

Upper Cumberland Regional Airport Board Minutes
May 12th, 2026

The Upper Cumberland Regional Airport Board met in regular session on Tuesday, May 12th, 2026 at 5:00 p.m. Members present were Martin Ing, Chad Marcum, Randy Proter, Charlie Huddleston and Denny Robinson. Also, present were Dean Selby, Heather McBride, Matt England, Cliff Davidson, Dave Meyer, and members of the press. Absent was Brian Jones, Jerry Lowery and Laurin Wheaton.

There being a quorum present, the meeting was called to order by Chairman Denny Robinson.

Chairman Robinson ask for approval of the minutes from the previous meeting. Randy Porter made a motion and Charlie Huddleston seconded the motion to approve the minutes as presented. The motion was approved.

Fuel Sales:

- **Fuel Sales in gallons:**

	April 2026	April 2025
Av Gas	5,811	5,102
Jet-A	13,307	13,241
Erlanger/ Wholesale	_____	_____
Total Fuel	19,118	18,343

- **Fuel Sales** – Airport Director, Dean Selby reported that fuel sales continue to remain stable.

Airport Director Business:

- **Hangar Row A Repairs**– Director Selby presented the board with two change orders from Thatcher Sales and Erectors regarding Hangar Row A repairs. Mr. Selby reported that the hangar walls and the roof were sprayed with a paper-based insulation that burns. Mr. Selby also reported that there is the presence of corrosion and rust on not only the roof and walls, but also the roof purlins (structural z bar). After a brief discussion, Randy Porter made a motion and Martin Ing seconded the motion to approved Change Order 1 in the amount of \$28,475.00 to replace the entire roof to Hangar Row A and to approve Change Order 2 in the amount of \$4,900.00 to replace the roof purlins, wall girts and Liner Panel for the divider walls. On a roll call vote, all members voted in favor. The motion passed.
- **Hangar Rates** – Board member Chad Marcum and Board Member Martin Ing presented their independent findings to the board from their work session regarding the re-evaluation of hangar rates. The data included revenue generation along with the expenses portion as well as a straight cost analysis, obtaining historical data on cost per square foot and considering an escalator to obtain the needed revenue to cover construction costs. Both Mr. Ing and Mr. Marcum came to a general consensus that was in line with what Director Selby presented previously to the board. Both members presented a recommended realignment as follows:

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Recommended realignment Pricing Model Calculator					
Base Rate			\$	350.00	
per sq ft			\$	0.3500	
	multiplier	per sq ft			Rounded Rent
Basic T-Hangar Rows A-F	1	1000	\$	350.00	\$ 350
Electric Doors - B 7-12	1.4	1000	\$	490.00	\$ 490
Oversized T-Hangars K-M	1.3	1276	\$	580.58	\$ 580
Oversized T-Hangars K-M	1.3	1474	\$	670.67	\$ 670
Oversized T-Hangars K-M	1.3	1636	\$	744.38	\$ 745
Box Hangar G-2,3	0.9	3800	\$	1,197.00	\$ 1,195
Box Hangar G-1	0.92	3800	\$	1,223.60	\$ 1,225
Box Hangar H Row	0.95	2800	\$	931.00	\$ 930
Community Hangar					
Minimum per square foot	1.5		\$	0.525	\$ 0.525

After going over each recommendation, Mr. Marcum verified that both he and Mr. Ing compared the recommendation to TDOT's analysis on recommended hangar rents. Mr. Marcum stated that while their suggested pricing was over TDOT's break-even price point, they were, on average, at least two-thirds below TDOT's recommendation for monthly hangar rates. The board held a discussion on the cost of the needed hangar repairs, the impact of State and Federal funding cuts, rising aviation costs, comparable airport hangar rates, the cost of hangar rates vs the cost of various types of storage rates, the need to continue using BLS CPI annually, as well as the need to keep aviation accessible and the airport in a sound financial position. After the board held detailed discussion, Chad Marcum made a motion and Martin Ing seconded the motion that the board adopt the recommended pricing model as presented with a base rate of \$350.00 a month, 0.35 cents a square foot and the applicable multiplier. On a roll call vote, all members voted in favor. The motion passed.

- **SPCC (Spill Prevention Control and Countermeasure)** – Director Selby reported that he has received Richard Rinks work order. Mr. Selby stated he would get with the Chairman to get that executed.
- **Website Update** – Director Selby reported that the Quotient Group continues to make final changes and updates. We hope to have the website up by the end of the fiscal year.
- **Pilot Representative Election Update** – Election Runner is conducting the nomination process for the hangar tenant representative. Mr. Selby stated it would be another week before he had the results.
- **Financials** – Airport Financials were reviewed. After a brief discussion Randy Porter made a motion and Martin Ing seconded the motion to approve the financials. On a voice call vote, all members voted in favor. The motion was approved.
- **Proposed Budget** – Director Selby presented the board with a proposed budget for fiscal year 2026-27. After a brief discussion on budget numbers, employee raises and capital projects,

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Martin Ing made a motion and Charlie Huddleston seconded the motion to approve the proposed budget as presented. On a roll call vote, all members voted in favor. The motion was approved.

- **Public Input Policy and Public Records Request Policy** – Director Selby presented the board with a proposed Public Input Policy and Public Records Request Policy. After a brief discussion, Chad Marcum made a motion and Randy Porter seconded the motion to approve both policies as presented. On a voice call vote, all members voted in favor. The motion was approved.

Engineer's Business:

- **Terminal Design Update** – Director Selby stated the Airport was still working through the conceptual design.
- **Apron Expansion Project** - Director Selby reported that Garver is working with TDOT to finish up final design and hopes to move toward grant application and bidding.
- **Fencing Project** – Director Selby reported that TDOT requested additional information regarding the environmental testing portion of the project. Garver has been on site this week obtaining that information.

Other Business:

- **Next Board Meeting** - The next regular scheduled board meeting will be held Wednesday, June 10th, 2026 at 4:00pm.

There being no further business, Martin Ing made a motion and Chad Marcum seconded the motion to adjourn. The motion was approved.

Denny W. Robinson, Chairman