

**ERIE REGIONAL AIRPORT AUTHORITY**  
**MEETING**  
**Wednesday, April 23, 2025**

Minutes of a Meeting of the Erie Regional Airport Authority duly posted and advertised, held in the second floor conference room of the Intermodal Center, 208 East Bayfront Parkway, Erie, PA 16507.

**Attendees:**

Brian Slawin	Derek Martin	Keith Walach, citizen of Erie city
Ryan Bergquist	Michelle Magee	Chuck Nelson, Erie City Council
A'Darius Porter	Jennifer Gornall	Charlie Bayle, Erie County Council
Aaron Susmarski	James Pacansky	G. Patterson, NCA
David Hallman, Jr.	Ian Bogle	Nick Cianci, Hamot Health Foundation
Erin Kerner		Mitch Kalkhof, McGill, Power, Bell

**Participated by Phone:** Eric Rogers                      Dorothy Smith-Frazier

Board President Brian Slawin opened the meeting at 12:00 pm with the Pledge of Allegiance to the United States of America.

**Approval of Agenda**

Mr. Slawin asked for a motion to approve the agenda as presented. Aaron Susmarski moved, and Erin Kerner seconded. Approved by Yeas: David Hallman, Jr., Aaron Susmarski, Erin Kerner, A'Darius Porter, Eric Rogers, Brian Slawin, Dorothy Smith-Frazier, and Ryan Bergquist.

**Public Comments**

No members of the public commented.

**Hamot Health Foundation Presentation**

Nick Cianci of the Hamot Health Foundation (HHF) shared with the Board an upcoming 1 mile charitable race event to be held on the airport runway on October 4, 2025. Hamot Health Foundation is partnering with the airport and North Coast Air to make this family friendly event/fun run happen. Mr. Martin stated that he and Chief Bogle have been coordinating with the FAA and TSA for the necessary approvals. Mr. Cianci added the HHF will cap the participants at 500 and handle all the registration and media support. Local aircraft owners will be invited to display their aircraft during the event as well.

**Auditor's Presentation- McGill Power Bell & Associates**

Mitch Kalkhof of McGill Power Bell & Associates presented the audit of the 2024 financials. Mr. Kalkhof reviewed the financial highlights of 2024 and stated that McGill Power Bell has issued an unmodified opinion on business type activities with no compliance issues and no internal control findings. There is an unmodified opinion on the audit of the PFC program as well with no compliance issues and no internal control findings. Mr. Kalkhof also reviewed the following: financial statement highlights, a

summary of statement of net position, asset/deferred outflow composition, asset composition trends, capital assets net position, liability/deferred inflow composition, liability composition trends, a summary of statements of revenues, expenses, and changes of net position, operating revenue expense trends, and other relevant trends like debt service, cost per enplaned passenger, and enplanements. Mr. Kalkhof also reviewed the audit recommendations.

### **Approval of Minutes**

Mr. Slawin asked for a motion to approve the minutes of the previous Board meeting, Erin Kerner moved to approve, and Ryan Bergquist seconded. Approved by Yeas: David Hallman, Jr., Aaron Susmarski, Erin Kerner, A'Darius Porter, Eric Rogers, Brian Slawin, Dorothy Smith-Frazier, and Ryan Bergquist.

**Announce Executive Sessions-** Mr. Slawin announced that an Executive Session was held prior to this meeting at 11:30 am on April 23, 2025, for legal issues pertaining to airport agreements.

### **Committee Reports**

Finance Committee- Finance Committee Chair David Hallman, Jr. stated that the Finance Committee Meeting met on April 23, 2025, and reviewed the finance report, cash forecasts, bills to be paid, and expense reports. The Committee recommends approval of the bills. Aaron Susmarski made the motion for approval seconded by A'Darius Porter. Approved by Yeas: David Hallman, Jr., Aaron Susmarski, Erin Kerner, A'Darius Porter, Eric Rogers, Brian Slawin, Dorothy Smith-Frazier, and Ryan Bergquist.

**Financial Report-** Mr. Pacansky reviewed the March finance report. The net deficit for the month of March was \$93,907, bringing our year to date deficit to \$367,942. We are unfavorable to budget \$111,639 with revenue down (unfavorable) \$74,606 and expenses up (unfavorable) \$74,370. Mr. Pacansky stated that the loss of the LEO reimbursement that was cut by the government is \$120,000 a year.

There was no **Unfinished Business**.

### **Resolutions**

#### **RESOLUTION NO. 2025 - 02**

#### **ERIE AVIATION THREE YEAR LEASE EXTENSION**

It is hereby RESOLVED by the Erie Regional Airport Authority, that it shall extend its lease with Erie Aviation, Inc. for a three year period. The Extension of Amended and Restated Agreement of Lease attached to this Resolution (the "Lease") is hereby approved. The Executive Director is authorized to execute the Lease on behalf of the Erie Regional Airport Authority

## EXTENSION OF AMENDED AND RESTATED AGREEMENT OF LEASE

This Extension of Amended and Restated Agreement of Lease is made and entered into this \_\_\_\_ day of April, 2025, by and between the Erie Regional Airport Authority, with a mailing address of 4411 West 12<sup>th</sup> Street, Erie, PA 16506 ("Lessor") and Erie Aviation, Inc. with a mailing address at 1607 Asbury Road, Erie, PA 16530 ("Lessee").

WHEREAS, the Lessor and Lessee are currently parties to an Amended and Restated Agreement of Lease dated July 27, 2022 covering property commonly known as 1607 Asbury Road, Erie, PA (the "Lease");

WHEREAS, the term of the Lease is thirty-six (36) months; and,

WHEREAS, the Lessor and the Lessee desire to extend the term of the Lease for an additional term of thirty-six (36) months (the "Extension Term") as more fully described herein.

In consideration of the mutual covenants and promises herein contained, and with the intent to be legally bound hereby, the parties agree as follows:

The Lessor and Lessee hereby agree that the term of the Lease shall be extended for a term of thirty-six (36) months. The Extension Term shall commence on July 1, 2025. The Extension Term shall expire on **June 30, 2028**.

The fixed annual rent for the first year of the Extension Term shall be **\$23,231.04** payable in twelve equal installments of **\$1,935.92** per month. Each monthly installment of rent shall be due and payable on or before the first day of the month.

The fixed annual rental rate will be adjusted annually by the CPI-U consumer price index for all urban consumers for the month of October for the then current lease year as published by the US Department of Commerce for the next yearly period. The initial adjustment shall be effective **January 1, 2026**.

With the exception of the foregoing, all mutual covenants, obligations and rights as contained in the Lease are incorporated herein by reference and shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Extension of Amended and Restated Agreement of Lease to be executed by its duly authorized officers on the day and year set forth below.

Erin Kerner made the motion and David Hallman, Jr. seconded. Approved by Yeas: David Hallman, Jr., Aaron Susmarski, Erin Kerner, A'Darius Porter, Eric Rogers, Brian Slawin, Dorothy Smith-Frazier, and Ryan Bergquist.

**New Business-** Mr. Slawin asked that the resolution to consider a parking rate increase that was previously tabled be put on the agenda for the May meeting. Brian Slawin made

the motion to take this resolution off that table that was tabled last year and Erin Kerner seconded. Approved by Yeas: Aaron Susmarski, Erin Kerner, A'Darius Porter, Eric Rogers, Brian Slawin, Dorthy Smith-Frazier, Ryan Bergquist, and David Hallman, Jr.

**Liaison Comments-** Chuck Nelson of Erie City Council and Charlie Bayle of Erie County Council were both in attendance but made no comments.

**Board Member Comments-** none

**Executive Director's Report**

Mr. Martin reported the following:

- How the tariffs will negatively impact the aviation industry is still uncertain at this point.
- The seasonal Tampa service on Breeze will end this week with the expectation of returning for another seasonal run. The Orlando service remains year round.
- We will host a global entry enrollment event with U.S. Customs & Border Protection (CBP) for a week coming up this spring. We will communicate the dates once we have them confirmed by CPB..
- Real ID compliance goes into effect May 7, 2025. Secretary Carroll held a press conference at the airport on April 7, 2025 regarding Real ID.
- An announcement related to a community health initiative will be announced at the airport on May 2, 2025. Follow up info to follow.

Erin Kerner made a motion to adjourn, and Aaron Susmarski seconded. Approved by Yeas: David Hallman, Jr., Aaron Susmarski, Erin Kerner, A'Darius Porter, Eric Rogers, Brian Slawin, Dorothy Smith-Frazier, and Ryan Bergquist.

**Adjournment: 12:29 PM**

  
Peter Burton, Secretary

