



Michael J. Landguth, A.A.E.
President & CEO

1000 Trade Drive • P.O. Box 80001 • RDU Airport, NC 27623
tel: (919) 840-7700 • fax: (919) 840-0175 • www.rdu.com

RALEIGH-DURHAM AIRPORT AUTHORITY COMMITTEE WORK SESSION MINUTES JULY 9, 2026

Chair Hall-Roberts presided. Present: Asante-Smith¹, Hankins, Ghosh², Polanco-Galdamez, and Winters. Staff present included: President and CEO Landguth, and General Counsel Locklear, and other staff members and guests³.

I. Finance Committee – Winters presided over the following item:

1. Consideration of Presentation of Financial Performance and for the Acceptance of the Audited Financial Statements and Compliance Reports for Fiscal Year 2026

Ron Kapocius, CPA, Vice President and Chief Financial Officer – Ron Kapocius, CFO, will present the financial performance for the fiscal year ended March 31, 2026. Daniel T. Gougherty, Partner at Cherry Bekaert, LLP will report on the completed audits and their findings as performed during their audit services for the fiscal year ended March 31, 2026. The draft Annual Comprehensive Financial Report (ACFR), the draft Single Audit Report on Federal-State Awards and Internal Controls Compliance, and the draft Passenger Facility Charges Compliance Report are incorporated herein as reference.

Board Action Requested

Staff requests acceptance of the ACFR and the two Compliance Audit Reports for the fiscal year 2026 (April 1, 2025 – March 31, 2026).

II. Construction Committee – Ghosh presided over the following item:

1. Consideration of NCDOT Apron and Vehicle Service Road Rehabilitation

Hillary Sudbury, FAM Project Manager – This project includes the rehabilitation of distressed asphalt pavement located on the NCDOT/UNC Apron and the adjacent vehicle service road. The pavement distresses observed on the apron and service road are consistent with pavement that is approximately thirty years old and include medium to high severity alligator cracking, block cracking, longitudinal cracking, and rutting. The project will rehabilitate the apron pavement through milling and reclamation of the existing pavement section and reconstruct the service road connecting the NCDOT Apron to the North Cargo Ramp. The scope also includes replacement of a security gate and drainage improvements. The project was advertised for bids on May 8, 2026. A Pre-Bid Conference and Small Business Workshop were held on May 20, 2026. At the bid opening on June 10, 2026, three bids were received, ranging from \$2.6 million to \$3.6 million. The apparent low bidder was Rifenburg North

¹ Asante-Smith attended the meeting virtually.

² Ghosh attended the meeting virtually.

³ The meeting was live streamed on YouTube.

Raleigh-Durham Airport Authority Board Members

CITY OF DURHAM
Tammie Hall-Roberts, **Chair**
Nana Asante-Smith

CITY OF RALEIGH
Nina Szlosberg-Landis, **Vice Chair**
Shelley Winters, **Treasurer**

DURHAM COUNTY
Yesenia Polanco-Galdamez, **Secretary**
Nil Ghosh

WAKE COUNTY
Ellis Hankins
David Kushner



Michael J. Landguth, A.A.E.
President & CEO

1000 Trade Drive • P.O. Box 80001 • RDU Airport, NC 27623
tel: (919) 840-7700 • fax: (919) 840-0175 • www.rdu.com

Carolina, LLC, with a bid of \$2,641,915.00. Staff and the Engineer reviewed the bids and determined Rifenburg North Carolina, LLC to be the lowest responsive and responsible bidder. The bid documents included a Small Business (SB) participation goal of 6.0%. Rifenburg North Carolina, LLC proposed an SB commitment of 6.05%. The Authority's Small Business Program Office reviewed the bid documents and confirmed that the SB participation goal was met.

Board Action Requested

Staff requests approval of a construction contract with the Rifenburg North Carolina, LLC in the amount of \$2,641,915.00.

III. Operations Committee – Asante-Smith presided over the following items:

1. Consideration of BHS and PBB Service Contract

Steven Yanni, Director of Contract Facilities Maintenance – Staff is requesting Board approval for RDU's Baggage Handling System (BHS) and Passenger Boarding Bridges (PBBs) Maintenance Service Contract. This service contract includes the maintenance and repair of the T1 and T2 BHS, RDU's 43 PBBs and associated equipment including Pre-Conditioned Air (PCA) units, Ground Power Units (GPUs), potable water cabinets, baggage valet systems, bag slides, and fire security doors. This scope also includes a provision for a "Project Team". This team will perform major repairs, such as ball screw replacements, jet bridge tire replacements, power washing jet bridges, and touch-up painting. By having a portion of their staff handle this work, technicians will not be pulled away from scheduled preventive maintenance work necessary to keep high rates of uptime for this critical equipment. The Contractor will also order, store, and manage spare parts; however, the Authority will pay for these parts separately from this agreement. This RFP was publicly advertised, and we are pleased that we got a very good response with eight (8) proposals received. The last time this contract was advertised, only four (4) proposals were submitted. The team reviewed the proposals, shortlisted four (4) vendors, and conducted in-person interviews. From those four (4) interviews, we requested a best and final offer (BAFO) from two (2) of the vendors. The results of the process are as follows:

Firm	Final Ranking
OshKosh	1
JSM	2
Oxford	3
Daifuku	4
Symbrant	5
Vanderlande	6

Raleigh-Durham Airport Authority Board Members

CITY OF DURHAM
Tammie Hall-Roberts, **Chair**
Nana Asante-Smith

CITY OF RALEIGH
Nina Szlosberg-Landis, **Vice Chair**
Shelley Winters, **Treasurer**

DURHAM COUNTY
Yesenia Polanco-Galdamez, **Secretary**
Nil Ghosh

WAKE COUNTY
Ellis Hankins
David Kushner



Michael J. Landguth, A.A.E.
President & CEO

1000 Trade Drive • P.O. Box 80001 • RDU Airport, NC 27623
tel: (919) 840-7700 • fax: (919) 840-0175 • www.rdu.com

PBP	7
ERMC	8

As part of the bid, the small-business goal was 15%. Proposals were assessed by the small business group, and those findings were submitted to the team for review. OshKosh is proposing a 19% SB participation, which will exceed the 15% goal, and their subcontractor, Abilities Unlimited, will staff control room operators and jam runner/encoder personnel. This agreement is for five (5) years and allows for two, one-year option periods to be given at the behest of the Authority. The staff recommends that the Board approve the BHS and PBB Service Contract with OshKosh AeroTech, LLC in the amount of \$20,297,566.68.

Board Action Requested

Staff requests approval of the BHS and PBB Service Contract with OshKosh AeroTech, LLC in the amount of \$20,297,566.68.

2. Presentation on Pepsi Bottling Ventures, LLC Terminal Concessions Lease

Alyssa Whelan, Concessions Business Manager – In July 2020, the Authority contracted with Pepsi Bottling Ventures, LLC (PBV) in a Beverage Services and Sponsorship Agreement. The Authority and PBV will partner to create a Pepsi-branded customer lounge to enhance guest experience and provide convenience to guests. Complimentary access will be available to all guests. The lounge will occupy the former BurgerFi/Jason's Deli location. A barricade wall and messaging to reflect the Transform RDU campaign with Pepsi branding will be installed to separate the lounge from the unused portion of the space. The Marketing Activation Fund sponsored by PBV under the Beverage Services and Sponsorship Agreement, shall be utilized to fund the buildout, branding, furnishings, and associated improvements required for the customer lounge with a not-to-exceed amount of \$100,000. All improvements and designs will follow the Authority's Tenant Improvement guidelines and approval process. The lounge will offer various seating and workspace options, access to power outlets and TVs showing selected programming. Two beverage vending machines will be available within the lounge. The lounge will be open 24/7 and available to all passengers. The lease term is a minimum of twelve (12) months.

Board Action Requested

For informative purposes only. No Board action requested.

Motion by Winters to adjourn; Second by Polanco-Galdamez

ADOPTED BY UNANIMOUS VOTE

Raleigh-Durham Airport Authority Board Members

CITY OF DURHAM
Tammie Hall-Roberts, **Chair**
Nana Asante-Smith

CITY OF RALEIGH
Nina Szlosberg-Landis, **Vice Chair**
Shelley Winters, **Treasurer**

DURHAM COUNTY
Yesenia Polanco-Galdamez, **Secretary**
Nil Ghosh

WAKE COUNTY
Ellis Hankins
David Kushner