

Coos County Airport District

Regular Board Meeting

Minutes of the regular monthly meeting of the Board of Commissioners of the Coos County Airport District (CCAD) held on Wednesday, May 20, 2026 at 7:30 a.m., in the CCAD Boardroom.

CALL TO ORDER & INTRODUCTION OF GUESTS

Commissioners Present

Jason Bell, Chairman

Joe Benetti, Vice Chair

Andrew Brainard, Commissioner (Zoom)

Caddy McKeown, Commissioner (Zoom)

Counsel Present

Melissa Cribbins

Absent:

Brent Pahls, Commissioner

Staff Present

Robert Brittsan, Deputy Director; Bob Hood, Operations Manager; Stephanie Kilmer, Public Information Officer; Amos Vorster, Office Manager; Rick Skinner, Project Manager; Wyatt Nelson, Intern

Media and Guests Present

Wayne Reiter (Zoom); Bennet and Dace Gregory; Rose Jorjorian

SECTION 1: CONSENT CALENDAR

Motion:

Upon a motion by Vice Chair Benetti (Second Commissioner McKeown) the Consent Calendar from April 2026 was unanimously approved.

Bell: Aye; Benetti: Aye; Brainard: Aye; McKeown: Aye

SECTION 2: EXECUTIVE DIRECTOR'S REPORT

Executive Director Craddock reported that commercial passenger traffic was down approximately 1% through the first four months of the year compared to the same period in 2025. He noted that the decline was primarily attributable to a number of flight cancellations, diversions, and delays that impacted passenger counts by roughly 300 enplanements. Despite the slight decrease, passenger activity remains significantly above pre-2025 levels, and staff remains optimistic that traffic will continue to grow, particularly with the start of seasonal Denver service.

Craddock highlighted several recent community and facility milestones, including successful ribbon-cutting events for the Coastal Landing Café and the renovated terminal concourse, which collectively attracted more than 200 attendees. He also discussed ongoing efforts to address invasive Scotch broom throughout airport properties. Through partnerships with the City of North Bend, Bay Area Beautification, and other organizations, substantial vegetation removal has been completed, with additional phases planned and future discussions focused on replanting and long-term site restoration.

The Board received an update on airport facilities and infrastructure projects. Work is underway to replace aging exterior siding at the BLM building, a project that evolved from a planned repainting effort after deterioration was identified. Brainard reported that the work is progressing well and is expected to be completed within the next month. He also noted continued efforts to market the cargo facility and explore aeronautical uses associated with cold-storage operations.

Looking ahead, Craddock discussed the planned apron expansion project, which is being added to the Airport Capital Improvement Program. The project will allow two commercial aircraft to occupy the apron simultaneously, reducing taxiway delays and improving the passenger experience. Preliminary environmental and design work will begin prior to grant approval, with the project expected to receive approximately \$1.5 million in FAA funding and requiring a local match of approximately 6.25%. The project will include stormwater mitigation measures to satisfy environmental requirements and avoid more extensive federal review processes.

SECTION 3: PRESENTATION

Local artisan and developer Bennett Gregory presented a conceptual Airport Beautification Project intended to enhance the visual appeal and visitor experience of the airport. Gregory described his background in construction, land development, sculpture, and botanical garden design, explaining that the concept originated following discussions with airport staff regarding potential development opportunities and beautification efforts. He stated that the project was intended to create a lasting community asset and showcase the character and natural beauty of the South Coast.

The presentation included conceptual renderings of numerous improvements throughout the airport property. Proposed features included a redesigned entrance with timber-framed architectural elements, stone walls, landscaped Zen gardens, a decorative moon gate, water features, public art installations, sculpted marine-themed artwork, stained-glass elements, murals depicting regional themes, and enhanced signage. Gregory emphasized the use of natural materials, low-maintenance landscaping, and artistic features intended to create a distinctive sense of place while reflecting the area's land, sea, and aviation heritage.

Gregory noted that the project would likely require implementation in phases and involve collaboration with specialized artisans, stone masons, glass artists, and other skilled craftspeople. During the presentation, Board members and staff discussed several design considerations, including traffic circulation impacts associated with proposed fountain features, maintenance requirements, and the potential locations of various project elements. Gregory acknowledged that specific design details could be adjusted as needed while preserving the overall vision of the project.

Following the presentation, airport staff and Board members expressed appreciation for the creativity, effort, and artistic vision demonstrated in the proposal. Staff noted that the Airport District's current

financial resources and available grant programs are largely dedicated to federally approved aviation-related infrastructure projects, limiting the District's ability to pursue a beautification project of this scale at this time. Board members acknowledged the project's appeal and potential long-term value but emphasized the District's obligation to follow public procurement requirements, funding restrictions, and fiscal responsibilities. The consensus of the Board was that, while supportive of airport beautification efforts in principle, the proposed project was not feasible under current funding and regulatory constraints.

SECTION 4: ACTION ITEMS

Motion:

Commissioner McKeown (Second Commissioner Brainard) moved that the Board approve the lease agreement between CCAD and Federal Express Corp for the lease of space within the Airport's cargo facility.

Bell: Aye; Benetti: Aye; Brainard: Aye; McKeown: Aye

Motion:

Vice Chair Benetti (Second Commissioner McKeown) moved that the Board authorize acceptance of the donated 1991 Oshkosh ARFF vehicle from Redmond Airport, when it becomes available, and to approve the costs for relocation to the Southwest Oregon Regional Airport.

Bell: Aye; Benetti: Aye; Brainard: Aye; McKeown: Aye

Motion:

Commissioner McKeown (Second Vice Chair Benetti) moved to authorize staff to continue evaluating the proposed IFA loan refunding opportunity associated with the DHS build-to-suit project and to work with any necessary refinancing documents for future Board consideration and potential approval.

Bell: Aye; Benetti: Aye; Brainard: Aye; McKeown: Aye

Motion:

Vice Chair Benetti (Second Commissioner Brainard) moved that the Board of Commissioners ratify Change Order 2 to the contract with West Coast Contractors for the Runway 5/23 Runway Safety Area Expansion project in the amount of a \$179.63 credit, resulting in a revised contract total of \$3,275,465.77.

Bell: Aye; Benetti: Aye; Brainard: Aye; McKeown: Aye

COMMISSIONER COMMENTS

Vice Chair Benetti thanked his fellow commissioners for moving the scheduled Board meetings to the third week of the month, as this worked much better for his schedule.

Meeting adjourned to Executive Session at 8:28 a.m.

Meeting adjourned at 8:50 a.m.