe the pavement afterwards. These projects are relatively small and are considered to be pavement maintenance, not restoration/replacement.

FY 2027 - Crack Sealing, Security Perimeter Road, Taxilane Charlie (East of Taxilane Zulu)

FY 2028 - Crack Sealing, Interior Service Road, Repave West City T-hangars, Northwest Tie-Down Apron

FY 2029 - Crack Sealing, Construct Security Perimeter Road - Phase I, Pavement Maintenance General

FY 2030 - Crack Sealing, Construct Security Perimeter Road - Phase II, Pavement Maintenance General

(\$ in 1,000s)

Cost Estimate	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	-	-	-	-	-	-	-
Land	-	-	-	-	-	-	-	-
Construction	1,000	250	510	280	280	280	-	2,600
Total Cost:	1,000	250	510	280	280	280	-	2,600

Funding Sources

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	200	50	102	56	56	56	-	520
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	800	200	408	224	224	224	-	2,080
Federal	-	-	-	-	-	-	-	-
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	1,000	250	510	280	280	280	-	2,600

Operating Impacts

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

A-104 Security Equipment Replacement

Maintenance Project

Year Introduced: 2023
Change: Increased Estimate
Associated Proj: N/A
Program Area: Airport
Managing Dept: Airport
Manager: J. Rivera
Plan Conformance:

Est. Start:
Est. Comp:



Description:

These projects will include ongoing maintenance repairs, upgrades and improvements to the Manassas Regional Airport's Security System. This includes the installation of new security cameras, upgrade of existing cameras, and card reader replacement and upgrades.

(\$ in 1,000s)

Cost Estimate	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	-	-	-	-	-	-	-
Land	-	-	-	-	-	-	-	-
Construction	625	13	23	27	13	13	-	714
Total Cost:	625	13	23	27	13	13	-	714

Funding Sources

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	185	3	5	5	3	3	-	204
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	440	10	18	22	10	10	-	510
Federal	-	-	-	-	-	-	-	-
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	625	13	23	27	13	13	-	714

Operating Impacts

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-



Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 5.2

Submitted by: Patty Bibber

Submitting Department: Manassas Regional Airport

Meeting Date: December 18, 2025

Item Title

Update on NW Development Bids (Mr. Juan E. Rivera, Director, 5 minutes)

Suggested Action and/or Recommendation

Suggested Motion

Item Type Reports / Presentations

Item ID 2026-492

Submitting Department Manassas Regional Airport

Drafter Patty Bibber

Meeting Body Manassas Regional Airport
Commission

Meeting Date December 18, 2025