

MEETING MINUTES

PANAMA CITY – BAY COUNTY AIRPORT AND INDUSTRIAL DISTRICT

Opening:

A Special Board Meeting of the Panama City-Bay County Airport and Industrial District was called to order at 3:00 p.m., August 21, 2025 by Chair Mark Sheldon.

Roll was called. In attendance were: Ms. Victoria Williams, Mr. Matt Algarin, Ms. Holly Melzer, Mr. Glen McDonald, Vice Chair Will Cramer, and Chair Mark Sheldon.

The Invocation was given by Chair Mark Sheldon.

The Pledge of Allegiance was led by Chair Mark Sheldon.

Public Comments:

There were no public comments.

Acceptance of Agenda:

Chair Sheldon asked to approve the Acceptance of the Agenda.

Ms. Holly Melzer motioned to accept the Agenda, motion was seconded by Vice Chair Will Cramer. The vote was taken and the motion passed unanimously.

Business Items:

a. Approve CGMP#1 Amendment with Cardella Construction Company for Phase 1 of the Terminal Expansion Program

Mr. Sebastian Cardella presented the total CGMP (Construction Guaranteed Maximum Price) consisted of all components including the enabling aspects of the project. Based on funding, the components are broken down into three CGMP's.

CGMP#1 includes the enabling projects of the haul roads, the TRD (temporary re-diversion or terminal drive road), the new road design, the utility relocations, , site captured demo, the MEP (mechanical, electrical, and plumbing services), concrete steel terminal structure and heavy wood timber overhang and the skin components, sheeting and framing (interior and exterior), etc. Mr. Cardella presented the elements included in CGMP#2 with target start dates of January 2026, as well as elements included in CGMP#3 with a target start date of March 2027.

Pricing and financial components for each phase were presented as well as the total projected cost based on current drawings, subcontractors, and the anticipated execution of award. Project contingencies were presented as well as solutions to address potential cost escalation.

Subcontractors for the project consists of sixty percent local and the remaining forty percent located outside the general area.

Discussion ensued.

Vice Chair Cramer motioned to approve the CGMP#1 Amendment with Cardella Construction Company for Phase 1 of the Terminal Expansion Program, motion was seconded by Mr. McDonald. A vote was taken and the motion passed unanimously.

b. Project Construction Update

This item was discussed as part of the CGMP terminal expansion project presentation. No additional discussion.

Adjournment:

The meeting was adjourned at approximately 3:53 p.m.

Meeting Schedule: August 27, 2025 9:00 a.m. Regular Meeting
September 4, 2025 9:00 a.m. Budget Workshop



Parker W. McClellan, Jr., AAE
Executive Director



Mark Sheldon, Chair