



Bentonville Municipal Airport
Airport Advisory Board – Minutes
Thursday, October 2, 2025 – 3:00 pm
Bentonville City Hall – 305 SW “A” Street
Bentonville, AR 72712
(& Via Zoom Webinar)

Audio Recording: https://us02web.zoom.us/rec/play/zK-ltrGp2qJLbRWL-Qj9n4RZ2M-4rK1CgTgCO2oj-apvPeBO6VB_opfjX_SchV2LSkfUml-Moc8PqE.7mn7csJK2MPMBNrx

Video Recording: <https://us02web.zoom.us/rec/play/BCuTHLjrcRp-gnRksoia4T5BbuXGfdigXJp95kXZrYRnDbEh6Aqedn3TtJ2vxKfgiF9IAf35wV0G7rQ.axGRdSwVGEFKhVA4>

- I. **Call to Order, Welcome & Pledge of Allegiance – Brian Baldwin, Chairman**
Brian Baldwin was present via Zoom and called the meeting to Order. Hayes Wade, in person, led the room in the Pledge of Allegiance.

- II. **Approval of Minutes:**
Hayes Wade made a motion to accept the minutes of September 4, 2025, meeting. Rachel Hobert gave a second. The motion was approved.

- III. **Geese Control Report – Robin Fields**
Robin Fields was not present at the meeting.
 - ❖ At this times, Mayor Orman presented Rachel Hobert with a Certificate of Appreciation for her service on the Airport Advisory Board. This will be her last meeting.
 - ❖ Brian Baldwin thanked Mayor Orman and everyone who had a part in the UP.Summit. He gave a brief rundown of Sunday, which was Community Day of the program and said that there was near 20,000 people in attendance. It was a great time.

- IV. **New Business:**
 - A. **Engineering and Construction Updates: Chris Maestri/Ginny Lantz, Garver**
Current Airport Projects:

VBT E. Taxiway Extension – Ph. 2

They started some work out there this week working on some punch list items. We had a NOTAM in place to close some of the runway to make sure we weren't having any safety issues. They still have some small punch list items that will require some close coordination with the airport in the form of NOTAMS and partial closures of that taxiway to get the asphalt in its final acceptable condition. As soon as those are done, we will be making final payment and closing out that grant by the end of November, hopefully, but certainly by the end of the year. We will have a grant closeout and have all our dollars back from the FAA.

VBT Hangar Access Road (ADA Grant)

There has been some movement lately. The city has not paved their portion yet, however, Garver said that they are finishing up some final utility scope with SyCon and are scheduled currently for a final inspection for their piece of the work next Tuesday. They have had that scheduled a couple of times and are working through some close out items with the city to make sure that they are comfortable with a partial close out to get SyCon done and then we would just have the city's scope to finish once the hangar developers are done in that area. We are estimating that SyCon will be done and out of here in the next couple of weeks.

VBT East Parking Apron (ADA Grants)

Garver skipped this one as we had talked about it in the working session discussion, but we are ultimately looking at this more with BIL money to cover that project in lieu of the ADA grant that we have in place right now. Mark is planning to attend the AAOA in a few weeks. That would be a good opportunity to see them in person if they didn't talk to them before them about that existing grant.

VBT Taxiway A Pavement Rehabilitation (ADA Grant)

The news on this one is that Garver has advertised this project for bidding. It advertised this last Sunday for the first time and will advertise again this upcoming Sunday. There is a bid opening date scheduled for October 21st. We can review all this with board at our November meeting to make sure we are all comfortable moving forward with that.

B. Updates from the Field – Adam Jones, Manager – Legends Air Center

Adam reported that they thought the Up.Summit went well. As far as the FBO, they are in the middle of their transition with the Blue Sky partnership with Runway. There are a lot of things yet to be done, but it is going nicely. Fuel sales in September were nice. They were at 33K gallons of Jet Fuel in September, and almost 17K

in low lead. That was a 60% increase in Jet A from August. Low lead had a 27% increase from August and a 3.5% decrease from September of 2024.

C. City of Bentonville Updates – Mark Slaughter, Airport Manager

Mark Slaughter appeared via Zoom in his car.

- Brian Baldwin will talk about Neighborhood I later.
- We've talked about Up.Summit already.
- Game Aerospace – Mark wanted to hear the board's input on what they are doing now. Originally, it was going to be a 30,000 Sq. ft. hangar. Now they are wanting 40K sq. ft. which is a significant change. They are probably going to have to go back through a part of large-scale development because it's a big increase. Mark had some pictures that showed that it was going to be a very nice hangar. One issue that Planning Commission had a problem with. If you are on a connector road then you can't have any garage doors facing the road. That's what Game wanted and PC said no, it's got to be on the north or south side. I think they are putting aesthetics ahead of safety. That is my opinion. He would like to see the board vote yes for the expansion and put a caveat that the garage door would be fine on the west side for safety purposes. There was some discussion. Planning Commission did mention bringing the door situation back for consideration if they brought it to the airport board and it was the recommendation of the board to have it on "I" Street. They did not say they would approve it but said they would reconsider it if the Airport Board thought it should stay on the west side.

Cara Osborne made the motion that the Airport Advisory Board recommend to Planning Commission that it creates a potential hazard and that we would like them to seriously reconsider their decision. Rachel Hobert made a second to the motion. All were in favor. Motion passed.

Mark Slaughter said that he would relay this information to Casey with the Planning Commission. He also said he would make every effort to make it to the next Planning Commission meeting when this is addressed.

Chris Maestri asked Mark if they needed anything official from the board on just the overall development approval for that LSD. Mark said yes, he thought so to cover all bases. Brian Baldwin said this is an expansion in manufacturing that will bring revenue into our airport with a company that has shown that it is doing things the right way in terms of the design of their building and how they manage themselves, and the previous payments and investments that they've made, and through the fence agreements, not just the first time, but the second expansion and now a third building, I would personally be in support of what they are doing. Are there any challenges from the board? There were none.

Brian Baldwin then made a motion that we, as a board, approve the building that Game Aerospace has proposed for additional building of hangars or manufacturing on SW "I" Street, contingent upon approval of the Planning

Commission. Hayes Wade made a second to the motion. All were in favor. Motion passed.

Mark Slaughter then said that Chris, Ginny, and he sat down yesterday to work on the Capital Improvement Program that we must send to the FAA by the 10th of November, which is also the Marine Corps 250th birthday. “OORAH”!! We shuffled some things around, based on the things that have been happening with respect to the Westside hangar development, the east side hangar development, potential relocation of a fuel farm, potential relocation of the AWOS, and potential relocation of the RTR. We came up with how we want to do things, and where the funding will come from. For those that couldn’t be at the Work Session, we had citizens there, we had hangars, charter aircraft operators, and a good showing for the Work Session. We had a lot of good input. As soon as I have a rough draft of what we came up with, I will send it all out to you so you can have some advance notice, and I won’t just spring it on you at the next board meeting.

Brian Baldwin added that he supported the interest in what we were doing, and we had a lot of great discussion at the Work Session. The headline that he thinks needs the most attention is the grant that we have from the state that has been lingering out there for quite some time. We do not want to lose it. The idea of putting a proposal together of short-term, medium-term, and long-term movement...like showing the actual plan. One of the pieces of the plan was to utilize the space that is just south of the circular drive and utilize some of the funding to use permeable parking devices, so that you can park 7 or 8 of the smaller aircraft out there. That will give relief to the circular drive. We could ask the state if we could repurpose some or all the funding that they have set aside for us to do that. Then we could refocus the BIL money that we have over to the east side, for parking, in addition to anything we want to do from the design of new parking, or the design of a new fuel farm. We believe that if we don’t act on this, the state will basically tell us to get to the back of the line. So, the idea is to go down to the state and chat with them about the existence and the approval of the current grant, and what we would like to repurpose it for, and all the while showing them the bigger picture.

Becky Seba asked Brian if he had talked with Adam Jones regarding their thoughts about a potential fuel farm on the west side. Brian said that it has not, as there has been a lot going on in the last week or so with the Up.Summit and there has not been time. He mentioned that he and Adam needed to lock a time down and accelerate that conversation.

V. Other Business:

A. Projects and Priorities – Brian Baldwin, Chairman

Brian said that he had a chance to meet up with Paul Cantrell a couple of days ago

and talked about progress. Paul is not just a builder of the hangars down there, he has is the glue that is holding the sticks together and is acting as their “general contractor”. There are good things happening. There has been a lot of equipment mobilized, dark dirt being pulled out, and a lot of stone being brought in. They have a couple of the pads close to ready and will continue with the next four. With the digging, they found that they have come back less than they had expected on how deep they needed to go and refill. Obviously, they are dancing around the 10 inches of rain that we had, but they are moving quite well. Paul is pleased with the progress there and pleased with the estimates that are coming, and they are moving very quickly.

Brian will be sending a survey out on the Up.Summit, so if you have any ideas or thoughts on it, please let them be known. The Up Team put on an incredible show. There were aerobatics, electric display vehicles, jet cars, flying human beings, and the jet pack guy.

VI. Closing:

A. Next AAB Meeting Schedule

Our next meeting will November 6, 2025. The board members were all good with the date. As usual, the meeting will be at City Hall at 3:00 pm.

B. Motion to Adjourn:

Hayes Wade made the motion to adjourn. Cara Osborne gave a second. All were in favor. Motion passed.

Project Task	VBT E. Taxiway Ext. (Phase 2) (FAA Grant)					VBT Hangar Access Road (ADA Grant)		VBT East Parking Apron (ADA Grants)		VBT Taxiway A Pavement Rehabilitation (ADA Grant)	
Site Investigations					11/1/2025						
Conceptual Meeting w/ City					11/1/2025						
Preliminary Design					11/1/2025						
Preliminary Design Review					12/15/2025						
Final Design					12/31/2025						
Final Design Review					1/31/2026						
Bidding					3/15/2026				10/21/2025		
Grant Award											
Construction Contract					4/15/2026				11/14/2025		
Preconstruction					5/31/2026				11/27/2025		
Construction Start					6/15/2026				11/24/2025		
Construction Complete					10/15/2025				12/6/2025		
Grant Closeout	11/30/2025	6/1/2026	9/30/2026	2/12/2026							

