



Rutherford County Airport Authority

289 N. Main Street
Rutherfordton, NC 28139

Monday, May 5, 2025, 4:00 pm

I. Call to Order

Chairman to the Airport Authority Michael Benfield called the May 5, 2025, meeting of the Airport Authority to order.

Present: 5 Michael Benfield, Bryan King, Hunter Haynes, Donnie Haulk, and Alan Toney

Absent: 0

A. Pledge of Allegiance

Chairman Michael Benfield led in the Pledge of Allegiance.

B. Agenda Approval

A motion was made by Member Donnie Haulk and seconded by Vice Chairman Bryan King to approve the agenda. The vote on the motion was:

Aye: 5 Vice Chairman King, Chairman Benfield, Member Toney, Member Haynes, and Member Haulk

Nay: 0

II. Public Comments

There were no public comments.

III. Consent Agenda

[ID 25-4082](#)

Minutes of January 6, 2025, Rutherford County Airport Authority Board Meeting

A motion was made by Vice Chairman King and seconded by Member Hunter Haynes to approve the Minutes of January 6, 2025 meeting. The motion carried by the following vote:

Aye: 5 Vice Chairman King, Chairman Benfield, Member Toney, Member Haynes, and Member Haulk

Nay: 0

IV. Director's/Financial Report

ID 25-4079

Financial Report

Airport Director Devon Raisch provided an update on the Financial Report, noting that overall trends remain positive to date. No unexpected maintenance costs are projected at this time, with maintenance expenses expected to remain steady. The fuel truck purchase was successfully negotiated, yielding a \$5,000 surplus that will be allocated as a contingency for any unforeseen maintenance needs. Additionally, an increase in fuel sales this year has helped offset other operational expenses at the airport.

V. Informational Updates

ID 25-4081

Informational Updates

Director Raisch provided informational updates, expressing optimism about an anticipated increase in air traffic. He noted a rise in inquiries regarding hangar purchases and shared that Jet Safe has shown interest in launching charter services from Rutherford County.

Information only.

VI. New Business

ID 25-4075

Perimeter Fencing Design/Bid and Construction Phase Services Work Authorization No. 5

Director Raisch presented Work Authorization No. 5 Perimeter Fencing Design/Bid and Construction Phase Services to the Board to be approved nunc pro tunc.

A motion was made by Vice Chairman Bryan King and seconded by Member Hunter Haynes to approve the Work Authorization No. 5 Perimeter Fencing Design/Bid and Construction Phase Services nunc pro tunc. The motion carried by the following vote:

Aye: 5 Vice Chairman King, Chairman Benfield, Member Toney, Member Haynes, and Member Haulk

Nay: 0

Hangar 3E Transfer

Director Raisch presented a Resolution for transfer of Hangar 3E from Gerald Stimple to Russell Hyde for the Board's consideration.

A motion was made by Member Hunter Haynes and seconded by Member Alan Toney to approve the Resolution for transfer of Hangar 3E from Gerald Stimple to Russell Hyde. The motion carried by the following vote:

Aye: 5 Vice Chairman King, Chairman Benfield, Member Toney, Member Haynes, and Member Haulk

Nay: 0

**A RESOLUTION AUTHORIZING
ASSIGNMENT OF LEASE AGREEMENT**

WHEREAS, the Rutherford Airport Authority ("Airport Authority") entered into a Lease Agreement with G. Donald Greene, dated April 19, 2002, for a term commencing March 15, 2002, and continuing for a period of twenty-five (25) years, for the premises then known as Hangar K, Unit 1; and

WHEREAS, the Airport Authority subsequently entered into a modified and revised Lease Agreement with G. Donald Greene, dated June 15, 2010, which extended the term to a total of forty (40) years, and for the same premises but revised to reflect as **Hangar 3E**; and

WHEREAS, Hangar 3E was the subject of Assignment of Lease Agreement dated August 11, 2010, recorded in Deed Book 1019 at Page 543, Rutherford County Registry, to Mickey B. Cochran; and

WHEREAS, Hangar 3E was the subject of Assignment of Lease Agreement dated August 16, 2013, recorded in Deed Book 1069 at Page 9, Rutherford County Registry, to J. Michael Lynch; and

WHEREAS, Hangar 3E was the subject of Assignment of Lease Agreement dated February 28, 2020, recorded in Book 2031 at Page 1089, Rutherford County Registry, to Steve M. Scala; and

WHEREAS, Hangar 3E was the subject of Assignment of Lease Agreement dated December 29, 2022, recorded in Book 2069 at Page 398, Rutherford County Registry, to Gerald L. Stimple; and

WHEREAS, Section 12 of both the original and subsequent Lease Agreements for Hangar 3E allows Lessee therein to assign the full rights under the said Lease Agreement only upon the written consent of the Airport Authority, and states that such consent shall not be unreasonably withheld, as well as provide for right of first refusal by the Airport Authority to purchase any improvements and buildings built thereon; and

WHEREAS, Gerald L. Stimple now wishes to assign his full rights under the Lease Agreement for Hangar 3E to Russell M. Hyde for the consideration Forty Thousand Dollars (\$40,000.00).

NOW, THEREFORE, BE IT RESOLVED by the Rutherford Airport Authority, that:

The Airport Authority consents and authorizes Gerald L. Stimple to assign his rights under the Lease Agreement for Hangar 3E to Russell M. Hyde contingent upon the execution of a duly binding Assignment of Lease Agreement for Hangar 3E in the general form attached hereto as Exhibit A; and

The Airport Authority chooses not to exercise its right of first refusal to purchase improvements and buildings constructed on the premises of Hangar 3E set forth in the Lease Agreements referenced herein. The waiver of such right of first refusal is effective only as to the specific transaction referenced above and any and all such rights in any Lease Agreement referenced herein are specifically reserved as to all other transactions and parties.

Adopted this 5th day of May, 2025.

ID 25-4124 Hangar 4G Transfer

Director Raisch presented a Resolution for transfer of Hangar 4G from Gerald Stimple to Laura J. Frese for the Board's consideration.

A motion was made by Member Alan Toney and seconded by Member Donnie Haulk to approve the Resolution for transfer of Hangar 4G from Gerald Stimple to Laura J. Frese. The motion carried by the following vote:

Aye: 5 Vice Chairman King, Chairman Benfield, Member Toney, Member Haynes, and Member Haulk

Nay: 0

**A RESOLUTION AUTHORIZING
ASSIGNMENT OF LEASE AGREEMENT**

WHEREAS, the Rutherford Airport Authority ("Airport Authority") entered into a Lease Agreement with Tom Bellino a/k/a Thomas C Bellino, Jr., dated September 14, 2005, for a term commencing September 14, 2005, and continuing until February 1, 2030, for the premises shown as **Hangar 4G**; and

WHEREAS, the Airport Authority subsequently entered into a new Lease Agreement with Tom Bellino a/k/a Thomas C. Bellino, Jr., dated August 8, 2006, which extended the term to a total of forty (40) years commencing September 14, 2005, and for the same premises, **Hangar 4G**; and

WHEREAS, Hangar 4G was the subject of Assignment of Lease Agreement dated February 1, 2009, recorded in Deed Book 1002 at Page 143, Rutherford County Registry, to Triple Vistas, LLC; and

WHEREAS, Hangar 4G was the subject of Assignment of Lease Agreement dated March 16, 2015, recorded in Deed Book 1101 at Page 587, Rutherford County Registry, to Gerald L. Stimple; and

WHEREAS, Section 12 of both the original and subsequent Lease Agreements for Hangar 4G allows Lessee therein to assign the full rights under the said Lease Agreement only upon the written consent of the Airport Authority, and states that such consent shall not be unreasonably withheld, as well as provide for right of first refusal by the Airport Authority to purchase any improvements and buildings built thereon; and

WHEREAS, Gerald L. Stimple now wishes to assign his full rights under the Lease Agreement for Hangar 4G to Laura J. Frese for the consideration Fifty Thousand Dollars (\$50,000.00).

NOW, THEREFORE, BE IT RESOLVED by the Rutherford Airport Authority, that:

The Airport Authority consents and authorizes Gerald L. Stimple to assign his rights under the Lease Agreement for Hangar 4G to Laura J. Frese contingent upon the execution of a duly binding Assignment of Lease Agreement for Hangar 4G in the general form attached hereto as Exhibit A; and

The Airport Authority chooses not to exercise its right of first refusal to purchase improvements and buildings constructed on the premises of Hangar 4G set forth in the Lease Agreements referenced herein. The waiver of such right of first refusal is effective only as to the specific transaction referenced above and any and all such rights in any Lease Agreement referenced herein are specifically reserved as to all other transactions and parties.

Adopted this 5th day of May, 2025.

ID 25-4090 **QTPod Subscription Service Agreement**

Director Raisch presented the QTPod Subscription Service Agreement for the Board's consideration.

A motion was made by Member Hunter Haynes and seconded by Vice Chairman Bryan King to approve the QTPod Subscription Service Agreement, and authorize the Airport Authority Chairman and the Airport Attorney to negotiate terms of the Agreement and authorize any necessary Airport officials, including County Manager, Finance Officer, Airport Attorney, Airport Authority Chairman, Airport Director, Clerk to the Airport Authority and other County officials to sign and execute all documents in support of this action. The motion carried by the following vote:

Aye: 5 Vice Chairman King, Chairman Benfield, Member Toney, Member Haynes, and Member Haulk

Nay: 0

ID 25-4149 **Requested Budget 2025-2026**

Director Raisch presented the 2025-2026 budget to the Board for their consideration.

A motion was made by Member Alan Toney and seconded by Vice Chairman Bryan King to approve requested budget for 2025-2026 to be submitted to the Board of Commissioners for their consideration. The motion carried by the following vote:

Aye: 5 Vice Chairman King, Chairman Benfield, Member Toney, Member Haynes, and Member Haulk

Nay: 0

VII. Adjournment

Chairman Benfield called the meeting to adjourn.

A motion was made by Vice Chairman Bryan King and seconded by Member Alan Toney to adjourn. The motion carried by the following vote:

Aye: 5 Vice Chairman King, Chairman Benfield, Member Toney,
Member Haynes, and Member Haulk

Nay: 0

Chairman, Airport Authority

Vice Chairman, Airport Authority

Attest:

Secretary to the Airport Authority