

Minutes – May 19th, 2026
Johnstown, Cambria County Airport Authority

The regular meeting of the Johnstown Cambria County Airport Authority was called to order by Tim McIlwain Board Chair at 3:30 pm on Tuesday May 19th 2026th.

Members Present: Tim McIlwain, Mike Parrish, via phone, Jonathan Gleason, Rick McQuaide Tyler Trimbath, via Phone; George Acurio and Ed Cernic Jr.

Members Absent, Jim Brazil, Adam Murphy

Others Present: Cory Cree, Airport Manager, Heather Tomasko Assistant Airport Manager Josh Keyser, Airport Operations Supervisor, Tyler Nesbella, GFT; Attorney Tim Leventry; Solicitor; Dennis Kotzan, Accountant, Nathan Pilkington, SkyWest; Dave Hurst Tribune Democrat, Joe Richards, The Efficiency Network, Inc. (TEN)

MINUTES:

George Acurio made a motion to approve the minutes of the April 21st, Board Meeting. The motion was seconded by Rick McQuaide. and passed by the following vote:

Yeas, Tim McIlwain, Mike Parrish, Jonathan Gleason, Rick McQuaide, Tyler Trimbath; George Acurio and Ed Cernic Jr., (7). Nays: None (0)

SkyWest/United Report: Nathan Pilkington JST SkyWest
Reviewed the SkyWest reports.

FBO Report:

- N/A

Treasurer's Report: Dennis Kotzan
Reviewed Financials

George Acurio made a motion to approve the Treasurer's Report. The motion was seconded by Ed Cernic Jr and passed by the following vote:

Yeas, Tim McIlwain, Mike Parrish, Jonathan Gleason, Rick McQuaide, Tyler Trimbath; George Acurio and Ed Cernic Jr., (7). Nays: None (0)

Manager's Report: Cory Cree

Energy Savings Contract Services

- On April 6, 2026, we issued a Request for Qualifications (RFQ) for Energy Savings Contract Services with proposals due by 2 p.m. on April 30, 2026.
- In the RFQ, we included that the Airport Authority is especially interested in the potential utilization of solar energy and installation of solar panels and that wind turbines are specifically excluded from this RFQ.
- We received (4) proposals. Each proposal was reviewed and evaluated.
- Based on the proposals received, two (2) proposals were selected, The Efficiency Network (TEN) and Veregy, as finalists who interviewed with the Facility and KOZ Committee on May 14, 2026.
- Both companies presented good and similar information. Based upon projects that TEN has completed within the area and the region, as well as the good feedback we received from references of TEN's projects, the Committee recommends moving forward with TEN.

- The next step is to execute a Letter of Interest (LOI) between the Airport Authority and TEN, which will allow TEN to determine the feasibility of entering into a Guaranteed Energy Service Agreement (GESA). The LOI is at no cost to the Airport Authority.
- The Letter of Interest has been submitted to Solicitor Leventry for review.
- After the LOI is executed, TEN will proceed with the completion of an Investment Grade Audit (IGA) Report. Then, the Airport Authority and TEN will review the IGA Report and will determine if they will enter into a Guaranteed Energy Service Agreement (GESA).
- **Recommendation: We recommend that the Airport Authority executes a Letter of Interest (LOI) for Investment Grade Audit Services with The Efficiency Network (TEN) pending Solicitor Leventry's favorable review of the LOI.**
- **The action to approve this recommendation is listed on the agenda under the Facility and KOZ Committee.**
- **The action to approve this recommendation is listed on the agenda under the Enplanement Committee.**

Local Share Account (LSA) State Grant Program

- On May 14, 2026, the Finance and Administration Committee met and discussed this agenda item.
- On December 18, 2025, Senator Langerholc's office informed us that the LSA Grant Awards were announced, and thanks to Senator Langerholc, we were selected for an LSA Grant for \$87,000 for the acquisition of a skid-steer and/or bobcat for the Airport.
- The KSA Group helped us prepare and submit the grant application, which was submitted in November 2024.
- On March 2, 2026, we received the fully executed LSA Grant Agreement for the \$87,000 equipment grant.
- Our original grant application requested \$147,361, which included \$59,373 for a Bobcat S650 T4 Skid-Steer Loader and \$87,988 for a Bobcat UW56 Toolcat Utility Work Machine. The requested amounts were based on 2024 quotes.
- Since we have a skid steer, we would like to purchase the Bobcat UW56 Toolcat Utility Work Machine to use both in winter in the parking lots and year round for fenceline maintenance.
- We obtained quotes through both PA COSTARS and the Sourcewell Program to purchase the desired equipment and discovered that the current 2026 quotes were higher, as expected, than the 2024 quotes.
- We coordinated with Solicitor Leventry to confirm if the Sourcewell Program satisfies the bidding and procurement guidelines. From Solicitor Leventry we learned that we may purchase from cooperative purchasing agreements provided that:
 - o The cooperative contract was awarded through a compliant cooperative process.
 - and
 - o Ensure no existing state requirements contract, such as PA COSTARS, already covers the item.
- Since PA COSTARS offers the desired equipment, we need to purchase it through the PA COSTARS Program, and not through the Sourcewell Program.
- We are able to purchase the desired equipment through the PA COSTARS Program at a cost of \$91,809.92. Utilizing the available \$87,000 of grant funding, the out-of-pocket cost will be \$4,809.92.
- **Recommendation: We recommend that the Airport Authority approves the purchase of a Bobcat UW56 Toolcat Utility Work Machine through PA COSTARS at a total cost of \$91,809.92 while utilizing the \$87,000 Local Share Account (LSA) State Grant.**
- **The action to approve this recommendation is listed on the agenda under the Finance and Administration Committee.**

Cassidy & Associates

- In May 2025, the Airport Authority in conjunction with Cambrian Hills Development Group LLC entered into a Services Agreement with Cassidy & Associates, Inc. (Cassidy) for Cassidy to serve as a strategic government affairs and federal funding consultant for a period of 12 months commencing June 1, 2025 and expiring on May 31, 2026 in consideration of a fee of \$18,000 per month.
- We originally engaged Cassidy in connection with pursuing large scale transformational funding opportunities including the RJ Hangar/Innovation Center and associated aviation and workforce development initiatives.

- On May 14, 2026, the Finance and Administration Committee met and discussed the performance and the cost of Cassidy's services.
- Given the size of the Cassidy engagement fee, the Airport Authority and Cambrian Hills must continue to evaluate the agreement based upon measurable return on investment and the current financial realities facing both organizations.
- **Recommendation: With Cassidy & Associates' Agreement set to expire at the end of the month, we recommend that the Airport Authority renews Cassidy & Associates Services Agreement for a period of 12 months commencing June 1, 2026 and expiring on May 31, 2027 for a fee of \$18,000 per month, pending the participation of Cambrian Hills Development Group LLC in splitting the monthly fee.**
- **The action to approve this recommendation is listed on the agenda under the Finance and Administration Committee.**

Potential 2027 Air Show

- The Air Show Committee has been meeting to determine if an air show in 2027 is realistic and feasible.
- In April, the Committee met with Gabe Monzo, former Executive Director at the Arnold Palmer Regional Airport. He shared information from his experiences hosting air shows at Latrobe.
- Gabe provided a lot of information to consider, specifically regarding the number of people needed to organize and plan the event, the number of volunteers needed the day of the event, and the amount of funds needed to support the event.
- We contacted our insurance broker to learn about the additional insurance requirements for hosting an air show.
- We have discussed the potential event with a Professional "Air Boss", which is the title of a person that coordinates the aircraft performers prior to and the day of the event.
- We have received a Contract of Airshow Coordination from David Schultz Airshows LLC for a total contract price of \$12,400. The Contract has been provided to Solicitor Leventry for his review.
- In June, I will be meeting with a ticketing company, which David Schultz often uses.
- The planned dates for the Air Show are Saturday, August 21, 2027 and Sunday, August 22, 2027, with a rehearsal date of Friday, August 20, 2027.
- **Recommendations:**
 - o **We recommend that the Airport Authority approves hosting an Air Show on Saturday, August 21, 2027 and Sunday, August 22, 2027.**
 - o **We recommend that the Airport Authority approves the Contract of Airshow Coordination with David Schultz Airshows LLC in an amount of \$12,400.00.**
- **The actions to approve these recommendations are listed on the agenda under the Air Show Committee.**

RJ Hangar / Innovation Center Project

- On May 14, 2026, this agenda item was discussed with both the Finance and Facility Committees.
- Due to the estimated overall cost of this project, estimated at \$30M, we plan to construct this project in three (3) phases.
- In August 2025, GFT provided a cost estimate for the building construction and the site preparation construction for each phase. The phase estimates were: Phase 1 (\$10,711,240), Phase 2 (\$8,604,500), and Phase 3 (\$10,303,500), for a total project cost of \$29,619,240.
- Based on the proposed locations of the taxiway, apron, and hangar relative to the location of the existing the ASOS (Automated Surface Observing System), the ASOS will need to be relocated prior to the hangar being constructed. The above cost estimates did not take into account the cost to relocate the ASOS.
- In 2026, our plan is to design, bid, and begin the construction of Phase 1.
- On April 2, 2026, we received bid proposals for the site preparation construction work.
- On May 6, 2026, we received the Final FAA Reimbursable Agreement.
- On May 7, 2026, we received GFT's Engineering Work Order for the Construction Phase Services for the Site Preparation work.
- On May 12, 2026, we received bid proposals for Phase I of the RJ Hangar/Innovation Center construction work.

- Bid Proposals were submitted for the General Contract, Plumbing Contract, HVAC Contract, and Electrical Contract. The proposal amounts came in higher than estimated.
- No Bid Proposals were accepted/received for the Fire Suppression System. One potential bidder arrived after the 2 p.m. deadline for the submission of bid proposals and said he had a fire suppression system bid proposal but understood he was late. His bid proposal was neither received nor opened.
- Since no bids were received for the Fire Suppression System, the Fire Suppression System will need to be re-bid. A bid advertisement has already been placed in the newspaper. A pre-bid meeting has been scheduled for May 21, 2026 and a bid opening has been scheduled for 2 p.m. on June 1, 2026.
- On May 13, 2026, we met with GFT's Project Architect and Project Engineer to review the actual costs/bid proposal costs for the Site Preparation, the Hangar Construction, and the ASOS Relocation to determine the best use of the available grant funds.
- On May 13, 2026, I had a meeting with the FAA Harrisburg ADO to review the bid results, the available grant funds, and to discuss the best use of the available grant funds.
- After the Project Architect and Project Engineer further review the bids received and determine if any items can be reduced or deleted from the bid proposals to reduce the overall project cost, we meet again to determine the best use of the available grant funds. I will then plan to again meet with the Finance and Administration Committee.
- **Recommendation: We recommend that the Airport Authority grants the Finance and Administration Committee approval to approve the submission of the grant applications based on available grant funds and to approve GFT's construction phase services agreements.**

The action to approve this recommendation is listed on the agenda under the Finance and Administration

Airport Operations Report: Josh Keyser

- From April 24-29, I attended the NEC AAAE annual Snow Symposium and advanced snow equipment technician training. Meetings with various equipment and suppliers of airport items occurred as well as networking with airport team members from around the county and Canada.
- While at Snow Symposium, I was selected for the Operator of the Year Award within the Small Hub Airports category by the North East Chapter of AAAE. The selection is based on criteria including years of experience, equipment operated, skills, leadership, education and several others.
- Techs from MB snow equipment were on-site and completed the repairs to the snowblower that failed in January. The repairs have restored the unit to service.
- A failure within the RWY 15/33 constant current regulator has caused the loss of the high intensity setting for the RWY lights. The remaining 4 levels of intensity are still operational. NOTAMs are active and replacement parts are on order from the manufacturer.

GFT Report: Tyler Nesbella

1) FFY 2024 Fox Run Road Widening and Rehabilitation

- a) Construction began on October 1st.
- b) The temporary Waste Area HOP was closed.
- c) The Township building permit was approved on April 2, 2025.
- d) The contractor is substantially complete and is working on remaining punchlist items.
 - a) Fence Gate working but needs final adjustments
 - (1) A new Card Reader and Keypad need to be installed.
 - (2) HRI subcontractor has the new card reader but is going to use the existing keypad as they cant find a new one. They have agreed to a \$500 rebate on their bid price for using the existing card reader.
 - b) Top of Trash rack needs confirmed as completed.
 - c) Detention Basin require final touchups and seeding
 - d) Waste Area needs regraded before seeding.
 - e) Various locations need reseeded.

- f) Contractor to Submit as-built survey points for review and submission to Harrisburg ADO
- g) MRC facility is not draining as designed.
 - (1) Contractor to come and repair the facility to work as designed.
- e) Final Inspection completed on November 17, 2025.
- f) Engineering Supplements were submitted in December and were denied.
- g) Additional Calendar Day request was submitted by HRI and GFT is reviewing for Liquidated Damages purposes.

2) SFY 2023 Hangar 15 Apron, Parking lot, and Relocate Fence/Gate

- a) The Contractor is working on punchlist items. There were approximately forty (40) punchlist items. Major punchlist items remaining include:
 - a) Fence Gate working but needs final adjustment
 - b) Detention Basin require final touchups
- b) Contractor returned to finish permanent marking and mismarked the area. They also did not complete the marking per specification.
 - a) Contractor will need to remove the incorrect marking and reseal the mis-marked area.
 - b) Contractor will need to come back and remark again following the correct specification.
 - c) Planning to come back on 5/18/2026 to complete painting.

3) Apron Rehabilitation

- a) The grant has been received, and the project has been awarded to the contractor.
- b) Contracts have been executed and distributed.
- c) Contractor reached out for Pre-Construction conference and that has taken place.
- d) Construction will begin in the June 2026.

4) 8-Unit Hangar – Site Preparation

- a) The location of the restrooms has been moved from the second set of hangars. Sewage facilities were revised to configure either a single restroom in the first hangar or a restroom in each hangar.
- b) Each hangar will have to be tied into the sewage system individually which will consist of a tap fee for each hangar. This can be done as each hangar is tied into the system.
- c) HOP permit extended for another year.
- d) The project advertised for bid on May 15th, 2026
 - i) Pre-bid meeting will occur on May 22, 2026

Bids will be opened on June 5, 2026

- e) Richland Township Planning Commission provided conditional approval on September 9, 2025, with the stipulation that once a hangar is built the associated parking lot is paved.
 - i) Paving of the parking lot will still be bid as an alternate.
 - ii) Paving had to be removed due to the amount of funding available and preliminary estimates.

5) RJ Hangar/Innovation Center – Site Preparation

- a) GFT's engineering agreement was executed by
 - airport management.
- i) Supplement for additional drilling was completed
 - and approved.
 - ii) Right now GFT is over on engineering fee through bidding. GFT is reviewing effort to see if anything was done outside of the scope and if a supplement is justified.
 - iii) Additional agreement for construction/closeout was submitted to the Airport.
- b) Project will be split into usable units of work for Federal CDS funds to be used.
- c) Internal design of the office space inside the RJ Hangar was finalized based on meeting

- between AE and Airport on 1/14/2026.
- d) Bid results came in under the Engineer's estimate.
- e) Award is dependent on RJ Hangar bids as funds will be allocated accordingly.

6) RJ Hangar/Innovation Center – Hangar Construction

- a) GFT's engineering agreement was executed by airport management.
- b) Internal design of the office space inside the RJ Hangar was finalized based on meeting between AE and Airport on 1/14/2026.
- c) Project was bid on May 12, 2026.
- i) Bids came in over the engineer's estimate

7) FFY 2026 Relocate ASOS

- a) Engineering agreement approved by Airport and FAA.
- b) Meeting was held with the FAA to discuss scope of work and responsibilities.
- c) ASOS relocation must be completed prior to construction of the RJ Hangar.

Executive Session

N/A

Committee Reports

Finance and Administration Jonathan Gleason, (Chair), George Arcurio, Ed Cernic Jr., and Dennis Kotzan

Local Share Account (LSA) State Grant Program

Ed Cernic Jr. made a motion that the Airport Authority approves the purchase of a Bobcat UW56 Toolcat Utility Work Machine through PA COSTARS at a total cost of \$91,809.92 while utilizing the \$87,000 Local Share Account (LSA) State Grant. The motion was seconded by Rick McQuaide and passed by the following vote:

Yeas, Tim McIlwain, Mike Parrish, Jonathan Gleason, Rick McQuaide, Tyler Trimbath; George Acurio and Ed Cernic Jr., (7). Nays: None (0)

Cassidy & Associates

With Cassidy & Associates' Agreement set to expire at the end of the month, Rick McQuaide made a motion that the Airport Authority renews Cassidy & Associates Services Agreement for a period of 12 months commencing June 1, 2026 and expiring on May 31, 2027 for a fee of \$18,000 per month, pending the participation of Cambrian Hills Development Group LLC in splitting the monthly fee. The motion was seconded by George Acurio and passed by the following vote:

Yeas, Tim McIlwain, Mike Parrish, Rick McQuaide, Tyler Trimbath; George Acurio and Ed Cernic Jr., (6). Nays: None (0) Jonathan Gleason, abstained

RJ Hangar / Innovation Center Project

Rick McQuaide. made a motion that the Airport Authority grants the Finance and Administration Committee approval to approve the submission of the grant applications based on available grant funds and to approve GFT's construction phase services agreements. The motion was seconded by George Acurio and passed by the following vote:

Yeas, Tim McIlwain, Mike Parrish, Jonathan Gleason, Rick McQuaide, Tyler Trimbath; George Acurio and Ed Cernic Jr., (7). Nays: None (0)

Facility and KOZ: Rick McQuaide, (Chair), Mike Parrish, Jim Brazill and Dennis Kotzan

Energy Savings Contract Services

George Acurio made a motion that the Airport Authority executes a Letter of Interest (LOI) for Investment Grade Audit Services with The Efficiency Network (TEN) pending Solicitor Leventry's favorable review of the LOI. The motion was seconded by Jonathan Gleason and passed by the following vote:

Yeas, Tim McIlwain, Mike Parrish, Jonathan Gleason, Rick McQuaide, Tyler Trimbath; George Acurio and Ed Cernic Jr., (7). Nays: None (0)

Airshow: Adam Murphy, (Chair), Mike Parrish

Potential 2027 Air Show

Rick McQuaide made a motion that the Airport Authority approves hosting an Air Show on Saturday, August 21, 2027, and Sunday, August 22, 2027. The motion was seconded by George Acurio and passed by the following vote:

Yeas, Tim McIlwain, Mike Parrish, Jonathan Gleason, Rick McQuaide, Tyler Trimbath; George Acurio and Ed Cernic Jr., (7). Nays: None (0)

Potential 2027 Air Show

Jonathan Gleason made a motion that the Airport Authority approves the Contract of Airshow Coordination with David Schultz Airshows LLC in an amount of \$12,400.00. With the downpayment of \$2,500 which would be nonrefundable, but we do have the opportunity to cancel the contract on or before November 26, 2026. The motion was seconded by Rick McQuaide and passed by the following vote:

Yeas, Tim McIlwain, Mike Parrish, Jonathan Gleason, Rick McQuaide, Tyler Trimbath; George Acurio and Ed Cernic Jr., (7). Nays: None (0)

Enplanements: Mike Parrish, (Chair), Jonathan Gleason, Adam Murphy, Larry Hoover, and Larry Nulton

Personnel: George Arcurio III, (Chair), Ed Cernic, Jr, and Tyler Trimbath

- N/A

Military: Adam Murphy, (Chair), Tim McIlwain, and Tyler Trimbath

- N/A

The meeting was adjourned at 5:00 P.M.

**Minutes approved by
Waiting For Approval**