

**Sebring Airport Authority
Board Meeting Agenda
April 16, 2026**

1:30 p.m.

**Hendricks Field Center
Sebring Airside Center**

1. OPENING ITEMS

- a) **Call to Order**
- b) **Pledge of Allegiance and Invocation**
- c) **Roll Call**
- d) **Announcements**

Upcoming Meetings & Events

<u>Date</u>	<u>Time</u>	<u>Meeting/Event</u>	<u>Location</u>
05/21/2026	1:30pm	SAA/CRA Board Meeting	Hendricks Field Center

2. CONSENT AGENDA

- a) Approve March 2026 Minutes and Invoices

3. MISCELLANEOUS

4. ACTION ITEMS

- a) Lockwood Aviation Lease Agreement – Building 22, Hangar Bay A
- b) Public Transportation Grant Agreement – Amendment of Agreement – Partial Parallel Taxiway D – Time Extension
- c) Public Transportation Grant Agreement – Amendment of Agreement – Taxiway A Rehabilitation – Increased by \$375,000

CONTINGENT ACTION ITEMS

5. EXECUTIVE DIRECTORS' REPORT

- Andrew Bennett

6. BOARD OF DIRECTORS' BUSINESS

- Julie Fowler presentation 2024-2025 Draft Audited SAA Financial Report
- Nominations SAA Board Seats
- Form 1 (due by July 1st)
- Form 9 (due by June 30th)
- Florida Association of Special Districts (FASD) Ethics Training
- Webster Turn Drive Opening Ceremony

7. CONCERNS OF THE PUBLIC

8. ADJOURNMENT

If a person decides to appeal any decision made by the Board at any meeting or hearing, he will need a verbatim record of the proceedings. The record must include the testimony and evidence upon which the appeal is to be based. Sebring Airport Authority also gives notice that the Chairman is authorized to cancel or postpone any scheduled meeting or hearing by directing the Executive Director to so inform all Board members and any other interested parties and the press. Sebring Airport Authority does not discriminate upon the basis of any individual's disability status. This non-discriminatory policy involves every aspect of the Board's functions, including one's access to, participation in, employment of, or treatment in its programs or activities. Anyone requiring reasonable accommodations as provided for in the Americans with Disabilities Act should contact Jami Olive, Sebring Airport Authority at 863-314-1317.

Note: Note: Additional staff items may be considered if they come in after the agenda deadline.

**SEBRING AIRPORT AUTHORITY
BOARD MEETING
March 12, 2026**

The Sebring Airport Authority Board of Directors held a scheduled Board Meeting on March 12, 2026, at 1:31 p.m. in person and by telephone-technology conference call. A quorum was met with the following in attendance:

Stanley Wells	-	Chairman
D. Craig Johnson	-	Vice Chairman
Carl Cool	-	Secretary
Jason Dunkel	-	Assistant Secretary
Mark Andrews	-	Board Member
Pete McDevitt	-	Board Member

Also

Mike Willingham	-	Executive Director (by Teams)
Andrew Bennett	-	Deputy Director
Colleen Plonsky	-	Director of Finance
Jami Olive	-	Airport Services Manager
Bob Swaine	-	Swaine, Harris & Wohl, P.A.
Rex Thompson	-	Allied Universal
Jack Thompson	-	Avcon, Inc.
Keira Medina	-	Avcon, Inc.
Eric Menger	-	Hanson Professional Services Inc
Sara Beth Rodgers	-	Highlands County Economic Development
Heather Meyer	-	AtkinsRealis (by Teams)
Craig Sucich	-	RS&H (by Teams)
Blake Swafford	-	Hanson Professional Services Inc (by Teams)
Greg Griffin	-	BHCI / EAA Chapter 1240
Albert Chang	-	APAFR, USAF
Zach Ferguson	-	APAFR, USAF
Ben Scurle	-	APAFR, USAF

1. OPENING ITEMS

- A.** Meeting was called to order at 1:31 p.m. by Chairman Stanley Wells.
- B.** Bob Swaine led the Invocation and led the Pledge.

C. Roll Call

Mark Andrews, Carl Cool, Jason Dunkel, D. Craig Johnson, Pete McDevitt, and Stanley Wells were present at the meeting. Terrill Morris was absent.

D. Announcements

Chairman Stanley Wells read the announcements that were presented, which were, the Executive Offices will be closed on April 3rd for Good Friday and also on April 6th for the Easter Holiday. The next board meeting will be held Thursday, April 16th at 1:30pm.

2. CONSENT AGENDA

Approve the Consent Agenda:

Chairman Stanley Wells asked if there was any public comment pertaining to the consent agenda items, with no comment asked.

There was a motion by Pete McDevitt to approve the Consent Agenda with a second by Carl Cool. The motion was passed with ayes from Andrews, Cool, Dunkel, Johnson, McDevitt, and Wells.

3. MISCELLANEOUS

4. ACTION ITEMS

Chairman Stanley Wells asked if there was any public comment pertaining to the action items, with no comment asked.

a.) Resolution #26-04 – Local Mitigation Strategy Plan

This item was presented by Andrew Bennett. There was a brief discussion. There was a motion by Pete McDevitt to approve the item as presented, with a second by D. Craig Johnson. The motion was passed with ayes from Andrews, Cool, Dunkel, Johnson, McDevitt, and Wells.

b.) Interlocal Agreement – Sebring Airport Authority and Community Redevelopment (CRA) – Airport Signage (\$34,226)

This item was presented by Andrew Bennett. There was a brief discussion. There was a motion by Carl Cool to approve the item as presented, with a second by Mark Andrews. The motion was passed with ayes from Andrews, Cool, Dunkel, Johnson, McDevitt, and Wells.

c.) Interlocal Agreement – Sebring Airport Authority and Community Redevelopment Association (CRA) – Repairs for Buildings 916, 917, 918, 919 (\$115,774)

This item was presented by Andrew Bennett. There was a brief discussion. There was a motion by Pete McDevitt to approve the item as presented, with a second by Carl Cool. The motion was passed with ayes from Andrews, Cool, Dunkel, Johnson, McDevitt, and Wells.

d.) SiteOne Landscape Supply, LLC – Commercial Lease for Buildings 916, 917, and 918

This item was presented by Andrew Bennett. There was a brief discussion. There was a motion by Pete McDevitt to approve the item as presented, with a second by D. Craig Johnson. The motion was passed with ayes from Andrews, Cool, Dunkel, Johnson, McDevitt, and Wells.

e.) Resolution #26-05 Approving Budget Amendment S26-04

This item was presented by Colleen Plonsky. There was a brief discussion. There was a motion by Mark Andrews to approve the item as presented, with a second by Pete McDevitt. The motion was passed with ayes from Andrews, Cool, Dunkel, Johnson, McDevitt, and Wells.

CONTINGENT ACTION ITEMS

No items were presented.

5. EXECUTIVE DIRECTOR'S REPORT

Deputy Director Andrew Bennett presented the Executive Director's report. He introduced Commander Albert Chang with Avon Park Air Force Range, who gave a presentation on the activities that are ongoing at the range. There was a brief discussion with questions and answers from the board members and members of the public.

Deputy Director Bennett then gave a briefing on the ongoing activities for the month. The T6 training along with the helicopter operations at the range over a 4 week period, we sold a total of 209,278 gallons at the range.

Deputy Director Andrew Bennett presented guest speaker Greg Griffin, president of the EAA Chapter 1240. He gave some updates on EAA Chapter, Annual Banquet update on scholarship money raised, program with Highlands County School Board for Aviation career pathway, AAA Aerospace Program with Embry-Riddle Aeronautical University and lastly the next level of dream, expanding by adding another building for classrooms and possibly a cafeteria building in the future.

The board was also updated on the activity expected next week for Race week. The control tower will be activated to a Class D tower and the FBO is ready for the activities.

6. DIRECTOR'S BUSINESS

Chairman Wells reminded everyone to please complete their Ethics training.

The board took a brief pause at 2:44pm and everyone in attendance of the meeting was invited to attend a groundbreaking ceremony for Taxiway Delta project that is ongoing. All board members and a few members of the audience (Keira Medina and Jack Thompson) went with Deputy Director Andrew Medina and SAA employee Luis Pratts to the Taxiway delta site.

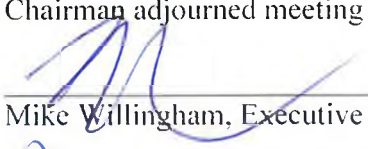
They returned at 2:58pm and the meeting resumed.

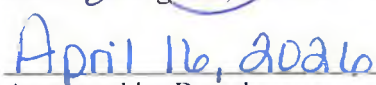
7. CONCERNS OF THE PUBLIC

No items were presented.

8. ADJOURNMENT

Chairman adjourned meeting at 3:00pm.


Mike Willingham, Executive Director


Approved by Board

March 2026 Paid List

Date	SAA/FBO - Paid Invoices	Amount	Description
3/2/2026	Ascent Aviation Group	\$23,240.44	FBO: Jet-A Fuel @ KSEF
3/3/2026	Cintas Corporation No. 2 dba	\$74.49	FBO: First Aid Cabinet Replenishment
3/17/2026	Gibson Aviation Services Inc.	\$4,323.62	FBO: Service Call - Repairs & Parts at APBR for Jet Trucks 5000-2 and 5000-1
3/17/2026	Mosaix Software Inc.	\$1,315.00	FBO: AvMan Series Software April 2026
3/24/2026	Cintas Corporation No. 2 dba	\$86.02	FBO: First Aid Cabinet Replenishment
3/24/2026	Ascent Aviation Group	\$23,444.25	FBO: Jet-A Fuel @ KSEF
3/30/2026	Ascent Aviation Group	\$23,300.55	FBO: Jet-A Fuel @ KSEF
3/30/2026	Ascent Aviation Group	\$47,073.17	FBO: Jet-A Fuel @ APBR (2 Loads)
3/31/2026	Ascent Aviation Group	\$32,456.87	FBO: Jet-A Fuel @ KSEF
3/3/2026	Clyde Johnson Contracting & Roofing, Inc.	\$61,339.00	SAA: Bldg 735 Installation of 5 Tension Rods, Equipment, and Labor. Bldg 916, 917, 918 - Installation of Doors, Loading Dock Door, Panels, and Fabrication Work
3/24/2026	CivilSurv Design Group, Inc.	\$7,340.00	SAA: February 2026 Professional Services Webster Turn Dr Reconstruction - Grant Reimbursed
3/31/2026	Atkins North America, Inc.	\$9,674.00	SAA: February 2026 KSEF Fuel Farm CEI Services - Grant Reimbursed
3/31/2026	Atkins North America, Inc.	\$32,165.50	SAA: February 2026 Webster Turn CEI Services - Grant Reimbursed
3/31/2026	Atkins North America, Inc.	\$105,477.25	SAA: February 2026 KSEF Taxiway A Design - Grant Reimbursed
3/31/2026	Avcon, Inc.	\$20,500.00	SAA: January 2026 Taxiway D Construction CEI - Grant Reimbursed
3/31/2026	Avcon, Inc.	\$25,500.00	SAA: February 2026 Taxiway D Construction CEI Services - Grant Reimbursed
3/2/2026	Sage Payment Solutions	\$4,562.68	SAA: Paya Exchange Credit Card Fees - March 2026
3/3/2026	Carrier Corporation	\$1,461.00	SAA: Service Call on Terminal Building A/C Units - Low Level Suction Alarms Due to Low Load/Temperatures
3/3/2026	Cintas	\$224.56	SAA/FBO: Weekly Services, Mats, Soap, GermX, Urinal Mats, Sanis Screens
3/3/2026	Cintas	\$130.00	SAA/FBO: Monthly Agreement for AED System
3/3/2026	Heartland Spring Water, Inc.	\$305.00	SAA/FBO: Delivery of 30 Cases of Spring Water
3/3/2026	Rapid Systems	\$143.95	SAA/FBO: March 2026 Monthly Internet for Control Tower
3/3/2026	Robbins Nursery, Inc.	\$2,636.70	SAA: (52) Bulk Scoops of Chocolate Brown Mulch for Terminal Building
3/3/2026	Stantec Consulting Services, Inc.	\$264.00	CRA: Consulting Services: FY24-25 Report Update (Related to Audit Reporting)
3/3/2026	Armando J. de Solo III	\$495.00	FBO: Purchase and Embroidery of Sebring Airport Hats for Resale
3/3/2026	Swaine, Harris & Wohl, P.A.	\$2,541.18	SAA: January 2026 Legal Services - General On Call Services
3/5/2026	CPR Certification 4U, LLC	\$800.00	SAA/FBO: Heart-Saver CPR & First Aid Training and Certification
3/5/2026	Heacock Insurance Group, Inc.	\$3,023.76	SAA: Pollution Insurance Policy and Carrier Policy Fee 03.18.2026 - 03.18.2027
3/10/2026	Craig D Curtis	\$100.00	SAA: Re-Keyed 4 Locks on Hangar 70, Including 6 Keys
3/10/2026	Cintas	\$224.56	SAA/FBO: Weekly Services, Mats, Soap, GermX, Urinal Mats, Sanis Screens
3/10/2026	Copy Life Inc	\$565.77	SAA/FBO: February 2026 Copies
3/10/2026	D&D Garage Doors of Sebring, Inc.	\$985.00	SAA: Bi-Annual Maintenance on Security Gates, Repair to Gate 13.
3/10/2026	Mathew Christian Photography	\$200.00	SAA: Professional Photos of Terminal Building & Cafe Remodel
3/10/2026	Robbins Nursery, Inc.	\$283.25	SAA: Flower Bed Updates at Flagpole & Front of Terminal
3/10/2026	TechHouse:Intergrated	\$232.91	SAA: General IT Support - Airport Audit, Add New Security IP Addresses
3/10/2026	Air & Electrical Services, Inc	\$6,418.81	SAA: Ice Machine Repair (Café) Replaced Existing 500lb Ice Machine Head. Includes Equipment, Installation, Warranty, New Water Filter Kit, and Misc. Connection Materials
3/13/2026	SWK Technologies, Inc.	\$525.00	SAA: Monthly Fee for SAGE 100 Secure Cloud Services (Accounting)
3/17/2026	George E. Cline dba ATC Tower Pros	\$16,000.00	SAA: Air Traffic Controller for 12hrs of Sebring Race (Balance Owed)
3/17/2026	Big Messages LLC	\$177.89	SAA/FBO: After Hours Telephone Answering Service - April 2026
3/17/2026	Cintas	\$424.63	SAA/FBO: Weekly Services, Mats, Soap, GermX, Urinal Mats, Sanis Screens
3/17/2026	CliftonLarsonAllen	\$1,079.16	SAA: Monthly Lease and Software Fees
3/17/2026	Lumen	\$2,470.50	SAA/FBO: February & March 2026 Fiber Optic Service
3/17/2026	Coastal MRO	\$54.50	FBO: Random Drug Screening
3/17/2026	Excavation Point Inc.	\$580.00	SAA: Building #735 - Dumpster Delivery & Rental Fee for 20 Cubic Yards
3/17/2026	Johnson Controls, Inc.	\$2,313.63	SAA: Service Call for Terminal Building A/C. Repaired 10 Amp Fuse Causing Command Malfunction in Office 328.
3/17/2026	Leaf Capital Funding, LLC	\$696.13	SAA/FBO: Lease of Copy Machines
3/17/2026	Pitney Bowes Global Financial	\$192.75	SAA: Quarterly Lease of Postage Machine
3/17/2026	Robbins Nursery, Inc.	\$20.00	SAA: 5 Bags of Osmocote Blend Fertilizer

March 2026 Paid List

Date	SAA/FBO - Paid Invoices	Amount	Description
3/17/2026	TechHouse:Intergrated	\$2,833.90	SAA/FBO: Monthly Recurring Software Fees/ General IT Support: Firmware & Firewall Update (Watchguard), Audit Questionnaires and Submissions, Calendar Support
3/19/2026	Organically Local	\$265.65	SAA: Employee Lunch Catering for Race Week
3/19/2026	Verizon Wireless	\$1,222.75	SAA/FBO: Monthly Mobile Service Feb 2026
3/24/2026	Universal Protection Service, LLC	\$13,496.18	SAA: February 2026 Security Services
3/24/2026	Brannock Berman & Seider	\$6,582.00	SAA: February 2026 Legal Services - SLID
3/24/2026	Bryant Miller Olive P.A.	\$502.50	SAA: February 2026 Legal Services - SLID StormWater Treatment
3/24/2026	Bugs Bee-Ware Ext., Inc.	\$303.00	SAA: Plant/Shrub Care - Fertilized - Building 22, Building 103
3/24/2026	Chamber Concierge, LLC	\$695.00	SAA :Online Advertisement Greater Sebring Chamber - Silver Sponsor
3/24/2026	Cintas	\$224.56	SAA/FBO: Weekly Services, Mats, Soap, GermX, Urinal Mats, Sanis Screens
3/24/2026	CrawfordTech Government Solutions LLC	\$540.00	SAA/CRA: February 2026 Board Packet Transcripts (ADA Compliance)
3/24/2026	Florida Waste Solutions LLC	\$1,202.16	SAA/FBO: Monthly Waste Collection Service
3/24/2026	Long's Air Conditioning, Inc.	\$285.00	SAA: Service on Terminal Building AC Units - Wash Drain Pans, Clear Drain Pipes, Replaced Filters
3/24/2026	The News Sun	\$330.00	SAA: Advertising - Lake Placid Chamber Guide
3/24/2026	Shutts & Bowen, LLP	\$714.00	SAA: February 2026 Legal Services - Haywood Taylor
3/24/2026	Swaine, Harris & Wohl, P.A.	\$4,566.25	SAA: February 2026 Legal Services - General On Call Services, E-Stone, SLID, Lease Support
3/24/2026	TechHouse:Intergrated	\$144.71	SAA: General IT Support - Firmware & Firewall Updates, Submissions for Audit, Remove EE Access, Set-Up Email Inbox Forwarding
3/30/2026	Dustin Dennis	\$595.00	SAA/FBO: Detailing of Airport Vehicles
3/31/2026	Bella Villa 31	\$4,212.00	SAA/FBO: March 2026 Cleaning of Terminal Building, Hangar Restrooms, Race Week Mid-Day Services
3/31/2026	Bugs Bee-Ware Ext., Inc.	\$573.00	SAA: Quarterly Extermination on 03.25.26
3/31/2026	Cintas	\$224.56	SAA/FBO: Weekly Services, Mats, Soap, GermX, Urinal Mats, Sanis Screens
3/31/2026	Copy Life Inc	\$232.50	SAA/FBO: March 2026 Copies
3/31/2026	Heartland Spring Water, Inc.	\$355.00	SAA/FBO: Delivery of 30 Cases of Spring Water
3/31/2026	Reed Appraisal Company	\$6,475.00	SAA: Building 22 & Building 60 Rent Analysis/Restricted Appraisal Report.

Total Paid: \$514,017.20

March 2026 P-Cards

Purchase Date	Vendor Name	Amount	Description
3/4/2026	VAL SEVEN SEBRING RACE	\$431.64	SAA: Hotel Room -Webster Turn Rehab Project - Resident Project Representative
3/4/2026	AIRCRAFT SPRUCE AND SPEC	\$155.71	FBO: Deodorizing Blue Lavatory Fluid (Lavatory Cart/Services)
3/5/2026	Starlink	\$540.00	SAA/FBO: Monthly Back-Up Satellite Internet Service
3/5/2026	AMAZON MKTPL BE8G51ZH0	\$62.07	SAA: 3-Ring Binders, Folders for Accounting
3/5/2026	LOOPNET	\$198.00	SAA: Online Realty Listing Service Company
3/5/2026	VAL SEVEN SEBRING RACE	(\$22.29)	SAA: Tax Refund: Hotel Room -Webster Turn Rehab Project - Resident Project Representative
3/5/2026	Google YouTube TV	\$94.25	SAA: Monthly Subscription for Terminal Building Waiting Area
3/5/2026	Amazon.com BE18O3HO1	\$29.64	FBO: Coffee Bar Replenishment - Coffee Creamer
3/6/2026	Northern Tool	\$4,929.99	SAA: Asset Purchased - Electric Stationary 10HP Air Compressor
3/6/2026	WAWA 5373	\$58.05	SAA: Fuel in Operations Vehicle
3/6/2026	RUNWAY CAFE	\$37.10	SAA: Lunch with Prospect
3/6/2026	WALMART.COM	\$238.26	SAA/FBO: Race Week Supplies for Staff (Refreshments), Kitchen Supplies, Condiments
3/6/2026	AMAZON MKTPL BP4NV5502	\$749.74	SAA: Battery Backup and Surge Protector for IT Room. FBO/SAA: Toilet Tissue and Paper Towels for Restrooms, Coffee Lids
3/6/2026	WAWA 5371	\$100.61	FBO: Fuel for Courtesy Vehicle
3/6/2026	WM SUPERCENTER #666	\$158.91	FBO: Bottled Water for Staff, Spray Paint for Café Patio, Shop Rags, Windshield Wipers for Explorer
3/6/2026	NAPA AUTO PARTS SEBRING	\$77.09	FBO/ SAA: Maintenance Truck A/C Repair (Pressure Transducer), FBO: Alternator Connector to Repair GPU
3/6/2026	WWW.NATA.AERO	\$952.00	FBO: Annual Subscription for 8 Users - NATA (National Air Transportation Association) Training and Software
3/8/2026	AMAZON MKTPL BP5NS6IO2	\$68.97	FBO: Coffee Bar Replenishment - Mints
3/8/2026	EXXON LAMOSS INC.	\$68.66	FBO: Fuel for Courtesy Vehicle
3/9/2026	Adobe Inc	\$269.84	SAA: Monthly Subscriptions
3/9/2026	AMAZON MKTPL BD3U61L52	\$70.79	SAA: File Folders, Binder Clips, Storage Labels, Screen Wipes
3/9/2026	VAL SEVEN SEBRING RACE	\$576.70	SAA: Hotel Room -Webster Turn Rehab Project - Resident Project Representative
3/9/2026	CIRCLE K 07515	\$90.00	SAA/FBO: Fuel for Maintenance Truck
3/10/2026	PUBLIX #1517	\$347.37	SAA/FBO: Lunch & Dinner for Staff During Race Week(Wed 03/11, Sat 03/14)
3/10/2026	NAPA AUTO PARTS SEBRING	\$142.04	FBO: Supplies for Golf-Cart Oil Changes: Oil Filters, 10w-30 Oil, Filter Tool
3/10/2026	SQ MID FLORIDA TRUCK PAR	\$410.37	FBO: Supplies for Maintenance on Jet & Avgas Trucks: Oil Filters, Fuel Filters, 15w40 Oil
3/10/2026	AMAZON MKTPL BE38S1IG0	\$574.95	SAA: Replacement Operator Board for Gate 13
3/11/2026	FEDEX37913436	\$20.10	SAA: Express Shipping Charges
3/11/2026	NAPA AUTO PARTS SEBRING	\$540.99	FBO: Supplies for Maintenance on GPU's/X's: Oil Filters, Fuel Filters, 10w-30oil. Air Filters for Jet and Avgas Trucks @ KSEF
3/12/2026	TRTAX & ACCTG-PROFE	\$326.00	SAA: Monthly Subscription Fixed Asset Software
3/12/2026	DLX FOR SMALLBUSINESS	\$339.71	SAA: Purchased 500 Laser Top Checks
3/12/2026	CIRCLE K 00035	\$31.00	FBO: Fuel for Courtesy Vehicle
3/12/2026	SQ MID FLORIDA TRUCK PAR	\$17.27	FBO: Fuel Filter for Avgas Truck
3/12/2026	ALLEN ENTERPRISES INC	\$375.00	SAA: Airfield Lighting Components
3/13/2026	WAWA 5373	\$72.59	SAA: Fuel in Operations Vehicle
3/13/2026	AMAZON MKTPL BP4GL11Y0	\$52.48	SAA: 2 Mesh Desktop Organizers, Mousepad & Keyboard Rest
3/13/2026	ENTERPRISE RENT-A-CAR	\$174.91	SAA: Van Rental for Board Meeting Ground Breaking Ceremony Taxiway Delta
3/13/2026	MID FLORIDA PORTABLE T	\$285.00	SAA: Portable Toilet and Hand Washing Station for Race Week - Control Tower
3/13/2026	DISPLAYS2GO	\$183.99	SAA: Display Stand for Galleria Art Postcards
3/13/2026	EXXON LAMOSS INC.	\$90.53	FBO: Fuel for Courtesy Vehicle
3/13/2026	WAWA 5371	\$124.74	FBO: Fuel for Courtesy Vehicle FBO: Supplies for Wood Chocks (For Use on Aircraft Utilizing Ramp Parking)
3/13/2026	THE HOME DEPOT #6340	\$194.07	Drill Bits, Extractor, Towels and Cleaning Cloths
3/14/2026	2Pitney Bowes Inc.	\$91.07	SAA: Ink Cartridge for Postage Machine
3/14/2026	Amazon.com BP4QP6IB1	\$75.83	FBO: Coffee Bar Replenishment - Sugar & Creamer
3/14/2026	HOMEDEPOT.COM	\$1,757.47	SAA: Purchase of New Commercial LED Lights for Building 919

March 2026 P-Cards

Purchase Date	Vendor Name	Amount	Description
3/15/2026	AMAZON MKTPL BP5PE3QR0	\$398.25	FBO: Coffee Bar Replenishment - Sugar, Coffee & Gatorade
3/15/2026	THE HOME DEPOT #6878	\$123.89	FBO: Containers to Store Wheel Chocks on Utility Carts
3/16/2026	AMAZON MKTPL B524A1TB2	\$47.01	SAA/FBO: Multi-Fold Paper Towels
3/17/2026	OPENAI CHATGPT SUBSCR	\$200.00	SAA: Professional Monthly Software Subscription
3/18/2026	CIRCLE K 07515	\$78.00	SAA/FBO: Fuel for Maintenance Truck
3/19/2026	ALLEN ENTERPRISES INC	\$262.62	SAA: Airfield Lighting
3/20/2026	SQ ZACK'S PIZZA & BBQ	\$140.82	SAA/FBO: Lunch & Dinner for Staff During Race Week
3/20/2026	AMAZON MKTPL BD6TI5040	\$842.79	SAA: (4) Roller Wheels(Drive Wheel Kit) for Gate Operators. Multi-Meter Test Leads for Maintenance Use
3/21/2026	WAWA 5370	\$64.04	SAA: Fuel in Operations Vehicle
3/21/2026	WAWA 5370	\$65.45	SAA: Fuel in Operations Vehicle
3/21/2026	PUBLIX #1517	\$16.98	SAA: Refreshments for Employees During Race Week
3/21/2026	Amazon.com BD5FS0RV1	\$25.59	SAA/FBO: Paper Towels for Kitchen, Business Card Sleeves (for Binder Use)
3/21/2026	GOOD SPORTSMAN MARKETING,	\$20.00	SAA: Monthly Subscription for Wildlife Management Surveying - Wildlife Camera (Camera #3)
3/23/2026	CLAUDE.AI SUBSCRIPTION	\$200.00	SAA: Claude AI Software Annual Subscription
3/23/2026	WAWA 5373	\$63.35	SAA: Fuel in Operations Vehicle
3/24/2026	IN-SITU INC	\$3,500.00	SAA: Equipment for Remote Water Monitoring Data Collection - Stormwater Drainage Systems
3/24/2026	VBS VONAGE BUSINESS	\$450.31	SAA/FBO: Monthly Phone Service
3/24/2026	AMAZON MKTPL BG3IX7HM2	\$105.90	SAA: Grand Opening Ribbon Cutting Supplies for Webster Turn Drive Rehabilitation. FBO: Screen Wipes and Complimentary Mints
3/24/2026	GOOD SPORTSMAN MARKETING,	\$100.00	SAA: Annual Subscription for Wildlife Management Surveying - Wildlife Camera (Camera #2)
3/24/2026	NAPA AUTO PARTS SEBRING	\$51.57	SAA: Belts for Exhaust Fans SiteOne - Buildings 916, 917, 918
3/25/2026	AMAZON MKTPL B55AI65G1	\$119.22	SAA/FBO: Paper Towels for Restrooms/Lobby
3/25/2026	MARATHON PETRO242701CITGO	\$99.00	FBO: Fuel for Courtesy Vehicle
3/26/2026	AMAZON MKTPL BG3006I82	\$597.88	SAA: Smart Submeters for Building 22
3/26/2026	SUNPASS ACC692466	\$33.96	SAA: Out-of-Town Tolls
3/26/2026	CIRCLE K 07515	\$97.00	SAA/FBO: Fuel for Maintenance Truck
3/26/2026	D AND D GARAGE DOOR AND G	\$299.00	SAA: Service Call - Labor to Repair Operator Board on Gate 13
3/26/2026	D AND D GARAGE DOOR AND G	\$584.00	SAA: Service Call - Repair to Gate 13 Loop Detector - Including Service Call and Part(s)/Materials
3/26/2026	AMAZON MKTPL BG2RL5IV2	\$1,779.92	SAA: Smart Submeters for Building 22
3/27/2026	AMAZON MKTPL B51XU71Z0	\$87.34	FBO: Coffee Bar Replenishment Creamer, Mints, Honey & Tea
3/28/2026	Amazon.com B58K875S0	\$32.16	FBO: Coffee Bar Replenishment - Creamer
3/29/2026	Mailchimp	\$26.50	SAA: Email Marketing Tool
3/30/2026	WAWA 5373	\$68.13	SAA: Fuel in Operations Vehicle
3/30/2026	WAWA 5371	\$142.65	FBO: Fuel for Courtesy Vehicle
4/1/2026	SUN N FUN ACE FLMUS	\$62.39	SAA: Purchase of Ticket and Parking for Sun 'n Fun Event (Deputy Director)
4/1/2026	WWW.EBRIDGE.COM	\$175.00	SAA: Monthly Fee for Record Retention
4/1/2026	SQ THE PRINT SHOP OF SEB	\$185.00	FBO: Printing of APBR Fuel Tickets
4/1/2026	CSA-GGA-DAMAGE INSURAN	\$59.00	SAA: Damage Insurance for Lodging - Reserved for Air Traffic Controllers (12 Hours of Sebring 2027)
4/1/2026	Vrbo HAXBQ7DP	\$1,711.95	SAA: Lodging for Air Traffic Controllers (12 Hours of Sebring 2027)
4/1/2026	AMAZON MKTPL BG0H705V1	\$108.99	SAA: 12 Volt Battery - 6 Pack
4/2/2026	AMAZON MKTPL BG2CB5030	\$29.99	FBO: Coffee Bar Replenishment 8oz Cups
Total:		\$29,218.86	

Accounts Payable Aged Invoice Report
Open Invoices - Aged by Invoice Date - As of 4/8/2026
Sebring Airport Authority (SAA)

Vendor Number/ Invoice Number	Invoice Date	Due Date	Invoice Balance	Current	30 Days	60 Days	90 Days	120 Days	
ALLIED Universal Protection Service, LLC									
18321603 March	3/31/2026	4/30/2026	\$16,938.05	\$16,938.05	\$0.00	\$0.00	\$0.00	\$0.00	SAA: March 2026 Security Services
Vendor ALLIED Totals:			\$16,938.05	\$16,938.05	\$0.00	\$0.00	\$0.00	\$0.00	
BIOTECH Bio-Tech Consulting Inc.									
189136	4/3/2026	4/30/2026	\$3,900.00	\$3,900.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: Bi-Monthly Waterway Weed Control
Vendor BIOTECH Totals:			\$3,900.00	\$3,900.00	\$0.00	\$0.00	\$0.00	\$0.00	
C&CPLUM C & C Plumbing, Inc.									
I202604020	4/2/2026	4/30/2026	\$264.00	\$264.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: Service Call - Terminal Building Urinal Repair - Replaced Diaphragm Kit
Vendor C&CPLUM Totals:			\$264.00	\$264.00	\$0.00	\$0.00	\$0.00	\$0.00	
CIVICPL CivicPlus, LLC									
367826	4/1/2026	5/18/2026	\$7,218.01	\$7,218.01	\$0.00	\$0.00	\$0.00	\$0.00	SAA: Annual Software Subscription - ADA Compliance for Govt. Websites/Community Engagement from 04/18/2026 to 04/17/2027
Vendor CIVICPL Totals:			\$7,218.01	\$7,218.01	\$0.00	\$0.00	\$0.00	\$0.00	
CIVILSU CivilSurv Design Group, Inc.									
442-001001-33 WT	3/31/2026	4/30/2026	\$2,530.00	\$2,530.00	\$0.00	\$0.00	\$0.00	\$0.00	CIP - SAA: Professional Services Webster Turn Drive Reconstruction - Grant Reimbursed
Vendor CIVILSU Totals:			\$2,530.00	\$2,530.00	\$0.00	\$0.00	\$0.00	\$0.00	
DIANARI Diana Ries Designs, Inc.									
14892 MARCH	3/31/2026	4/30/2026	\$3,817.68	\$3,817.68	\$0.00	\$0.00	\$0.00	\$0.00	SAA: March 2026 Website Updates, Creative PR, Ad Creation for Publications/Printing, Social Media Advertising/Updates, Marketing
Vendor DIANARI Totals:			\$3,817.68	\$3,817.68	\$0.00	\$0.00	\$0.00	\$0.00	
DICKERS Dickerson Infrastructure, Inc.									
PAYAPP 7 THRU 02/28	2/28/2026	3/31/2026	\$451,939.56	\$0.00	\$451,939.56	\$0.00	\$0.00	\$0.00	SAA: February 2026 Webster Turn Drive Reconstruction - Grant Reimbursed
Vendor DICKERS Totals:			\$451,939.56	\$0.00	\$451,939.56	\$0.00	\$0.00	\$0.00	
JACKS Jack's Lawn Service									
2568 APRIL	4/1/2026	4/30/2026	\$8,325.00	\$8,325.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: April Lawn & Landscape Care
2569 DIVERS	4/1/2026	4/30/2026	\$425.00	\$425.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: April Lawn Care Diversified CPC
2570 BLDG 735	4/1/2026	4/30/2026	\$150.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: April Lawn Care Building 735
Vendor JACKS Totals:			\$8,900.00	\$8,900.00	\$0.00	\$0.00	\$0.00	\$0.00	
KOCH E.O. Koch Construction Co.									
PAY APP 2 FEB 2026	2/28/2026	3/31/2026	\$372,020.00	\$0.00	\$372,020.00	\$0.00	\$0.00	\$0.00	SAA: February 2026 SEF Taxiway D Design & Construction - Grant Reimbursed
Vendor KOCH Totals:			\$372,020.00	\$0.00	\$372,020.00	\$0.00	\$0.00	\$0.00	
MDMSERV MDM Services, Inc.									
C2503-1 REV 1	2/4/2026	3/6/2026	\$135,802.50	\$0.00	\$0.00	\$135,802.50	\$0.00	\$0.00	SAA: Jan/Feb 2026 Fuel Farm Expansion - Grant Reimbursed
C2503-2 REV1-PAPP2	2/15/2026	3/17/2026	\$146,195.50	\$0.00	\$146,195.50	\$0.00	\$0.00	\$0.00	SAA: Feb 2026 Fuel Farm Expansion - Grant Reimbursed
Vendor MDMSERV Totals:			\$281,998.00	\$0.00	\$146,195.50	\$135,802.50	\$0.00	\$0.00	

Vendor Number/ Invoice Number	Invoice Date	Due Date	Invoice Balance	Current	30 Days	60 Days	90 Days	120 Days	
RS&H RS&H, Inc.									
200753690001-1	3/27/2026	4/26/2026	\$25,950.00	\$25,950.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: Professional Services - SEF Life Safety Inspections/Field Inspections - Phase 1
20075369002-1	3/24/2026	4/23/2026	\$18,020.00	\$18,020.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: Professional Services - SEF Life Safety Inspections/Field Inspections - Phase 2
Vendor RS&H Totals:			<u>\$43,970.00</u>	<u>\$43,970.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
SWAINE Swaine, Harris & Wohl, P.A.									
169096 OC	3/31/2026	4/30/2026	\$7,476.29	\$7,476.29	\$0.00	\$0.00	\$0.00	\$0.00	SAA: March 2026 Legal Services - General On-Call Services
169097 SLID	3/31/2026	4/30/2026	\$1,160.00	\$1,160.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: March 2026 Legal Services - SLID
Vendor SWAINE Totals:			<u>\$8,636.29</u>	<u>\$8,636.29</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
SWK SWK Technologies, Inc.									
IN00043936	4/1/2026	4/1/2026	\$525.00	\$525.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: Monthly Fee for Sage 100 Secure Cloud Services (Accounting Software)
Vendor SWK Totals:			<u>\$525.00</u>	<u>\$525.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
Report Totals:			<u><u>\$1,202,656.59</u></u>	<u><u>\$96,699.03</u></u>	<u><u>\$970,155.06</u></u>	<u><u>\$135,802.50</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	

Accounts Payable Aged Invoice Report
Open Invoices - Aged by Invoice Date - As of 04/08/2026
Sebring Airport Authority (FBO)

Vendor Number/ Invoice Number	Invoice Date	Due Date	Invoice Balance	Current	30 Days	60 Days	90 Days	120 Days	
ASCENT Ascent Aviation Group									
1184202	2/23/2026	4/9/2026	\$23,363.57	\$0.00	\$23,363.57	\$0.00	\$0.00	\$0.00	FBO: Jet-A Fuel @ APBR
1184203	2/24/2026	4/10/2026	\$24,093.39	\$0.00	\$24,093.39	\$0.00	\$0.00	\$0.00	FBO: Jet-A Fuel @ APBR
1184204	2/24/2026	4/10/2026	\$24,084.29	\$0.00	\$24,084.29	\$0.00	\$0.00	\$0.00	FBO: Jet-A Fuel @ APBR
1184205	2/25/2026	4/11/2026	\$22,608.39	\$0.00	\$22,608.39	\$0.00	\$0.00	\$0.00	FBO: Jet-A Fuel @ APBR
1187637	3/11/2026	4/25/2026	\$33,350.84	\$33,350.84	\$0.00	\$0.00	\$0.00	\$0.00	FBO: Jet-A Fuel @ APBR
1189025	3/21/2026	4/10/2026	\$35,868.74	\$35,868.74	\$0.00	\$0.00	\$0.00	\$0.00	FBO: Jet-A Fuel @ KSEF
1190485	3/22/2026	4/11/2026	\$35,790.48	\$35,790.48	\$0.00	\$0.00	\$0.00	\$0.00	FBO: Jet-A Fuel @ KSEF
1191612	3/29/2026	4/18/2026	\$38,955.25	\$38,955.25	\$0.00	\$0.00	\$0.00	\$0.00	FBO: Jet-A Fuel @ KSEF
M337960	4/1/2026	4/11/2026	\$46.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	FBO: Credit Card Equipment Monthly Warranty & Communication Fees
Vendor ASCENT Totals:			<u>\$238,160.95</u>	<u>\$144,011.31</u>	<u>\$94,149.64</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
Report Totals:			<u><u>\$238,160.95</u></u>	<u><u>\$144,011.31</u></u>	<u><u>\$94,149.64</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	

Sebring Airport Authority

Agenda Item Summary

Meeting Date: April 16, 2026

Presenter: Andrew Bennett

Agenda Item: Lockwood Aircraft Corporation. – Commercial Hangar Lease Agreement – Building 22, Hangar Bay A

Background: Lockwood Aircraft Corporation desires to occupy Hangar Bay A within Building 22 (10,500 square feet) for commercial aviation use effective May 01, 2026 through April 30, 2027 with two (2) additional one (1) year options to renew.

Year 1: **\$6,343.75** per month

Year 2: CPI or 5%, whichever is greater

Year 3: CPI or 5%, whichever is greater

Tenant To Pay:

Ad Valorem tax monthly

5% Fire/Security assessment monthly

Florida Sales Tax

Utilities

Requested Motion: Move to approve and authorize Executive Director or Deputy Director to execute lease accordingly.

Board Action:

Approved **X**

Denied

Tabled

**SEBRING AIRPORT AUTHORITY
COMMERCIAL HANGAR LEASE**

THIS LEASE AGREEMENT is made and entered into this 16th day of April, 2026, by and between the **SEBRING AIRPORT AUTHORITY**, a body politic and corporate of the State of Florida (herein called "LANDLORD") and **LOCKWOOD AIRCRAFT CORPORATION** (herein called "TENANT").

W I T N E S S E T H :

WHEREAS, LANDLORD is the owner of certain real property located at Sebring Regional Airport and Industrial Park in the County of Highlands, State of Florida; and,

WHEREAS, LANDLORD has agreed to lease a portion of the property to TENANT, subject to certain terms and conditions; and,

WHEREAS, TENANT wishes to lease said property from LANDLORD, and in consideration of the premises, the covenants, terms and conditions to be performed as set forth hereinafter, the parties have agreed and do agree as follows:

1. **TERM**. The term of this Lease Agreement shall be for one (1) year commencing on May 1, 2026 and ending on April 30, 2027, unless extended or sooner terminated as herein provided.
2. **PROPERTY**. The property subject to this Agreement is Building 22, Hangar Bay A, located at 29536 Flying Fortress Way at the Sebring Regional Airport and Industrial Park as shown on Exhibit "A" attached hereto (herein called the "Premises").
3. **USE**. The Premises are to be used by the TENANT for the purpose of the commercial aviation uses. TENANT will make no unlawful, improper, or offensive use of the Premises.
4. **RENT**. TENANT hereby agrees to pay rent to LANDLORD of \$6,343.75 per month, together with a 5% fire/security charge and any sales or use taxes thereon, in advance, on or before the first day of each month during the term of this lease. TENANT has paid to LANDLORD a security deposit in the amount of \$2,000.00 which deposit shall not bear interest but shall be returned to TENANT upon termination or expiration of this lease so long as there is no rent left unpaid and no damage to the Premises. Each lost key shall incur a \$50.00 re-key fee. Each lost security fencing access card shall incur a \$25.00 replacement fee.
5. **TAXES**. Any taxes (including, without limitation Highlands County as valorem real property taxes and Florida sales or use taxes) on this lease, the lease payments or the Premises shall be the obligation of TENANT. TENANT shall make monthly deposits with LANDLORD, in a non-interest bearing account, of sum equal to one-twelfth of the yearly taxes and assessments which may be levied against the leased Premises. The amount of such taxes, when unknown, shall be estimated by LANDLORD. Such deposits shall be used by the LANDLORD to pay such taxes when due. Any insufficiency of such account to pay such charges when due shall be paid by TENANT to LANDLORD on demand. Should said taxes not be paid by TENANT, they shall be considered unpaid additional rent and failure to pay said taxes shall be considered a default

hereunder.

6. UTILITIES AND SERVICES.

A. The Premises and Building 22 share a common main electrical meter. TENANT agrees that LANDLORD will pay the electric bill and bill TENANT for its sub-metered share of the electric bill.

B. LANDLORD will not be obligated to pay any charges for any other utility service procured or consumed by TENANT, e.g. LANDLORD will not pay for TENANT's water and sewer service, telephone service, gas, internet service or the like. TENANT shall be solely responsible for such charges and, if LANDLORD shall pay those on behalf of TENANT, the amount of such charges shall be considered additional rent hereunder. LANDLORD is charged for the electricity for the leased premises and TENANT agrees to pay those charges as pass-through charges on a monthly basis. The amount of such charges shall be considered additional rent hereunder.

7. LATE PAYMENTS. Rental payments remaining due and unpaid for a period of ten (10) days after the date due shall accrue a service charge equal to 1.5% of the amount of the delinquent payment, or \$100.00, whichever is greater, per month, from the date due until paid.

8. WORTHLESS PAYMENTS. Any rental payments returned as worthless or as insufficient funds shall accrue a service charge equal to 5% of the amount of the returned payment, or \$35.00, whichever is greater.

9. NO KEY HOLDING OR OTHER BAILMENT TENANT recognizes that LANDLORD is not able to hold a key or other valuables for TENANT's guests or invitees. TENANT agrees not to leave or attempt to leave a key or other valuables with Airport Authority staff, the Fixed Base Operations staff members or security personnel.

10. OPTION TO RENEW. LANDLORD hereby grants to TENANT an option to renew this Lease for two (2) additional terms of one (1) year upon the same terms and conditions hereunder except that each option period shall commence at the expiration of the preceding term of this Lease and the rent shall be adjusted upward in accordance with the following provision. LANDLORD shall compute the percentage of increase, if any, of the cost of living (based on the Consumer Price Index, "All Items", for all urban consumers published by the Bureau of Labor Statistics of the United States Department of Labor) during the preceding twelve (12) month period and the rent shall then be increased by that percentage or 5%, whichever is greater, to establish the rent for the succeeding twelve (12) months. At no time will the rent decrease. Said option shall be exercised by TENANT's delivery of notice thereof to LANDLORD, in writing, not less than three (3) months prior to the end of each preceding term, if at all, and shall be effective only if TENANT is not in default under this Lease. Failure to exercise any option shall serve to cancel all remaining options hereunder.

11. RELOCATION. LANDLORD shall have the right to relocate TENANT, at LANDLORD'S expense, to a mutually agreeable location within Sebring Regional Airport and Industrial Park if the Premises are needed by LANDLORD. LANDLORD shall give TENANT at least one (1) month notice of a proposed relocation, unless the parties agree in writing to a shorter term. Said relocation shall be evidenced by a written addendum to this Lease Agreement, executed by the parties. Should the parties not be able to agree on a new location, LANDLORD may terminate this lease thereafter upon one (1) month notice. Upon construction and completion of additional

commercial hangars at the Sebring Regional Airport and Industrial Park, LANDLORD and TENANT may agree to relocate TENANT, at TENANT's expense, and sign a new lease for one of the additional commercial hangars, or any mutually agreed upon relocation at the Airport. Upon execution of a new lease agreement by TENANT and upon the signing of a lease agreement by a new tenant for these Premises, this lease agreement shall be terminated and TENANT shall no longer be obligated to pay for the leased Premises subject to this lease agreement and described herein.

12. EMERGENCY CONTACT. TENANT shall provide LANDLORD with the name and telephone number of a contact person who shall be on call at all times to respond in case of any emergency.

13. HOLD HARMLESS. TENANT agrees to hold LANDLORD harmless against all claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use resulting therefrom, arising out of this contract unless such claims are a result of the LANDLORD's sole negligence. TENANT agrees to pay on behalf of LANDLORD, and to pay the cost of LANDLORD's legal defense, as may be selected by LANDLORD, for all claims described in this paragraph. Such payment on behalf of LANDLORD shall be in addition to any and all other legal remedies available to LANDLORD and shall not be considered to be LANDLORD's exclusive remedy.

14. INSURANCE AND INDEMNITY. TENANT, at each authorized location, will at its own expense and at all times during the term of this Agreement, provide and maintain in effect those insurance policies and minimum limits of coverage as designed below, with companies licensed to do business in the state or country in which the Agreement is to be performed. Insurance will be written with carrier/carriers with a minimum rating of "A- X" by A.M. Best Rating agency or equivalent agency. These minimum insurance requirements shall not be interpreted to in any way limit TENANT's defense and indemnity obligations:

- A. Specifically recognize and insure the contractual liability assumed by TENANT under this Agreement;
- B. Provide that TENANT's insurance shall be primary to and non-contributory with any and all insurance maintained by or afforded to LANDLORD and its affiliated and subsidiary companies, and their respective officers, directors, shareholders, employees and agents;
- C. Provide that no cancellation or non-renewal will become effective except upon thirty (30) days prior written notice to LANDLORD;
- D. Specifically waive insurers' rights of subrogation against LANDLORD; and
- E. Should TENANT's policies provide a limit of liability in excess of such Amounts, LANDLORD shall have the right of the benefit to the full extent of the coverage available.

PROPERTY COVERAGE. Unless TENANT is leasing space in buildings owned by LANDLORD, TENANT shall procure and maintain for the life of the lease, All Risk/Special Form, including sinkhole and wind property insurance coverage (or its equivalent), to cover loss resulting from damage to or destruction of the building or any improvements. The policy shall

cover a minimum of 100% replacement cost, and it is preferred that it include an agreed value endorsement to waive coinsurance. TENANT shall be solely responsible, at its expense, for any insurance coverage for its personal property, including removable trade fixtures and TENANT's leasehold improvements.

COMMERCIAL GENERAL LIABILITY INSURANCE. TENANT shall, at its own expense, maintain a policy or policies of commercial general liability insurance with respect to the operations conducted on the leased Premises with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by LANDLORD, such insurance to afford minimum protection of not less than \$2,000,000 per occurrence, combined single limit coverage for bodily injury, property damage or combination thereof. This shall include premises and/or operations; independent contractors; products and completed operations and contractual liability. LANDLORD shall be listed as an additional insured on TENANT's policy or policies of commercial general liability insurance and TENANT shall provide LANDLORD with current Certificates of Insurance evidencing TENANT's compliance with this paragraph.

AIRCRAFT LIABILITY INSURANCE. TENANT shall, at its own expense, maintain a policy of Aircraft Liability Insurance, Including Premises Liability, for each aircraft stored or residing on the Premises, in an amount of no less than \$1,000,000 per occurrence.

HANGARKEEPERS INSURANCE. TENANT shall, at its own expense, maintain a policy or policies of Hangar keepers insurance coverage in amounts of no less than \$2,000,000 per claim.

CERTIFICATE OF INSURANCE. Upon execution of this Agreement, TENANT must furnish a Certificate of Insurance to LANDLORD evidencing the insurance required herein, written or translated in English. From thereon, TENANT will furnish a valid Certificate of Insurance to LANDLORD annually at the address in the "Notices" clause of this Agreement.

TENANT'S LIABILITY NOT LIMITED. NOTWITHSTANDING THE PROVISIONS HEREIN, FOR PURPOSES OF THIS LEASE, TENANT ACKNOWLEDGES THAT ITS POTENTIAL LIABILITY IS NOT LIMITED TO THE AMOUNT OF LIABILITY INSURANCE COVERAGE IT MAINTAINS NOR TO THE LIMITS REQUIRED HEREIN.

INVALIDATION OR CONFLICT WITH EXISTING INSURANCE POLICIES: TENANT shall not do, permit or suffer to be done any act, matter, thing or failure to act in respect to the Premises that will a) invalidate or be in conflict with any insurance policies covering the Premises or any part thereof; or b) increase the rate of insurance on the Premises or any property located therein. If by reason of the failure of TENANT to comply with the provisions of this Lease, the insurance rate shall at any time be higher than it otherwise would be, then TENANT shall reimburse LANDLORD and any other tenants, on demand, for that part of all premiums for any insurance coverage that shall have been charged because of such actions by TENANT.

TENANT'S NEGLIGENCE. If the leased Premises or any other part of the building is damaged by fire or other casualty resulting from any act or negligence of TENANT or any of TENANT's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and TENANT shall be responsible for the costs of repair not covered by

insurance.

ADDITIONAL INSURANCE. If checked below, LANDLORD requires the following additional types of insurance.

- **Aircraft Liability Coverage.** Aircraft liability coverage, including Bodily Injury and Property Damage with liability limits of \$1,000,000 per occurrence.
- **Pollution/Environmental Impairment Liability Coverage.** For the purpose of this section, the term "hazardous materials" includes all materials and substances that are designated or defined as hazardous by Florida or federal law or by the rules or regulations of Florida or any federal agency. The Tenant shall procure and maintain Pollution and Remediation Legal Liability insurance in an amount not less than \$2,000,000 per claim insuring the Authority against liability for bodily injury, property damage, legal defense and remediation arising out of the operation and occupancy of the Premises.
- **Business Auto Liability Coverage.** Business Auto Liability coverage is to include bodily injury and property damage arising out of ownership, maintenance or use of any auto, including owned, non-owned and hired automobiles and employee non-ownership use. Limit: \$1,000,000 combined single limit for Bodily Injury and Property Damage. LANDLORD shall be listed as an additional insured on TENANT's policy.

15. ASSIGNMENT. TENANT shall not assign this lease or sublet the Premises, directly or indirectly, without the written consent of LANDLORD, which shall be in LANDLORD's sole discretion.

16. INDEMNIFICATION. TENANT shall indemnify LANDLORD and hold LANDLORD harmless for any and all liability, claims, damages, expenses (including attorney's fees and costs for trial or appeal), proceedings and causes of action of every kind and nature arising out of or connected with the use, maintenance, operation or control of the Premises by TENANT, except as may arise out of conditions occurring or present prior to the commencement of this Lease or caused by the misconduct or gross negligence of LANDLORD.

17. REMOVAL OF PERSONAL PROPERTY UPON TERMINATION. Upon termination of this Agreement, provided all monies due LANDLORD have been paid, TENANT shall have the right and responsibility to remove all of its personal property, including machinery and equipment, which it has installed or placed on the Premises, which removal shall be accomplished no later than the termination date. Electrical and plumbing facilities, air conditioners and other permanently installed fixtures shall not be considered personal property. TENANT agrees to repair any damage occasioned by reason of such removal or damage caused by TENANT'S occupancy. In the event TENANT fails to remove its personal property or to repair any damage done to the Premises by the termination date, LANDLORD reserves the right to remove and store all such personal property left, at the risk and expense of TENANT, and to make repairs necessary to restore the Premises, with the cost of such repairs to be paid by TENANT.

18. ABANDONMENT OF PREMISES BY TENANT. In case TENANT shall abandon said Premises, or any part thereof, during the term of this Agreement, LANDLORD may, at its

option, without notice, relet said Premises, or any part thereof, on such terms and for such rent as it may deem expedient or proper. Such reletting shall not operate as a waiver of any right whatsoever which LANDLORD would otherwise have to hold TENANT responsible for the rent. In case said Premises, or any part thereof, shall be relet, LANDLORD shall collect that rent and, after paying the expense of such reletting and collections, apply the remainder toward the rent due or to become due from TENANT.

19. ALTERATIONS. TENANT shall make no material additions or alterations in or to the Premises without the written consent of LANDLORD. TENANT shall be responsible for the cost of any additions or alterations made by TENANT and shall protect and reimburse LANDLORD against possible mechanics', laborers' and materialmen's liens upon the Premises.

20. NO LIENS CREATED. TENANT has no power to incur any indebtedness giving a right to a lien of any kind or character upon the Premises. No third person shall be entitled to any lien against the Premises or any structure thereon, derived through or under TENANT. All persons contracting with TENANT, or furnishing materials or labor to TENANT, shall be bound by this provision. Should any such lien be filed, TENANT shall have the same discharged within sixty (60) days thereafter by paying the same or by filing a bond, or otherwise as permitted by law. TENANT is not the agent of LANDLORD and cannot confer upon a laborer upon the Premises, or upon a materialman who furnishes material incorporated in the construction of improvements upon the Premises, a construction lien upon LANDLORD's property under the provision of Chapter 713, Florida Statutes, or any subsequent revisions of that law.

21. PLEDGE OF LEASEHOLD INTEREST. TENANT may, from time to time, pledge its leasehold interest as security for a bona fide loan or loans from reputable established lenders or lending institutions. LANDLORD shall not subordinate its interest in the Premises to any such security holder under any circumstances whatsoever.

22. SUBORDINATION. This Lease Agreement shall be subordinate to the provisions of any existing or future agreement between LANDLORD and the United States of America relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of Federal funds for development of Sebring Regional Airport. This lease and all provisions hereof are also subject and subordinate to the terms and conditions of the instruments and documents under which the LANDLORD acquired the subject property from the City of Sebring and shall be given only such effect as will not conflict or be inconsistent with the term and conditions contained in the lease of said lands from the LANDLORD, and any existing or subsequent amendments thereto, and are subject to any rules or regulations which have been, or may hereafter be adopted by the LANDLORD pertaining to the Sebring Regional Airport. Except to the extent required for the performance of the obligations of TENANT in this Lease Agreement, nothing contained in this Lease Agreement shall grant TENANT any rights whatsoever in the airspace above the Premises, other than those rights which are subject to Federal Aviation Administration orders, regulations or advisory circulars currently or subsequently effective.

23. NON-DISCRIMINATION. TENANT for itself, its successors in interest and assigns, as a part of the consideration hereof, does hereby covenant and agree that:

- a. No person on the grounds of race, color, or national origin shall be excluded from

participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities;

b. That in the construction of any improvements on, over or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination;

b. That TENANT shall use the Premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968, and as said Regulations may be amended.

c. That in the event of a breach of any of the above nondiscrimination covenants, LANDLORD shall have the right to terminate the lease. This provision shall not be effective until the procedures of Title 49, Code of Federal Regulations, Part 21 are followed and completed, including exercise or expiration of appeal rights.

24. MAINTENANCE AND REPAIRS. LANDLORD will be responsible for the maintenance, repair and upkeep of the exterior of the Commercial Hangar. TENANT shall maintain the interior of the commercial hangar and shall keep the balance of the Premises in good order and repair. Reasonable repairs shall be made in a timely manner and if TENANT refuses or neglects to make any repairs required to be made by TENANT, to the reasonable satisfaction of LANDLORD within a reasonable period of time after receipt of written notice of need for such repair from LANDLORD, LANDLORD may make such repairs without liability to TENANT for any loss or damage that may occur to TENANT'S property or business and TENANT shall pay LANDLORD's costs for making such repairs, including LANDLORD's reasonable administrative costs. Such costs for repairs shall bear interest at the rate of 18% per annum from the tenth day after billing therefor until paid and shall constitute additional rent. LANDLORD reserves the right to enter on the Premises at all reasonable times to make such repairs.

25. COMMON AREA MAINTENANCE. TENANT shall pay all common area maintenance charges imposed by LANDLORD.

26. EXCLUSIVE USE. This Agreement shall in no way convey the exclusive use of any part of the Airport, except the Premises, and shall not be construed as providing any special privilege for any public portion of the Airport. LANDLORD reserves the right to lease to other parties any other portion of the Airport property for any purpose deemed suitable for the Airport by LANDLORD. LANDLORD agrees that it will not grant a future party an exclusive right to provide the services described in this Lease Agreement.

27. FUTURE AGREEMENTS OF THE AIRPORT. The terms and conditions hereof shall not be construed to prevent LANDLORD from making commitments to the Federal Government or to the State of Florida to qualify for the expenditure of State or Federal funds upon the Airport.

28. NOTICES. Whenever any notice is required or permitted by this Agreement to be given, such notice shall be by certified mail or overnight delivery addressed to:

Phil Lockwood
1 Lockwood Lane
Sebring, FL 33870
863-655-5100 (D)
info@lockwood.aero

Executive Director
Sebring Airport Authority
128 Authority Lane
Sebring, FL 33870

Notice shall be considered given when deposited with the U.S. Postal Service or commercial carrier, postage prepaid. Each party will be responsible for notifying the other of any change in their address.

29. WAIVER OF BREACH. The waiver by LANDLORD or TENANT of any breach of the terms, covenants, or conditions herein contained shall not be deemed a waiver of any subsequent breach.

30. SEVERABILITY. It is the intention of both of the parties hereto that the provisions of this Lease Agreement shall be severable in respect to a declaration of invalidity of any provisions hereof.

31. ASSIGNS AND SUCCESSORS. Except as otherwise provided, the covenants and conditions herein shall be binding upon and inure to the benefit of the assigns and successors of the parties hereto.

32. LEASE RESTRICTIONS. TENANT hereby agrees to abide by all elements of the Sebring Airport Authority Code of Regulations, the Revised Code for Industrial Wastes and the Minimum Standards for Fixed-Base Operators as the same may be reasonably amended from time to time. Copies of these documents are posted on LANDLORD's website and the full text of each document shall be considered as a part of this lease as if fully stated herein and/or attached hereto.

33. CLEANLINESS AND SAFETY. TENANT agrees to keep the Premises in a clean, safe and sanitary condition, and to abide by all reasonable safety and fire regulations prescribed by LANDLORD, which are communicated to TENANT in writing. TENANT shall at all times keep and maintain an adequate number of operating charged fire extinguishers in or on the Premises.

34. DANGEROUS ACTIVITIES PROHIBITED. TENANT agrees not to do or allow anything to be done on the Premises which may injure or endanger persons on or about or adjacent to the Premises. TENANT hereby indemnifies and holds LANDLORD harmless from any claims because of injury to life, person or property by reason or anything done or permitted by TENANT, its agents, employees, guests, or invitees on or about or adjacent to the Premises.

35. AIRPORT FACILITIES. The parties understand and agree that the LANDLORD shall continue to maintain, develop, improve, and control all of the areas and facilities of the Airport and Industrial Park as may be from time to time determined by the LANDLORD in its sole discretion. TENANT agrees not to use the Premises in any manner which may interfere with, or become a hazard to aircraft operations. TENANT agrees not to use and to prohibit its employees, guests and invitees from using the Airport aprons, ramps, taxiways, runways or related structures for any non-aviation purpose, including pedestrian and vehicular traffic, without LANDLORD'S written instructions.

36. AIRPORT PRIORITY. This lease is subject and subordinate to the present and future restrictions and regulations imposed by any governmental body or agency applicable to the Sebring Regional Airport, and further subordinate to existing or future agreements between the LANDLORD and any branch or agency of the Government of the United States of America, or the State of Florida relative to development, operation, and maintenance of the Sebring Regional Airport or Industrial Park, (including Federal Aviation grant requirements).

37. RACES AND EVENTS. Airplane and motor vehicle competitions and events, and the training, practice and preparation therefor, and the testing of trucks, automobiles and all related items comprise a significant and growing industry at the Sebring International Raceway located at the Sebring Regional Airport and Commerce Park. This industry has in the past and will in the future result in occasional denial to the TENANT and others of unrestricted access to certain portions of the Sebring Regional Airport and Commerce Park, and may therefore inconvenience TENANT. LANDLORD will render its best efforts to limit adverse impacts on the TENANT from these activities. Such inconveniences shall not be a default under this Lease. TENANT also acknowledges that the tests, races, events, preparation, clean-up and other track use will produce significant noise which will not be a default under this Lease. LANDLORD reserves the right to designate the access road or roads to be used by TENANT during these events.

38. AIRPORT PROTECTION. The following shall be conditions of this lease:

d. LANDLORD reserves unto itself, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the Property, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, and for use of said airspace for landing or taking off from or operating on the airport.

e. Tenant expressly agrees for itself, its successors and assigns, to restrict the height of objects or natural growth and other obstructions on the Property to such a height so as to comply with Federal Aviation Regulations, Part 77.

f. TENANT expressly agrees for itself, its successor and assigns, to prevent any use of the Premises which would interfere with or adversely affect the operation or maintenance of the airport, or otherwise constitute an airport hazard.

39. STATE AND FEDERAL GOVERNMENT. The parties specifically understand and agree that some of the improvements within the Sebring Regional Airport are funded in whole or in part by grants from the USDA Rural Development, and other agencies of the State and Federal Government. TENANT agrees to comply with all state and federal laws and rules upon which the grants are conditioned, particularly those pertaining to employment.

40. ENVIRONMENTAL MATTERS. TENANT covenants and agrees to discharge only domestic waste into LANDLORD's sewer system. TENANT will not allow any hazardous substances including without limitation, any and all pollutants, wastes, flammables, explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances and all other materials defined by or regulated under any Environmental Law, including those defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. § 9604 (14), pollutants or contaminants as defined in CERCLA, 42

U.S.C. § 9604 (A) (2), or hazardous waste as defined in the Resources Conservation and Recovery Act ("RCRA"), 42 U.S.C. § 6903 (5), or other similar applicable Federal or State Laws or regulations, to be generated, released, stored, or deposited over, beneath, or on the Premises or on any structures located on the Premises from any source whatsoever. TENANT further covenants to hold the LANDLORD harmless from all claims, demands, damages, fines, costs, cleanup, attorney's fees, and court costs arising from TENANT'S discharge (either intentional or accidental) of such matters to the soil, air, water, or waste water treatment facility. LANDLORD hereby agrees to hold TENANT harmless from all claims, demands, damages, fines, costs, cleanup, attorney's fees, and court costs arising from any discharge of such matters occurring prior to the term of this Lease.

41. RADON GAS. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. Pursuant to §404.056(8), Florida Statutes.

42. STORM WATER POLLUTION PREVENTION PLAN. TENANT hereby agrees to abide by all rules and regulations established by Landlord or any state, county, or federal agency in regard to storm water pollution prevention. The stormwater pollution prevention plan is a major mechanism to comply with the National Pollution Discharge Elimination System (NPDES) Multi-Sector Generic Permit (MSGP) for stormwater discharge associated with industrial activities. The NPDES MSGP is administered by Florida Department of Environmental Protection (FDEP) and is defined in rule 62-621.100 *et seq.*, F.A.C.

43. DEFAULT. The occurrence of one or more of the following shall be an event of default by TENANT:

g. Failure of TENANT to make any payment required by this Lease when due, and the failure continues for three (3) days after written Notice of Default from LANDLORD to TENANT;

h. An initial failure of TENANT to comply with any obligation imposed upon TENANT by this Lease, other than the obligation to pay money, within thirty (30) days after written Notice of Default from LANDLORD to TENANT. Should the obligation be such that it cannot reasonably be corrected within thirty (30) days, TENANT shall not be in default so long as TENANT is diligently proceeding to comply and the noncompliance does not continue for over ninety (90) days after Notice of Default. A subsequent failure of TENANT to comply with the same obligation shall be a default without any grace period;

i. Proceedings under the Bankruptcy Act for bankruptcy filed by or against TENANT or any guarantor of TENANT's performance hereunder and not dismissed within thirty (30) days after the filing;

j. An assignment of TENANT's property for the benefit of creditors;

k. A receiver, conservator, or similar officer is appointed by a court of competent jurisdiction to take charge of all or a substantial part of TENANT's or any guarantor's property, and the officer is not discharged and possession of the property is not restored within thirty (30) days;

l. TENANT's interest in the Premises or under this Lease is the subject of taking or levy under execution, attachment, or other process of law and the action is not canceled or

discharged within thirty (30) days after its occurrence;

m. TENANT defaults under any other lease or agreement with LANDLORD.

44. LANDLORD'S REMEDIES. If any event of default occurs and has not been cured within the time period provided in this Lease, LANDLORD may immediately or at any time thereafter do one or more of the following:

n. Remove any of TENANT's personal property from the Premises and store the same elsewhere at TENANT's expense without relieving TENANT from any liability or obligation;

o. Make the Premises available to another party without liability to TENANT and without relieving TENANT from any liability or obligation to LANDLORD;

p. Bring an action then or thereafter against TENANT to recover the amount of any payment owing by TENANT to LANDLORD as the same is due, becomes due, or accumulates;

q. Accelerate the rental to be paid over the entire term of this Lease and bring then or thereafter an action for said rental and all other amounts due and owing by TENANT to LANDLORD;

r. Terminate this Lease by giving TENANT written notice thereof, without relieving TENANT from any obligation or liability for payments theretofore or thereafter becoming due or any other present or prospective damages or sums due or provided by law or this Lease and resulting from TENANT's default;

s. Terminate this Lease, relieving TENANT of any liability or obligation for any payments then or thereafter becoming due;

t. Exercise any combination of the above or any other remedy provided by law.

45. ATTORNEYS' FEES AND COSTS. In any action brought by either party for the interpretation or enforcement of the obligations of the other party including LANDLORD's right to indemnification, the prevailing party shall be entitled to recover from the losing party all reasonable attorney's fees, paralegal fees, court and other costs, whether incurred before or during litigation, on appeal, in bankruptcy or in post judgment collections.

46. AMENDMENT. No amendment, modification, or alteration of the terms hereof shall be binding unless the same is in writing, dated subsequent to the date hereof, and duly executed by each party.

47. SUITABILITY OF PREMISES. TENANT acknowledges having examined the Premises thoroughly before entering into this Lease and acknowledges the suitability of the Premises for TENANT's proposed use. TENANT does not rely upon any representations by the LANDLORD as to the Premises' suitability for the TENANT's purposes.

48. SIGNAGE. All signage on the property must be approved by LANDLORD as to style, location, content and construction before installation, which approval will not be unreasonably withheld. In the event that LANDLORD installs a master sign showing the location of LANDLORD's tenants, TENANT will pay TENANT's prorata share of the cost of construction and maintenance of that sign, based on TENANT's leased area at the Airport and Industrial Park.

49. INSPECTION. LANDLORD, or its representatives, shall have the right to enter upon said Premises at any reasonable hour for the purpose of examining same, making repairs to the

Premises, or for any other lawful purpose.

50. PROVISIONS OF LAW DEEMED INSERTED. Each and every provision of law and clause required by law to be inserted in this document shall be deemed to be inserted herein and the lease shall be read and enforced as though it were included, and if, through mistake or otherwise, any such provision is not inserted, or is not correctly inserted, then upon application of either party, the lease shall forthwith be physically amended to make such insertion or correction.

51. GOVERNING LAW. This agreement will be governed by and construed in accordance with the laws of the State of Florida and the parties agree to submit to the jurisdiction of the Tenth Judicial Circuit, in and for Highlands County, Florida.

52. LAWS AND REGULATIONS. TENANT shall comply with all laws, ordinances, rules, orders and regulations relating to TENANT's performance under this agreement and TENANT's use of the Premises.

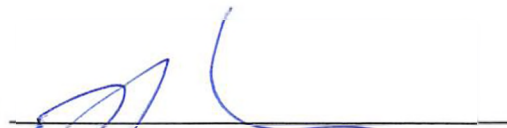
53. TIME. Time is of the essence of this agreement.

54. MULTIPLE ORIGINALS. This agreement is executed in multiple copies, each copy of which shall be deemed an original. Recording is strictly prohibited and shall be an event of default.

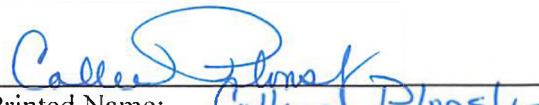
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.

**LANDLORD: SEBRING AIRPORT
AUTHORITY**, a body politic and corporate
of the State of Florida

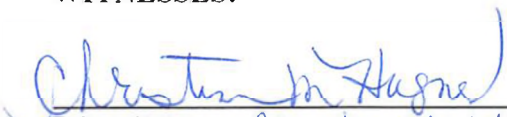

Printed Name: Jami Olive

By: 

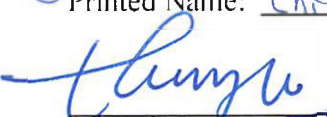
- ☒ Mike Willingham, Executive Director
- ☐ Andrew Bennett, Deputy Director
- ☐ Colleen Plonsky, Director of Finance

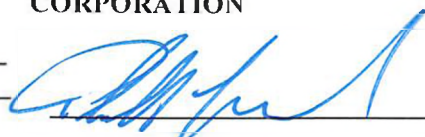

Printed Name: Colleen Plonsky

WITNESSES:


Printed Name: Christine M. Hughes

**TENANT: LOCKWOOD AIRCRAFT
CORPORATION**

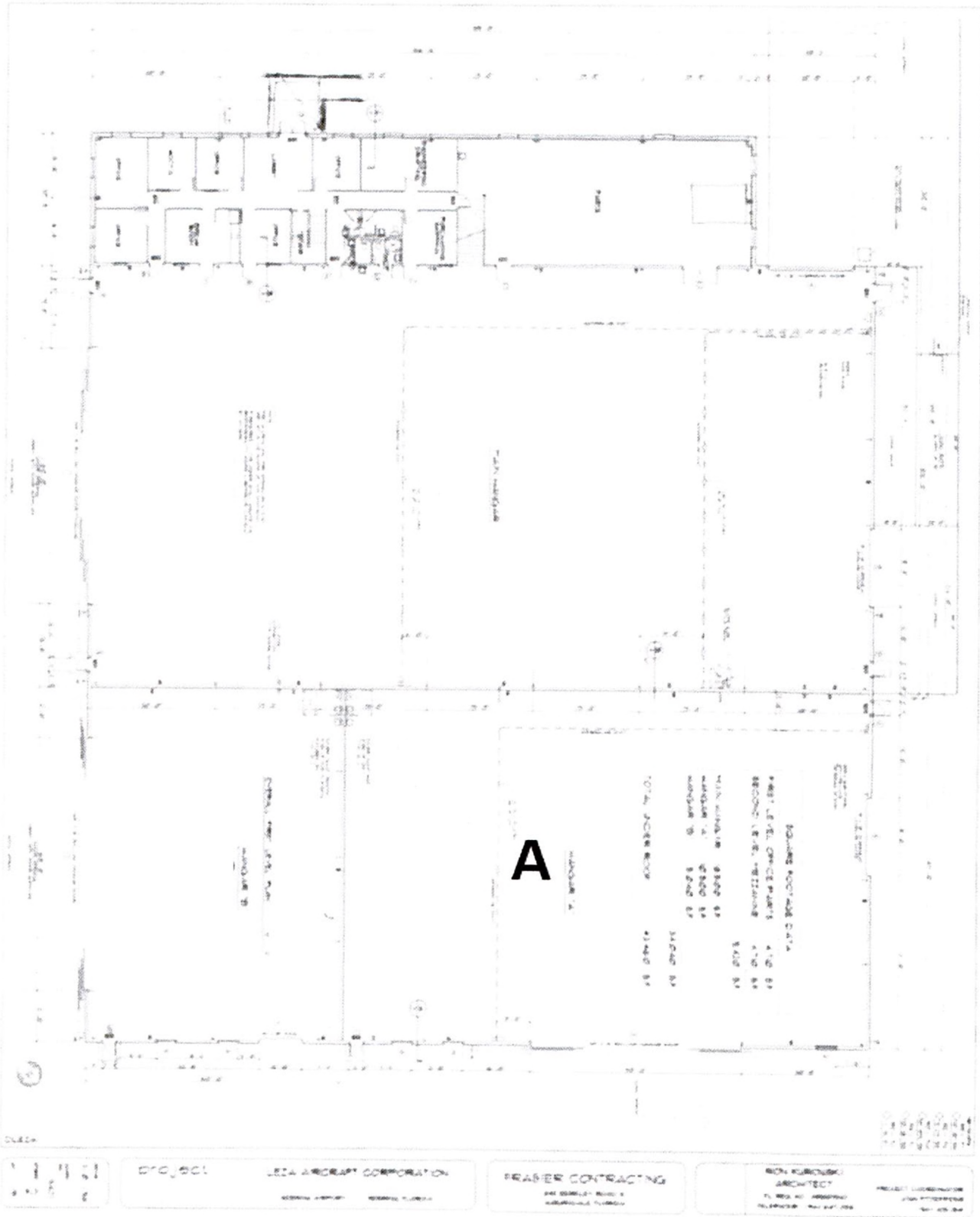

Printed Name: Thuy Vo

By: 
Phillip J. Lockwood
President

(corporate seal)



EXHIBIT A



Sebring Airport Authority

Agenda Item Summary

Meeting Date: April 16, 2026

Presenter: Andrew Bennett

Agenda Item: Florida Department of Transportation (FDOT) Public Transportation Grant Agreement 448710-1-94-01 – Amendment #3

Background: The Airport Authority has received \$28,500.00 via Florida Department of Transportation (FDOT) grant funding to obtain design, permitting, and bidding services for a new 1,800ft x 40ft partial parallel Taxiway D to Runway 14-32. In March 2025, an amendment to FDOT Public Transportation Grant Agreement 448710-1-94-01 was received for an additional \$125,000.00 that was allocated to project construction cost. The project was awarded to E.O. Koch Construction with a Notice to Proceed issued on January 12, 2026. The project has achieved approximately 50% completion and remains on schedule in accordance with the approved contract. Amendment #3 grants a time extension until December 31, 2026, ensuring adequate duration for the completion and closeout of the project.

Recommended Action: Move to approve and ratify the execution and delivery of the FDOT Public Transportation Amendment to Public Transportation Grant 448710-1-94-01 and all actions taken by Airport Staff with respect thereto.

Board Action:

Approved	<u> X </u>
Denied	<u> </u>
Tabled	<u> </u>

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**AMENDMENT FOR EXTENSION OF PUBLIC
TRANSPORTATION GRANT AGREEMENT**Form 725-000-04
STRATEGIC
DEVELOPMENT
OGC 02/19

DATE: 4/1/26

TO: Andrew Bennett
Sebring Airport Authority

FROM: Dawn Gallon, CPM, FCCM

SUBJECT: Sebring Regional ARPT Partial Parallel Taxiway D
Sebring Regional Airport

CONTRACT NUMBER: G2X30

AMENDMENT NUMBER: 3

FINANCIAL MANAGEMENT NUMBER: 448710-1

The Public Transportation Grant Agreement ("Agreement") between the Florida Department of Transportation ("Department") and Sebring Airport Authority ("Agency"), dated **, is scheduled to expire on the 30 day of June, 2026.
**5/20/2024

The Agency requests an Amendment of the Agreement, to extend the end date of the Agreement to the 31 day of December, 2026, for additional time to complete the Project for the following reasons: Project under construction at 40% completion. Additional time to complete project and closeout.

The Department agrees to the requested extension of the Agreement. All of the terms and conditions of the Agreement and any amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment on _____ (to be completed by Department).

Agency: Sebring Airport Authority

By: 

Name: Andrew Bennett

Title: Deputy Director

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

By: _____

Name: Nicole E. Mills, P.E.

Title: Director of Transportation Development

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION
Legal Review:

Don Conway, Senior Attorney (as to legality and form)

DS


Certificate Of Completion

Envelope Id: DC76FA73-2095-4EC0-8368-5E835267627B	Status: Completed
Subject: Complete with Docusign: SEF_G2X30_448710-1_Partial Parallel Taxiway D_PTGA AM 3_Draft for Revie...	
Contract Number (ex. C9A12, optional): G2X30	
Document Contains Confidential Information?: No	
Fin Proj Num (ex.123456-1-32-01, Optional): 448710-1-94-01	
Office (contact Procurement if add is needed):	
Aviation	
HR Action?: No	
Source Envelope:	
Document Pages: 1	Signatures: 0
Certificate Pages: 1	Initials: 1
AutoNav: Enabled	
Envelopeld Stamping: Enabled	
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	
Envelope Originator: Dawn Gallon 605 Suwannee Street MS 20 Tallahassee, FL 32399-0450 dawn.gallon@dot.state.fl.us IP Address: 156.75.252.6	

Record Tracking

Status: Original 4/1/2026 1:23:44 PM	Holder: Dawn Gallon dawn.gallon@dot.state.fl.us	Location: DocuSign
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Signer Events

Don Conway
don.conway@dot.state.fl.us
Senior Attorney

Florida Department of Transportation
Security Level: Email, Account Authentication
(None), Login with SSO

Signature

Signature Adoption: Pre-selected Style
Using IP Address: 156.75.252.6

Timestamp

Sent: 4/1/2026 1:25:37 PM
Viewed: 4/2/2026 11:04:50 AM
Signed: 4/2/2026 11:08:03 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

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Signing Complete	Security Checked	4/2/2026 11:08:03 AM
Completed	Security Checked	4/2/2026 11:08:03 AM

Payment Events

Status

Timestamps

Sebring Airport Authority

Agenda Item Summary

Meeting Date: April 16, 2026

Presenter: Andrew Bennett

Agenda Item: Florida Department of Transportation (FDOT) Public Transportation Grant Agreement 446384-1-94-01 – Amendment #1

Background: In March 2025, the Airport Authority received \$40,000.00 via FDOT Public Transportation Grant funding to obtain design, permitting, and bidding services for Taxiway Alpha rehabilitation which runs parallel to the Authority's primary runway, 01-19. Project is expected to involve a mill and overlay of the existing asphalt (5,300' x 50'), new markings, installation of new LED taxiway edge lights, signage, and electrical cabling. An amendment to FDOT Public Transportation Grant Agreement 446384-1-94-01 has been received for an additional \$375,000.00 that will be applied to project construction cost. Airport Staff will be submitting an FAA Airport Improvement Program grant application to cover 95% construction cost of the project in May following the required bidding process.

Recommended Action: Approve and ratify the execution and delivery of Public Transportation Grant Agreement 446384-1-94-01 and all actions taken by Airport Staff with respect thereto.

Board Action:

Approved	<u> X </u>
Denied	<u> </u>
Tabled	<u> </u>

**PUBLIC TRANSPORTATION
AMENDMENT TO THE PUBLIC TRANSPORTATION
GRANT AGREEMENT**

Financial Project Number(s): (item-segment-phase-sequence)	Fund(s):	DPTO	FLAIR Category:	088719
446384-1-94-01	Work Activity Code/Function:	215	Object Code:	740100
	Federal Number/Federal Award		Org. Code:	55012020129
	Identification Number (FAIN) – Transit only:	N/A	Vendor Number:	VF591173009002
Contract Number: G3970	Federal Award Date:	N/A	Amendment No.:	1
CFDA Number: N/A	SAM/UEI Number:	N/A		
CFDA Title: N/A				
CSFA Number: N/A				
CSFA Title: N/A				

THIS AMENDMENT TO THE PUBLIC TRANSPORTATION GRANT AGREEMENT ("Amendment") is made and entered into on _____, by and between the State of Florida, Department of Transportation ("Department"), and Sebring Airport Authority, ("Agency"), collectively referred to as the "Parties."

RECITALS

WHEREAS, the Department and the Agency on 3/3/2025 (date original Agreement entered) entered into a Public Transportation Grant Agreement ("Agreement").

WHEREAS, the Parties have agreed to modify the Agreement on the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the mutual covenants in this Amendment, the Agreement is amended as follows:

1. **Amendment Description.** The project is amended to add state and federal funds to account for cost increase and to extend the contract to December 31, 2027.
2. **Program Area.** For identification purposes only, this Agreement is implemented as part of the Department program area selected below (select all programs that apply):

- ☐ **Aviation**
- ☐ **Seaports**
- ☐ **Transit**
- ☐ **Intermodal**
- ☐ **Rail Crossing Closure**
- ☒ **Match to Direct Federal Funding** (Aviation or Transit)
(Note: Section 15 and Exhibit G do not apply to federally matched funding)
- ☐ **Other**

3. **Exhibits.** The following Exhibits are updated, attached, and incorporated into this Agreement:

- ☐ Exhibit A: Project Description and Responsibilities
- ☒ Exhibit B: Schedule of Financial Assistance
- ☐ *Exhibit B1: Deferred Reimbursement Financial Provisions
- ☐ *Exhibit B2: Advance Payment Financial Provisions
- ☐ *Exhibit C: Terms and Conditions of Construction
- ☒ Exhibit D: Agency Resolution
- ☐ Exhibit E: Program Specific Terms and Conditions
- ☐ Exhibit F: Contract Payment Requirements
- ☐ *Exhibit G: Financial Assistance (Single Audit Act)
- ☐ *Exhibit H: Audit Requirements for Awards of Federal Financial Assistance

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PUBLIC TRANSPORTATION
AMENDMENT TO THE PUBLIC TRANSPORTATION
GRANT AGREEMENT

Form 725-000-03
STRATEGIC
DEVELOPMENT
OGC 10/25

___ *Exhibit I: Certification of Disbursement of Payment to Vehicle and/or Equipment Vendor
___ *Additional Exhibit(s):

4. Project Cost.

The estimated total cost of the Project is X increased/ ___ decreased by \$3,750,000 bringing the revised total cost of the project to \$4,150,000.

The Department's participation is X increased/ ___ decreased by \$375,000. The Department agrees to participate in the Project cost up to the maximum amount of \$415,000, and, additionally the Department's participation in the Project shall not exceed 10.00% of the total eligible cost of the Project.

Except as modified, amended, or changed by this Amendment, all of the terms and conditions of the Agreement and any amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year written above.

AGENCY Sebring Airport Authority

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

By: _____
Name: _____
Title: _____

By: _____
Name: Nicole E. Mills, P.E.
Title: Director of Transportation Development

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

Legal Review: Don Conway, Senior Attorney (as to legality and form)

DS


**PUBLIC TRANSPORTATION
GRANT AGREEMENT EXHIBITS**

EXHIBIT B**Schedule of Financial Assistance**

FUNDS AWARDED TO THE AGENCY AND REQUIRED MATCHING FUNDS PURSUANT TO THIS AGREEMENT
CONSIST OF THE FOLLOWING:

A. Fund Type and Fiscal Year:

Financial Management Number	Fund Type	FLAIR Category	State Fiscal Year	Object Code	CSFA/CFDA Number	CSFA/CFDA Title or Funding Source Description	Funding Amount
446384-1-94-01	DPTO	088719	2025	740100	N/A	N/A	\$40,000.00
446384-1-94-01	DPTO	088719	2026	740100	N/A	N/A	\$375,000.00
446384-1-94-01	FAA	088719	2025	740100	N/A	N/A	\$360,000.00
446384-1-94-01	FAA	088719	2026	740100	N/A	N/A	\$3,375,000.00
Total Financial Assistance							\$4,150,000.00

B. Estimate of Project Costs by Grant Phase:

Phases*	State	Local	Federal	Totals	State %	Local %	Federal %
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Planning	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Environmental/ Design/ Construction	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Capital Equipment/ Preventative Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Match to Direct Federal Funding	\$415,000.00	\$0.00	\$3,735,000.00	\$4,150,000.00	10.00	0.00	90.00
Mobility Management (Transit Only)	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Totals	\$415,000.00	\$0.00	\$3,735,000.00	\$4,150,000.00			

*Shifting items between these grant phases requires execution of an Amendment to the Public Transportation Grant Agreement.

Scope Code and/or Activity Line Item (ALI) (Transit Only)	
Common Name/UZA Name (Transit Only)	

BUDGET/COST ANALYSIS CERTIFICATION AS REQUIRED BY SECTION 216.3475, FLORIDA STATUTES:

I certify that the cost for each line item budget category (grant phase) has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.3475, Florida Statutes. Documentation is on file evidencing the methodology used and the conclusions reached.

Dawn Gallon, CPM, FCCM

Department Grant Manager Name

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**PUBLIC TRANSPORTATION
GRANT AGREEMENT EXHIBITS**

Form 725-000-02
STRATEGIC
DEVELOPMENT
OGC 01/26

DocuSigned by:
Dawn Gallon
Signature

03/19/2026 | 8:52 AM EDT

Date

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

**PUBLIC TRANSPORTATION
GRANT AGREEMENT EXHIBITS**

Form 725-000-02
STRATEGIC
DEVELOPMENT
OGC 01/26

EXHIBIT D

AGENCY RESOLUTION

PLEASE SEE ATTACHED

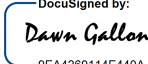
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Contract Number (ex. C9A12, optional): G3970	
Document Contains Confidential Information?: No	
Fin Proj Num (ex.123456-1-32-01, Optional): 446384-1-94-01	
Office (contact Procurement if add is needed):	
Aviation	
HR Action?: No	
Source Envelope:	
Document Pages: 5	Signatures: 1
Certificate Pages: 2	Initials: 1
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Dawn Gallon
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	605 Suwannee Street
	MS 20
	Tallahassee, FL 32399-0450
	dawn.gallon@dot.state.fl.us
	IP Address: 156.75.252.6

Record Tracking

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Signer Events

Dawn Gallon dawn.gallon@dot.state.fl.us FDOT Aviation Coordinator Florida Department of Transportation Security Level: Email, Account Authentication (None)	Signature  DocuSigned by: Dawn Gallon 9EA4269114E440A... Signature Adoption: Pre-selected Style Using IP Address: 156.75.252.6	Timestamp Sent: 3/19/2026 8:51:52 AM Viewed: 3/19/2026 8:52:00 AM Signed: 3/19/2026 8:52:07 AM
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Electronic Record and Signature Disclosure:

Not Offered via Docusign

Don Conway don.conway@dot.state.fl.us Senior Attorney Florida Department of Transportation Security Level: Email, Account Authentication (None), Login with SSO	 DS Signature Adoption: Pre-selected Style Using IP Address: 156.75.252.6	Sent: 3/19/2026 8:52:08 AM Viewed: 3/19/2026 9:18:03 AM Signed: 3/19/2026 9:23:06 AM
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Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	3/19/2026 9:23:06 AM

Payment Events	Status	Timestamps
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Airport Executive BRIEF



CONTENTS

News & Noteworthy

- FAA Expands Approval: Unleaded Aviation Fuel
- Vertical Aerospace eVTOL Milestones

Team Initiatives & Outreach

- Sebring Airport Invited to Participate In Statewide-AAM Symposium
- Grace "The Ace"
- Airport Updates



FAA Expands Approval of Unleaded Aviation Fuel

The Federal Aviation Administration (FAA) has expanded approval for Swift Fuels' unleaded aviation gasoline, marking another important step toward a lead-free future for general aviation.

This development allows more aircraft to operate using environmentally friendlier fuel alternatives, reducing emissions while maintaining performance standards. As the aviation industry continues to move toward sustainable solutions, initiatives like this are critical for long-term environmental stewardship.

Sebring Regional Airport remains committed to supporting advancements in aviation fuel technology and infrastructure that benefit both operators and the surrounding community.



eVTOL Milestone Signals Future of Advanced Air Mobility

Vertical Aerospace has achieved a significant milestone with the successful piloted thrustborne transition of its VX4 electric aircraft—an important step toward full wingborne flight.

This achievement represents meaningful progress in the development of electric vertical takeoff and landing (eVTOL) aircraft, which are expected to play a key role in the future of regional and urban mobility.

As advanced air mobility continues to evolve, Sebring Regional Airport is well-positioned to support emerging aviation technologies and opportunities within this rapidly growing sector.



Regional Activity: Spring Events and- Motorsports

Sebring International Raceway will host multiple motorsports events in April, including NASA Racing (April 3–4) and the internationally recognized Ferrari Challenge (April 10–12). These events are expected to generate increased regional visitation and activity, drawing participants, teams, and spectators from across Florida and beyond.

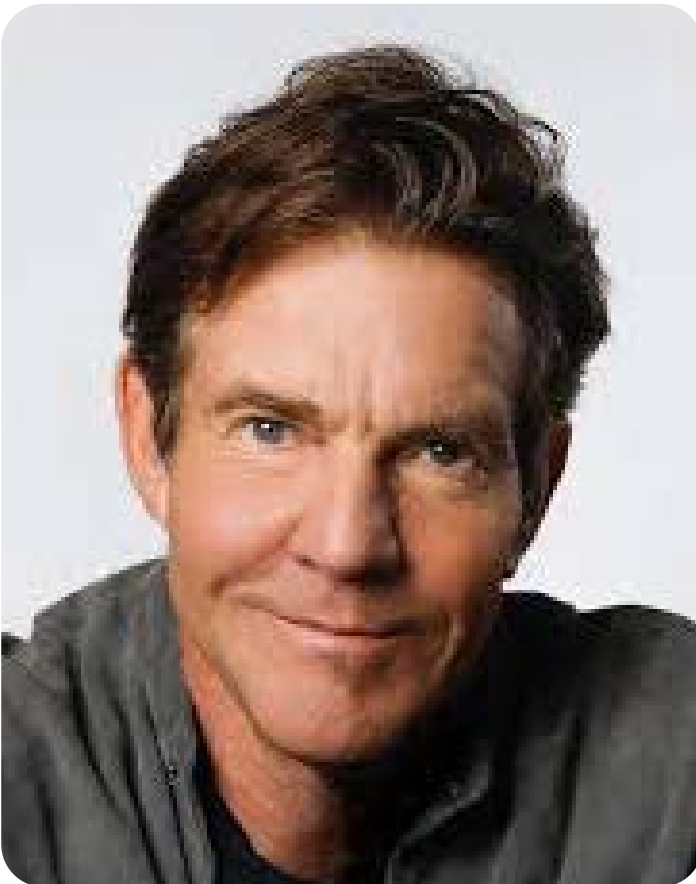
Sebring Regional Airport (SEF) supports these events by accommodating increased aircraft operations and providing convenient access to the raceway, located just minutes from the airfield.

In addition, the Sebring Soda Festival (April 11–12) will bring visitors to the downtown area, further contributing to local tourism and community engagement.



We're excited to share that Highlands County was selected to be featured on the Viewpoint Project with Dennis Quaid, which aired March 16.

THIS SEGMENT HIGHLIGHTED THE STRENGTH OF OUR RURAL ECONOMY, THE OPPORTUNITIES AVAILABLE FOR BUSINESSES AND ENTREPRENEURS, AND THE EXCEPTIONAL QUALITY OF LIFE THAT MAKES HIGHLANDS COUNTY AN IDEAL PLACE TO LIVE, WORK, AND DO BUSINESS.



STAFF ENGAGEMENT & INDUSTRY LEADERSHIP



Sebring Airport Authority Invited to Participate in Statewide AAM Symposium

Deputy Director Andrew Bennett has been invited by the Florida Department of Transportation to serve as a panelist at Florida's inaugural Advanced Air Mobility (AAM) Symposium, to be held May 11–12 at Embry-Riddle Aeronautical University.

Mr. Bennett will participate in

a panel discussion titled “Florida’s Aerial Network Entry Points and its Economic Impact,” alongside leaders in aviation operations and economic development.

The symposium is part of Florida’s participation in the U.S. DOT and FAA Advanced Air Mobility Integration Pilot Program and will focus on infrastructure readiness, emerging technologies such as eVTOL aircraft, and the economic opportunities associated with AAM.

Sebring’s inclusion in this discussion reflects its growing role in supporting innovation and future aviation initiatives within the state.

AVIATION HERITAGE SPOTLIGHT: GRACE “THE ACE”

The Orange County Regional History Center recently featured the story of Grace “The Ace” Butt, a pioneering aviator known for her skill and determination during aviation’s early years.

Her legacy reflects the spirit of innovation and courage that continues to define aviation today. Stories like these highlight the deep aviation roots of our region and reinforce the importance of preserving and celebrating this history.



Full story: <https://www.thehistorycenter.org/grace-the-ace/>

“I have a fond memory from my time working at the FBO in the early 1970s. Grace, who was our flight instructor, played a significant role in shaping my

aviation journey. She introduced both my brother and me to aerobatics—giving us our very first taste of the thrill and excitement of flight.”

— Mike Willingham,
Executive Director

Webster Turn Reconstruction

Substantial Completion achieved on March 16th. Final completion walk-through scheduled for April 15th.

Taxiway Delta Construction

Stormwater drainage installation and adjacent grading are complete.. Grubbing and clearing are also complete. Sub-grade placement has commenced with base material to follow. Paving is anticipated for first week in May. The project is currently approximately 45% complete.

Fuel Farm Expansion

Fuel Farm Expansion will recommence on Monday, April 13th with electrical upgrades with new tanks scheduled for installation on April 20th.

Taxiway Alpha Design Rehabilitation (construction)

100% Design Drawings and Specifications have been approved by the Federal Aviation Administration (FAA) and Florida Department of Transportation (FDOT). Project will be advertised for bid on April 15th.

**GT World Challenge
America
May 8-10**

**SAA/CRA Board Meeting
May 21**

**SAA/CRA Board Meeting
June 18**

**SAA/CRA Board Meeting
July 16**

**SAA/CRA Board Meeting
August 20**



Sebring Regional Airport
128 Authority Lane
Sebring, Florida 33870
www.sebring-airport.com
863.655.6444

With strategic access to major markets by land, sea and air—Sebring Regional Airport and Commerce Park offers a wide range of business advantages and incentives to support your company's future. In the heart of Central Florida, the 2,000-acre park is conveniently situated within a 150-mile radius of 85 percent of the state's population. Already home to Sebring International Raceway, a premier sports car racing facility, the park is uniquely positioned to accelerate your business.

SITE MAP

- | | |
|----------------------|-------------------------------|
| Future Development | Existing Industrial Park |
| Catalyst Site | Airport |
| Future Commerce Park | Sebring International Raceway |



ACCELERATE YOUR BUSINESS'S POTENTIAL