



Glynn County Airport Commission

February 24, 2026



I. Glynn County Airport Commission Call to Order





II. Invocation

Pledge of Allegiance



III. Accept Agenda



IV. Public Comment

A. General Comments

B. Request to Speak Forms



Request to Speak

Name: _____

Agenda Item: _____

V. Pilot Recognition



Bryse Albright – Commercial Pilot

Training completed with Makayla O'Brien High Tide Aviation at the St. Simons Island Airport



Cameron Crepeau - Private Pilot

Training Completed with Alex Bouvier – High Tide Aviation at the St. Simons Island Airport

VI. Approval of Minutes

A. Glynn County Airport Commission Monthly Meeting Minutes January 20, 2026

**Recommendation: Approve the January 20, 2026
Glynn County Airport Commission meeting minutes.**

Enclosure A



VII. Finance and Administration

Shawna Williams, C.M.

Airport Commission Audit Update Fiscal Year 2024-2025



ACCREDITED IN BUSINESS VALUATION
BUSINESS DEVELOPMENT SPECIALISTS
CHARTERED GLOBAL MANAGEMENT ACCOUNTANTS
CERTIFIED PROFESSIONAL IN HUMAN RESOURCES
CERTIFICATION IN RISK MANAGEMENT ASSURANCE
FINANCIAL ADVISORS/REGISTERED REPRESENTATIVES
PERSONAL FINANCIAL SPECIALISTS

CERTIFIED FINANCIAL PLANNERS™
CERTIFIED FRAUD EXAMINERS
CERTIFIED GOVERNMENT AUDITING PROFESSIONALS
CERTIFIED INFORMATION SYSTEMS AUDITORS
CERTIFIED INFORMATION TECHNOLOGY PROFESSIONALS
CERTIFIED INTERNAL AUDITORS
CERTIFIED PUBLIC ACCOUNTANTS
CERTIFIED VALUATION ANALYSTS

NICHOLS, CAULEY & ASSOCIATES, LLC

ATLANTA • CALHOUN • CANTON • DALTON • DUBLIN • KENNESAW • MARIETTA • ROME • WARNER ROBINS



VII. Finance and Administration

Shawna Williams, C.M.

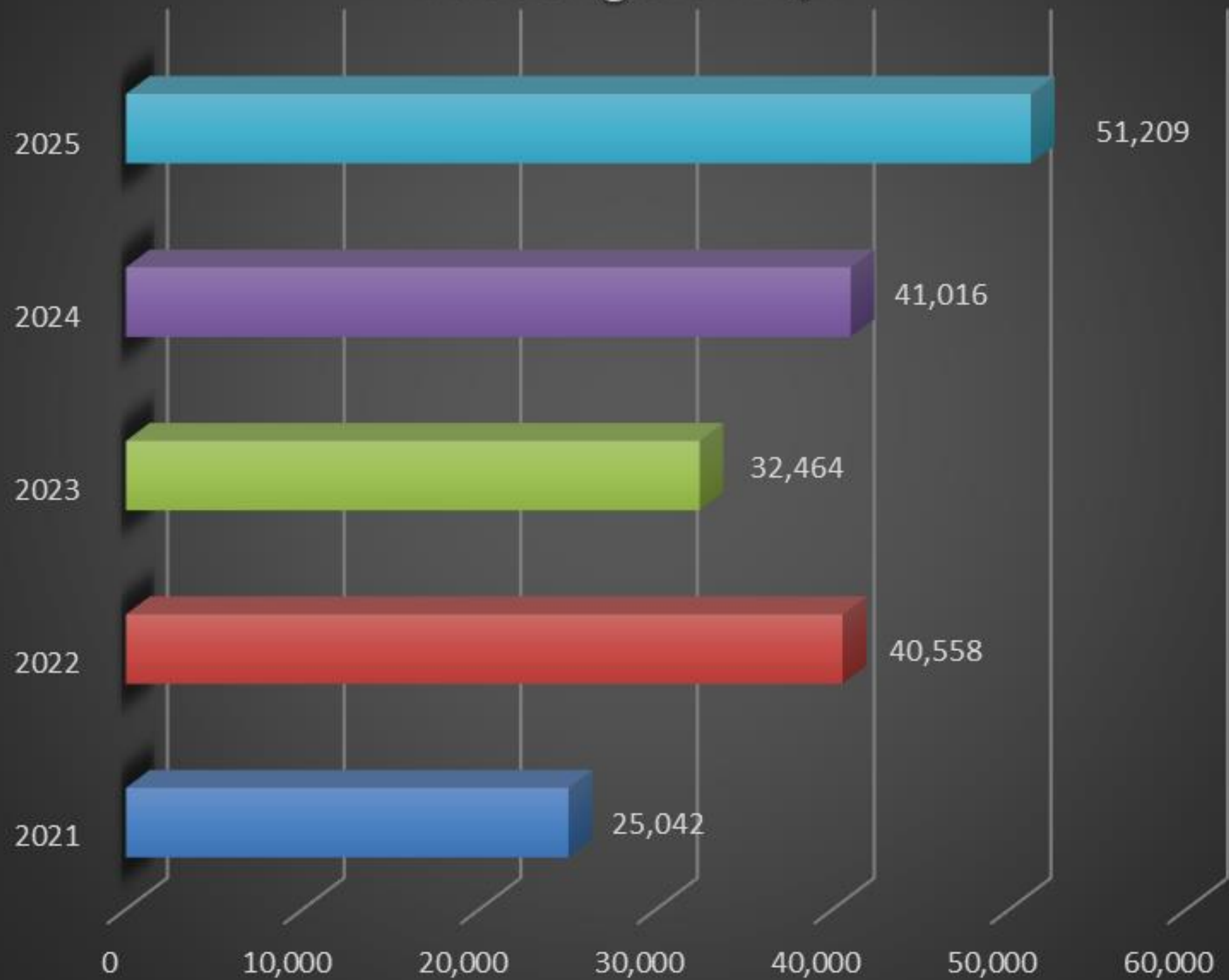
Airport Commission Annual Review

Fiscal Year 2024-2025

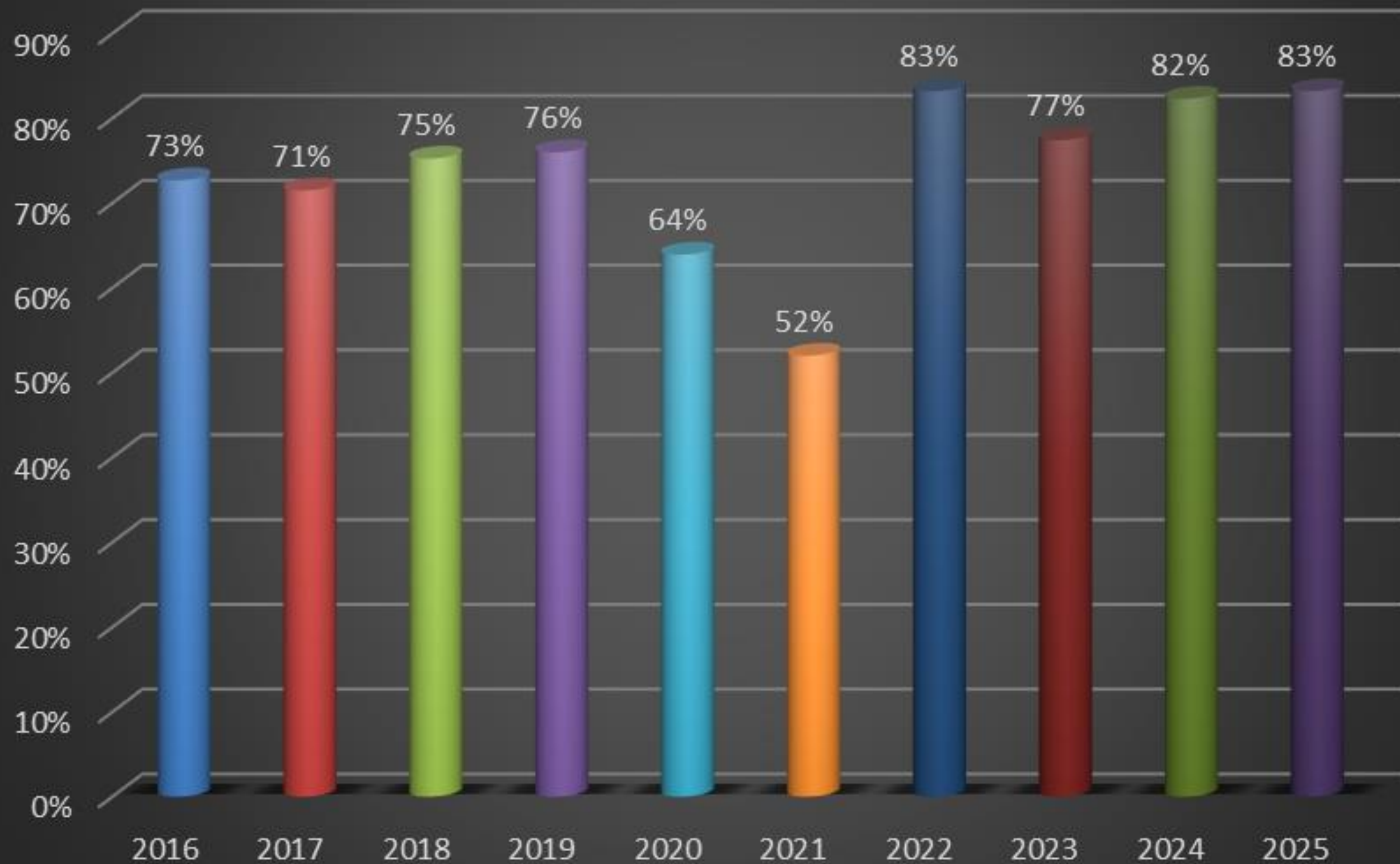


Handout

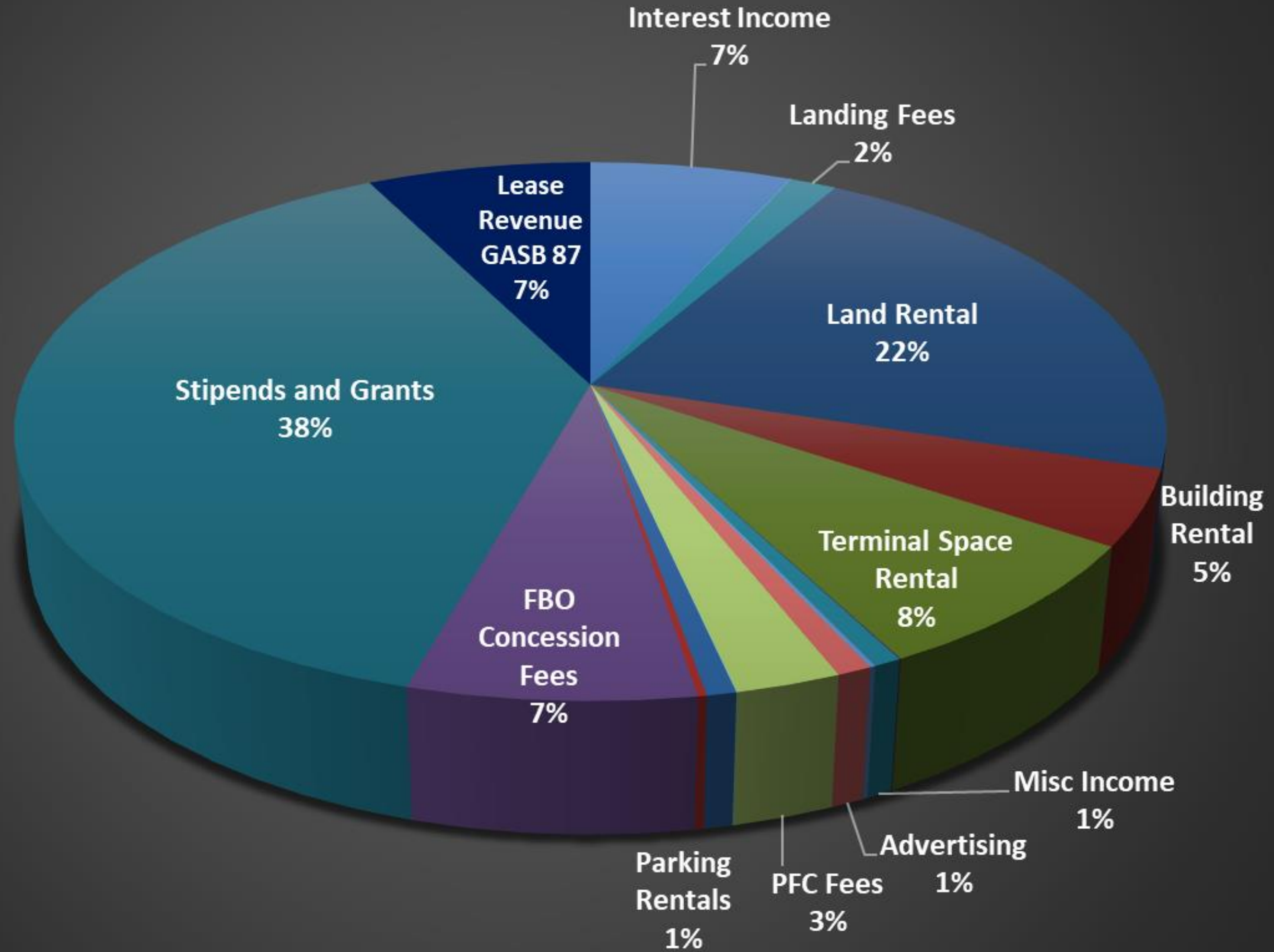
Fiscal Year Annual Enplanements Passengers BQK



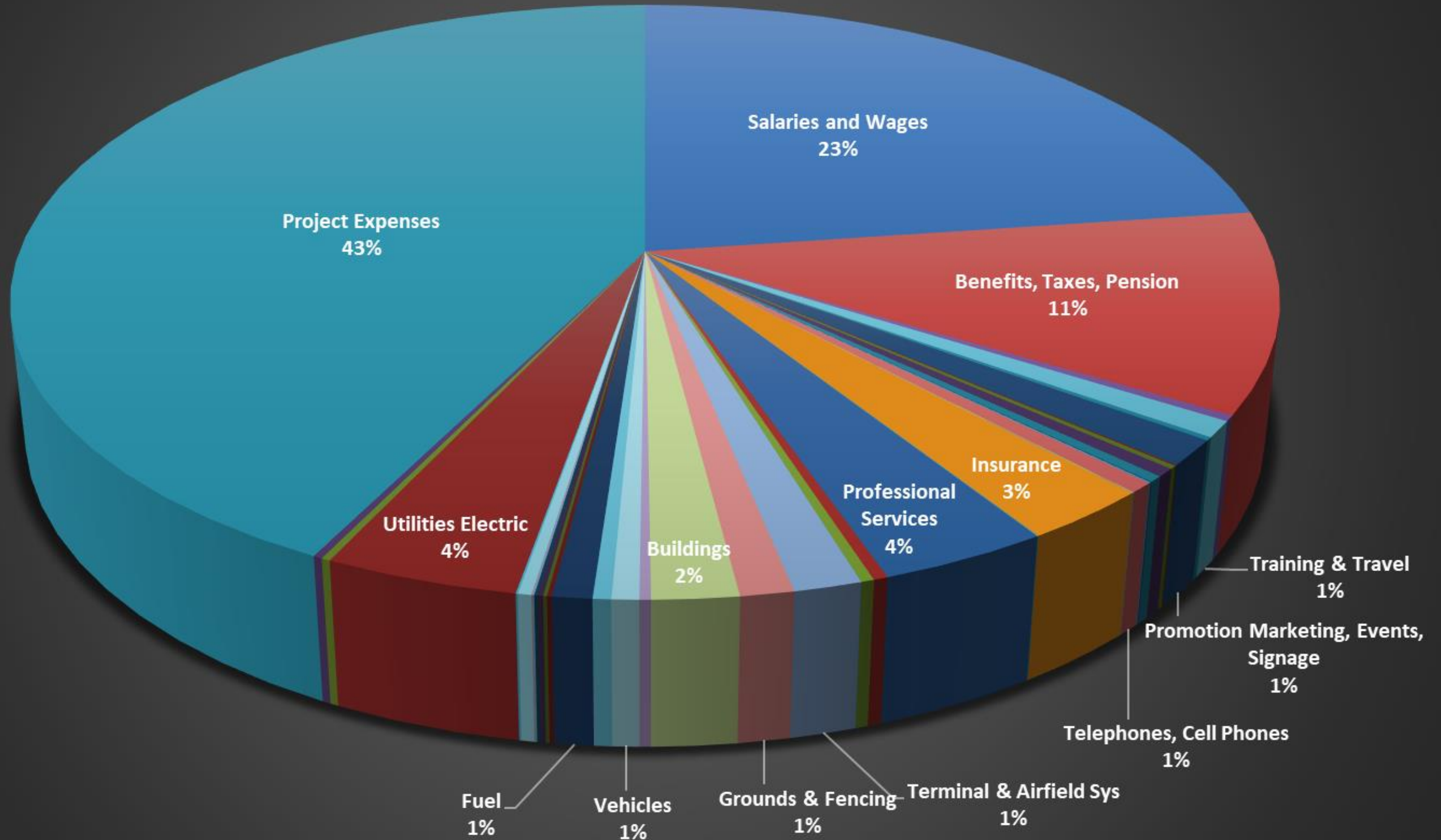
Fiscal Year Annual Average Load Factor



Income Summary 2025

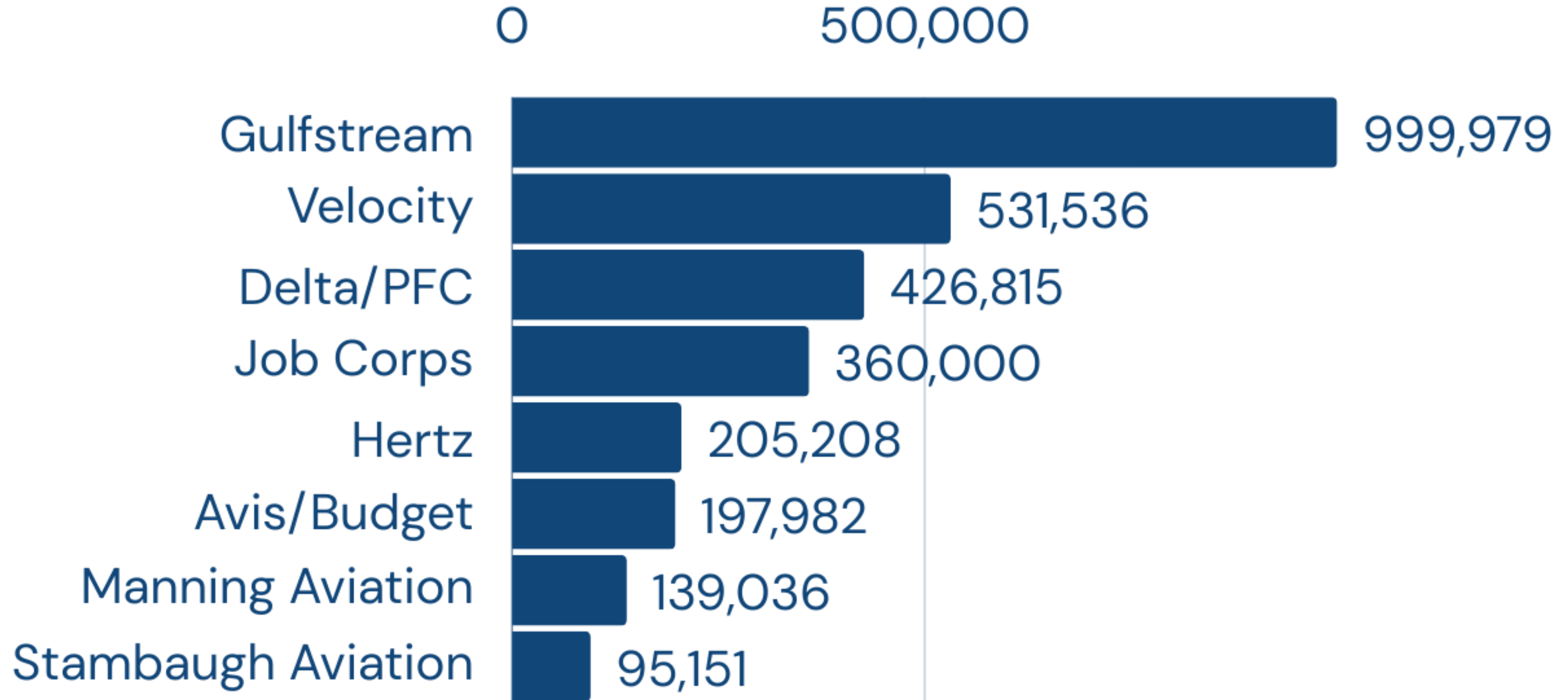


Expense Summary 2025



MAJOR CUSTOMERS

As of June 30, 2025



Additional 133 Customers < \$100,00 total \$1,385,501

FY25 Budget Analysis

Original Revenue Budget	\$4,406,289
Earned Revenues- Actual	\$4,809,196
Net	\$402,907

Original Expense Budget	\$4,276,509
Actual Expenses	\$7,833,054
Actual Expenses < Depreciation	\$4,151,301
Net	\$125,208

- Earned Collections > projections due to
 - Additional landing fees
 - New agreements and rate adjustments
 - Increased PFC and Miscellaneous receipts

➤ Operating revenues less than budget projections due to reduced FBO Concession receipts.

➤ Building Rental more than budget 1%.

FY25 Capital Budget

The Commission's Capital budget

- ✈ 33 project
- ✈ 21 were funded solely by the Commission.
- ✈ 12 projects multiple funding sources
- ✈ Expenditures \$5,360,946

✈ Capital contributions/grants from the federal, state and local governments increased \$22,672 in 2025.

- ✈ \$2,604,062:
 - ✈ Federal \$315,017
 - ✈ State \$168,205
 - ✈ SPLOST \$2,120,840

Results of the Audit

- Auditor's Opinion

- Unmodified "clean" opinion on the basic financial statements
- Presented fairly in accordance with accounting principles generally accepted in the United States of America (GAAP)
- Our responsibility does not extend beyond the financial information contained in our report

- Report on Passenger Facility Charge Program

- Unmodified "clean" opinion on compliance for PFC based on the Passenger Facility Charge Audit Guide for Public Agencies.

Airport Commission Audit 2024-2025

Commissioner Cedric King

Audit Committee Chairman

Recommendation: Accept the Airport Commission Audit for Fiscal Year 2024-2025.

The background of the slide features a dark blue color with faint, semi-transparent financial charts and graphs, including line graphs and bar charts, overlaid on a world map.

VII. Financial Items

Shawna Williams, C.M.

B. 2nd Quarter FY25/26 Financial Report



EARNED REVENUES

2nd QTR End

105.64%

+15.58 from last QTR

EXPENSES

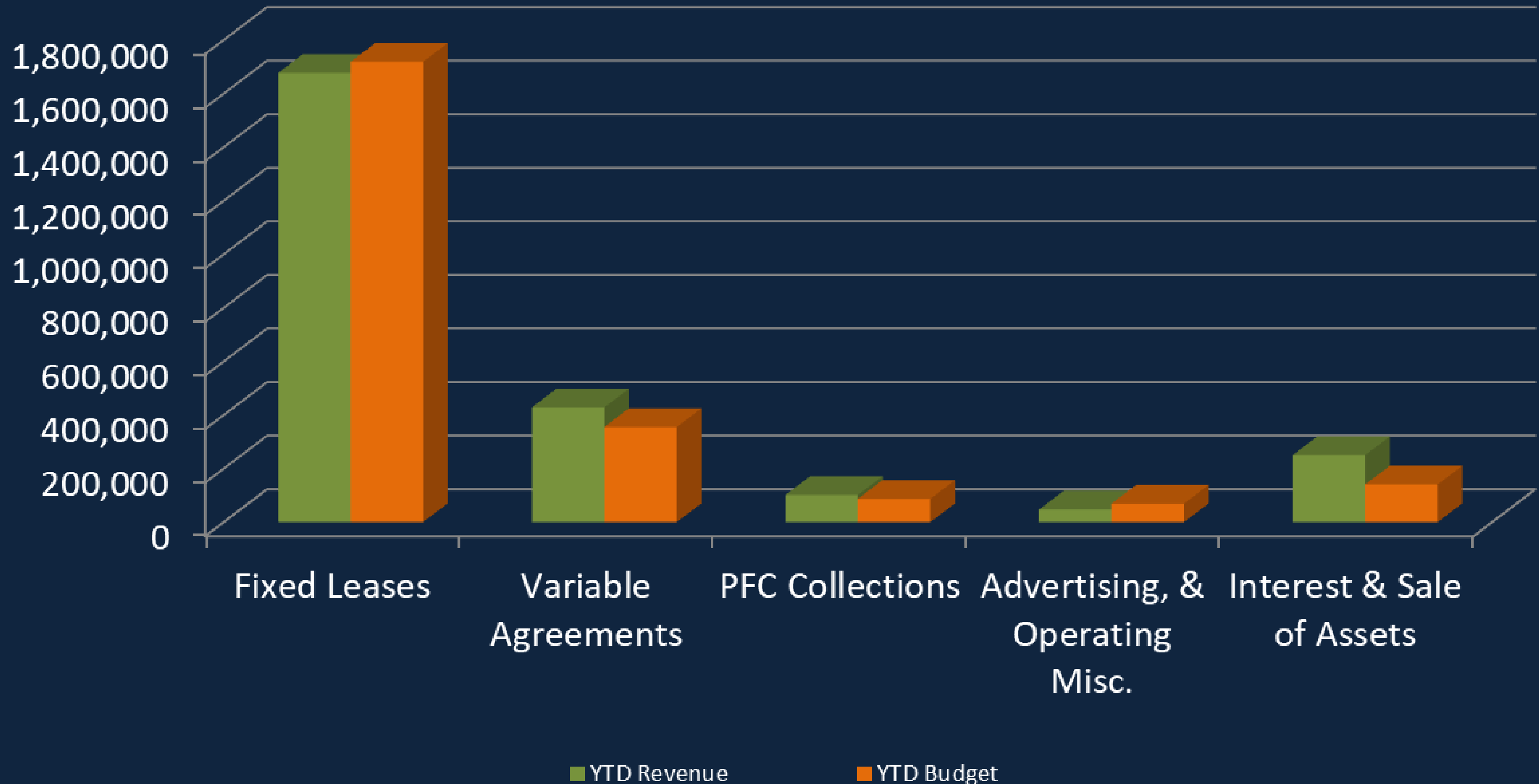
2nd QTR END

81.43%

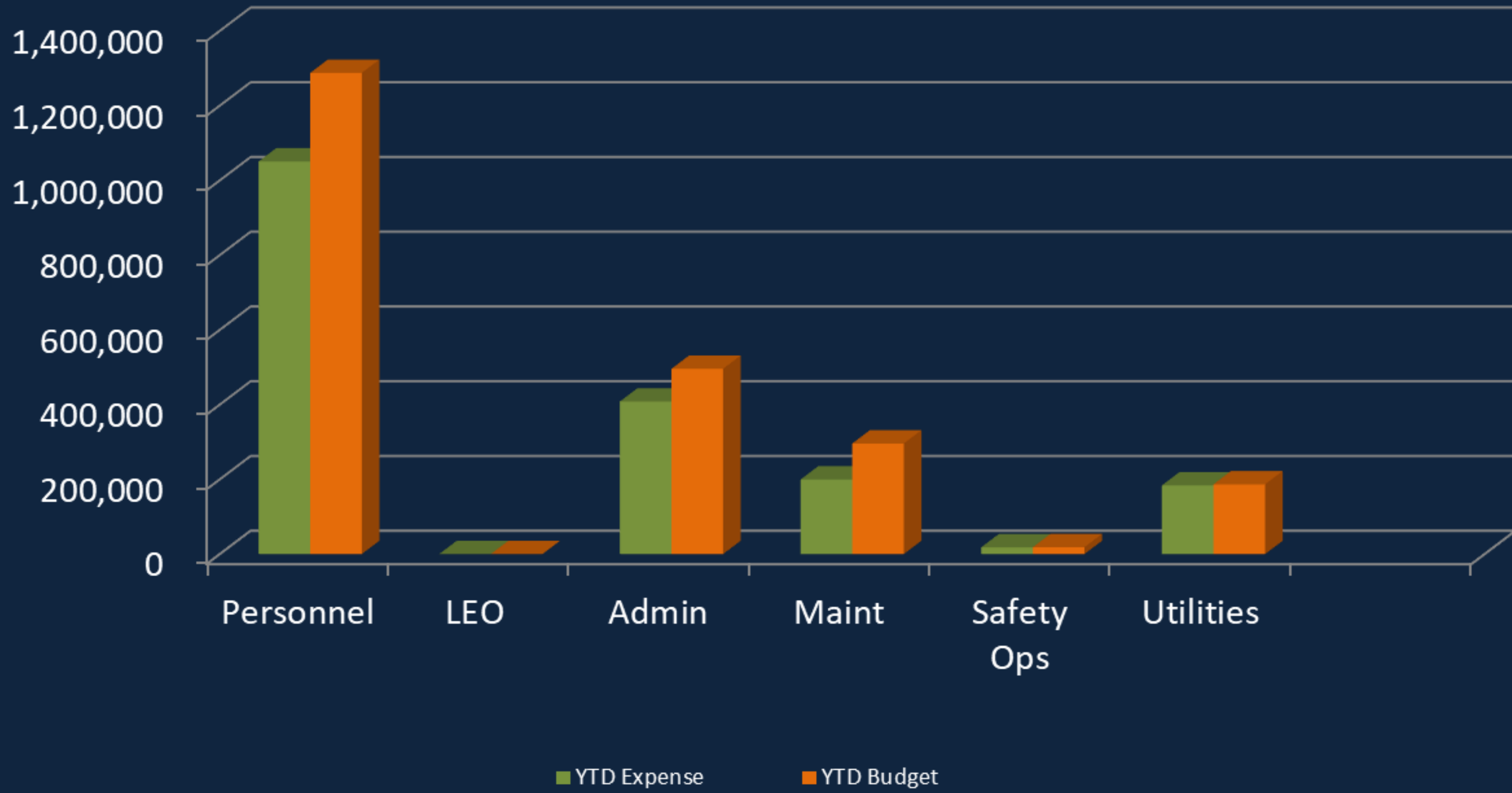
+6.34% from last QTR

Net to Capital Program \$643,207

YTD Revenue Budget Comparison



YTD Expense Budget Comparison



Glynn County Airport Commission

As of December 31, 2025

CAPITAL PROJECTS

TOTAL BUDGET

\$23.369

0%

TOTAL REVENUES

\$1.578

+5%

TOTAL EXPENSES

\$4.666

+9%

PERCENT COMPLETE

19.97%

+1.97%

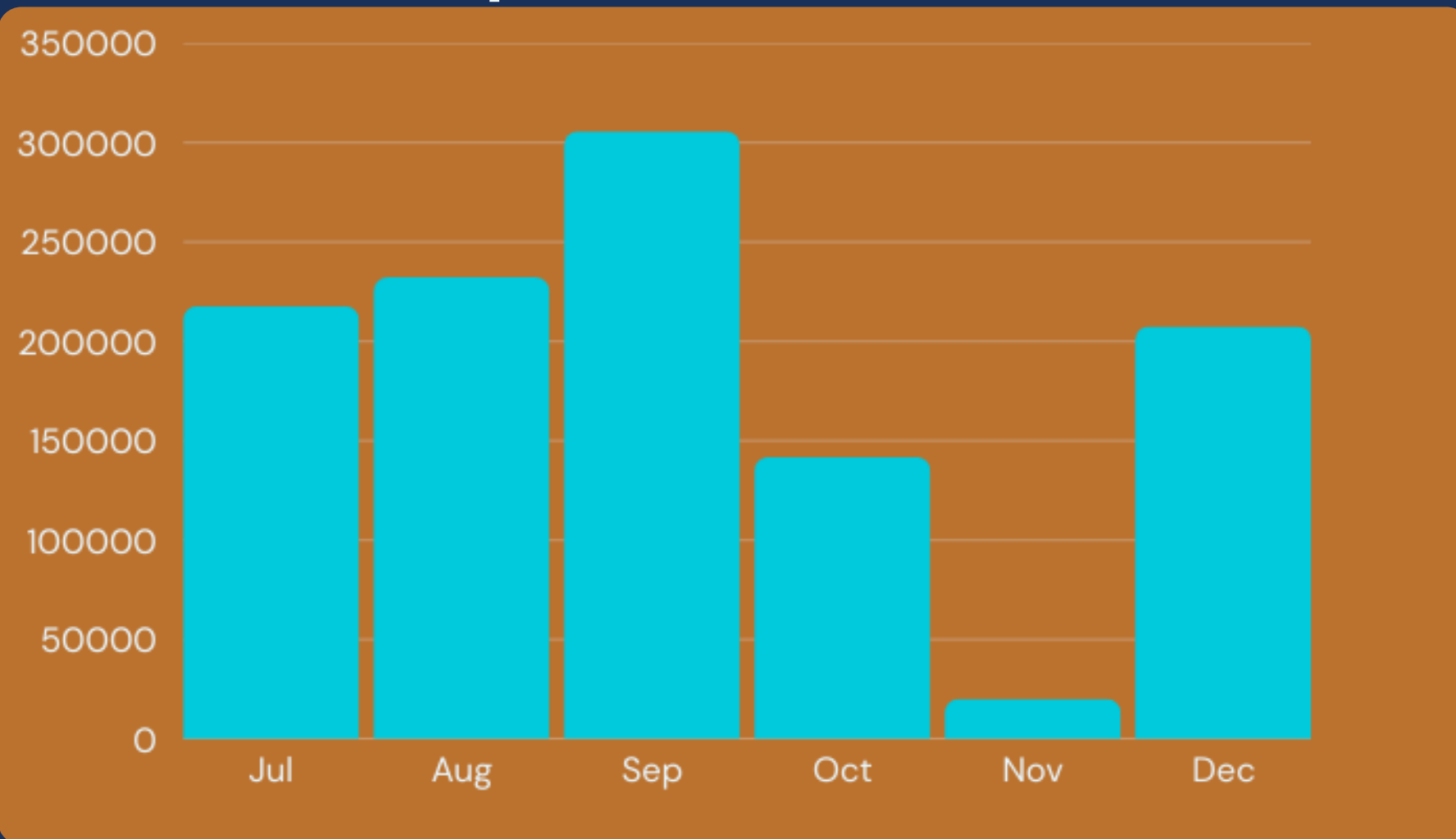
ENCUMBERED

\$18.674

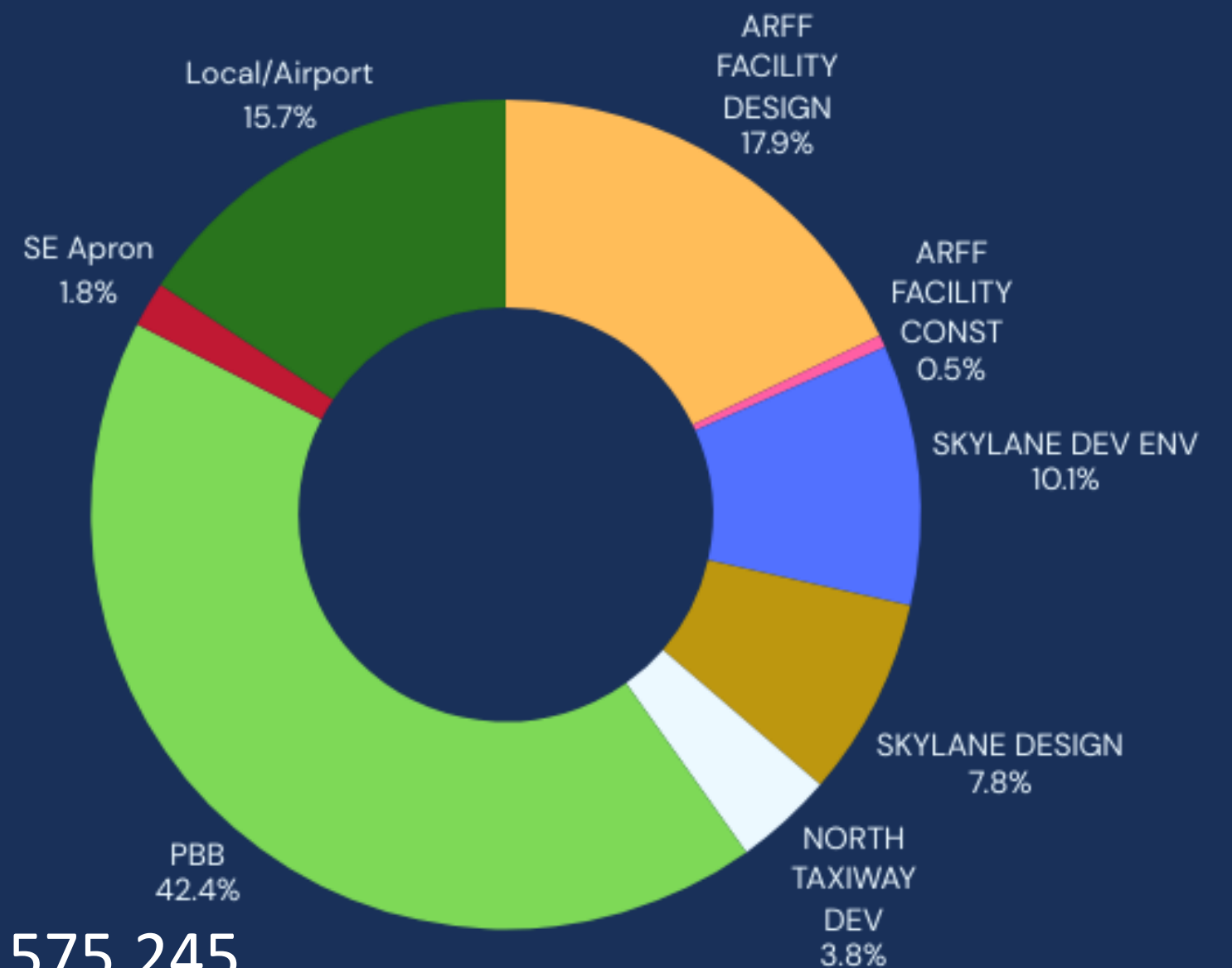
-8.81%

In millions

Expense Stats



Expenses by Project



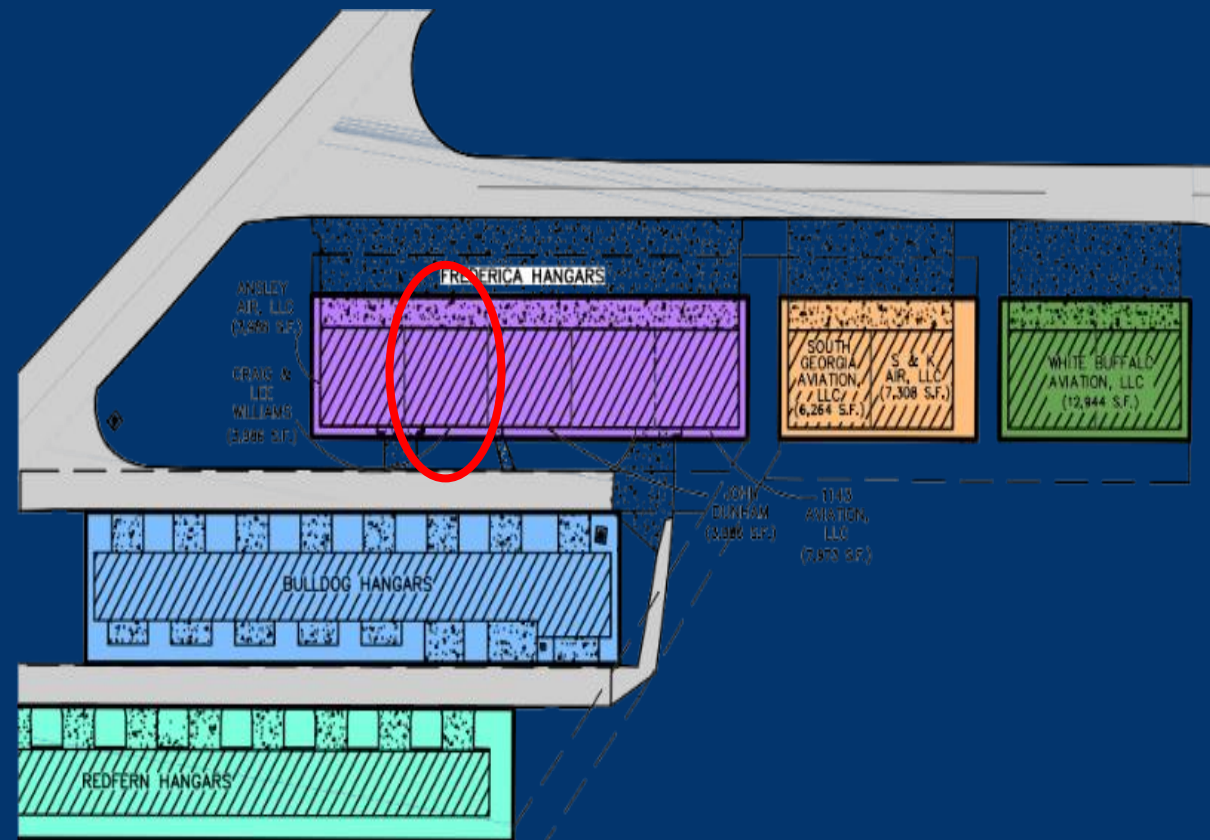
Est. Capital Reserves at Year End \$1,575,245

VIII. Property & Marketing

Terra Winslett, C.M., Airport Development Director



A. Frederica Hangar #4 – St. Simons Island Airport



- A request for assignment was received February 4, 2026.
- Hangar will transfer from Fish N' Grits, Inc. to VK Aviation, LLC.



Recommendation: Approve request to assign Frederica Hangar #4 to VK Aviation, LLC. and recommend approval to the Golden Isles Development Authority pending legal review.

VIII. Property & Marketing

Terra Winslett, C.M., Airport Development Director

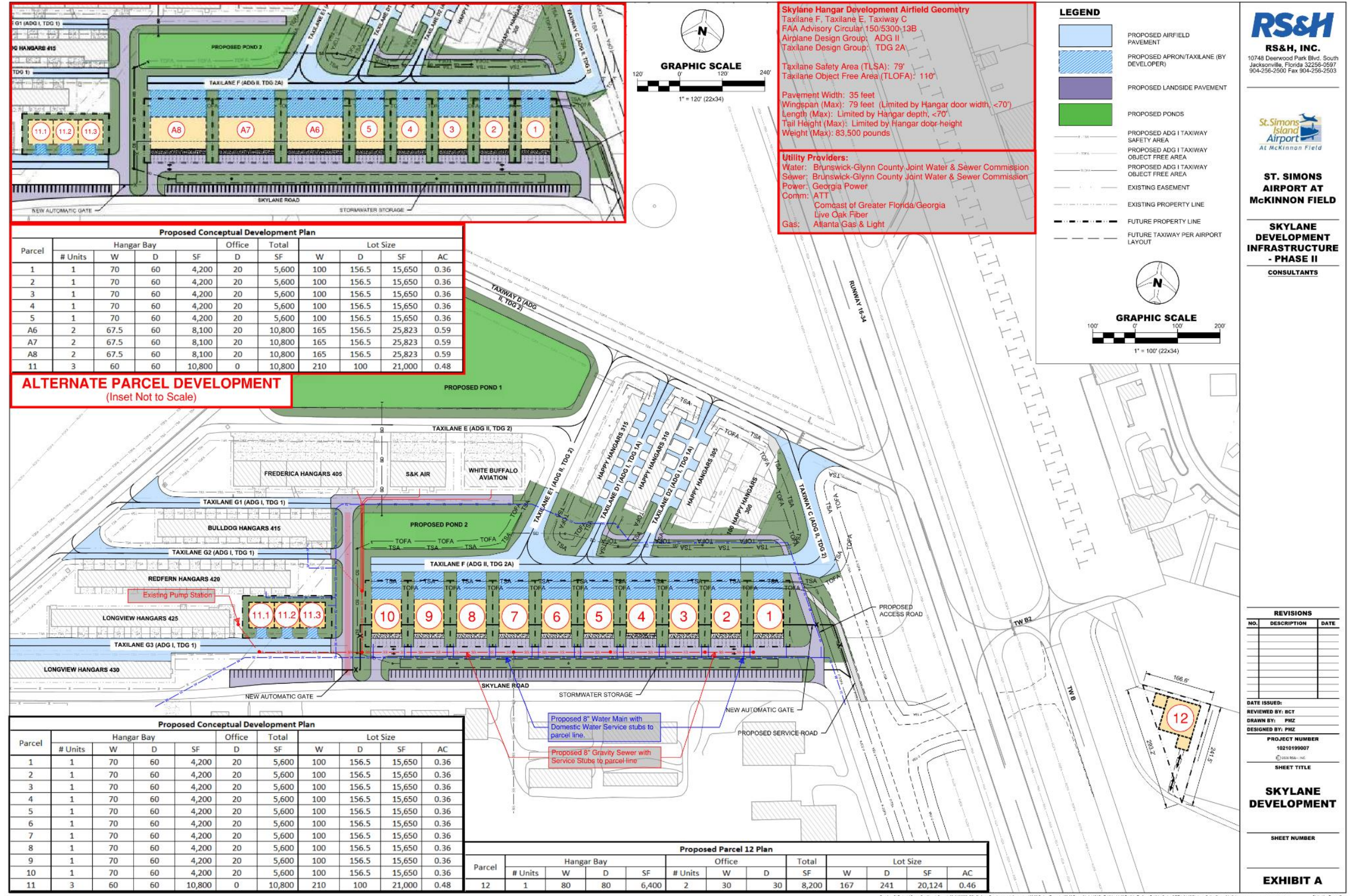
B. Skylane Aircraft Hangar Development - RFP St. Simons Island Airport

Glynn County Airport Commission Request for Proposal - Skylane Aircraft Hangar Development	
Date	Event
Monday, February 2, 2026	Notice Issued
Monday, February 2, 2026	Request for Proposal Live on Website
Tuesday, February 24, 2026	Optional Pre-Proposal Meeting
Tuesday, February 24, 2026	Final Date for Submission of Questions
Tuesday, March 3, 2026	Responses to Questions Posted to Website
Tuesday, March 3, 2026	Final Addendum to RFP issued, if necessary
Wednesday, March 18, 2026	RFP Closes
Thursday, March 19 - Thursday, March 26, 2026	Evaluation Period to include interviews, if necessary
Tuesday, April 21, 2026	GCAC Meeting - Approval

VIII. Property & Marketing

Terra Winslett, C.M., Airport Development Director

B. Skylane Aircraft Hangar Development – RFP - KSSI



VIII. Property & Marketing

Terra Winslett, C.M., Airport Development Director

C. FBO and Passenger Surveys

The Glynn County Airport Commission is committed to maintaining the highest quality of service from our Fixed Base Operator at the St. Simons Island Airport.

We kindly ask that you take a few moments to complete this brief survey to help us continue delivering an exceptional experience.




Instructions:

- 1 Open your phone's camera app.
- 2 Point it at the QR code
- 3 Tap the notification to view our menu




HOW WAS YOUR EXPERIENCE AT BQK?

Your feedback helps us serve you better.



Take Our 2-Minute Customer Survey

Tell us what we're doing well and where we can improve. Your input directly shapes the future of travel at BQK.



SCAN TO SHARE YOUR FEEDBACK

Or visit:
www.surveymonkey.com/r/bqksurvey

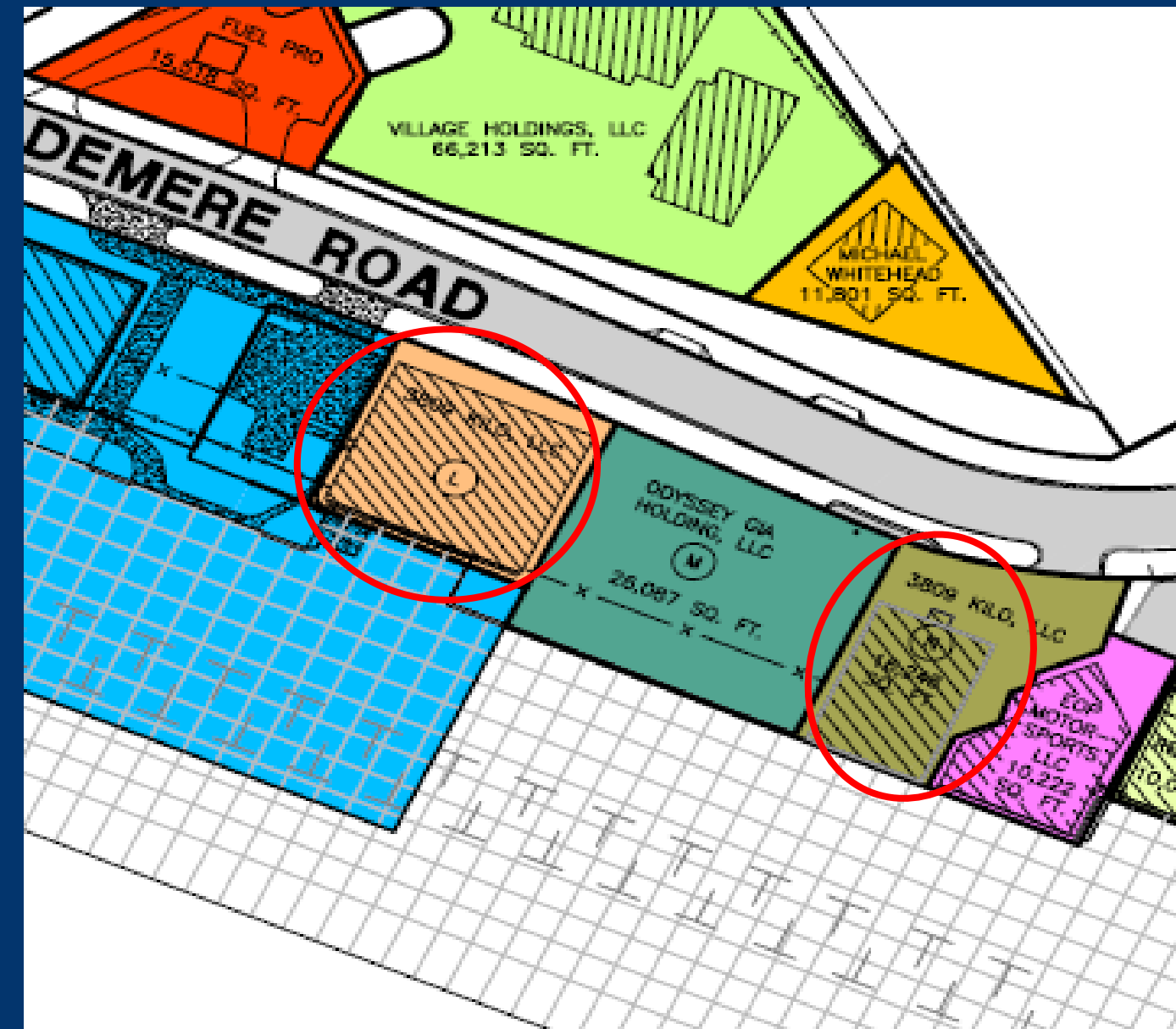
Refined. Relaxed. Refreshingly Easy. #FlyBQK

VIII. Property & Marketing

Terra Winslett, C.M., Airport Development Director

D. 3809 Kilo, LLC. Lots L & N – Assignment to Odyssey GIA Holdings St. Simons Island Airport

Recommendation: Approve request to assign two subleases; 3809 Kilo, LLC. Lot L and Lot N to Odyssey GIA Holdings, LLC and recommend approval to the Golden Isles Development Authority pending legal review.



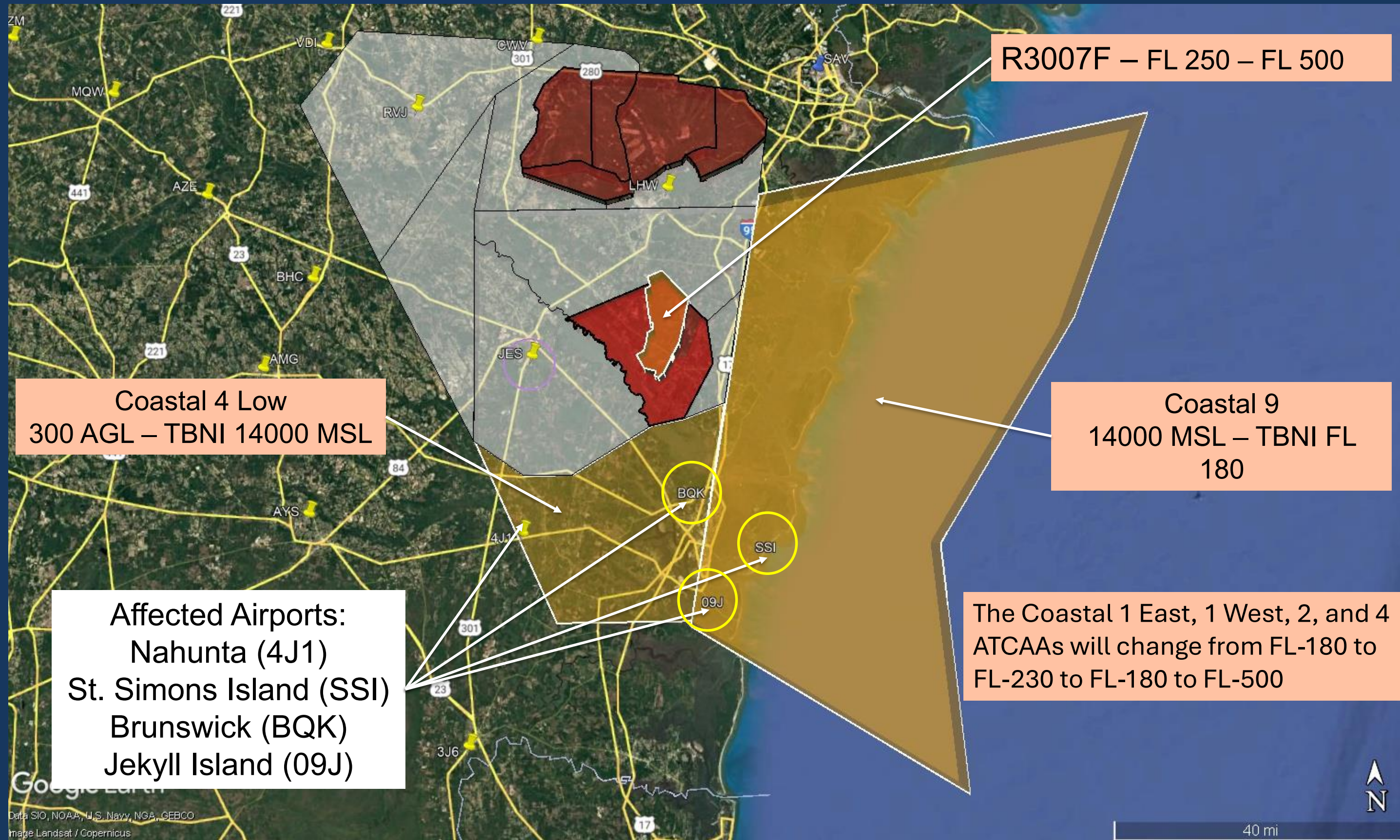
IX. Facilities and Operations

Vernon Bessing, Director of Facilities and Operations

A. JAX Center Communications St. Simons Island Airport



B. Military Operations Area (MOA)



TBNI = TO BUT NOT INCLUDING

There will be an exclusion area of 1500' and 3NM for the public airports BQK and 4J1

IX. Facilities & Operations

Vernon Bessing

Director of Facilities & Operations

C. Hold Room Grab and Go Food Concession Brunswick Golden Isles Airport



IX. Facilities and Operations

D. Temporary Tower – St. Simons Island Airport

March 12 – 20, 2026
Extended Dates



IX. Facilities and Operations

E. Coastal Georgia Honor Flight

June 13, 2026 – Brunswick Golden Isles Airport



XI. Executive Director's Items

Leadership Glynn Orientation
Brunswick Golden Isles Airport



XI. Executive Director's Items

B. Chamber of Commerce State Capitol Visit



XI. Executive Director's Items

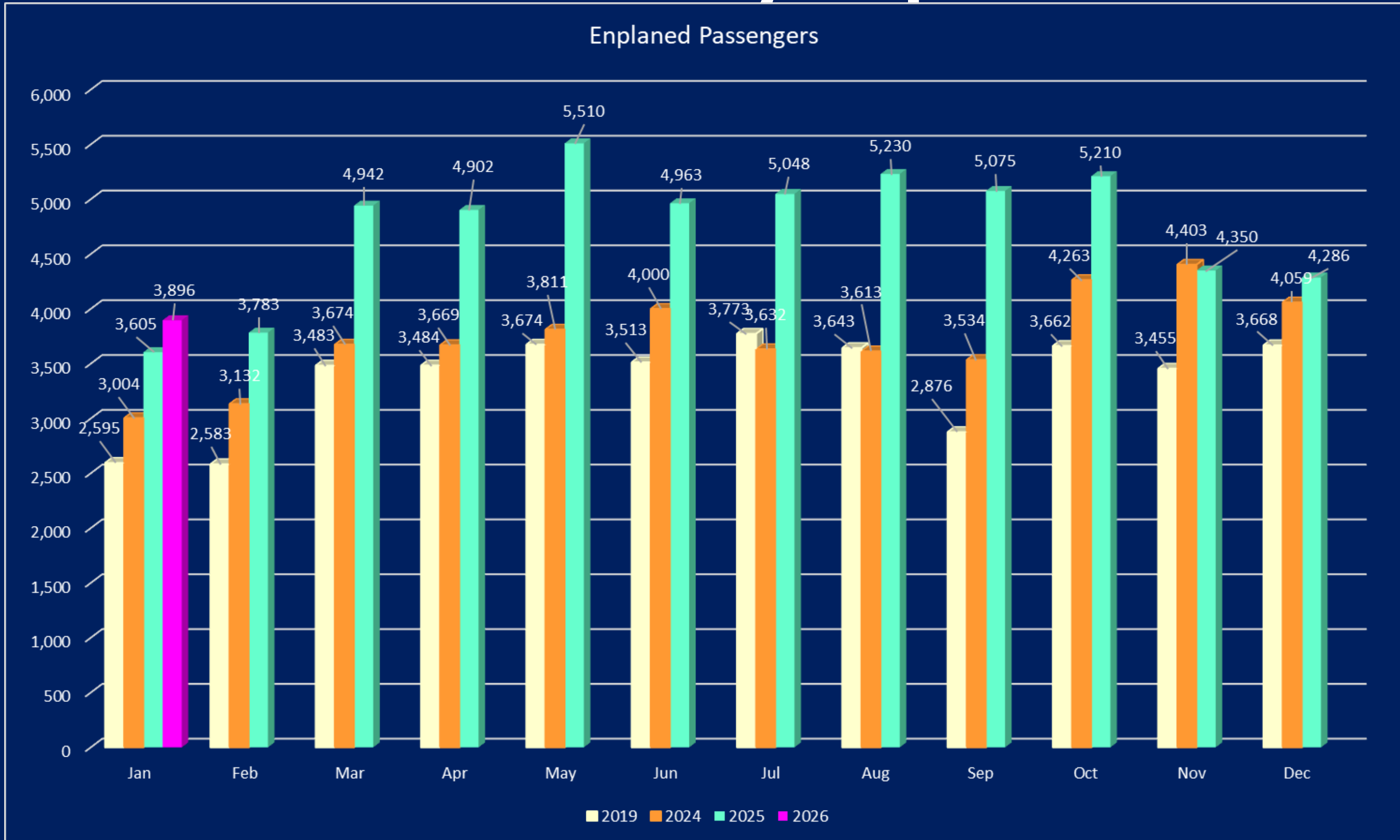
Terra Winslett, C.M., Airport Development Director

C. Georgia Airports Association Legislative Update



- GAA BOD completed the Georgia Airspace Protection Height Study last year, submitted draft legislation, and met with legislators at the Capitol to discuss. Rep. David Jenkins (House Transportation Committee) has agreed to carry the finalized Bill for consideration.
- House and the Senate Appropriation Committees have approved the FY26 Supplemental Budget. It maintains a 50% increase in airport spending to \$45 million.
- House Bill 1336- Article 12-Chapter 5-Title 48 Official Code of GA Relating to Ad valorem Tax- at least 50% of revenues dedicated to Airports.
- GAA Day at the Capitol -Wednesday, February 25th

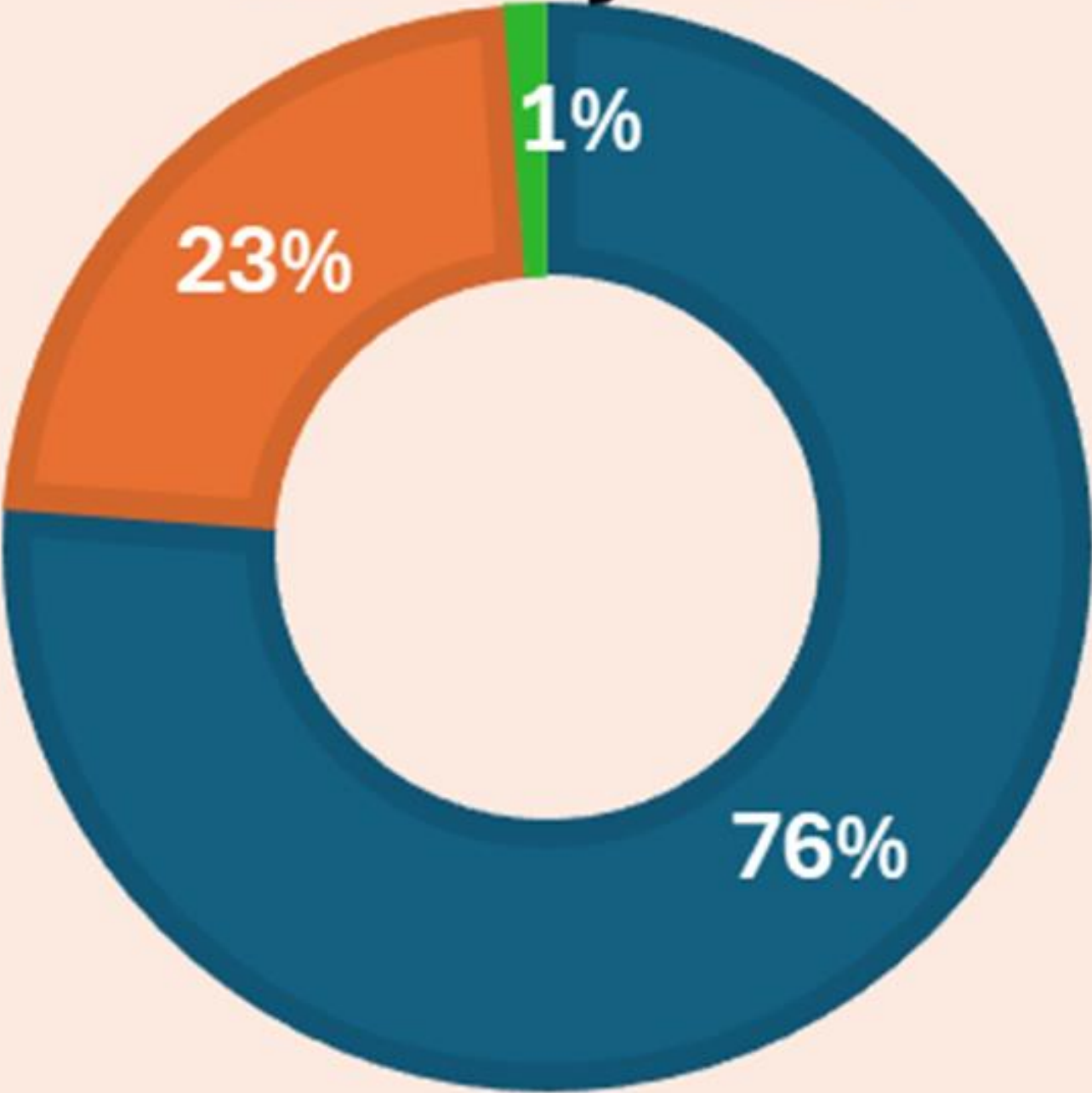
XIII. Activity Report



Enclosure _____

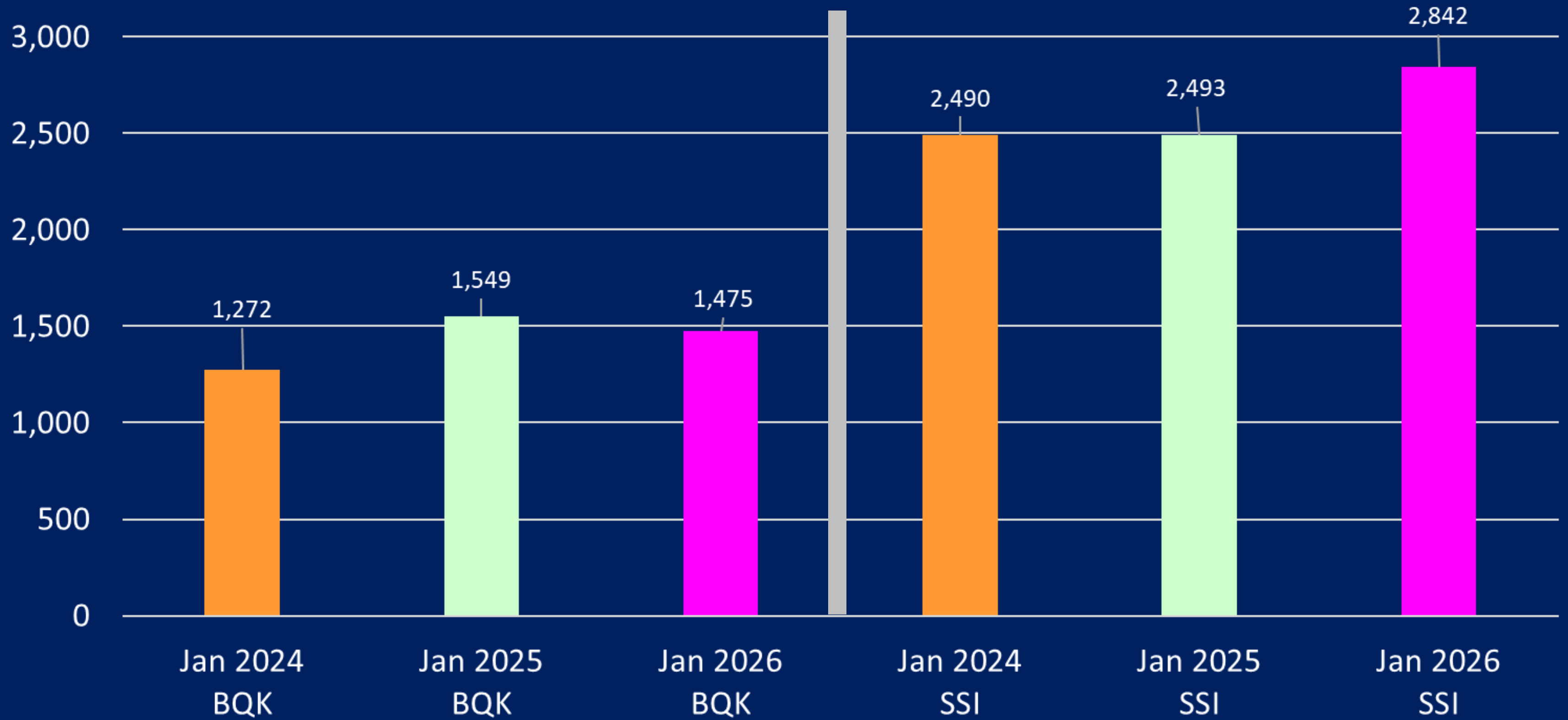
BQK Passenger Reliability Statistics Departures

January 2026



■ Total Flights On-Time ■ Total Flights Delayed ■ Total Flights Cancelled

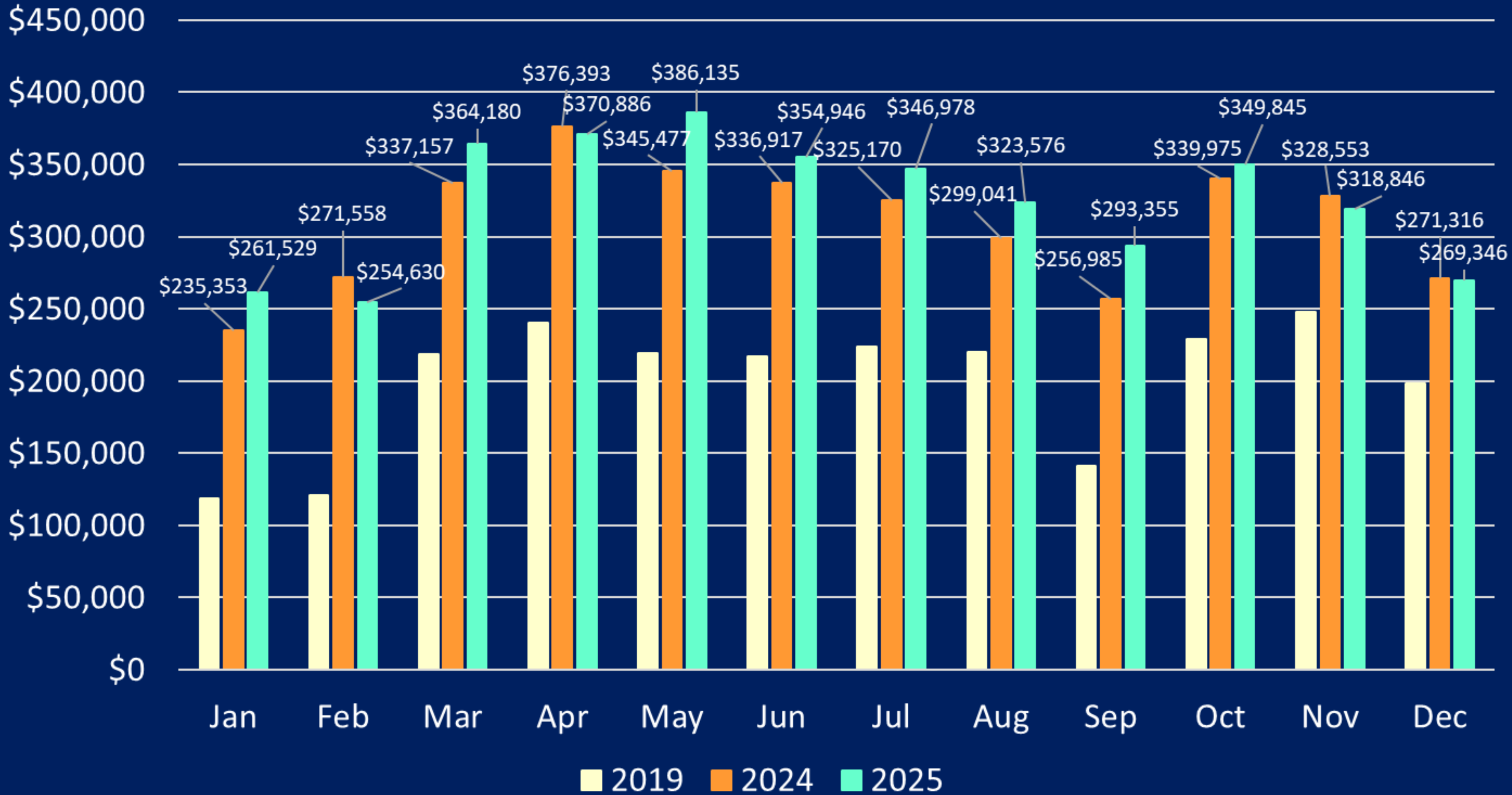
Aircraft Operations



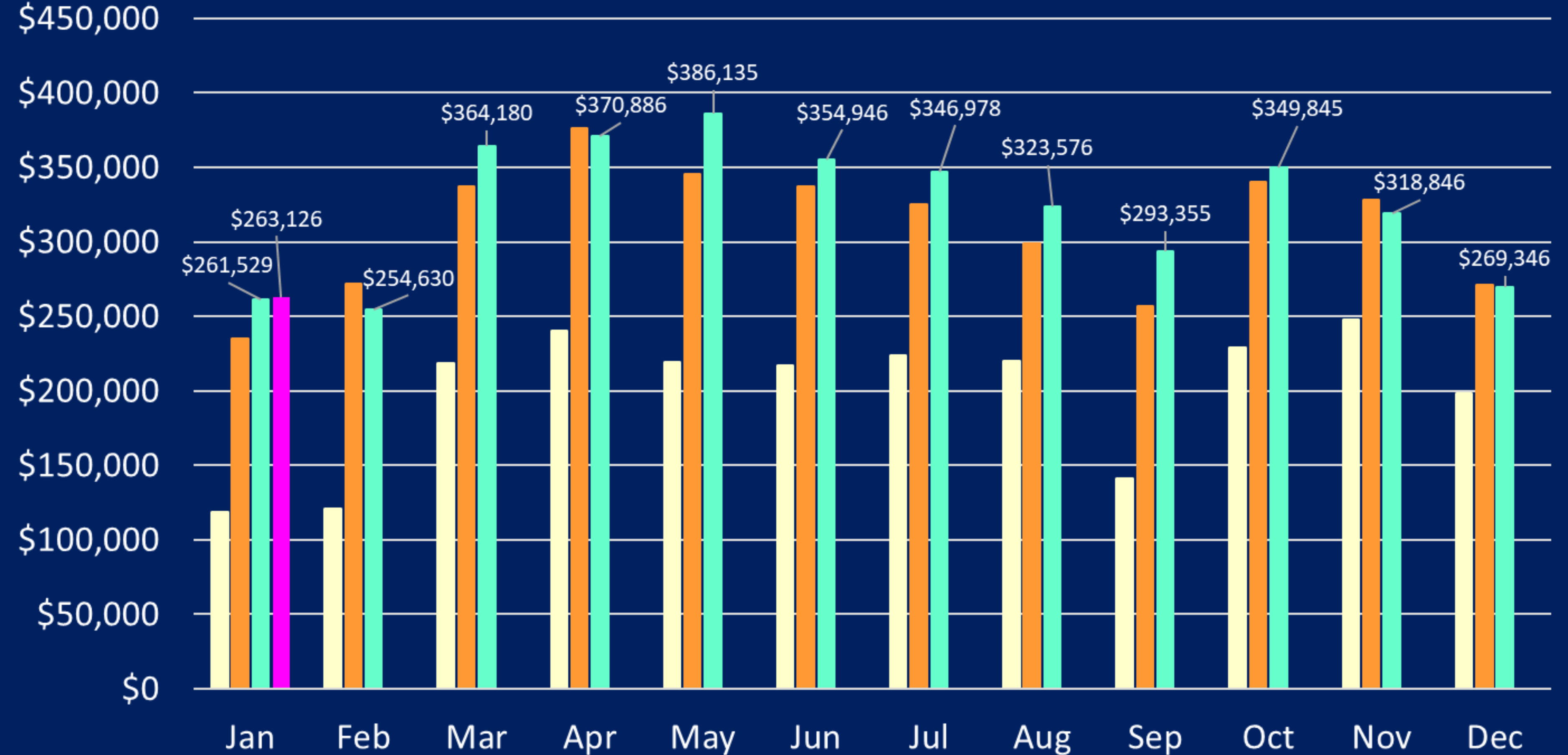
Source ADS-B

(Note: January 2026 SSI count is estimated due to a malfunction in the ADS-B software.)

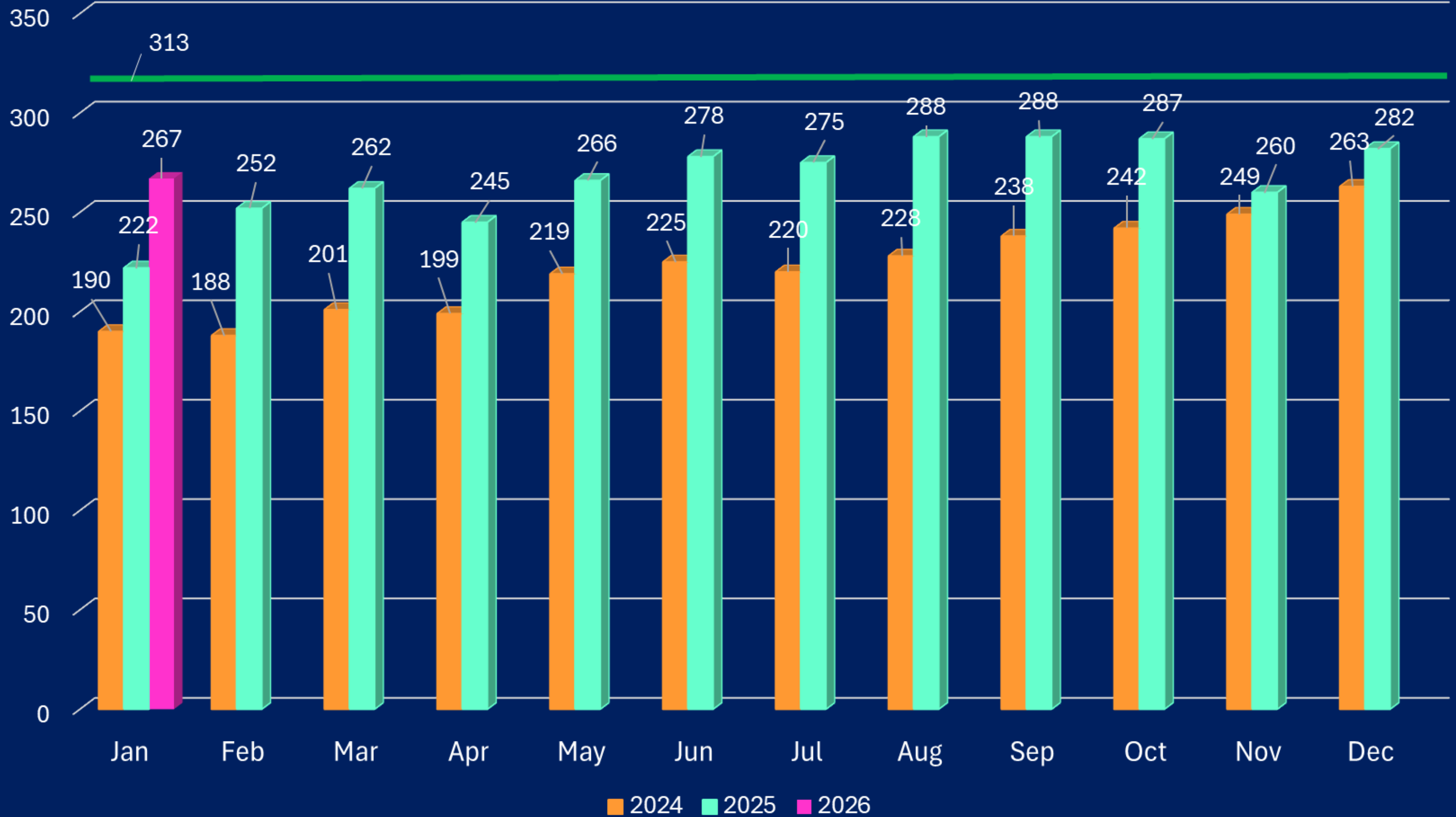
Rental Car Gross Receipts - Both Airports



Rental Car Gross Receipts - Both Airports



BQQ Parking Lot Average Inventory



XIII. Upcoming Events

- **Glynn County Airport Commission Meeting – Tuesday, March 17, 2026**
- **Temporary Tower – St. Simons Island Airport – March 12 – 20, 2026**
- **Coastal Georgia Honor Flight, Revised dates: Saturday, June 13, 2026**



XIV. Executive Session

- *Real Estate*
- *Legal*
- *Personnel*

XVI. Return to Open Session

XVII. Adjournment

